

Crown Pastoral Land Tenure Review

Lease name : BLAIRICH

Lease number : PM 026

Due Diligence Report (including Status Report) - Part 3

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

06

APPENDIX L:

Status Report

Noted	110257
Action	GA
Recorded	A
By/Up d.	
File Ref:	



KNIGHT FRANK (NZ) LTD
CHRISTCHURCH
20 JUL 2001

Your Ref: Contract 50232
 Our Ref: CH 960

19 July 2001

Knight Frank (NZ) Limited
Land Resources Division
PO Box 142
CHRISTCHURCH

Level 4, Knight Frank House
 76 Cashel Street
 PO Box 142
 Christchurch
 +64 (0) 3 379 9787
 +64 (0) 3 379 8440 fax

christchurch@knightfrank.co.nz
 www.knightfrank.co.nz

Attention : Mr Geoff Holgate

Dear Sir

STATUS INVESTIGATIONS - PASTORAL TENURE REVIEW
CONTRACT 50232

Attached for your attention the following;

- Status Check Report and background
- One colour photocopy of the plan
- Original colour plan and cadastral overlay

for pastoral run "Blairich located in Marlborough Land District.

Please acknowledge receipt of the status checks and plans to my attention at this office, thankyou.

Yours faithfully
Knight Frank (NZ) Limited

Peter M King
Crown Accredited Supplier

Encl.

KNIGHT FRANK (NZ) LIMITED.

Appendix A

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50232 dated 19 June 2001 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for BLAIRICH	[LIPS ref.12643]
Property 1 of 1	

Land District	Marlborough
Legal Description	Sections 7, 9, 10, 11 & Part Section 1 Block XX Taylor Pass Survey District.
Area	3172.2913 hectares (subject to survey)
Status	Crown Land subject to the Land Act 1948.
Instrument of lease	Balance 4B/1158 pursuant to section 66 and as registered under section 83 of the Land Act 1948.
Encumbrances	Subject to survey Land Improvement Agreement pursuant to section 30 Soil Conservation and Rivers Control Act 1941 No. 120061 Subject to a right to convey water in gross by Transfer 14072 Subject to a right to convey water in gross by Transfer 163438 Subject to a right of way by Deed of Grant 55/104 Subject to a right of way by Deed of Grant 55/117 Subject to Part IVA Conservation Act 1987 upon disposition.
Mineral Ownership	Minerals remain with the Crown as the land has never been alienated since its acquisition for settlement purposes, from the former Maori owners under the Kemp purchase 1848.
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	16 July 2001
[Certification Attached]	Yes

Prepared by	Peter M King
Crown Accredited Supplier	Knight Frank (NZ) Limited

KNIGHT FRANK (NZ) LIMITED

Appendix B

This Land status report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50232 dated 19 June 2001 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for BLAIRICH				[LIPS ref.12643]
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Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	16 July 2001
[Certification Attached]	Yes

Prepared by	Peter M King
Crown Accredited Supplier	Knight Frank (NZ) Limited

Certification:

Pursuant to section 11(1)(1) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to section 11 (2) of that act, I hereby certify that the land described above is; Crown Land subject to the Land Act 1948.

R. Moulton
.....
R Moulton, Chief Surveyor
Land Information New Zealand, Christchurch

Date *18/7* /2001



File Reference : CH 960

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christchurch@knightfrank.co.nz
www.knightfrank.co.nz

CERTIFICATE OF AUTHORISATION

PROPERTY ADDRESS: **AWATERE VALLEY ROAD, MARLBOROUGH**
STATUS INVESTIGATION
“BLAIRICH” PASTORAL RUN

ASSURANCE

Knight Frank (NZ) Limited gives an assurance that the document attached to this certificate is in order for signature.

The decision when made will comply with the following statutory requirements:

- The New Standards & Guidelines Manuals CCPO; Roading/Legalisation, OSG Standard 1999/05.

In giving this assurance **Knight Frank (NZ) Limited** undertakes that all relevant policy instructions, legal requirements, court judgements and any other matters have been taken into account and applied where appropriate.

