

## **Crown Pastoral Land Tenure Review**

**Lease name : CAMDEN**

**Lease number : PM 028**

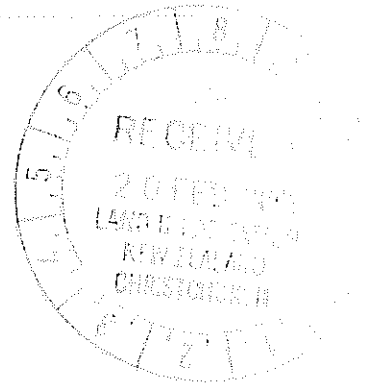
### **Due Diligence Report (including Status Report) - Part 2**

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.

**April 09**



La 5532

*Bob*

# LAND STATUS REPORT

## CAMDEN

for

### Tenure Review

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

February 2001

## **CONTENTS**

### **1. APPENDIX A – LAND STATUS REPORT and supporting plans**

- SO Plans (additional)
- Extract of CLR
- Extracts of Allocation maps
- DOC Consultation
- Information Supporting Mineral Ownership investigation
- Other Information

### **2. APPENDIX B – LAND STATUS REPORTS (Certified Correct by Chief Surveyor)**

**APPENDIX A – LAND STATUS REPORTS  
and supporting plans**

**Q V VALUATIONS  
CHRISTCHURCH OFFICE**


**Project Number QVV 50**

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50241 dated 6 November 2000 and is undertaken for the purposes of the Crown Pastoral Act 1998

<b>LAND STATUS REPORT for Camden Tenure Review</b>	LIPS Ref 12645
Property 1 of 1	

<b>Land District</b>	Marlborough.
<b>Legal Description</b>	Part Run 207 situated in Blocks XIX, XXIV and XXV Hodder and II, III, IV, VI, VII, IX and X Tapuae-o-eunuku Survey Districts.
<b>Area</b>	7674.8632 hectares.
<b>Status</b>	Crown land subject to the Land act 1948.
<b>Instrument of title / lease</b>	Pastoral Lease CL 4C/347 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
<b>Encumbrances</b>	Subject to Part IVA of the Conservation Act 1987.
<b>Mineral Ownership</b>	<p>The Mines and Minerals owned by the Crown over a significant part of the land because it has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1859 Kaikoura Deed of Purchase.</p> <p>Those parts Crown granted between 1862-1865 into private ownership were subsequently acquired as Crown land subject to the Land Acts 1884 and 1905 respectively by Her Majesty the Queen / King. The lands were not acquired for a public work therefore the Crown is at liberty to invoke the standard Mineral restrictions.</p>
<b>Statute</b>	Land Act 1948 and Crown Pastoral Land Act 1998.

<b>Data Correct as at</b> [Certification Attached]	16 February 2001 Yes
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<b>Prepared by</b> Crown Accredited Supplier	 Don McGregor McGregor Property Services Limited, Christchurch For and on behalf of QV Valuations
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<b>LAND STATUS REPORT for Camden Tenure Review</b>	LIPS Ref 12645
Property 1 of 1	

**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**

1. Transmission lines (Benmore to Fighting Bay) intersect the lease on across the low hills above Awatere Road and may not be protected by the Electricity Act. *see 522 Electricity Act works in place prior to 1.1.1988*
2. Notification of the rent review (as at 30 June 1999) was given to the lessees on 25 August 1998 and they subsequently elected on 3 November 1998 to have the values determined by the Land Valuation Tribunal. There appears to have been no resolution to this matter to date. *under action at LVT. by CLO*

<b>LAND STATUS REPORT for Camden Tenure Review</b>	LIPS Ref 12645
Property 1 of 1	

**Research Data:** Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	O29, O30, P29, P30.
Local Authority	Marlborough District Council.
Crown Acquisition Map	Kaikoura Deed of Purchase.
SO Plans	<p><b>SO 390</b> – Topo Plan of Hodder &amp; Tapuaenuku S Ds (1988).</p> <p><b>SO 650</b> – Topo Plan of Tapuaenuku S D (1900).</p> <p><b>SO 2408</b> – Plan of land to be taken for Road in Blocks XIX and XXIII Hodder S D (Approved 3 March 1939).</p> <p><b>SO's 2470-2475</b> – Record plans of Road Definition (Approved 3 June 1956).</p> <p><b>SO 4291</b> – Plan of Roads to be closed in Block XIX, XXIV and XXV Hodder S D (Approved 7 August 1956).</p> <p><b>SO 4292</b> – Plan of Run 207 and addition of appellations 1-7, SO 4292 (Approved 1956).</p> <p><b>SO 4384</b> – Plan of Run 210 - formerly Pt Run 18 (Approved 2 March 1957).</p> <p><b>SO 4547</b> – Section 1, Block IX and Section 1, Block X Tapuaenuku S D formerly Crown land, Pts Runs 121, 207, 210, 216 and Lot 1, DP 2816 etc (Approved 19 April 1962).</p> <p><b>SO 6643</b> – Land Allocation Plan.</p> <p><b>SO 7317</b> – Tapuae-o-Uenuku (November 1997).</p>
Relevant Gazette Notices	<p><b>Proclamation 499</b> (NZ Gazette 1939 p 2572) took 20.7 perches of Small Grazing Run 194 (CL38/130) for road. (SO 2408) under the Public Works Act 1928.</p> <p><b>Proclamation 27363</b> (NZ Gazette 1957 p 1247) closed 34 acres 32 perches of road (later added to Run 207) under the Public Works Amendment Act 1948.</p> <p>Subsequently <b>Proclamation 28262</b> (NZ Gazette 1958 p 12) revoked the closure of 1 acres 2 roads 32 perches of the road in Proclamation 27363 above.</p>
CT Ref / Lease Ref	CL 4C/347 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
Legalisation Cards	Searched. Not applicable.

<b>LAND STATUS REPORT for Camden Tenure Review</b>	LIPS Ref 12754
<b>Property 1 of 3</b>	

*Research - continued*

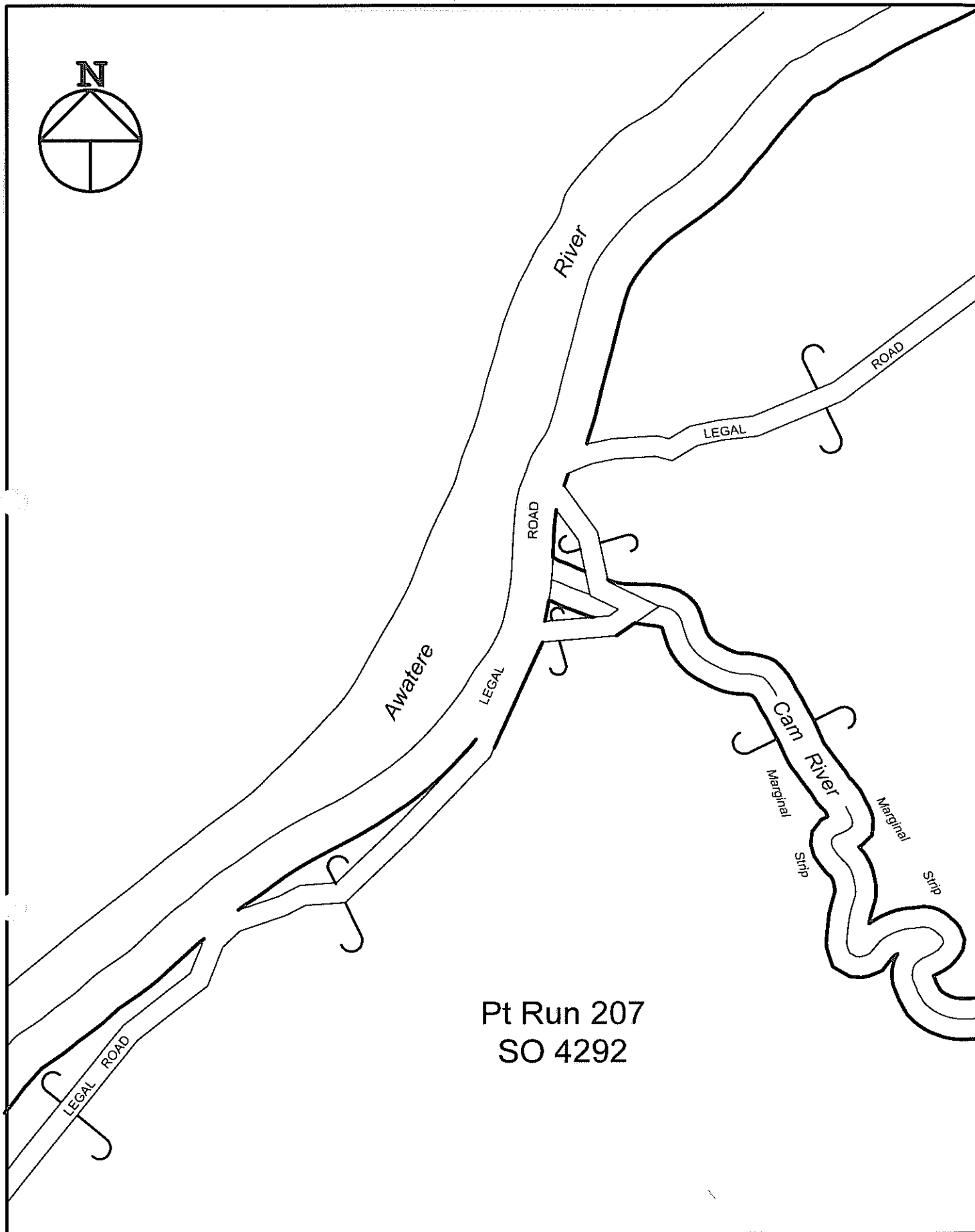
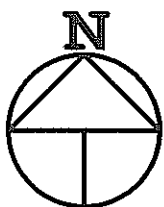
<b>CLR</b>	Confirms Pastoral tenure.
<b>Allocation Maps (if applicable)</b>	SO 6643.  No allocations to DOC or SOE's. Adjoining land allocated to DOC by Allocation O29-4-C0
<b>VNZ Ref – if known</b>	VR 20720/6900
<b>Crown Grant Maps</b>	Crown Grants 2/59-62, 3/25 and 26
<b>If subject land Marginal Strip</b> <b>a) Type [Sec.24(9) or Sec58]</b>  <b>b) Date Created</b>  <b>c) Plan Reference</b>	a) Section 58 – along Awatere, Cam and Shin Rivers – deemed to be Marginal strips. Specific appellations given to strips as shown on SO 4292.  b) 17 April 1996.  c) S.O. 4292.
<b>If Crown land Check Irrigation Maps</b>	Searched. Not applicable.
<b>Mining Maps</b>	Searched. Not applicable.
<b>If Road</b> <b>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989</b>  <b>b) By Proc</b>	a) <b>SO Plan 390</b> - Roads legal by either Crown Grant or Section 110A of the Public Works Act 1928  b) Proc Plan SO 4208  c) Gazette Ref SO 4208 (NZ Gazette 1939 p 2572)



