

Crown Pastoral Land Tenure Review

Lease name : FOREST RANGE

Lease number : PO 215

Due Diligence Report (including Status Report) - Part 4

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

From: LAND INFORMATION DUNEDIN

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11/03/2002 11:34 #268 P.001/003

CDE S15 Request Manual Copy	
Document Type	<input checked="" type="checkbox"/> Attachment
Reference Number	Proc 4962
Land District	Dlago
Method of Delivery	Fax
Requested By	
Comments	Forest
Delivery Details	
Firm	Abercrombie & Assoc Ltd
Primary Contact	Mr David Abercrombie
Street	P.O. Box 5056
Town	Dunedin
County	New Zealand
Postcode	9001
Fax Number	03 474 9455
Request Id	45129
User Id	dabercrombie@du
Request Date	08/03/2002 08:34:39
Client Reference	dabercrombie@du
Status	Pending
<input type="checkbox"/> Certified Copy	
<div> <div>OK</div> <div>Cancel</div> </div>	

From: LAND INFORMATION DUNEDIN

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11/03/2002 11:35 #268 P.002/003

[Extract from New Zealand Gazette No. 23, 30th March, 1940.]
Page 453.

Land proclaimed as Road in Lindis Survey District, Vincent County.

(i.e.)

GALWAT, Governor-General.
A PROCLAMATION.

IN pursuance and exercise of the powers conferred by section twelve of the Land Act, 1934, I, George Vere Arundell, Viscount Galway, Governor-General of the Dominion of New Zealand, do hereby proclaim as road the land in Lindis Survey District described in the Schedule hereto.

SCHEDULE.

Approximate Area of the Pieces of Land proclaimed as Road.	Being Portion of	Situated in Survey District of	Shown on Plan	Coloured on Plan
A. R. P. 1 0 32 0 1 20 0 0 23-6	Run 235a .. Run 236a .. (S.O. L. 74.)	Lindis ..	P.W.D. 102270	Red.
1 2 4 0 1 22 0 0 21 0 0 38 0 2 20 1 3 0	Run 235a .. Run 235a .. (S.O. L. 75.)	" ..	P.W.D. 102271	Blue.
0 1 30 0 0 30 0 1 28 1 0 35 0 1 0 0 1 18 0 2 25 0 2 0 1 2 0 0 1 20 0 2 0 1 0 0 1 0 0 0 0 3 0 0 8 0 0 8	Riverbank Reserve .. Run 236c .. Run 235a .. (S.O. L. 76.)	" .. " .. " .. " ..	P.W.D. 102272	Yellow.
1 0 20 0 0 23 0 1 56 0 2 0	Run 236a .. Run 236a .. (S.O. L. 77.)	" .. " .. " ..	P.W.D. 102273	Blue.
	(Otago R.D.)			Red.

In the Otago Land District, no the same are more particularly delineated on the plans marked and coloured as above mentioned, and deposited in the office of the Minister of Public Works at Wellington.

Given under the hand of His Excellency the Governor-General of the Dominion of New Zealand, and issued under the Seal of that Dominion, this 16th day of March, 1940.

(P.W. 70/16/80/0.)

God save the King!

R. SEMPLE, Minister of Public Works.

11/03/2002 11:36 #268 P.003/003

Families entered in the Register-Book,
 Vol. 251, fol. 20 *Asian Insep*
 the 3rd day of June, 1844
 at 10 o'clock. *N. Van der*
gast
 District Land Surveyor.

7-11-30 - 11/11/30
b6
b7C

[Faint, illegible handwritten notes and stamps]

PW notified
that 19.10.11

1910

1

Figure 1. The effect of the concentration of the *Agrobacterium* suspension on the transformation efficiency of *Agrobacterium* strains.

Land proclaimed as Road in Block I, Pomahaka Survey District, Clutha County, and Block XII, Waitahuna West Survey District, Bruce County.

[L.S.]

GALWAY, Governor-General.

A PROCLAMATION.

IN pursuance and exercise of the powers conferred by section twelve of the Land Act, 1924, I, George Vere Arundell, Viscount Galway, Governor-General of the Dominion of New Zealand, do hereby proclaim as road the land in Pomahaka and Waitahuna West Survey Districts described in the Schedule hereto.

SCHEDULE.

Approximate Areas of the Pieces of Land proclaimed as Road.	Being Portion of	Situated in Block	Situated in Survey District of	Shown on Plan	Coloured on Plan
A. R. P. 0 2 24.6 0 0 18.6 0 0 8.9 0 0 3.6 0 2 4	Section 41 Section 46 Section 5 Crown land (Otago R.D.) (S.O. P81.)	I 1 XII XII	Pomahaka .. " .. Waitahuna West "	P.W.D. 102923 " " "	Red. Blue. Purple. Grey.

