

Crown Pastoral Land Tenure Review

Lease name : DUNSTAN DOWNS

Lease number : PO 019

Due Diligence Report (including Status Report) - Part 5

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.

December 05

DOC Consultation



Department of Conservation
Te Papa Atawhai

Our ref: PAR 019, PTR 049

22 November 2000

Don McGregor
McGregor Property Services
6 Cumberland Place
Kaiapoi

Dear Don

PASTORAL LEASE STATUS CHECKS - DUNSTAN DOWNS

I refer to your letter of 10 November 2000.

I have checked the Department of Conservation's land records. Our record show that there is no land currently part of the Conservation Estate within the boundaries of the Dunstan Downs Pastoral Lease, as shown on the maps supplied with your correspondence, within the Canterbury Conservancy. This advice is given on the basis that Section 2 Block XVI Longslip Survey District sits outside the boundary of the lease. The Plans you supplied were not entirely clear around this boundary. The other issue is that the Dunstan Downs lease crosses the Canterbury and Otago conservancy boundaries. I've enclosed a plan, showing the boundary in red. Unfortunately I cannot give you any information regarding any land in the Otago Conservancy, as I do not have the records available.

There will have been no concessions issued for Section 2 Block XVI Longslip Survey District, save for some generic concessions covering the vast majority of the conservation estate in the Canterbury Conservancy.

With respect to the matter of marginal strips, you are no doubt aware that there is considerable doubt as to where the marginal strip provisions of the Conservation Act 1987 apply within the High Country Pastoral Leased lands in Canterbury, and Otago.

In some cases the marginal strip provisions (Part IVA of the Conservation Act 1987) come into effect upon renewal. In other cases the provisions of Section 58 of the Land Act 1948 were supposed to apply to Pastoral Leases renewed prior to the passing of the Conservation Act 1987. I understand the "Lilybank" case throws considerable doubt onto the legality of any strips set aside under Section 58 of the Land Act, which were not defined on a survey plan. Some marginal strips are shown on survey plans, and others are not.

It is practically impossible to identify with any certainty whether a marginal strip is in place if it is not shown on a survey plan. Some marginal strips are shown on the DOC estate maps, and others are not. If there is no marginal strip shown on our allocation records, I have not identified them.

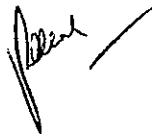
Canterbury Conservancy

Private Bag 4715, 133 Victoria Street, Christchurch, New Zealand
Telephone 03-379 9758, Fax 03-365 1388