LAND STATUS REPORT for Camden Tenure Review	LIPS Ref 12754
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Property 1 of 3

<i>Search continued.</i>	
<p>Other relevant information</p> <p>a) Concessions – Advice from DOC or Knight Frank.</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) No current DOC interests apart from Marginal Strips.</p> <p>b) Adjoining land is Reserve (Tapuae-O-Uenuku) is referred to as MS 100 (Mahinga Special Area) on SO 7317 and shown as Schedule 90 in the Ngai Tahu Claims Settlement Act 1998.</p> <p>c) Mines and Minerals are owned by the Crown over a significant part of the land because it has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1859 Kaikoura Deed of Purchase.</p> <p>Parts of the lease have previously been in private ownership. Following the Crown's purchase occupation tenures were granted over the Camden and Braes of Sutherland Runs. Between 1862-1865 Crown Grants were issued over parts of the Run to P. R. and N. McRae [Crown Grants 2/59, 60, 61, 62 and 3/25 and 26 attached].</p> <p>In 1884 Sections 1-7, Camden Run was acquired (by Mortgagee sale) by Her Majesty the Queen by Conveyance 9487 (Deeds Register 5M/879 attached). In 1905 other parts of the Camden and Braes of Sutherland Runs were acquired from the Assets Realisation Board Board by His Majesty the King by Conveyance 17795 (Deeds Register 19/467 attached)</p> <p>Following the acquisitions the land was let on Pastoral Tenure culminating in the current lease (CL 38/130, 46/194 and 4C/347).</p> <p>The affected Crown Grant lands were granted prior to the first Public Works Act legislation in 1882. The land was not acquired for a public work in 1884 and 1905 but as Crown Land subject to the then Land Act therefore the Crown is at liberty to invoke the standard mineral restrictions.</p> <p>d) Not applicable</p>

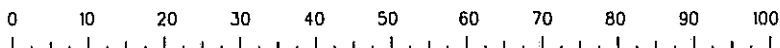


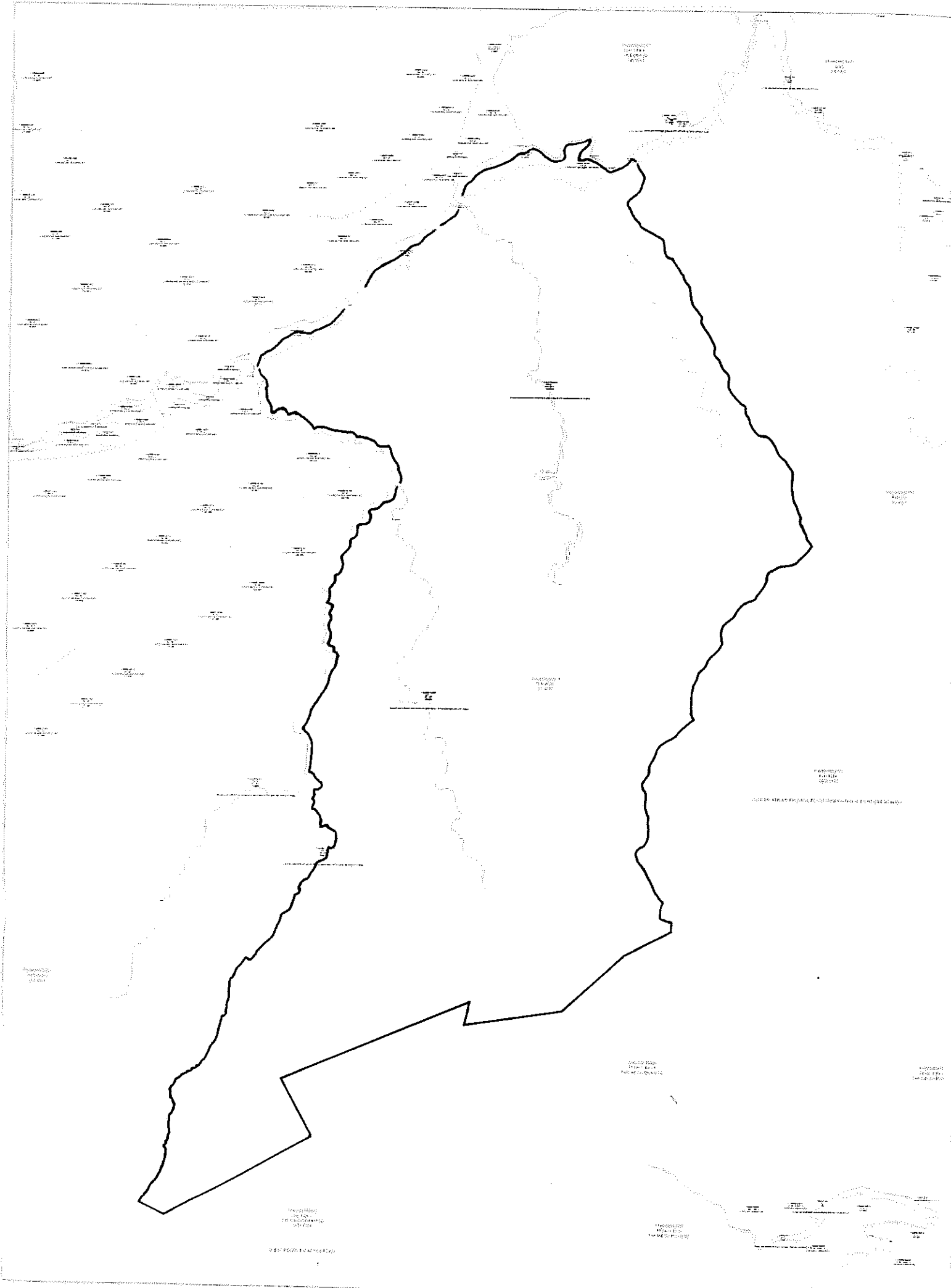
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SO 4292

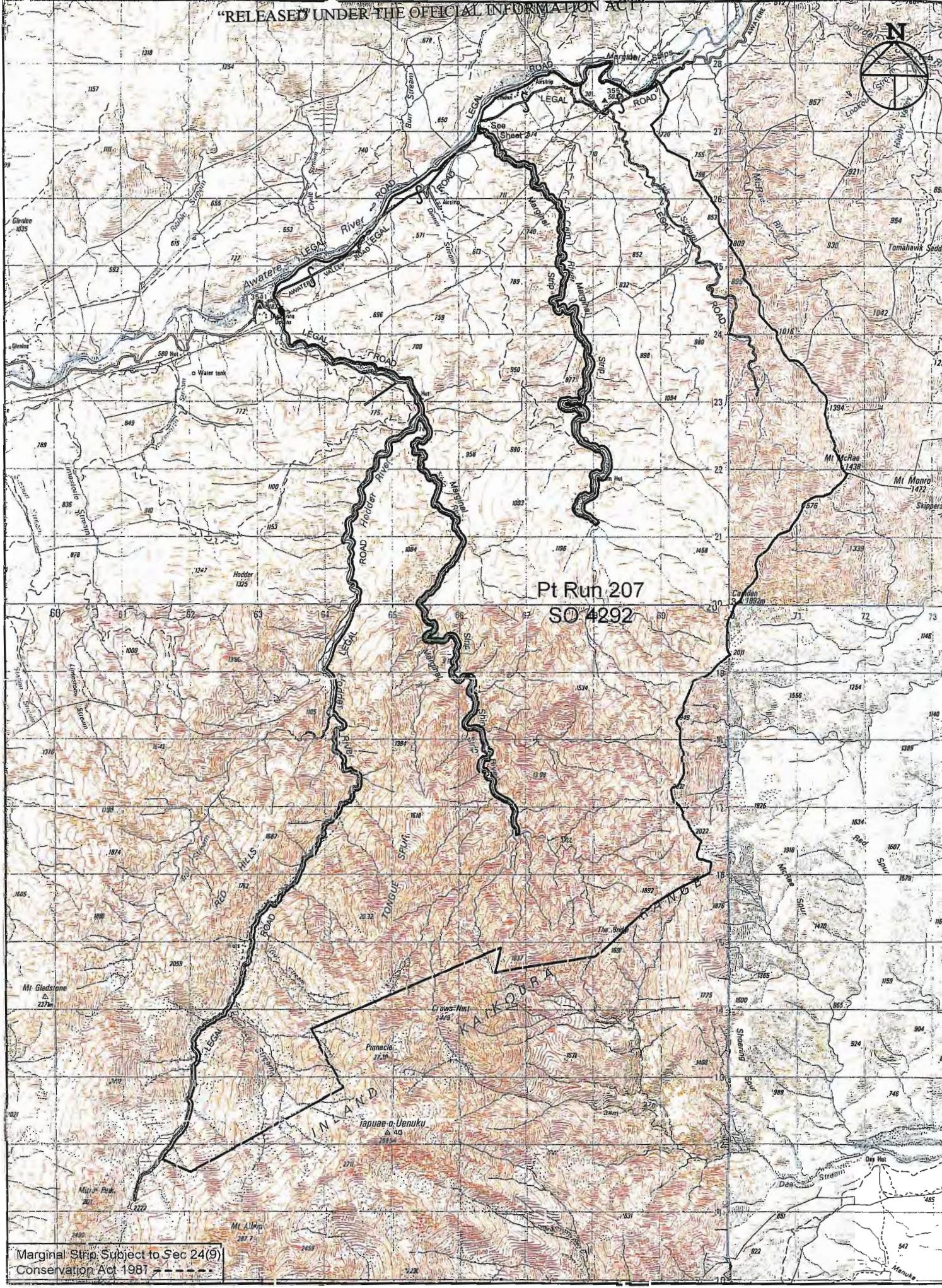
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	Marlborough Land District Topographic Map 260 - O29,O30,P29,P30	Sheet 2 of 2			Date 20/10/00	

