

## **Crown Pastoral Land Review of Other Crown Land**

**Lease name :  
MT IDA SYNDICATE**

### **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.

**June 04**

**KNIGHT FRANK (NZ) LIMITED**

**Appendix A**


This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50268 dated September 2001 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

<b>LAND STATUS REPORT for MOUNT IDA SYNDICATE</b>				<b>[LIPS ref.12424]</b>
<b>Property</b>	<b>1</b>	<b>of</b>	<b>1</b>	

<b>Land District</b>	<b>Otago</b>
<b>Legal Description</b>	<b>Part Run 362B and Run 362C situated in Mt Buster Survey District.</b>
<b>Area</b>	<b>8401.2739 Hectares ( Subject to Survey)</b>
<b>Status</b>	<b>Crown Land subject to the Land Act 1948.</b>
<b>Instrument of Lease</b>	<b>All CIR 8486 (Instrument no PL 5044335.1)</b>
<b>Imposed Provisions</b>	<b>Subject to Part IVA Conservation Act 1987 upon disposition</b>
<b>Mineral Ownership</b>	<b>Minerals remain with the Crown as the land has never been alienated since its acquisition for settlement purposes from the Maori owners under the Kemp Deed of Purchase in 1848.</b>
<b>Statute</b>	<b>Land Act 1948 &amp; Crown Pastoral Land Act 1998.</b>

<b>Date Generated</b>	<b>9 January 2002.</b>
<b>Conditions Attached</b>	<b>Yes</b>

<b>Prepared by</b>	<b>Murray Bradley</b>
<b>Crown Accredited Agent</b>	<b>Knight Frank (NZ) Limited</b>



**KNIGHT FRANK (NZ) LIMITED**

**Appendix B**

This land status report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50268 dated September 2001 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

<b>LAND STATUS REPORT for MOUNT IDA SYNDICATE</b> [LIPS ref.12424]			
<b>Property</b>	<b>1</b>	<b>of</b>	<b>1</b>

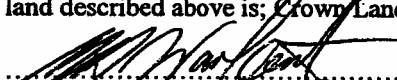
Land District	Otago
Local Description	Part Run 362B and Run 362C situated in Mt Buster Survey District.
Area	8401.2739 Hectares ( Subject to Survey)
Status	Crown Land subject to the Land Act 1948.
Instrument Reference	All CIR 8486 (Instrument no PL 5044335.1)
Encumbrances	Subject to Part IVA Conservation Act 1987 upon disposition
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Date Completed	9 January 2002.
Corrections Attached	Yes

Prepared by	Murray Bradley 
Crown Accredited Agent	Knight Frank (NZ) Limited

**Certification:**

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 subject to the Land Act 1948.

  
 .....  
 Mr Max Warburton, Chief Surveyor

Date: 28/1/2002

Land Information New Zealand, Dunedin.

**MOUNT IDA SYNDICATE RESEARCH - Property 1 of 1**

Notes : This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage : See Crown Pastoral Standard 6 paragraph 6	1. We note that the legal description recorded in CIR 8486 is incorrect as it should read "Run 362C "not "Part Run 362C "The whole area of Run 362C is still included in CIR 8486 and is shown on the Licence diagram. We can find no evidence that any part of Run 362C was ever surrendered from the Licence.(See attached Reconciliation sheet for correct legal description and area.)
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<b>LAND STATUS REPORT for MOUNT IDA SYNDICATE</b>				[LIPS ref.12424]
<b>Property</b>	<b>1</b>	<b>of</b>	<b>1</b>	

