

Crown Pastoral Land Tenure Review

Lease name : LILYBANK

Lease number : PT 002

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.

May 09

**PROPERTY 2 OF 3
Land Status Report**

**OPUS INTERNATIONAL CONSULTANTS LIMITED
CHRISTCHURCH OFFICE**

APPENDIX A2


Project Number : 6NL 788 TR (CH 0030)

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50239 dated 30 October 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Lilybank Tenure Review	LPS Ref :Not Applicable
Property 2 of 3	

Land District	Canterbury
Legal Description	RS 14452, situated in Block II, Tekapo North Survey District.
Area	8.0937 hectares.
Status	Freehold Land held by Lilybank New Zealand Limited.
Instrument of title / lease	Certificate of Title 432/22.
Encumbrances	Land Improvement Agreements 286745/1 and 830901/1 under Section 30A of the Soil Conservation and Rivers Control Act 1941.
Mineral Ownership	Mines and Minerals are held in current ownership. Original Warrant and title did not reserve the Mines and Minerals to the Crown.

Data Correct as at	15 February 2001
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Prepared by	 Don McGregor
Crown Accredited Supplier	Opus International Consultants Ltd, Christchurch

432/492

... Service Limited ...
23.10.1970 at 2.53pm

Mortgage 812881 to ...
at 2.53pm

Mortgage 812882 to ...
Bank Limited 28.10.1970 at 2.53pm

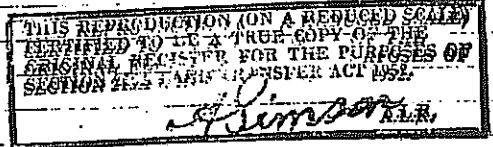
Mortgage 812883 to ...
and Bishop Securities Limited
28.10.1970 at 2.53pm

No. 836188 Correction of name of the
abovenamed Mortgagee to Stace Hammond
Grace and Bishop Client Securities Limited
13.7.1971 at 11.50am

Mortgage 836190 to Hammond
and Sullivan Securities Limited
13.7.1971 at 11.50am

No. 836192 Memorandum of Priority making
Mortgage 836190 first Mortgage 812882
second Mortgage and Mortgage 812883
third Mortgage 13.7.1971 at 11.50am

Pursuant to Section 5 of the Australia and New
Zealand Banking Group Act 1970 Mortgage 812882
is now vested in the Australia and New Zealand
Banking Group Limited



Variation of Mortgage 812883
6/4/1972 at 10.15 a.m.

No. 17108/1 Statutory Land Charge under
the Rural Housing Act 1974
at 10.05
A.L.R.

Mortgage 170331/2 to Gary Douglas

Mortgage 170331/2 to The Rural Banking
and Finance Corporation of New Zealand
22-3-1978 at 11.52am

428748 for A.L.R.

Land Improvement Agreement 286745/1 under
Section 30A of the Soil Conservation and
Rivers Control Act 1941 - 8.8.1980 at 9.11 am

The above memorial of Discharge of Mortgage
812883 has not been endorsed on the
Outstanding copy of Mortgage 812883
production of same having been dispensed with
in terms of Section 111 of the Land Transfer
Act 1952

No. 314785/2 Change of Name of the abovenamed
Mortgagee in Mortgage 812883 to Stace
Hammond Clients Securities Limited -
5.3.1981 at 10.25 a.m.

Mortgage 351354/1 to Her Majesty the Queen
under the Marginal Lands Act 1950 - 22.10.1981
at 1.45 pm

No. 351354/2 Memorandum of Priority making
Mortgages 351354/1 and 170331/2 second
and third mortgages respectively -
22.10.1981 at 1.46 p.m.

Certificate No. 425141/1 that
the within Mortgage No. 351354/1
is vested in the Rural Banking
and Finance Corporation of New
Zealand 15/3/1983 at 11.34am

Mortgage 560899/2 to The Rural Banking and
Finance Corporation of New Zealand -
13.8.1985 at 9.00 am
23094

No. 560899/3 Memorandum of Priority
making charge and mortgages 17108/1,
560899/2 and 812882 first, second and
third charge and mortgages respectively -
13.8.1985 at 9.00 a.m.

No. 830901/1 Land Improvement Agreement
pursuant to Section 30A of the Soil
Conservation & Rivers Control Act 1941
- 5.10.1989 at 10.13am

No. 917710/1 Change of Name of the mortgagee
under Mortgage 560899/2 to The Rural Bank
Limited - produced 28.1.1991 and entered
10.11.1992 at 11.52am

for A.L.R.

over...



[Land and Deeds - 4]
[Form B.]

NEW ZEALAND.

Reference: Vol. 136, Folio 169
Transfer No. 189337
Application No.
Order for N/C No.



Register-book,
Vol. 418, folio 23

418 073

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT CANCELLED

This Certificate, dated the Fifth day of June one thousand nine hundred and Twenty-nine under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that JOHN BRUCE KIRKLAND of Lilybank Station Lake Tekapo Sheepfarmer is seized of an estate in fee simple as to one undivided third share

seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered red, be the several admeasurements a little more or less, that is to say: All that parcel of land containing TWENTY ACRES or thereabouts situated in Blocks II and III of the North Tekapo Survey District being Rural Section 14452

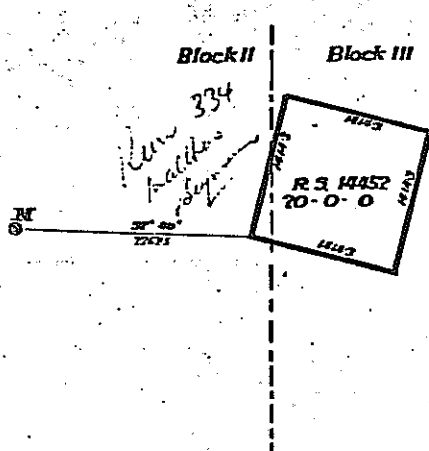


J. H. Thompson
District Land Registrar.

Mortgage 168509 produced 5 June 1929, at 2.55 p.m.
John Bruce Kirkland for the National Mortgage and Agency Company of New Zealand Limited

Transfer 200076 produced 28 August 1931 at 1.50 p.m. John Bruce Kirkland to Reginald Mathias of Lilybank Station Lake Tekapo Sheepfarmer

Cancelled and New Cert issued Vol 432 fol 12 (N.C. Order 4740) Registrar

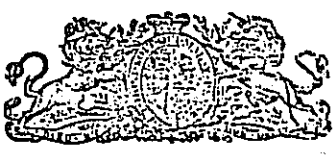


Scale: 10 Chains to an Inch

422 018

[Section 1

NEW ZEALAND.