### Camden

Scale 1:5000





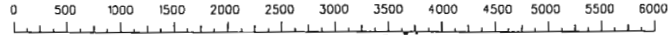


Pt Run 207  
SO 4292

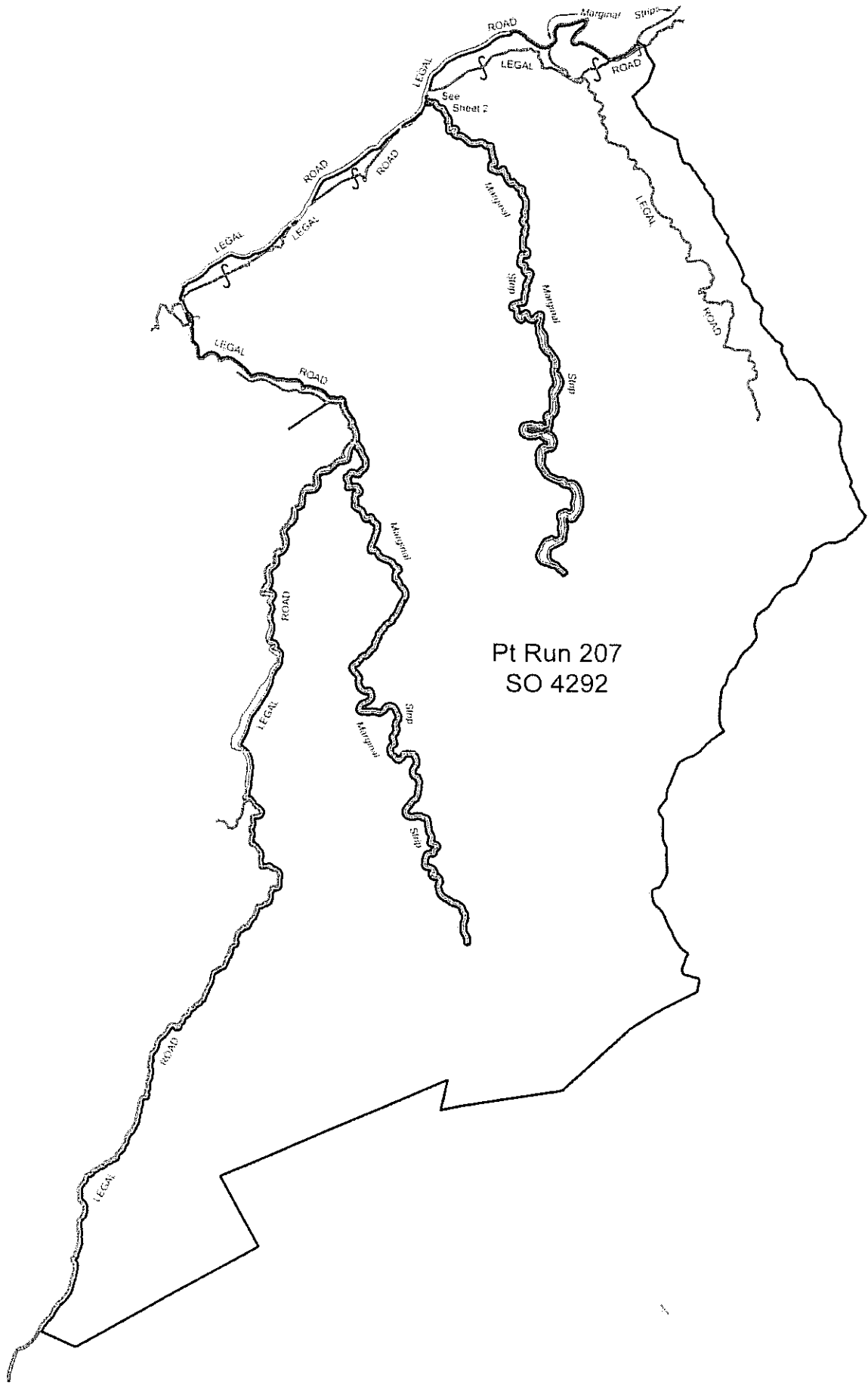
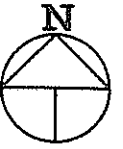
Marginal Strip Subject to Sec 24(9)  
Conservation Act 1981

### Camden

Scale 1:50000



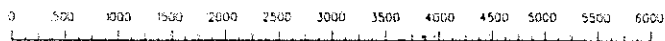
Version	1	2	3	4	5
Marlborough Land District					Sheet 1 of 2
Topographic Map 260 - O29,O30,P29,P30					Date 20/10/00



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

Camden.

Scale 1:50000



Version	1	2	3	4	5
Marlborough Land District	Sheet 1 of 2				
Topographic Map 260 - O29, O30, P29, P30 Date 20/10/00					

**SO Plans (additional)**

AWATERE REGISTRATION DISTRICT

Mag 885

BRAES OF SUTHERLAND RUN

Sec. &c.	Plans.				Remarks.
22	2/124			NOW S.G.R.s 193 & 194	XX HODDER
	ES. 19	50	2213	390 <sup>L</sup>	
23	2/124			NOW S.G.R.s 193 & 194	XX "
	ES. 19	50	2213	390 <sup>L</sup>	
24	2/124			NOW S.G.R.s 193 & 194	XX "
	ES. 19	50	2213	390 <sup>L</sup>	
25	2/124			NOW S.G.R.s 193 & 194	XXV "
	ES. 19	50	2213	390 <sup>L</sup>	
26 <sup>18/100</sup>	2/124			PT. NOW S.G.R. 193 (AWAPIRI)	XXV "
	ES. 19	50	2213	691 <sup>L</sup> 374 <sup>L</sup> 457 <sup>L</sup> 2654	
				6210	
27 <sup>18/100</sup>	2/124			PT. NOW S.G.R. 193 (AWAPIRI)	XXI "
	ES. 19	50	2213	390 <sup>L</sup> 374 <sup>L</sup> 457 <sup>L</sup> 2654	
				691 <sup>L</sup> 6210	
28 <sup>18/100</sup>	2/124			PT. NOW S.G.R. 193 (AWAPIRI)	XX "
	ES. 19	50	2213	390 <sup>L</sup> 374 <sup>L</sup> 457 <sup>L</sup>	
				691 <sup>L</sup>	
29	2/124			NOW S.G.R. 193 (AWAPIRI)	XX "
	ES. 19	50	2213	390 <sup>L</sup>	
				2469 <sup>L</sup>	
30	2/124			NOW S.G.R. 194 (CAMDEM)	XX "
	ES. 19	50	2213	390 <sup>L</sup>	

AWATERE REGISTRATION DISTRICT

BRAES OF SUTHERLAND RUN

Sec., &c.	Plans.			Remarks.	
31	2/125			NOW S.G.R. 193 (AWAPIRI) C.G. 3/26	XX HODDER
	E5. 19	9	2213		
32	2/125			NOW S.G.R. 193 (AWAPIRI) C.G. 3/26	XX "
	E5. 19.	9	2213		
33	2/125			NOW S.G.R. 193 (AWAPIRI) C.G. 3/26	XX "
	E5. 19	9	2213		
34	2/125			NOW S.G.R. 193 (AWAPIRI) C.G. 3/26	XX "
	E5. 19	9	2213		
35	2/125			NOW S.G.R. 193 (AWAPIRI) C.G. 3/26	XX "
	E5. 19	9	2213		
36	2/125			NOW S.G.R. 193 (AWAPIRI) C.G. 3/26	XX "
	E5. 19	9	2213		
37	2/125			NOW S.G.R. 193 (AWAPIRI) C.G. 3/26	XXV "
	E5. 19	9	2213		



AWATERE REGISTRATION DISTRICT  
 CAMDEN RUN

Sec., &c.	Plans.							Remarks.
11	2/153			Now S.G.R. 194	(CAMDEN)			XIX HODDER
	25	39	762	390 <sup>t</sup>	2472 <sup>t</sup>	2473 <sup>t</sup>	2480 <sup>t</sup>	
2	2/153			Now S.G.R. 194	(CAMDEN)			XIX "
	25	39	762	390 <sup>t</sup>	2473 <sup>t</sup>	2480 <sup>t</sup>		
3	2/153			Now S.G.R. 194	(CAMDEN)			XIX "
	25	39	762	390 <sup>t</sup>	2473 <sup>t</sup>	2474 <sup>t</sup>	2480 <sup>t</sup>	
4	2/153			Now S.G.R. 194	(CAMDEN)			XIX "
	25	39	762	390 <sup>t</sup>	2474 <sup>t</sup>	2480 <sup>t</sup>		
5	2/153			Now S.G.R. 194	(CAMDEN)			XIX "
	25	39	762	390 <sup>t</sup>	2474 <sup>t</sup>	2475 <sup>t</sup>	2480 <sup>t</sup>	
6	2/153			Now S.G.R. 194	(CAMDEN)			XIX "
	25	39	762	390 <sup>t</sup>	2475 <sup>t</sup>	2480 <sup>t</sup>		
7	2/153		2480 <sup>t</sup>	Now S.G.R. 194	(CAMDEN)			XIX "
	25	39	762	2408	390 <sup>t</sup>	2475 <sup>t</sup>	2476 <sup>t</sup>	
8	2/154			Now S.G.R. 194	(CAMDEN)			XXIV "
	25		762	390 <sup>t</sup>				
9	2/154			Now S.G.R. 194	(CAMDEN)			XXIV "
	25		762	390 <sup>t</sup>				