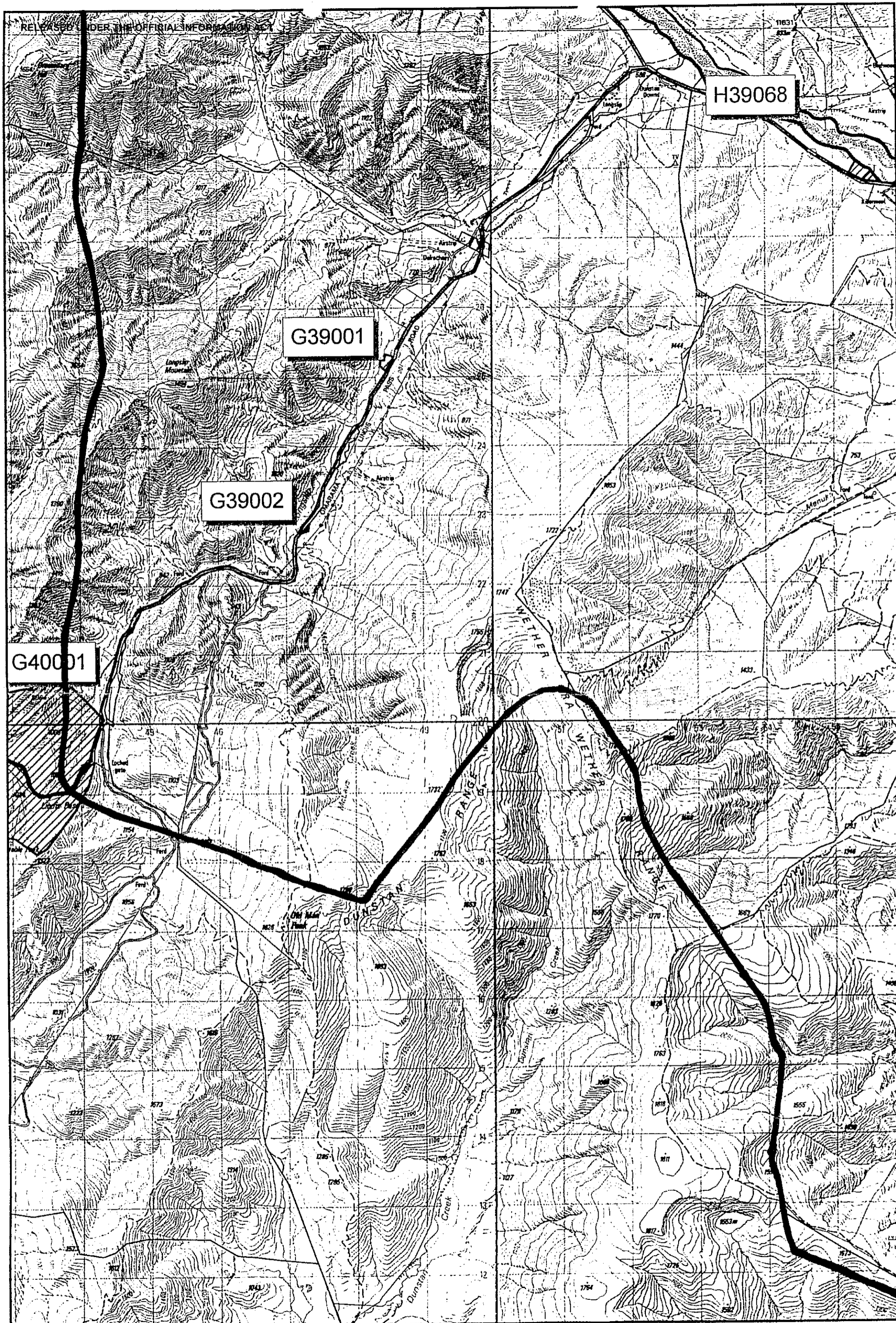
In the case of Dunstan Downs, the lease was renewed as at 1 July 1984, while the Conservation Act 1987 came into effect on 1 April 1987. Section 58 strips have been laid off along the Dunstan Creek, but these are in the Otago Conservancy, and I have no record of them. I only picked up their existence via Terraview.

I am only able to give you the information regarding the portion of the Dunstan Downs Pastoral Lease which adjoins land in the Canterbury Conservancy boundary. Unfortunately, you will need to pose the same question to my Otago counterparts, as I do not have access to their land records. I am sorry I cannot help you with respect to information from outside the Canterbury Conservancy, and particularly note that you sought the information by this coming Friday. This will be a significant inconvenience but I am afraid it cannot be avoided.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Robert Cant', with a long horizontal stroke extending to the right.

Robert Cant
Statutory Land Management Officer (Community Relations)
For Conservator, Canterbury
Email: Rcant@doc.govt.nz



Conservation Land Around Dunstan Downs



Department of Conservation
Te Papa Atawhai

Our File:

Date: 24 November 2000

The Manager
OPUS International Ltd
DUNEDIN

Attention: John Kirk

Dear Sir

DUNSTAN DOWN TENURE REVIEW-LAND STATUS REPORT

I now return your report and advise I have no further information to add regarding status.

I note the conservation land adjoining the land included in your report is the Lindis Pass Scenic Reserve and marginal strip adjoining the Dunstan Creek.

The Canterbury Conservancy of this department manages by Lindis Pass Scenic Reserve.

No concessions under the Conservation Act have been issued over the Dunstan Creek marginal strips and I have no record of a concession over the Lindis Pass Scenic reserve. Advice would need to be obtained from Canterbury Conservancy to confirm there are no concessions over that Scenic Reserve.

The departments investigations regarding tenure review are being undertaken by the Canterbury Conservancy for the property so any comments regarding inclusion of any conservation land in the tenure review process will be considered and promoted by that conservancy.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mike Kerr', written over a horizontal line.

Mike Kerr
Community Relations Officer
for Conservator

**Information Supporting Mineral
Ownership Investigation**



PLAN OF RUN No.

No. 1983 National Endowment

NEW ZEALAND.

