

## **Crown Pastoral Land Tenure Review**

**Lease name : CECIL PEAK STATION**

**Lease number : PS 015**

### **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**

***Schedule D – File records relating to grant of easement in favour of Walter Peak Station***

Reference: Ps 15 ~~8-11~~  
Reference: 206/4/17



Landcorp

LAND CORPORATION LIMITED

4 April 1989

Duffill Watts & King Ltd  
P O Box 5269  
DUNEDIN

Attention: Mr B J Chamberlain

Dear Sir

① P. Murray for your info  
② file

**WALTER PEAK RESORT - SEWER LINE TO TABLE BAY**

Since early 1987 this Corporation has been investigating an easement for the disposal of effluent by irrigation on part of Cecil Peak Station on behalf of Walter Peak Resort. This has been held up for various reasons including pressure from the Department of Conservation to alter the alignment of parts of the scheme.

I thought we were getting close to resolving the matter until I received from the Department of Lands today a report from the Department of Conservation to which was attached a letter from yourself dated 11 October 1988. This letter referred to a realignment of the pipeline which involved some distance within the Walter Peak Pastoral Lease. Should this alignment be adopted the consent of the Corporation is required.

There may be some confusion as to the roles of the various organisations in this matter therefore I will attempt to clarify this. Pastoral Lease land was retained by the Crown following the disestablishment of the Department of Lands and Survey on 31 March 1987. The Crown then employed Landcorp to manage most of its interests in the Pastoral Leases. Among other things the granting of easements under section 60 of the Land Act 1948 was included in the management agreement. Landcorp is required to consult with DOC on environmentally significant matters. Section 58 strips along lakes and rivers were retained by the Crown and will ultimately be managed by DOC. In the meantime DOC is advising the residual Department of Lands of matters requiring consent in these areas.

For this sewerage scheme to proceed you therefore require the consent of the Department of Lands (in consultation with DOC) to the pipeline on Section 58 land plus the consent of Landcorp (in consultation with DOC) to the pipeline on Walter Peak Pastoral Lease and the irrigation on Cecil Peak Pastoral Lease. This is in addition to the normal Local Body consents and obtaining water rights.

Alexandra Office  
Limerick Street  
P.O. Box 27  
Telephone (0294) 6935  
Alexandra  
New Zealand

2.

Could you please therefore advise me as soon as possible if you intend placing the pipeline on Walter Peak including a plan of the proposal. In view of the financial position of Walter Peak Resorts could you also please advise if the scheme is likely to proceed at this time.

Yours faithfully



K R Taylor  
District Manager

The Acting Director-General  
Department of Lands  
P O Box 12 162  
THORNDON  
WELLINGTON

Attention: D J Gullen

Copy for your information. Thankyou for your memo of 30 March 1989 (File Lands 11/6).

The granting of the Cecil Peak easement was awaiting my consent but I do not believe that we can proceed any further with this until a reply is received to the above. I note that the Fourth Schedule to the State Owned Enterprises Act includes Section 60 of the Land Act 1948. I therefore presume that we can action the easements on the Pastoral Leases per the "interim management agreement".

I will keep you informed of developments.



K R Taylor  
District Manager



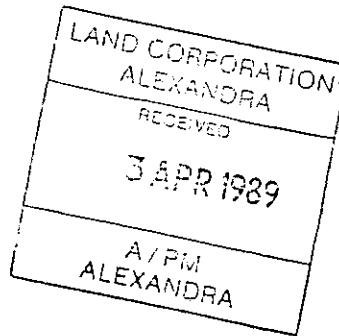
## DEPARTMENT OF LANDS

Level 10, Unisys House, 44-52 The Terrace, Wellington, New Zealand.  
PO Box 12 162, Thorndon, Wellington. Telephone (04) 710 828. Fax (04) 725 816.

OUR REFERENCE:                      LANDS 11/6  
YOUR REFERENCE:  
INQUIRIES PLEASE ASK FOR:

30 March 1989

District Manager  
Land Corporation Ltd  
PO Box 27  
ALEXANDRA



Dear Sir

### WALTER PEAK RESORT - EASEMENT FOR SEWERAGE PIPELINE

I have received the attached report and correspondence from the Department of Conservation via the department's District Manager in Invercargill concerning an application for a sewerage pipeline easement.

Obviously DOC has sought my approval in terms of the Lands and Survey advice of 31 March 1981. My file record does not disclose any advice from Landcorp on the application. I would, therefore, appreciate it, if you would review the application and advise me. I am also curious as to the status of the application, as I saw on TV recently that the company owning Walter Peak was in the hands of receivers.

Yours faithfully

*D J Gullen*  
D J Gullen  
for Acting Director-General

Encl:



# DEPARTMENT OF LANDS

Menzies Building, Esk Street West, Invercargill, New Zealand.  
PO Box 144, Invercargill. Telephone (021) 44 874. Bureaufax (021) 44 956.

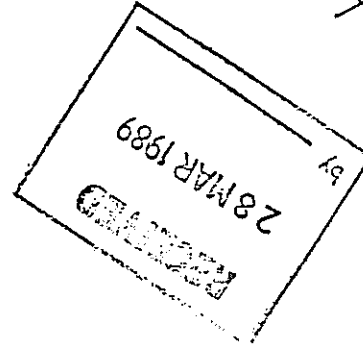
Lands 11/6

OUR REFERENCE: Lands11  
YOUR REFERENCE:  
INQUIRIES PLEASE ASK FOR: Mr Perkins

I.V.

20 March 1989

Acting Director General,  
Dept of Lands,  
Box 12162,  
Thorndon,  
WELLINGTON.



ATTN: DAVID GULLEN

APPLICATION FOR EASEMENT FOR SEWERAGE PIPELINE OVER CROWN LAND.

Walter Peak resort

Please find enclosed an application channelled through D.O.C. Lakes District for Lands consent under Section 60 of the Land Act 1948. to an easement as above. According to D.O.C.'s letter it appears that Landcorp has already been involved in respect of Cecil Peak Station and no doubt you have Landcorps report covering the information required.

Along with D.O.C.'s letter containing recommendations and conditions I enclose copies of Dept Lands and Survey letter 31/3/87, Public Notice of 28/2/87 and application of 11/10/88. The plan (drawing sheet) is under separate cover.

*P.J. Perkins*

P.J. Perkins  
District Manager  
Encl:

Rec. given to D. Gullen 28-3..



CONSERVATION

17 March 1989

District Manager  
Department of Lands  
PO Box 826  
INVERCARGILL

Dear Sir

WALTER PEAK RESORT - APPLICATION FOR EASEMENT FOR SEWERAGE

PIPELINE OVER CROWNLAND

Walter Peak Resort have applied for consent for an easement to construct a sewerage pipeline on Crownland Reserved from Sale along the shoreline of Lake Wakatipu from Beach Bay to proposed sewerage ponds at Table Bay.

This report and recommendations are for your consideration as consent for the easement is in terms of Section 60 of the Land Act 1948 for which Lands Department approval is required.

Background

Walter Peak Resort submitted an application for the sewer line in 1986 along with a number of other easements over Crownland. The then Department of Lands and Survey advertised the various applications (public notice attached) and there being no objections, advised the Company of consent on March 31st 1987 to all but the easement for the sewerage pipeline.

This consent was withheld until the applicant had obtained the necessary consent in respect of the disposal of treated effluent onto the adjoining land held under pastoral lease (Cecil Peak Station).

It is understood that consent to dispose of treated effluent onto adjoining land has now been granted by Landcorp.

Planning approval for the siting of the Oxidation Ponds at Table Bay was given by the Queenstown Lakes District Council in March 1987.

No further progress was made with the easement application until the Company re-applied for consent in October 1988.

### The Proposal

The original application was to lay pipes in one trench from Beach Bay to Table Bay and passing through four pumping stations (a distance of approximately 2.8 km).

The pipes and pumping stations were to be located underground with the exception of a small structure housing electrical equipment for each pumping station

The renewed application differed from the original application in that an alteration to the alignment was proposed. The original application placed the pipeline within the Section 58 Strip with four pumping stations while the second application followed the line of the existing track within the Section 58 for only the first kilometre. From this point, the line runs on a steep grade uphill for approximately 40 metres and then continues at this level along Walter Peak pastoral lease for the remainder of the distance to Table Bay. This alignment obviated the need for an additional pumping station.

### Discussion

The Department considers that the alignment should follow the existing shoreline track to utilise an existing bench and to minimise visual impact. The lower line would have a much lesser visual impact and would avoid the steep and visually prominent cut to the higher level. Although not sought, an access track would no doubt also be required to the upper level to service the sewerline. This would be unacceptable.

The electrical control cabinets referred to are approximately 2.0 x 1.0 x 1.5 m (height). It is considered that these structures are acceptable with appropriate siting and design.