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34  
36

AWATERE REGISTRATION DISTRICT  
CAMDEN RUN

Sec. &c.	Plans.			Remarks.
10	2/154 25	762	390 <sup>L</sup>	Now S.G.R. 194 (CAMDEN) C.G. 1/21 XXIV HODDER
11	2/157 25	762	39	Now S.G.R. 194 (CAMDEN) C.G. 1/21 390 <sup>L</sup> <del>III TAPUAENUKU</del> XXIV HODDER
12	2/154 25	762	390 <sup>L</sup>	Now S.G.R. 194 (CAMDEN) C.G. 1/21 III-XXIV "
13	2/154 25	762	390 <sup>L</sup>	Now S.G.R. 194 (CAMDEN) C.G. 1/21 III-XXIV "
14	2/155 9	762		Now S.G.R. 194 (CAMDEN) C.G. 1/21 XXIV HODDER.
15	2/156 9	762		Now S.G.R. 194 (CAMDEN) C.G. 1/26 XXIV "
16	2/156 9	762		Now S.G.R. 194 (CAMDEN) C.G. 1/24 XXIV "
17	2/155 9	762		Now S.G.R. 194 (CAMDEN) C.G. 1/25 XXIV "
18	2/150 9	762		Now S.G.R. 194 (CAMDEN) C.G. 1/20 XXIV "

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DISTRICT

U.S.—N. 48

[Lands Form N.—48.

AWATERE REGISTRATION DISTRICT

37

CAMDEN RUN

Sec. &c.	Plans.				Remarks.
19	2/156	762	390 <sup>+</sup>	NOW S.G.R. 194 (CAMDEN)	XIX HODDER
	9			2472 <sup>+</sup>	
20	2/156	762	390 <sup>+</sup>	NOW S.G.R. 194 (CAMDEN)	XXIV "
	9				
21	2/155	762	390 <sup>+</sup>	NOW S.G.R. 194 (CAMDEN)	XXIV "
	9				
22	2/155	762	390 <sup>+</sup>	NOW S.G.R. 194 (CAMDEN)	XXIV "
	9				

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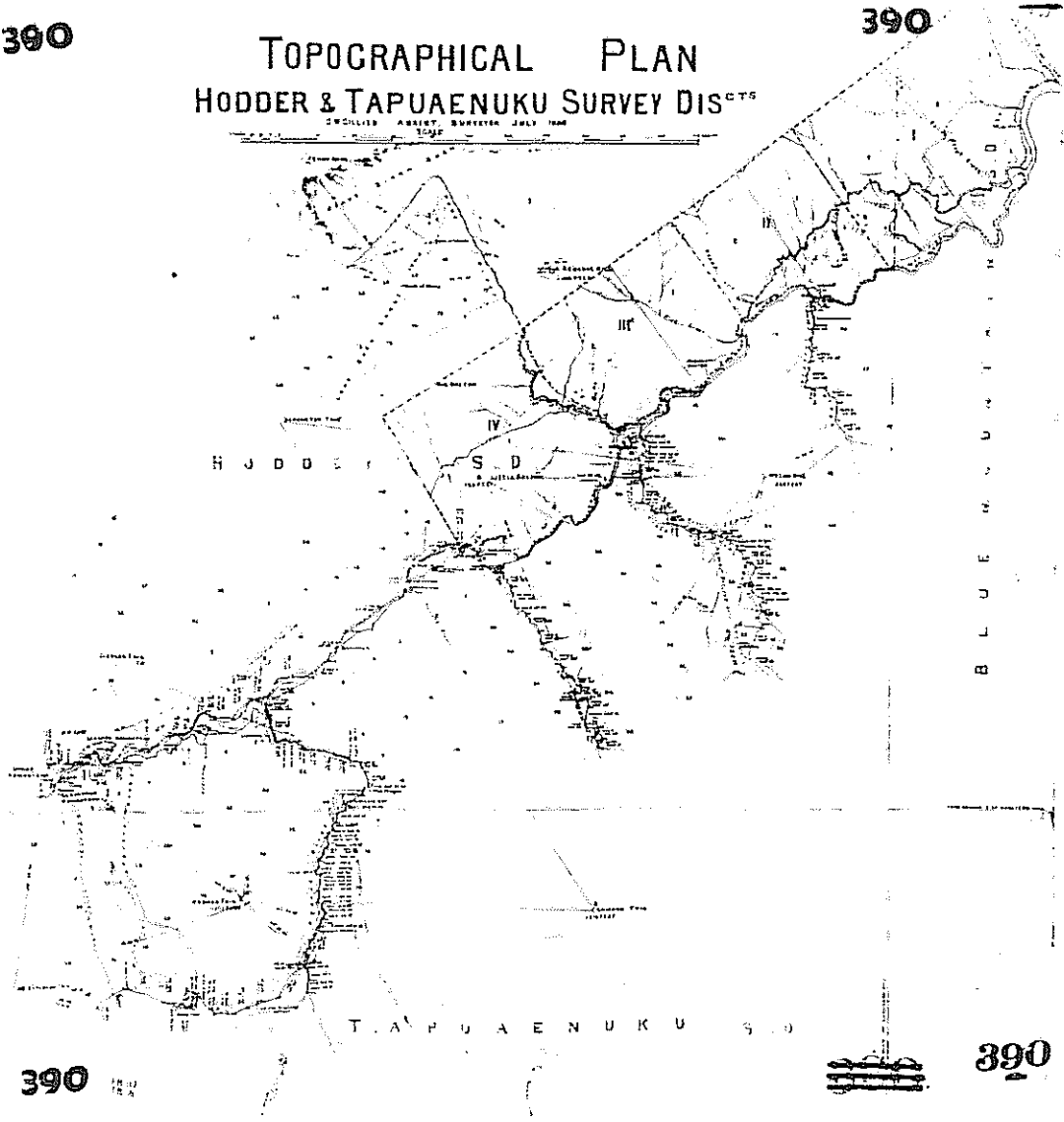
390

TOPOGRAPHICAL PLAN  
 HODDER & TAPUAENUKU SURVEY DISTRICTS

COMPILED AND REVISED SURVEYED JULY 1946  
 1:50,000

Scale of Measurement  
 1:50,000  
 1 cm = 0.5 km

1 cm	0.5 km
2 cm	1 km
3 cm	1.5 km
4 cm	2 km
5 cm	2.5 km
6 cm	3 km
7 cm	3.5 km
8 cm	4 km
9 cm	4.5 km
10 cm	5 km
11 cm	5.5 km
12 cm	6 km
13 cm	6.5 km
14 cm	7 km
15 cm	7.5 km
16 cm	8 km
17 cm	8.5 km
18 cm	9 km
19 cm	9.5 km
20 cm	10 km



390

390

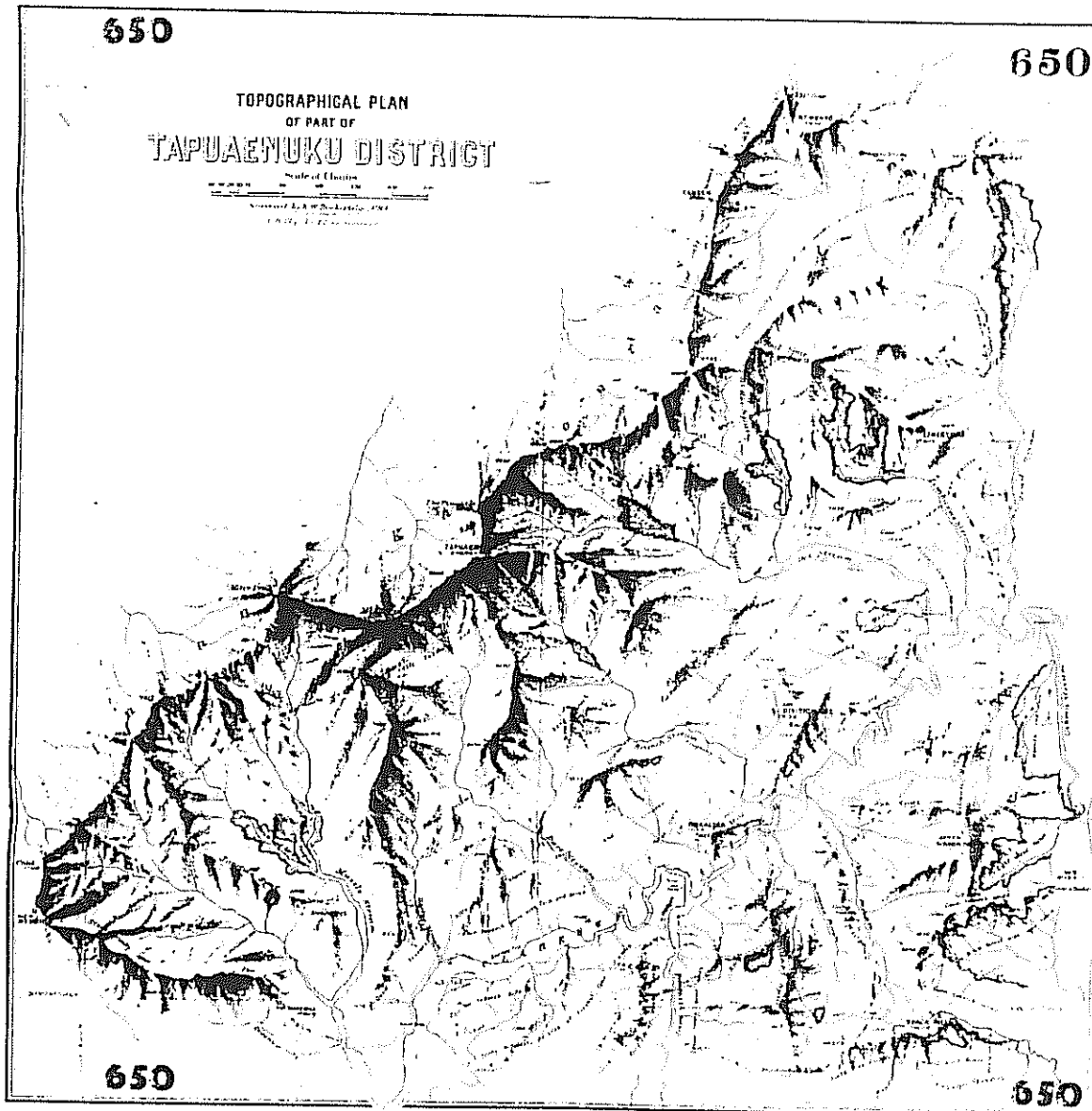
650

650

TOPOGRAPHICAL PLAN  
OF PART OF  
TAPUAENUKU DISTRICT

Scale of Chains  
1:25,000  
Surveyed by A. S. W. S. & Co. Ltd.  
1921, 1922, 1923

Scale of Feet  
1:25,000



650

650

Marlborough Land District

Amherst County

pt 1  
Upper North Hill Down  
A. H. Whitcomb  
17 1912

512 79

17 1912

In testimony whereof I have hereunto set my hand and the seal of the said County at Amherst, Virginia, this 17th day of January, 1939.

