

Crown Pastoral Land Tenure Review

Lease name : DUNSTAN DOWNS

Lease number : PO 019

Due Diligence Report (including Status Report) - Part 6

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

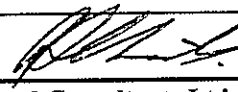
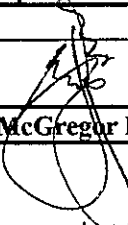
Project Number : QVV 46

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 Land Act 1998.

LAND STATUS REPORT for Dunstan Downs				LIPS Ref 14102	
Tenure Review (Crown Land)					
Property	2	of	2		

Land District	Otago
Legal Description	Section 1, Block VI, Ahuriri Survey District.
Area	1.8818 hectares.
Status	Crown Land under the Land Act 1948.
Instrument of title / lease	Not held under any instrument or document registered in the Land Transfer system.
Encumbrances	Is relevant land in terms subject to Part 9 of the Ngai Tahu Claims Settlement Act 1998.
Mineral Ownership	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 1848 Kemp Purchase.
Statute	Land Act 1948.

Data Correct as at	12/12/2000
[Certification Attached]	Yes

Prepared by : John Kirk subcontractor	
Crown Accredited Supplier	Opus International Consultants Ltd, Dunedin
Confirmed by Don McGregor for and on behalf of QV Valuations	
Crown Accredited Supplier	McGregor Property Services Limited

Certification

Pursuant to Section 11(1)(I) 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 un-alienated Crown Land subject to the Land Act 1948.



Max Haydn Warburton
Chief Surveyor
Land Information New Zealand, Dunedin.

212 2001
12000

LAND STATUS REPORT for Dunstan Downs Tenure

LIPS Ref 14102

Review

Property 2 of 2

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.

Compensation Certificate 980214.1 indicates that part of this site is required for the realignment of State Highway 8. Ref. SH 8 RS 202 Region 13 Dalrachney Realignment.

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	G 39.
Local Authority	Waitaki District Council.
Crown Acquisition Map	Kemp Purchase.
SO Plan	<u>SO 1387</u> - Plan of part of Run 201A Omarama Runs (1915). Shows Section 1, Block VI, Ahuriri SD as a Camping Reserve. <u>SO 2494</u> - Plan of Main Road Omarama – Lindis Pass.
Relevant Gazette Notices	None found.
CT Ref / Lease Ref	No registered interest.
Plan Index	SO's 1387, 2494.
Legalisation Cards	No cards for SO's 1387, 2494.
CLR	Shown as Map Camping Reserve on SO 1387, but the CLR shows this as a Map Gravel Reserve. This a parcel of Crown Land was defined on an original block plan (being the first

LAND STATUS REPORT for Dunstan Downs Tenure

LIPS Ref 14102

Review

Property 2 of 2

	survey of the land after the original Crown acquisition from the former Maori owners) showing the proposed reservation. Formal reservation did not occur therefore the land remains unalienated Crown Land.
Allocation Maps (if applicable)	UCL ref. LIPs 14102 (former PROMIS Ref 1120). Allocation (Ref U*G39*77*CO) to Department of Lands for retention as a possible addition to the Pastoral lease. Physical Description: Pasture, Longslip Creek Terrace. Category 18 Allocation approved in accordance with Ministerial Committee on Land Allocation decision of 6 September 1988. (MCLA (88) M12-item 3(c)).
VNZ Ref - if known	VR 26050 00201.
Crown Grant Maps	Kemp Purchase.
If Subject land Marginal Strip : a) Type [Sec 24(9) or Sec 58] b) Date Created Plan Reference	a) Not applicable. b) Not applicable. c) Not applicable.

LAND STATUS REPORT for Dunstan Downs Tenure

LIPS Ref 14102

Review

Property 2 of 2

Research – continued

If Crown land – Check Irrigation Maps.

No reference found G39 searched.

Mining Maps

No reference found G 39 searched.

If Road

a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989

a) SO Plan Not applicable.

b) By Proc

b) Proc Plan: Not applicable.

c) Gazette Ref: Not applicable.

Other Relevant Information

a) Concessions – Advice from DOC or LINZ.

a) Not applicable.

b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998

b) Is relevant land in terms subject to Part 9 of the Ngai Tahu Claims Settlement Act 1998.

c) Mineral Ownership

c) Either

☒ 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 Purchase.

d) Other Info

d) Not applicable.

