

Crown Pastoral Land Tenure Review

Lease name : WAITANGI

Lease number : PT 075

Due Diligence Report (including Status Report) - Part 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.

July 09

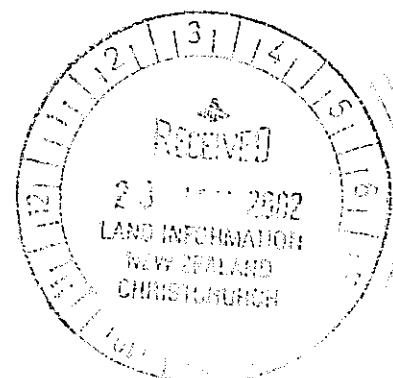
LAND STATUS REPORT

for
Tenure Review

WAITANGI

Prepared by Don McGregor, McGregor Property Services Limited
for and on behalf of Q.V. Valuations

January 2002



CONTENTS

PROPERTY 1 OF 3

Appendix A – Land Status Report (and Supporting plans).

- Additional Plans
- Extract of CLR
- Extracts of Allocation maps
- DOC Consultation
- Information supporting Mineral investigation
- Information supporting Notes to report
- Other information

Appendix B – Land Status Report (Certified by Chief Surveyor).

PROPERTY 2 OF 3

Appendix A – Land Status Report (and Supporting plans).

PROPERTY 3 OF 3

Appendix A – Land Status Report (and Supporting plans).

**PROPERTY 1 OF 3
LAND STATUS REPORT**

CONTENTS

PROPERTY 1 OF 3

Appendix A – Land Status Report (and Supporting plans).

- **Additional Plans**
- **Extract of CLR**
- **Extracts of Allocation maps**
- **DOC Consultation**
- **Information supporting Mineral investigation**
- **Other information**

Appendix B – Land Status Report (Certified by Chief Surveyor).

PROPERTY 2 OF 3

Appendix A – Land Status Report (and Supporting plans).

PROPERTY 3 OF 3

Appendix A – Land Status Report (and Supporting plans).

**APPENDIX A – Land Status Report
(and supporting plans)**

**Q.V. VALUATIONS
CHRISTCHURCH OFFICE**

APPENDIX A1

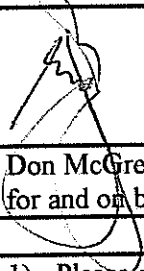
QVV:220

This report has been prepared on the instruction of Land information New Zealand in terms of **Contract No. 50272 (as yet undated)** and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Waitangi Tenure Review	LIPS Ref: 12698
Property 1 of 3	

Land District	Canterbury.
Legal Description	Part Run 282, situated in Blocks III IV V and VI Gibson, I Hakataramea, V VI IX X XIII and XIV Dalzell and VIII XI XII XIV XV and XVI Hewlings Survey Districts.
Area	19320.0000 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Pastoral Lease CL CB529/85 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal No. 829939.1.
Encumbrances	Subject to 702950.1 Land Improvement Agreement pursuant to Section 30A of the Soil Conservation and Rivers Control Act 1941.
Mineral Ownership	The Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Deed of Purchase.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	21 January 2002.
[Certification Attached]	Yes.



Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Q.V. Valuations.
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NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	<ol style="list-style-type: none"> 1) Please note additional Reports within the periphery / adjoining the lease. 2) The attached topographical plans indicate that fenced boundaries of the lease in the vicinity of the Waitangi Homestead and the northern boundary with Kirkliston Pastoral Lease do not conform to the legal boundaries.
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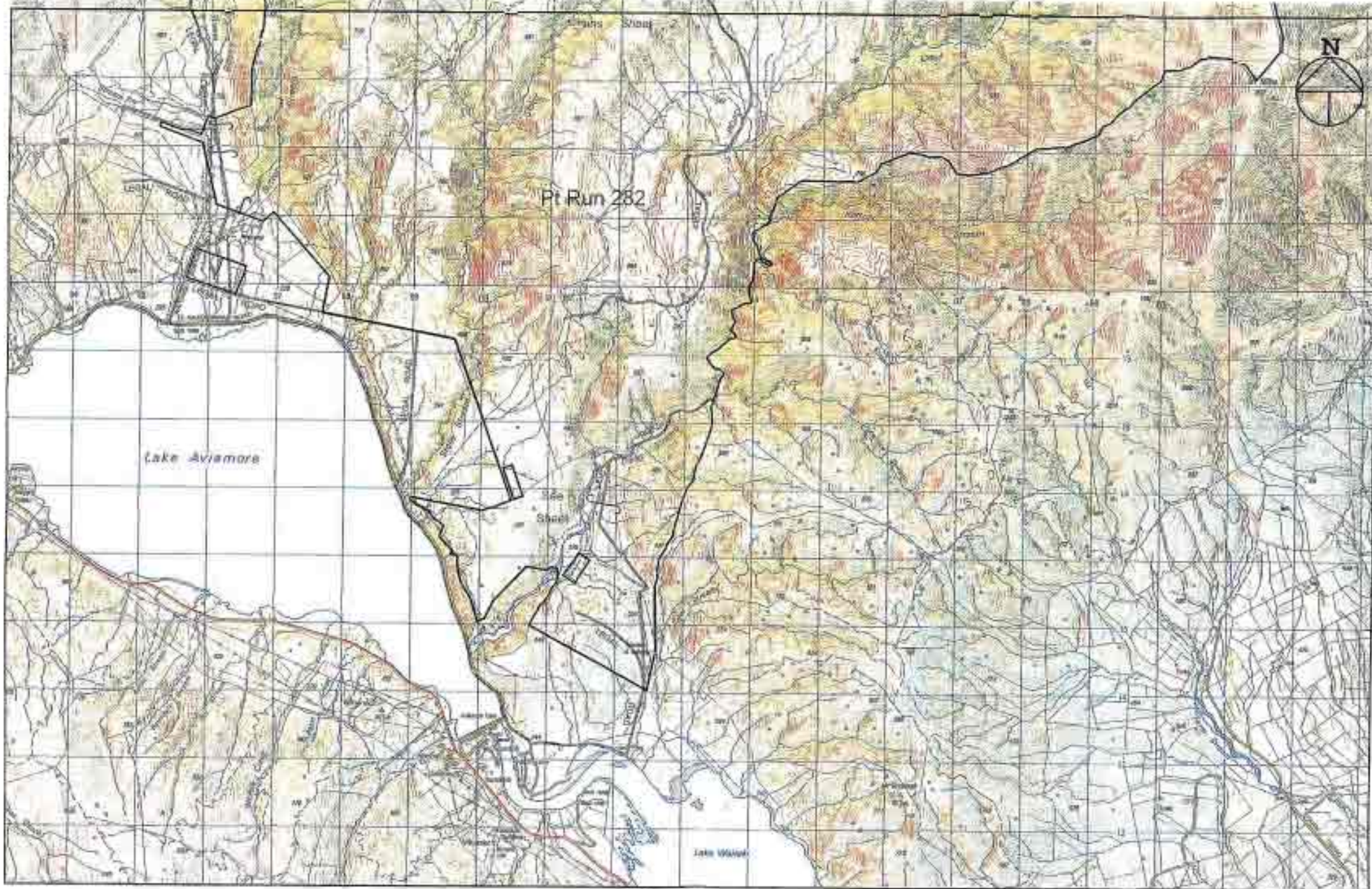
LAND STATUS REPORT for Waitangi Tenure Review	LIPS Ref: 12698
Property 1 of 3	