LAND OFFICE

EQUIVALENT METRIC AREA IS 30520 acres

License to occupy Crown Lands for Pastoral Purposes.

Whereas Marian Jane McHain—wife of John McHain of Cromwell, Blacksmith...

All that area of Crown lands containing by estimation Thirty thousand five hundred and twenty (30520) acres, more or less, and being Run numbered Two hundred and one A (201A)...

Marian Jane McHain is hereby licensed to occupy the said land for pastoral purposes for the term of twenty-one (21) years, to be computed from the first day of March, 1915...

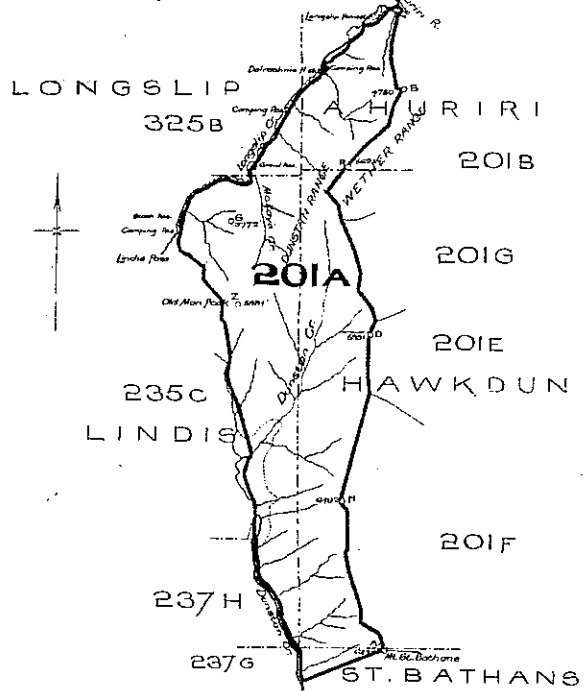
in equal parts, half-yearly in advance, on the first day of March and the first day of September in each and every year...

- Subject also to the conditions following, viz:— (1) That if the licensee or any person claiming an interest through or under him shall make or cause to be made any agreement or contract...

In Witness whereof the Commissioner of Crown Lands, on behalf of the Land Board of the Otago Land District, hath hereunto set his hand, this eighth day of April, 1915.

I, Marian Jane McHain, the above-named licensee, hereby accept this license on the terms and conditions specified therein.

Witness my hand and signature of Marian Jane McHain at Cromwell, Otago, this 10th day of April, 1915.



Scale: 2 miles = 1 inch.

any thereafter she shall receive absolutely

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Transfer of the within written license from Elvior James to Harold Thomas Wigley approved by the Land Board of the Otago District

Dated at Dunedin this 10th day of March 1920

Deputy Commissioner of Crown Lands

PASTURAGE LICENSE

McCurran James Stewart

Dunedin

COMMISSIONER OF CROWN LANDS

April 8th 1925

Discharge of above noted mortgage of the within written license to Donald Reid & Company, Limited, produced and entered in the books of the Land Board of the Otago Land District this 27th day of May 1920

Deputy Commissioner of Crown Lands

Mortgage of the within written license from Harold Thomas Wigley to Elvior James Stewart, wife of John Stewart of Oamaru, sheep farmer approved by the Land Board of the Otago Land District this 9th day of June 1920

Commissioner of Crown Lands

Mortgage of the above noted mortgage from Elvior James Stewart to the Union Bank of Australia, Limited, approved by the Land Board of the Otago Land District this 9th day of June 1920

Commissioner of Crown Lands

Mortgage of the within written license from Harold Thomas Wigley to the New Zealand Loan and Mercantile Agency Company Limited approved by the Land Board of the Otago Land District this 28th day of July 1920

Commissioner of Crown Lands

insurance objection 14 of the pasturage licence... 1921-22, the term of the license has been extended for a further period of fourteen (14) years from the first day of March 1927

Robt Lloyd Commissioner of Crown Lands

Commissioner of Crown Lands

Commissioner of Crown Lands

Commissioner of Crown Lands

Commissioner of Crown Lands

Commissioner of Crown Lands

Commissioner of Crown Lands

The Land Board of the Otago Land District has consented to the creation of a mortgage of the within written license to the Otago Land District this 15th day of September 1926, and affecting mortgage - 14250

Deputy Commissioner of Crown Lands

Commissioner of Crown Lands

Commissioner of Crown Lands

Commissioner of Crown Lands

Commissioner of Crown Lands

Commissioner of Crown Lands

Commissioner of Crown Lands

334* / 124

The Land Board of the Otago Land District has
consented to the issue of a license
under the Official Information Act 1982
to George Rhodes Jones
of Oamaru Sheep farmer
Dated at DUNEDIN this 17th day of February 1948

Am. [Signature]
Commissioner of Crown Lands.