S.D. : *AHURIRI*

BLOCK : *VI*

SECTION NO.	ORIGINAL PLAN.	FURTHER PLANS.	REFERRED ON.
1	1387 ²⁴⁹⁴ A-105		
2	16273 16274		

30B

XVI

1

1

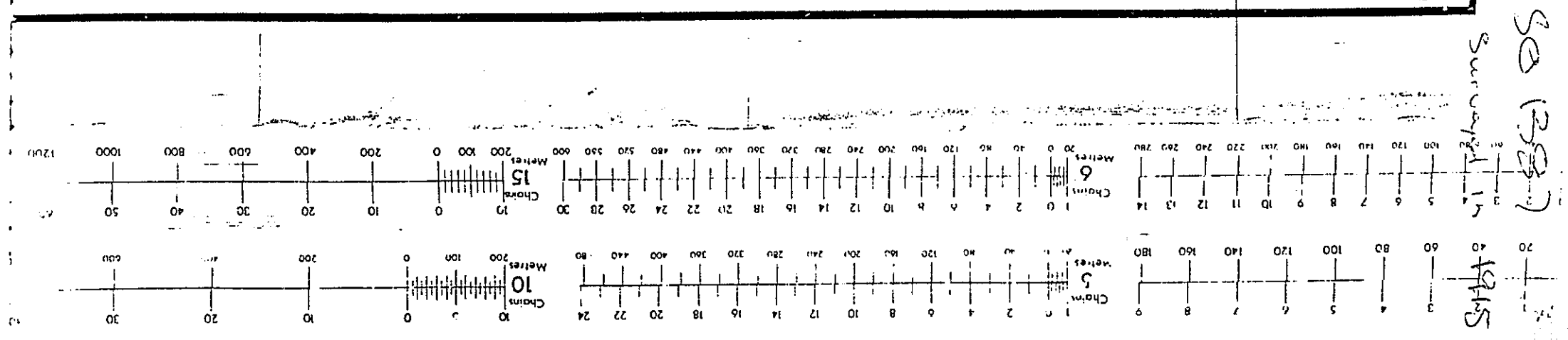
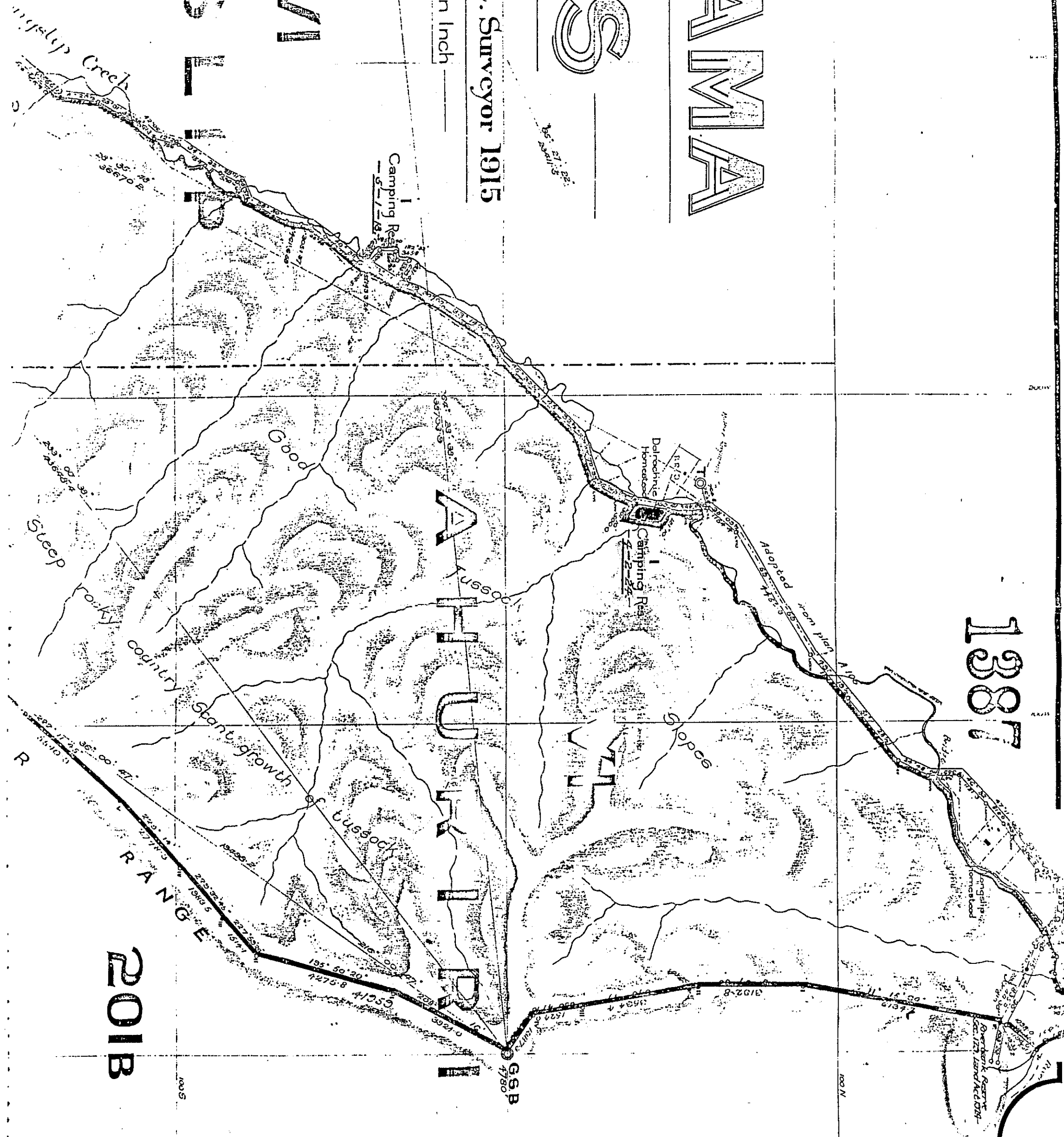
Armed Asst. Surveyor 1915
chains to an Inch

UNCS

RAMA

1387

201B



Extract of CLR

L. & S.—G. 3

D. PLAN: 1387 2494

AREA:

1. 8818 ha
(4 Ac. 2 Rs. 34 Ps.)