### Emergency Discharge

The risk of contamination of the lake from emergency discharge of untreated sewerage is of concern to the Department. In the event of mechanical or electrical breakdown, adequate assurance is required that emergency arrangements are such to ensure that the risk of discharge is very low. Sufficient holding capacity into pumping stations to cope with maximum expected power failure should be built into the system and/or a backup generator provided.



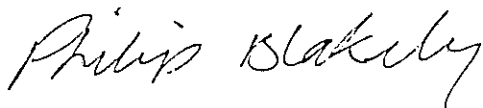
3.

Recommendations

It is recommended that consent for an easement to construct a sewer line be granted to Walter Peak Resort subject to the following conditions:

- 1 That the pipelines are laid underground in one trench and follow the line of the existing track along the shoreline of Lake Wakatipu from Beach Bay to Table Bay.
- 2 That construction details for installation of the line are submitted for approval, ie. typical cross-sections, precise alignment details and locations of pumping stations.
- 3 That pumping stations are located underground with the exception of the electrical control cabinets.
- 4 That the Department of Conservation is consulted over siting and design of electrical control cabinets.
- 5 That the Company provide adequate assurance that emergency arrangements are such to ensure the risk of discharge is very low, ie. sufficient holding capacity of pumping stations to cope with maximum expected power failure and/or a back up generator.
- 6 That restoration work is undertaken where vegetation is disturbed. The Department is to be consulted with regard to suitable species.
- 7 That supervision by DOC staff is undertaken during installation.

Yours faithfully



Philip Blakely  
Senior Conservation Officer (landscape)  
For Lakes District Conservator

PB/CMB

Enclosed:

- . Application for easement (October 1988)
- . Public notice
- . Drawing sheet T32 (separate)

**SURFILL WATTS & KING LTD**  
Consulting Civil & Structural Engineers



Directors and Registered Engineers

- I.R. Parkman, BE, MICE, MIPENZ
- B.J. Chamberlain, BE, MIPENZ
- J.R. Waite, BE, MICE, MIPENZ
- D.J. Truon, BE(Hons), MIPENZ

Office Originating:

- Dunedin 192 Castle Street  
P.O. Box 5269 Telephone (24) 777-133  
Fax: (24) 774-225 Telex: Gians 5039
- Invercargill 64 Victoria Avenue  
P.O. Box 576 Telephone (21) 83-049
- Alexandra 59 Albert St  
P.O. Box 313 Telephone (294) 56-819
- Queenstown 49 Endover Street  
P.O. Box 460 Telephone (294) 27640

our Ref:

our Ref: 206/4/17 BJC 2-5

11 October 1988

The District Conservator,  
Department of Conservation,  
P.O. Box 811,  
QUEENSTOWN.

Attention: Mr N. Simpson

Dear Sir,

Walter Peak Resort  
Sewer Line to Table Bay

Further to the Department of Lands & Survey letter of 31 March 1987 (ref. 3/795 and 8/5/26) we now apply for your consent to an easement to construct the sewer pipeline beneath the ground as the original application.

Please find enclosed a copy of Drawing No. 10714/T32 which shows the proposed pipeline route in some detail. You will notice that the pipeline is situated wholly within the Sect. 53 strip for approximately the first kilometre and thereafter it is mostly within Walter Peak Station. The alignment chosen which places the pipeline in Walter Peak Station land obviates the need for an additional pumping station near to Table Bay which would be necessary if the pipeline was placed wholly within the Sect. 58 strip.

While an additional pumping station would not be obtrusive in the environment with only a small electrical cabinet above the ground there is a small risk of overflow, on mechanical or electrical breakdown, of untreated sewage into the lake.

We have discussed this route with Mr Hargest of Walter Peak Station and we believe we have his consent to our preferred alignment. We have had an agreement prepared to this effect and we are currently seeking his execution of this agreement before registering the easement on his title.

The easement which we seek was previously discussed fully with Mr Roger Verral and Mr Bill Barbarell of the Lands and Survey Department in Invercargill and was the subject of joint site inspections from which we understood we had obtained Departmental approval subject only to public advertising of the application not revealing a substantive objection from a member of the public and subject to our having the ability to use the easement for the purpose for which it was sought.

DUFFILL WATTS & KING LTD

Department of Conservation  
Walter Peak Resort

Sheet No. 2.

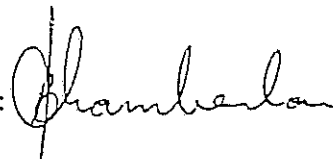
We have been advised by the Department of Lands and Survey that there were no objections to all the easements sought as the result of public advertising.

Walter Peak has obtained Water Rights from the Regional Water Board for the discharge of treated effluent onto land from a sewage treatment facility at Table Bay and has also obtained Planning Consent from the Queenstown Lakes District Council to the siting of a sewage treatment and effluent disposal facility at Table Bay.

A copy of the Water Rights and Planning Consent is appended herewith.

We trust in the circumstances that you can issue your consent to the easement now that we have complied with all the requirements.

Yours faithfully,  
DUFFILL WATTS & KING LTD

Per: 

Enclosures:

- Copy Lands & Survey Dept. Letter of 31 March 1987
- Drawing 10714/T32 and 10714/LS2
- Copy of Water Right No. 3045
- Copy of Planning Consent dated 5 March 1987

*New Zealand Times*

"Newspaper."

39

3/795 & 8/5/28  
206/4/17

r Cooper

87-334

31 March 1987

826  
INVERCARGILL

Messrs Duffil Watts & King Ltd  
Engineers  
PO Box 5269  
DUNEDIN

Attention B.J. Chamberlain

Dear Sirs


WALTER PEAK RESORT: APPLICATIONS FOR EASEMENTS OVER CROWN LAND RESERVED FROM SALE

I am pleased to advise that under the provisions of Section 60 of the Land Act 1948 approval has been given to the grant of easements to Walter Peak Resorts as requested in application numbers 1 and 2 and 4 to 14 in your letter of 23 February 1987.

This office was not prepared to consider application number 3 (sewerage pipeline etc) until such time as your clients had obtained the necessary consent in respect of the disposal of the treated effluent into the adjoining land held under Pastoral Lease. In view of the changes to environmental administration as from 1 April 1987, your client's application in this regard should now be directed to the Director-General, Department of Lands, Private Bag, Wellington. Should the appropriate consent be received then the application for an easement in respect of the pipeline etc. should then be submitted to the District Conservator, Department of Conservation, Queenstown.

The Department of Conservation will induce course contact you direct regarding the execution of the approved easements.

Yours faithfully

  
A.N. McGowan  
Deputy Commissioner of Crown Lands

Ingill *Southern Times* Newspaper.  
on [date] 28-2-87

Public Notice

TAKE NOTICE that applications have been made pursuant to Section 60 of the Land Act 1948 for easements over Crown Land reserved from sale pursuant to Section 58 of that Act. Specifically, applications have been made:

1. For an easement to place a water supply pipe, together with associated facilities under Crown land adjacent to Section 5 Block III, Mid Wakatipu Survey District. A small structure housing electric controls and chlorination equipment would be located above ground.
2. For an easement to place two emergency discharge sewer pipelines running to Lake Wakatipu under Crown land adjacent to Sections 4 and 18, respectively, Block III Mid Wakatipu Survey District.
3. For an easement to place a sewer pipeline under Crown land adjacent to Sections 15 and 18, Block III Mid Wakatipu Survey District, running underground from there towards Table Bay, and passing through four pumping stations, around the shore of Lake Wakatipu approximately 3 kilometres to a point where land reserved from sale pursuant to Section 58 of the Land Act 1948 meets unformed legal road. The pipes and pumping stations will be located underground with the exception of a small structure housing electrical equipment for each pumping station above ground. It is intended that an electricity cable be placed underground, in the pipe trench.
4. For easements to place 4 stormwater pipes under Crown land adjacent to Sections 4, 5, 6 and 16 respectively, all Block III Mid Wakatipu Survey District.
5. For three easements in gross with incidental rights to erect and maintain landing facilities at three adjacent points on Crown land adjacent to Walter Peak Station pastoral leasehold more particularly described in plan number 10879/1B annexed to the applications.
6. For an easement in gross with an incidental right to erect and maintain landing facilities on Crown land adjacent to Sections 15 and 16, Block III Mid-Wakatipu Survey District.
7. For an easement in gross with an incidental right to erect and maintain landing facilities on Crown land immediately adjacent to the landing facilities detailed in application number 6 above.
8. For an easement to cross Crown land