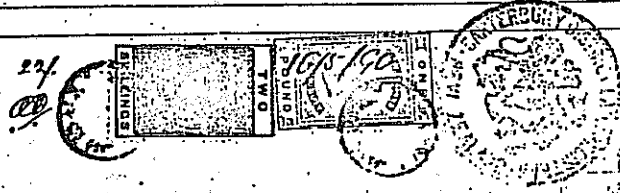
Register-book,
Vol. 136, folio 169

Reference: Warrant No. 189. Vol 3, C
P.H. folio T. 29785

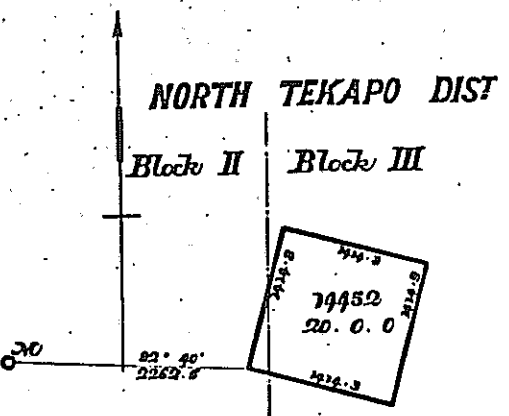
Courants in Common

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twentieth day of April, one thousand eight hundred and eighty-nine, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, Witnesseth that Andrew Grant of Timaru and John Ross of Durkes Pass Shepherds are as Tenants in Common in equal undivided half shares in seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan drawn hereon, bordered green, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by Donald McEwen as from the sixth day of July, one thousand eight hundred and eighty-one, under the Canterbury Land Regulations of 14th June 1856, that is to say: All that parcel of land containing being also on these lands situated in Blocks II and III of the North Tekapo Survey District and being Rural Section 14452.



Wm. Patten
District Land Registrar



Transmission 875 produced 31st March 1891 at 11:57 am. William Grant, John Grant and John Ross, to William Pingle of Rosebrook near Timaru Farmer. William Pingle

Transfer 33575 produced 31st March 1891 at 11:57 am. William Grant, John Grant and John Ross, to William Pingle of Rosebrook near Timaru Farmer. William Pingle

Transmission 5996 produced 31st March 1891 at 11:57 am. Alexander Campbell, Single, Farmer, Thomas Pingle, Builder etc of Timaru and James Pingle of Dilpant Shepherds entered 5th March 1907 at 11:56 am. Alexander Campbell

Transfer 4568 produced 12th May 1912 at 2:55 pm. Alexander Campbell, Pingle, Thomas Pingle and James Pingle to James Scott of Timaru Shepherds. James Scott

Scale: 70 chains to an Inch
Charles D. Standaert
New Zealand Survey Department.