[illegible]

Other Information

File Cover Report

Property ID: 14102

Region: Dunedin

Property Type: Unalienated Crown Land

Legal Description: SEC 1 Blk VI AHURIRI SD

Address: SH 8 LONGSLIP

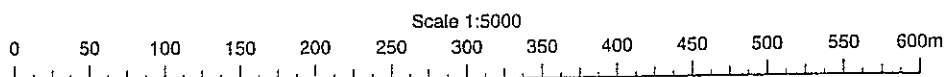
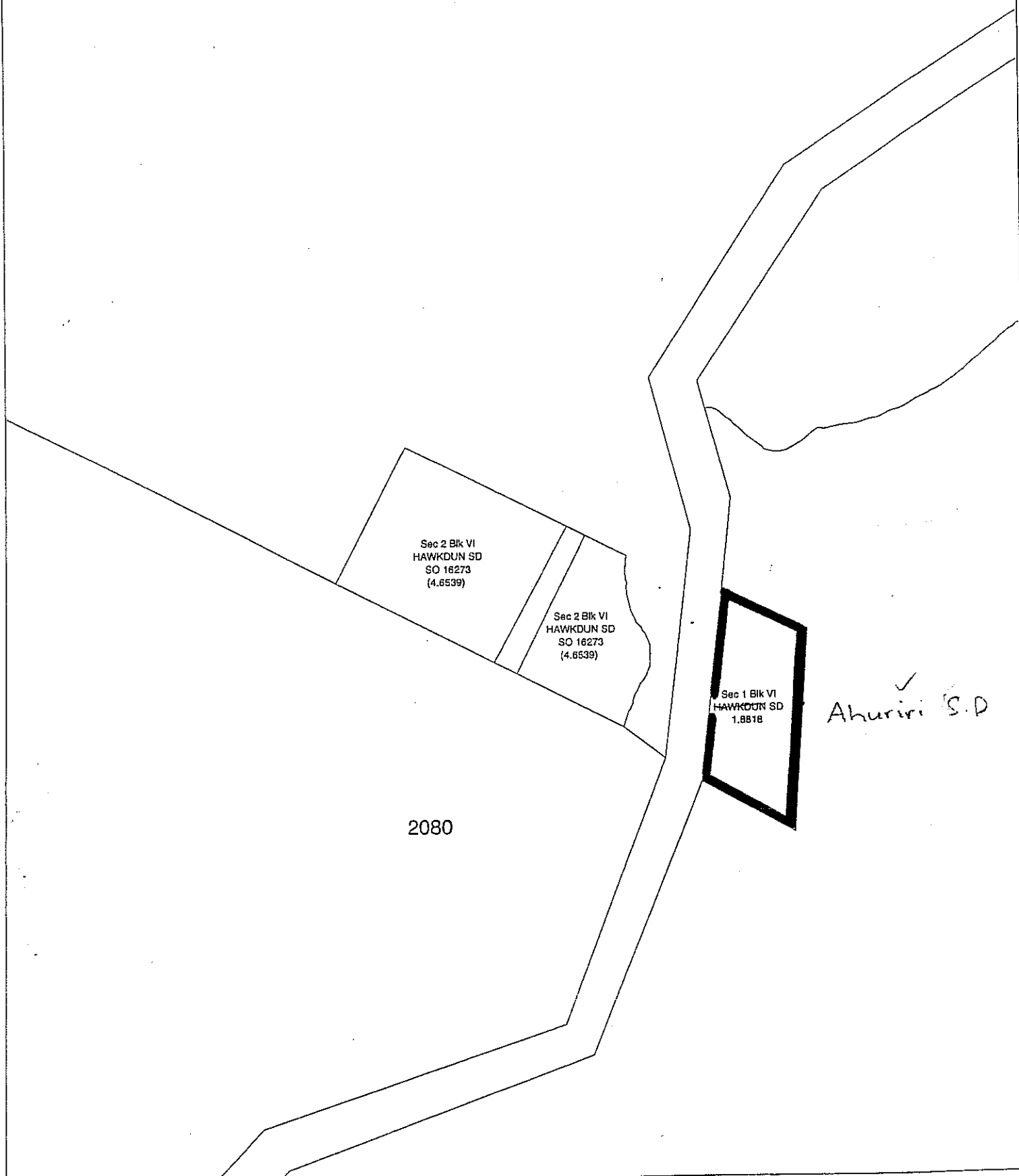
CT / Gaz Ref:

Property Name: CL - SH 8 LONGSLIP CK.

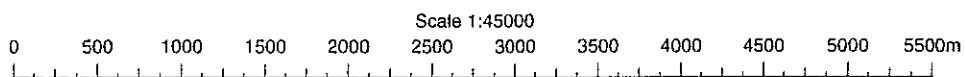
*LINZ File
Number:* 5400-02-1120

Area (ha) 1.8818

CPI Number:



RELEASED UNDER THE OFFICIAL INFORMATION ACT



14102

TERRALINK NZ LTD(Terraviva)-DCDB Data as at 02.03.99Title & VNZ data as at 02.03.99.Geodetic data as at 11.10.97.
Cadastral Information from LINZ Digital Cadastral Database (DCDB). CROWN COPYRIGHT RESERVED.