9. For an easement in gross with an incidental right to erect and maintain landing facilities on Crown land adjacent to Section 16 Block III Mid-Wakatipu Survey District.
  10. For an easement to cross Crown land between the landing facility referred to in application number 9 above and the adjacent freehold land. The easement sought is for a strip 10 metres wide.
  11. For two easements in gross with incidental rights to erect and maintain two separate landing facilities of Crown land adjacent to Section 6, Block III Mid Wakatipu Survey District.
  12. For two easements to cross Crown land between the landing facilities referred to in application number 11 above and the adjacent freehold land. The easements sought are for strips of 7 metres and 5 metres width respectively.
  13. For two easements to place two water pipes together with an associated pump station under Crown land adjacent to Section 6 Block III Mid-Wakatipu Survey District. A small structure housing controls and electrics for this pump station would be located above ground.
  14. For easements to locate electricity cables under Crown land adjacent to Section 6, Block III Mid Wakatipu Survey District.
- Application numbers 1-4, (in respect of one landing facility), 6-8, 11-13, all inclusive, are made by Walter Peak Resort Limited.
- Application number 5, in respect of one landing facility is made by Walter Peak Resort Limited on behalf of Fiordland Travel Limited.
- Application numbers 9 and 10 are made jointly by Walter Peak Resort Limited and Fiordland Travel Limited.
- Application number 5, in respect of one landing facility is made by Walter Peak Resort Limited on behalf of the New Zealand Railways Corporation.
- Application number 14 is made by Walter Peak Resort Limited on behalf of the Otago Central Electricity Power Board.
- Copies of the application documents are available for perusal at the offices of the Lands and Survey Department Invercargill, and Queenstown.
- Written objections and submissions in respect of any of these applications should be made to the Department of Lands and Survey, Invercargill, by 12 noon on 11 March 1987.

*Handwritten initials/signature*

SEWERAGE SYSTEM

Easements are sought for

- (a) Two emergency discharge lines both running to the lake, one running from freehold land owned by the Applicant [section 4, Block III Mid Wakatipu Survey District CT 3A/827 (Southland)] and the other from a pumping station located on the section 58 strip at Beach Bay (Refer (b) below). These would be located underground.
- (b) One pumping station in Beach Bay. This would be located underground with the exception of a small electrical control cubicle (approximate dimensions 2m x 1m x 1m (height)) housing electrical equipment positioned in front of freehold land owned by the Applicant [section 18, Block III Mid Wakatipu Survey District CT 3A/836 (Southland)].
- (c) One underground pipe (gravity main) running to the Beach Bay pumping station from adjoining freehold land owned by the Applicant (section 15 Block III Mid Wakatipu Survey District, CT 3A/836).
- (d) Underground pipes laid in one trench running east around the lakeshore for approximately 2.8km from the Beach Bay pumping station to the point where the section 58 strip meets unformed road, together with three pumping stations with one emergency discharge line each, all associated with these sewer lines. The latter would be located underground with the exception of a small electrical control cubical (approximately 2m x 1m x 1.5m (height)) housing electrical equipment and an enclosed transformer of the type commonly found in residential areas. These would be positioned so as not to obstruct any walking tracks around the lakeshore.

Final  
Application  
1986

3. STORMWATER

Easements are sought for four underground stormwater pipes running between freehold land owned by the Applicant (sections 4, 5, 6, 16 Block III Mid Wakatipu Survey District CT's 3A/827, 3A/828, 3A/829, 3A/836 (Southland) respectively) and Lake Wakatipu.

**OPUS INTERNATIONAL CONSULTANTS LIMITED  
DUNEDIN OFFICE**

Project Number 6NLITR.02/496YD



This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50269 dated September 2001 and is undertaken for the purposes of Tenure Review in terms the Crown Pastoral Land Act 1998.

<b>LAND STATUS REPORT for Cecil Peak Station</b>	LIPS Ref 12649
Property 1 of 1	

<b>Land District</b>	Southland
<b>Legal Description</b>	Runs 632 and 633 situated in Coneburn, South Wakatipu, Mid Wakatipu and Eyre North Survey Districts.
<b>Area</b>	13087.5336 hectares
<b>Status</b>	Crown Land under the Land Act 1948 subject to Pastoral Lease P.15
<b>Instrument of title / lease</b>	SL193/100
<b>Encumbrances</b>	None
<b>Mineral Ownership</b>	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
<b>Statute</b>	Land Act 1948 and Crown Pastoral Land Act 1998

<b>Data Correct as at</b>	26 June 2002
[Certification below]	

I, Michael John Kerr, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

In giving this certification I undertake that the status report has been completed in compliance with all relevant policy instructions and in particular OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01.

<b>Prepared by</b>	Mike Kerr
<b>Crown Accredited Agent</b>	Opus International Consultants Ltd, Dunedin

Peer reviewed by G Patrick

27 / 6 /2002

Approved  
  
 3/7/02

<b>LAND STATUS REPORT for Cecil Peak Station</b>				LIPS Ref 12649
Prope	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.**

Land Information New Zealand's LIPs database records a Recreation Permit, which is an unregistered interest, in the name of Queenstown Heli Hike for a term of 5 years, expiring on 31 December 2011. No commencement date is recorded.

The term and the expiry date indicate the term commences on 1 January 2006. That is unlikely and would indicate either an error in recording the term or the expiry date.



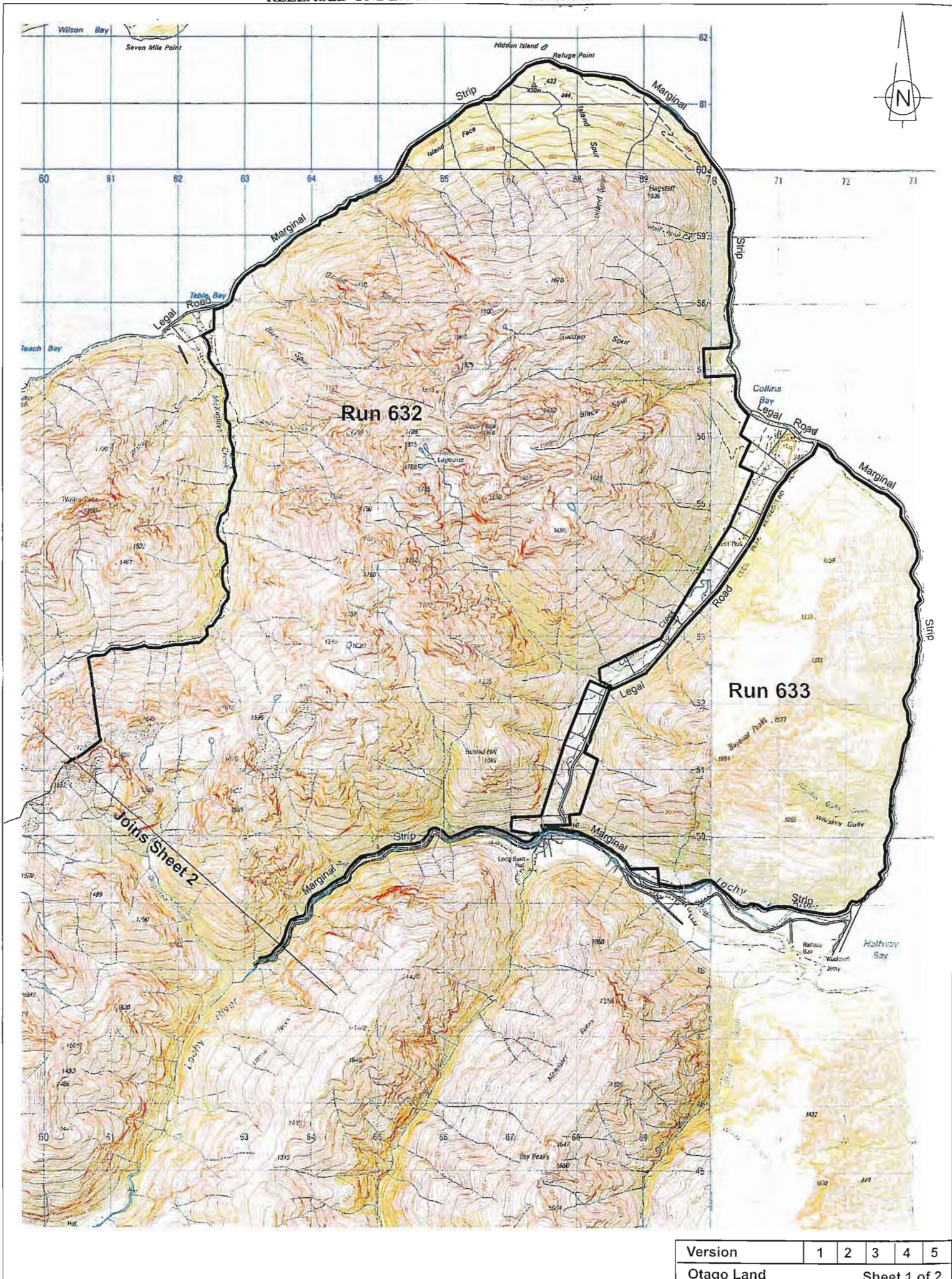
<b>LAND STATUS REPORT for Cecil Peak Station</b>				LIPS Ref 12649
Prope	1	of	1	