APY

New P. Jones Trust No 338/48
Cancelled



334/124

RELEASED UNDER THE OFFICIAL INFORMATION ACT

[Previous](#) - [Contents](#) - [Search Acts](#) - [List of Acts](#) - [Next](#)

Crown Minerals Act 1991 070

Commenced: 1 Oct 1991

I: Crown Owned Minerals

Minerals Owned by the Crown

11 Minerals reserved to Crown

11. Minerals reserved to Crown---(1) Every alienation of land from the Crown made on or after the commencement of this Act (whether by way of sale, lease, or otherwise) shall be deemed to be made subject to a reservation in favour of the Crown of every mineral existing in its natural condition in the land.

(2) For the avoidance of doubt, every mineral reserved in favour of the Crown by any enactment shall continue to be reserved in favour of the Crown, notwithstanding the repeal of that enactment.

[Previous](#) - [Contents](#) - [Search Acts](#) - [List of Acts](#) - [Next](#)

Information Supporting Notes to Report

Other Information

L&S N17 : Card 1 of 1 : Land District: OTAGO

Plan No. S018486

Part Sec. Lot Rd. Stm.	Letter Colour	Area		Gazette Reference	Document Number	Description of Action	Remarks
		Ha	m ²				
				BLKS VI & VII AHURIRI S.D.			
	A	3	6959	1977p1269	477921	Road	
	B	4	7749	1977p1269	477921	Road Closed	①
	C	12	3800				
						Subsequent Actions	
①						Now Sec 1 (same plan)	

DOSLI D20

Card 1 of 3 :Land District: OTAGO

SO Plan No. 23073

Part Sec. Rd.	Lot. Stm.	Letter Colour	Area		Gazette Reference	Document Number	Description of Action	Remarks
			Ha	m ²				
					BLK VII	AHURIRI S.D.		
		G	0	4695	1993p3109		Now Stopped Road	(3)
		J	0	1200	do		Now Stopped Road	(4)
		D	0	0651				
		F	0	0136				
		H	0	0121				

78239J-10,000/10/87 MK

DOSLI D20

Card 2 of 3 :Land District: OTAGO

SO Plan No. 23073

Part Sec. Rd.	Lot. Stm.	Letter Colour	Area		Gazette Reference	Document Number	Description of Action	Remarks
			Ha	m ²				
					BLK VII	AHURIRI S.D.		
		A	0	1416	1993p3109		Lshldest & C.L. acquired for road, forms part of SH 8 & vests in Crown.	
		E	1	1705				
		I	0	1600				
		B	0	4278	do		Now Stopped Road	(1)
		C	1	0637	do		Now Stopped Road	(2)

78239J-10,000/10/87 MK

DOSLI D20

Card 3 of 3 :Land District: OTAGO

SO Plan No. 23073

Part Sec. Rd.	Lot. Stm.	Letter Colour	Area		Gazette Reference	Document Number	Description of Action	Remarks
			Ha	m ²				
					Subsequent Actions			
		(1)					Now Sec 1 SO 23073	
		(2)					Now Sec 2 do	
		(3)					Now Sec 3 do	
		(4)					Now Sec 4 do	

18736E-10,000 cds/8/90MK

Crown Minerals

27 NOV 1997
DUNEDIN

911/529

Our Ref: 40 242

24 November 1997

District Land Registrar
Private Bag
DUNEDIN

EXPIRED EXPLORATION PERMIT 40 242
HELD BY BANSAVCRO MINING LIMITED

This is to advise that the above permit expired on 22 November 1997.