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	139, 140.
Local Authority	Waimate District Council.
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	<p>SO 2317 – Plan of Gibson Survey District (1876).</p> <p>SO 2700 - Plan of Part Gibson Survey District (1879).</p> <p>SO 2718 - Plan of Part Gibson Survey District (1879).</p> <p>SO 3051 and 3052 – Plans of Sections and Roads Gibson Survey District (1884).</p> <p>SO 5369 - Plan of Road and Driving Track through Runs 66 and 67 (Approved 4 April 1917).</p> <p>SO 5753 - Plan of Runs 66 and 66B (Approved 9 August 1921).</p> <p>SO 5828 - Plan of New Road through Run 66B (Approved 15 March 1923).</p> <p>SO 10530 - Plan of Land to be Acquired for Road and Water Power Development (incl. Pt Run 282) and Road to be Closed (Approved 2 March 1966).</p> <p>SO 10531 - Plan of Land to be Acquired for Water Power Development (incl. Pt Run 282) (Approved 31 March 1966).</p> <p>SO 10532 - Plan of Land to be Acquired for Road and Water Power Development (incl. Pt Run 282) and Road to be Closed (Approved 31 March 1966).</p> <p>SO 10557 - Plan of Land to be Acquired for Road and Water Power Development (incl. Pt Run 282) and Road to be Closed (Approved 31 March 1966).</p> <p>SO 10558 - Plan of Land to be Acquired for Road and Water Power Development (incl. Pt Run 282) and Road to be Closed (Approved 31 March 1966).</p> <p>SO 14043 - Plan of Run 328 "Black Forest" and Run 328 adjoining Run 282 (Approved 19 July 1976).</p> <p>SO 14073 - Plan of Pt. Run 67 "Te Akatarawa" adjoining Run 282 (Approved 11 August 1976).</p> <p>SO 14076 - Plan of Run 329 and 329A "Kirkliston" adjoining Run 282 (Approved 11 August 1976).</p>

	<p>SO 14162 - Plan of Part Run 282 "Waitangi" (Approved 28 October 1976).</p> <p>SO 17108 – DOC Allocation plans.</p> <p>SO 19907 (Otago SO 24731)– Plan of Statutory Acknowledgement for Lake Aviemore in Schedule 37 of the Ngai Tahu Claims Settlement Act 1998.</p>
Gazette Notices	<p>N.Z.Gazette 1967 p1730 (Proclamation 723376), among other things, took the leasehold estate in 1776acres 2 roods 38 perches of the Pastoral lease for the Development of Water Power (Aviemore Power Project).</p> <p>N.Z.Gazette 1967 p1766 (Proclamation 724108), among other things, took the leasehold estate in 12acres 3 roods 01 perches of the Pastoral lease for the Development of Water Power (Aviemore Power Project).</p> <p>N.Z.Gazette 1967 p1896 (K725579), subsequently set apart the 12acres 3 roods 01 perches for road.</p> <p>N.Z.Gazette 1968 p1524 (K747000), subsequently set apart the 1776acres 2 roods 38 perches of the Pastoral the lease for the Development of Water Power (Aviemore Power Project).</p>
Lease Ref	Pastoral Lease CL CB529/85 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 829939.1.
Legalisation Cards	Searched. No Cards for SO's 10530-10532, 10557 and 10558. Action completed
CLR	Confirms Pastoral Lease tenure.
Allocation Maps (if applicable)	<p>Searched. No DoC or SOE Allocations are within the periphery of the lease.</p> <p>DOC Allocations I39-3 and 4 (SO 17108) and I40-4 (SO 17109) DoC stewardship land adjoins.</p> <p>Extracts of Allocation Maps attached.</p>
VNZ Ref – if known	VR 25170/13000.
Crown Grant Maps	Not applicable.
<p>Subject Land Marginal Strip:</p> <p>a) Type [Sec 24(9) or Sec 58]</p> <p>b) Date Created</p> <p>c) Plan Reference</p>	<p>a) No Marginal strips provided for. Survey required to define strips.</p> <p>b) Not applicable.</p> <p>c) Not Applicable.</p>

