

Crown Pastoral Land Review of Other Crown Land

**Lease name :
SOLDIERS SYNDICATE**

Due diligence report (including status report) - Attachment 3

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

ATTACHMENT 3:

Correspondence relating to potential commitment for ongoing tenure.

Dunedin, Sept. 4, 1920.

RUN 573 KYEBURN.
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Under special condition on the Sale Plan of the
Kyeburn Sections, the successful applicants were given the
option of acquiring a lease in common of this Run.

The annual rental is £50, the area 20,376 acres
and the valuation for fencing £76-8/6.

I should be glad if you would advise me whether
you desire, with others, to avail yourself of such a
lease.

Commissioner of Crown Lands.

OCL/EV

FR 1628

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DUNEDIN. 21st March 1923.

THE UNDER SECRETARY FOR LANDS.

WELLINGTON.

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RUN 573 WAITAKI COUNTY - MESSRS. STRODE,
MAXWELL AND OTHERS.

Referring to your memo. of the 12th instant No. 8/9/21, I have to inform you that this Run only consists of high pastoral country useful for summer grazing for 5 or 6 months in the year but not suitable for carrying stock in the winter owing to the snow risk; it will carry a large number of stock for a few months in the summer but has practically no carrying capacity in the winter; it is used by a number of soldier settlers who have small blocks of winter country on the Kyeburn Run at a lower elevation; it would probably carry 4000 sheep in the summer if fully stocked; it was a back block of the subdivisions of the Kyeburn Run for which there was no front country to make it into a self contained Run and was let to the soldier settlers to give their low places a spell in the summer.

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Commissioner of Crown Lands..

PH 1628

JDW WB

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DUNEDIN, 4th April, 1923.

THE UNDER SECRETARY FOR LANDS;
WELLINGTON.

RUN 573, WAITAKI COUNTY.
Your file No. 8/9/201.

In reply to your memo. of the 28th ultimo, I now
append hereto the information you require:-

- Wm. E. Strode (1/6th int.) R.L. 331 D.S. Secs. 22 & 24, Blk. VIII
Maniototo.
- Alfred Carey (1/6th) R.L. 328 D.S. Secs. 4 & 6, Blk. IV
Kyeburn.
- Jno. W. Maxwell & Alex.
Maxwell (1/6th) R.L. 330 D.S. Sec. 11 & 21, Blk. IV,
Maniototo.
- Chas. C. Irvine (1/6th) R.L. 329 D.S. Sec. 5 B. IV, 7 B. XII,
Kyeburn.
- Patk. D. Hanrahan (1/6th) R.L. 327 Sec. 18 B. I, 7 B. IV, Kyeburn.
- Jas. McMillan (1/6th) R.L. 349, Secs. 15, 16, B. I, Kyeburn.

As you will see, they all hold renewable leases.

For further information I would refer you to Otago
Sale plan No. -620. The leasing of Run 573 was made the subject of
a special condition on this sale plan.

Handwritten initials

Commissioner of Crown Lands.

Handwritten initials

PR. 1628

OIB:LOF.

896,

DUNEDIN.
24th December, 1957.

The Secretary,
Soldier Syndicate,
C/- Mr H.S. Butcher,
KYEURN

Dear Sir,

PR.1628 : Run 573, Mt Buster, Naseby and
Kyeburn S.Ds. : Soldier Syndicate

I refer to previous correspondence:

The Land Settlement Board has now determined that the above run is pastoral land and has offered the Syndicate a Pastoral Occupation Licence over the area for a term of 7 years from the 1st July 1956, together with the broken period 1st March 1956 to 30th June 1956 at a rental of £80 per annum subject to a rebate of 10% for prompt payment.

The object of issuing a short term licence is to give us the opportunity of investigating permanent disposal, possibly amalgamation with other land.

The following boundary adjustment is to be made :

An area of 5750 acres approx. being the western portion of the run is to be excluded from the proposed licence and included in the licence to be granted over Run 362B and C (Kyeburn Syndicate). This area, I understand, has always been grazed and mustered with the Kyeburn Syndicate's area.