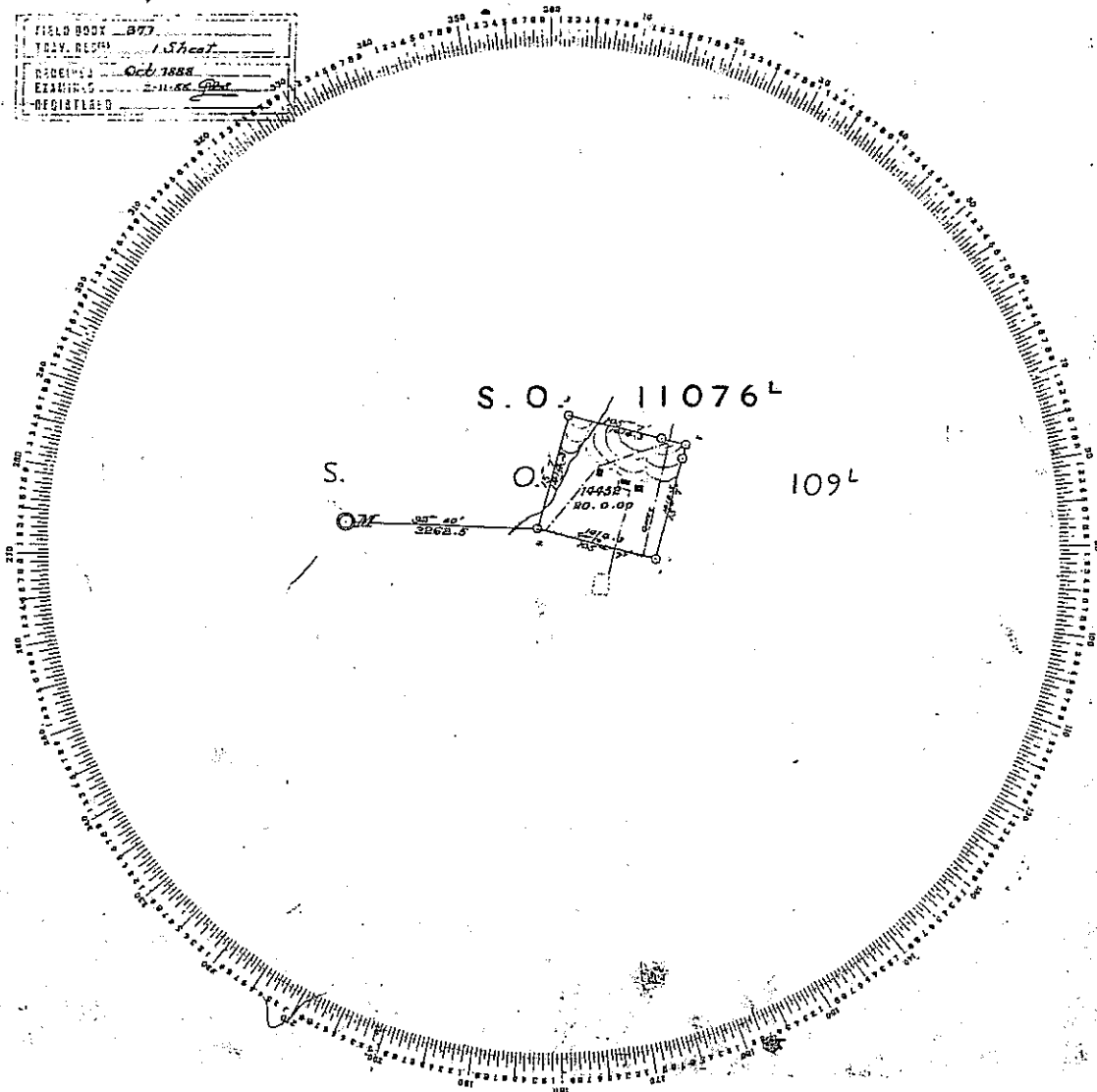
591/931

General Survey Department of New Zealand
 Provincial District of Canterbury

1296
 (Small Plot)

Date when received from Surveyor

FIELD BOOK	377
TOTAL SHEETS	1 Sheet
RECEIVED	Oct. 1888
EXAMINED	2-11-88
REGISTERED	



Field Plan of application Section 14452

Survey Office N^o Block 11 in First Suburbs District

Surveyed by *L. M. Woodcock*

Date 10 April 1888

4562

Scale 7 1/2 Chains to an Inch

N^o Note - Measured lines to be drawn in red, calculated or ruled lines in black, observed bearings in blue, the figures also being in red, black or blue as the case may be. Draw a red circle round each peg, a double red circle round each trig station. Remarks of Surveyor to be noted on back hereof.

By William Thomas Esq. L.S.

**OPUS INTERNATIONAL CONSULTANTS LIMITED
CHRISTCHURCH OFFICE**

APPENDIX A3

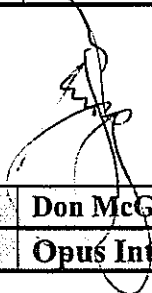
Project Number : 6NL 788 TR (CH 0030)

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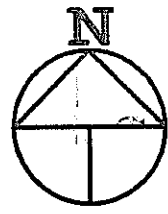
LAND STATUS REPORT for Lilybank Tenure Review	LIPS Ref :Not Applicable
Property 3 of 3	

Land District	Canterbury
Legal Description	Sections 1 and 2, SO 19047.
Area	36.5880 hectares.
Status	Land held for Conservation purposes pursuant to the Conservation Act 1987 by New Zealand Gazette 1999 p1433.
Instrument of title / lease	No registration.
Encumbrances	Nil.
Mineral Ownership	Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition from the Maori Owners under the 1848 Kemp Deed of Purchase.

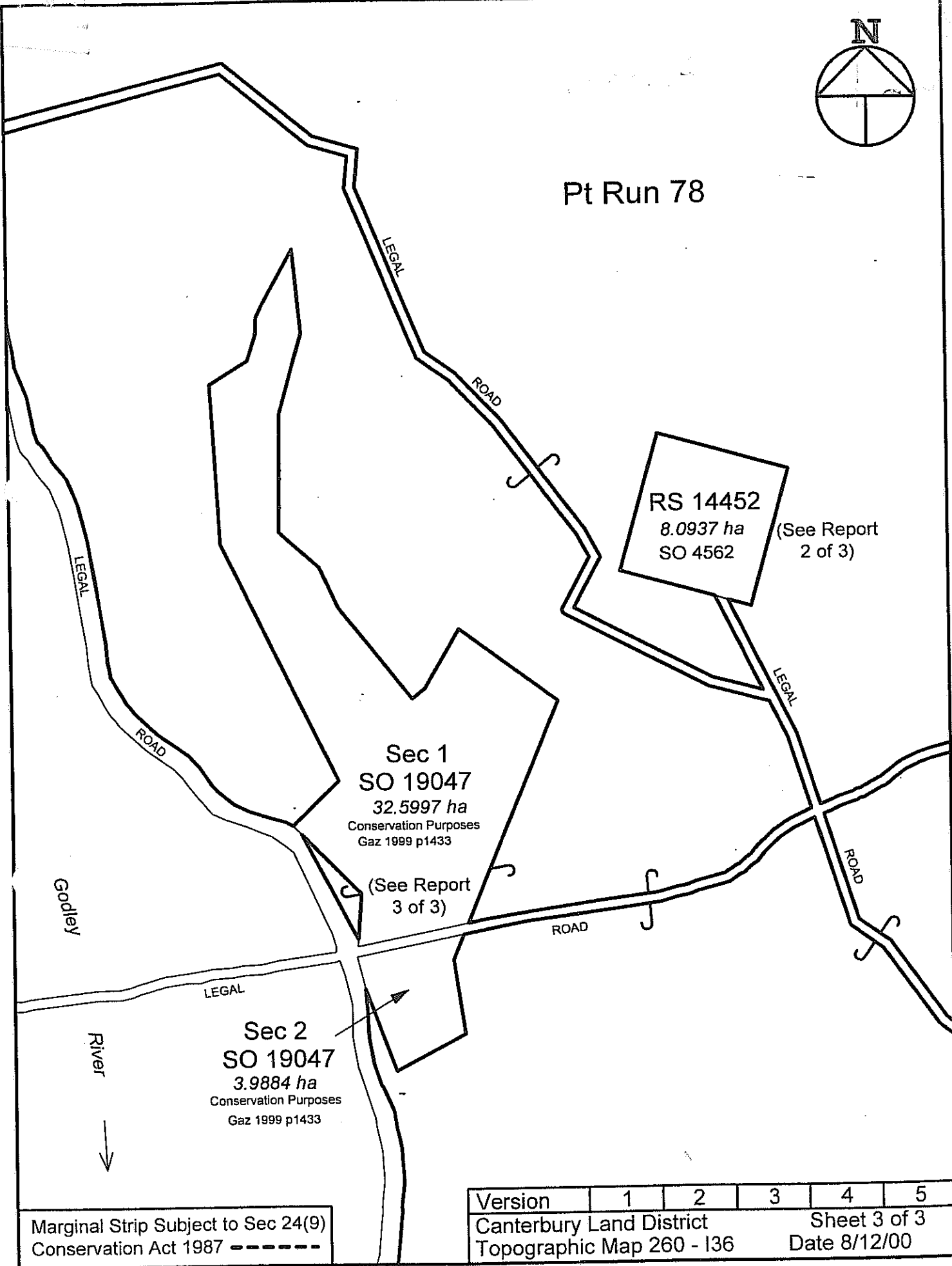
Data Correct as at	15 February 2001
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Prepared by	Don McGregor
Crown Accredited Supplier	Opus International Consultants Ltd, Christchurch



