

## **Crown Pastoral Land Tenure Review**

**Lease name : HALFWAY BAY  
STATION**

**Lease number : PS 032**

### **Due Diligence Report (including Status Report) - Part 1**

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**

## DUE DILIGENCE REPORT

### CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:

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File Ref:	Ps032	Report No:	AT0114	Report Date:	23 June 2000
Office of Agent:	Alexandra	LINZ Case No:		Date sent to LINZ:	28/6/00

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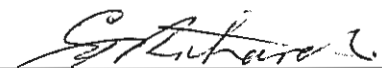
#### RECOMMENDATIONS:

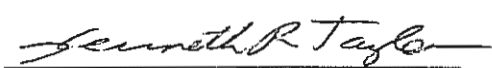
- (1) That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
- (2) That the Commissioner of Crown Lands or his delegate **note** the following incomplete actions which require action by the Manager Crown Property Contracts.

There is confusion with the legal description and area arising from the Land Status Check which requires review and verification.

Certificate of Incorporation 161528 entitles the lessee of adjacent "Part Runs 6 and 420A" to run stock over land adjacent to the lease for recovery of stock in snow conditions to Halfway Bay wharf. Exercise of the rights duly granted are subject to conditions requiring the lessee to minimise any damage to adjacent land that may be temporarily occupied. Part of Run 420A is now within Ps032. This may have been superseded by subsequent registrations, but requires verification in case it affects titles arising from tenure review.

Signed for Knight Frank (NZ) Limited

  
Grant Richards:

  
Manager

Approved/Declined by:

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Name:  
Date of decision:        /        /

**(1) Details of lease:**

**Lease Name:** Halfway Bay Station

**Location:** Lake Wakatipu

**Lessee:** Lake Wakatipu Station Limited

**Tenure:** Pastoral Lease

**Term:** 33 years from 1 July 1991

**Annual Rent:** \$4,800

**Rental Value:** \$320,000

**Date of Next Review:** 1 July 2002

**Land Registry Folio Ref:** 201/154 (Southland Registry District)

**Legal Description:** Run 634 and Part Run 420A (refer also comments regards Status Check).

**Area:** 16733.7513 hectares (refer also comments regards Status Check).

**(2) File Search:**

**Files held by Agent on behalf of LINZ:**

<i>File Reference</i>	<i>Volume</i>	<i>First Folio</i>	<i>Date</i>	<i>Last Folio</i>	<i>Date</i>
Ps032	1	143	10/1/1941	768	23/11/1970
	2	770	4/5/1971	869	21/4/1978
	3	870	15/5/1978	957	17/1/1983
	4	960	13/4/1984	1044	9/2/1994
		595	4/10/1957	644	13/2/1959
	5	1	19/1/1984	83	18/4/2000

**Other Relevant Files held by LINZ:**

<i>File Reference</i>	<i>Volume</i>	<i>First Folio</i>	<i>Date</i>	<i>Last Folio</i>	<i>Date</i>
CPL/04/12/12654 ZCH		1	14/7/1997	21	27/10/1999
5200/D15/H01 DCH			14/12/1992		22/10/1996

***Relevant Folios:***

The pastoral lease was acquired by the current holders (*Lake Wakatipu Station Limited*) in 1992 from Halfway Bay Station (*1974*) Limited who had interests in the lease since 1975.

The current lease was preceded by Pastoral Licence to Occupy PRL 403 issued 1 March 1992. Run selection occurred in 1903.

On review in 1957 the pastoral licence was replaced by a pastoral lease (*subsequently redefined by boundary adjustment to 16733.7513 ha*) folio 201/154.

Pastoral Lease Ps032 was renewed for a further term of 33 years from 1 July 1991.

Folio 932 contained in Volume III dated 17 June 1981 records that the "appellation Run 634 was allocated in 1973 and contemporaneously registered in the Lands and Deeds Office. However is was never recorded on CT 201/154". The Land Status Report, on Page 2 of 4, records that the registered lease does not appear to record Part Run 420A. Memorial 270607 records full details of alteration which includes the wording ("*formerly Run 618 and Part Runs 6, 420A and 555*"). Reference to Memorial 270607 is located on the fourth Page of 201/154, and appears to cover this matter.

**(3) *Summary of lease document:***

***Terms of lease:***

***Lease Stock Limits:***

6060 sheep and 55 cattle.

***Commencement Date:***

1 July 1991

***Difference between Registered Title and Lease File Records:***

None identified.

***Area adjustments:***

This report covers Run 634 and Part Run 420A. According to the Land Status Report Part Run 420A is **included** in the legal description of Pastoral Lease Ps032, Certificate of Title 201/154. The area of Run 634 has been identified as 16733.7513 ha, not inclusion of the area contained within Part Run 420A. The Land Status Report notes that the areas of Part Run 420A has not been assessed. This appears inconsistent with document 270607 (*see further comment under Section 5 of this report*).

***Registered interests:***

- 161528 Certificate of Variation under Section 113 of the Land Act 1948 (*movement of stock in snow to Halfway Bay Wharf*) dated 26 March 1959.
- 084893.1 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 dated 16 July 1982. Nil effect on land tenure review.
- 165815.1 Variation of Land Improvement Agreement 084893.1 dated 29 August 1989. Nil effect on land tenure review.
- 189838.1 Variation of the lease renewing the term for a further 33 years commencing on 1 July 1991 dated 28 August 1991. Nil effect on land tenure review.
- 200836.3 Transfer of Review Seventeen Limited dated 13 August 1992. Nil effect on land tenure review.
- 236762.2 Change of name of registered proprietor to Lake Wakatipu Station Limited dated 30 November 1995. Nil effect on land tenure review.
- Subject to Part IVA Conservation Act 1987.

***Unregistered interests:***

Nil.

**(4) Summarise any Government programmes approved for the lease:**

- 084893.1 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 dated 22 June 1981 in respect of Soil and Water Conservation Plan No 27. Included in the associated Run Plan is a restriction limiting the grazing behind certain fences to cattle only.
- 165815.1 Variation of Land Improvement Agreement 084893.1, Soil and Water Conservation Plan No 27. Job No 7 to be deleted, Schedule 3 to be deleted and replaced with amended schedule.

**(5) Summary of Land Status Report:**

A Land Status Report approved by an approved person is attached. The report notes that the report identifies the apparent non-inclusion of Part Run 420A on registered lease document (CL 201/154). Part Run 420A was surrendered from P37 (CL 201/196) and incorporated into CL 201/154. Memorial 270607 states "*the within land is now known as Run 634*". A copy of Memorial 270607 is attached to this report. This matter requires resolution.

**(6) Review of topographical and Cadastral data:**

Halfway Bay Station makes extensive use of natural boundaries. Lake Wakatipu, the Lochy River, steep faces and ridgelines act as external boundaries. Limited boundary fencing in the lower reaches is often not on the boundaries. Two land parcels located on the river flats south of the Lochy River are included in Run 634.

Unformed legal roads exist in the broader valley floor at Halfway Bay, from the wool shed - to the mouth of the Short Burn. An unformed legal road is shown on the Land Status map running north of the run boundary along the central valley floor as far as Burn Hut. Further up the Lochy River, near the Billy Creek confluence, a section of approximately 3 km of unformed legal road is identified. This section of road is isolated from any other road.

The following schedules of the Queenstown-Lakes District Plan have been searched.

- Schedule 19.4 Register of heritage buildings, places, sites and objects and heritage trees.
- Schedule 19.6 Areas of significant indigenous vegetation, habitats of indigenous fauna and wetlands.
- Schedule 19.10 Historic reserves and protected private land for historic purposes.

There are no sites identified within Run 634 recorded on the above schedules.

**(7) Details of any neighbouring Crown or conservation land:**

Run 634 adjoins Run 593, Allandale Station in the vicinity of Southwest Bay. North of the Lochy River Run 634 is adjacent to Run 631 Walter Peak Station. South of the Eyre Mountain natural boundary Run 634 neighbours the Eyre Conservation Area eastwards back to the boundary with Allandale Station.

No other Crown land or conservation reserves are known to exist.

**(8) Summarise any uncompleted actions or potential liabilities:**

The Land Status Check and file records indicate some confusion as to whether or not Part Run 420 is included in the legal description and area. This is a matter requiring further review.

**SCHEDULES:**

- A Land Status Report.
- B Lease document.
- C Memorial 270607.

### DUE DILIGENCE REPORT

#### CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:

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File Ref:	Ps067	Report No:	AT0115	Report Date:	23 June 2000
Office of Agent:	Alexandra	LINZ Case No:		Date sent to LINZ:	28/6/08

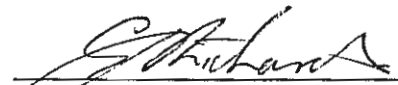
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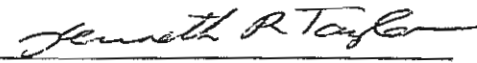
#### RECOMMENDATIONS:

- (1) That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
- (2) That the Commissioner of Crown Lands or his delegate **note** the following incomplete actions which require action by the Manager Crown Property Contracts

An application for a rehearing over a partially declined application for an exemption to the stock limitation remains uncompleted as at 20 June 2000.