A Pastoral Occupation Licence is a licence for a fixed term without a right of renewal and no right to freehold. The annual rent is based on a carrying capacity which in this case has been fixed by the Land Settlement Board at 4500 wethers mid April to mid September, 1500 wethers mid September to mid December and 6000 dry sheep mid December to mid April. The licence will provide that these numbers may not be exceeded by more than 10% without the consent of the Commissioner of Crown Lands. If such consent is granted no increase in rental will be involved. The consent would be subject to review at any time and especially in the event of a transfer of the licence.

The new licence will also provide that the licensees must not cultivate or burn on any portion of the land without first obtaining permission from this Department. The prior approval of the Otago Catchment Board will be sufficient compliance with the conditions of the licence in respect of burning. Permission to cultivate, however, must be obtained from this Department.

I should be pleased therefore if you would let me know at your earliest convenience whether the Syndicate is agreeable to accept the Land Settlement Board's offer of a Pastoral Occupation Licence over the property on the terms set out.

If I have not received a reply within 21 days from the date of receipt of the letter I will assume that the Syndicate accepts the Board's offer.

Handwritten notes:
see
7/1/58
D.

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PR.1628

An adjustment in the rental account as a result of the issue of the new Pastoral Occupation Licence will be necessary. I shall advise you of the rental position and what fees are payable on receipt of your reply.

Yours faithfully,


G.K. Eville
Commissioner of Crown Lands

A.R. REGISTRAR

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ACTION SHEET

* Nellie Almina Hove
of Kyeburn, widow as
administratrix (to share)

for, Classification & Reginal
of tenants

New File No. 022
Old File No. PK 1028 J
H.O. File No. 8/9/201
J. 13 No. 9266
Case No. 5668 Date: 7/5/58

NAME: Jesse Maisey Crutchley (to share) Harold Strode (to share) Kenneth Thompson
Geades (to share) Harry Scott Butcher (to share) all of Kyeburn Farmers James McMillan
ADDRESS: of Nasby Farm (to share) as tenants in common in shares OCCUPATION: as tenants in common in shares
POSTAL ADDRESS: The Soldier Syndicate Tenure: after 6 (to share) respective names
of Mt H.S. Butcher Rent/interest commences: 1.1.58
Kyeburn Term: 52 Years from 1.1.58
Expires: 30.1.63

AREA: 14570 - 0 - 00 DESCRIPTION: at Mt 573 Mt Quater
Nasby & Kyeburn S.D.S.

Issued under: Sec 54 Land Act 1945
Classification: Pastoral
Status: tenants land

Former Title Ref.: 335/105
Rating authorities: Wairarapa & Manawatu CC
not in a Rabbit Board district

Rental value: £ N/A
Annual rental: £ 70-0-0 on £ capacity U.V.
£ on £ C./impt.
Total: £ 70-0-0 on £ payable
£ 35-0-0 half yearly in advance
Details of Crown improvements included in R./value: see 1

P./price / Improvement loading £
Deposit £
Balance £
Payable over years
H./yearly instalments £
Rebate:
Improvements in P./price: / Impt./loading comprise:

Ex-servicemen concessions: Yes/No HS Butcher (to share)
Rent/interest payable
1st year: 2% on £ ; £
2nd year: 3% on £ 165 ; £ 4.19.0
Term: 52 years from 1.1.58
Authorising para.: Provisions of Land Act 1945

PAYMENTS REQUIRED:
Survey costs £ paid
Fees £ 2.10.0 paid 26/9/58
B/P rent or interest £ 70-0-0 paid 26/9/58
Rent for half-year or term £ paid
Deposit on D.P./impt. £ paid
loading £ paid
Purchase price £ paid

Basis of Valuation or P./price:
1942 value: Present-day value: Amount in lease: Computed price:

SPECIAL CONDITIONS: Stock limitation 5000 wethers plus 10% of total April
to 1st September 1500 wethers plus 10% of total April
6000 dry sheep plus 10% of total April
Im/ mining district, not in Inangahua district

REMARKS: Copy of PK 1028 as at 29.2.56 front of temporary tenancy of land
of 1.3.56 - 3.12.57
and of 7.0 and said in code but document made taking into account
overland rent on P.D. 628 + not 1945 on survey money 12778

Prepared by: J. G. [Signature] 28/8/58. Checked: B. Stopp 11/9/58.

