

Crown Pastoral Land Tenure Review

Lease name : LILYBANK

Lease number : PT 002

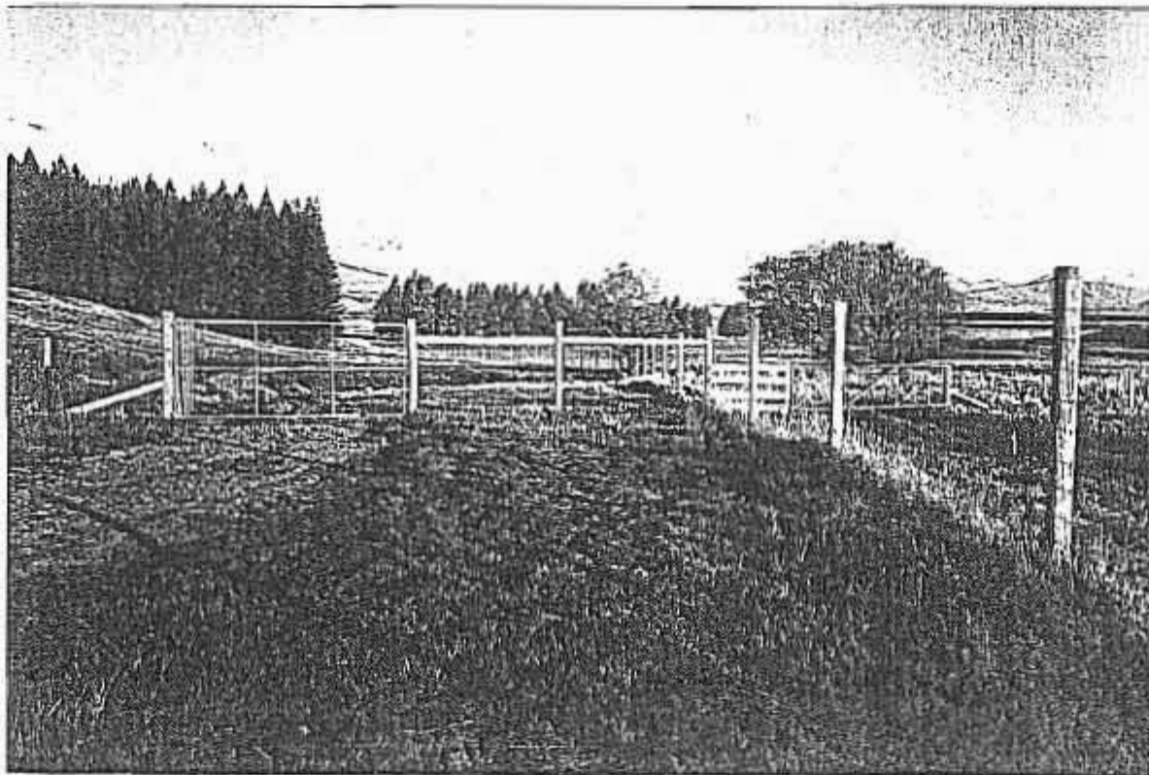
Due Diligence Report (including Status Report) - Part 5

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.

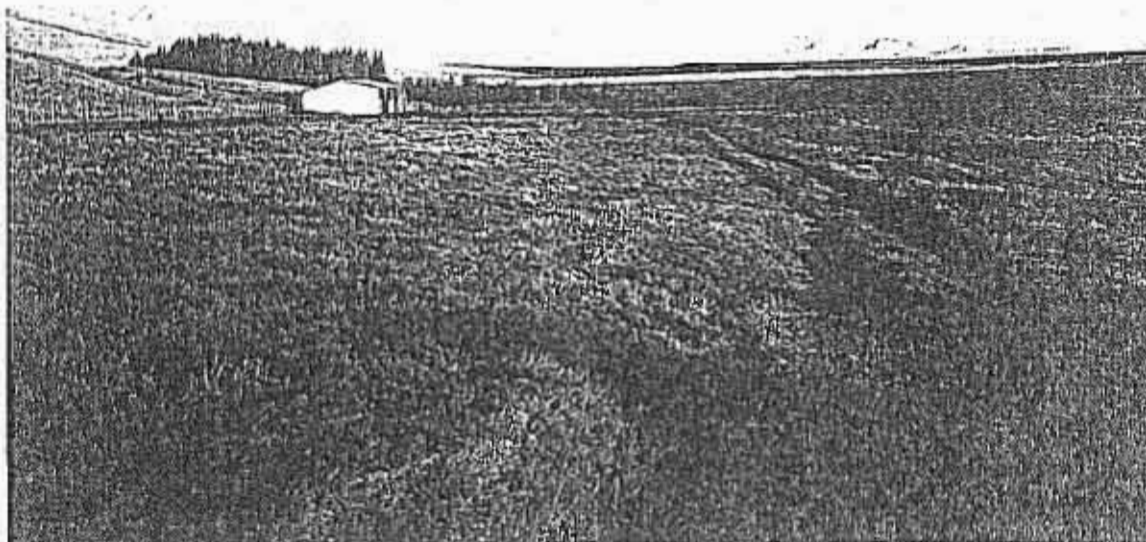
The report attached is released under the Official Information Act 1982.

May 09



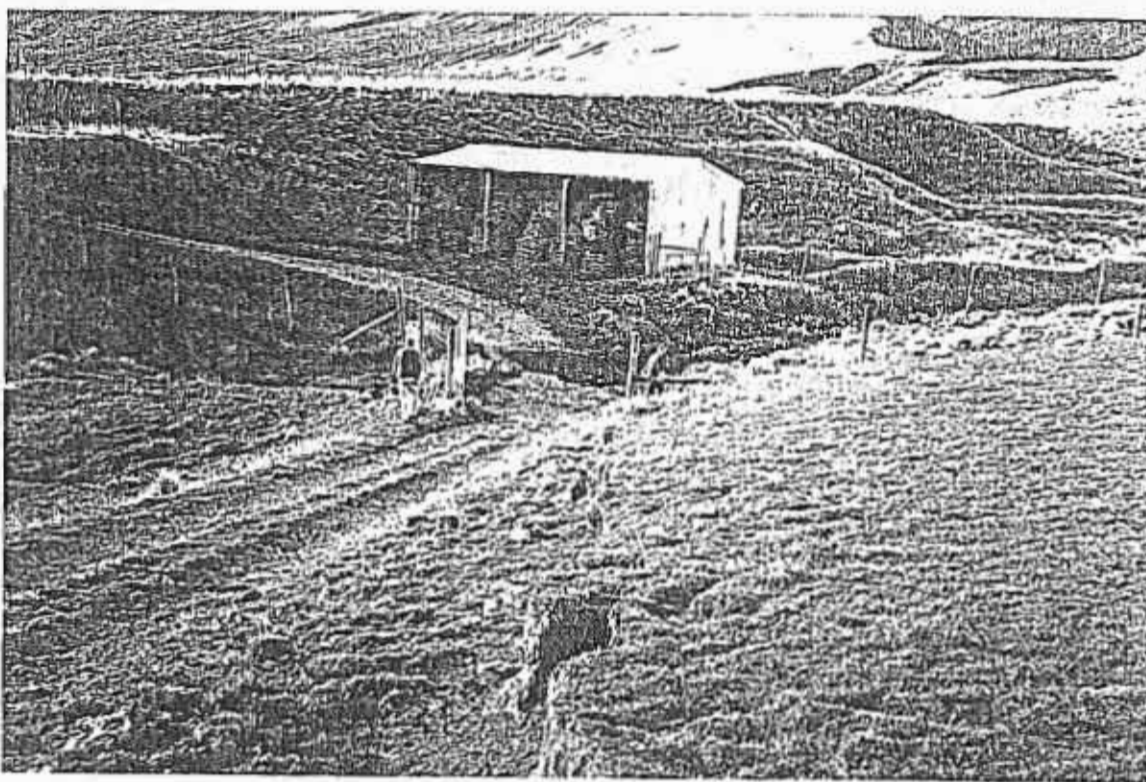
Nos 4 & 5

Taken from the first fence and gateway within the deer farm again looking back towards the Lodge. First photo is on the left hand side, the second photo to the right hand side showing a peg through the fence in the middle of the track. It has now been indicated as the legal road by the sign on the gate.