Signed for Knight Frank (NZ) Limited

  
Grant Richards

  
Manager

Approved/Declined by:

\_\_\_\_\_  
Name:  
Date of decision:     /     /

**(1) Details of lease:**

**Lease Name:** Greenvale

**Location:** Lake Wakatipu

**Lessee:** Lake Wakatipu Station Limited

**Tenure:** Pastoral Lease

**Term:** 33 years from 1 July 1991

**Annual Rent:** \$3,525

**Rental Value:** \$235,000

**Date of Next Review:** 1 July 2002

**Land Registry Folio Ref:** B2/858 (Southland Registry)

**Legal Description:** Run 594 Kingston, Eyreside Survey Districts

**Area:** 4164.5571 hectares

**(2) File Search:**

**Files held by Agent on behalf of LINZ:**

<i>File Reference</i>	<i>Volume</i>	<i>First Folio</i>	<i>Date</i>	<i>Last Folio</i>	<i>Date</i>
Ps067	I	822	20/1/1965	919	15/12/1972
		1000	19/1/1973	1001	19/1/1973
		1	19/1/1973	65	29/10/1979
	II	67	26/2/1980	175	13/8/1984
		176	24/8/1984	279	23/5/2000
		Various			
		700	3/8/1955	899	4/11/1964

**Other relevant files held by LINZ:**

<i>File Reference</i>	<i>Volume</i>	<i>First Folio</i>	<i>Date</i>	<i>Last Folio</i>	<i>Date</i>
CPL/04/12/12659 ZCH		1	14/7/1997	9	27/10/1999
5200/D15/G04 DCH		1	10/7/1996		



***Relevant Folios:***

The pastoral lease was acquired by the current holder (*Wakatipu Station Limited*) in 1997 from the previous owners D G, O R and C J Parker who had interests in the lease since 1973. The lease was previously known as Ps039 - Run 541 (*inclusive of Run 323*), subdivided in 1964 into two runs, now known as Run 594 (*Ps067*) and Run 595 (*Ps068*). Refer to Land Settlement Board Case 7364 dated 4 November 1964 as recorded in Volume I, Folio 899.

Files associated with the previous lease, Ps039, have not been searched on the basis that all matters pertaining to the lease should have been correct at the time of subdivision.

Ps067 was renewed for a further term of 33 years from 1 July 1992.

Ps067 boundaries the Glen Allen Scenic Reserve. Volume I Folio 883 refers to a Licence to Occupy the reserve. Volume I Folio 5 records approval to a 5 year licence over part of the reserve. SO Plan 7402 identified the subdivision of Run 541 and the boundaries of the Glen Allen Scenic Reserve. There are no further references on file with respect to occupation of the reserve.

R E Halford and Associates Limited, farm advisor for Greenvale and Allandale Stations, have applied for an exemption to the stock limitations for the Greenvale and Allandale leases. The application was declined in part and a rehearing has been applied for. At the time of preparing this report the Commissioner of Crown Lands has granted a rehearing, to be dealt with “on the papers”. Refer to Ps068 Volume III Folio 37 and Ps067, Volume III Folio 273. As of 20 June 2000 this matter remains unresolved.

**(3) *Summary of lease document:***

***Terms of lease:***

***Lease stock limits:***

4200 sheep and 100 cattle.

***Commencement date:***

33 years from 1 July 1992.

***Differences between registered title and lease file records:***

Nil

***Area adjustments:***

Nil

**Registered interests:**

- 054941.1 Appellation of parts within land now known as Sections 3 (2.8988 ha) and 4 (15.7794 ha) Block V Kingston Survey District dated 15 February 1980.
- 058262.1 Surrender of within lease as to part (18.6782 ha) dated 5 June 1980.
- 191665.3 Variation of within lease renewing the term for a further 33 years commencing on 1 July 1991 and increasing the annual rent to \$3,525 dated 22 October 1991.
- 254060.1 Transmission to Lake Wakatipu Station Limited dated 7 November 1997.  
  
Subject to Part IVA Conservation Act 1987.

**Unregistered interests:**

Nil

**(4) Summarise any Government programmes approved for the lease:**

Nil

**(5) Summary of Land Status Report:**

A Land Status Report approved by an approved person is attached. We note that there are no issues noted for investigation at the due diligence stage. The report also lists references to Sections 3 and 4 Block V Kingston Survey District, subject to re-appellation registered as 054941.1. Refer also to SO Plan 9493. This property is no longer contained within lease Ps067.

The report also identifies CL 201/166 and 167/85 (*cancelled*) - Licence to Occupy PRL 490 issued 1 September 1937. No reference to PRL 490 was noted during the file search.

**(6) Review of topographical and Cadastral data:**

The following schedules of the Southland District Plan have been searched.

Section 6.8 Archaeological sites.

One historic site has been identified within Part Run 594. It is site E431 recorded as an "oven".

Section 6.9 Registered historic buildings, places and sites.

Nil

Section 6.10 Local historic significance (*unregistered*).

Nil

Greenvale Station incorporates flat land both north and south of Cainard Road (*legal road*). The Land Status Report map identifies fencelines closely adjacent to the identified Run boundaries on the flat land, and from Cainard Road to Robert Creek. Part Run 594 utilises Robert Creek as a natural boundary to Run 593 then follows an apparent fenced boundary to the Glen Allen Scenic Reserve. From the foot of the hill block on the southern boundary of the Glen Allen Scenic Reserve the Land Status Report map identifies a boundary fence along the Cadastral boundary to the Kingston Branch Railway and back to the Cainard Road boundary.

**(7) *Details of any neighbouring Crown or conservation land:***

Greenvale Station is predominantly south of Run 593, Allandale Station (*now farmed with Halfway Bay Station and Greenvale Station under the joint ownership of Wakatipu Station Limited*) and west of the Glen Allen Scenic Reserve. Land west of Greenvale Station is identified as Part Run 420A being part of the Eyre Mountains Conservation area. Other land neighbouring Run 594 is either private land or legal road - railway land.

No other Crown land or conservation reserves are known to exist.

**(8) *Summarise any uncompleted actions or potential liabilities:***

An application for a rehearing over a partially declined application for an exemption to the stock limitation remains uncompleted as at 20 June 2000.

**SCHEDULES**

- A Land Status Report.
- B Lease Document.

## DUE DILIGENCE REPORT

### CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:

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File Ref:	Ps068	Report No:	AT0016	Report Date:	23 June 2000
Office of Agent:	Alexandra	LINZ Case No:		Date sent to LINZ:	28/6/00

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#### RECOMMENDATIONS:

- (1) That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
- (2) That the Commissioner of Crown Lands or his delegate **note** the following incomplete actions which require action by the Manager Crown Property Contracts.

The Land Status Report records that Lease B2/859 notes the incorporation of Parts Run 594 in 1984, and that these parts have since been sectionalised as per SO9493. Sections 3 and 4 Block V Kingston Survey District (*this new appellation is not registered on the lease*). Memorial 058261.1 is recorded as a certificate incorporating Parts Run 594 in the within lease. This matter requires a review to support the view expressed in the Land Status Report and attend to registration of the new appellation on Lease Ps068.

Correspondence in 1982 records a response slip signed by M A Lott stating "*I am agreeable to a walkway easement over my pastoral lease*". There is no additional information regarding the proposed easement for a walkway or to any easement unregistered or not either on the lease of associated files. *Not a due diligence matter*

On 13 February 1995 Landcorp wrote to the Department of Conservation regarding an application for consent to tracking, Halfway Bay and Allandale Stations. In the last paragraph on the second page of the letter Landcorp advise "*Please note the attached Cadastral and our understanding of the lease boundaries. It would appear that Run 420A is in fact not part of either Allandale or Halfway Bay but more likely conservation estate*". The Status Check for Halfway Bay Station also refers to Part Run 420A. This matter creates uncertainty as to the status of Part Run 420A.

The Department of Conservation wrote to Knight Frank on 21 December 1995 regarding tracking and lessee access through Te Kere Haka Scenic Reserve. The department records that "*The previous owners had a grant of access agreement. The new owners will be seeking an easement with the Department of Conservation. A formal request for this has not yet been received*". It would appear to be a matter for the lessee to resolve directly with the Department of Conservation. *agreed*

An application for a rehearing over a partially declined application for an exemption to the stock limitation remains uncompleted as at 20 June 2000. *not a due diligence matter*



**(1) Details of lease:**

**Lease Name:** Allandale

**Location:** Lake Wakatipu

**Lessee:** Lake Wakatipu Station Limited

**Tenure:** Pastoral Lease

**Term:** 33 years commencing 1 July 1991

**Annual Rent:** \$1,650

**Rental Value:** \$110,000

**Date of Next Review:** 1 July 2002

**Land Registry Folio Ref:** B2/859

**Legal Description:** Run 593 and Sections 3 and 4 Blocks V and X Kingston Survey District and Blocks III and IV South Wakatipu Survey Districts.

**Area:** 4544.6824 hectares

**(2) File Search:**

*Files held by Agent on behalf of LINZ:*

<i>File Reference</i>	<i>Volume</i>	<i>First Folio</i>	<i>Date</i>	<i>Last Folio</i>	<i>Date</i>
Ps068	1	1	2/10/1964	145	3/11/1981
	2	147	4/2/1982	186	22/9/1987
		1	20/8/1987	186	3/11/1994
	3	1	23/12/1994	137	23/5/2000

*Other relevant files held by LINZ:*

<i>File Reference</i>	<i>Volume</i>	<i>First Folio</i>	<i>Date</i>	<i>Last Folio</i>	<i>Date</i>
CPL/04/12/12660 ZCH		1	14/7/1997	9	27/10/1999
5200/D15/A01 DCH		1	20/7/1994	3	20/12/1995

*Relevant Folios:*

The pastoral lease was acquired by the current holders (*Wakatipu Station Limited*) in 1997 from the previous owners M A and D A Lott and B H Williams who had interests in the lease since 1965. The lease was previously known as Ps039, Run 541, CT 167/85 (*inclusive of Run 323*), subdivided in 1964 into two runs, now known as Run 594 (*Ps067*) and Run 595 (*Ps068*). Refer to Land Settlement Board Case 7364 dated 4 November 1964 as recorded in Volume I, Folio 6.

Files associated with the previous lease, Ps039, have not been searched on the basis that all matters pertaining to the lease should have been correct at the time of subdivision.

Ps068 was renewed for a further term of 33 years from 1 July 1991.