A large, stylized handwritten signature in black ink, appearing to read 'Peter M King', written over a dotted line.

Peter M King
Crown Accredited Supplier

Date: 06 July 2001

BLAIRICH Property 1 of 1

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

Area subject to survey, as original definition (SO 4203-4205) has since been subdivided.

For interest, Sections 10 & 11 Block XX Taylor Pass SD donot appear on either Terraview or, LINZ Landonline and or the Survey Data Index (SDI) ?

There exists some small parts of land (Pt DP 1120 total area 864.8132ha) between the pastoral lease area and the road running parallel with the Blairich River (refer cadastral diagram plan) attached to the greater land holding on the northeast.

An existing DC main line of power pylons (Benmore-Haywards A Line) run, across the south eastern end of the Blairich run.

No formal easement exists with Transpower New Zealand Ltd, therefore protection is afforded pursuant to section 22 Electricity Act 1992.

The submission dated 02 March 1999 to the CCL over the omission of Transfer 25626 (CT 54/75) - not being brought down on CL 4B/1158 - has yet to be concluded.

LAND STATUS REPORT BLAIRICH				[LIPS ref 12643]
Property	1	of	1	

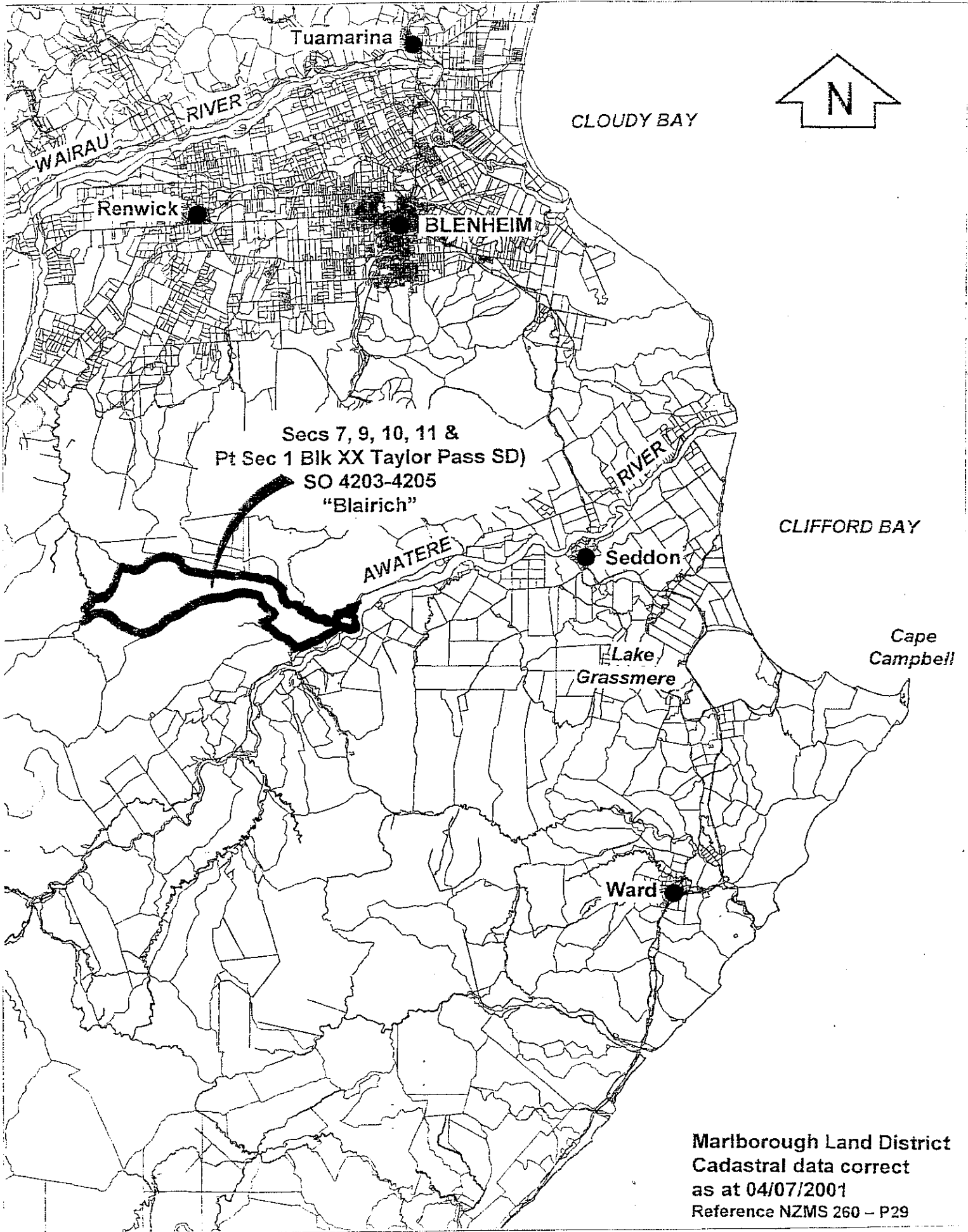
Research Data: Some Items may be not applicable

