

Our Ref DOIA 21-172

Wellington Office

Radio New Zealand House

155 The Terrace

PO Box 5501

Wellington 6145

New Zealand

T 0800 665 463

F +64 4 472 2244

E customersupport@linz.govt.nz

W www.linz.govt.nz

3 March 2021

[s 9(2)(a)]

[s 9(2)(a)]

@gmail.com

Dear [s 9(2)(a)]

Response to your official information request

Thank you for your official information request received by Land Information New Zealand (LINZ) on 16 February 2021 for a copy of the agreement between the Crown and Waitomo District Council for the transfer of Marokopa School.

I have provided a copy of the correspondence which recorded the agreement between the Crown and Waitomo District Council. I have also provided some documentation that shows the Crown was exempted from an offer-back of Marokopa School to a former owner or successors.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to seek an investigation and review is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

If you wish to discuss this response, please feel free to contact Brett Smidt, Senior Portfolio Manager, Land & Property, email bsmidt@linz.govt.nz or DDI (04) 460-0104.

Yours sincerely



Stephanie Forrest
Group Manager, Land & Property



Ministry of Works and Development

RECEIVED

JUL 1984

LANDS ACT 1982

29 June 1984

District Office, Dey Street

Private Bag, Hamilton

Telephone 62 899. Telex NZ 2777

38/68

Inquiries to Mr B G Parker

Date 29 June 1984

Our ref 39/0

Your ref

The Commissioner of Crown Lands
Department of Lands and Survey
P O Box 460
HAMILTON

DISPOSAL OF MARAKOPA SCHOOL SITE

The Department of Education has declared the Marakopa school site described as part Sections 7 and 9 Block VI Marakopa Survey District (CT 444/170) containing 8118 m² surplus to requirements.

The land is not required for any other Government or essential local authority work or for compensation in terms of section 105 and 106 of the Public Works Act 1981 and it is now transferred to your department to assume immediate administrative responsibility in terms of cabinet office circular CO (83) 17 of 5 December 1983.

I am presently seeking an exemption to the requirement to offer the land back to former owners or successors on the grounds of significant change. On receipt of this approval, the land will be declared Crown land.

B G Parker

for District Commissioner of Works

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982

DISTRIBUTION

THIS
COPY
FOR

→ The Commissioner of Crown Lands
Department of Lands and Survey
P O Box 460
HAMILTON

The Regional Superintendent
Department of Education
P O Box 12345
WELLINGTON

O J Haskell
Land Purchase Officer

File

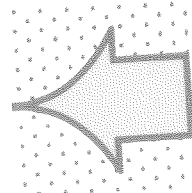
LP Records

LB

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982

Ministry of Works and Development
Private Bag
HAMILTON

File: 39/0



The District Commissioner of Works
MWD HAMILTON

JOB NO. 85060

DISPOSAL OF THE MARAKOPA SCHOOL SITE

The Regional Superintendent of Education, Wellington has advised that the abovementioned school site is surplus to requirements and available for disposal. Administrative responsibility has been passed to the Department of Lands and Survey.

The land was originally acquired by transfer in the name of His Majesty The King in 1910 from Maori owners, and a portion of this land was then permanently reserved for school site under the Land Act 1908 by NZ Gazette 1920, p 2268.

In 1925 an equal portion of land was exchanged with His Majesty The King and the resulting school site permanently reserved for a public school under the Land Act 1924 by NZ Gazette 1925, p 3490.

On 17 September 1926 the District Land Registrar issued a certificate of title 444/170 in the name of the Taranaki Education Board as a site for a public school. This title is still current.

Although the land is not held under the Public Works Act 1981, in terms of Section 40 of that Act it is held for a public work and, accordingly, the rights of the former owners in terms of Section 40 will have to be considered.

It is my opinion that there has been a significant change in the character of the land for the purposes of the public work for which it was held and that an exemption to the requirement to offer the land back to successors or former owners can be justified.

Details are as follows:

OWNER

Taranaki Education Board

AREA AND LEGAL
DESCRIPTION

8118 m² being Part Sections 7 and 9, Block VI
of Marakopa Survey District. CT 444/170.

PHYSICAL DESCRIPTION

Land:

A flat irregular shaped block of land with two formed road frontages and within 50 m of the river and beach front.

Improvements:

Buildings include a main building, comprising one classroom, foyer, staffroom, office and ablutions.

A detached transportable type classroom.

Ancillary building housing pressure cylinder and water pump.

Facilities include two tennis courts, school swimming baths and changing rooms, adventure playground and playing fields. The property is also adequately fenced.