NOTICE OF VALUATION

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Arising From a Subdivision

- 3 JUN 1992

DUNEDIN

VALUATION NEW ZEALAND

The Valuer-General is responsible for providing you with information on the value of your property which in most cases will be used for the levying of local body rates. Please read this notice carefully. If you have any questions, please ring this office.

Your VNZ Office for this property is: DUNEDIN

Address: PO Box 215
DUNEDIN

9000

Telephone: (03) 474 0368

Addressee

SURVEY & LAND INFORMATION DEPT

P O BOX 896
DUNEDIN

Valuation Reference Number: 26050 00201

Name and number of Local Authority: WAITAKI DISTRICT

68

Date of Latest General Revaluation: 1st October 1991

We assess the value of your property by considering local real estate market conditions. The capital value is the Valuer-General's estimate of the probable selling price of this property had it been for sale on the date of the valuation.

Please note that chattels are not included in this valuation.

The Occupier (within the meaning of the Rating Powers Act 1988)

SURVEY & LAND INFORMATION DEPT
P O BOX 896
DUNEDIN

Date of this Valuation 1/10/91

The valuation is

Capital Value

\$

Land Value

\$

Value of Improvements

\$

PROPERTY VALUE

Rateability of Property
RATEABLE

PROPERTY DESCRIPTION

Address of Property/Situation: S HWAY 8

Area of land: 1.8818 HECTARES

DWG Dwelling
BLDG Building
OB - O/B Other Building(s)
FG Fencing
OI - O/I Other Improvements

OTHER PROPERTY INFORMATION

Legal Description

SEC 1 BLK VI AHURIRI SD-LARES REF G39*77

U#G39*77*EO

Long

906185

1120.

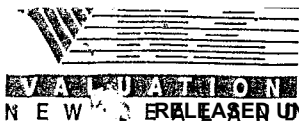
DO YOU NEED MORE INFORMATION?

Please refer to the back of this form for explanation of terms and objection procedure. If you are in need of more assistance, contact the VNZ office shown at the top of this notice.

H.F. McDONALD
Valuer-General

Please note that the deadline for lodging an objection to this valuation is

2nd July 1992



NEW ZEALAND RELEASED UNDER THE OFFICIAL INFORMATION ACT

DISTRICT VALUATION ROLL ENQUIRY

Printed 28/05/92

Val Ref 26050 / 00201 Extns

TDRAS 13100 Revm Date 1/10/91

Street S HWAY B
Region 13 CANTERBURY REGIONTLA 68 WAITAKI DISTRICT
Ward 01 AhuririImp
Land Area (HEC) 1.8818
C/Title / / / /

	Capital	Land	Imp	Trees
Main Values			0	
Special Values				Type

Occupiers

SURVEY & LAND INFORMATION DEPT

P O BOX 896
DUNEDIN

Pcat	Zn	Use	Unit	Sub	G/P	Age	Ord	Cms	Site	Floor
FLF	1C	12	001			0	000			

Legal Description

SEC 1 BLK VI AHURIRI SD-LARES REF 639*77

FORMERLY ASSESSED AT VAL REF 26050 / 200

FIXED ASSETS REVALUATIONS

FORM NO: DOSLI-F48

REFERENCE:

9 0 6 1 8 5

Not on data input screen but needed for reference

BRANCH:

14

DEPT:

71

DATE:

1 2 0 6 9 2

ASSET CODE:

1 4 1 1 2 0

SUB CODE:

0

NAME:

NEW VALUE:

NARRATION:

NOTES: (50 characters per line)

VN2 Roll value now to hand

PREPARED BY:

AGF

APPROVED BY:

ENTERED BY:

DATE

12/6

DATE

DATE

BR

726 000

BR

BR

BR

6390

724 000

77

SO. 16273

SO. 16274

2

4 6539

1.8818

Camping Res
(Crown Land)

S.O. 2494

HIGHWAY SO. 2679

STATE

2.1575

Camping Res
(Crown Land)

ong slip

VI

722 000

S.O. 13487

R2
△ Longslip Mt

1
2.1575
Camping Res
~~(Crown Land)~~

SO. 16273
SO. 16274
2
4 6539

1.8818
Camping Res
(Crown Land)

XVI

S.O. 1387

2
0 4047
Gravel Res.
(Crown Land)

50.2679 LINDIS PASS

RUN 201A
 1235: .0058
 DUNSTAN DOWNS

S.O. 1387

FAWKD

718

STATUS CHECK

DOSLI REFS:

DATE 14 / 4 / 92JOB NO: 906 185C'sT/DOCUMENTS: —FILE: 5400-02-1120LEG CARDS: —RECORD MAP: G 39 DCROWN LAND REGISTER: Map gravelPLANS: 50 1387MINING MAP: —LARES: U* G39 77 *C0

DESCRIPTION

Dalrachney
Oamaru-Lindis Pass Rd

LEGAL DESCRIPTION

G39
77 C0

Sec 1 Blk VI Ahuriri SD

1.8818 18

Category 18
Allocation to Dept of
Lands for retention.
Possible addition to
Pastoral lease.
Physical Description:
Pasture, Longslip Creek
terrace. (G39 also)

AREA 1.8818 haSTATUS Crown Land (No Registration) Subject to the Land Act 1948 Administered by DOSLI

ENCUMBRANCES

VALUATION REFERENCE

PLAN REQUIREMENTS

SURVEY PLAN ☐
COMPILED PLAN ☐
COMPUTED PLAN ☐
CHANGE OF APPELLATION ☐

NAME AND ADDRESS OF LOCAL RATING AUTHORITY

Waitaki District Council
Box 147
Oamaru

COMMENTS

501387 adequate fortitle purposes. Shown on 501387 as
camping reserve.