No 6

Taken just above the cutting above the hayshed, again looking back towards the lodge. The formation in view is all within the road. It does not intrude at all onto the shed which is a new deer shed. This area of track runs somewhat diagonally through this paddock and then drops down a cutting through a creek beside the hayshed.



No 7

Looking down the cutting towards the hayshed. There is a flag on the left of the gate and deer fence, and the other peg is to the right of the hayshed on a small knob between the two posts, one each side of the creek. The hayshed is largely within the road.

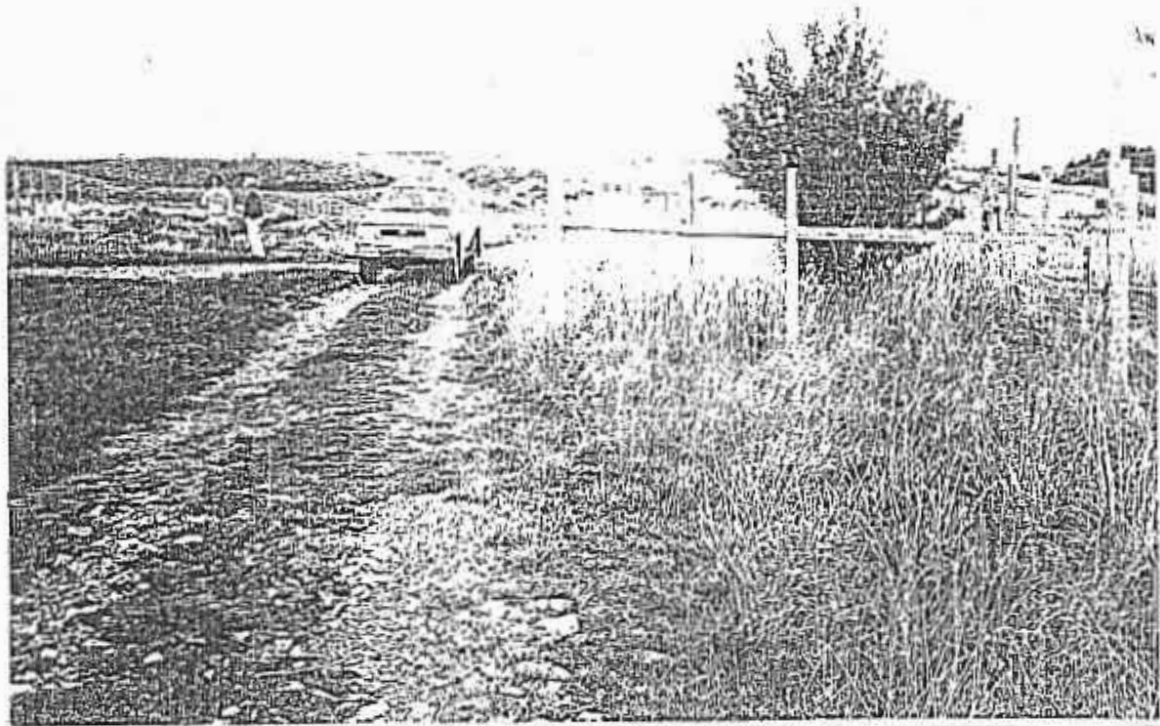
18

View from the north side of the cutting looking along the line of the road towards the hayshed indicating roughly the position of the hayshed relevant to the road.

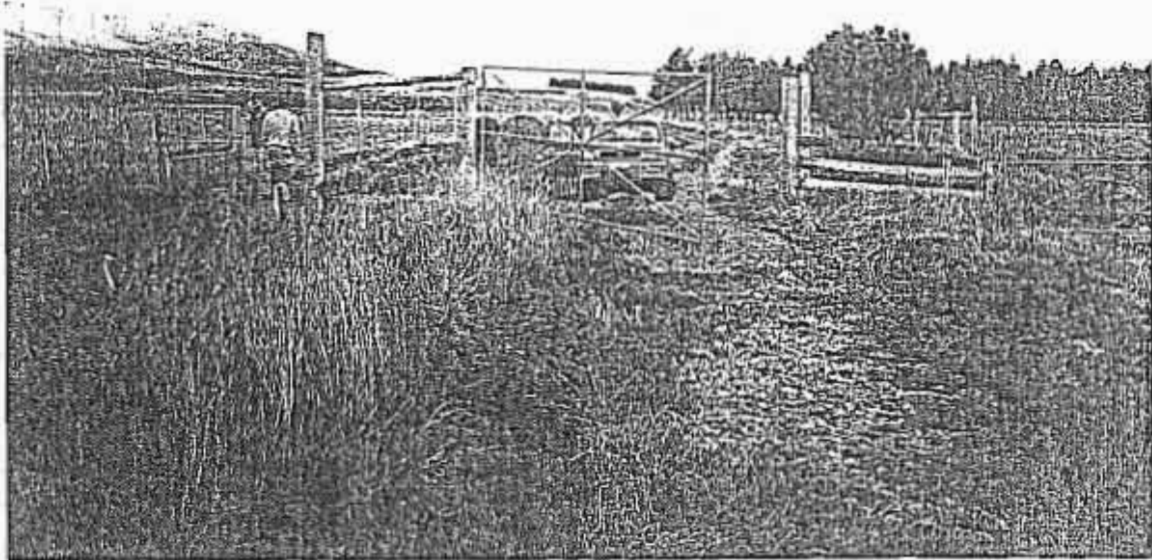


No 9

Looking back towards the cutting - on the right hand side the corner flag is visible between the posts in line with the deer shed, and on the left hand side the corner of the road is between the vehicle and the two men. Formation is within the road boundary.