COMMENTS

The site would be suitable for conversion to motor camp type complex with minimum reorganisation of existing facilities. A number of enquiries have been received from prospective purchasers of which the Department of Lands and Survey are aware.

As the land is held by the Taranaki Education Board in fee simple by title issued by the District Land Registrar then it is my opinion that the Department of Lands and Survey should reimburse the Department of Education with the proceeds of the disposal.

RECOMMENDATION

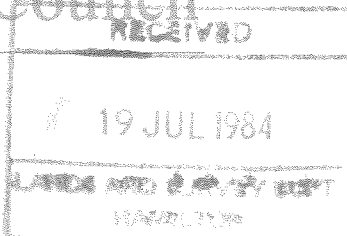
I recommend that approval be obtained to an exemption to the requirement to offer the abovementioned land back to former owners or successors in terms of Section 40 of the Public Works Act 1981 on the grounds that there has been a significant change in the character of the land for the purposes of the public work for which it was held and that the land be transferred from the Taranaki Education Board to the Department of Lands and Survey for disposal pursuant to Section 5 (5) of the Education Lands Act 1949.


O J Haskell
Land Purchase Officer


B G Parker
District Property Officer

Waitomo District Council

Alexandra Street, Te Kuiti



38/68 10
P.O. Box 404
Telephone 88801

Your Ref:

Our Ref:

PJF:GH Date: 18 July 1984

Enquiries To:

P J Freeman

Commissioner of Crown Lands
PO Box 460
HAMILTON

Attention: Mrs D Krippner

Dear Mrs Krippner

Re: Marakopa School Site

This is to confirm our telephone conversation of today in regard to the above property.

Council would be interested in:

1. Obtaining access rights to the bore water supply on the site to enable more efficient operation of the public toilets at Marakopa.
2. Dependant upon price and current conditions of improvements perhaps obtaining the school site and buildings with a view to establishing a camping ground.

If the land should come to your Department for disposal I would be pleased if you would bear in mind my Council's interest when considering disposal options.

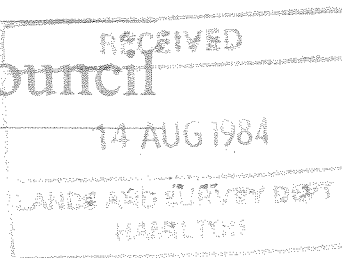
I look forward to hearing from you in due course.

Yours faithfully

P J Freeman
Treasurer

Waitomo District Council

Alexandra Street, Te Kuiti



P.O. Box 404
Telephone 1210

Your Ref:

Our Ref: E2/10/1 DGM:EIW Date: 13.8.84

Enquiries To: D.G.Muir

Commissioner of Crown Lands,
Lands & Survey Department,
Private Bag,
HAMILTON.

Attention : Mrs Deidre Krippner

Dear Sir,

re: Marokopa School

As per previous telephone discussions, Council would wish to register its interest in purchasing the above school grounds and buildings.

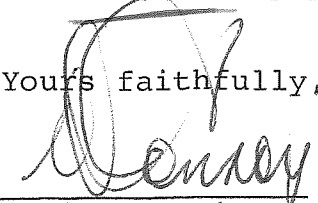
In the interim, however, we have a minor public health problem at Marokopa in that the water supply to the public toilets has failed and we are in some what of a crisis situation.

I am given to understand that there is a bore and pump water supply established in the Marokopa School. Would it be possible for Council to have the use of the school facility to service the public toilets on an ongoing basis with one months notice to cease use if we undertake to meet the power charges accrued and meet the cost of maintaining the pump system.

I would be happy to accept other reasonable conditions if you think it desirable.

Your urgent reply would be much appreciated.

Yours faithfully,


David G. Muir
Chief Engineer.

38/68
12

8801

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982

Why not?
P



Ministry of Works
and Development

RECEIVED
- 7 SEP 1984
LANDS AND SURVEY DEPT

District Office

Dey St.

Private Bag, Hamilton

Telephone 62 899. Telex NZ 2777

Inquiries to Mr PPC Williams

Date 6 September 1984

Our ref 39/0

Your ref 38/68

The Commissioner of Crown Lands
Department of Lands and Survey
P O Box 460
HAMILTON

ATTENTION Mrs D J Krippner

DISPOSAL OF MARAKOPA SCHOOL

I have now approval to transfer the above school site to your Department for disposal and I should be obliged if you would action disposal pursuant to Section 5(6) of the Education Lands Act 1949.

Approval has been given to an exemption in terms of section 40 of the Public Works Act 1981.