SIGNED

B. W. Taylor

FOR DISTRICT MANAGER/CHIEF SURVEYOR

FIXED ASSET MASTER & ACQUISITION

FORM 3 : DOSLI-F52C, F72C

ASSET NO : 141120

SUB CODE

0 LAND
1 BUILDING
2 OTHER INTEREST

DESCRIPTION : SH 8 SH LONGSLIP
906185

BRANCH : 14
DEPARTMENT : 71

MAJOR GROUP : FL Land - Forest Land
PI Land - Crown Leases
UL Land - Unalienated Crown Land
SL Land - Surplus Government Property
WL Land - Treaty of Waitangi
UB Buildings - Unalienated Crown Land
SB Buildings - Surplus Government Property
WB Buildings - Treaty of Waitangi

MINOR GROUP : FR No Treaty Claim
IM Improvement - Not Specified
LE Lease
MP Molesworth Station
TU Treaty Claim Unknown
TW Treaty Claim Pending/Granted

LOCATION : 14

COMMENTS : Longship Ck. 1.8818 Ha

BALANCE TYPE : Z

REFERENCE : DATE :

VALUE/~~PURCHASE~~ PRICE : 0 \$ 250
1 \$
2 \$

PREPARED BY:

AUTHORISED BY:

ENTERED BY:

DATE:

16/4

DATE:

DATE:

TIME COST JOB MASTER FILE

FORM J : DOSLI-F26C

BRANCH : 14
DEPARTMENT : 71
JOB NUMBER : 906185
SHORT NAME : CL - SH 8, LONGSLIP CK.
OBJECTIVE : 71009
JOB TYPE : 4 TRANSFER CODE : TO: M
CUSTOMER NUMBER : 140101
CUSTOMER ORDER NO :
FILE REF : 5400-02-1120
JOB DESCRIPTION : ADMINISTRATION LAND ACT CL UNALLOCATED
: SH 8 SH LONGSLIP
CONTRACT VALUE : ESTIMATE/QUOTE: \$800.00
EMPLOYEE NUMBER : ~~6603~~ 6603
WAGE COST RATE : RATE 1 (4)
COMMENTS :

PREPARED BY:

AUTHORISED BY:

ENTERED BY:

DATE:

DATE:

DATE:

Information Supporting Notes to Report

L I P

Dromedary Hill

PT RUN 732
7973. 72
ALRACHNEY

R2
Longslip Mt

16

P.R.D. T

1120

6

720 000

MAWKDUN

PT RUN 679

3

PT RUN 679

N

S

4

STATE

McLays
Creek

Longslip
HIGHWAY

RUN 201A

320 000

2 250 000

5 620 000

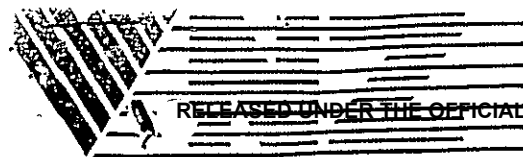
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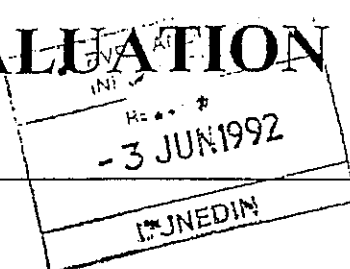
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RELEASED UNDER THE OFFICIAL INFORMATION ACT

NOTICE OF VALUATION

Arising From a Subdivision



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9000

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Addressee
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P O BOX 896
DUNEDIN

Valuation Reference Number: 26050 00201

Name and number of Local Authority: WAITAKI DISTRICT 68

Date of Latest General Revaluation: 1st October 1991

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The Occupier (within the meaning of the Rating Powers Act 1988)

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P O BOX 896
DUNEDIN

Date of this Valuation 1/10/91

PROPERTY VALUE

The valuation is
Capital Value \$
Land Value \$
Value of Improvements \$

Rateability of Property
RATEABLE

PROPERTY DESCRIPTION

Address of Property/Situation: S HWAY 8

Area of land: 1.8818 HECTARES

DWG Dwelling
BLDG Building
OB - O/B Other Building(s)
FG Fencing
OI - O/I Other Improvements