2408

Plan of Land to be taken for Road  
Rks XIX & XXIII Hodder S. D.

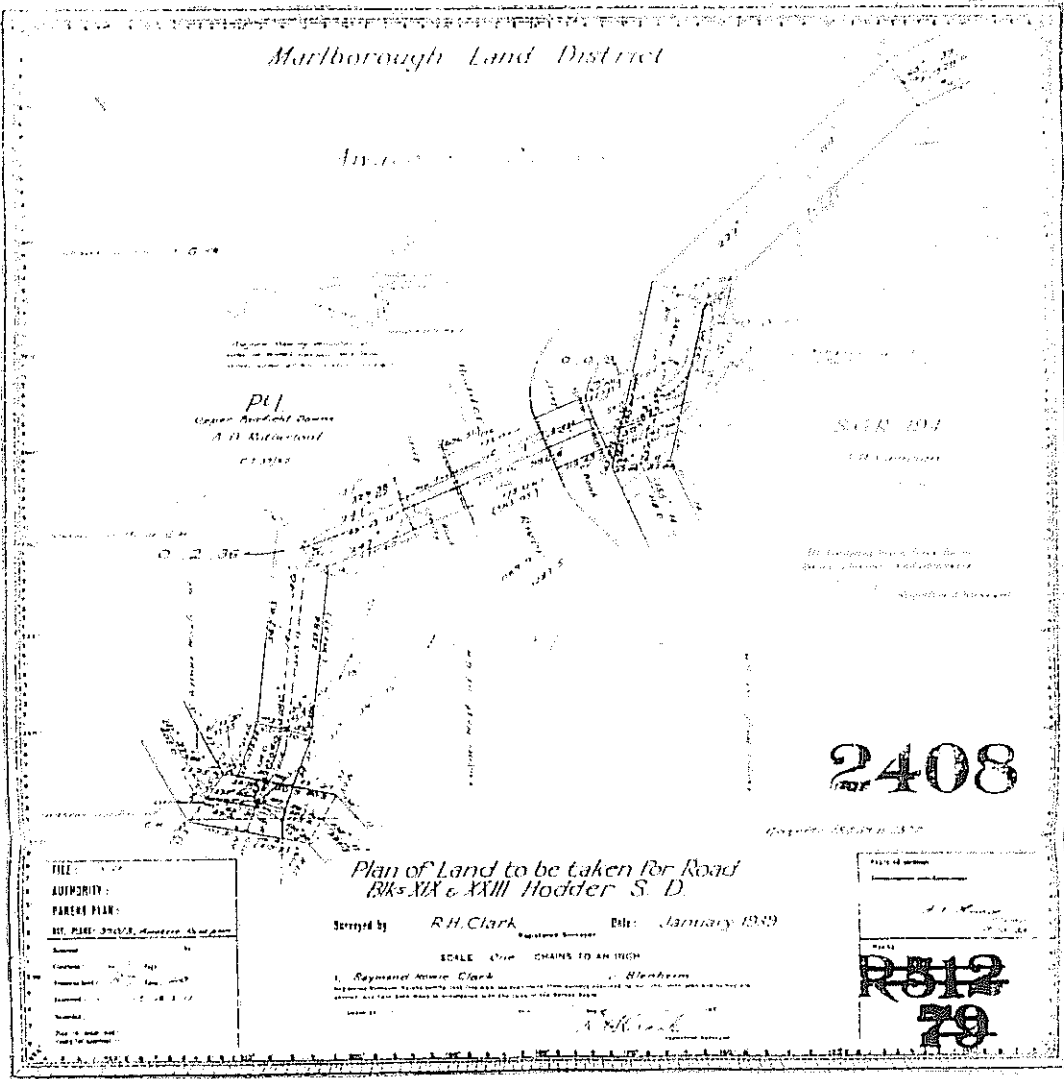
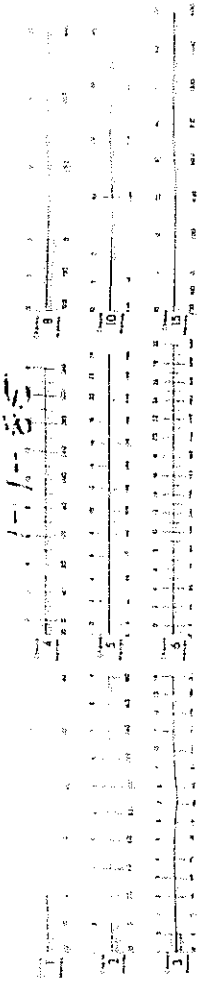
Surveyed by R. H. Clark Date: January 1939

SCALE One CHAIN TO AN INCH

1. Raymond M. Clark  
2. Blankenship  
3. ...

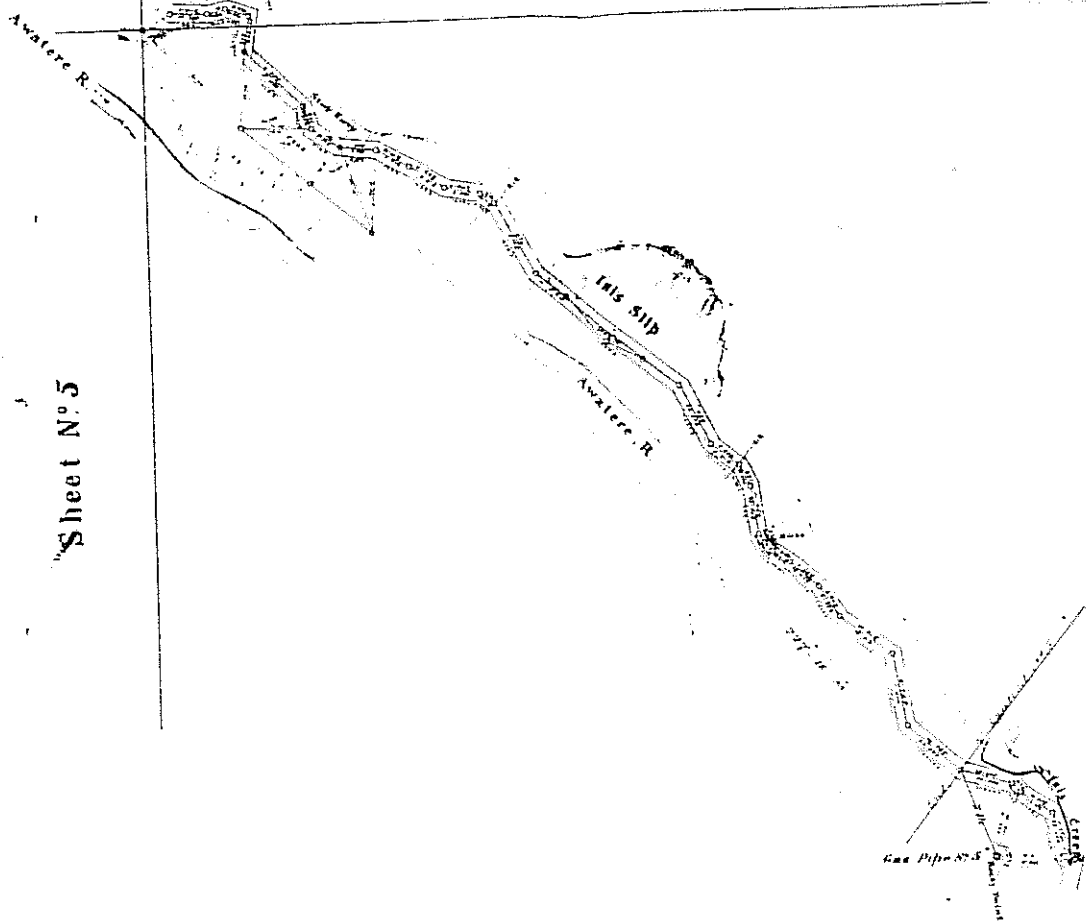
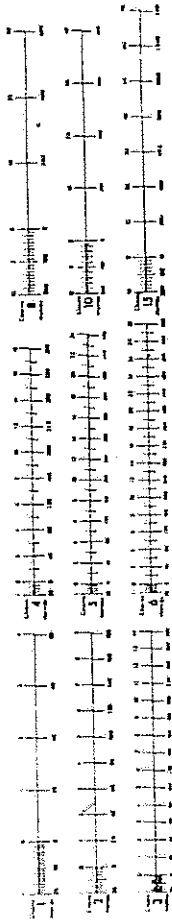
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FILED  
AUTHORITY  
PARENT PLAN  
BY FILED 2408, Amherst, Va. 1939  
Surveyed by  
Date  
Scale  
1. Raymond M. Clark  
2. Blankenship  
3. ...