In the Otago Land District; as the same are more particularly delineated on the plan marked and coloured as above mentioned, and deposited in the office of the Minister of Public Works at Wellington.

Given under the hand of His Excellency the Governor-General of the Dominion of New Zealand, and issued under the Seal of that Dominion, this 15th day of March, 1940.

R. SEMPLE, Minister of Public Works.

GOD SAVE THE KING!

(P.W. 40/557/1.)

Land proclaimed as Road in Lindis Survey District, Vincent County.

[L.S.]

GALWAY, Governor-General.

A PROCLAMATION.

IN pursuance and exercise of the powers conferred by section twelve of the Land Act, 1924, I, George Vere Arundell, Viscount Galway, Governor-General of the Dominion of New Zealand, do hereby proclaim as road the land in Lindis Survey District described in the Schedule hereto.

SCHEDULE.

Approximate Areas of the Pieces of Land proclaimed as Road.	Being Portion of	Situated in Survey District of	Shown on Plan	Coloured on Plan
A. R. P. 1 0 32 0 1 20 0 0 23.6 1 2 4 0 1 22 0 0 21 0 0 36 0 2 28 1 3 0 0 1 30 0 0 30 0 1 20 1 0 25 0 1 0 0 1 15 0 2 25 0 2 0 1 2 0 0 1 20 0 2 0 0 1 20 1 0 0 0 0 3 0 0 8 0 0 8 1 0 20 0 0 25 0 1 20 5 2 0	Run 2350 Run 2360 (S.O. L 74.) Run 2360 Run 2350 (S.O. L 75.) Riverbank Reserve Run 2350 Run 235A (S.O. L 76.) Run 235B Run 235C (S.O. L 77.) (Otago R.D.)	Lindis .. " " " " " " " " " " " " "	P.W.D. 102270 " P.W.D. 102271 " " P.W.D. 102272 " " P.W.D. 102273 "	Red. Blue. Blue. Red. Yellow. Red. Purple. Blue. Red.

In the Otago Land District; as the same are more particularly delineated on the plans marked and coloured as above mentioned, and deposited in the office of the Minister of Public Works at Wellington.

Given under the hand of His Excellency the Governor-General of the Dominion of New Zealand, and issued under the Seal of that Dominion, this 15th day of March, 1940.

R. SEMPLE, Minister of Public Works.

GOD SAVE THE KING!

(P.W. 70/10/80/0.)



DocID: 110105295

MEMORANDUM OF RENEWAL AND VARIATION OF PASTORAL LEASE

IN THE MATTER of the Land Act 1948

AND

IN THE MATTER of Pastoral Lease No P215 registered in Volume 386 Folio 108 Otago District Land Registry from HER MAJESTY THE QUEEN to RUSSELL STEWART EMMERSON (1/4 SHARE), JEANETTE EMMERSON (1/4 SHARE), RUSSELL STEWART EMMERSON, JEANETTE EMMERSON AND THE TRUSTEES EXECUTORS AND AGENCY COMPANY OF NEW ZEALAND LIMITED (1/2 SHARE)

- (1) Pursuant to Section 170 of the Land Act 1948 the term of the abovementioned lease registered in Volume 386 Folio 108 Otago Land Registry is renewed for a term of 33 years commencing on the 1st day of July 1992. The covenant to pay rent and the rental value contained in the lease is hereby varied by deleting the said covenant and substituting the following:

Yielding and paying therefore for the first 11 years of the said term unto the Commissioner of Crown Lands (or agents) at Alexandra the annual rent of \$2625.00 plus GST calculated on a rental value of \$175,000.00 payable without demand by equal half yearly payments in advance on the first day of January and the first day of July in each and every year during the said period of 11 years and for the next two successive periods of 11 years of the said term a rent determined in respect of each of those periods in the manner provided in Section 132A of the Land Act 1948.

Save as hereby expressly varied all the covenants conditions and restrictions contained or implied in the said Memorandum of Lease shall remain in full force.

- 2 -

IN WITNESS WHEREOF the parties have hereunto subscribed their names this
30th day of August 2000.