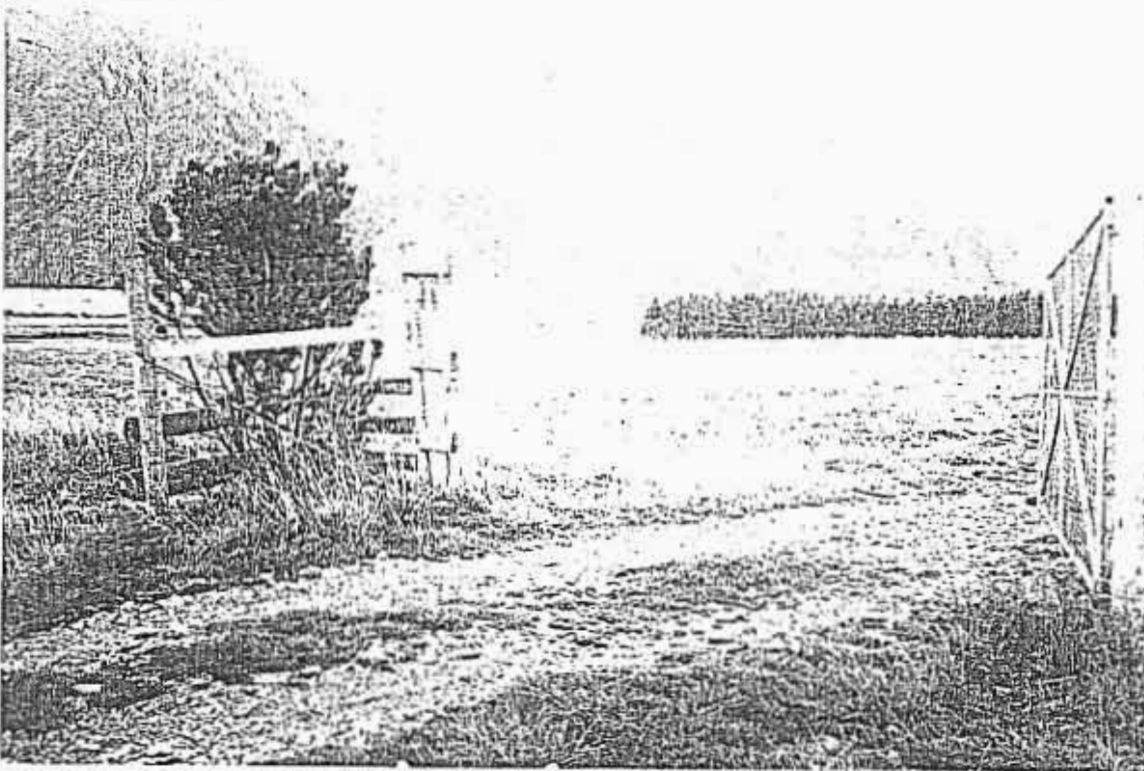


ROAD FLAGGING - LILYBANK STATION - 24 APRIL 1996



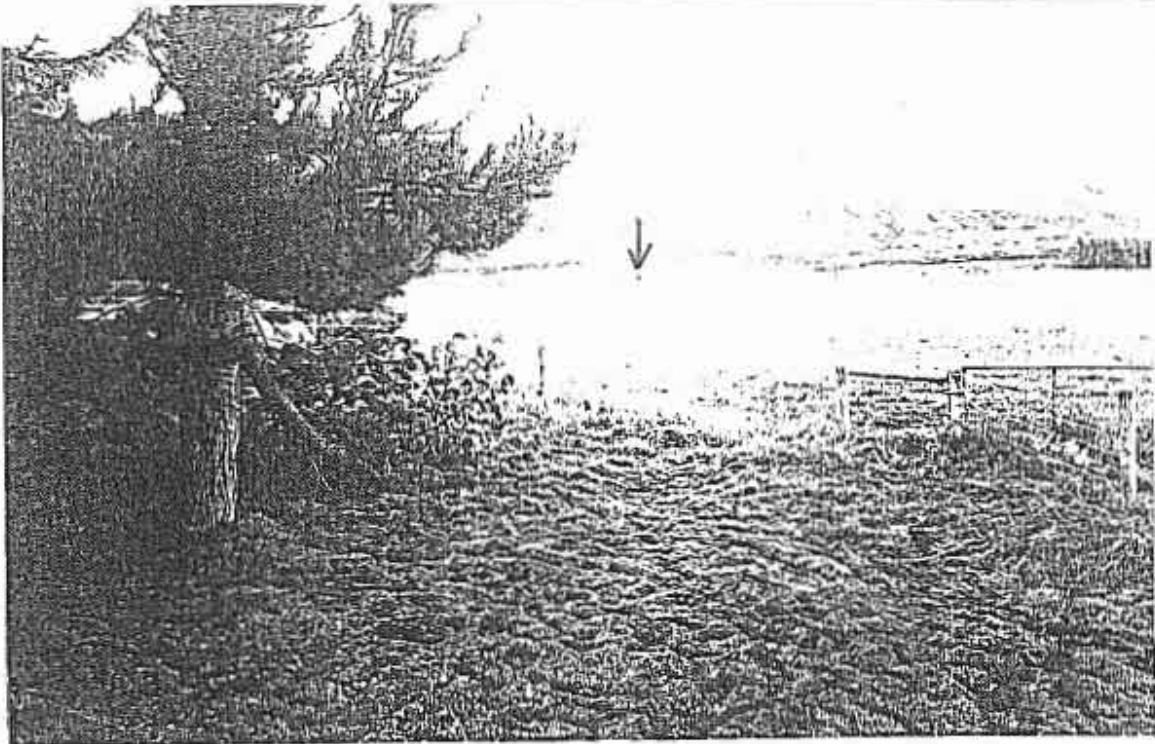
No 10

At the northern end of the lane through the deer farm, again looking south towards the lodge. The flag on the left is just through the deer fence, and the flag on the right is just to the right of the low cyclone gate by about 5 metres tied on the fence which is approximately in line with the right hand deer fence running along the lane.



No 11

Looking through the gateway diagonally across the paddock along the line of the road ending at the left hand side of the shelter belt. It is from where the photo is taken that the legal road deviates from the formation. The formation continues north at the right hand side of the photo across a paddock then drops down a terrace to Station Stream



No 12

View from the left hand end of the pine trees seen in the previous photo beside the Godley River back towards the northern end of the land through the deer farm and indicated by the small tree beyond the two paddocks.



No 13

Taken from the same point as the last photo looking up the gravels of Station Stream on the Godley River side of the shelter belt. The white post in the centre is one of the Department of Conservation markers indicating public access.

FILE NOTE

PT 002

NOTES ON VISIT TO LILYBANK STATION
EVENING OF 24 APRIL 1996

Series of Photos (P2 Film 11)

X

Photo on the junction of the road leading into Lilybank where it goes to the west and then on up the Godley. The view is into the homestead and some 20 metres beyond the bridge is the end of the legal road.

No 00

The first leg into the road up the Godley and is looking towards the woolshed. The deer fence eventually traverses across into the legal road. The formation is correctly sited on the legal road.

No 0

View from in front of the woolshed looking back to the junction of the road where the previous photo was taken. It is notable how the deer fence shifts out onto the road a little bit - by approximately 3-4 metres.

No 1

From the acute angle that goes from the woolshed back towards the old Lodge and the deer fence is approximately up the left-hand quarter of the road. There is enough room to drive a vehicle up either the left hand or right hand side. If the access is up the left hand side just beyond the killing shed foundation where there is a poplar tree, the road goes around that and then hard left up the Godley.

No 2

Taken from the corner of the road just south of the woolshed again as above looking back to the Lodge. The vehicle is sitting approximately in the centre of the corner.

No 3

Taken from the first bend in the road inside the deer farm looking south towards the concrete abutments where the killing shed was indicated by the poplar tree beyond the bales of silage.

.../2

*File Note - Lilybank
Photos - 24 April 1996*

Nos 4 & 5

Taken from the first fence and gateway within the deer farm again looking back towards the Lodge. First photo is on the left hand side, the second photo to the right hand side showing a peg through the fence in the middle of the track. It has now been indicated as the legal road by the sign on the gate.

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Looking down the cutting towards the hayshed. There is a flag on the left of the gate and deer fence, and the other peg is to the right of the hayshed on a small knob between the two posts, one each side of the creek. The hayshed is largely within the road.

No 8

Taken from the north side of the cutting looking along the line of the road towards the hayshed indicating roughly the position of the hayshed relevant to the road.

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Looking back towards the cutting - on the right hand side the corner flag is visible between the posts in line with the deer shed, and on the left hand side the corner of the road is between the vehicle and the two men. Formation is within the road boundary.

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*File Note - Lilybank
Photos - 24 April 1996*

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View from the left hand end of the pine trees seen in the previous photo beside the Godley River back towards the northern end of the land through the deer farm and indicated by the small tree beyond the two paddocks.

No 13

Taken from the same point as the last photo looking up the gravels of Station Stream on the Godley River side of the shelter belt. The white post in the centre is one of the Department of Conservation markers indicating public access.

No 14

View from the road leading into Lilybank showing the junction straight into the Lodge and left just through the white gate goes down towards the woolshed and then up the Godley via the deer farm. The flag on the right of the gateway beside the white post is the edge of the legal road, and on the left there are two pegs which indicate the left hand side of the corner.

No 15

The road between the Macaulay River and the Lodge, showing the DOC sign which is a topo map and comment about description, access, facilities, hunting and advice in emergency. Unfortunately somebody has taken the liberty of shooting a hole through it from the rear and has let the moisture underneath the perspex cover. The sign on the right reads Macaulay Valley Public Access and leads across the flat somewhere in the vicinity of the paper road up the Macaulay. The formation from the Macaulay River into the Lodge is all within the legal road.