OTHER PROPERTY INFORMATION

Legal Description
SEC 1 BLK VI AHURIRI SD-LARES REF G39*77

U*G39*77* 60

Levy

906185

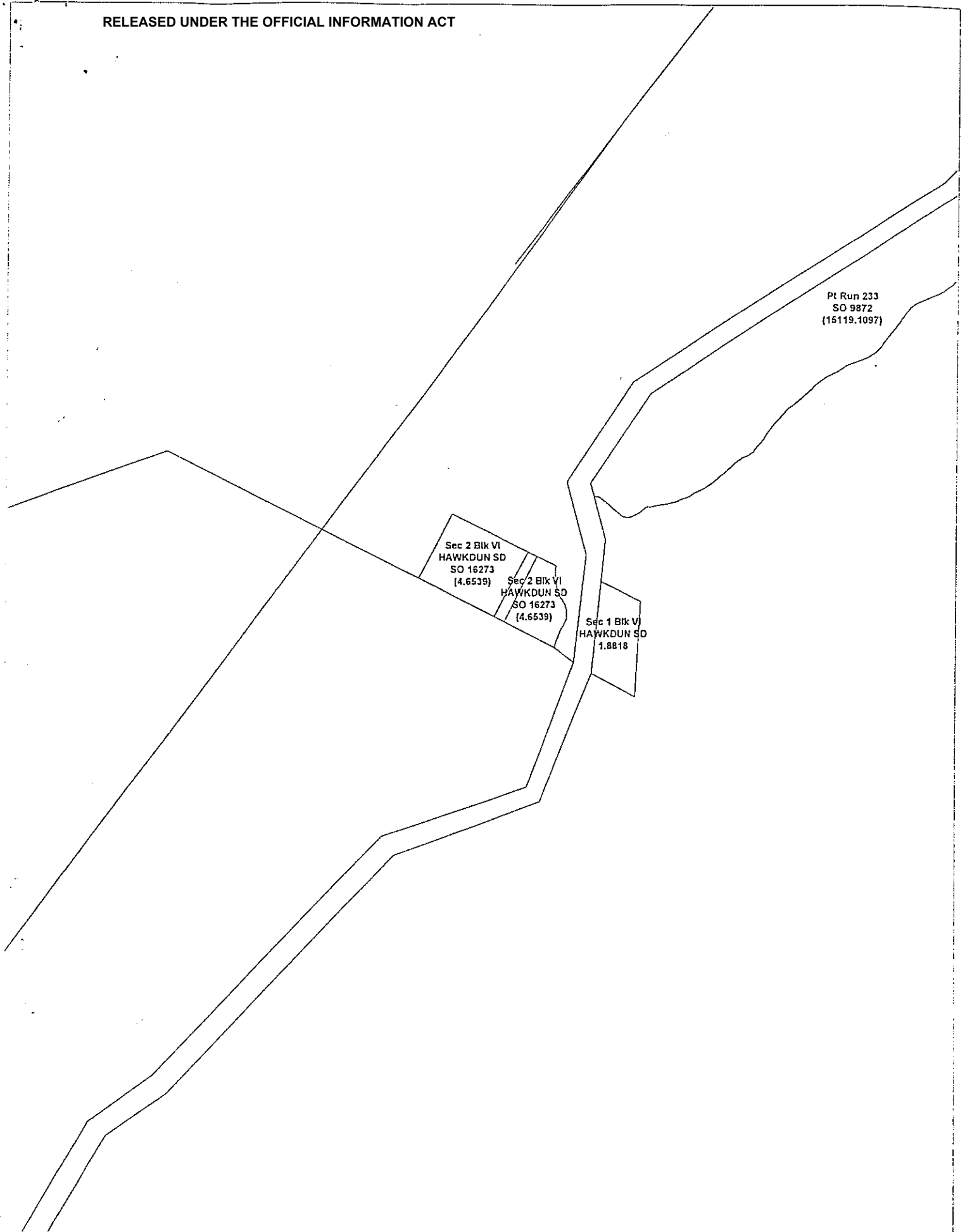
1120.

DO YOU NEED MORE INFORMATION?