Pt Run 78

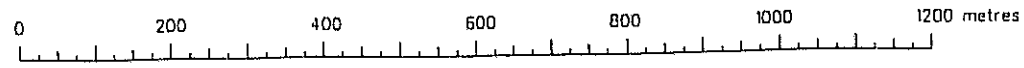


Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 - - - - -

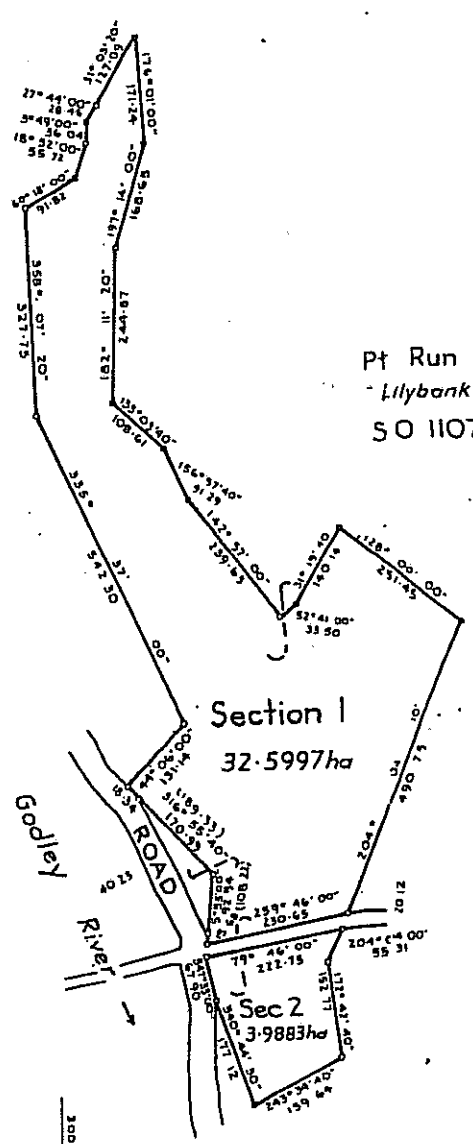
Version	1	2	3	4	5
Canterbury Land District			Sheet 3 of 3		
Topographic Map 260 - 136			Date 8/12/00		

Lilybank

Scale 1:10000



**PROPERTY 3 OF 3
Land Status Report**



Pt Run 78
"Lilybank"
SO 11076

Section 1
32.5997ha

Sec 2
3.9883ha

Goodley
Road

Sections 1 & 2

Approvals

All roads shown are legal

Pursuant to Section 11 (1)(c) Resource Management Act 1991 this is not a subdivision

Approved for and on behalf of the Crown by
Ross Moulton pursuant to an Authority given
the Minister of Lands under Section 24 (4)
of the Land Act 1948

R. Moulton
Acting District Manager
DeSLI

Total Area 36 5880ha

Comprised in Pt CL 10K/888

I, Derek Edward Brown
Registered Surveyor and holder of an annual practicing certificate
may act as a registered surveyor pursuant to section 25 of the Survey Act
1980 hereby certify that this plan has been made from surveys
by me or under my directions, that both plan and survey are correct
have been made in accordance with the Survey Regulations 1977
regulations made in substitution thereof

Dated at Christchurch the 22nd day
of June 1993 Signature *D.E. Brown*

Field Book p Traverse Book 3
Reference Plans SO 11076, 11914-S & Topo 587 50-21

Examined *W/Sutton*. Correct -

Approved as to Survey
915194. *[Signature]*
Deputy Chief Surveyor

Deposited this day of 19

District Land Register

TERRITORIAL AUTHORITY Mackenzie District

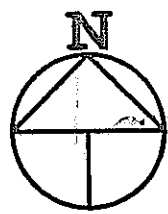
Surveyed by Dept of Survey & Land Information