Please note your records accordingly.

a Parish

Angela Parish
for Unit Manager - Permitting



Manager of New Zealand's Crown

11.26 27 NOV 1997
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO
ASST LAND REGISTRAR
940193-1
estate



COMMERCE
MINISTRY OF COMMERCE
Te Manatū Taunohi

RELEASED UNDER THE OFFICIAL INFORMATION ACT
OPERATIONS GROUP
ENERGY & RESOURCES
DIVISION

Ministry of Commerce Building
33 Bowen Street
P.O. Box 1473, Wellington,
New Zealand
Telephone (04) 472 0030
Fax (04) 499 0968

COMMERCE
MINISTRY OF COMMERCE
Te Manatū Taohokohoko

Our Ref: 40 242

REGISTERED

7 November 1995

District Land Registrar
Private Bag
DUNEDIN

EXPLORATION PERMIT 40 242
BY AURUM REEF RESOURCES (NZ) LIMITED

I enclose 4 copies of the above permit signed by the Minister of Energy.

Would you please record the permit, number each copy, retain one copy and return the remaining copies to this office in accordance with Section 81 of the Crown Minerals Act 1991.

Yours faithfully



Erin Ahern
for Unit Manager - Authorisations

DUNEDIN
LAND REGISTRY OFFICE

EXPLORATION PERMIT 40 242
CROWN MINERALS ACT 1991

PERMIT HOLDER: Aurum Reef Resources (NZ) Limited
PO Box 657, DUNEDIN

FIRST SCHEDULE:

<u>CT Reference</u>	<u>Area</u>	<u>Legal Description of Permit Area</u>
CT 14C/265 CT 159/244 CL 338/61 CT 6C/328 CT 13D/865 CL 386/122 CL 338/71 CL 338/20 CL 386/79 PL GN 586625 Proc 7028 CL 386/108	7900 hectares	OTAGO LAND DISTRICT - CENTRAL OTAGO DISTRICT All that area of land situated in Lindis and Lower Hawea Survey Districts as is more particularly described in the Schedule and shown on the plan attached hereto.

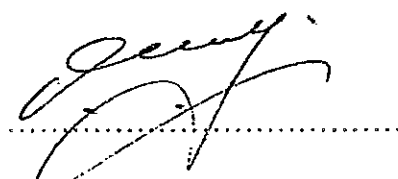
TERM: Three years commencing on the date hereof.

PURSUANT to the Crown Minerals Act 1991 the Minister of Energy hereby grants to the above permit holder the right to explore the land described in the FIRST SCHEDULE hereto for those minerals specified in the SECOND SCHEDULE hereto upon the terms and conditions specified in the THIRD SCHEDULE hereto and subject to the Crown Minerals Act 1991 and any regulations made thereunder.

The grant of this permit does not entitle the permit holder to carry out any exploration or enter on to any land without having obtained the relevant access arrangement in terms of the Crown Minerals Act 1991 or resource consents if required as provided for by the Resource Management Act 1991.