LAND STATUS REPORT for Waitangi Tenure Review		LIPS Ref 12698
Property 1 of 3		
If Crown land – Check Irrigation Maps	Searched – Not applicable.	
Mining Maps	Searched – Not applicable.	
If Road		
a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989	a) SO Plans 5369 and 5828. S.O. 14162 denoted Roads coloured burnt sienna as legal by Section 110A of the Public Works Act 1928. Refer also Topo Plans 9T, 17T and 18T.	
b) By Proclamation	b) Not applicable.	
c) Gazette Ref:	c) Not applicable	
Other relevant information		
a) Concessions – Advice from DOC or Knight Frank.	<p>a) No current DOC concessions exist within the lease boundaries.</p> <p>The only DOC interests are in the Marginal Strips yet to be defined. Agreement initiated with lessee for surrender of 1890ha of retired lands but no formal Agreement executed or registered.</p> <p>No concessions over the lease area administered by Knight Frank.</p>	
b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998	b) The adjacent Lake Aviemore is recorded as a Statutory Acknowledgement in Schedule 37 (S.O. 19907 – Otago S.O. 24731) of the Ngai Tahu Claims Settlement Act 1998.	
c) Mineral Ownership	c) The current Run 282 (formerly Part Runs 66A and 66B and Reserve 4018) have always been in Crown ownership. Consequently the Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Deed of Purchase.	
d) Other Info	d) Not applicable.	



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Marginal Strip Subject to Sec 24(9)
Conservation Act 1987

Waitangi

Scale 1:50000



Version	1	2	3	4	5
Canterbury Land District					Sheet 1 of 3
Topographic Map 260 - (39, 14)					Date 7/12/01



Pt Run 282

(See Report
2 of 3)

RS 34940
8.0937 ha
SO 3052
CB 134/76

ROAD

(See Report
3 of 3)

RS 6463
8.0937 ha
SO 2700
CB 406/285

Stream

Deep

TE AKATIRAMA
ROAD

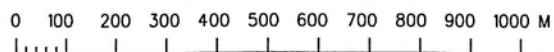
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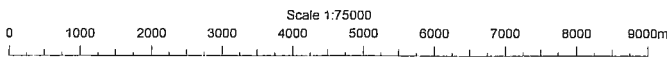
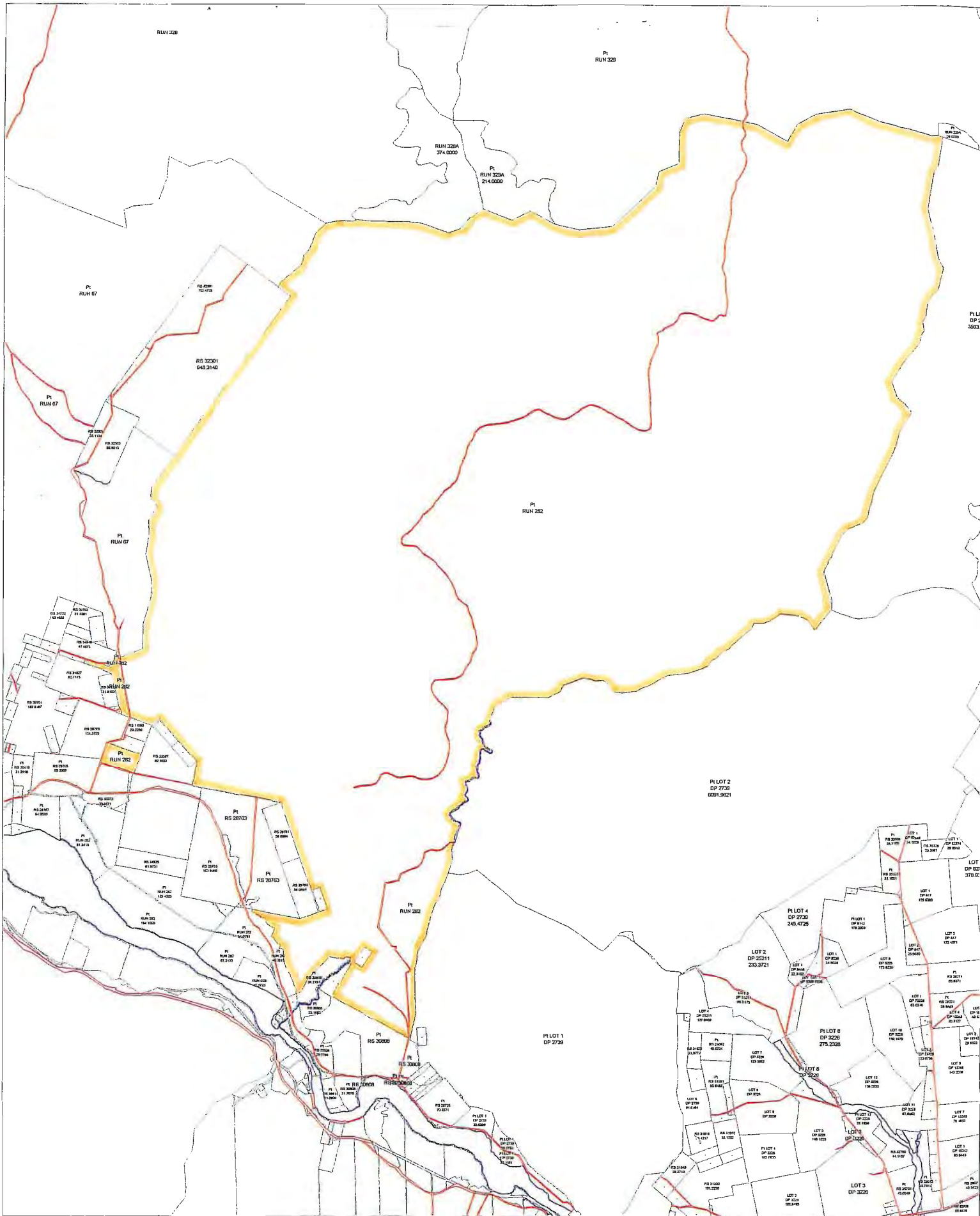
Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 - - - - -