Scale 1:6000 Date April 1993

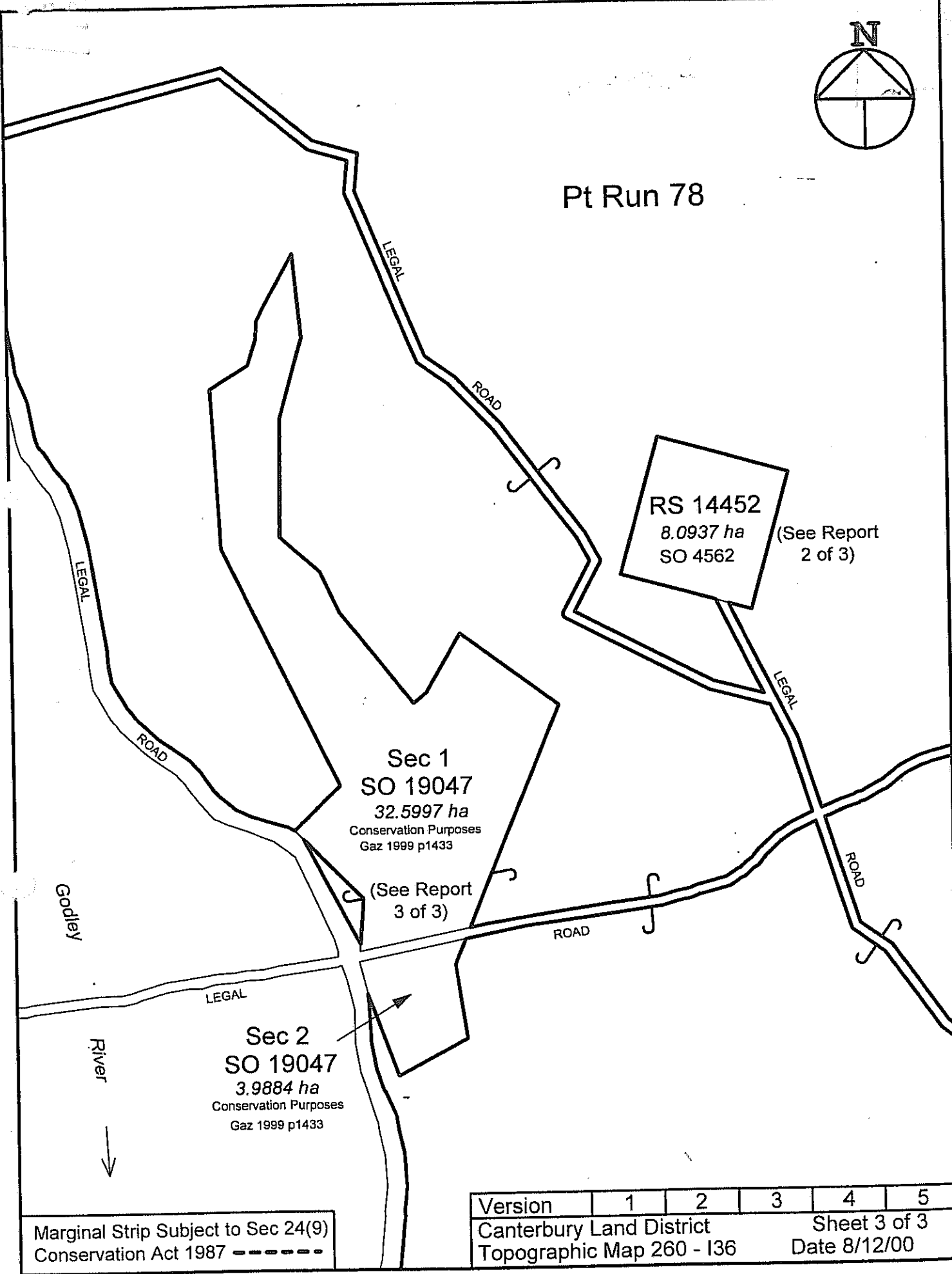
File 6275-07-03
Received 30 6 93
Instructions SO 1904

LAND DISTRICT Canterbury
Sun Blk. & Dist. Tekapo North
NZMS 261 Sheet 136 Record Map No.

RELEASED UNDER THE OFFICIAL INFORMATION ACT



Pt Run 78



RS 14452
8.0937 ha
SO 4562

(See Report
2 of 3)

Sec 1
SO 19047
32.5997 ha
Conservation Purposes
Gaz 1999 p1433

(See Report
3 of 3)

Sec 2
SO 19047
3.9884 ha
Conservation Purposes
Gaz 1999 p1433

Godley

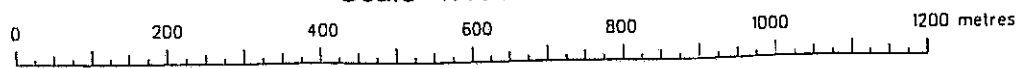
River
↓

Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 -----

Version	1	2	3	4	5
Canterbury Land District			Sheet 3 of 3		
Topographic Map 260 - 136			Date 8/12/00		

Lilybank

Scale 1:10000





LILYBANK STATION

PASTORAL LEASE STATUS CHECK
CONTRACT: 50239

Opus: *an accomplished work,
a creation, an achievement*

CONTENTS

APPENDIX A – LAND STATUS REPORTS (and supporting plans)