2471

SHEET N° 5



Sheet N° 5

APPROVED FOR  
RECORD PURPOSES

*[Signature]*  
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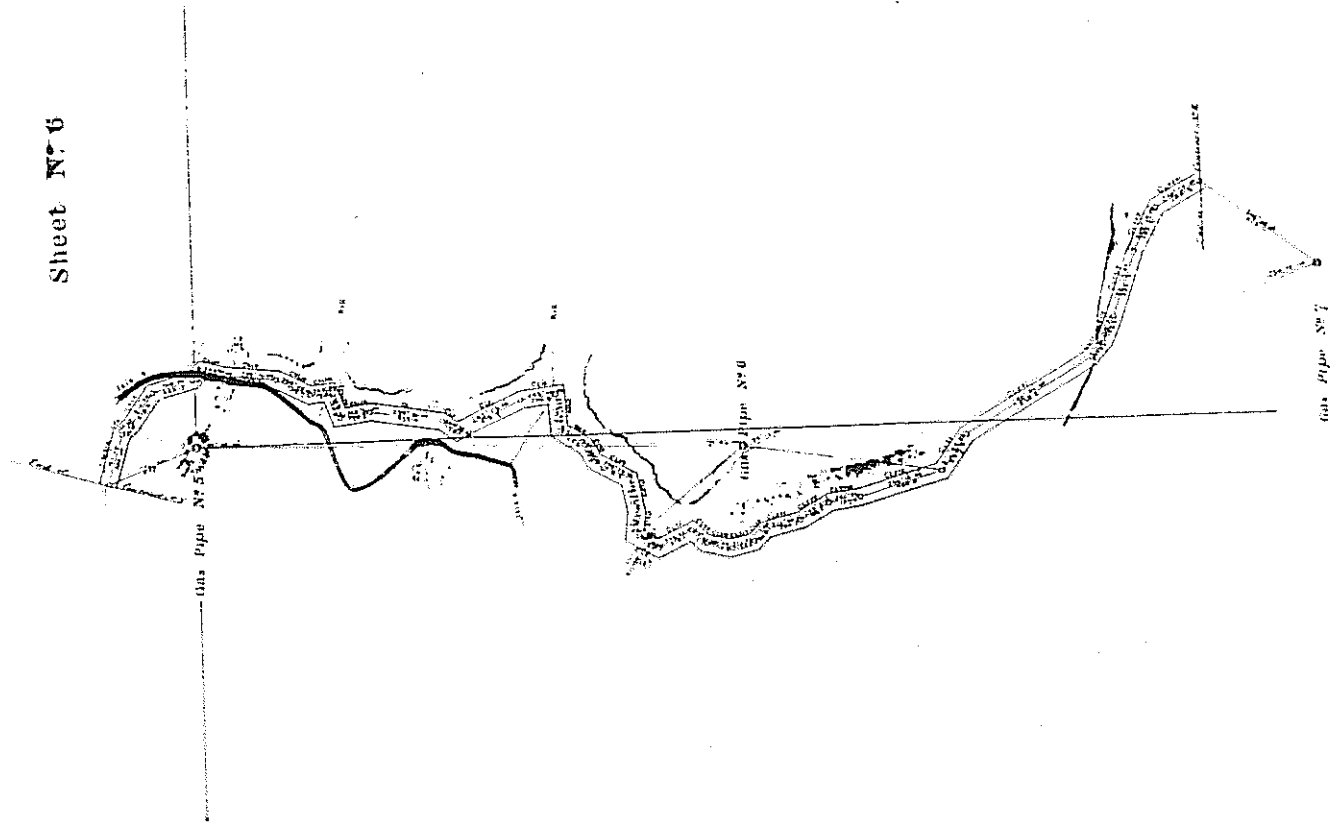
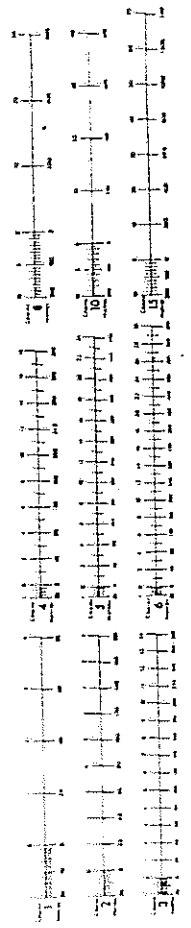
2471

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2472

Sheet N° 6

DATE OF PHOTOGRAPHY  
20.3.1973



TRAV. BK. 15. 2. 10. 57

2472

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RECORD PURPOSES

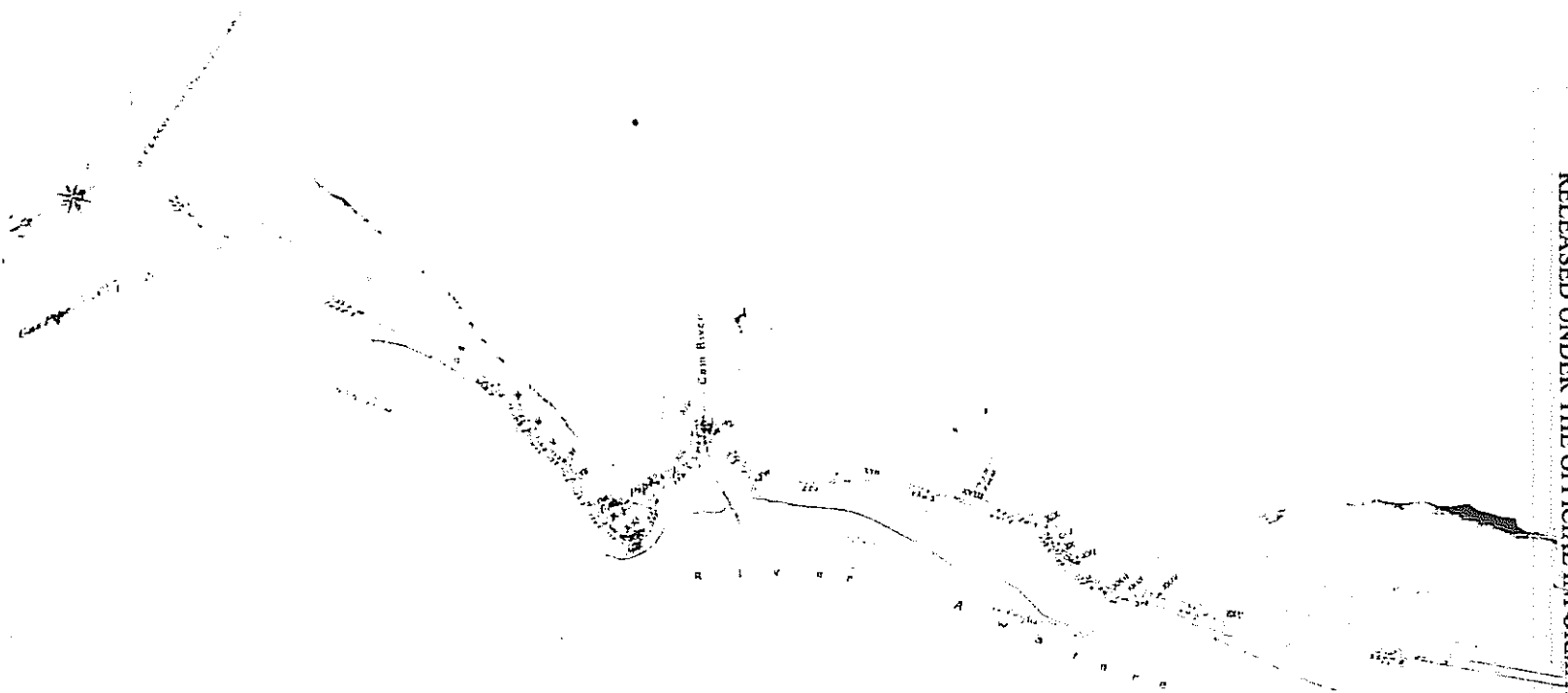
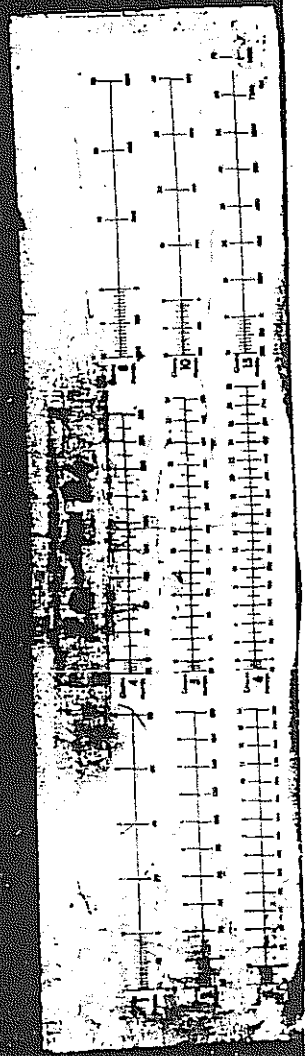
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2473