Knight Frank



File Ref: Pt 002
Your Ref: 6275-07-07-04

LAND RESOURCES DIVISION

1st Floor, Public Trust Building
Cnr Church & Sophia Streets
PO Box 564, Timaru
Telephone (03) 684-8340
Facsimile (03) 688-0407

13 February 1996

Department of Survey & Land Information
Private Bag 4721
CHRISTCHURCH

Attention : Derek Brown

Dear Sir

LILYBANK STATION : STAKING OF ROAD

Further to your letter of 26 January 1996 to Caroline Mason.

The Commissioner of Crown Lands has requested that you carry out the work as requested, being the location and staking of the road from the region of the Lilybank homestead to the Godley River. This is more particularly indicated as highlighted on the attached plan. The critical area is around the station buildings, through the deer farm and out to where it joins the Godley River bed. Could you please advise me when you intend carrying out this work and the expected duration so that I may inspect the area with you or your staff at the time if suitable. The invoice for the work when complete may be forwarded to our Christchurch office attention Caroline Mason.

Yours faithfully
KNIGHT FRANK (NZ) LIMITED

R A Ward-Smith
Manager - Timaru

R3080

RECEIVED
Posted
14.2.96

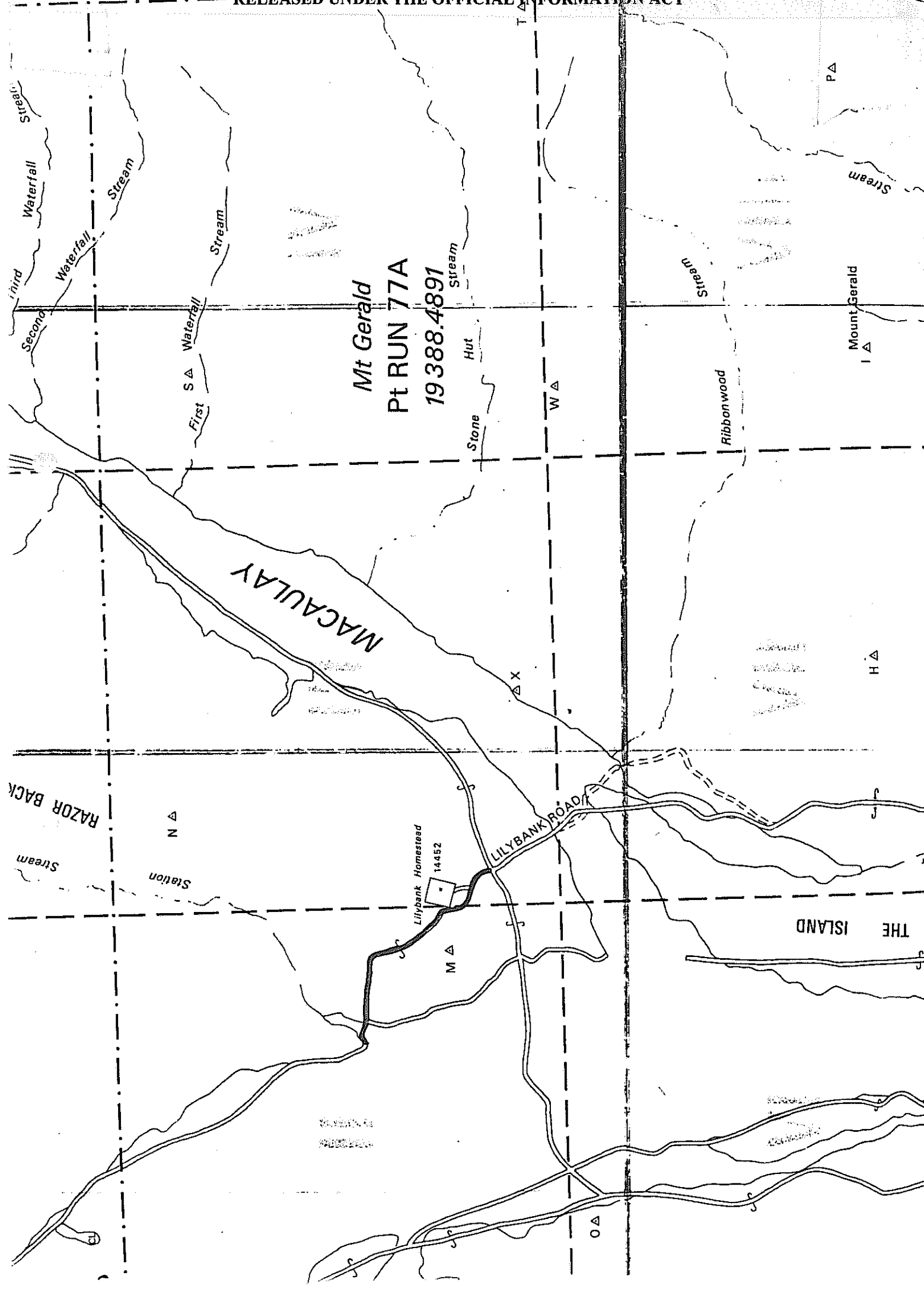
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- Christchurch
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- Tanzania
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- United States of America
- Zimbabwe

Knight Frank (NZ) Limited
(An LPL Group Company)
INTERNATIONAL PROPERTY CONSULTANTS



Mt Gerald
Pt RUN 77A
19388.4891

MACAULAY

Lilybank Homestead
14452

LILYBANK ROAD

RAZOR BACK

THE ISLAND

Mount Gerald

Ribbonwood

Third

Waterfall

Second

Waterfall

First

Waterfall

Stone

Hut

Station

PA

Stream

W

H

O

M

N

T



File Ref: Pt 002

LAND RESOURCES DIVISION

1st Floor, Public Trust Building
Cnr Church & Sophia Streets
PO Box 564, Timaru
Telephone (03) 684-8340
Facsimile (03) 688-0407

30 April 1996

The Commissioner of Crown Lands
Private Box 170
WELLINGTON

Attention : D Gullen

RECEIVED
Posted
3.5.96

Dear Sir

LILYBANK

Further to my letter of 26 April 1996, enclosed please find letter received from Buddle Findlay.

It seems to have now upset Lilybank that the legal roadlines have been identified and the location is now not to their liking.

References:

- 1 Letter from Buddle Findlay to Knight Frank (NZ) Limited dated 30 October 1995.
- 2 Notes of meeting held 7 November 1995 attached to letter to you from Knight Frank (NZ) Limited dated 17 November 1995.
- 3 Notes of meeting at Lilybank Wednesday 15 November 1995.
 - 3.1 As prepared by Lilybank.
 - 3.2 Memorandum 27 November 1995 R A Ward-Smith to Caroline Mason refers to Lilybank meeting on Wednesday 15 November 1995.
- 4 Letter from Buddle Findlay to Knight Frank (NZ) Limited dated 26 April 1996.

My understanding of the lead up to you requesting that the legal road be flagged is that it centres around public access through or around Lilybank Pastoral Lease so as to enter the area to be retired which is to be transferred to DOC Estate. In reference (1) above, Buddle Findlay raise under 3b(ii) the issue of procedures to be followed generally regarding access and use. Later in the letter they say their client wishes to co-operate with the Commissioner to facilitate public use of the surrendered area.

.../2

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Singapore
Spain
Sweden

Tanzania
United Kingdom
United States
of America
Zimbabwe

Knight Frank (NZ) Limited
(An LPL Group Company)

INTERNATIONAL PROPERTY CONSULTANTS

CCL
Lilybank
30 April 1996

Reference (2)

Meeting in Christchurch 7 November 1995 under 4(a) "Rob Young and Ray Ward-Smith to arrange a meeting at Lilybank with Gerald Olde-Olthof to identify practical access routes and any areas that require further definition on the ground Charles Levin re-iterated his clients' attitude which is that they have no problems with public access along legal roads and access routes."

Reference 3.1

On Page 3. "... It was clarified that the public road was on the left hand side of the deer fence going north along the Godley. ... Lilybank can work around the public road not being changed. ... The access problem will be the Mackenzie District Council's."