Ps068 boundaries of Glen Allen Scenic Reserve, occupies by the lessee of Run 594 (*Greenvale Station*).

Volume II Folio 147 dated 4 February 1982 is a response slip signed by M A Lott stating “*I am agreeable to a walkway easement over my pastoral lease*”. There is no additional information regarding the proposed easement for a walkway either on the lease or associated files. References on the page refer to 8/301 Folio 594.

Volume II Folio 2 dated 13 February 1995 is a letter from Landcorp to the Commissioner of Crown Lands regarding an application for consent to tracking, Halfway Bay and Allandale Stations. In the last paragraph on the second page of the letter Landcorp advise “*Please note the attached Cadastral and our understanding of lease boundaries. It would appear that Run 420A is in fact no part of either Allandale or Halfway Bay but more likely conservation estate*”. There was no specific response to this matter located on file and no further mention however, combined with the first of the potentially uncompleted actions recorded within the Due Diligence Report for Halfway Bay Station, this matter creates uncertainty as to the status of Part Run 420A.

Volume III Folio 9 dated 21 December 1995 is a letter from the Department of Conservation to Knight Frank regarding tracking. While the letter does not reference Volume III Folio 2 above the letter does refer to lessee access through Te Kere Haka Scenic Reserve. The department records that “*The previous owners had a grant of access agreement. The new owners will be seeking an easement with the Department of Conservation. A formal request for this has not yet been received*”. There is no further reference noted in Volume III to this matter. It would appear to be a matter for the lessee to resolve directly with the Department of Conservation.

Volume III Folio 12 dated 1 July 1997 is a submission to the Commissioner of Crown Lands identifying relative aspects of Runs 634, 593 and 594. Stock numbers approved for lease Ps068 are 2200 sheep while the personal stock limit in 1997 was 9000 sheep.

R E Halford and Associates Limited, farm advisor for Greenvale and Allandale Stations, have applied for an exemption to the stock limitations for the Greenvale and Allandale leases. The application was declined in part and a rehearing has been applied for. At the time of preparing this report the Commissioner of Crown Lands has granted a rehearing, to be dealt with “on the papers”. Refer to Ps068 Volume III Folio 37 and Ps067, Volume III Folio 273. As of 20 June 2000 this matter remains unresolved.

**(3) Summary of lease document:**

**Terms of lease:**

*Lease stock limits:*

2200 sheep

*Commencement date:*

33 years commencing 1 July 1991.

*Differences between registered title and lease file records:*

Nil

**Area adjustments:**

Nil

**Registered interests:**

- 058261.2 Certificate by the Commissioner of Crown Lands incorporating Parts Run 594 Block V Kingston Survey District (18.6782 ha) in the within lease dated 5 June 1980.
- 087435.1 Land Improvement Agreement under the Soil and Rivers Control Amendment Act 1959 dated 24 September 1982. Nil effect on land tenure review.
- 220475.1 Variation of the lease renewing the term for a further 44 years commencing 1 July 1991 and increasing the annual rental to \$1,650 and rental value to \$110,000 dated 26 May 1994.
- 224955.3 Variation of the lease dated 11 October 1994. Nil effect on land tenure review.  
Subject to Part IVA Conservation Act 1987.

**Unregistered interests:**

*Encumbrances or interest:*

Nil

**(4) Summarise any Government programmes approved for the lease:**

- 087435.1 Land Improvement Agreement No 61 under the Soil and Rivers Control Amendment Act 1959 dated 24 September 1982. Term of agreement to 2012. Works identified in the SWCP attracting Government funding were scheduled to be undertaken within the first 5 years of plan implementation.



**(5) Summary of Land Status Report:**

A Land Status Report approved by an approved person is attached.

The report notes that Lease B2/859 notes the incorporation of Parts Run 594 in 1984, and that these parts have since been sectioned as per SO 9493 - Sections 3 and 4 Block V Kingston Survey District (*this new appellation is not registered on the lease*). Memorial 058261.1 is recorded as a Certificate incorporating Parts Run 594 in the within lease. This matter requires a review to support the view expressed in the Land Status Report.

We note that there are no issues noted for investigation at the due diligence stage. The report also lists references to subject to re-appellation registered as 058261.1. Refer also to SO Plan 9493. This land is now contained within lease Ps068.

Allandale Station is recorded as property 2 of 4 contained within the one overall report and map set. On page 1 of 4 the Land Status Report 2 of 4, under the Section Encumbrances, Opus appear to have repeated the content of this cell from Report 1 of 4. Contents are relative to Ps032 and do not apply to Ps068.

**(6) Review of topographical and Cadastral data:**

Allandale Station has extensive natural boundaries, Lake Wakatipu past Kingston and the Te Kere Haka Reserve north to the neighbouring Part Run 420A westwards to Robert Creek then south to the boundary of Part Run 594 and easterly neighbouring the Glen Allen Scenic Reserve to the foot of the hill. Fenced boundaries and internally fenced areas are limited. Run 593 incorporates two areas of flat land located on the valley floor (*low terraces running down to the old lake outlet*) northwest and west of the Kingston Branch Railway line (*Sections 3 and 4 Block V Kingston Survey District*).

An unformed road is identified dissecting the southern end of the Run Block under the toe of the hill. The road runs from Kingston, near the golf club, to the Kingston Branch Railway.

The following schedules of the Queenstown-Lakes District Plan have been searched.

- |                |  |
|----------------|--|
| Schedule 19.4  | Register of heritage buildings, places, sites and object and heritage trees.           |
| Schedule 19.6  | Areas of significant indigenous vegetation, habitats of indigenous fauna and wetlands. |
| Schedule 19.10 | Historic reserves and protected private land for historic purposes.                    |

There are no sites identified within Run 593 recorded on the above schedules.

**(7) Details of any neighbouring Crown or conservation land:**

Allandale Station is located south of Run 634, Halfway Bay Station (*lease Ps032*) and north of Part Run 594 Greenvale Station (*lease Ps067*).

Greenvale Station and Allandale Station are now farmed with Halfway Bay Station under the joint ownership of Wakatipu Station Limited. Allandale Station is north, northeast of the glen Allen Scenic Reserve. Land west of Allandale Station is identified as Part Run 420A being part of the Eyre Mountain Conservation Area. Allandale Station boundaries the Te Kere Haka Reserve west of and north of the township of Kingston. Other land boundaried is either private land or legal road railway land.

No other Crown land or conservation reserves are known to exist.

**(8) Summarise any uncompleted actions or potential liabilities:**

The Land Status Report records that lease B2/859 notes the incorporation of Parts Run 594 in 1984, and that these parts have since been sectionalised as per SO 9493, Sections 3 and 43 Block V Kingston Survey District (*this new appellation is not registered on the lease*). Memorial 058261.1 is recorded as a Certificate incorporating Parts Run 594 in the within lease. This matter requires a review to support the view expressed in the Land Status Report and attend to registration of the new appellation on lease Ps068.

Correspondence in 1982 records a response slip signed by M A Lott stating "*I am agreeable to a walkway easement over my pastoral lease*". There is no additional information regarding the proposed easement for a walkway or to any easement unregistered or not either on the lease of associated files.

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The Department of Conservation wrote to Knight Frank on 21 December 1995 regarding tracking and lessee access through Te Kere Haka Scenic Reserve. The department records that "*The previous owners had a grant of access agreement. The new owners will be seeking an easement with the Department of Conservation. A formal request for this has not yet been received*". It would appear to be a matter for the lessee to resolve directly with the Department of Conservation.

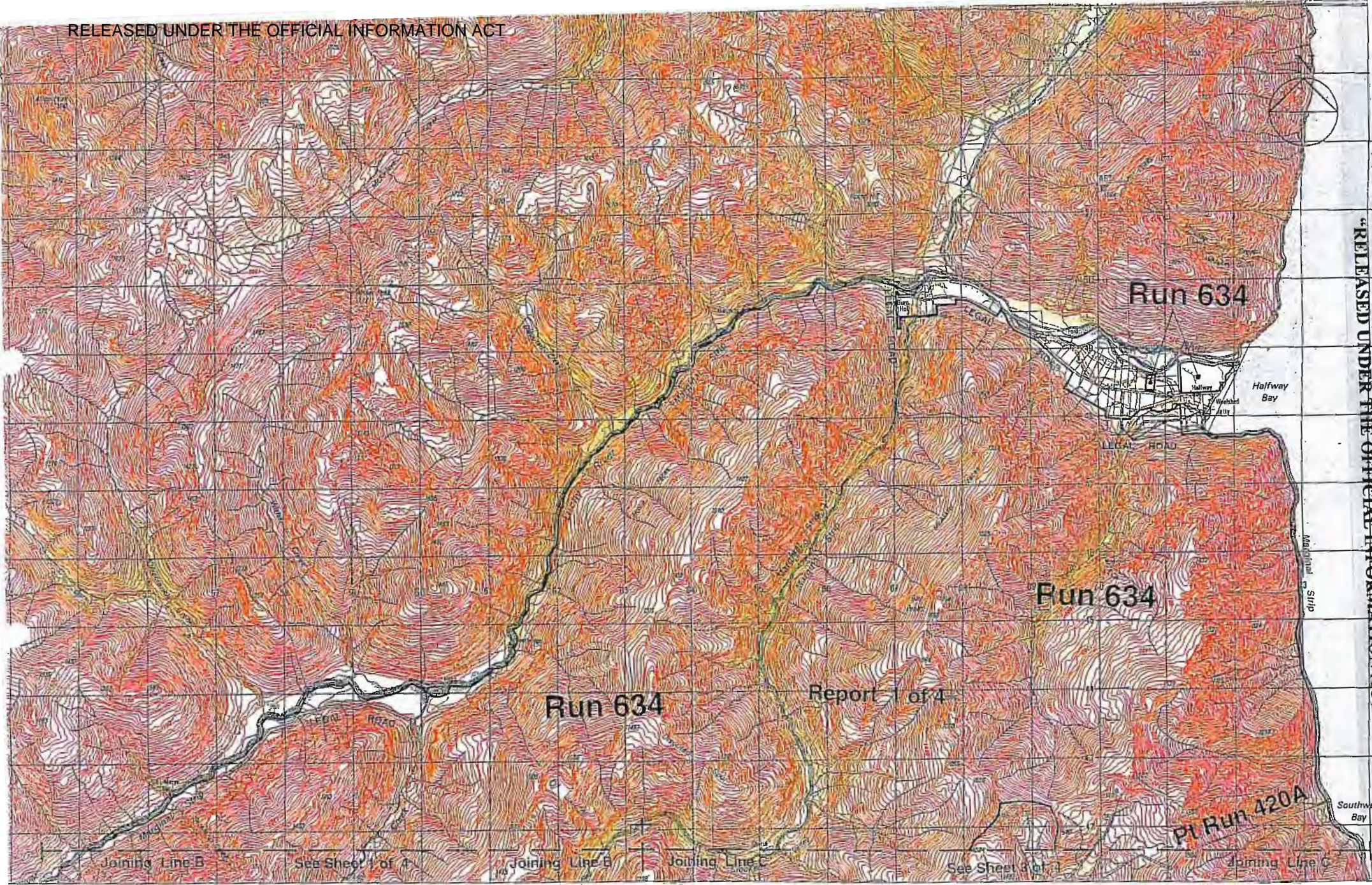
An application for a rehearing over a partially declined application for an exemption to the stock limitation remains uncompleted as at 20 June 2000.