Property 1 of 3 - Land Status Report

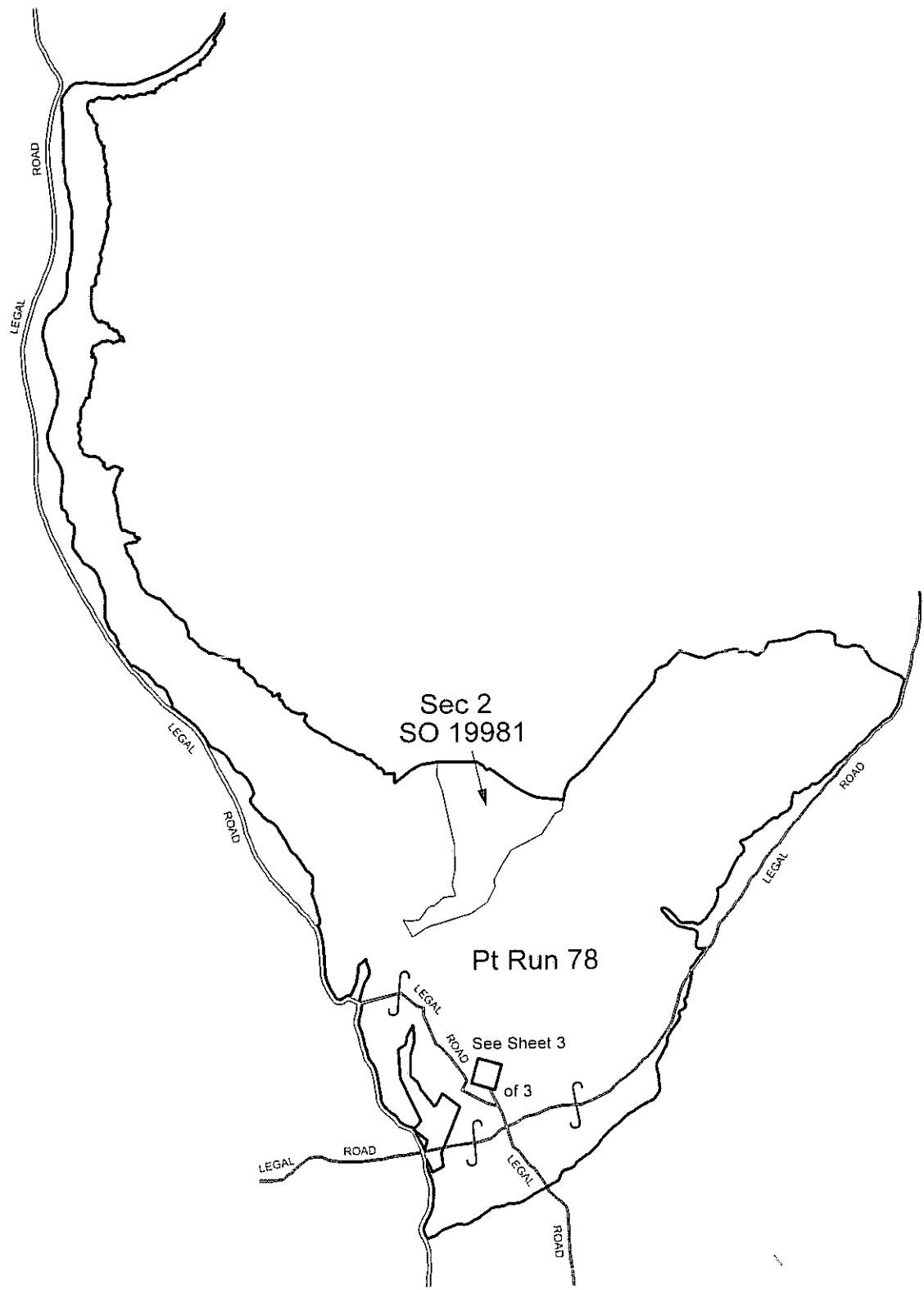
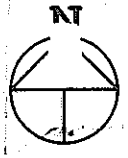
- SO Plans (additional)
- Extract of CLR
- Extracts of Allocation Maps
- DOC Consultation
- Information supporting Mineral status investigation
- Information supporting Notes to Report
- Other Information

Property 2 of 3 - Land Status Report

Property 3 of 3 - Land Status Report

APPENDIX B – LAND STATUS REPORT (Certified Correct by Chief Surveyor)

**APPENDIX A – LAND STATUS REPORTS
and supporting plans**



Sec 2
SO 19981

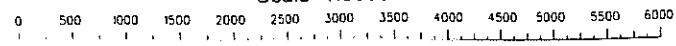
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See Sheet 3
of 3

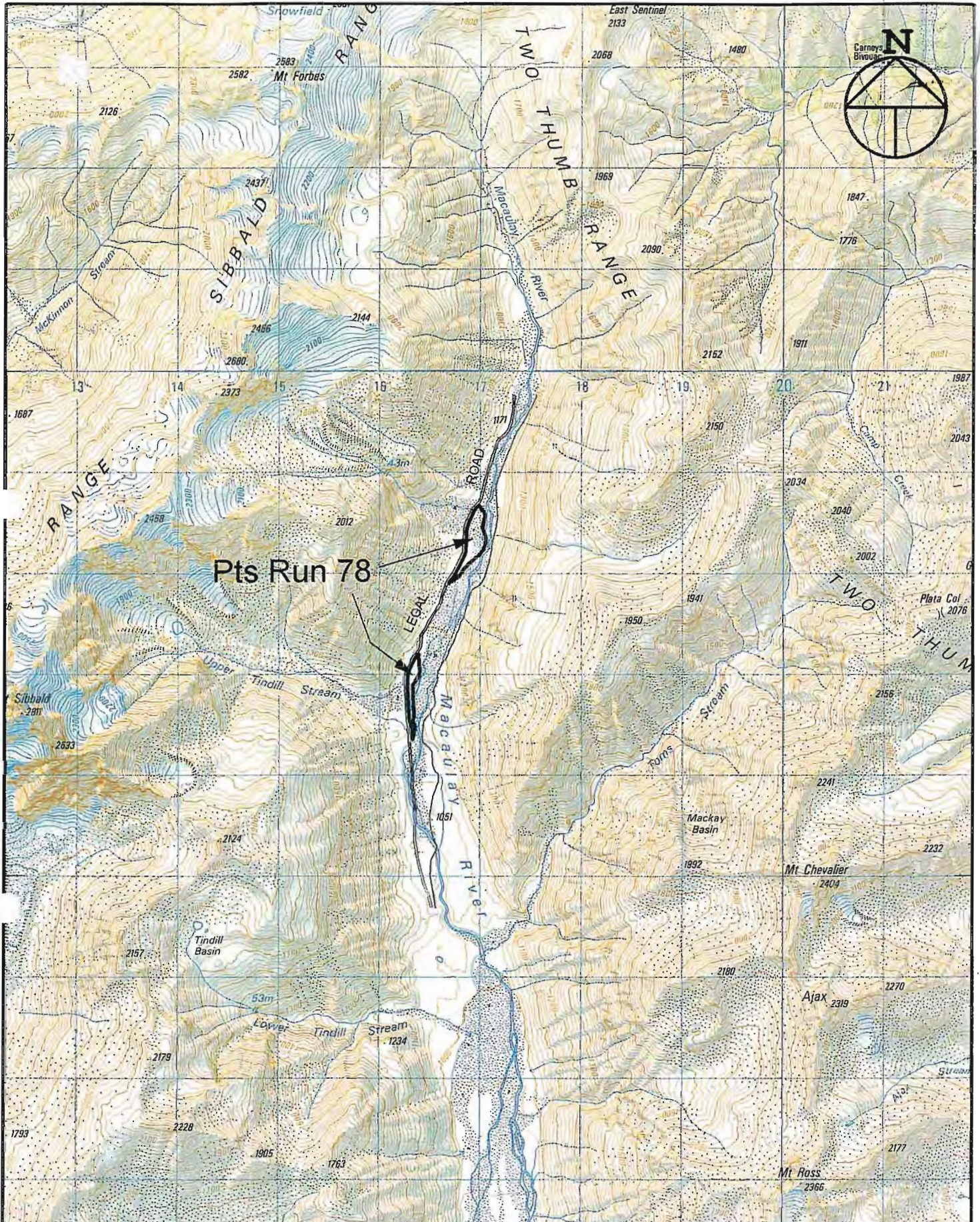
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Conservation Act 1987 - - - - -