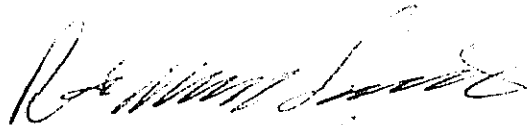
Page 4. "... Asked if Lilybank's private roads were gravel inside the deer fences. Philip explained that they were and the public have been breaking locks for access to these roads. Lilybank's roads are maintained in winter for animal feedouts and these are easier for the public to use than an un-maintained road." "Police get called regularly up to Lilybank for trespassers ... Philip Olde-Olthof explained what the old road was like and what needed to be done to fix it. Gerard said the road was the one originally used but was resurveyed to where it is now."

Reference 3.2

Page 3. " To further progress the options here, it will be necessary to have surveyors flag the legal line so that all parties are satisfied as to the existing legal line as a prerequisite to negotiating a suitable alternative if required by the lessee."

Attached, a draft letter for forwarding to Buddle Findlay, for your assistance.

Yours faithfully
KNIGHT FRANK (NZ) LIMITED



R A Ward-Smith
Manager - Timaru

Enc: Letter: Buddle Findlay 26 April 1996
Draft: Letter CCL to Buddle Findlay (R3263)

cc Caroline Mason, Knight Frank (NZ) Limited, P O Box 142, Christchurch
R3262

File Ref:

29 April 1996

Buddle Findlay
Barristers and Solicitors
P O Box 322
CHRISTCHURCH

DRAFT

Attention : Charles Levin

Dear Sir

LILYBANK : LEGAL ROAD

Your letter of 26 April 1996 is noted.

I refer to your letter of 30 October 1995 to Knight Frank (NZ) Limited, notes from the meeting held in the Knight Frank (NZ) Limited boardroom, Christchurch Tuesday 7 November 1995 and notes of a meeting held at Lilybank on 15 November 1995. Access has been raised in all the above-mentioned, and was the principal issue of the meeting at Lilybank on 15 November 1995 which justifies the Commissioner's concern regarding access. It is appropriate that if any party had a concern about access that the existing legal road needed to be clearly identified on the ground prior to reaching a full agreement on a public accessway. During the meeting at Lilybank, there was no absolute clarity on being able to identify the legal routes on the ground. It is therefore reasonable that action was taken to identify the existing line on the ground which has now been inspected by Ray Ward-Smith of Knight Frank (NZ) Limited and Don Young of the Mackenzie District Council. It is quite apparent that what was thought to be legal road and was indicated as such by Gerard and Philip Olde-Olthof during the meeting of 15 November 1995, was incorrect. It may now be appropriate for my agent, your client and the Council, to meet and resolve any outstanding access issues through the deer farm and sheds area, especially if there is a wish on your client's part to have the public traverse any Pastoral Lease land instead of the legal road.

Yours faithfully

S D Brown
Commissioner of Crown Lands



LAND RESOURCES DIVISION, TIMARU
1ST FLOOR, PUBLIC TRUST BUILDING CNR CHURCH & SOPHIA STREETS P O BOX 564 TIMARU, NZ
PHONE (03) 684-8340 FAX (03) 688-0407

FACSIMILE TRANSMISSION SHEET

FILE REF: PT 002

COMPANY: KNIGHT FRANK (NZ) LTD FAX NO: 03-379-8440

ATTENTION: CAROLINE MASON

FROM: CAROLYN JOHNSTON CUSTOMER NO:

DATE: 30 April 1996 NO OF PAGES: 2
(INCLUDING THIS HEADER)

SUBJECT: LILYBANK

PLEASE ADVISE IMMEDIATELY IF ANY PART OF THIS TRANSMISSION WAS NOT RECEIVED

Attached please find letter from Buddle Findlay which is noted on the letter to CCL e-mailed to you earlier.

Cheers

CJ

FAXED

THIS FACSIMILE CONTAINS INFORMATION THAT IS CONFIDENTIAL AND WHICH MAY BE SUBJECT TO LEGAL PRIVILEGE. IF YOU ARE NOT THE INTENDED RECIPIENT YOU MUST NOT PERUSE, USE, DISSEMINATE, DISTRIBUTE OR COPY THIS MESSAGE. IF YOU HAVE RECEIVED THIS MESSAGE IN ERROR PLEASE NOTIFY US IMMEDIATELY BY FACSIMILE OR TELEPHONE (CALL US PERSON TO PERSON COLLECT) AND RETURN THE ORIGINAL MESSAGE BY MAIL. THANK YOU.

BUDDLE FINDLAY

BARRISTERS & SOLICITORS, NEW ZEALAND

AUCKLAND • WELLINGTON • CHRISTCHURCH

Clarendon Tower
78 Worcester Street
PO Box 322, DX WP20307
CHRISTCHURCH
Telephone 0-3-379 1747
Fax 0-3-379 5659

C H Levin
NEW1204

26 April 1996

KNIGHT FRANK (NZ) LTD TIMARU

29 APR 1996

RECEIVED

Knight Frank
PO Box 564
TIMARU

Attention: R A Ward-Smith

Dear Sir

Lilybank - Survey of Legal Road

1. We refer to the above and our discussion. We have a number of concerns about the way the Commissioner is approaching this matter.
2. Legal roads are the responsibility of the local authority. If the Commissioner is unsatisfied with access to (his) property through Lilybank, then we believe that he should be taking this up with the local authority, and not taking it of his own initiative to carry out surveys of legal road.
3. By clearly identifying the legal road as passing through paddocks, we believe this will invite trouble in providing an opportunity for members of public to insist on legal rights of access, at a time when clearly our client is unprepared for the exercise of such legal rights.
4. We understand you take the view that survey of the legal road was necessary in order to resolve a problem of access. We were not aware that there was any outstanding problem of access. We thought that practical assess was available to the public. If you have a problem in this regard, we would suggest that it would have been both more cost effective and cooperative for you to have raised this formally either with us or Mr Olde-Olthof before taking the steps that you have.

Accordingly, we would ask that you urgently set out in writing your concerns about the present difficulties with access.

Yours faithfully
BUDDLE FINDLAY

CHARLES LEVIN
Partner

cc Gerard Olde-Olthof
E:CHL0049784.01

Buddle Findlay is an ISO:9001 registered law firm.

A directory containing a list of partners may be obtained from any office.

AUCKLAND OFFICE: Stock Exchange Centre, 191-201 Queen Street, PO Box 1433, DX CP24024, Auckland. Telephone 0-9-358 2555, Fax 0-9-358 2055.
WELLINGTON OFFICE: BNZ Centre, 1 Willis Street, PO Box 2694, DX SP20201, Wellington. Telephone 0-4-499 4242, Fax 0-4-499 4141.

Other Information

MAY
Land Notices

Conservation

Conservation Act 1987

Declaring Land to be Held for Conservation Purposes

Pursuant to section 7 (1) of the Conservation Act 1987, the Minister of Conservation and the Minister for Food, Fibre, Biosecurity and Border Control, being the Minister responsible for the Department of State that has control of the land, hereby jointly declare that the land described in the Schedule hereto is held for conservation purposes and it shall hereafter be so held.

Schedule

Canterbury Land District—Mackenzie District

32.5997 hectares, being Section 1, S.O. 19047. 3.9883 hectares, being Section 2, S.O. 19047. 11.0000 hectares, being Section 2, S.O. 19186. 17.0000 hectares, being Section 3, S.O. 19186. 5.0000 hectares, being Section 4, S.O. 19186. 25,313.3700 hectares, being Section 1, S.O. 19981. All formerly part Run 78 and C.L. 10K/888.

Dated at Wellington this 17th day of April 1999.

NICK SMITH, Minister of Conservation.

JOHN LUXTON, Minister for Food, Fibre, Biosecurity and Border Control.

(C.O. PAS 002)

163734

Reserves Act 1977

Classification and Naming of a Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Northland Conservator, Department of Conservation, hereby classifies the reserve, described in the Schedule hereto, as a scenic reserve, for the purposes specified in section 19 (1) (a) of the Reserves Act 1977, subject to the provisions of the said act and further declares that the scenic reserve described in the Schedule hereto, shall hereafter be known as the Marko Buselich Scenic Reserve.