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

SDI Print Obtained	Yes
NZMS 261 Ref	E41, E42, F42
Local Authority	Queenstown-Lakes District
Crown Acquisition Map	Kemp Purchase
SO Plan	Sighted but not relevant to status: ROLL 32, SO 15, SO 34, SO 35, SO 36, SO 38, SO 51, SO 55, SO 74, SO 75, SO 289, SO 568, SO 569, SO 638, SO 704, SO 706, SO 730, SO 743, SO 785, SO 786, SO 787, SO 906, SO 916, SO 915, SO 917, SO 920, SO 924, SO 958, SO 993, SO 997, SO 998, SO 996, SO 1095, SO 1100, SO 1107, SO 1219, SO 1451, SO 1654, SO 2398, SO 2399, SO 8128, SO 6414, SO 7886, SO 8416, SO 8466, SO 11838, SO 11898, SO 12081, SO 12101.  SO 8416 being a complied plan was approved on 2 April 1975 defining Runs 632 and 633 situated in Mid Wakatipu, Coneburn, Eyre North and South Wakatipu Survey District.
Relevant Gazette Notices and / or Computer interest register.	SL193/100 – Computer Interest Register
CT Ref / Lease Ref	SL8A/155 [Freehold land within the peripheral boundary of this lease] SL193/100 [Cecil Peak pastoral lease]
Plan Index	Notes SO 8416 for Runs 632 and 633.
Legalisation Cards	None found.
Statutory Actions (Landonline)	The statutory action recorded under SO 8416 are: Runs 632 and 633 – SL193/100 Crown land reserved from sale (Marginal Strip).
CLR	Runs 632 and 633, Sections 16, 16 Block VI Coneburn Survey District, Sections 49 to 52 Block II South Wakatipu Survey District. 13088.5806 hectares held on pastoral lease P 15.  (Note the land in the lease has since been reappellated to Runs 632 and 633 by reappellation registered as 000900.2.
Allocation Maps (if applicable)	No allocations found within or adjoining the land.
VNZ Ref - if known	29131/3700
Crown Grant Maps	Not sighted.
If Subject land Marginal Strip: a) Type [Sec 24(3) Conservation Act 1987]	a) Section 24(3) of the Conservation Act 1987.
b) Date Created	b) 2 April 1975
c) Plan Reference	c) SO 8416
If Crown land – Check Irrigation Maps.	None found

<b>LAND STATUS REPORT for Cecil Peak Station</b>		LIPS Ref 12649
Proper	1	of 1

<p><b>Mining Maps</b></p> <p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>No mining interests shown.</p> <p>a) SO Plan N/A</p> <p>b) Proc Plan N/A</p> <p>c) Gazette Ref N/A</p>
<p><b>Other Relevant Information</b></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) Land Information New Zealand's LIPs database records a Recreation Permit, which is an unregistered interest, in the name of Queenstown Heli Hike for a term of 5 years, expiring on 31 December 2011. No commencement date is recorded.</p> <p>b) Nothing found</p> <p>c) Either</p> <p><input checked="" type="checkbox"/> 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.</p> <p>d)</p>

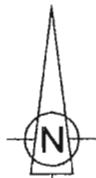
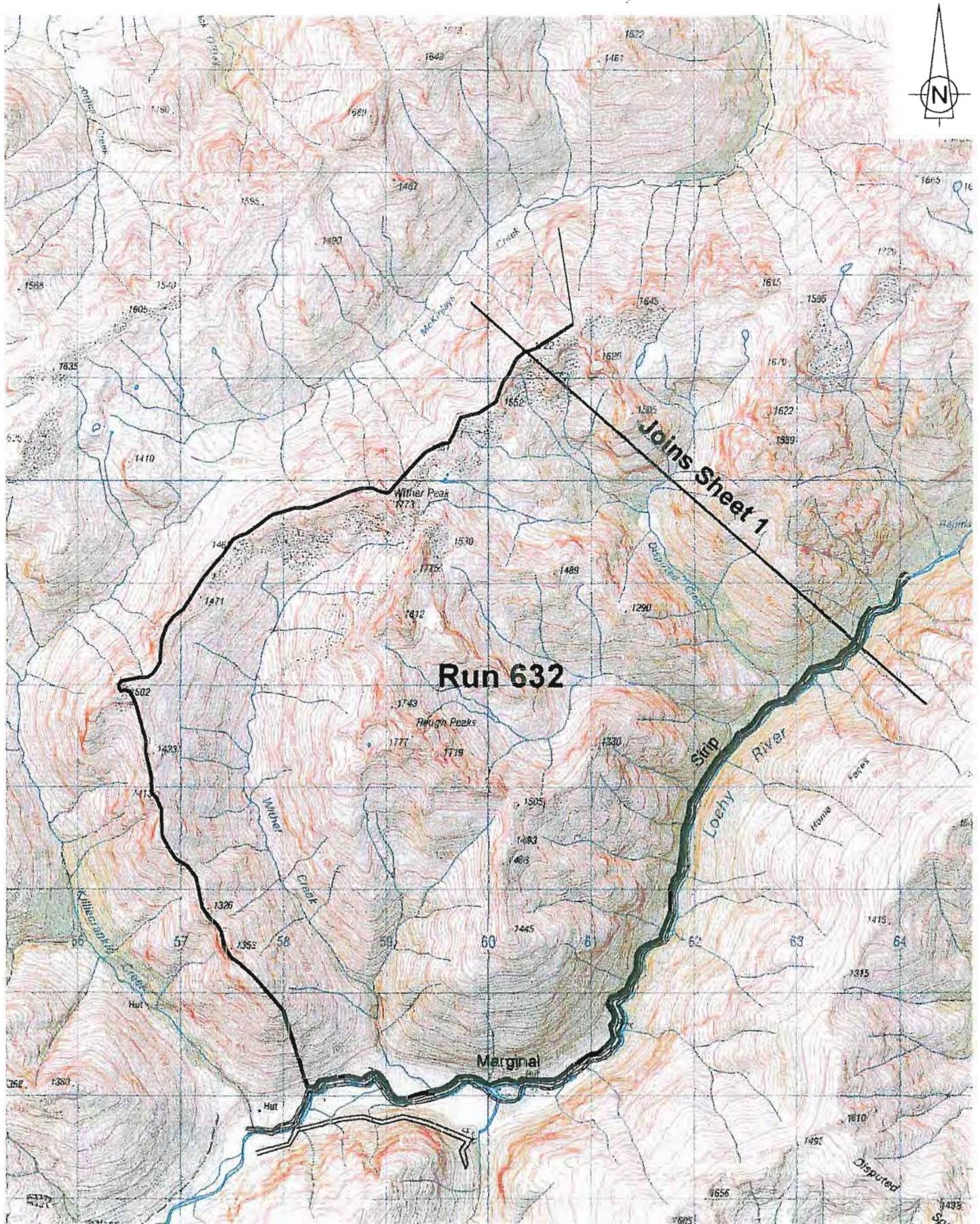


**Cecil Peak**  
Scale 1 : 50000

0 1000 2000 3000 4000 5000 6000m

Version	1	2	3	4	5
Otago Land District	Sheet 1 of 2				
NZMS 260 E.41,E42,F.42	Date 06/06/2002				





Version	1	2	3	4	5
Otago Land District	Sheet 2 of 2				
NZMS 260 E42	Date 06/11/2000				