Property	1	of	1	
SDI Print Obtained	Yes			
NZMS 261 Ref	P29			
Local Authority	Marlborough District Council			
Crown Acquisition Map	Wairau Purchase 1847 & Kaikoura Purchase 1859			
SO Plan	SO 4203, 4204, 4205 (1955)			
Relevant Gazette Notices	N/A			
CT Ref/ Lease Ref	Balance CL 4B/1158 (1987)			
Legalisation Cards	N/A			
CLR	N/A			
Allocation Maps (if applicable)	SOE - SO 6619 (P29) no overlaps DoC - SO 6640 (P29) no overlaps, although adjoins allocation D*P29*1*C0			
Rating Ref - if known	All assessment 20720/03500 & 20311/35301			
Crown Grant Maps	N/A			
If Subject land Marginal Strip:				
a) Type [Sec 24(9) or Sec 58]	SO 4205 (1955) plan face sets out and notes "Res under section 58 of the Land Act 1948" along a portion of Black Birch Stream (Pt Sec 1) and the Awatere River (Sec 7).			
b) Date Created	1955			
c) Plan Reference	SO 4203 & 4205			

LAND STATUS REPORT BLAIRICH				[LIPS ref 12643]
Property	1	of	1	

Research – continued

Property	1	of	1	
If Crown land - Check Irrigation Maps.				N/A
Mining Maps				No interest recorded.
If Road				
a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989				a) Crown Grant and Section 110A Public Works Act 1928.
b) By Proc				b) N/A
				c) SO 800 (1907), 1230 (1918) & SO 4203-4205 (1955)
Other Relevant Information				
a) Concessions - Advice from DOC or Knight Frank.				a) There are no DoC concessions and or no current Recreation Permits.
b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 or Northern South Island Regional Landbank.				b) Subject in part to Part 9 of the Ngai Tahu Claims Settlement Act 1998 and part to the Northern South Island Regional Landbank (Northern tribes of Te Wai Pounamu).
c) Mineral Ownership				c) 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 Wairau Purchase (1847) and the Kiakoura Purchase (1859)
				Contained in [provide evidence]: CL 46/191 (1954) earliest recorded lease available in the Land Titles Office after the Nelson Waste Lands Regulations 1856 and Marlborough Waste Lands Regulations 1863.
d) Other Info				d) N/A