ACTION REQUIRED: **1090**
GENERAL LANDS SEC.: 19 NOV 1958
G. Act 19 NOV 1958
Crown Lands Regr. 10/11/58
Ex. Act: -7 NOV 1958
Impts. regr.:
ACCOUNTS DIV.:
Ledgers: 1/1
C./register: 1/1
Land: 1/1
Index: 1/1
A/c's check: 20/10/58
TITLES SEC.:
Documents: 1/1
C./T.: 1/1
Insurance: 1/1
RECORDS SEC.:
File: 3
Index: 24/11/58

ACTION CHECKED: 24 NOV 1958 [Signature]

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ACTION SHEET

for Grant of Temporary Tenancy
New File No. 17 21 19 1
Old File No. PR 1628 1
H.O. File No. 879/29 1
J. 13 No. 9266

Approved by LSB Case No. 21 7 18 Date: 1 . 1

NAME: Jesse Marney Crutchley (6th share), Harold Stode (6th share), Kenneth Thompson (6th share), Harry Scott Butcher (6th share) all of Kyeburn farms, James McMillan of Parady Farm (6th share) as tenants in common in & have shown.
ADDRESS: after their respective names.
POSTAL ADDRESS: of Mr. H.S. Butcher, Kyeburn.
Tenure: Præcillanous Tenancy
Rent/interest commences: 1 . 1 . 56
Term: 14 10 in the Years from 1 . 3 . 56 ✓
Expires: 3 . 1 . 57 ✓

AREA: 14 570 0 - 00 1 DESCRIPTION: pt. Riv 573, Mt Rusti, nearby Kyeburn 503

Issued under: Sec 68 Land Act 1948
Classification: pastoral land
Status: brown land
Former Title Ref.: 335/125
Rating authorities: Northey's, Maramba, b.c. 1, let in a Rabbit Board district

Rental value: £ 1/12
Annual rental: £ 50.0.0 on £ U.V. ✓
£ 50.0.0 on £ C./impt.
Total: £ 50.0.0 on £ payable
£ 50.0.0 half yearly in advance ✓
Details of Crown improvements included in R./value: hd

P./price / Improvement loading £
Deposit £
Balance £
Payable over years
H./yearly instalments £
Rebate:
Improvements in P./price: / Impt./loading comprise:

Ex-servicemen concessions: Yes/No
Rent/interest payable
1st year: 2% on £ ; £
2nd year: 3% on £ ; £
Term: years from
Authorising para.:

PAYMENTS REQUIRED:
Survey costs £ paid / / .
Fees £ paid / / .
B/P rent of interest 7.2.56 - 31.12.57 £ 91.14.3 paid 26/9/58
Rent for half-year or term £ paid
Deposit on D.P./impt. loading £ paid / / .
Purchase price £ paid / / .

Basis of Valuation or P./price:
1942 value? Present-day value: Amount in lease:- Computed price:

SPECIAL CONDITIONS: hd
(Continue on reverse side if necessary)

In, training district, let in Dungeness district.
* Amt of £91.14.3 not paid in Cash, but adjustment made taking into account outpays and on P.A. 128 + amt payable on 0.22. which commences on 01.1.58.

REMARKS: copy of PR 1628 as at 29.2.56 grant of temporary tenancy from 1.3.56 to 31.12.57, no account to issue & grant of 11.04.22. for 62 year term 11.1.57

Prepared by J. Kenley 28/8/58. Checked: B. Steff 11/9/58.

ACTION REQUIRED: **1089**
GENERAL LANDS SEC.: **19 NOV 1958**
ACCOUNTS DIV.:
G. 19 NOV 1958 Ledgers:
Crown Lands Reg. 4 OCT 1958 C./register:
Exp. 7 NOV 1958 Land etc. 16/10/58
Impts. regr.: / / . Index: 26/10/58
A/c's check: no card
TITLES SEC.:
Documents: / / .
C/T: / / .
Index: 15 OCT 1958
RECORDS SEC.:
File: / / .
Index: 24/11/58

ACTION CHECKED: 4 NOV 1958 JMM