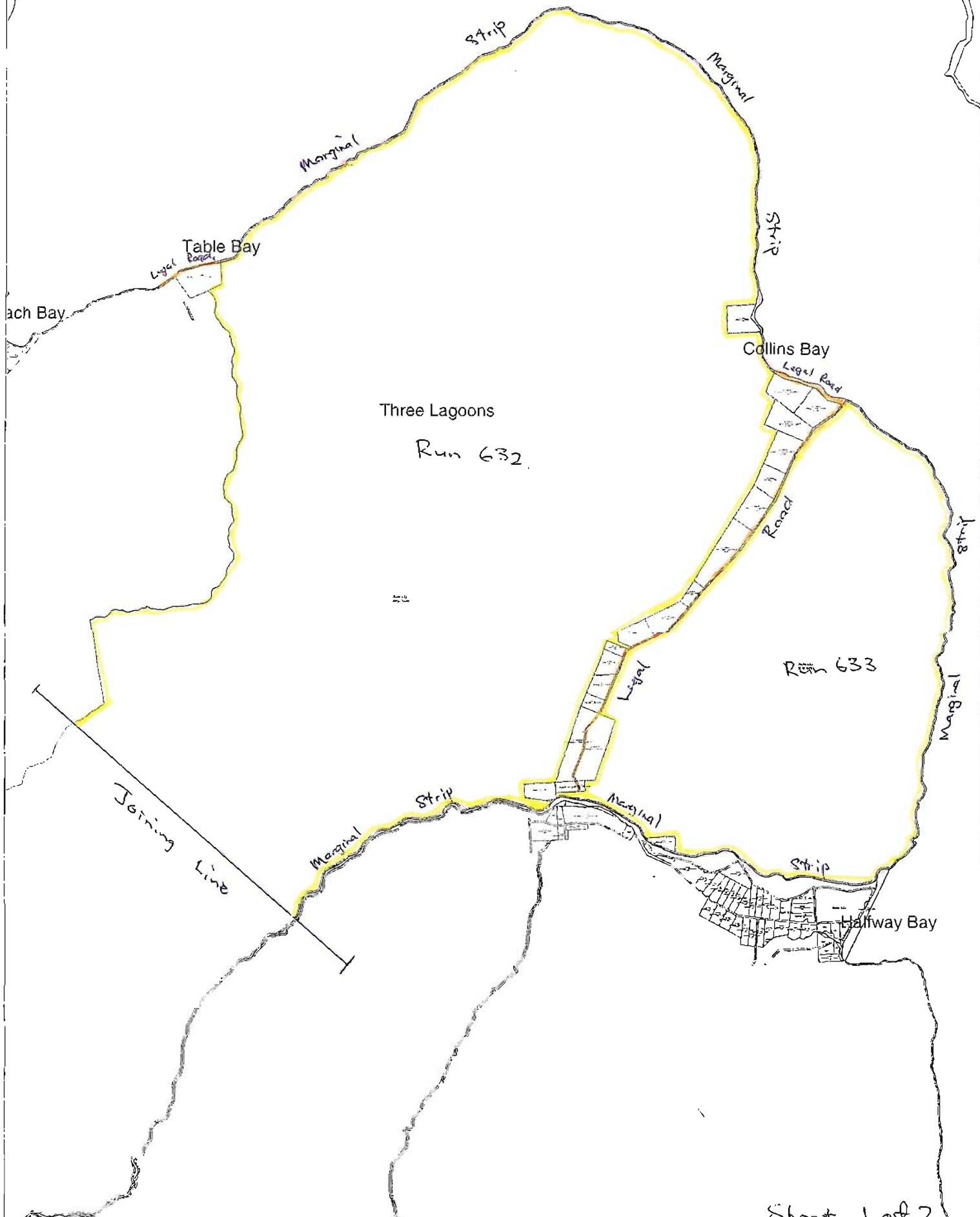


**Cecil Peak**  
Scale 1 : 50000



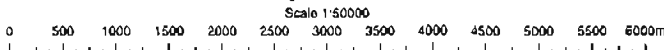
Graphics by :  
TL Survey Services Ltd DUNEDIN

Wilson Bay Lake Wakatipu



Sheet 1 of 2

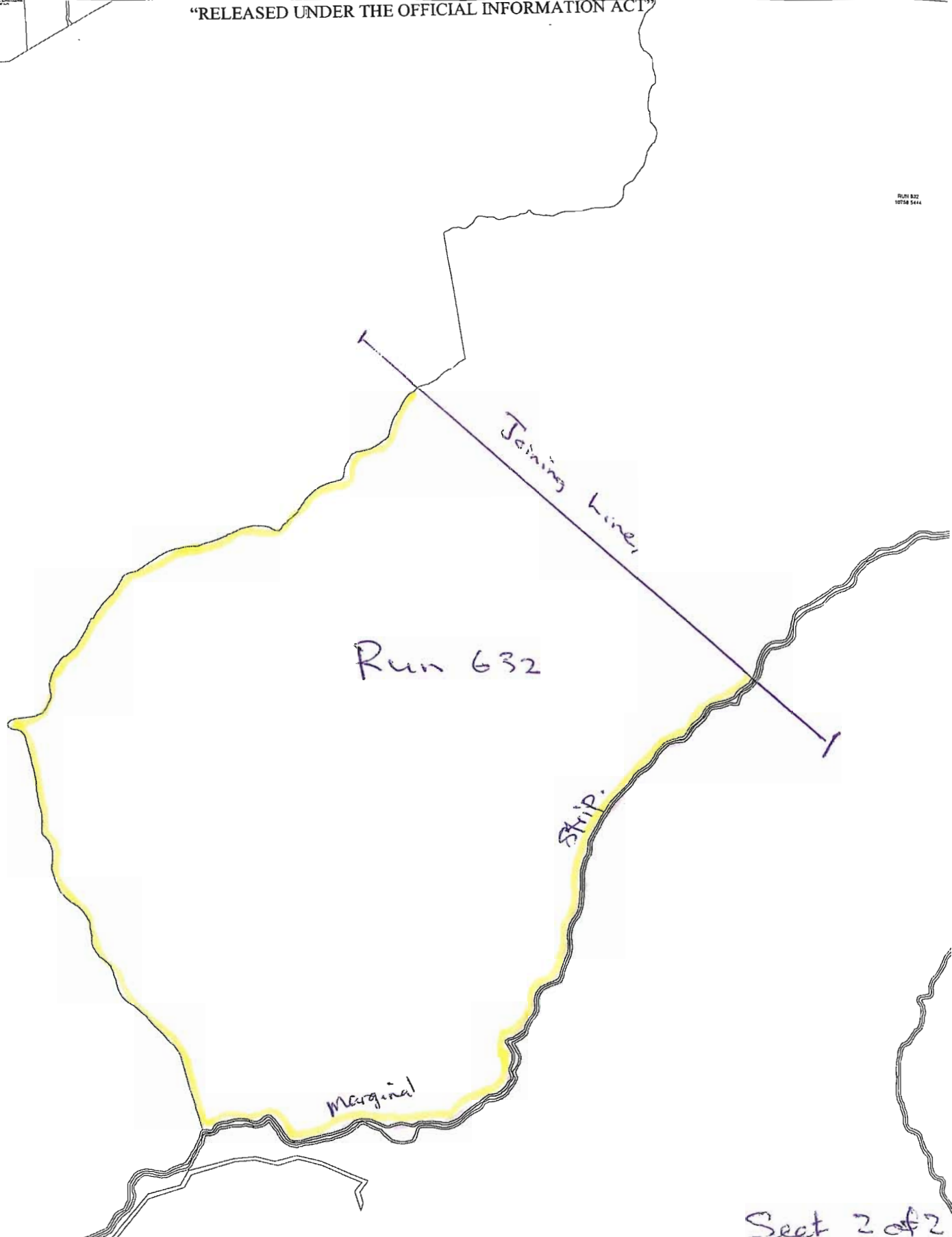
Cecil Peak



E42 F42  
E41



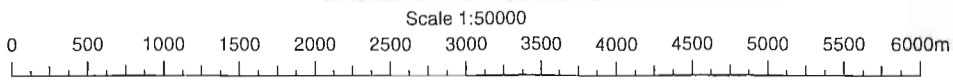
RUN 632  
10718 2444



Cecil Peak

Sheet 2 of 2

E 42 2



Scale 1:50000

RUN 632

National Endowment

NEW ZEALAND.

(Crown Lands - B) REGISTERED



Revised of Pastoral License No. 256 in force 1919  
Subject to the Land Laws Amendment Act, 1913

PLAN OF RUN No. 1, 2, 3, 4 and 5 No. 957

Vol. 167 Plan 28

License to occupy Crown Lands for Pastoral Purposes.

METRIC AREA IS 13091.5805 ha

Whereas Hugh Claude Reeves and Leopold George Dyke of Auckland, sheepfarmers, have purchased at auction, under the provisions of the Land Act, 1908, and its amendments, a License to occupy for Pastoral Purposes all that area of Crown lands containing by estimation thirty two thousand two hundred and fifty acres, more or less, and being Run numbered 1, 2, 3, 4 and 5, classed as Pastoral land, in terms of section 225 thereof, situate in the County of Southern in the Land District of Southern New Zealand, as the same is delineated on the plan in the District Lands and Survey Office, Dunedin, as shown in the margin hereof, and have paid the sum of one hundred pounds (£ 100 : 0 : 0 ), being the first half-year's rent in advance for such Run: The said Hugh Claude Reeves and Leopold George Dyke are 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, 1919, subject to all the provisions and conditions of the Land Act, 1908, and its amendments, so far as applicable hereto, and subject also to the payment of an annual rent of two hundred pounds (£ 200 : 0 : 0 ), in equal parts, half-yearly in advance, on the first day of March and the first day of September in each and every year, payment for the first half-year's rent having already been made, and the next of such half-yearly payments to be made on the first day of September 1919.

