

Crown Pastoral Land Tenure Review

Lease name : THE WANDLE

Lease number : PO 328

Land Status Report - Addendum

This report relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. This report is an Addendum only and should be read in conjunction with the full Land Status Report.

This report is released under the Official Information Act 1982.

LAND STATUS ADDENDUM REPORT

Prepared in Accordance with LINZS45000

The Wandle

File Ref: S13037 The Wandle	Submission No:	Submission Date: 5 April 2013
Office of Agent: Cromwell	Date sent to LINZ: 7 April 2013	LINZ Case No:

1. Details of Lease

Lease Name: The Wandle
Lease No: PO 328
Location: Middlemarch
Lessee: Star Holdings Limited
Land District: Otago
CIR Reference: OT4C/757 - Lease under s83 Land Act 1948
Area: 1273.6170 hectares (subject to survey)
Tenure Review Status: Consultation with Lessee for Preliminary Proposal

2. Background Information

This report has been prepared on the instruction of Land Information New Zealand in terms of the Statement of Work dated 25 March 2013 and is undertaken for the purpose of updating the current Land Status Report for The Wandle. This assessment has been undertaken in accordance with the requirements of LINZS45000: Standard to Determine Authority to Act and Record Crown Land.

Where changes to the Land Status Report have been identified, the relevant changes and supporting documentation are attached to this report. The Land Status Plan has been updated in accordance with the requirements of LINZ's Drawing Specifications for Land Status Plans.

Any changes identified from our review of the Land Status Report shall form an addendum to the report dated 3 November 1999. A new Land Status Report has not been prepared.

3. Land Status Report

Property:	The Wandle
Lease Reference:	PO 328 LIPS Ref: 12476
Land District:	Otago
Legal Description:	Section 1 SO 23303.
CIR Reference:	OT4C/757
Area:	1273.6170 hectares (subject to survey)
Status:	Crown Land subject to the Land Act 1948
Variations/Changes to Land Status:	Instrument 6545681.1 registered against the title is a right to convey water over Pt Run 782 marked A and C and over Section 1 on SO 23304 marked B on DP 355670 on the 24.8.2005.
Uncompleted Actions:	SO 23303 was compiled in office by the Department of Survey and Land Information in March 1990 and approved as to survey on the 7 October 2002. This plan is a re appellation of the underlying parcels contained within the lease and created a new appellation for the lease being, Section 1 SO 23303. This survey defined the lease area as being 1273.6170 hectares. Land on Line has been updated to reflect the new appellation and area, but the lease and CIR have currently not been updated to reflect these changes.

4. Discussion

The land status report for The Wandle, as prepared on the 3 November 1999 (as attached in Appendix 2) by Opus International Consultants Ltd, was used as the basis of this addendum. A review of the data used in this initial report has been undertaken and an investigation of unregistered transactions and transactions registered against Computer Interest Register OT4C/757 since the completion of the initial report has also been completed.

As a result of SO 23303 a number of existing land parcels were extinguished with land being contained within the lease given a new appellation by SO 23303. This has not been reflected in the changes to the lease listed on the CIR resulting in a number of parcels appearing on the face of the CIR that no longer exist and the newly created parcel not being defined on the CIR or lease. The current legal description is listed above. This survey being the most accurate survey information for the lease defines the land area as being 1273.6170 hectares. This area should also be reflected in the lease and CIR as being the true land area.

5. Reference Material

Computer Freehold Registers used in the determination of the status of The Wandle are attached in Appendix 1. Additional reference material is attached in Appendix 3. Current files held by LINZ in Christchurch relating to The Wandle have also been searched.

6. Recommendation

That the land depicted on the attached plan be accepted as having status as Crown Land subject to the Land Act 1948, and that the land depicted on the attached plan be accepted as being subject to Lease PO 328 as contained in Computer Interest Register OT4C/757.

It is recommended that the CIR be updated to truly reflect the current parcels and area.

7. Appendices

Appendix 1 - Computer Interest and Freehold Registers

Appendix 2 - 1999 Status Report

Appendix 3 - Reference Material