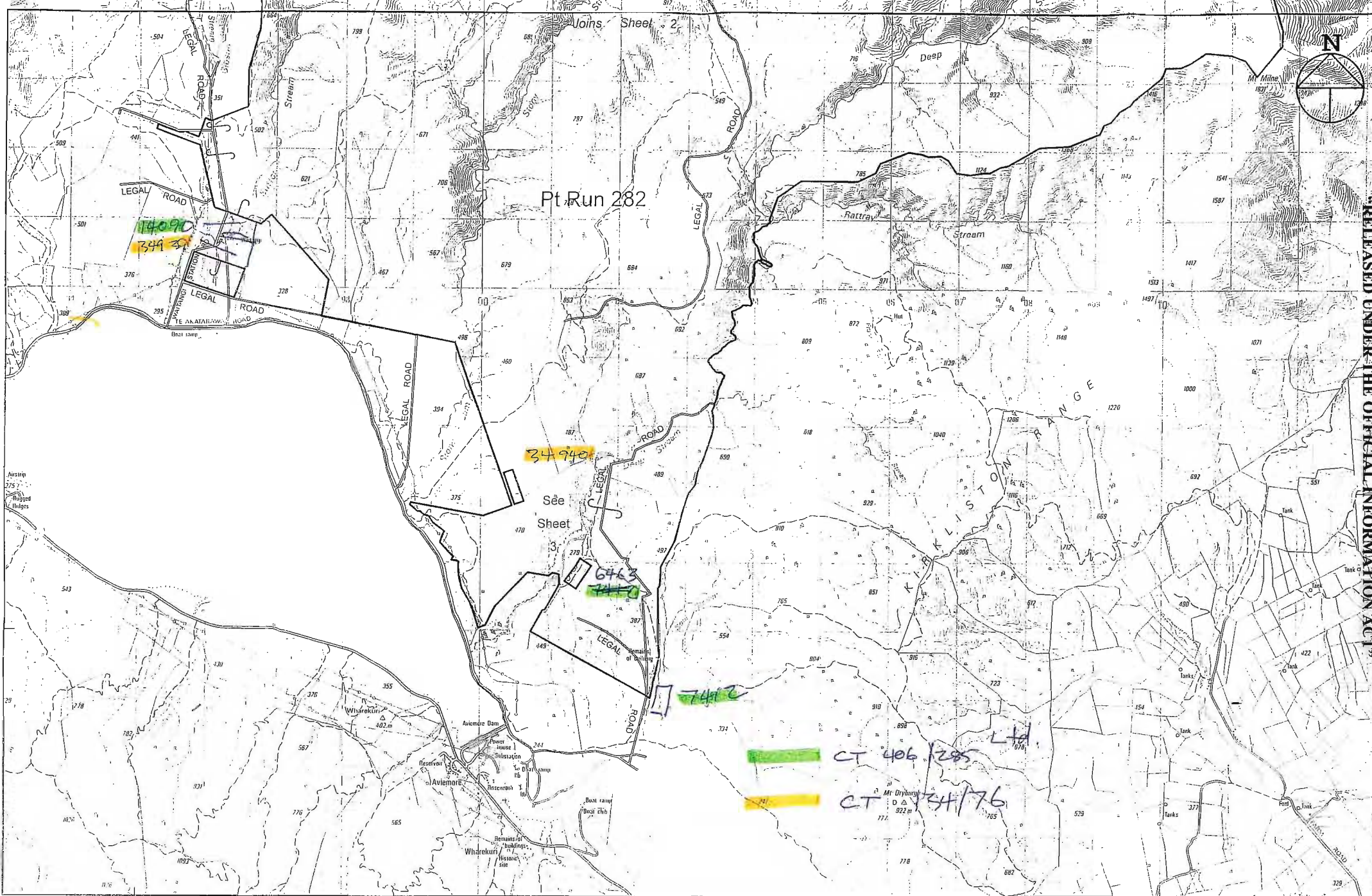
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Canterbury Land District			Sheet 3 of 3		
Topographic Map 260 - 139, 140			Date 7/12/01		