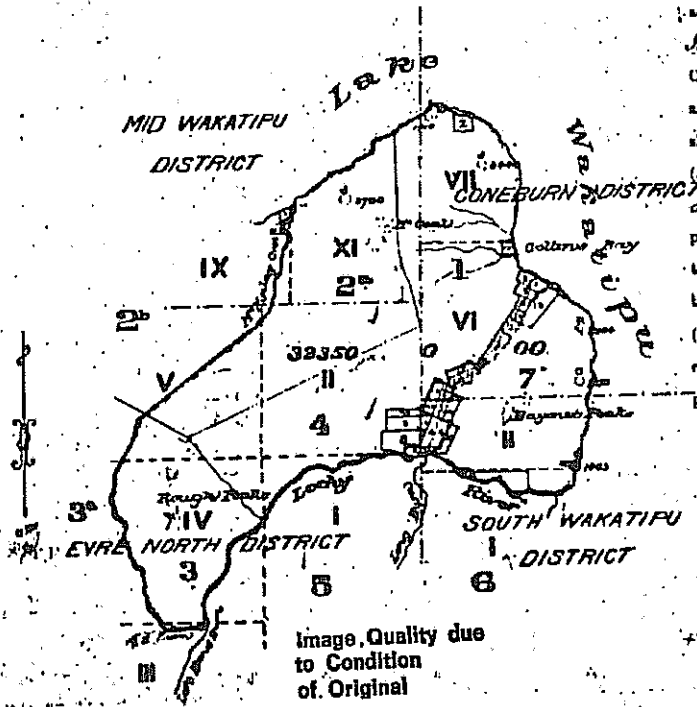


Image Quality due to Condition of Original

- 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, or shall give or cause to be given or taken any negotiable security for, the purpose of defrauding or evading the provisions of, or shall in any way whatsoever directly or indirectly commit or be party to a fraud upon, the Land Act, 1908, and its amendments, this license shall be liable to be forfeited and revoked;
  - (2) That the licensee shall prevent the destruction or burning of timber or bush on the land comprised in this license, except as provided by section 237 of the Land Act, 1908;
  - (3) That the licensee shall prevent the growth or spread of gorse, broom, and sweetbrier, on the land comprised in this license, and shall with all reasonable speed remove or cause to be removed all gorse, sweetbrier, broom, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands; and
  - (4) That the licensee shall destroy all rabbits on the land comprised in this license, and shall prevent their increase or spread, to the satisfaction of the Commissioner or an officer appointed by him to inspect the ground.
- (5) That the licensee shall not burn, or permit to be burnt, any wood, or any other material, on the land comprised in this license, and shall not burn, or permit to be burnt, any other timber except in the months of July, August, and September.

And it is hereby declared that these presents are intended to take effect as a pasturage license only under the Land Act, 1908, and its amendments, and the provisions of those Acts applicable to such licenses shall apply hereto as fully and effectually as if the same had been set out herein at length.

In Witness whereof the Commissioner of Crown Lands, on behalf of the Land Board of the Southern Land District, hath hereunto set his hand, this twenty eighth day of February 1919.

H. H. Hugh Claude Reeves and Leopold George Dyke the above-named licensee, hereby accept this license on the terms and conditions specified herein. Leopold George Dyke

RELEASED UNDER THE OFFICIAL INFORMATION ACT

WPA

**DISBURSED**

Pat. No. 1905 Variation of within Pastoral License Eastern 11/1/52 at 11.11.52

How License under Vol 173 folio 100.

167/28

duplicate destroyed 11/4/51

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL BY THE PURPOSES OF SECTION 215A L.P.A. TRANSFER ACT 1952.

100 1952 DLS

his interest in Pastoral License

The transfer of the within license to

Lp. 2A, from 1.2.52 to 7.2.52 Lake County

Hugh Maude Reeves

Joseph George Dyke Ireland

lastly approved and registered

Dated this 18th day of April 1952

19-2-21

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL BY THE PURPOSES OF SECTION 215A L.P.A. TRANSFER ACT 1952.

100 1952 DLS

PASTORAGE LICENSE

Commissioner of Crown Lands

167/28

1952

of the within license

terminated till the 28th February 1952

the said license is hereby

revoked and registered

of the 1st day of July 1952

W. G. Ireland

Deputy Commissioner of Crown Lands

15.6.52

of the within license to carry

Pat. No. 1905 Variation of within Pastoral License Eastern 11/1/52 at 11.11.52

How License under Vol 173 folio 100.

duplicate destroyed 11/4/51

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL BY THE PURPOSES OF SECTION 215A L.P.A. TRANSFER ACT 1952.

100 1952 DLS

of the within license to carry

Pat. No. 1905 Variation of within Pastoral License Eastern 11/1/52 at 11.11.52

How License under Vol 173 folio 100.

duplicate destroyed 11/4/51

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL BY THE PURPOSES OF SECTION 215A L.P.A. TRANSFER ACT 1952.

100 1952 DLS





# COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952



*R. W. Muir*  
Registrar-General  
of Land

## Historical Search Copy

**Identifier** SL193/100  
**Land Registration District** Southland  
**Date Registered** 05 April 1957 02:50 pm

### Prior References

SL167/28

---

<b>Type</b>	Lease under s83 Land Act 1948	<b>Term</b>	33 years commencing on the 1st day of July 1954 and renewed for a further term of 33 years commencing on 1.7.1987
<b>Area</b>	13087.5337 hectares more or less		

**Legal Description** Run 632 and Run 633

**Original Proprietors**  
Cecil Peak Station Limited

### Interests

- 169700 Memorandum of variation of within Lease - 29.6.1960 at 9.50 am
- 014807.1 Certificate by Commissioner of Crown Lands varying the covenants, conditions and restrictions contained or implied in the within lease - 23.7.1976 at 10.59 am
- 164532.1 Variation of the within lease renewing the term for a further 33 years and increasing the annual rental to \$5,475.00 and the rental value to \$365,000.00 - 21.7.1989 at 9.01 am

Identifier

SL193/100

Issued as a Deed of (or in Exchange for) Lease No. 30766 registered in Vol. 147 Pt. 28

Metric Area: 13274.4985 ha. CA 287835. 81984 ha. 13356.4826 ha

Pastoral Lease of Pastoral Land under the Land Act, 1948

No. P.15

LAND & DEEDS REGISTER  
NEW ZEALAND  
SOUTHLAND  
LAND DISTRICT

Not registered with Land Transfer Act. Register under section 53 Land Transfer Act 1952.

193/100

This Deed, made the first day of March 1957, one thousand nine hundred and fifty four, between HIS MAJESTY THE KING (who, with his heirs and successors, is hereinafter referred to as "the Lessee"), of the one part, and ALEXANDER MUNRO, of the other part, and WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained or implied and on the part of the Lessee to be paid, observed, and performed, the Lessee doth hereby demise and let unto the Lessee all the pieces or parcels of land containing by measurement thirty two thousand three hundred and fifty seven acres and one hundred and thirty one square rods and one hundred and thirty one square feet, situated in the Land District of Southland and being Runs 1, 2A, 3, 4 and 7 Mid-Wakatipu, Conburn, Eyre North, and South Wakatipu Survey Districts (hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan drawn heron and therein coloured red in outline; together with the rights, easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of thirty years, commencing on the first day of July 1957, to wit, one thousand nine hundred and fifty seven, to wit, the period between the date of this lease and the above-mentioned first day of July 1957.

Yielding and paying therefor during the said term unto the Department of Lands and Survey at the Principal Land Office for the said Land District of Southland the clear annual rent of two hundred and twenty pounds (£220. 0. 0) payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term. And also paying in respect of the improvements specified in the Schedule hereto the sum of £1000 (one thousand pounds) by a deposit of £1000 (one thousand pounds) (the receipt of which sum is hereby acknowledged) and thereafter by half-yearly instalments of £100 (one hundred pounds) on the 1st day of January and the 1st day of July in each and every year during the said term.

Scale 2 miles to an inch.