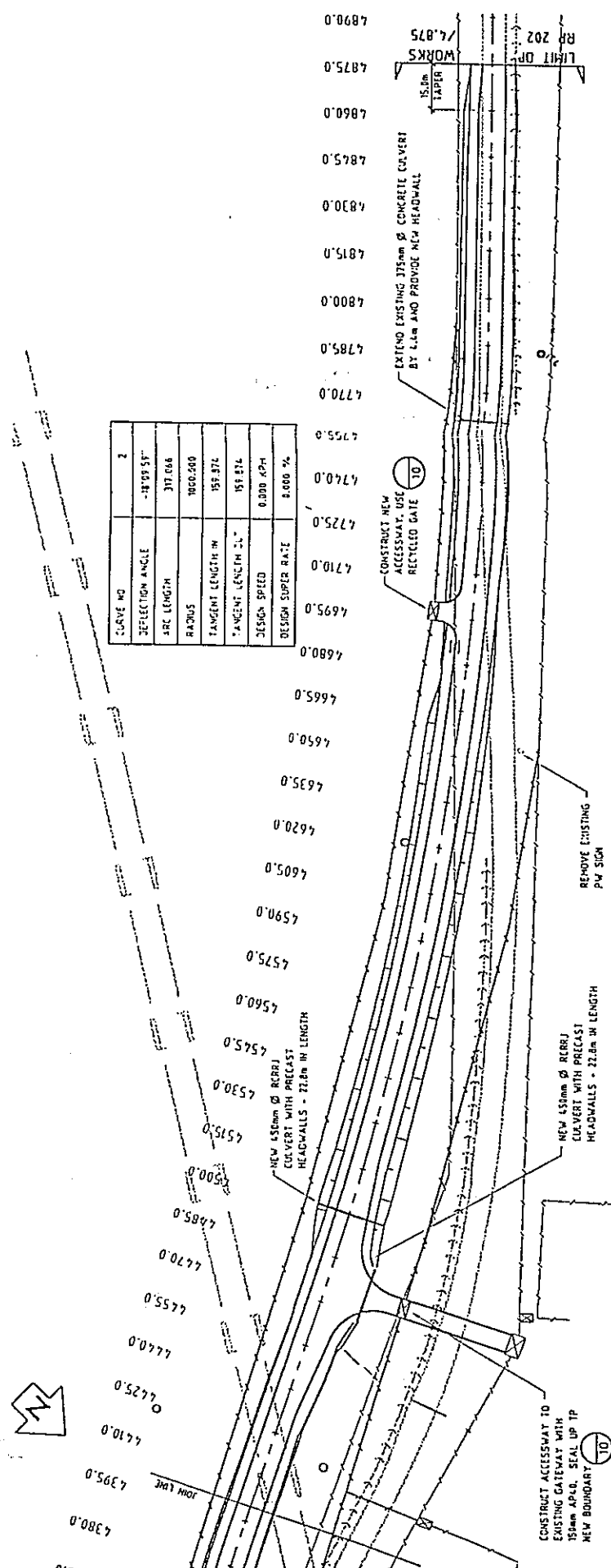
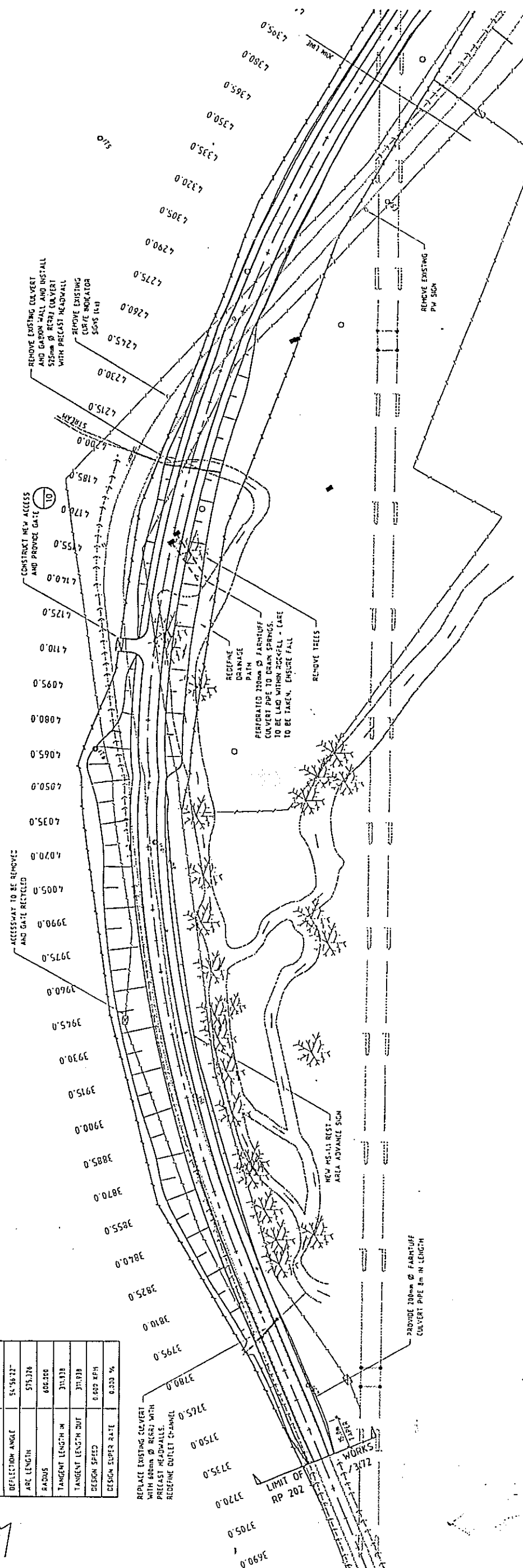
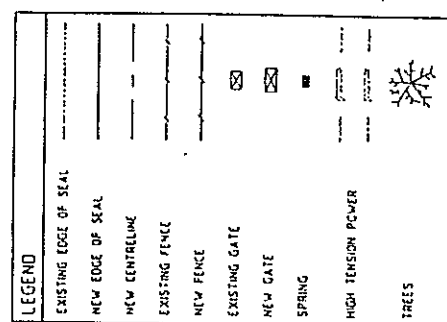
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Valuer-General