**SCHEDULES**

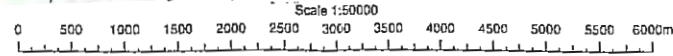
A Land Status Report.

B Lease Document.





Half Way Bay Station, Allandale & Greenvale



Version	2	3	4	5
Southland Land District	Sheet 2 of 4			
NZMS 260 E42, F42, E43 & F43	Date 17/11/1999			



TERRALINK NZ LTD (Terraview)-OCDB Data as at 1.10.1999 Title & Valuation data as at 1.10.1999 Geodetic data as at 11.10.97. Cadastral information from LINZ Digital Cadastral Database (OCDB). CROWN COPYRIGHT RESERVED.



**OPUS INTERNATIONAL CONSULTANTS LIMITED  
DUNEDIN OFFICE**



INTERNATIONAL  
CONSULTANTS

Project Number 6NL654TR 016YD

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50214 dated August 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

<b>LAND STATUS REPORT for Halfway Bay / Greenvale / Allandale</b>			LIPS Ref 14846
Property	5	of	6
<b>Halfway Bay</b>			

<b>Land District</b>	Southland
<b>Legal Description</b>	Section 2, Block I, South Wakatipu Survey District.
<b>Area</b>	2.0487 hectares
<b>Status</b>	Crown Land under the Land Act 1948
<b>Instrument of title / lease</b>	No registration
<b>Encumbrances</b>	Subject to:- Part 9 of the Ngai Tahu Claims Settlement Act 1998 [Relevant Land]
<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 Kemp Purchase of 1848
<b>Statutes</b>	Land Act 1948

<b>Data Correct as at</b>	25 May 2001
<b>[Certification Attached]</b>	

<b>Prepared by</b>	John Kirk
<b>Crown Accredited Agent</b>	Opus International Consultants Ltd, Dunedin

<b>LAND STATUS REPORT for Halfway Bay / Greenvale /</b>				LIPS Ref 14846	
<b>Allandale</b>					
<b>Property</b>	<b>5</b>	<b>of</b>	<b>6</b>	<b>Halfway Bay</b>	

**Certified - correct as to status**

Pursuant to Section 11(1)(1) 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 Crown Land under the Land Act 1948.



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

12/8 2001

**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.**

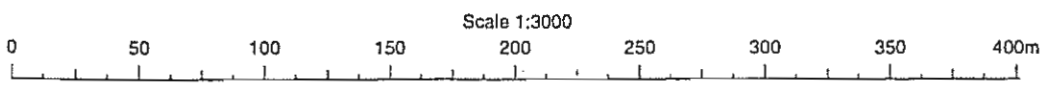
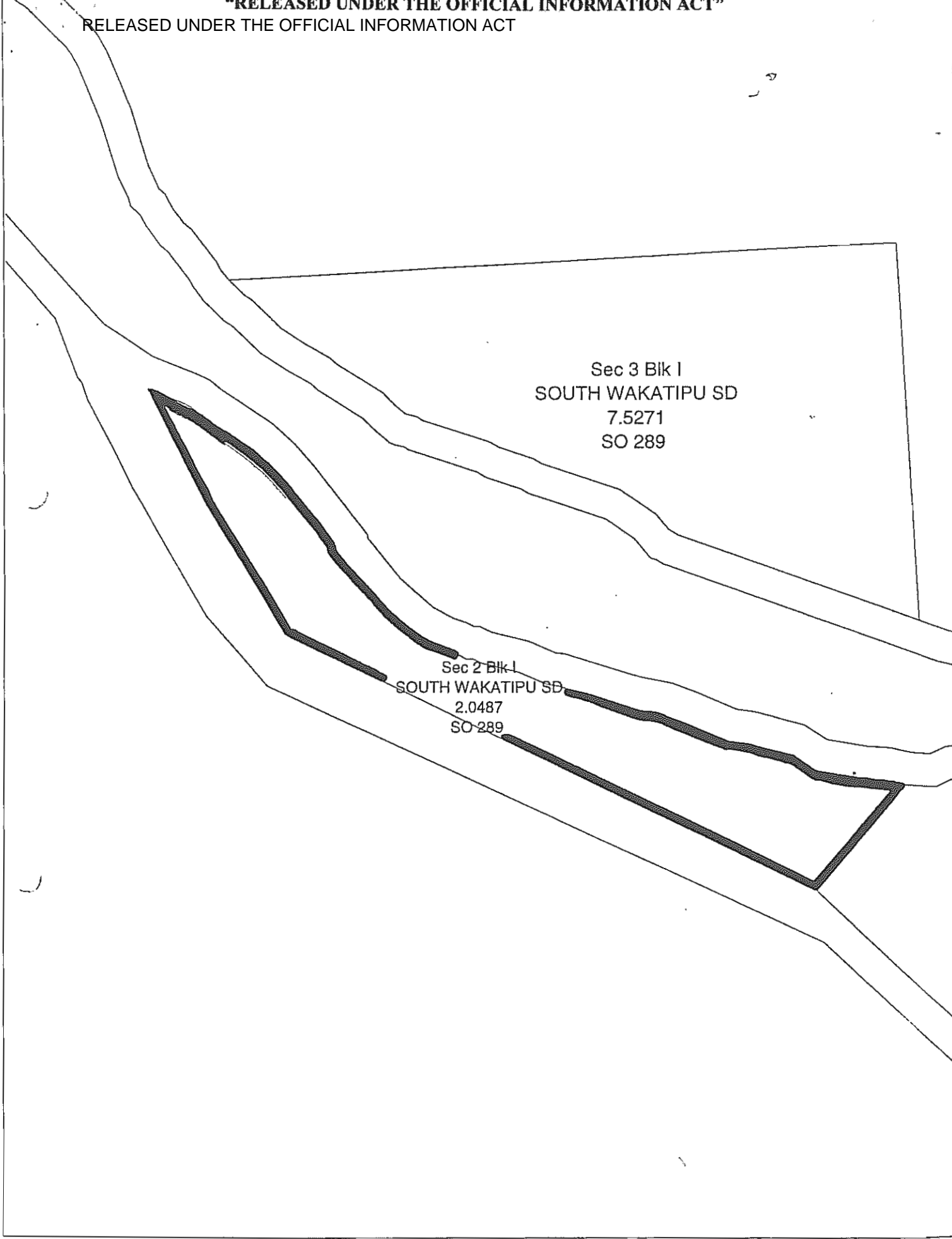
<b>LAND STATUS REPORT for Halfway Bay / Greenvale / Allandale</b>		LIPS Ref 14846
<b>Property</b>	<b>5 of 6</b>	<b>Halfway Bay</b>