AND the Lessee doth hereby covenant with the Lessee as follows, that is to say:-

1. THAT the Lessee will fully and generally pay the rent hereinafter reserved at the times and in the manner hereinafter provided in that behalf, and also will pay and discharge all rates, taxes, assessments, and outgoings whatsoever that now are or hereafter may be assessed, levied, or payable in respect of the said land or any part or parts thereof during the said term.
2. THAT the Lessee will within one year after the date of this lease take up his residence on the said land, and thereafter throughout the term of the lease will reside continuously on the said land.
3. THAT the Lessee will hold and use the said land for his own use as a homestead and will not transfer, assign, sell, mortgage, charge, or part with possession of the said land or any part thereof without the previous approval of the Land Purchase Board: Provided that such approval will not be necessary in the case of a mortgage to the Lessee or to a Departmental officer.
4. THAT the Lessee will at all times have the said land cultivated and be a husbandman or farmer according to the rules of good husbandry and will not in any way remain waste.
5. THAT the Lessee will throughout the term of his lease to the satisfaction of the Commissioner of Crown Lands for the Land District of Southland - (hereinafter referred to as "the Commissioner") pay and take all the taxes and rates and keep clear the said land of all noxious weeds, and will comply strictly with the provisions of the Forests Act, 1924.
6. THAT the Lessee will keep the said land free from wild animals, rabbits, and other pests, and generally comply with the provisions of the Health Act, 1924.
7. THAT the Lessee will clear and clear from weeds and keep open all creeks, drains, ditches, and watercourses upon the said land, including any drains or ditches which may be constructed by the Commissioner after the commencement of the term of the lease; and will not at any time without the prior consent of the Commissioner alter the channel of any such creek or watercourse or stop or divert the water flowing therein.
8. THAT the Lessee will at all times during the said term repair and maintain and keep in good substantial repair, order, and condition all improvements belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land, and will not, without the prior written consent of the Commissioner, pull down or remove them or any part of them.
9. THAT the Lessee will insure all buildings belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land to their full insurable value in the name of the Commissioner in some insurance office approved by the Commissioner and will pay all premiums falling due under every such insurance policy and deposit with the Commissioner every such policy and, not later than the forenoon of the day on which any such premium becomes payable, the receipt for that premium.
10. THAT the Lessee will not throughout the term of the lease without the prior consent of the Commissioner, which consent may be given on such terms and conditions (including the payment of royalty) as the Commissioner thinks fit, fell, sell, or remove any timber, tree, or bush growing, standing, or lying on the said land, and that he will throughout the term of the lease prevent the destruction of any such timber, tree, or bush unless the Commissioner otherwise approves: Provided that the consent of the Commissioner as aforesaid shall not be necessary when any such timber or tree is required for any agricultural, pastoral, household, stock-raising, or building purpose on the said land or when the timber or tree has been planted by the Lessee.
11. THAT the Lessee shall not, except for the purpose of complying with any of the provisions of the Minerals Research Act, 1926, burn any timber, scrub, fern, or grass on the said land, nor put bonfire, scrub, fern, or grass on the said land to be burned, unless he shall have obtained the prior consent in writing of the Commissioner, which consent may be given subject to such terms and conditions as the Commissioner may direct.
12. THAT officers and employees of the Department of Internal Affairs shall at all times have a right of way, access, and egress over the land comprised in this lease for the purpose of, whether such land or any adjoining land is infested with deer, wild geese, wild pigs, opossums, or other animals, which the said Department is charged with the duty of exterminating or reducing the number of, wherever any such animals: Provided that such officers and employees in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.
13. THAT the Lessee shall exercise due care in stocking the said land and shall not overstock.

AND it is hereby agreed and declared by and between the Lessee and the Lessee:-

- (1) THAT the Lessee shall have the exclusive right of pasturage over the said land, but shall have no right in the soil.
- (2) THAT the Lessee shall have no right, title, or claim whatsoever to any minerals (within the meaning of the Land Act, 1948) now or under the surface of the soil of the said land or to any minerals now or hereafter discovered in the said land or in any part thereof, and that the surface of the soil of the said land shall remain the property of the Crown, subject to the payment to the Lessee of any royalties or other sums payable in respect of any such minerals: Provided that there shall be no right of way, or right to work, mine, or remove any mineral from, any part of the said land which is for the time being under cultivation within 50 yards of a yard, garden, orchard, vineyard, nursery, or plantation, or within 100 yards of any building: Provided also that the Lessee may, with the prior consent in writing of the Commissioner, which consent may be given subject to such conditions as the Commissioner may direct, work any mineral on the said land for any agricultural, pastoral, household, stock-raising, or building purpose on the said land, but not otherwise.
- (3) THAT upon the expiration by effluxion of time of the term hereby granted and thereafter at the expiration of each succeeding term to be granted to the Lessee the outgoing title shall be obtained, in accordance with the provisions of section 121 (3) of the Land Act, 1948, a new lease of the land hereby leased as a part to be determined in the manner provided in the said Act for a term of three years commencing from the expiration of the term hereby granted and subject to the same covenants and provisions as this lease, but provided for the renewal thereof and all provisions ancillary or incidental thereto.

Transaction Id  
Client Reference 6NLITR.02/4961D

Historical Search Copy Dated 14/06/02 10:30 am, Page 2 of 5

Identifier

SL193/100

193/100

- (4) THAT the Lessee shall have no right of acquiring the fee-simple of the said land.
- (5) THAT the Lessee may, with the prior consent in writing of the Commissioner given subject to such conditions as the Commissioner may deem necessary,
  - (a) Cultivate any portion of the said land for the purpose of growing winter food for the stock deposited thereon;
  - (b) Grow such crops of the said land as he wishes for the use of himself and family and his employees;
  - (c) Plough and sow to grass any portion of the said land;
  - (d) Clear any portion of the said land by felling and burning brush or scrub and sow the land so cleared in grass;
  - (e) Such as may be given any portion of the said land;
 Provided that the Lessee shall, on the termination of the lease, leave the whole of the area that has been ploughed or cultivated properly laid down in good permanent clover and grass to the satisfaction of the Commissioner.
- (6) THAT the Lessee shall have New Zealand or shew the said land or if he cannot be found or if he shall neglect or fail, or refuse to comply with the covenants and conditions herein expressed or implied in the satisfaction of the Land Settlement Board or the Commissioner, on the one hand, or on the other hand, for not less than two months in the payment of rent, water or other payments due to the Lessee, then the Land Settlement Board may, subject to the provisions of section 118 of the Land Act, 1948, declare this lease to be forfeit, and that without prejudice to releasing the Lessee from liability for rent due or accruing due or for any prior breach of any covenant or condition of the lease.
- (7) THAT these provisions are intended to take effect as a pastoral lease under the Land Act, 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such lease shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

SCHEDULE

IMPROVEMENTS BELONGING TO THE CROWN AND BEING PURCHASED BY THE LESSEE

In witness whereof the Commissioner of Crown Lands for the Land District of ... and these presents have also been executed by the said Lessee.

... on behalf of the Lessor, hath hereunto set his

Signed by the said Commissioner, on behalf of the Lessor, in the presence of-

Witness: R.A. Whittington, Clerk, Address: ...

J.S. Bealman, Commissioner of Crown Lands

Signed by the above named as Lessee, in the presence of-

Witness: P.A. ... Address: ...

M.A. ... Lessee

That the lessee shall be deemed not to have failed to use due care in stocking, or to have overstocked ... so long as the number of stock deposited on the said land does not exceed 7810 sheep ...

Mortgage 175759 ... The State ...

Mortgage 175759 ... Discharged ...

Transfer 159668 ...

Transfer 159668 ... Discharged ...

Mortgage 175759 ...

Mortgage 175759 ... Discharged ...

Mortgage 175759 ...

Mortgage 175759 ... Discharged ...

Mortgage 175759 ...

Mortgage 175759 ... Discharged ...

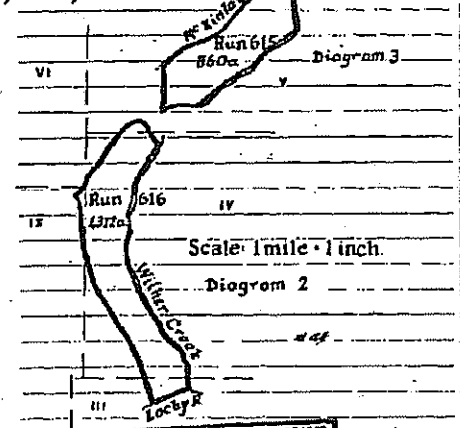
Identifier

SL193/100

Vol. 193 Fol. 100  
Cont

Part of Runs 25 and 3 Blk V North  
Eyre District and now known as  
Run 615 North Eyre District  
See Appellation 253753 20.8.1971  
Mortgage 250750 8.11.70  
at 10am

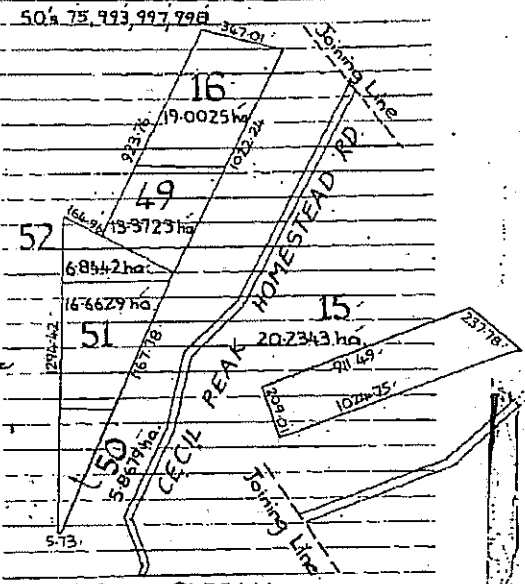
253753 Certificate by Commissioner of  
Crown Lands incorporating Run 616  
Blocks III, IV, V, VI, VII Eyre North District  
into lands here shown edged on  
Diagram 2 hereof and including Run 615  
Block V Eyre North District shown edged  
on Diagram 3 hereof 29.11.1971  
at 2:40pm (with Consent of Mortgagee  
(Mortgage 250750 8.11.70) at 10am



THIS REPRODUCTION ON A REDUCED SCALE  
CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL FOR THE PURPOSES OF  
SECTION 21A LAND TRANSFER ACT 1952

Variation of Mortgage 241400  
20.12.1974 at 2.25p.m. entered  
2.4.1975 at 10.59 a.m. A.L.R.