DATED at Wellington this 23rd day of November 1991

SIGNED by DOUGLAS LORIMER KIDD, Minister of Energy



SECOND SCHEDULE

MINERAL

ROYALTY

Gold

Nil

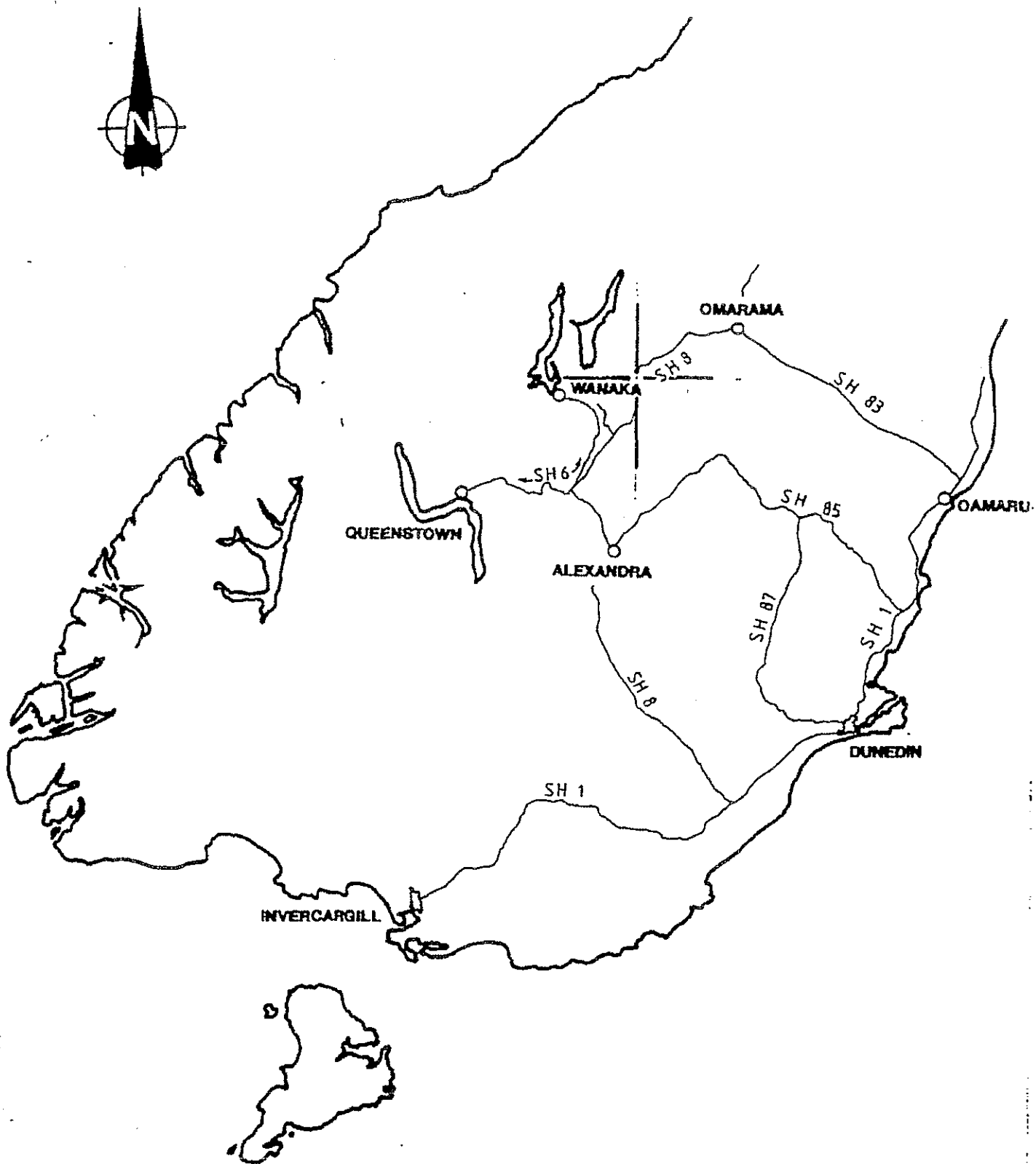
LAND STATUS SCHEDULE

40-242 "LINDIS"