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

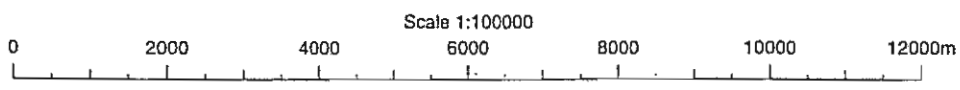
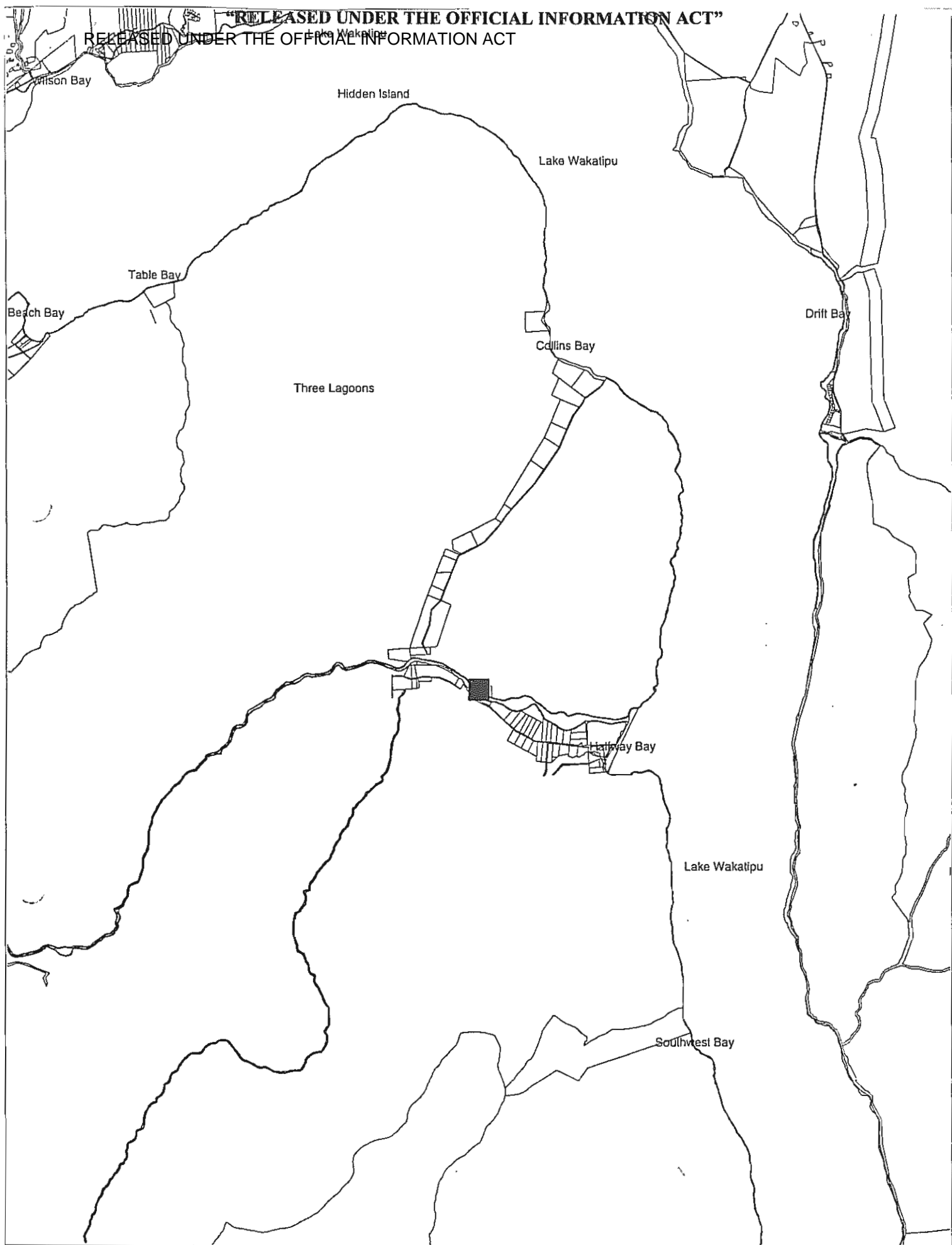
SDI Print Obtained	Yes
NZMS 261 Ref	E42
Local Authority	Queenstown Lakes District Councils
Crown Acquisition Map	Kemp
SO Plan	SO 289 - Plan of Block I South Wakatipu Survey District
Relevant Gazette Notices & Documents	Nothing Found
CT Ref / Lease Ref	Nothing Found
Plan Index	Requested but advised not able to be viewed or copied
Legalisation Cards	SO 289 - no card found.
CLR	Requested but advised not able to be viewed or copied
Allocation Maps (if applicable)	DOC & SOE maps – no allocations. Category 18 allocation approved in accordance with Ministerial Committee on Land Allocation decision of 6 September 1988 (MCLA (88) M12-item 3(c)) to The Department of Lands now Land Information New Zealand for review.
NZ Ref - if known	Part of 29131/3300
Crown Grant Maps	Requested but advised not able to be viewed or copied
If Subject land Marginal Strip : a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Not subject, adjoining land is legal road b) c)
If Crown land – Check Irrigation Maps.	Requested but advised not able to be viewed or copied
Mining Maps	Requested but advised not able to be viewed or copied
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) SO Plan – Not applicable. b) Proc Plan

<b>LAND STATUS REPORT for Halfway Bay / Greenvale / Allandale</b>				LIPS Ref 14846
Property	5	of	6	Halfway Bay

	c) Gazette Ref
<p>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>Mineral Ownership</p> <p>d) Other Info</p>	<p>a) No information found on file.</p> <p>b) Lake Wakatipu [Whakatipu-Wai-Maori] is subject to a Deed of Recognition with Te Runanga o Ngai Tahu dated 22 October 1998</p> <p>c) Either  <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 the Kemp Purchase of 1848  <input type="checkbox"/> <del>Contained in [provide evidence].</del></p> <p>d) There is a note on file for this LIPS property that the Ngai Tahu is to purchase this property. LIPS does not record any Ngai Tahu interest in this property. This has been confirmed by Murray Mackenzie (Crown Property Management, Land Information New Zealand) 30 May 2001</p>







955593.

STATUS INVESTIGATION

IN # 216.

CHECK SHEET

Description: Section 2, Blk 1, South Wakatipu S.A.

Area: 2.0487 ha

Survey Office and Deposited Plans: SO 289.

Legalisation Cards:

Certificate of Title: No CT. issued nor per secs 4, 4a; 1, 21.

Other Interests (i.e. Easements):

Gazette/Proc., Notices:

N.Z. Gazette reference:

S.O.E. Allocation records: Cate. <sup>(F42/1)</sup> 18 to Dept Lands for Review.

Mining Licences:

Valuation Department:

Valn. Ref:

Other Sources (e.g. historical records):

Conclusion (how created): Crown Land which has not been alienated.

Survey Requirements: (If applicable)

Record Sheet Ref: BSht 787

Zoning: (if applicable)

---

Divisional Draughtsman

[Geodetic Database](#)

[Geographic Place Names Database](#)

[ELFI](#)

## ELFI (Electronic LINZ File Index)

To request a file(s), tick the box next to the file name(s) then click the "Request Files" button at the bottom of the screen.

### Your Search Criteria:

Regions Dunedin,Invercargill

Agencies LINZ,Lands,Survey,DOSLL,Mixed

File Number 14846

Title

Your result contained 1 records.

	File Number	Title
<input checked="" type="checkbox"/>	<a href="#">5400/2/14846-ZIN</a>	Property Administration/Disposal - Crown Miscellaneous Property Packages Section 2 Block I South Wakatipu SD (Opened: 03-12-1996, Closed: )

[Request Files](#)

[Geodetic Database](#)

[Geographic Place Names Database](#)

[ELFI](#)

# Property Schedule

IN 216

955 563

Identity Number: E42 F 42/1 (Prev. No. 1)

Appellation & Area: Section 2 Block I South Wairarapa SD

Valuation Reference: 2. 01. 87

How Held: \_\_\_\_\_  
\_\_\_\_\_

How was land acquired by the Crown  
\_\_\_\_\_

Other interests in the land  
Riverflat.