Schedule

North Auckland Land District—Far North District

49.6313 hectares, more or less, being part Section 27 of Block X, Takahue Survey District. All certificate of title 44C/814.

Dated at Whangarei this 18th day of May 1999.

J. P. GRIGGS, Acting Northland Conservator.

(DOC File: O05 091)

163784

Classification of a Reserve and Declaration That the Reserve be Part of the Rahu Scenic Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Community Relations Manager, West Coast Conservancy, Department of Conservation, hereby classifies the reserve, described in the Schedule hereto, as a scenic reserve, and further,

declares that the said reserve shall form part of the Rahu Scenic Reserve, subject to the provisions of the said Act.

Schedule

Nelson Land District—Buller District

9.2520 hectares, more or less, being Section 40, Block III, Lewis Pass Survey District.

Dated at Hokitika this 14th day of May 1999.

REG KEMPER, Community Relations Manager.

(DOC File: Hk. RSS 0004)

163734

Revocation of the Reservation Over Part of a Reserve Specifying the Manner of Disposal and How the Proceeds of Sale Shall be Utilised

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Community Relations Manager for the Department of Conservation, hereby revokes the reservation over that part of a local purpose (accessway) reserve described in the Schedule hereto, and further, declares that the said land may be disposed of by the Hamilton City Council in such manner, at such price and on such terms and conditions as the council shall determine, the proceeds from such sale to be paid into council's reserves account to be used and applied in or towards the improvement of other reserves under the control of the council or in or towards the purchase of other land for reserves.

Schedule

South Auckland Land District—Hamilton City

85 square metres, more or less, being Lots 1 and 2, D.P. S. 84168. Part certificate of title 426/173. Part *New Zealand Gazette*, 1999, page 68.

Dated at Hamilton this 18th day of May 1999.

ROSS PENNINGTON, Community Relations Manager, Waikato Conservancy.

(DOC Ref: LPR 0600)

163793

Revocation of the Reservation Over Part of a Reserve Specifying the Manner of Disposal and How the Proceeds of Sale Shall be Utilised

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Community Relations Manager for the Department of Conservation, hereby revokes the reservation as recreation reserves over the lands, described in the Schedule hereto, and further, declares that the said lands may be disposed of by the Waikato District Council in such manner, at such price and on such terms and conditions as the council shall determine, the proceeds from such sale to be paid into council's reserves account to be used and applied in or towards the improvement of other reserves under the control of the council or in or towards the purchase of other land for reserves.

Schedule

South Auckland Land District—Waikato District

1.0245 hectares, more or less, being Lot 264, D.P. S. 27897. All certificate of title 26A/356.

NOTICE OF RATING VALUATION

BY THE: Mackenzie District Council

PT02

Local authorities use information contained in the district valuation roll to levy rates. This notice details information on your property that is contained in the district valuation roll of Mackenzie District Council.

Previously, the district valuation roll was maintained by the Valuation Department. However, the Rating Valuations Act 1998 now obliges Councils to maintain the valuation rolls but allows them to choose their valuation service provider.

The Valuer-General regulates the maintenance of district valuation rolls to ensure that they meet the minimum standards set out in the Rating Valuations Act, the Rating Valuations Regulations and rules of the Valuer-General.

Addressee LANDCORP PROPERTY LTD

PO BOX 564
TIMARU 8615

RECEIVED

13 AUG 1999

This notice of valuation has been issued as a result of a **Subdivision**.

Mackenzie District Council has contracted Quotable Value New Zealand to carry out this work.

If you wish to discuss this valuation write to:

Quotable Value New Zealand Ltd, PO Box 6, Timaru

Or telephone (03) 688 3139, or call toll free on 0800 QUOTABLE (0800 786822)

Please quote the following valuation reference number in all correspondence:

25300 15400

PROPERTY VALUE

Property value as at 1 September 1997, being the date of the latest revaluation of the Mackenzie District Council:

Land Value \$275,000

Value of Improvements \$330,000

An explanation of the terms Land Value, Value of Improvements, and Capital Value is provided overleaf.

Capital Value \$605,000

PROPERTY DETAILS

Property Address: LILYBANK RD

Property Name:

Owner's Name: LANDCORP PROPERTY LTD PO BOX 564 TIMARU

Occupier's Name: LILYBANK NEW ZEALAND LTD

Nature of Improvements: IMPROVEMENTS VALUED INCLUDE: BDGS FENCING OTHER IMPROVEMENTS

Area of Land: 2135.6456 HECTARES

Legal Description: PT RUN 78 SECS 1-2 SO 19047 -LILYBANK- GODLEY SINCLAIR TEKAPO NORTH TORLESS SD-TIMBER NOT ASSESSED

OBJECTION DATE

Please refer overleaf for details on the objection procedure. Objections must be lodged no later than 10th September 1999

FURTHER INFORMATION

Please refer overleaf for an explanation of terms used in this notice and including the objection procedure. If you are in need of more assistance, this notice.

C
① Cover sheet to update a
order B.W.
② Spread sheet - valuation - to
update - I can do ✓
when I get back. 12