SHEET NO 1

SCALE 3 CHAINS TO ONE INCH



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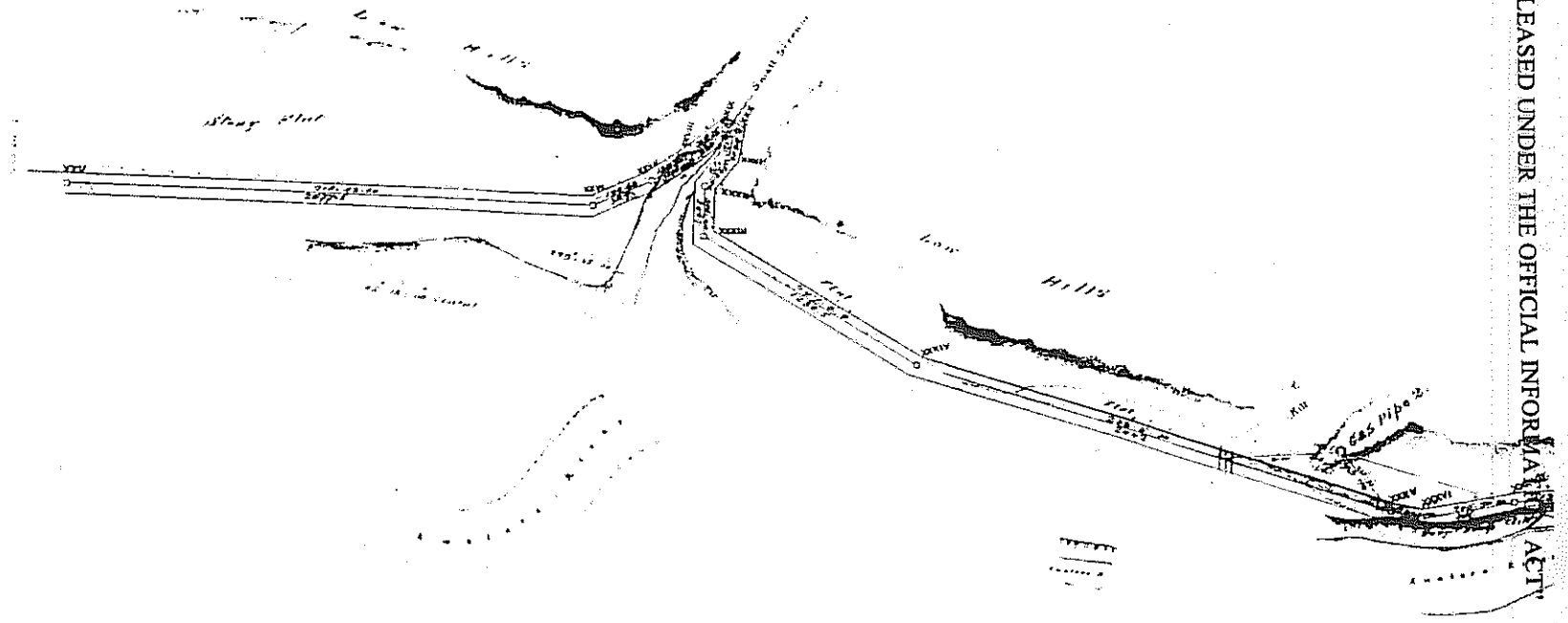
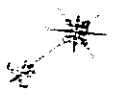
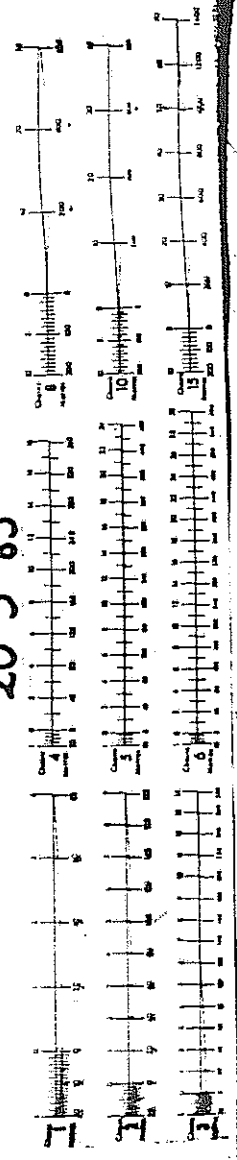
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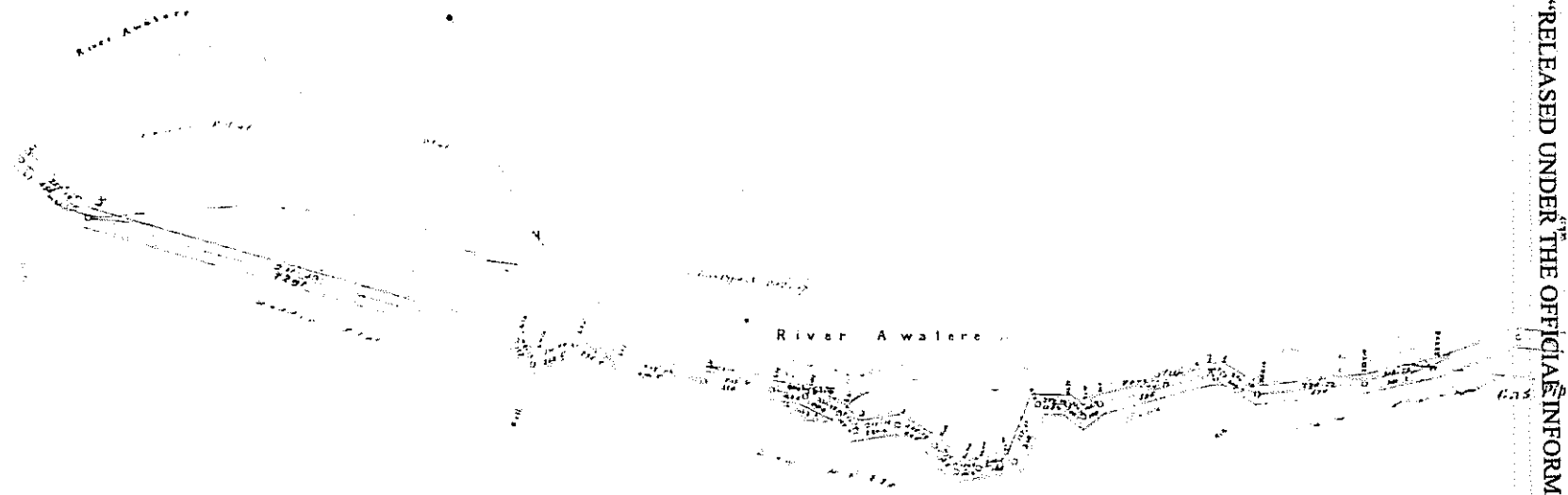
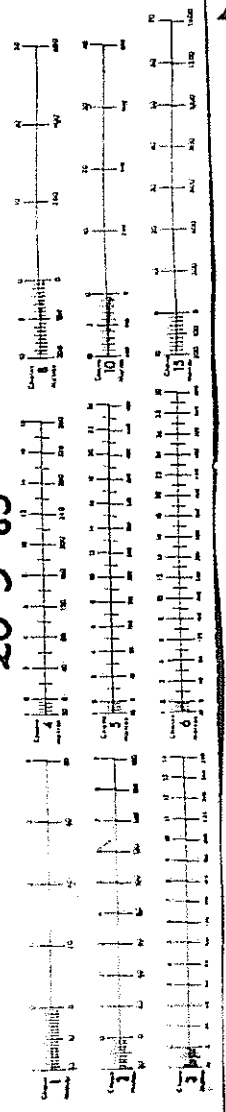
APPROV  
RECORD

TS 49 p 100  
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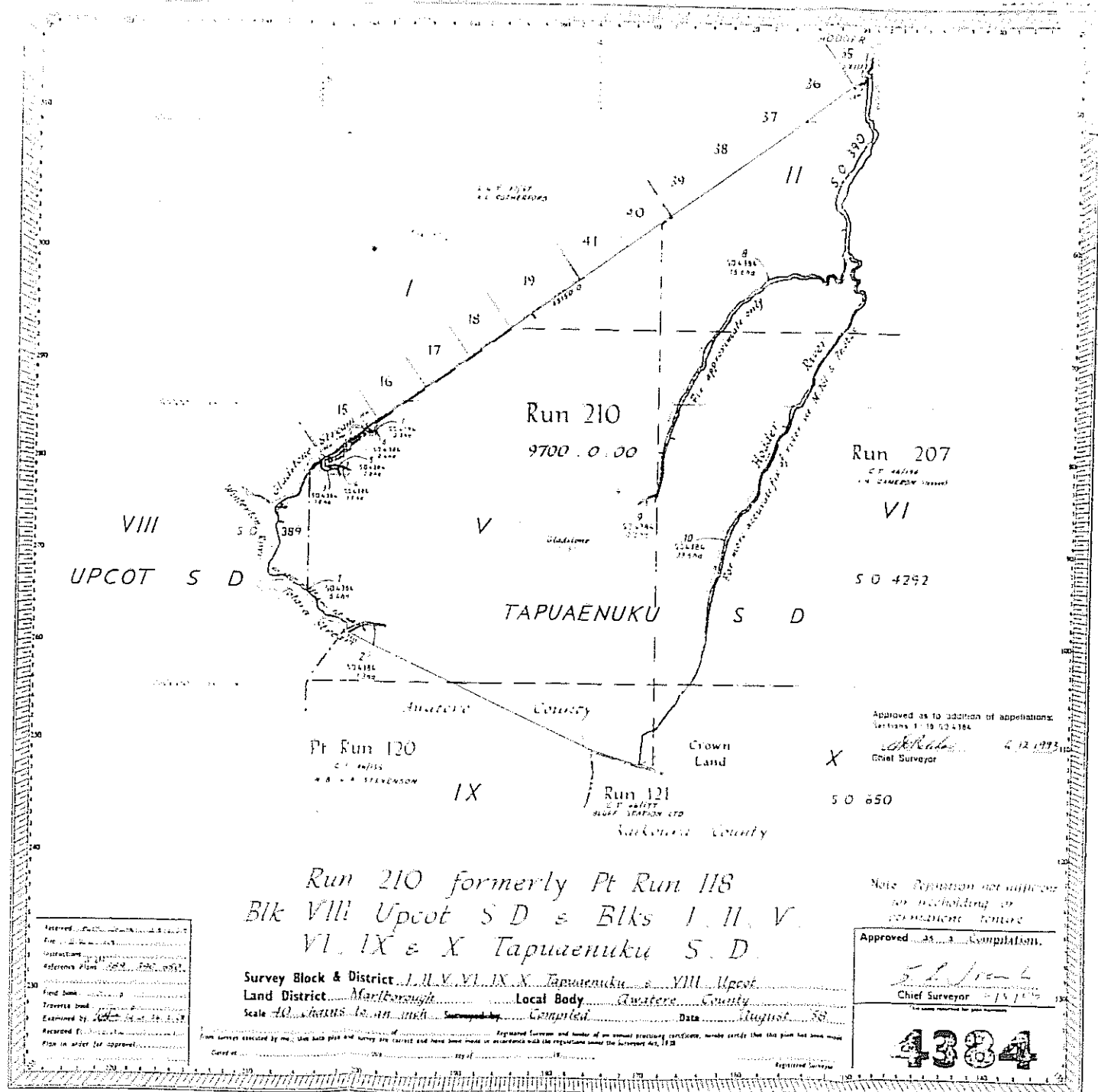
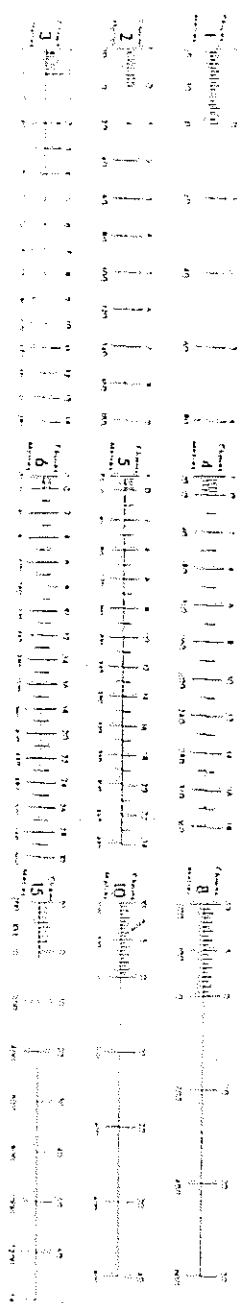