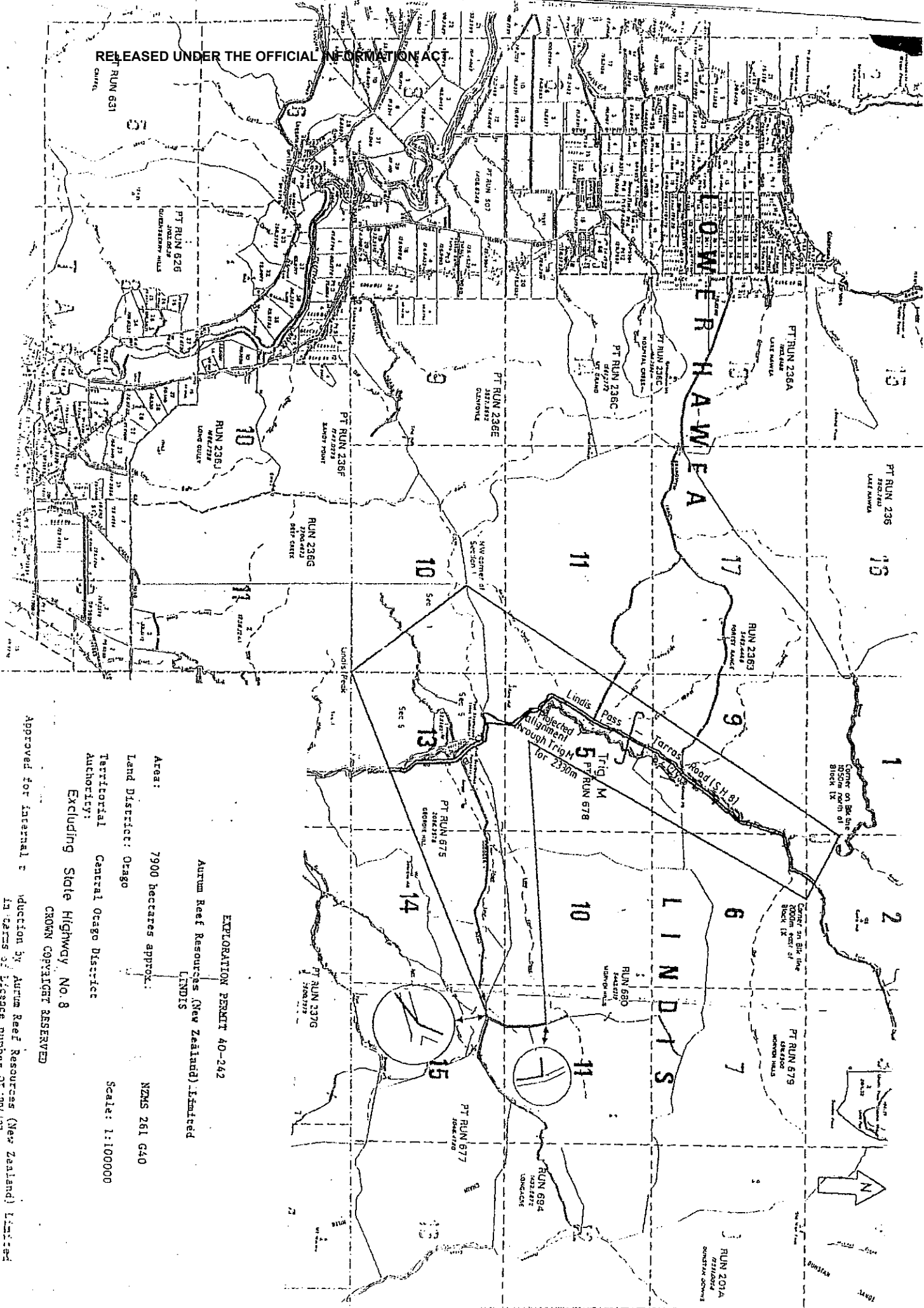
Gold

Legal Description	Instrument of Title	Mineral Ownership other than Statute Minerals
<u>Lower Hawea Survey District</u>		
1. Pt Section 1 Block X	CT 14C/265 ✓	
<u>Lindis Survey District</u>		
<u>Block V</u>		
2. Section 2	PT GN 606625 CT 338/20 ✓	
<u>Block IX</u>		
3. Section 5	CT 159/244 ✓	
4. Section 7	Proc 7028 ✓	
<u>Block XIII</u>		
5. Section 1, 3, 5, Part Section 6	CL 338/61 ✓	
6. Section 2	CT 6C/328 ✓	
7. Section 4	CT 13D/865 ✓	
8. Crown Land adjacent to Pt Run 675	No registration	
9. Pt Run 235A	CL 386/122 ✓	
10. Pt Run 236B	CL 386/108 ✓	
11. Pt Run 675	CL 338/71 ✓	
12. Pt Runs 678, 679, and 680	CL 338/20 ✓	
13. Pt Run 820 Lindis S.D. and Lower Hawea S.D.	No registration	
14. Crown Lands adjoining the Lindis River and Breast Creek Lindis S.D.	No registration	
15. Part Bed of Lindis River, Part Bed of Breast Creek, and Part Bed of Pass Burn. Lindis S.D.	No registration	
16. Section 3 and Part Section 2 SO 23198	CL 386/79 ✓	
17. Legal Roads within the boundaries of this application (excluding SH 8).	Legal Road	



Locality Map of
Permit Application
40-242

Scale 1 : 2 000 000



EXPLORATION PERMIT 40-242

Aurum Reef Resources (New Zealand) Limited
LINDIS

Area: 7900 hectares approx.

Land District: Otago

Territorial Authority: Central Otago District

Excluding State Highway No. 8

NZMS 261 640
Scale: 1:100000

Approved for internal use

Production by Aurum Reef Resources (New Zealand) Limited
in terms of License number 01/99/L/27

CROWN COPYRIGHT RESERVED

THIRD SCHEDULE
CONDITIONS OF EXPLORATION PERMIT 40 242
BY AURUM REEF RESOURCES (NZ) LIMITED

Work Programme

1 The permit holder shall make all reasonable efforts to systematically explore the permit's area in accordance with good exploration practice, in order to delineate the gold resource potential and to identify a mineable reserve.