Waitangi

Scale 1:15000



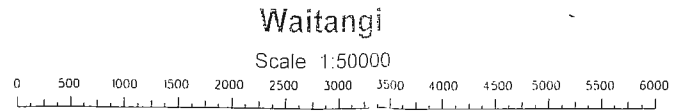




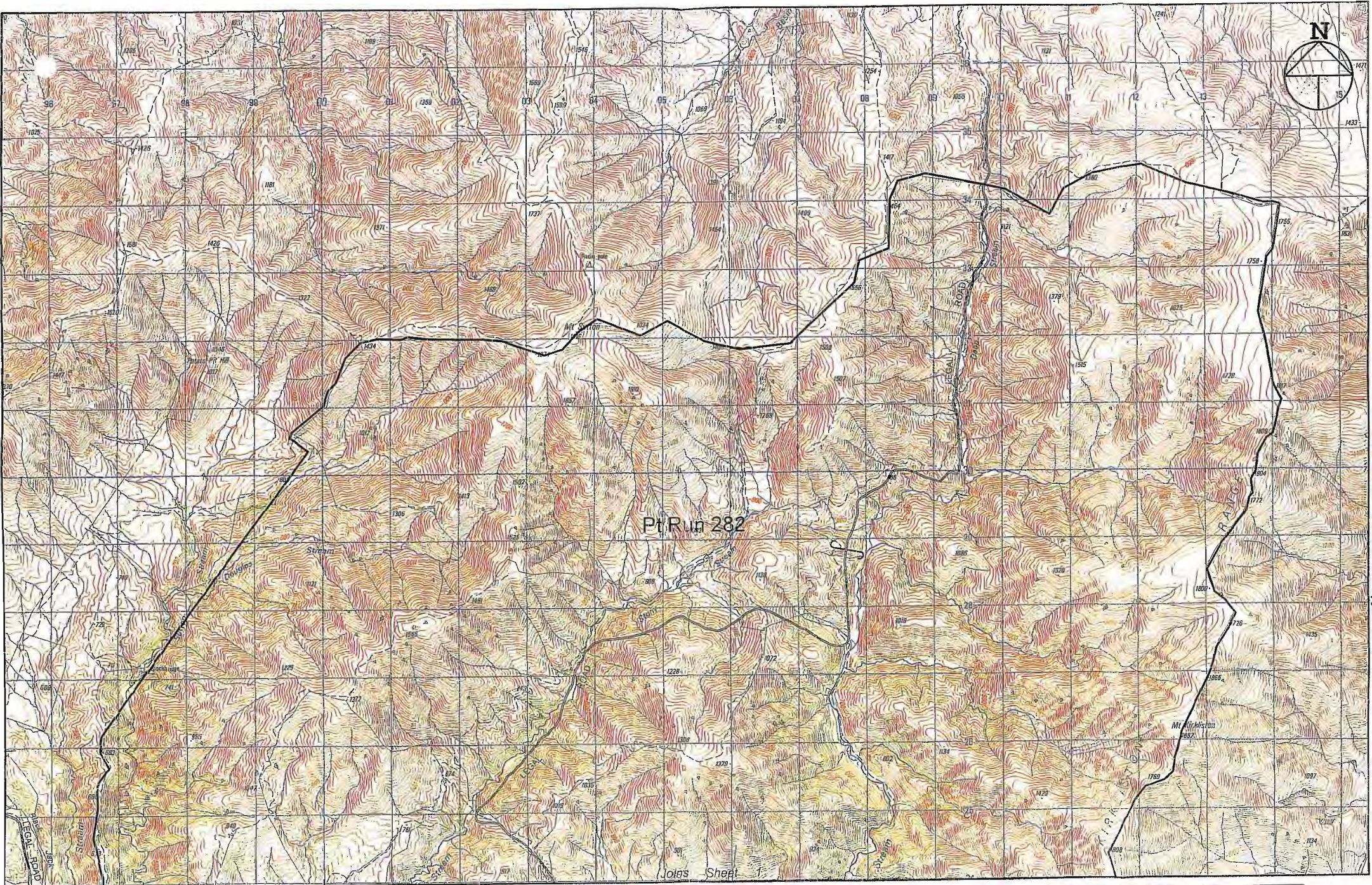
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Marginal Strip Subject to Sec 24(9)
Conservation Act 1987



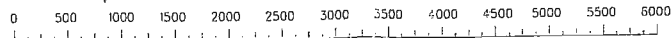
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Canterbury Land District	Sheet 1 of 3				
Topographic Map 260 - I39, 140	Date 7/12/01				



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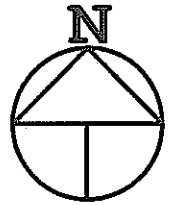
Waitangi

Scale 1:50000



Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 - - - - -

Version	1	2	3	4	5
Canterbury Land District				Sheet 2 of 3	
Topographic Map 260 - 139, 140				Date 7/12/01	



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(See Report
2 of 3)

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ROAD

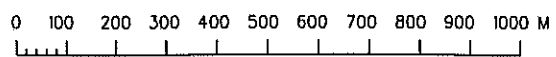
ROAD

Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 - - - - -

Version	1	2	3	4	5
Canterbury Land District					Sheet 3 of 3
Topographic Map 260 - 139, 140					Date 7/12/01