Lilybank

Scale 1:50000



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Canterbury Land District				Sheet 1 of 3	
Topographic Map 260 - 136				Date 8/12/00	



Pts Run 78

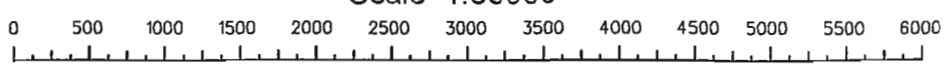
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Canterbury Land District					
Topographic Map 260 - 136					
Sheet 2 of 3					
Date 8/12/00					

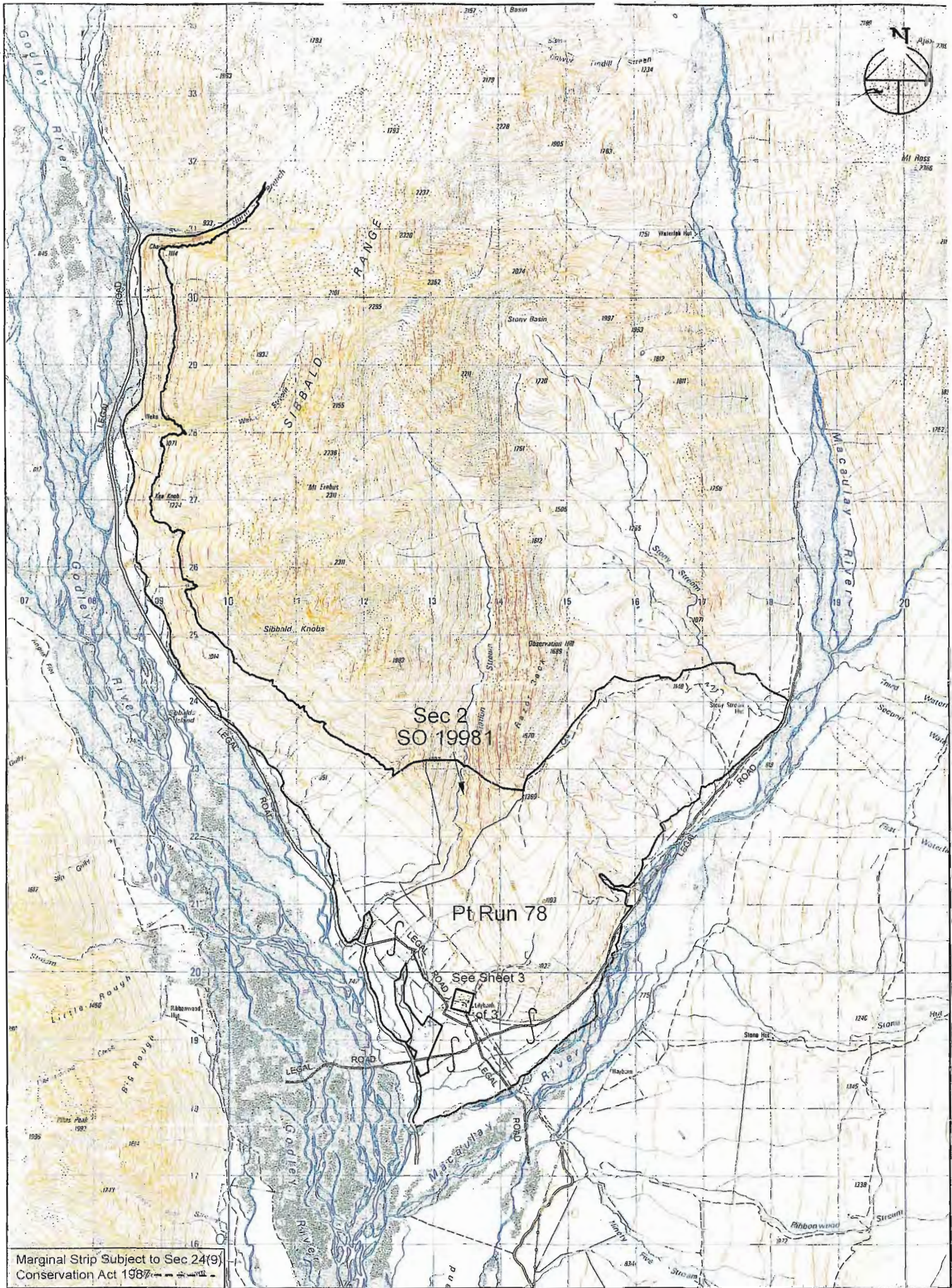
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Conservation Act 1987 - - - - -