SIGNED for and on behalf of HER MAJESTY)
THE QUEEN by MICHAEL JOHN TODD)
pursuant to a delegation from the Commissioner)
of Crown Lands in the presence of:

[Signature]

Witness: *[Signature]*

Name:

ROBERT WILLIAM LYSAGHT
PORTFOLIO MANAGER

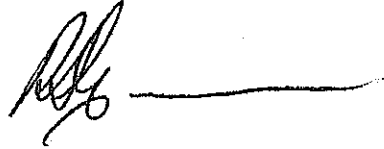
Occupation:

CROWN PROPERTY MANAGEMENT
C/- LINZ, CHRISTCHURCH

Address:

- 3 -

SIGNED by RUSSELL STEWART EMMERSON)
as Lessee in the presence of:)



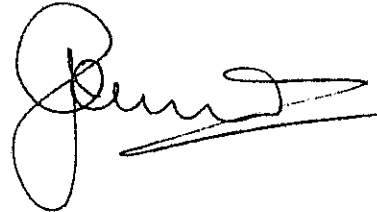
Witness: Margaret M Wheen

Name: MARGARET M WHEEN

Occupation: Retired

Address: Box 2 Taranaki Central Otago

SIGNED by JEANETTE EMMERSON)
as Lessee in the presence of:)



Witness: Margaret M Wheen

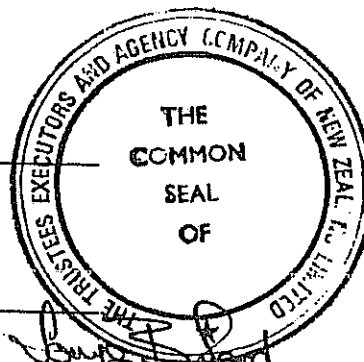
Name: MARGARET M WHEEN

Occupation: Retired

Address: Box 2 Taranaki Central Otago

SIGNED by THE TRUSTEES EXECUTORS
AND AGENCY COMPANY OF NEW
ZEALAND LIMITED

EXECUTED by THE TRUSTEES EXECUTORS
AND AGENCY COMPANY OF NEW ZEALAND
LIMITED under its common seal



Witness: David John WILSON
Occupation: Director
Address: See above

Witness: Sonya Byford
Occupation: Receptionist
Address: TOWER Trust Wellington

**MEMORANDUM OF RENEWAL OF
PASTORAL LEASE**

Particulars entered in the
Register as shown herein on the
date and at the time stamped below.

HER MAJESTY THE QUEEN Lessor

District/Assistant Land Registrar
of Otago

**RUSSELL STEWART EMMERSON
JEANETTE EMMERSON
TRUSTEES EXECUTORS AND
AGENCY COMPANY OF NZ LTD** Lessee

**KNIGHT FRANK (NZ) LIMITED
ALEXANDRA**

From: LAND INFORMATION DUNEDIN

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11/03/2002 16:05 #278 P.003/006

CDE 515 Request Manual Copy			
Document Type	Map/Plan/Title	Request Id	45125
Reference Number	SO 2689	User Id	dabercrombie@du
Land District	Otago	Request Date	08/03/2002 08:34:08
Method of Delivery	Fax	Client Reference	dabercrombie@du
Requested By		Status	Pending
<input type="checkbox"/> Certified Copy			
Comments: Forest			
Delivery Details			
Firm	Abercrombie & Assoc Ltd		
Primary Contact	Mr David Abercrombie		
Street	P.O. Box 5056		
Town	Dunedin		
Country	New Zealand		
Postcode	9001		
Fax Number	03 471 9455		
Fees	<input type="button" value="OK"/> <input type="button" value="Cancel"/>		

No No

Not Found

DESCRIPTION:

386/108

Run 236 B Linds & lower Hanea SD

S.O. PLAN: 1182 1183 2689, 21523

AREA: Ha/m² 5462.4468 ha

OPENED FOR SELECTION

Gazette.		S. Plan or File	Class.	Date of Disposal	Price/R.V.	Ann. Rent or Instalment	Term (Years from)	Tenure/ Lease No.	SELECTOR
Year	Page								
			P			\$180	33:17/59	0215	R.S. Finnmerson (1/4)
									J. Finnmerson (1/4)
									Trustee's Executors (1/2)

FREEHOLD TITLE

RESERVATIONS

	No.	Vol.	Folio	Gazette		PURPOSE	Vested		Control Vested		IN WHOM VESTED
				Year	Page		Year	Page	Year	Page	
C.O.P. - -											
Warrant - -											
C.C.L.'s Cert.											
C/Grant -											

DESCRIPTION: Run 236 B

Master Details Menu

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[Separate Properties](#)

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[View Change History](#)

[Objections](#)

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[Enquiry](#)