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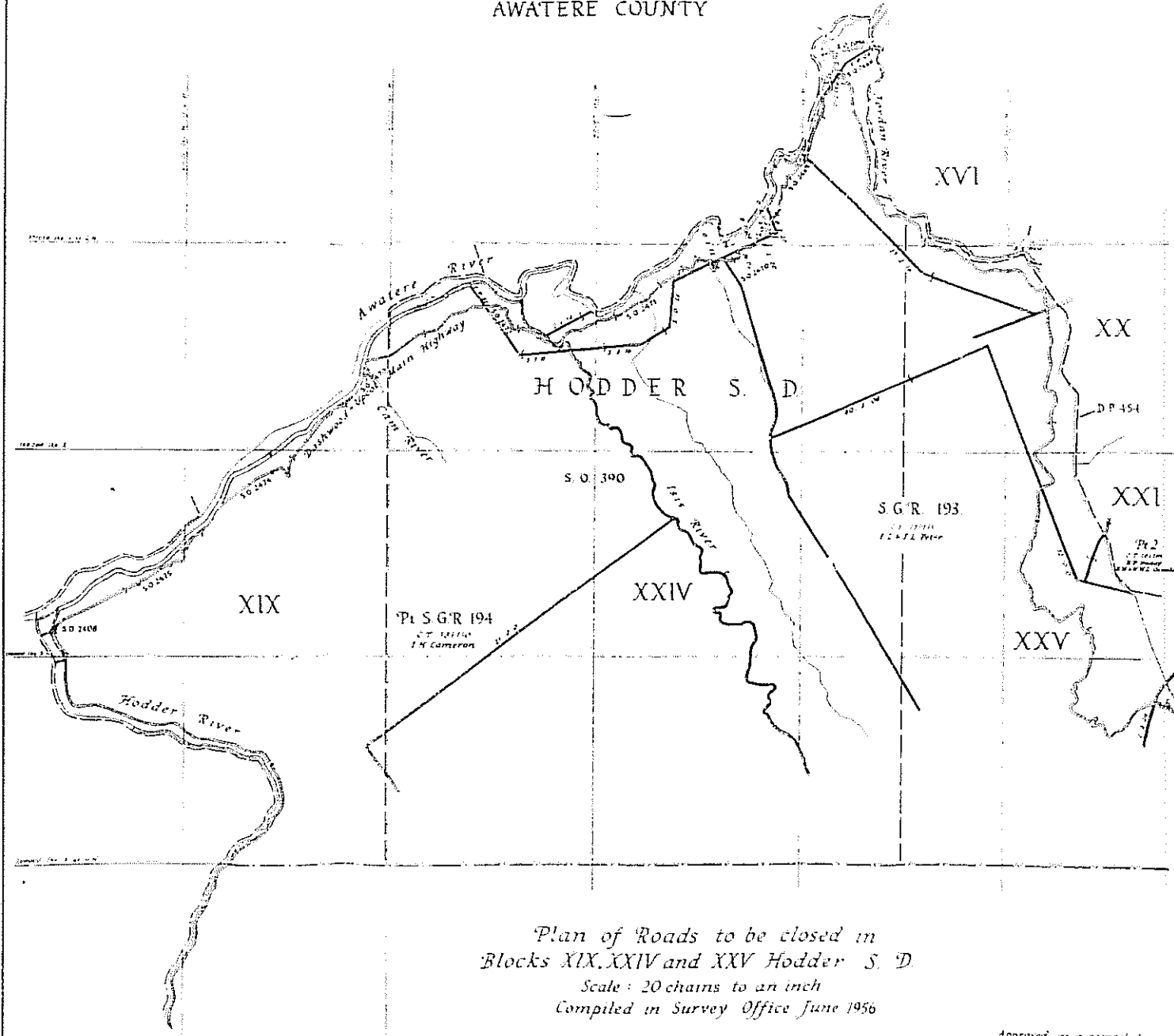
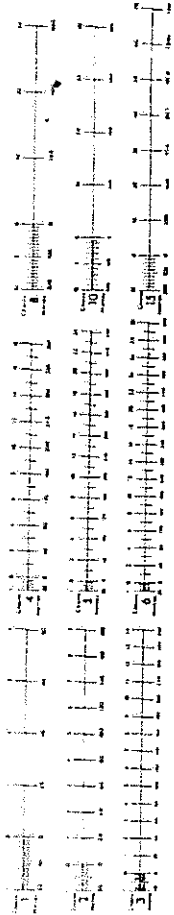
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DATE OF PHOTOGRAPHY  
21.3.1973



*Plan of Roads to be closed in  
Blocks XIX, XXIV and XXV Hodder S. D.  
Scale: 20 chains to an inch  
Compiled in Survey Office June 1956*

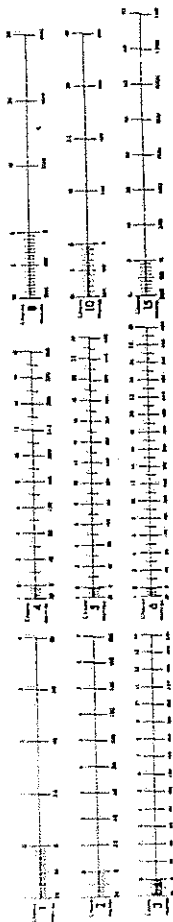
Approved as a compilation  
Chief Surveyor

SEARCHED	INDEXED
SERIALIZED	FILED
MAY 1973	
SURVEY OFFICE	

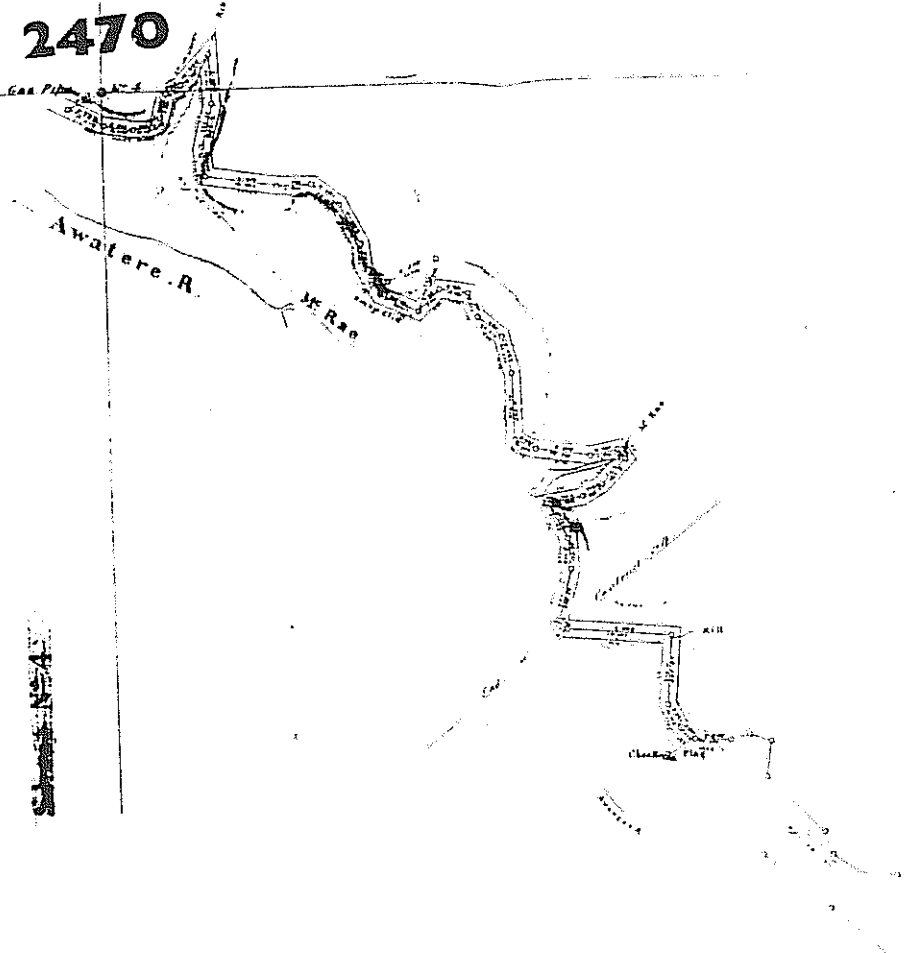
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SHEET N°4



DATE OF PHOTOGRAPHY  
20/3/1973



SHEET N°4

TRAY SK 35 p 33, 34.

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