1257 Waterfall Hut

Lilybank

Scale 1:50000

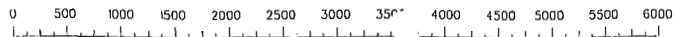




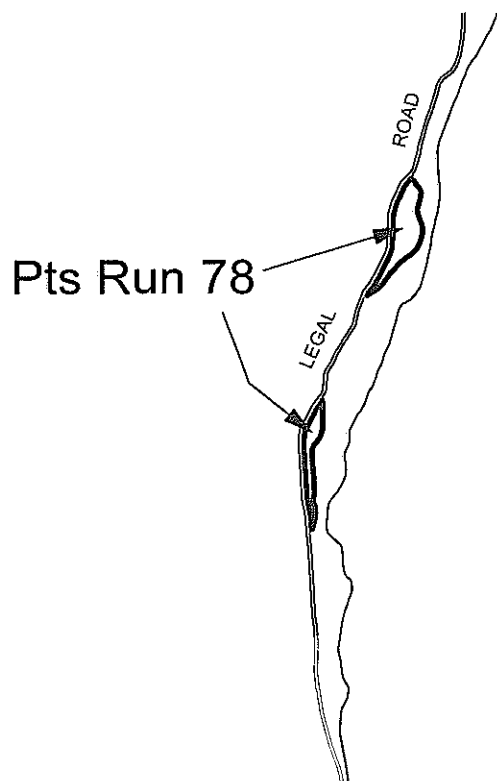
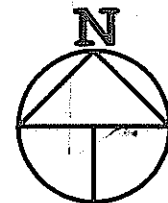
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Conservation Act 1987

Lilybank

Scale 1:50000



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Topographic Map 260 - I36					Date 8/12/00

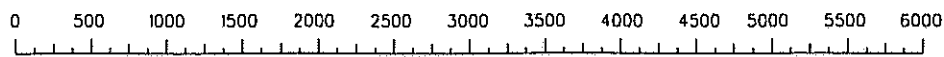


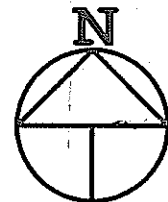
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Canterbury Land District	Sheet 2 of 3				
Topographic Map 260 - 136	Date 8/12/00				

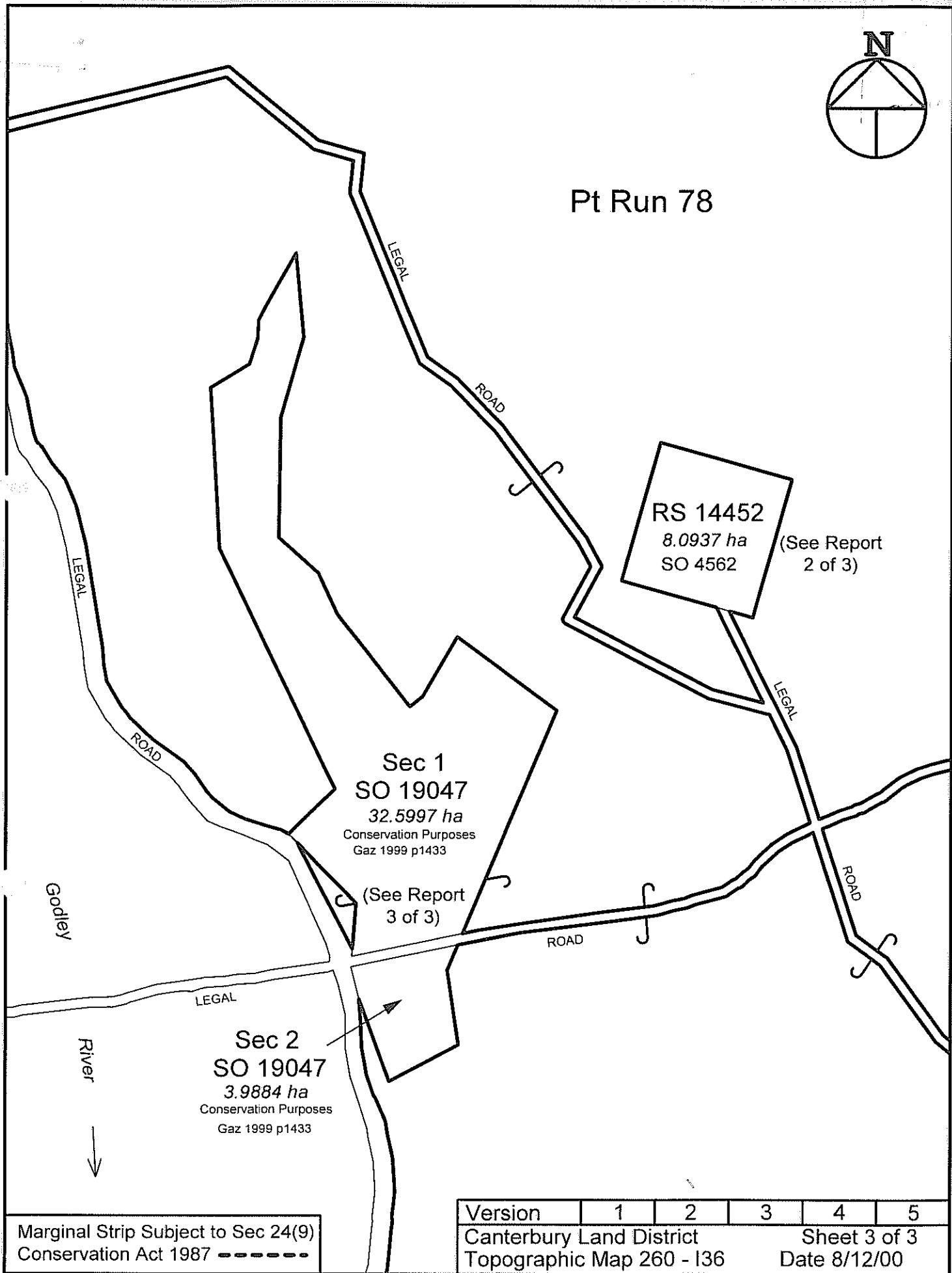
Lilybank

Scale 1:50000





Pt Run 78



Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 - - - - -

Version	1	2	3	4	5
Canterbury Land District				Sheet 3 of 3	
Topographic Map 260 - 136				Date 8/12/00	

Lilybank

Scale 1:10000