PPC Williams
for District Commissioner of Works

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982

VALUATION



DEPARTMENT

RECEIVED

3 - OCT 1984

LAND VALUATION DEPARTMENT

Urban Valuation and Report

4/A

Req. Dept. DEPARTMENT OF LANDS AND SURVEY
Valuation No. 5791/398
Date Inspected 27 September 1984
Ref. 38/68 of 21 September 1984
Purpose CURRENT MARKET VALUE
Valn. as at 27 September 1984

Owner: CROWN Occupier: Taranaki Education Board

Address property valued: Te Rauparaha Street, Marakopa

Local Authority: Waitomo District Council

Legal Description: PART SECTION 7 AND 9, BLOCK VI MARAKOPA SURVEY DISTRICT

Area: 8120m² Measurements: Irregular shaped property

Particulars Leases, Tenancies or Sales:

SUMMARY OF VALUATION:

Imps \$ 32,000

L.V. \$10,000

C.V. \$42,000

GENERAL COMMENT: The Marakopa primary school is situated on the shores of the Tasman Sea, 65km west of Otorohanga. Marakopa is a small sea-side resort of limited desirability due to its remoteness to major centres. The school is in keeping with other country schools, having been maintained and with its own swimming pool and tennis courts. Since its recent closure, due to a falling roll, some deferred maintenance is required although the buildings are generally sound.

VALUER:

DISTRICT VALUER:

contd...

5791/398 contd...

General Comments contd..

The demand for this type of property would be limited, hence some difficulty may occur in disposal of this property at valuation.

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982

25

38/68
E 2/10/1

CV

rs D J Krippner

82 489

460

HAMILTON

3 October 1984

The District Manager
Waitomo District Council
Box 404
TE KUITI

ATTENTION Mr D G Mair

Dear Sir

DISPOSAL OF MARAKOPA SCHOOL

Further to my letter dated 14 August 1984, as there is no obligation to offer the school site to the former owners the land will now be declared Crown Land.

The land and buildings have been valued at \$42,000 and under the present government policy this Department is required to dispose of the school site for cash.

Please advise if Council is interested in purchasing the above property for cash only. I will then be in a position to seek the Land Settlement Boards approval to the preferential allocation to Council. If Council does not acquire the property it will be publicly offered for disposal by way of tender.

Yours faithfully


D J Krippner
for Commissioner of Crown Lands

Released by B
4/11/84

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982

DH

rs D J Krippner

82-489

460

HAMILTON

December
5 November 1984

The District Manager
Waitomo District Council
Box 404
TE KUITI

ATTENTION: MR MUIR

DISPOSAL OF MARAKOPA SCHOOL SITE

20.

TO THE COMMISSIONER OF
CROWN LANDS

CASE No: 84/627

RECOMMENDATION APPROVED

AUTHORITY: *[Signature]* 1984

[Signature]
Commissioner of Crown Lands
11/11/84

I refer to your telephone conversation with the writer on 3 December 1984 and note that Council has confirmed its interest to purchase the former school site and buildings for \$42,000 cash. Disposal is subject to:

- 1 Council advertising its intention to purchase and no objections being received and sustained. Attached is a copy of the advertisement which is to be inserted in the local newspaper with two insertions to be published a week apart. The closing date for objections will be one month from the date of the first insertion. Please enter the closing date on the enclosed form. A copy of the complete newspapers should be forwarded to this office.
- 2 If no objections are received disposal can proceed on payment of \$42,000 purchase price and \$10.00 title fee. A certificate of title will then issue to Council.
- 3 Any objections will be considered by the Land Settlement Board.

I await copies of the advertisement.

[Signature]
Mrs D J Krippner
for Commissioner of Crown Lands

Waitomo District Council

Alexandra Street, Te Kuiti

21 FEB 1985

P.O. Box 404
Telephone (0813) 88-801

Your Ref:

Our Ref: E2/10/1 RW:PAM Date: 20.2.85 Enquiries To: R. Williams

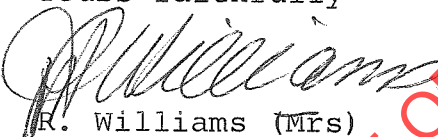
Commissioner of Crown Lands
Department of Lands & Survey
P.O. Box 460
HAMILTON

Dear Sir

Re: Marakopa School Site

Please find enclosed our cheque for \$42,010.00 being the purchase price for the above site plus the \$10.00 title fee. We apologise for the delay in remitting this money to you.

Yours faithfully


R. Williams (Mrs)
Administration Officer

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982

38/68.

cheque \$42010-00
OP 21/2/85