161106

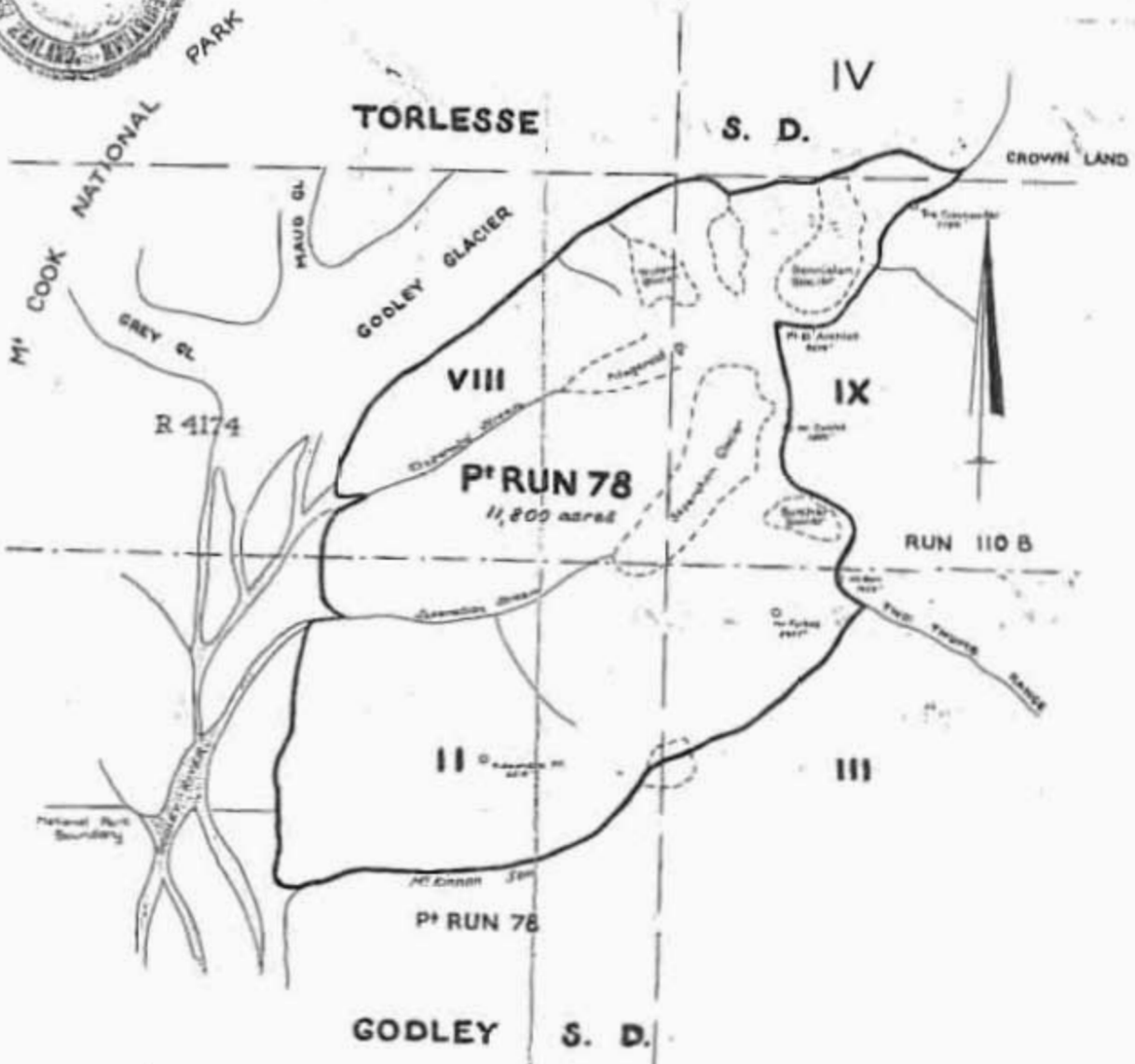
Particulars entered in Register-book

Vol. 529 folio 2

the 25 day of June 1957 at 1.43 p



[Handwritten signature]
Clerk



Scale 1 mile to an inch.

LAND DEEDS
Address <i>P. B. S. W. 1</i>
File No. <i>A. B. C.</i>
25 JUN 1957
Time <i>1.43 p</i>
<i>101</i>
<i>3734</i>

MEMORANDUM OF PARTIAL SURRENDER OF LEASE UNDER SECTION 145 OF THE LAND ACT 1948

IN THE MATTER of the Land Act 1948
AND
IN THE MATTER of a registered lease No. P. 2 entered in the Register Book Volume 529 folio 2 from HER MAJESTY THE QUEEN to ALLAN DAVID DICK.

WHEREAS I, ALLAN DAVID DICK of Lilybank, Lake Tekapo, Sheepfarmer, am registered as proprietor of an estate as Lessee, subject to such encumbrances liens and interests as are notified by memoranda underwritten or endorsed hereon in all that piece of land being Run 78 "Lilybank" Mackenzie County being the whole of land comprised and described in Register Book Volume 529 Folio 2

AND WHEREAS I am desirous of surrendering that part of the land comprised in such Lease as is hereinafter more particularly described.

NOW THEREFORE I the said Allan David Dick do hereby surrender from the operations of the said lease as from the 31st day of December 1956

ALL THAT piece of land comprised in such lease containing Eleven Thousand Eight hundred (11,800) acres more or less being more particularly delineated on the plan drawn on the back hereof and thereon bordered red.

IN WITNESS WHEREOF I have hereunto subscribed my name this 22nd day of June 1957.

SIGNED by the said ALLAN DAVID DICK in the presence of:

A. D. Dick
Lessee.

Witness: Almonse
Occupation: lands office clerk
Address: Christchurch

SURRENDER accepted for and on behalf of Her Majesty the Queen.

A. Hampton
Asst. Commissioner of Crown Lands.

Witness: Almonse
Occupation: lands office clerk
Address: Christchurch

Deducted from Crown lease 579/2. A.H. 10/4/57.

Both copies of CL 529/2 6/6 is returned in 7/11/57 (11/1/57) 11/1/57 18/1/57

**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	LIPS Ref :Not Applicable
Property 2 of 3	

Land and 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

**PROPERTY 2 OF 3
Land Status Report**

NEW ZEALAND.



Reference: Transfer No. Application No. Order for N/C No. 4740

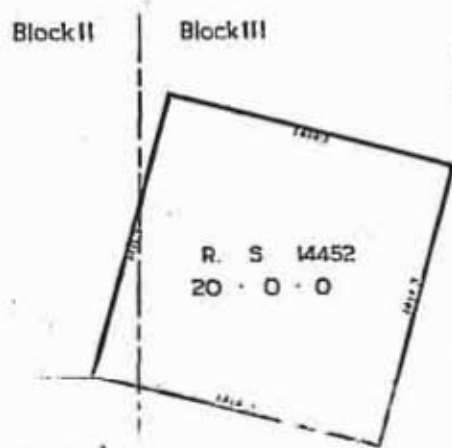
Register-book, Vol. 432, p. 20

432/022

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the First day of September one thousand nine hundred and Thirty-one under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, Witnesseth that REGINALD WALTHUS of Lilybank Station Lake Tekapo Sheep farmer

is 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 green, 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



METRIC AREA: - 8.0937 ha

Signature of Assistant District Land Registrar and official seal of the District Land Registrar, Canterbury, New Zealand.

Mortgage 180912 produced 1 September 1931 at 10.55 a.m. Reginald Walthus to The National Mortgage and Agency Company of New Zealand Limited

DISCHARGED

Mortgage 1220204 produced 11 October 1937 at 12.17 p.m. Reginald Walthus to David John of Lilybank Station Lake Tekapo Sheep farmer

DISCHARGED

Mortgage 196362 produced 11 October 1937 at 12.17 p.m. Reginald Walthus to David John of Lilybank Station Lake Tekapo Sheep farmer

DISCHARGED

Mortgage 46937E produced 27 June 1936 at 11.36 a.m. to the Bank of New Zealand

DISCHARGED

432/192

1. sfo to ...
page ...
2.10.1972 at 2.55p

Mortgage 812881 to ...
at 2.53pm

Mortgage 812882 to ...
Bank Limited

Mortgage 812883 to ...
and Bishop Securities Limited
28.10.1970 at 5.53pm

No. 836192 Correction of name of the
above named Mortgage to Stace Hammond
Grace and Bishop Client Securities Limited
13.7.1971 at 11.50am

Mortgage 836190 to ...
Ward 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

THIS REPRODUCTION ON A REDUCED SCALE
IDENTIFIED TO THE TRUE COPY OF THE
ORIGINAL REGISTERED FOR THE PURPOSES OF
SECTION 111 OF THE LAND TRANSFER ACT 1952
Simpson

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

No. 47106/1 Statutory Land Charge under
the Rural Housing Act 1972 at 25.11.1974
at 10.05

Mortgage 170331/2 to Gary Douglas

Mortgage 170331/2 to The Rural Banking
and Finance Corporation of New Zealand
22-3-1978 at 11.12am

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

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 Her Majesty the Queen
Under the Marginal Loan Act 1970 - 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. 425101 that for A.L.R.
the above mortgage No. 351354/1
is vested in the Rural Banking
and Finance Corporation of New
Zealand 13/3/1985 at 11.34

Mortgage 560899/2 The Rural Banking and
Finance Corporation of New Zealand -
13.8.1985 at 9.00 a.m.
23094

No. 560899/3 Memorandum of Priority
making charge and mortgages 17106/1,
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

over...



[Land and Deeds - 1]
[Form B]

NEW ZEALAND.

Reference: Vol. 136, Folio 169
Transfer No. 183337
Application No.
Order for N/C No.



Register-Book,
Vol. 41B, folio 23

418 023

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT CANCELLED

This Certificate, dated the 17th 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 (Witnessed) that JOHN BRUCE KIRKLAND of Lilybank Station Lake Tekapo Sheepfarmer, is seized of an estate in fee simple as to one undivided third share

in an estate in fee simple (subject to such reservations, restrictions, encumbrances, Easements, 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 and, by 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

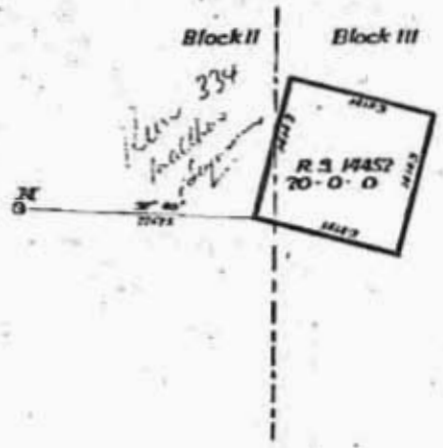


[Circular Seal]
[Signature]
District Land Registrar.

