



APPRAISAL REPORT

JOB NO: 2003/0751 (OP 2003/034)
AGENCY: Landcorp Investments Ltd
CONTACT: [Name Removed] Administration Manager
Landcorp Investments Ltd
PO Box 5349, Wellington

ARCHIVIST: [Name Removed]
Appraisal Section

1. EXECUTIVE SUMMARY

The records being appraised are managed by Landcorp Investments Ltd which was established in 1987 as one of two subsidiaries of Land Corporation Ltd, the other being Landcorp Farming Ltd. Its function is the management of a portfolio of crown leases and licences, and of freehold properties, which were formerly leased.

Landcorp Investments is being disestablished in December 2003 and has requested a schedule to be developed to facilitate the disposal of its non current Crown Land leases and licences administered under the Land Act 1948.

All licences have now been disposed of. There are only a small number of current leases remaining and it is intended that those few cases will be disposed before disestablishment. Accordingly, Landcorp will no longer administer any leases or licences and all closed records will be available for transfer prior to Landcorp's disestablishment.

The high retention rate is recommended on the basis that the lease and licence records provide core documentation relating to legal rights to, and over crown land, represent an evidential record of land ownership as well as a historical record of land ownership, acquisition and disposal. As a large number of transfers have been made previously, precedent was also a significant consideration in assessing retention.

Quantity recommended for <u>transfer as public archives</u> :	200 Im ¹ (100%)
Quantity recommended for <u>destruction</u> :	0 Im (0%)

¹ This figure consists of those closed records currently available for transfer.

2. APPRAISAL CIRCUMSTANCES

Landcorp Investments Ltd approached Archives New Zealand in May of this year requesting an appraisal of land lease and licence records to be completed prior to December 2003 when Landcorp Investments Ltd ceases operation.

3. AGENCY INFORMATION

Land Corporation Ltd² was established in 1987 as a State-owned Enterprise to manage the Department of Lands and Survey's farming and property management functions on a profitable basis after the Department was disestablished.

The Corporation was originally divided into two divisions. The property division managed Crown land tenure leases and licences, Corporation properties, and provided professional services in property brokerage and the acquisition and disposal of Crown land. . Files consist of leases, mortgages and parcels of land administered and general files for services, projects and policy issues. The farming division managed and developed a portfolio of farms and farming products, with some forestry, on a commercial basis.

Landcorp Investments Ltd³ was established in 1987 as one of two subsidiaries of Land Corporation Ltd (the other being Landcorp Farming Ltd) to manage a portfolio of leases, licences, and mortgages, and freehold properties, which were formerly leased. The function and activities of the district offices remained the same.

Landcorp Investments later contracted out the management of these assets to a 3rd subsidiary Landcorp Property Ltd and its 18 regional offices. In the mid-1990s Landcorp Property Ltd and its regional offices were sold to [Name Removed], a privately owned company that later became part of the [Name Removed].

In 2001 Land Corporation Ltd was amalgamated into Landcorp Farming Ltd⁴ (Landcorp), and Landcorp Investments Ltd continued as a 100% owned subsidiary. The parent company managed and developed farms, product development and marketing while the Investments Company owned a portfolio of leases and loans. A small team in Wellington handles the management and sale of these assets.

In December 2003 Landcorp Investments Limited is winding up its operations.

4. METHODOLOGY

[No leases/licences will remain with Landcorp after disestablishment – refer edited Exec Summary in 1. above]

The schedule was developed on the basis of an analysis of the land management function currently administered by Landcorp Investments Limited. Some file examination was also conducted and substantial precedent documentation assessed.

² See [Name Removed] for agency information

³ Note that this agency, which is the authorising entity in this appraisal, has not been documented by Archives New Zealand.

⁴ See [Name Removed] for interim agency information

5. PRECEDENT

A considerable number of lease and licence records transfers have taken place previously from a wide range of locations⁵ and transferring agencies⁶. In all cases where disposal recommendations were drafted for lease and licence records, transfer to Archives New Zealand was recommended.

6. DESCRIPTION, EVALUATION & DISPOSAL RECOMMENDATIONS

The records for scheduling consist of case files relating to leases or licences formerly over Crown land. That land was later acquired by Landcorp Investments Ltd, subject to the lease or licence. These properties were purchased by Land Corporation Ltd in 1987 from the Crown and administered under the Land Act 1948.

The Land Act 1948 brought the majority of leases and licences on Crown land under the one Act. Most common tenures included Deferred Payment License, Perpetual-Lease/Lease in Perpetuity/Renewable Lease for commercial, rural, town, suburban or village lands. Other tenures include Special tenancies for specific purposes with no right of freehold – Pastoral Leases, Government Purpose Leases and Licences, Commercial Grazing Leases, Licences for Timber, Minerals, and Flax Leases. Leases and licences granted under earlier Acts had right of conversion to a Renewable lease under the Land Act 1948 such as Education Reserve leases. Westport Colliery Reserve leases were not previously subject to the Land Act 1948 but were brought under the Act in 1971, including the statutory right of freehold.

As will be noted above, the records covered by this schedule consist both of lease and licence records. Under the lease arrangements, in most cases, leaseholders were afforded the right to purchase the land freehold at any time during the currency of the lease. Once this process had been completed, the file is permanently closed. The licence arrangement effectively provided a means for licence holders to purchase the property freehold and again, on settlement the property became freehold and the file was closed.

CLASSES

6.1 Crown Lease and Licence Case Files

No delineation has been made between the lease and licence files or the different types of arrangements documented as the documentation in all of the files relates to the management and final alienation of land.

Date Range: 1890s to current
Quantity: 673 boxes (of closed records)

⁵ Including transfers from Nelson, Blenheim, Wellington, Napier, Nelson and Palmerston North

⁶ Due to changes in land administration those agencies responsible for transferring records have included Lands and Survey, Land Corporation, Land Information New Zealand and [Name Removed].

<i>System of Arrangement:</i>	Files are arranged by district then by an alphanumeric file classification composed of an alpha prefix (acronym for a particular licence or lease) and a running number denoting the specific lease. e.g. DPF 41 refers to the 41 st Deferred Payment Licence for farmland administered by the controlling agency. Others include Lease in Perpetuity (LP), Licence to Graze (LG), (DPS), (DPC), (RLF).
<i>Physical Format:</i>	(mainly) split pin files
<i>Function:</i>	Document administration of Crown leases and licences including acquisition, management and disposal
<i>6.1.1 Value:</i>	The lease and licence records provide core documentation relating to legal rights to, and over crown land, represent an evidential record of land ownership and alienation as well as a historical record of land ownership, acquisition and disposal
<i>6.1.2 Recommendation:</i>	6.1.3 That all lease and licence case files are transferred as public archives once current administrative use has ceased (i.e. following the free holding of land).

7. ACCESS RECOMMENDATIONS

[have been removed]

8. TRANSFER CONDITIONS

[have been removed]

9. RETENTION AND DISPOSAL PERIODS

The recommendations for destruction in this appraisal are permissive rather than mandatory meaning that, once approved, these records may be destroyed without further approval from the Chief Archivist.

10. SUMMARY OF DISPOSAL RECOMMENDATIONS

Signed:

Date:

[Name Removed]
Archivist
Appraisal Section
Archives New Zealand

(04) 499-5595

[Name Removed]@archives.govt.nz