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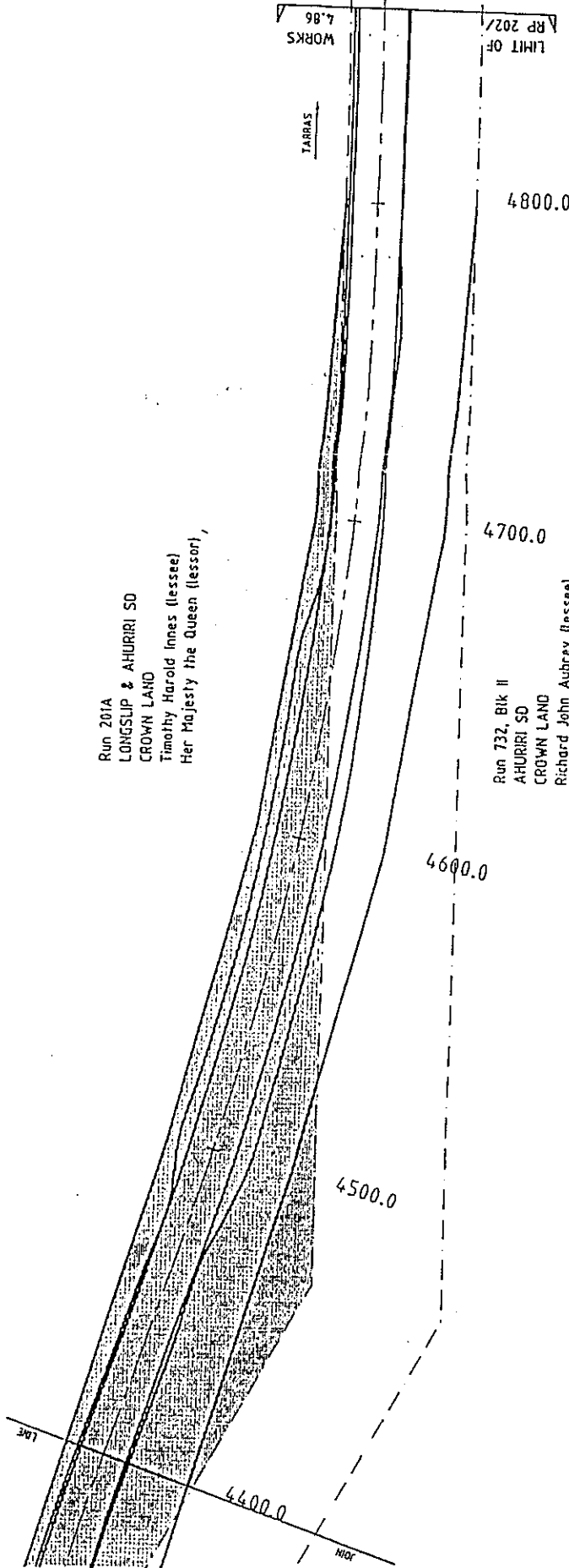


0 200 400 600 800 1000 1200m



CURVE NO.	2
DEFLECTION ANGLE	-18.955"
ARC LENGTH	317.046
RADIUS	1000.000
TANGENT LENGTH	155.876
CHORD LENGTH	155.876
DESIGN SPEED	0.000 MPH
DESIGN SUPER RATE	0.000 %

[illegible][illegible]



LEGEND

EXISTING BOUNDARY	---
PROPOSED BOUNDARY	---
PROPOSED CENTRELINE	---
TOP/BOTTOM OF BATTERS	---

LAND TRANSFER TABLE	
Leasehold estate to be acquired for road (Hnsal) Lessor's estate to be declared road (HHQ)	15125 ^{sq}
Road to be stopped and vested (Hnsal) Road to be stopped and vested (HHQ)	2012m ²
Leasehold estate to be acquired for road (Aubrey) Lessor's estate to be declared road (HHQ)	1614m ²
Road to be stopped and vested (Aubrey) Road to be stopped and vested (HHQ)	13176m ²
Land acquired for severance (Hnsal) and vested (Aubrey) Land set apart for severance (HHQ) and vested (HHQ)	1176m ²
Land set apart for severance (HHQ) and vested (Hnsal) and (HHQ)	15377m ²
Land to be declared road (HHQ)	1433m ²

ADMINISTRATOR
OF HMQ LAND

$\frac{K}{F}$.
 $\frac{K}{F}$.
 $\frac{DN}{PC}$.
 $\frac{DN}{PC}$ 4900.0

Run 201A
LONGSLIP & AHURIRI SD
CROWN LAND
Timothy Harold Innes (le
Her Majesty the Queen

Run 732, Bik II
AHURIRI SD
CROWN LAND
Richard John Aubrey (lessee)
Her Majesty the Queen (lessor)

Run 732, Blk II
AHURIRI SD
CROWN LAND
Richard John Aubrey (lessee)
Her Majesty the Queen (lessor)

Run 201A
LONGSLIP & AHURIKI SD
CROWN LAND
Timothy Harold Innes (lessee)
Her Majesty the Queen (lessor)

Run 201A
LONGSLIP & AHURIRI SD
CROWN LAND
Timothy Harold Innes (lessee)
Her Majesty the Queen (lessor)

FIELDBOOK		Name	Date
SURVEYED		BAT	9/78
DESIGNED		GRC	9/78
DRAWN		SPH	9/78
CHECKED			
APPROVED			

CAO REF : P4C70694735H V07NCA0751607001

XREFS :

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[illegible]

**MONTGOMERY
WATSON**

TRUBI
NEW ZEALAND
1980-1981

SH 8 RS 202 REGION 13
DALRACHNEY REALIGNMENT

LAND PLAIN!

47516.07 D01 C