Waitangi

Scale 1:15000



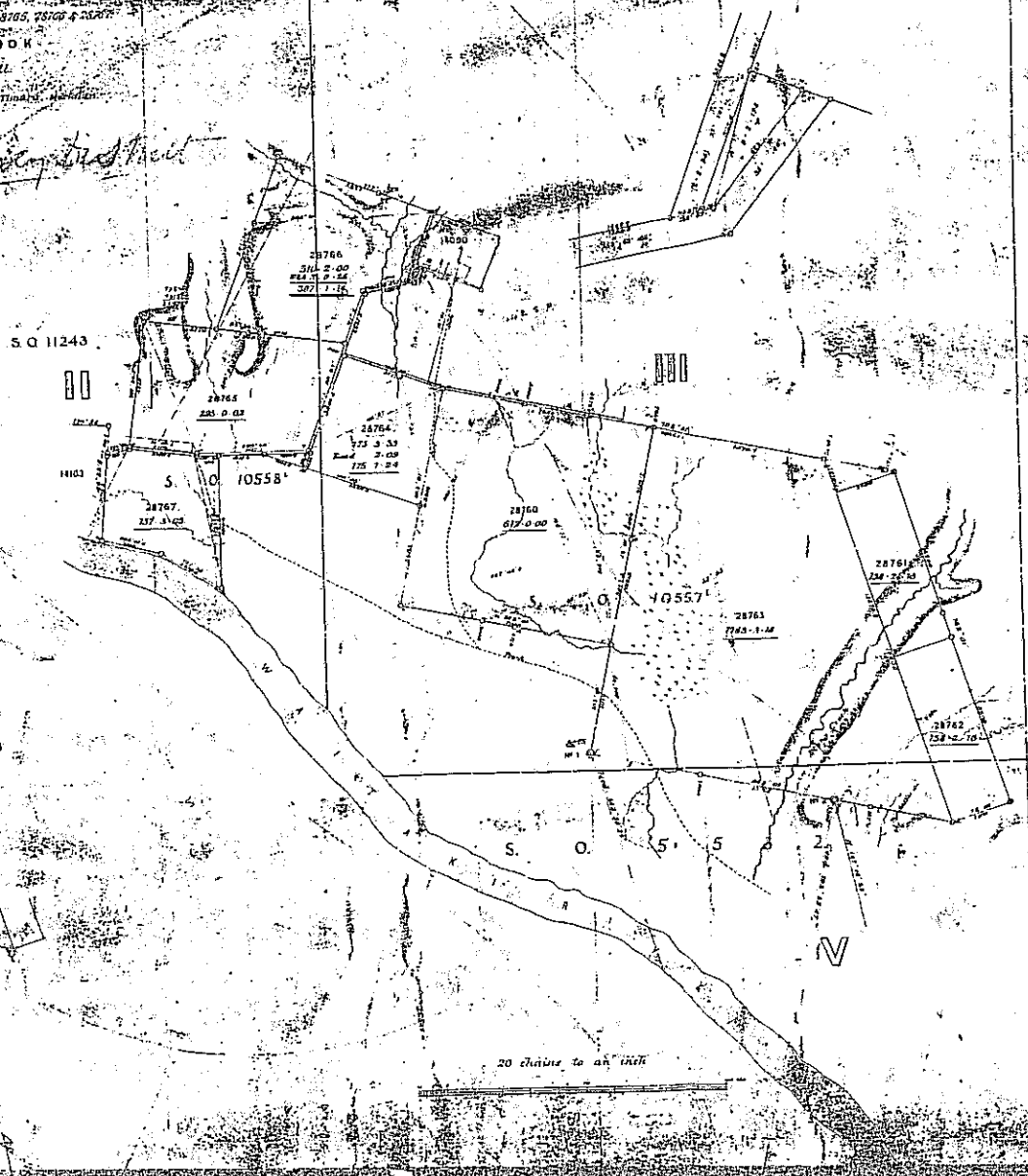
SO Plans (Additional)

S.O. 2317

S.O. 2317

SURVEY OF
 APPLICATIONS 28760, 28761, 28762, 28763, 28764, 28765, 28766 & 28767
 GERALD E. MOUNT COOK
 The property of the Don Robert Campbell
 Note: Bearings on this Plan conform to the 1911 Act, 1911/12