[Public Single Property](#)

[Sales History](#)

[Single Property Sales](#)

[History](#)

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Master Details

Qpid: 1445427

Val.Ref.: 28411 / 600

Situation:	0 SHWAY 8 LINDIS	Property Name:	
Territorial Authority:	69 Central Otago District	Category:	PFA Pastoral-Fattening-e
Date Revised:	01/09/2001	Nature of Imp.:	DWG OI FG OBS
No. of Extensions:	0	Plan:	001
Objections:	No	Subdivisions:	No Consents:

Valuations	Capital	Land	Improvements
Rating Valuation: (Worksheet)	3100000	2300000	800000
Special Rating Valuation:	0	0	
Special Rating Revision Valuation:			
Revision Valuation:			

Owner/Occupier Details

Type	Name	Address
Owner1	Land Information New Zealand	C/o Knight Frank (Nz) Ltd P O Box 27 Alexandra 9
Occupier	Russell Stewart Emmerson	Private Bag Tarras 9190
Occupier	Jeanette Emmerson	

Complete Owner/Occupier Details.

Certificate of Titles: 11 / 386 / 108

Legal Descriptions: P215 RUN 236B LINDIS LOWER HAWEA SDS - FOREST RANGE

Land Area 5462.4468Ha

TORAS

Code:33100

Tenure	Ownership	Rateability	Apportionment
Clearly Leased	Crown-Ministries/Departments	Rateable	NOT APPLICABLE

Land Use Data

Zone:	1A	Use:	Stock Fattening
Units:	1	Sub:	0
Car Parks:	0	Maori Land:	
Age:			

Wall Cond.:		Roof Cond.:	
Wall Const.:		Roof Const.:	
Site:	330	Floor Area:	330
Land Area:	5462.4468Ha		

MAS Appraisal Data

CSI	Lot Position	Contour	Landscaping
View	View Scope	House Type	Modernisation
EYB	Main Total	Fdn	Deck LDY Ols Acc Drv UMR
	0 0		

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Department of Conservation
Te Papa Atawhai

Our ref: P215

13 February 2002

Abercrombie and Associates
Property Consultants
Box 5056
DUNEDIN

Dear Sir

TENURE REVIEW: FOREST RANGE

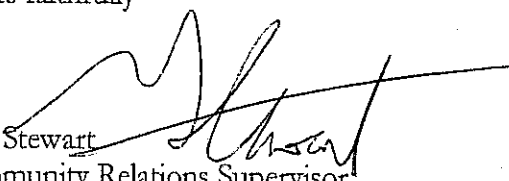
I refer to your letter of 31 January 2002.

There are no known areas of conservation land within the boundaries of this lease.

Our attached plan shows fixed marginal strips adjoining the boundary of the lease. These are shown as con units G40053 and G40054.

As the department has not always received advice from LINZ when marginal strips are created the department is not able with certainty to say whether there are any other marginal strips affecting this property.

Yours faithfully


Ken Stewart
Community Relations Supervisor
For Conservator

Forest Range



-  Marginal strips.shp
-  Pastoral lease.shp

G40120

Forest Range

40054

800 0 800 1600 Meters



Land Information Property System (LIPS)

File Edit Property Contract Performance Budget Maint E-Mail's Submit Window Help

Property Details - Property 12509: FOREST RANGE

General More Encls Valuat Acctng Liability Risk Disposal Interest Photo Events

Identifier	Type	Other Party	Commencement Date	Expiry Date	Rental/Fees
12509/01	Pastoral	RS & J EMMERSON	01/07/1992	30/06/2025	\$2,625.00

Add
Change
Delete

Save Print Budget New Project Disposal Details Acquisition Details Close

Leased properties:

01:28

Land Information Property System (LIPS)

File Edit Property Contract Administration Budget Maint E-Mail Admin Window Help

Interest - 12509 - FOREST RANGE

Interests (Leases, Easements etc)

Identifier: 12509/01 Rental: \$2,625.00

Other Party: RS & J EMMERSON Address: Forest Range

Type / Purpose: Pastoral Lease Private Bag, Tarras

Term: 33 YEARS Phone:

Commencement Date: 01/07/1992 Fax:

Expiry Date: 30/06/2025 Yes Is the Interest current

Contingent Events:

Conditions:

Notes: KF File Ref: Po 215

Add a new Event e.g. Fee Review, Interest Renewal. New Event

Save Close

The unique identification number. If no number is allocated use the property ID number eg. 1378671

Start GroupWise - Mailbox Land Information Pro... Microsoft Word - Docume... 01:28