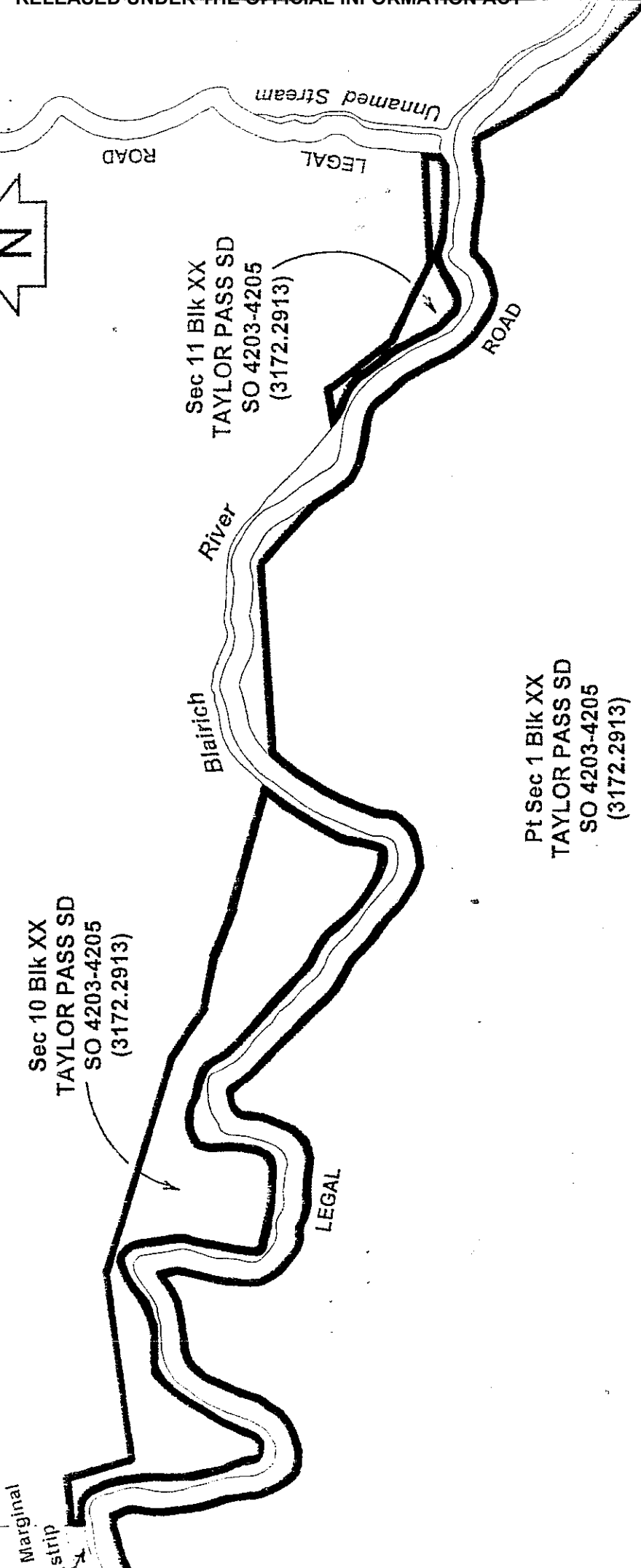


Marlborough Land District
Cadastral data correct
as at 04/07/2001
Reference NZMS 260 - P29