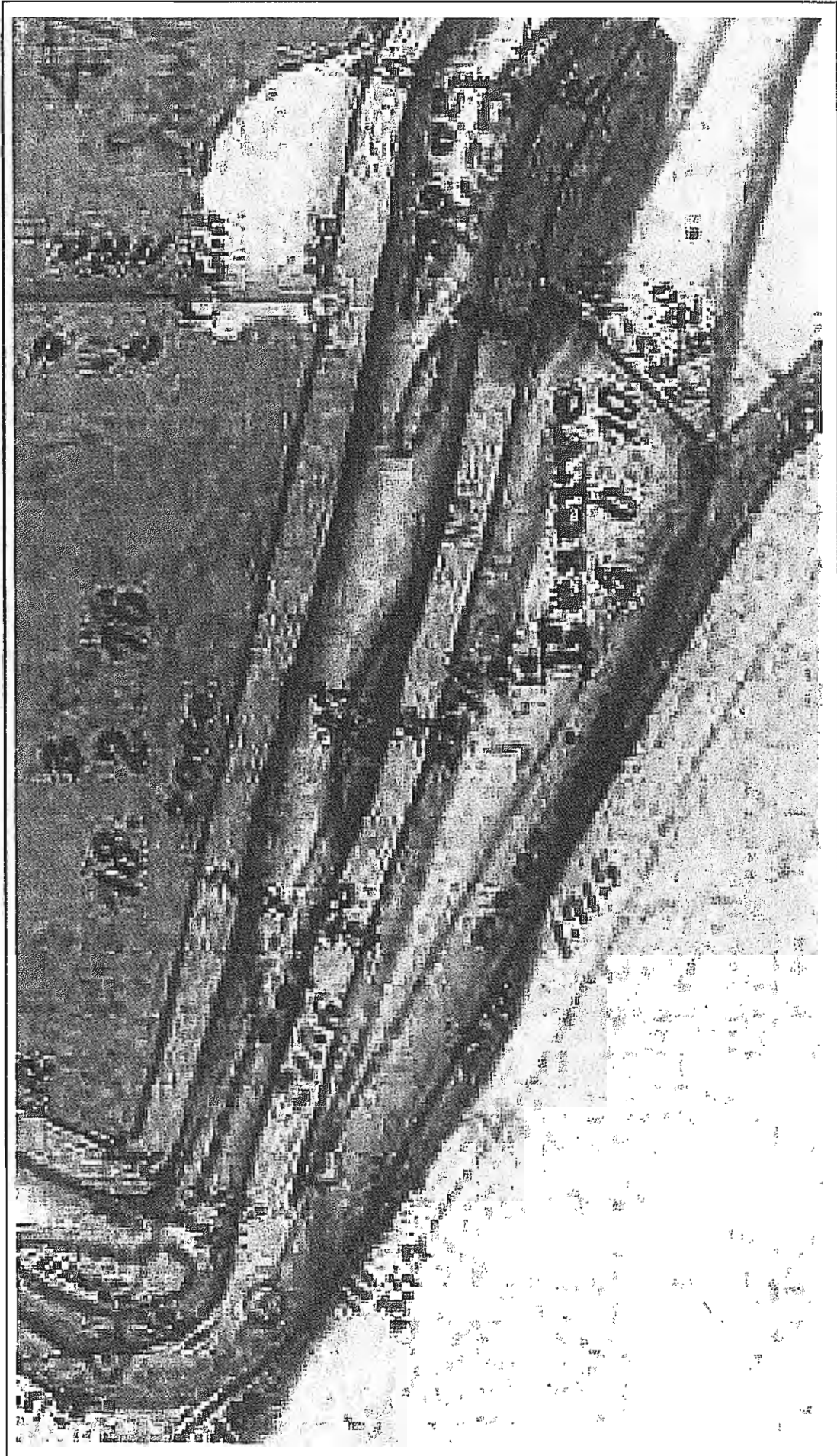
See 5400/01 Job No 956031

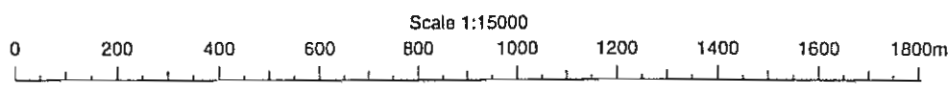
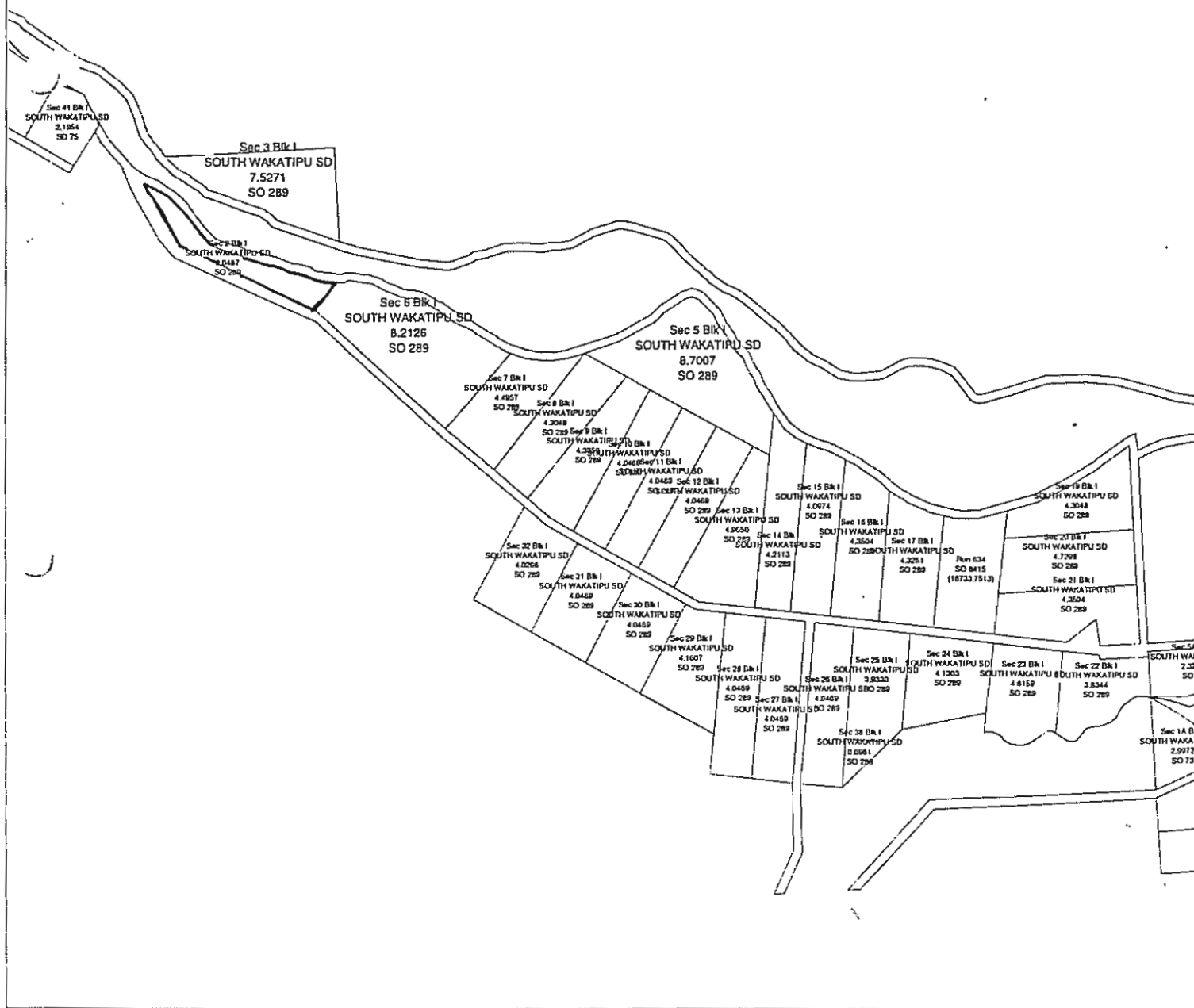
Status Confirmed  
folio 164. copy attached

Further Action  
Review.

Category 18

F42/1



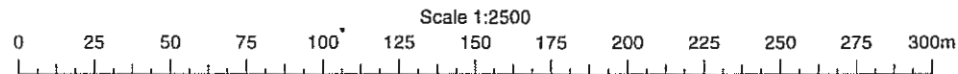




Sec 2 Blk 1  
SOUTH WAKATIPU SD  
7.5271  
SO 289  
8A/155

CECIL PEAK STATION LIMITED  
29131/3800

Sec 2 Blk 1  
SOUTH WAKATIPU SD  
2.0487  
SO 289  
29131/3300





RELEASED UNDER THE OFFICIAL INFORMATION ACT  
**OPUS INTERNATIONAL CONSULTANTS LIMITED**  
**DUNEDIN OFFICE**



Project Number 6NL654TR 016YD

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50214 dated August 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

<b>LAND STATUS REPORT for Halfway Bay / Greenvale / Allandale</b>				LIPS Ref 14848
Property	6	of	6	Halfway Bay

<b>nd District</b>	Southland
<b>Legal Description</b>	Section 4A, Block I, South Wakatipu Survey District.
<b>Area</b>	3.3184 hectares
<b>Status</b>	Crown Land under the Land Act 1948
<b>Instrument of title / lease</b>	No registration
<b>Encumbrances</b>	Subject to: - a) Part 9 of the Ngai Tahu Claims Settlement Act 1998 [Relevant Land]
<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 Kemp Purchase of 1848
<b>Statutes</b>	Land Act 1948

<b>Data Correct as at</b>	25 May 2001
<b>[Certification Attached]</b>	

<b>Prepared by</b>	John Kirk <i>[Signature]</i>
<b>Crown Accredited Agent</b>	Opus International Consultants Ltd, Dunedin

<b>LAND STATUS REPORT for Halfway Bay / Greenvale / Allandale</b>				LIPS Ref 14848
Property	6	of	6	Halfway Bay

**Certified - correct as to status**

Pursuant to Section 11(1)(l) 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 Crown Land under the Land Act 1948.



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

1318 12001

**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.**

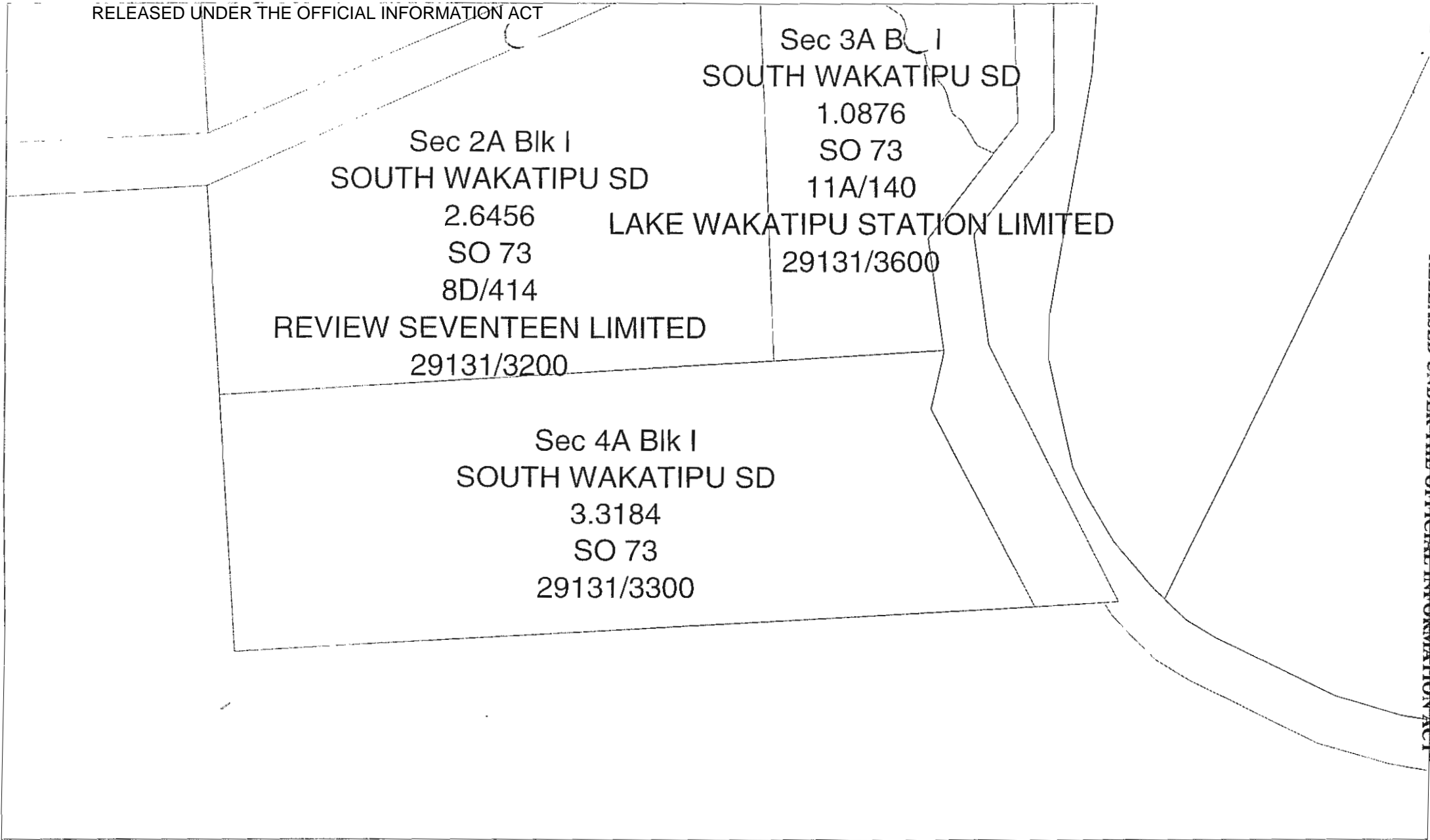
<b>LAND STATUS REPORT for Halfway Bay / Greenvale / Allandale</b>				LIPS Ref 14848
Property	6	of	6	Halfway Bay