Gibson Survey District



Don Robert Campbell

PROVISIONAL CHART
 1911/12

S.O. 2317

2317

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538

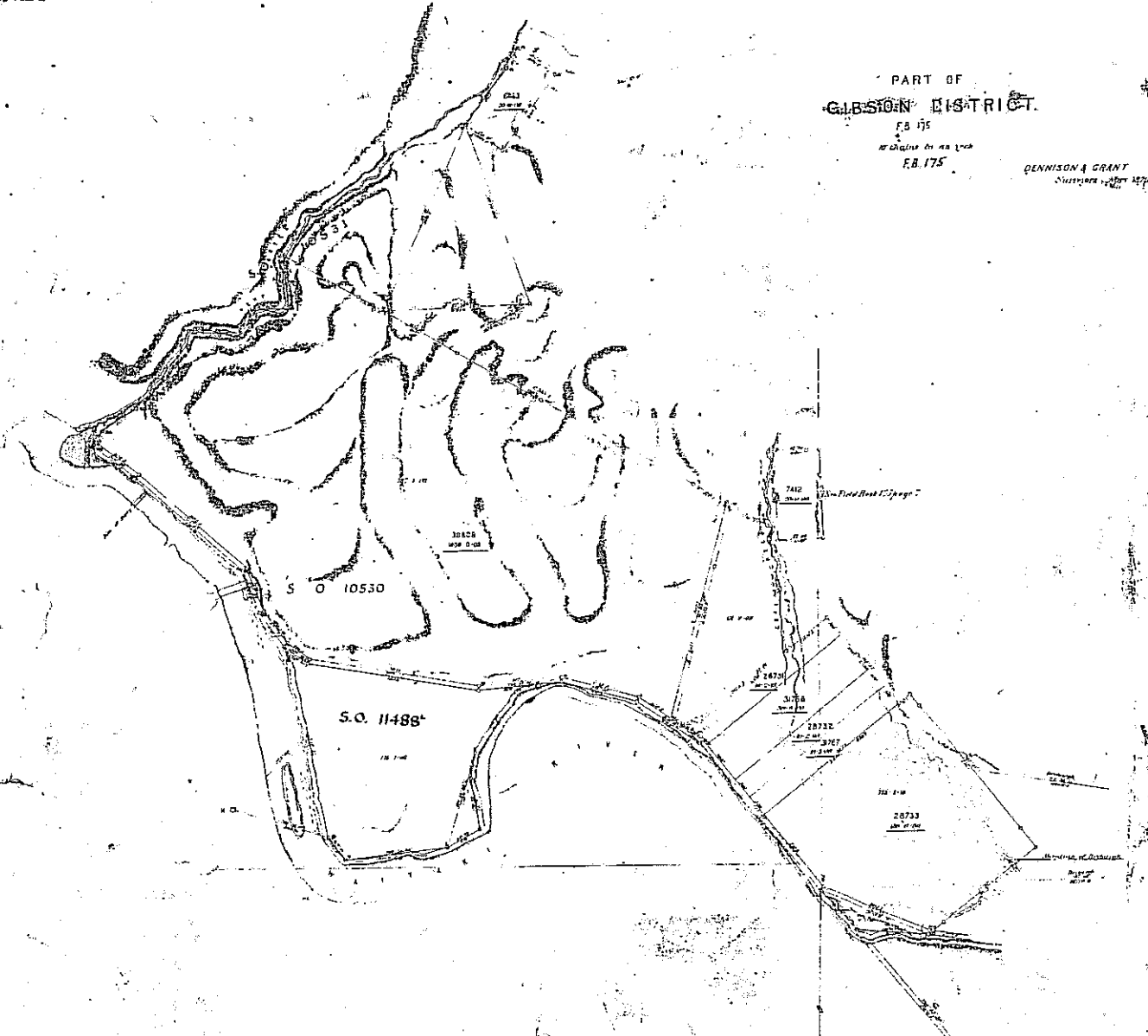
S.O. 2700

S.O. 2700

PART OF
GIBSON DISTRICT.

FB 175
at distance of 100 feet
EB. 175

DENNISON & GRANT
Surveyors & Engineers



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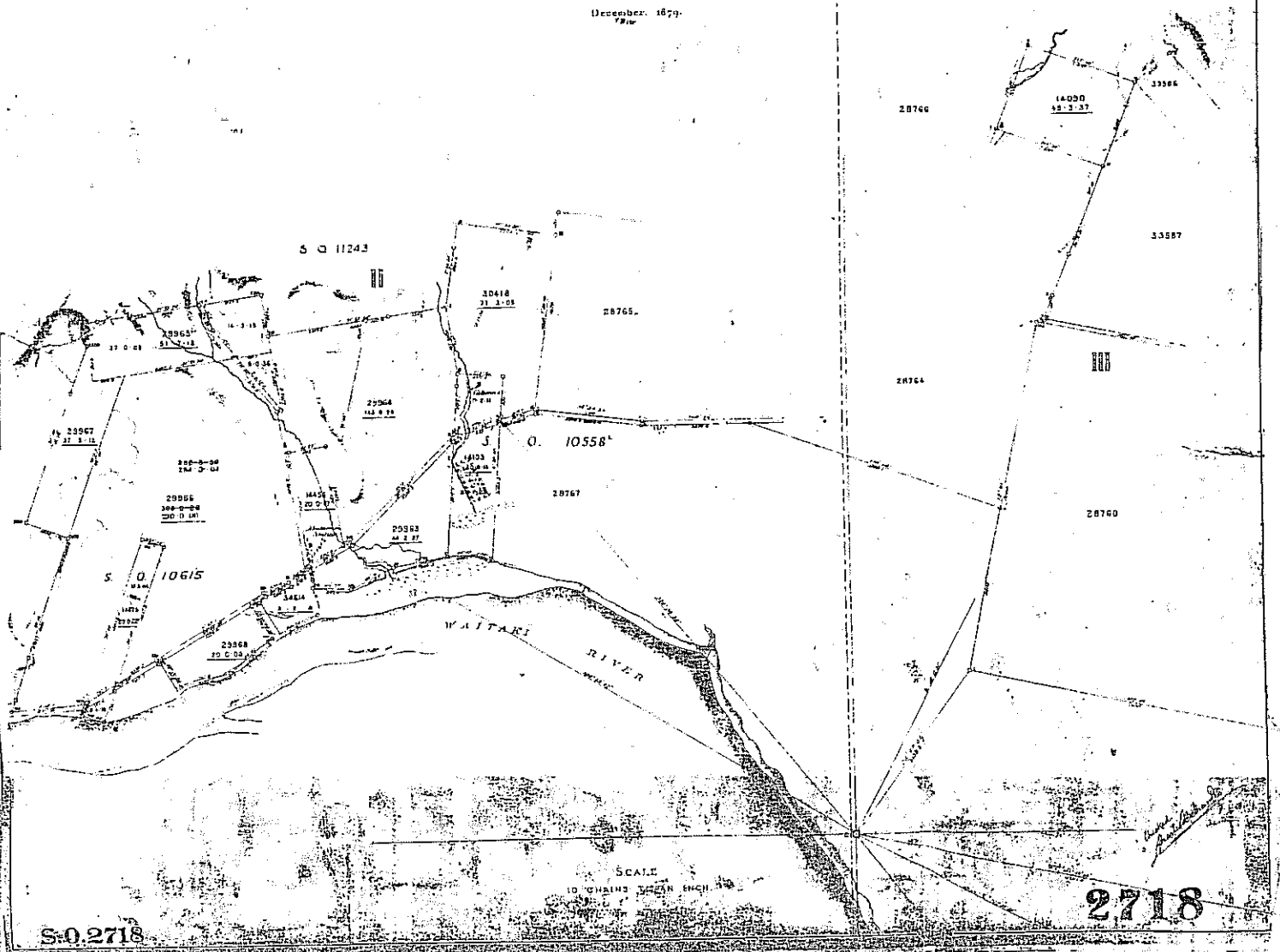
S.O. 2700

2700

Howlings District
Gibson District
PART OF
GIBSON DISTRICT

Deannison & Grant, Surveyors.