LOCATION PLAN

Scale 1:250000

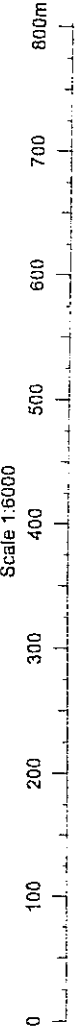
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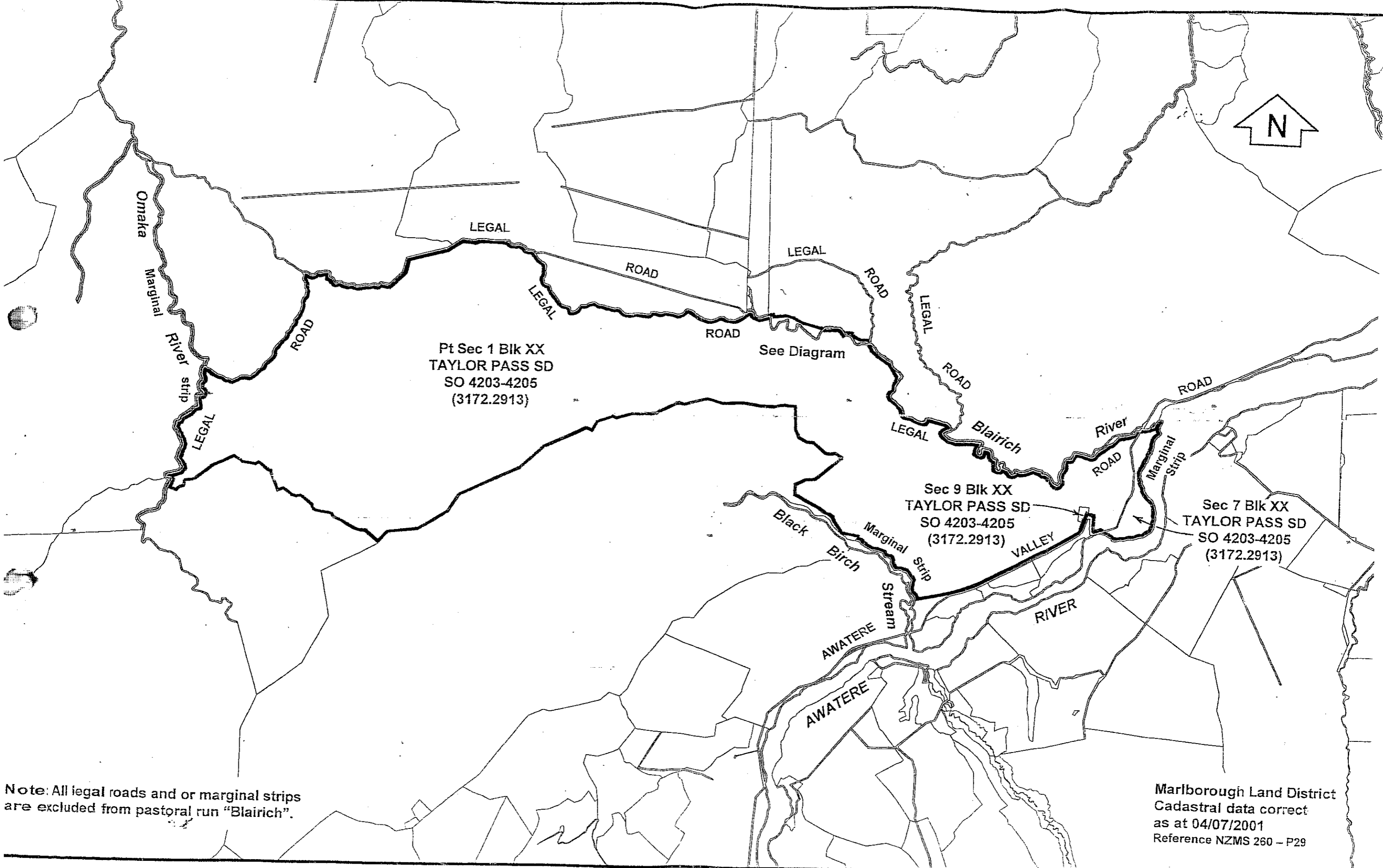


Marlborough Land District
 Cadastral data correct
 as at 04/07/2001
 Reference NZMS 260 - P29

Note: All legal roads and or marginal strips
 are excluded from pastoral run "Blairich".

DIAGRAM (BLAIRICH) Secs 10 & 11 Blk XX Taylor Pass SD)