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

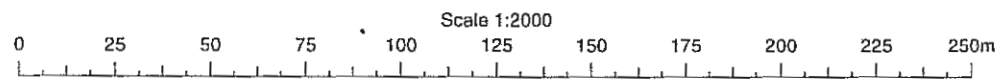
SDI Print Obtained	Yes
NZMS 261 Ref	F42
Local Authority	Queenstown Lakes District Councils
Crown Acquisition Map	Kemp
SO Plan	<p>SO 289 - Plan of Block I South Wakatipu Survey District September 1864. [The area subject to this report is part of the area shown "Village Reserve"]</p> <p>SO 73 – Plan of Sections 1A to 7A Block I South Wakatipu Survey District being a subdivision of Village Reserve Half Way Bay. December 1897.</p> <p>SO 3609- Plan of Section 49, Block I, South Wakatipu Railway Wharf Reserve (August 1905) [Area marked A coloured Pink, reserve from sale under 129 Land Act 1924]</p> <p>SO 8415- Plan of Run 634 formerly Run 618 &amp; Part Runs 6, 420A &amp; 555 [Halfway Bay Station] (February 1973 approved for leasing Purposes) [shows the subject land as Crown Land (C.L)]</p> <p>SO 8416- Plan of Runs 632 &amp; 633 [Cecil Peak Station] (January 1973 approved for Leasing Purposes)</p>
Relevant Gazette Notices & Documents	Searched nothing found
CT Ref / Lease Ref	No Registration
Plan Index	Index not available
Legalisation Cards	SO 289 - no card found.
CLR	Requested but advised not able to be viewed or copied
Allocation Maps (if applicable)	DOC & SOE maps – no allocations over this area. Category 18 allocation approved in accordance with Ministerial Committee on Land Allocation decision of 6 September 1988 (MCLA (88) M12-item 3(c)) to The Department of Lands now Land Information New Zealand for review
VNZ Ref - if known	Part of 29131/3300

<b>LAND STATUS REPORT for Halfway Bay / Greenvale / Allandale</b>				LIPS Ref 14848
Property	6	of	6	Halfway Bay

Crown Grant Maps	Requested but advised not able to be viewed or copied
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Not subject, adjoining land is legal road b) Adjacent land, 1932 under Section 129, Land Act 1924 c) Adjacent land Marginal strip as shown on SO 73
If Crown land – Check Irrigation Maps.	Requested but advised not able to be viewed or copied.
Mining Maps	Requested but advised not able to be viewed or copied
Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) SO Plan – Not applicable. b) Proc Plan c) Gazette Ref
Other Relevant Information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) No information found on file. b) Lake Wakatipu [Whakatipu-Wai-Maori] is subject to a Deed of Recognition with Te Runanga o Ngai Tahu dated 22 October 1998 c) Either <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 the Kemp Purchase of 1848. <input type="checkbox"/> Contained in [provide evidence]. d) There is a note on file for this LIPS property that the Ngai Tahu is to purchase this property. LIPS does not record any Ngai Tahu interest in this property. This has been confirmed by Murray Mackenzie (Crown Property Management, Land Information New Zealand) 30 May 2001



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Master Details Menu

Sales

General Maintenance

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Today's Charges



e-valuer

# Master Details

Qpid: 1473777 Val.Ref.: 29131 / 3300

Situation: 0 HALFWAY Bay Property Name:

Territorial Authority: 70 Queenstown Lakes District Category:

Date Revised: 01/09/1999 Nature of Imp.:

No. of Extensions: 0

Objections: No Subdivisions: No Consents:

Valuations	Capital	Land	Improvements
Rating Valuation:	2000	2000	0
Special Rating Valuation:	0	0	

### Owner/Occupier Details

Type	Name	Address
Occupier	Land Information New Zealand	C/O Opus Intl Consultants Private Bag 1913 Duned

### Certificate of Titles:

Legal Descriptions: SECS 2 4A 49 BLK 1 SOUTH WAKATIPU SD

Land Area 2.0487Ha

TORAS

Code: 13500

Tenure	Ownership	Rateability	Apportion
Not Leased (Owner is Occupier)	Crown-Ministries/Departments	Non-rateable	NOT APPI

### Land Use Data

Zone:	1A	Use:	Store sheep
Units:	1	Sub:	0
Car Parks:	0	Maori Land:	
Age:		Roof Const.:	
Wall Const.:		Floor Area:	0
Site:	0		
Land Area:	2.0487Ha		



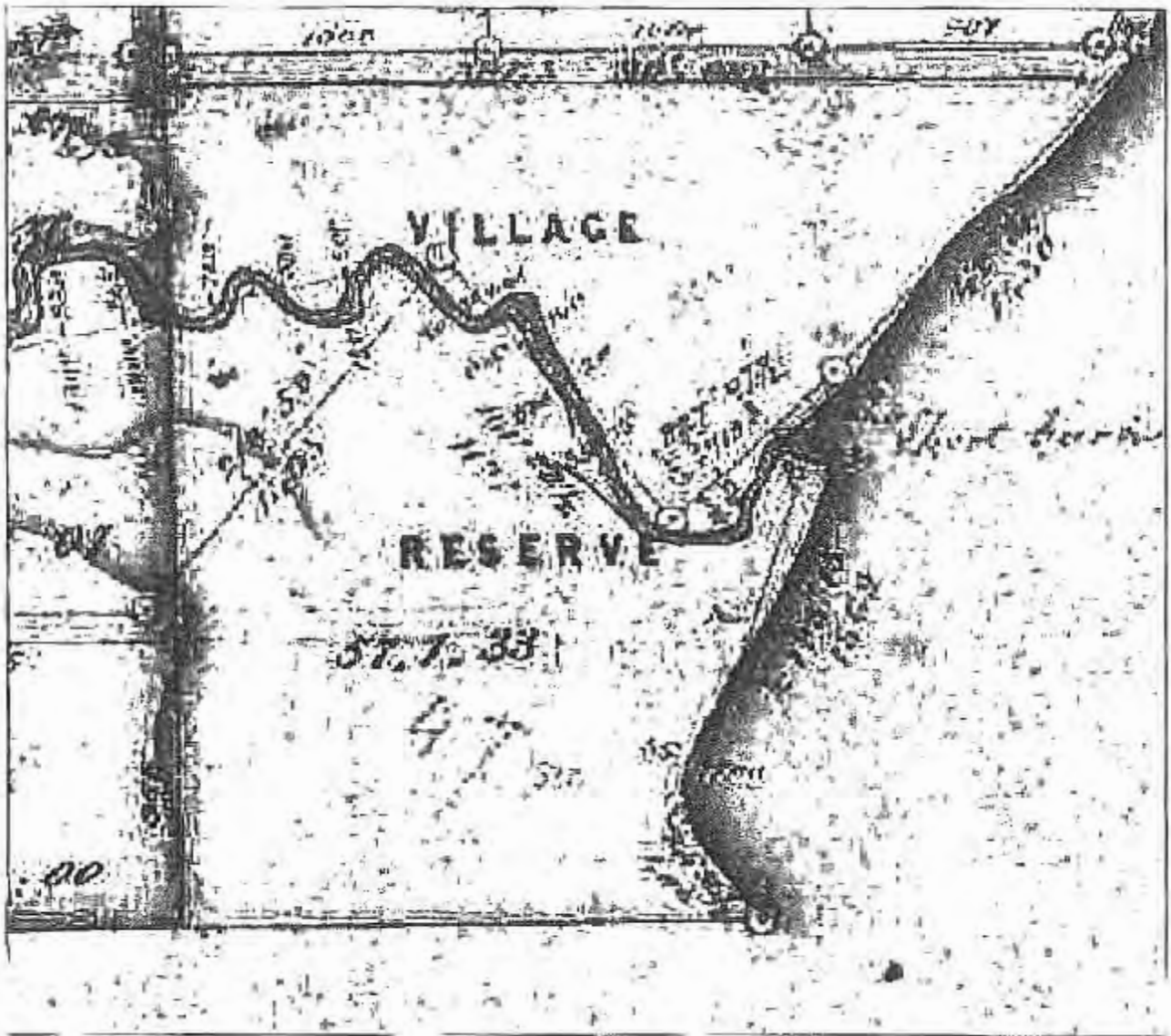
Professional valuers of  
commercial  
residential  
rural  
& specialist property  
plus plant & machinery