December, 1879.



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S.O. 3051

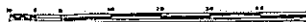
SHEET I

389

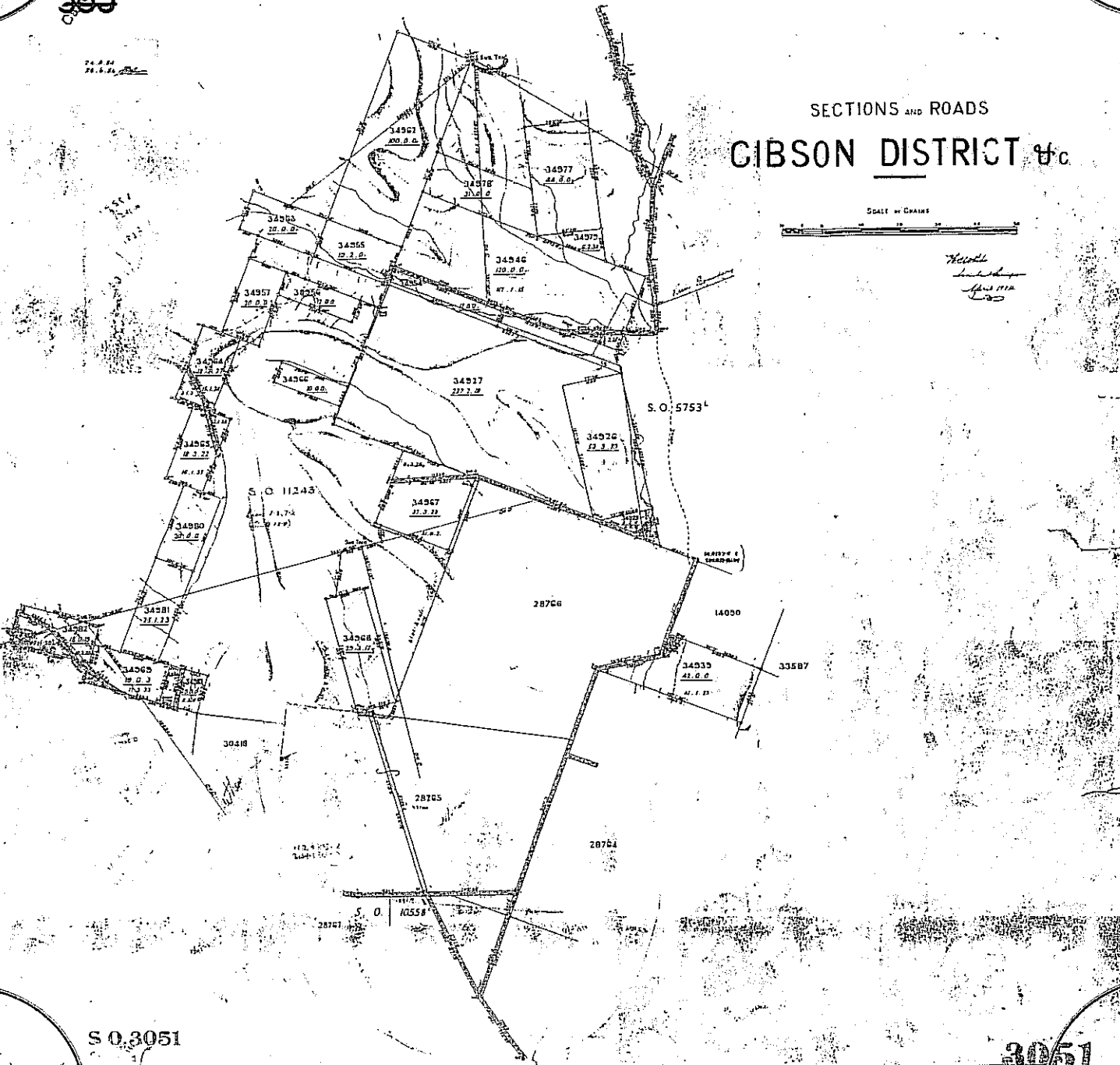
S.O. 3051

SECTIONS AND ROADS GIBSON DISTRICT &c

SCALE IN CHAINS



Handwritten notes:
H. H. H. H.
H. H. H. H.
L. H. H. H.



S O. 3051

3051

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S.O. 3052

S.O. 3052

SHEET 2

390

J. J. M.
M. J. M.

28760

34225
113.0.22

28763

28762

S. O. 10557

S O 10532

30808

S.O. 3052

3052

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23 R.

S.O.5369

S.O.5369

32300

XIV

PLAN OF ROAD & DRIVING TRACK

Taken under The Land Act of 1908

Through Runs 66 & 67

Surveyed by A.J. Mounfort, May 1916.

Scale 10 Chns. to an Inch

Field Book N° 685

Area taken from Run 67 - 24 - 25

XIV

XV

RUN 67

WAIMATE COUNTY

HEWLINGS S.D.

RUN 66

Area taken from Run 66 - 5 - 3 - 24

GIBSON S.D.

III

*Approved
for the
County Council
March 1917*

*Mounfort
August 12th 1916*

REGISTERED MAP, N. 10
EXTENDED 1/12/22 & 25/2/23
FIELD BOOK, 2012, 2013, 2014
TAKEN FROM, 2012, 2013, 2014
REGISTERED

S.O.5369

28766

5369

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