251825 Certificate by the Commissioner  
of Crown Lands incorporating  
Sections 15 and 16 Block III Conburn  
Survey District and Sections 19, 20,  
21 and 22 Block IV South Wakatipu  
Survey District shown on Diagram  
A hereof 29.12.1974 at 2.15pm  
entered 2.4.1975 at 10.59 a.m. A.L.R.



Total Area: 81.9841 ha  
MEASUREMENTS ARE METRIC

The within land is now known as Runs  
632 and 633 situated in Blocks VI, VII  
Conburn District, Blocks I, II South  
Wakatipu District, Blocks IX, XI,  
Mid Wakatipu District and Blocks I,  
II, III, IV, V and IX Eyre North  
Districts. (2650a + 5760a)  
See Appellation 000900.2. 23.7.1976  
A.L.R.

014807.1 Certificate by Commissioner  
of Crown Lands varying the covenants,  
conditions and restrictions contained  
or implied herein. 23.7.1976 at  
10.59 a.m. A.L.R.

014808.1 Transfer in exercise of the  
Power of Sale contained in Mortgages  
241400 and 250750 to Alexander Dawson  
Inc. at Nevada United States of  
America 23.7.1976 at 11.00a.m. A.L.R.

OVER



Identifier

SL193/100

133226.1 Transfer to Cecil Peak Resort  
Limited at Christchurch - 15.9.1986 at  
10.24 a.m.

DISCHARGED

*[Signature]*  
A.L.R.

133226.2 Mortgage to Bank of New Zealand  
- 15.9.1986 at 10.24 a.m.

*[Signature]*  
A.L.R.

*[Signature]*  
A.L.R.

164532.1 Variation of the within lease  
renewing the term for a further 33 years  
commencing on 1.7.1987 and increasing the  
annual rental to \$5,475.00 and the rental  
value to \$365,000.00 - 21.7.1989 at 9.01  
a.m.

*[Signature]*  
A.L.R.

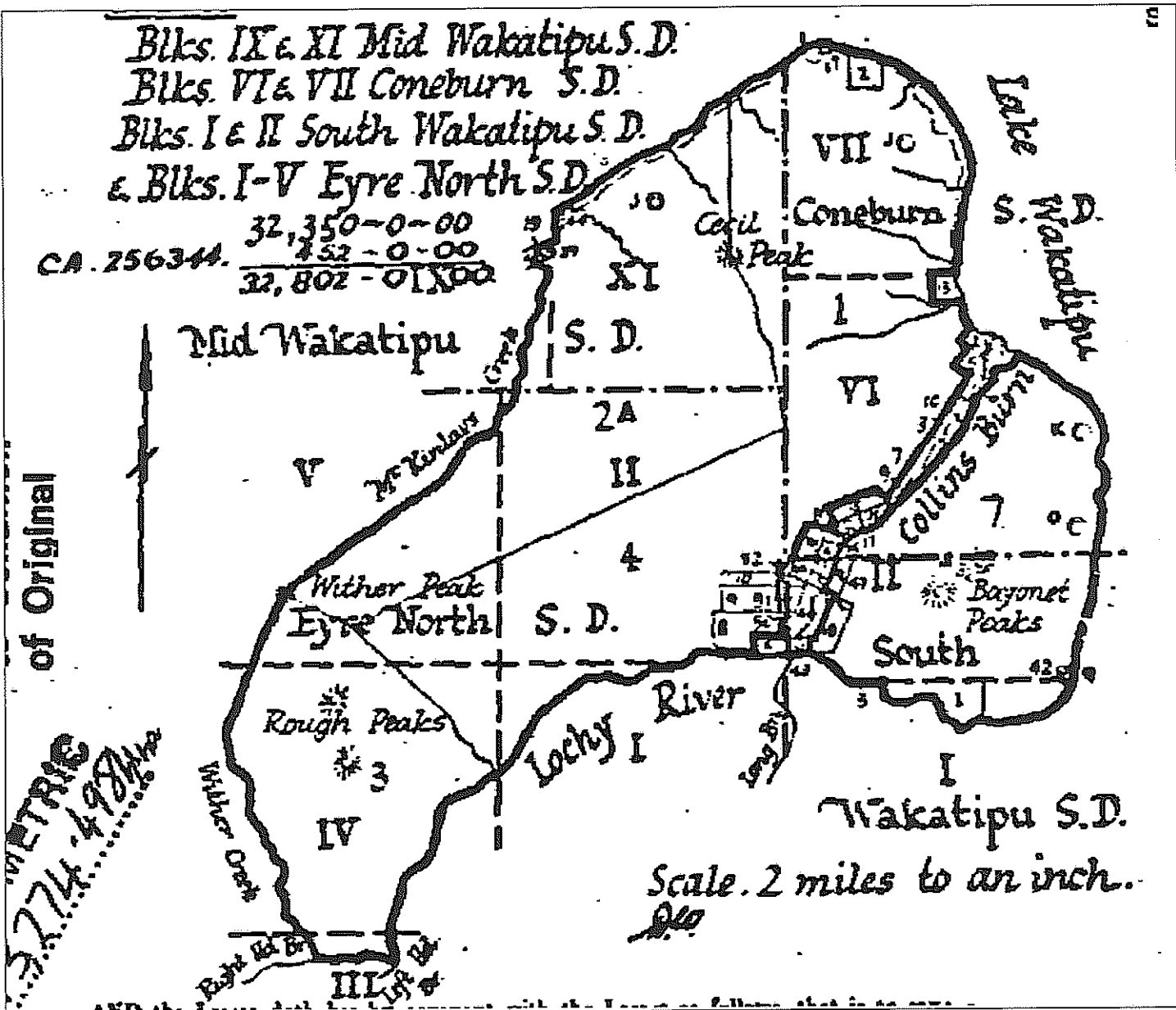
185208.2 Transfer to Cecil Peak Station  
Limited at Auckland - 28.3.1991 at  
10.06 a.m.

*[Signature]*  
A.L.R.

Identifier

SL193/100

01





# View Statutory Action

**Parcel** Crown Land Block II South Wakatipu Survey District  
**Current Purpose** Crown Land Reserved from Sale (Marginal Strip)

**Parcel Status** Current

Statutory Action	Type	Recorded	Action	Status
Sec 58 Land Act 1948	Other Statutory actions	30/10/2000	Create	Current

**Statute**  
**Purpose** Crown Land Reserved from Sale (Marginal Strip)  
**Name**  
**Comments**

\*\*\* End of Report \*\*\*



# View Statutory Action

**Parcel** Crown Land Block III Eyre North Survey District  
**Current Purpose** Crown Land Reserved from Sale (Marginal Strip)

**Parcel Status** Current

Statutory Action	Type	Recorded	Action	Status
Sec 58 Land Act 1948	Other Statutory actions	30/10/2000	Create	Current

**Statute**  
**Purpose** Crown Land Reserved from Sale (Marginal Strip)  
**Name**  
**Comments**

\*\*\* End of Report \*\*\*





# View Statutory Action

**Parcel** Crown Land Block III South Wakatipu Survey District **Parcel Status** Current  
**Current Purpose** Crown Land Reserved from Sale (Marginal Strip)

Statutory Action	Type	Recorded	Action	Status
Sec 58 Land Act 1948	Other Statutory actions	30/10/2000	Create	Current

**Statute**  
**Purpose** Crown Land Reserved from Sale (Marginal Strip)  
**Name**  
**Comments**

\*\*\* End of Report \*\*\*



# View Statutory Action

**Parcel** Crown Land Block VII Coneburn Survey District  
**Current Purpose** Crown Land Reserved from Sale (Marginal Strip)

**Parcel Status** Current

Statutory Action	Type	Recorded	Action	Status
Sec 58 Land Act 1948	Other Statutory actions	30/10/2000	Create	Current

**Statute**  
**Purpose** Crown Land Reserved from Sale (Marginal Strip)  
**Name**  
**Comments**

\*\*\* End of Report \*\*\*