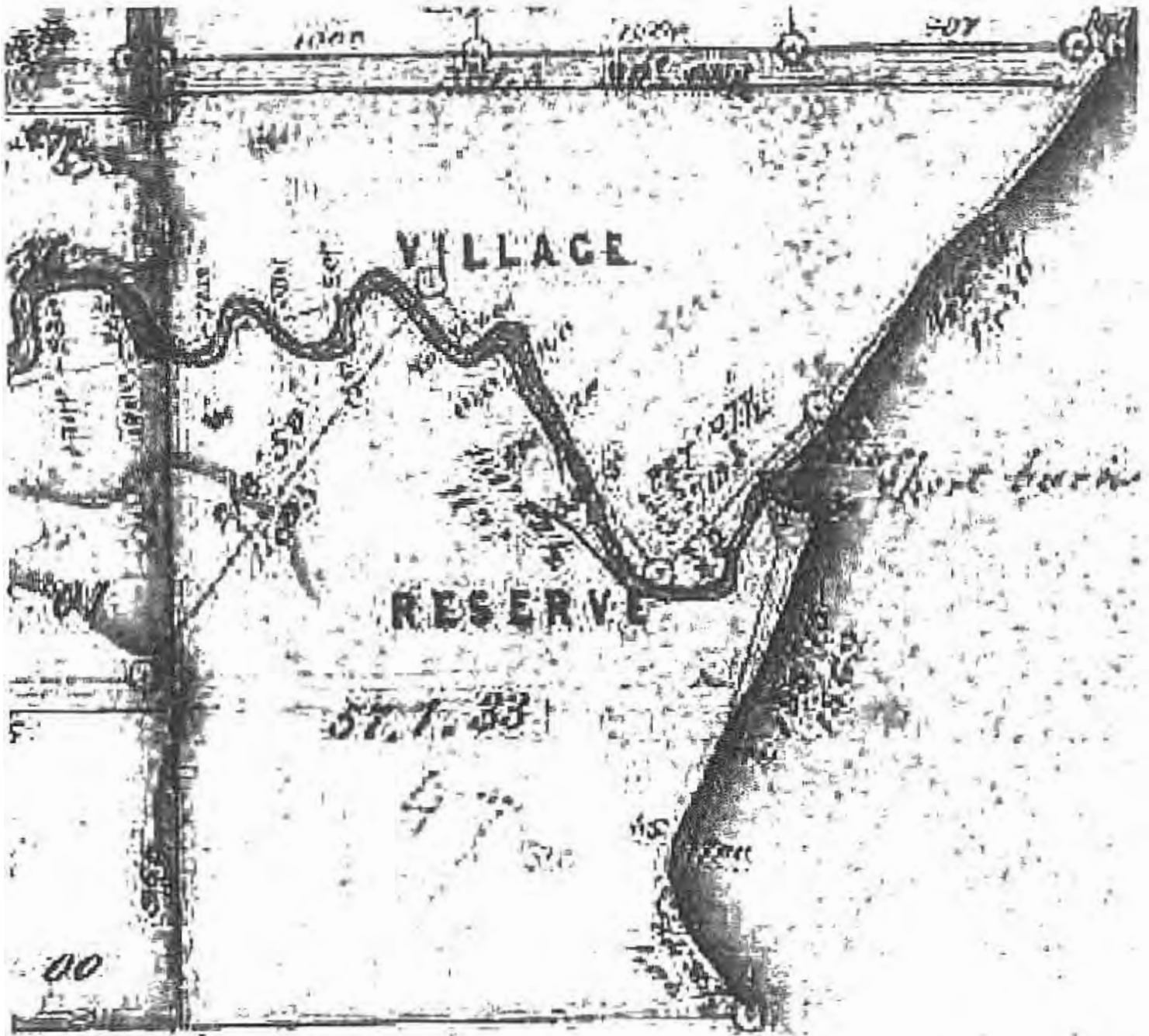
We recognise the value so  
you can realise the potential.

Call us for a no obligation quote.  
0800 QUOTABLE

LIPs 148 46

LIPs 14898







Sec.	Title Reference	Sec.	Title Reference	Sec.	Title Reference	Sec.	Title Reference
	OBELISK DISTRICT		SLOPEDOWN DISTRICT	420A	201/196		SNOWDON DISTRICT
359	167/58	161	151/20-126	593	82/859	301	167/61
436	193/239	162	235/16	634	170601	389	185/227
548	193/239	251	167/198			445	185/227
549	185/174	240	167/89			389A	
578	244/2 A2/24	582	189276		SWINTON DISTRICT	568	
				394	167/22	566	235/94
626	167/198			415	185/227		
	RIMU DISTRICT		SOUTH WAKATIPU DT.	389	"	566A	235/94-24021
161	151/120	7	193/100	389A	"	603	244/2-216/29
162	151/120-5	541	167/85	568	179280	604	244/2-216/29
	ROCKY SIDE DISTRICT	5	167/35		Prospecting License C-37688		244/2-216/29
		6	201/196				

DISTRICT RINS

5m x 5x81 x 4386 x IV P.

[Geodetic Database](#)

[Geographic Place Names Database](#)

[ELFI](#)

## ELFI (Electronic LINZ File Index)

To request a file(s), tick the box next to the file name(s) then click the "Request Files" button at the bottom of the screen.

### Your Search Criteria:

Regions Dunedin,Invercargill

Agencies LINZ,Lands,Survey,DOSLI,Mixed

File Number 14848

Title

Your result contained 1 records.

	File Number	Title
<input type="checkbox"/>	<a href="#">5400/2/14848-ZIN</a>	Property Administration/Disposal - Crown Miscellaneous Property Packages Section 4A Block I South Wakatipu SD (Opened: 11-12-1996, Closed: )

[Request Files](#)

[Geodetic Database](#)

[Geographic Place Names Database](#)

[ELFI](#)

RUN 634  
SO 8415  
(16733.7513)

Sec 49 Blk I  
SOUTH WAKATIPU SD  
13.3243  
SO 3609

Railway Wharf Reserve (Crow  
Sec 129 Land Act 1928

Sec 1  
SO 11987

Sec 7A Blk I  
SO 1705

Sec 5A Blk I

SOUTH WAKATIPU SD

SOUTH WAKATIPU SD

2.3269

SO 73

Sec 6A Blk I

SOUTH WAKATIPU SD

2.5799

SO 73

2.0487

SO 73

Crown Land Blk I

SOUTH WAKATIPU SD

Sec 1A Blk I Crown Land Blk I

SOUTH WAKATIPU SD

2.9972

SO 73

SO 73

Sec 3A Blk I

SOUTH WAKATIPU SD

Sec 2A Blk I

SOUTH WAKATIPU SD

2.6456

SO 73

1.0876

SO 73

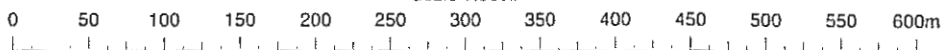
Sec 4A Blk I

SOUTH WAKATIPU SD

3.3184

SO 73

Scale 1:5000



SEC 4A BLK I SOUTH WAKATIPU SD

# NOTICE OF VALUATION

Arising From a General Revaluation

**VALUATION**  
**NEW ZEALAND**

Valuation Reference Number: 29131 03300

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: ALEXANDRA  
Address: PO Box 60 ALEXANDRA 9180  
Telephone: (03) 448 7341

Addressee  
SURVEY & LAND INFORMATION DEPT  
PO BOX 826  
INVERCARGILL

Name and number of Local Authority: QUEENSTOWN-LAKES DIST 70  
Date of Latest General Revaluation: 1st September 1993

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 latest General Revaluation (see above).

The Occupier (within the meaning of the Rating Powers Act 1988)  
SURVEY & LAND INFORMATION DEPT  
PO BOX 826  
INVERCARGILL

Please note that chattels are not included in this valuation.

Effective date of this Valuation	1/09/93
	The valuation is
Capital Value	\$ 23000
Land Value	\$ 3000
Value of Improvements	\$ 20000
	\$

## PROPERTY VALUE

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

## PROPERTY DESCRIPTION

Address of Property/Situation: HALFWAY BAY  
Area of land: 6.3991 HECTARES

Rateability of Property  
NON-RATEABLE  
*area for Sec's 2 & 21 only.*

## OTHER PROPERTY INFORMATION

Special Rating Authority  
Code Scheme Name  
473 ORC-PEST DEST CENTRAL

Legal Description  
SECS 2 4A 21 49 BLK 1 SOUTH WAKATIPU S D

*Leave value as is - Ngpi Tahu to purchase property for IN x 216, IN x 219, IN x 220, IN x 222 approx \$7000.00 - land only. (593,031) (601) (602) (606)*

### 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.

*[Signature]*  
H.F. McDONALD (Valuer-General)  
Please note that the deadline for lodging an objection to this valuation is 11th February 1994

955601 (171)  
N# 219.

STATUS INVESTIGATION

CHECK SHEET

Description: Section 4A, Block 1, South Wakatipu S.D.

Area: 3.3184 ha

Survey Office and Deposited Plans: 5073

Legalisation Cards:

Certificate of Title: No CT issued.

Other Interests (i.e. Easements):

Gazette/Proc., Notices:

N.Z. Gazette reference:

S.O.E. Allocation records: <sup>(F42/4)</sup> Case 18 to Dept Lands for Review.

Mining Licences:

Valuation Department:

Valn. Ref:

Other Sources (e.g. historical records):

Conclusion (how created): Crown Land - unalienated

Survey Requirements: (If applicable)

Record Sheet Ref: B Sht 787

Zoning: (if applicable)

Divisional Draughtsman

Property Schedule

IN 219

955601

Identity Number: F.42/4 (Prev. No. 4)

Appellation & Area: Section 4A Block I South Waikaitapu S.D

Valuation Reference: 3. 3184.

How Held:

50 73.

How was land acquired by the Crown Record map 757.

Village - 1880

Other interests in the land

Included with adjoining land at Halfway Bay

Status Confirmed

folio 171. 1874 attached

Further Action

Review.

Category 18 F42/4