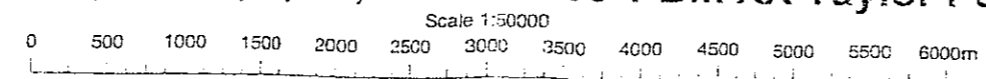


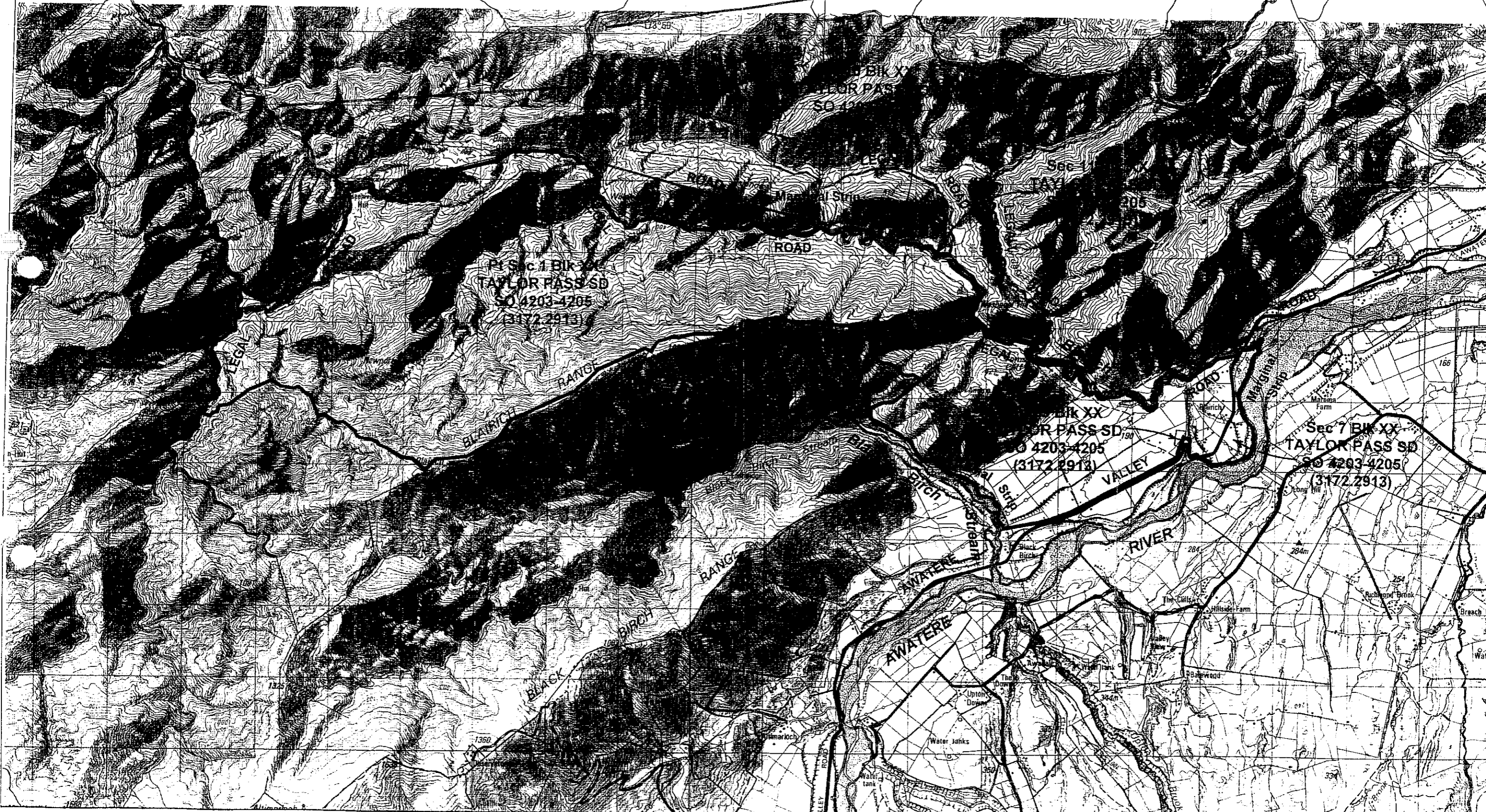


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Marlborough Land District
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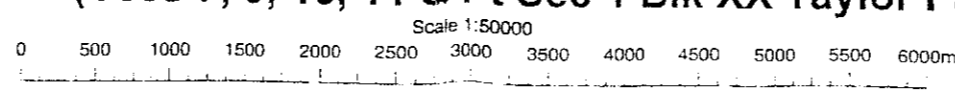
BLAIRICH (Secs 7, 9, 10, 11 & Pt Sec 1 Blk XX Taylor Pass SD)





EXCLUDES ALL LEGAL ROADS AND MARGINAL STRIPS (IF ANY)

BLAIRICH (Secs 7, 9, 10, 11 & Pt Sec 1 Blk XX Taylor Pass SD)



Marlborough Land District
Cadastral data correct
as at 04/07/2001
Reference NZMS 260 - P29

Version	1	2	3	4	5
Marlborough Land District					Sheet 1 of 1
NZMS 260 P39					Date 06/07/2001