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

[Handwritten] Transfer 20000 produced 28 August 1931 at 1.50 p.m. from Bruce Kirkland to Reginald Mathias of Lilybank Station Lake Tekapo Sheepfarmer *[Signature]*

[Handwritten] Cancelled and New Cert issued Vol 432 fol 22 (N.C. Order 47140) *[Signature]*



Scale: 10 Chains to an Inch

418 023

[Section 1.]

NEW ZEALAND.



Register-book,
Vol. 136, folio 169

References: Warrant No. 289 Vol 3, C
P.H. folio 7, 29785

Covenants in Commission

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

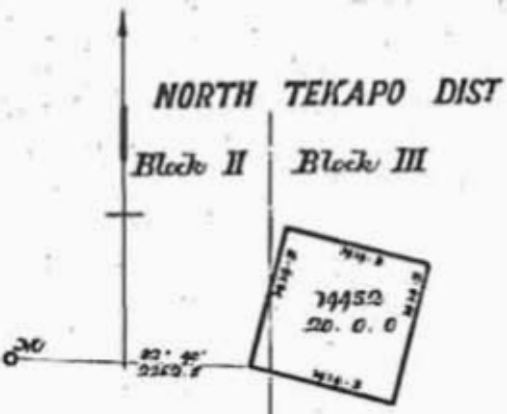
This Certificate, dated the twenty seventh day of April, one thousand eight hundred and eighty seven, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, Witnesseth that Andrew Grant of Timaru and John Ross of Dunedin Past Shepherders are

as tenants in common in equal undivided shares

in several 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 this said Warrant expressed to have been originally acquired by Donald McEwen as from the 16th day of July, one thousand eight hundred and eighty one, under the Canterbury Land Regulations of 1876, that is to say: All that parcel of land containing twenty acres or thereabouts situated in Block II and III of the North Tekapo Survey District and being Rural Section 4452



Arthur Tutton
District Land Registrar



Transmission 5712 produced 21st Dec 1886
with Deed of Trust 1881
distances 1/20 parts to the
North of Timaru Survey District
being 23 parts to the North
of the District

Transfer 33575 produced 30 January 1891 at 11:57 am
William Grant, John Grant and John Ross & William Pinder of Rosebrook near Timaru Farmers

X 1858 produced 3 June 1896 at 11:57 am
William Grant

Transmission 5995 to the order of Campbell Single Farmer, Thomas Single, Builders of Timaru and James Single of Akaroa Shepherders entered 27 March 1907 at 11:05 am

Transfer 4946 produced 11 May 1912 at 2:58 pm Alexander Campbell Single, Thomas Single and James Single to James Scott of Timaru Shepherders

Scale: 10 chains to an Inch
Arthur Tutton
New Zealand Survey Department

288M

Dyer

136/166

136/166



Pt Run 78

LEGAL

ROAD

RS 14452
8.0937 ha
SO 4562

(See Report
2 of 3)

LEGAL

Sec 1
SO 19047
32.5997 ha
Conservation Purposes
Gaz 1999 p1433

(See Report
3 of 3)

ROAD

ROAD

Godley

LEGAL

Sec 2
SO 19047
3.9884 ha
Conservation Purposes
Gaz 1999 p1433

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

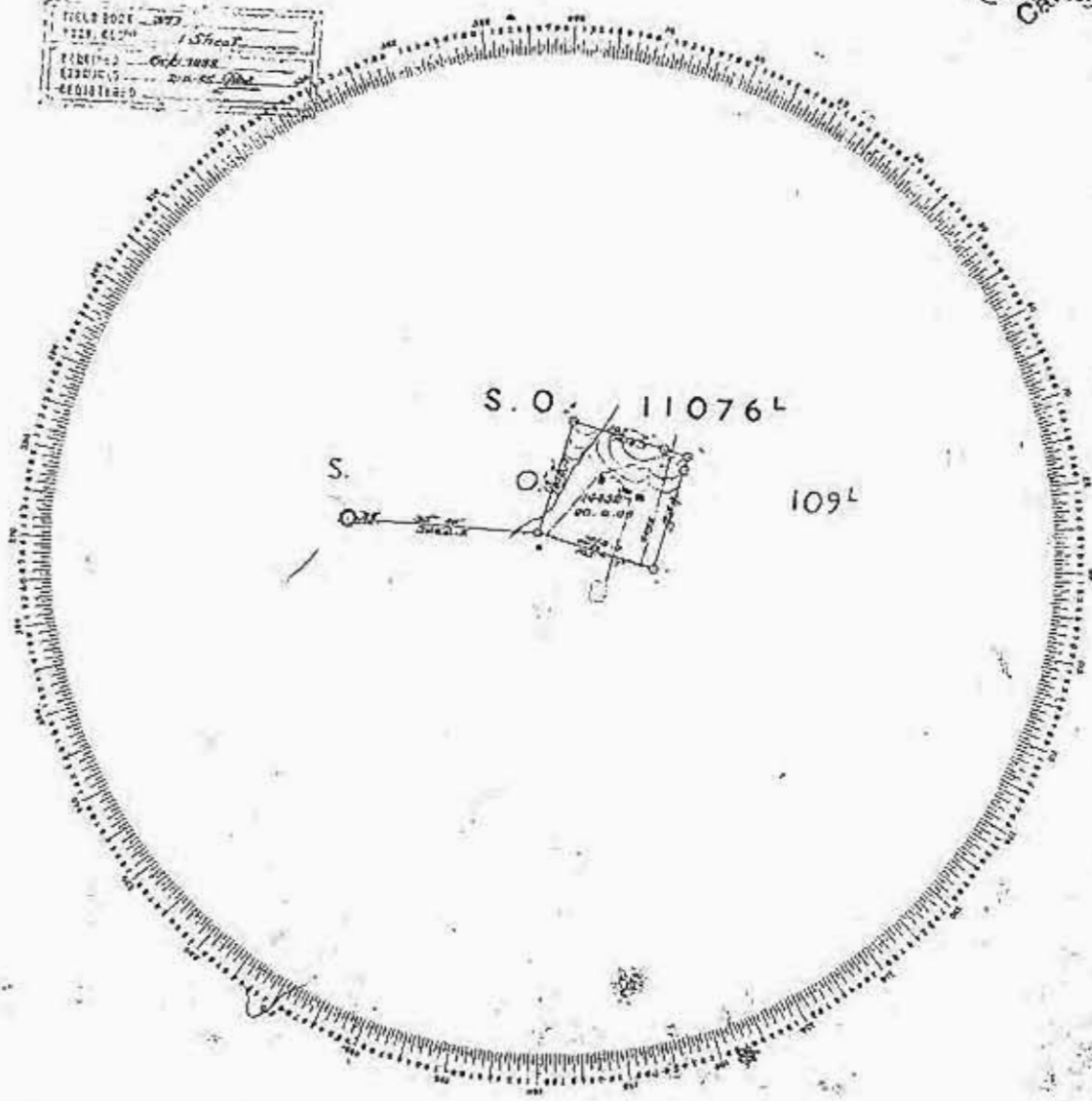
Scale 1:10000



General Survey Department of New Zealand
 Provincial District of Canterbury

1296^{ed.}
 (Small Plot)

FIELD BOOK 1877
 1 Sheet
 1877-1878
 REGISTERED



Field Plan of application Section 14052

Survey Office N^o Block 11 in North Canterbury District
 Surveyed by J. H. Andrew
 Date 14 April 1888

Scale 1/4 Chams to an Inch

4562

NOTE. Measured lines to be drawn in red, and plotted or marked lines in black. Observed bearings in blue. The figures also being in red black or blue. Lines to be drawn in red, and plotted or marked lines in black. Observed bearings in blue. The figures also being in red black or blue. Lines to be drawn in red, and plotted or marked lines in black. Observed bearings in blue. The figures also being in red black or blue.