2 The permit holder shall carry out the following work programme.

a Within one year of the commencement date of the permit;

- i Undertake a programme of alluvial pit bulk sample testing of approximately 60 pits - bulk sample size is not to exceed 50 cubic metres;
- ii Undertake a comprehensive geological mapping and hand sample testing survey of the full permit area;
- iii Conduct a reconnaissance soil geochemical sample testing survey; and

either

make a firm commitment by notice in writing to the Secretary of Commerce to complete the work programme detailed in (b) below;

or

surrender the permit.

b Within two years of the commencement date of the permit;

- i Establish a grid(s) and undertake a programme of soil and rock geochemical sample testing;
- ii Define target areas for hardrock drilling and costeaning;
- iii Undertake a programme of RC and/or diamond drilling of approximately 6 holes;
- iv Undertake costeaning of target areas;
- v Undertake a programme of alluvial infill bulk sample testing of target areas - bulk sample pit size is not to exceed 50 cubic metres and trenches are limited to 150 metre lengths and spaced on 250 metre centres;

vi Undertake caldwell drilling as appropriate; and

either

make a firm commitment by notice in writing to the Secretary of Commerce to proceed with the work programme detailed in (c) below;

or

surrender the permit.

c Within three years of the commencement date of the permit:

- i undertake further alluvial bulk sample and/or drill testing;
- ii undertake intensive RC/diamond drilling to test and delineate identified zones of mineralisation;
- iii undertake hardrock bulk sampling for metallurgical test purposes;
- iv conduct mineral resource and reserve calculations for alluvial and hardrock deposits;
- v undertake mining feasibility and technical studies if appropriate.

Expenditure

3 The permit holder shall spend in:

Year 1: A minimum of
Dollars)

Year 2: A minimum of
Dollars)

Year 3: A minimum of
Dollars)

on exploration work unless otherwise approved in writing by the Secretary of Commerce.

Reports

4 The permit holder shall provide such periodic reports and returns of production as may be required pursuant to the Crown Minerals Act 1991 and relevant regulations prescribed thereafter.

5 The permit holder shall within 60 days following the anniversary of the date of the granting of the permit, submit to the Secretary one copy of each technical report completed during the preceding 12 months.

Relevant Minerals Programme

6 The minerals programme, in respect of the minerals to which this permit is granted which is first issued after the commencement date of this permit, shall apply to this permit and for the purposes of section 22 of the Crown Minerals Act 1991 shall be the relevant minerals programme.

Royalties

7. It is a condition of permit grant that, in accordance with section 35(1)(c) of the Crown Minerals Act 1991, the Minister may amend the conditions of this permit to provide that the permit holder shall pay to the Secretary a royalty on any minerals authorised to be produced in accordance with this permit.

8 The royalty that shall be payable, and the conditions providing for such, shall be in accordance with the royalty provisions specified in the minerals programme, in respect of the minerals to which this permit is granted, which is first issued after the commencement date of this permit.

9 Royalty liabilities shall not be incurred on any authorised minerals production prior to the date 12 months after the date of issue of the relevant minerals programme.

Notifications Required

10 The permit holder will notify the Inspector of Mines and appropriate local authorities when operations are due to commence.

11 Prior to the commencement of any drilling or underground development, the permit holder shall notify the Secretary in writing, giving details of proposed activities and a commencement date.

9D/529/DB

RELEASED UNDER THE OFFICIAL INFORMATION ACT

THE CROWN MINERALS ACT 1991
EXPLORATION PERMIT No. 40 242

Minister of Energy

TO

AURUM REEF RESOURCES
NEW ZEALAND LIMITED

Area: 7900 hectares

MEMORIALS

926685/4 Transfer to Bonsovere
minery limited - 14.3.1997 at 11:20am

[Handwritten signature]
A.L.

EXPIRED
27/11/1997
for D.L.R.

Particulars entered in the Register
shown in the First
the date and at the

- 14C/265
- 159/244
- 338/61
- 6C/328
- 13D/865
- 338/71
- 338/20

District/Asst Land

Registry Office



9.01 08.NOV95

895041

FILE COPY