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

<b>Property</b>	<b>1</b>	<b>of</b>	<b>1</b>	
SDI Print Obtained				Yes
NZMS 261 Ref				H 40 ,H 41, I 40 & I 41
Local Authority				Waitaki District
Crown Acquisition Map				Kemp Deed of Purchase.
SO Plan				SO 786 (1918) SO 788 (1918) SO 790 (1918) SO 1346 (1910)
Relevant Gazette Notices				N/A
CT Ref/ Lease Ref				All CIR 8486 (Instrument no PL 5044335.1)
Legalisation Cards				SO 786 – No Legalisation Card SO 788 – No Legalisation Card SO 790 – No Legalisation Card SO 1346 – No Legalisation Card
CLR				The CLR records the correct legal description and area of 8401.2739ha being Part Run 362B (7683.7663HA)and Run 362C (717.5076ha)Total Area 8401.2739ha.
Allocation Maps (if applicable)				A check of the SOE/DOC/UCL Allocation Maps & Schedules revealed no allocations within the Pastoral Occupation Licence Boundaries.
VNZ Ref - if known				26050 107000
Crown Grant Maps				The Crown Grant Map for Mt Buster SD ,Sheets 4 & 5 identifies Part Run 362B and sheet 6 identifies Run 362C.
<b>If Subject land Marginal Strip:</b>				<p>Note: Both the current Licence and SO Plans 786,788,790 &amp; 1346 show no prior subject provisions to Section 58 Land Act 1948.</p> <p>There are no Conservation Strips created within the boundaries of the Run pursuant to Section 24(9) . However DOC advise that there are Marginal Strips adjoining the Otematata River ,Guffies Creek and Boundary Creek held pursuant to Part IVA of the Conservation Act 1987(I 40,69,70,&amp; 71)</p>
<b>a) Type [Sec 24(9) or Sec 58]</b>				
<b>b) Date Created</b>				
<b>c) Plan Reference</b>				

<b>LAND STATUS REPORT for MOUNT IDA SYNDICATE</b>				[LIPS ref. 12424]
<b>Property</b>	<b>1</b>	<b>of</b>	<b>1</b>	

**Research – continued**

<b>Property</b>	<b>1</b>	<b>of</b>	<b>1</b>	
<b>If Crown land - Check Irrigation Maps.</b>				N/A
<b>Mining Maps</b>				There are no Mining Interests recorded within the boundaries of the Licence area in the National Mining Index.
<b>If Road</b>				
a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989				a) N/A
b) By Proc				b) N/A
c) Plan No				c) N/A
<b>Other Relevant Information</b>				
a) Concessions - Advice from DOC or Knight Frank.				a) DOC advise that there is no Conservation Land within the POL Boundaries. However the Mt Ida Conservation area (5162 ha) held pursuant to Section 62 Conservation Act 1987 adjoins the south boundary of the POL. Area.
b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998.				b) Subject to part 9 of the Ngai Tahu Claims Settlement Act 1998.
c) Mineral Ownership				c) 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 Deed of Purchase (1848). Contained in ( provide evidence): PR 2007 (CT 338/54) is the earliest lease issued after the establishment of Runs in the Otago Land District.
d) Other Information				d) We note that the legal description recorded in CIR 8486 is incorrect as it should read "Run 362C "not "Part Run 362C "The whole area of Run 362C is still included in CIR 8486 and is shown on the Licence diagram. We can find no evidence that any part of Run 362C was ever surrendered from the Licence. (See attached Reconciliation sheet for correct legal description and area.)

**Mt Ida Syndicate – Pastoral Occupation Licence  
Reconciliation of Area in Present Licence**

01/09/1953	Run 362B, Run 362C CT OT338/54 (Expired)	12816.3943ha
01/01/1958	Run 312C, Part Run 362B, 573 and 227D CT OT386/140 (Expired)	13563.4440ha
01/07/1963	Part Run 362B and Run 362C CT OT 1C/421 (Expired / Cancelled)	8401.2739ha
10/06/1968	Part Run 362B and Run 362C CT OT 3C/75 (Expired)	8401.2739ha
03/12/1979	Part Run 362B and Run 362C CT OT7C/1500 (Expired)	8401.2739ha
24/05/2001	Part Run 362B and Run 362C CT OT8486 (PL5044335.1) Current	8401.2739ha

**NB:**

- (a) The Part of Run 362B originally contained in CT 338/54 is now part held for Conservation Purposes (NZ Gazette 1999/838) – (Section 6 SO 22988) and the balance area is now held in Sunny Peaks Pastoral Lease (CT A2/1223).
- (b) Part Run 573 formerly contained in CT 386/140 is now controlled by DOC as Stewardship Land.
- (c) Part Run 227D formerly contained in CT 386/140 is now controlled by DOC as Stewardship Land.