

Crown Pastoral Land Tenure Review

Lease name :
WAIPATA SYNDICATE

Lease number : PO 214

Due diligence report (including status report) - Pt 2

This report and attachments results from a pre tenure review assessment of the pastoral lease for the purpose of confirming land available for tenure review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

Part of the information relates to research on the status of the land, resulting in a status report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

The report attached is released under the Official Information Act 1982.

September 04

ABERCROMBIE AND ASSOCIATES LIMITED
 PROPERTY MANAGERS AND CONSULTANTS

P O BOX 5056
 MORAY PLACE
 DUNEDIN

PHONE (03) 471 9496
 FACSIMILE (03) 471 9455
 EMAIL office@abercrombie.co.nz

C:\DATA\CONSULT\CLIENT\QVNZ\CONTRACT2002mk2\CS Status Cert Waipiata.wpd

This report has been prepared on the instructions of Crown Property Management, Land Information New Zealand, and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT				WAIPIATA SYNDICATE	P 214	[LIPS Ref. 12508]
Property	1	of	1			

Land District	Otago
Legal Description	Run 204 F
Area	1133.1198 hectares
Status	Crown Land subject to Pastoral Lease 214
Instrument of Lease	Reg Vol OT386/107 registered in Land Transfer Office but not under Land Transfer Act
Encumbrances	Marginal strip along Sow Burn as shown marked D - E and F - G on SO 1827 created pursuant to Sections 24(9) and 24(F), Conservation Act 1987 on renewal of the lease by 871680.
Mineral Ownership	Crown [see comment below]
Statute	Land Act 1948, Crown Pastoral Land Act 1998

Data Correct as at:	29 April, 2002
Accredited Supplier certification	As attached

Prepared by	David J Abercrombie
Crown Accredited Supplier	Abercrombie & Associates Ltd

Certified correct as to status:



Chief Surveyor
 Land Information New Zealand, Dunedin

6151 2002

Notes: This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6 paragraph 6

Land for marginal strip along Sow Burn as shown marked D - E and F - G on SO 1827 created pursuant to Sections 24(9) and 24(F), Conservation Act 1987 was removed from the lease on renewal by 871680 with no derived reduction of the leased area. Notwithstanding the lessee agreeing to the conditional lease renewal, there is no known record of compensation having been paid to the lessee for the dispossession.

Research Data: Some items may not be applicable

SDI Print obtained	Yes <i>[See attached]</i>
NZMS 261 Ref	H 42
Local Authority	Central Otago District Council
Crown Acquisition Map	Yes To determine agreement for purchase from Ngai Tahu
SO Plan	1827 <i>[See evidence attached]</i>
Relevant Gazette Notices	Not applicable
CT Reference / Lease Reference	Pastoral Lease P 214, Reg Vol OT386/107. Lease renewed by 871680. NOTE: For history of land see below <i>[See evidence attached]</i>
Legislation Cards	Not applicable
CLR	Yes <i>[See evidence attached]</i>
Allocation Maps [if applicable]	Not applicable
QVNZ Reference	28330/21200
Crown Grant Maps	Yes - There are no references for the subject property

Research - continued

If Crown land - Check Irrigation Maps.	Yes There are no references for the subject property
Mining Maps	Yes There are no references for the subject property
<p>Other Relevant Information</p> <p>a] Concessions - Advice from DoC</p> <p>b] Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c] Mineral Ownership</p> <p>d] Other Info</p>	<p>a] Nil <i>[See evidence attached from DoC]</i></p> <p>b] Only on divestment of freehold or a lease of fifty years or greater by LINZ as a Crown Body</p> <p>c] Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition from Ngai Tahu by way of the Kemp Purchase.</p>

History of ownership:

Purchased from Ngai Tahu by the Kemp Purchase of 1848.

No record of crown grants having been made

Selected for lease and Pastoral License 1000 issued as at 30 May 1895 [Note: includes other land as land in Run 204F not yet defined by survey] - No registration.

On expiry of PL1000, Pastoral License 1340 was issued comprising 2800 acres - no registration.

On expiry of PL1340, Pastoral License 1693 issued as at 1 March 1924 as recorded in register volume OT335/175 [comprised 2800 acres - 1133.1198 hectares by title metric conversion].

On expiry of PL1693, Pastoral Lease 214 was issued as at 1 July 1959 as recorded in register volume OT386/107 [comprises 2800 acres - 1133.1198 hectares by title metric conversion].

Status, description of land and area are now as indicated above.