

## **Crown Pastoral Land Tenure Review**

**Lease name : DEEP CREEK**

**Lease number : PO 036**

### **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.

**February 06**

CDL S15 - Request Manual Copy			
Document Type:	Instrument	Request Id:	23001
Reference Number:	603317	User Id:	dabercrombiedu
Land District:	Otago	Request Date:	24/10/2001 11:40:53
Method of Delivery:	Post	Client Reference:	dabercrombiedu
Requested By:		Status:	Pending
<input type="checkbox"/> Certified Copy			
Comments:	Long Gully		
Delivery Details:			
Firm:	Abercrombie & Assoc. Ltd.		
Primary Contact:	Mr. David Abercrombie		
Street:	P.O. Box 5055		
Town:	Dunedin		
Country:	New Zealand		
Postcode:	9001		
Fax Number:	03 471 9455		
Esc:	OK	Cancel	



Ministry of Works and Development

Compensation Certificate

To the District Land Registrar ..... Otago ..... Land Registry

Pursuant to section 19 of the Public Works Act 1961, this Compensation Certificate is forwarded to you to be deposited in your Registry and a memorial of it registered against the title to all land affected by it.

(a) Description of the land affected by the Certificate:

2.0800 hectares approximately, being part Run 236J, Tarras Survey District. Part certificate of title Volume 338, folio 75, together with a right of way easement of 5 metres wide coloured green on the attached plan.

(b) Brief particulars of the Agreement:

Date: 12/10/83

The Crown will acquire the lessees' interest in the abovedescribed land for a radio microwave site.

(c) Names and addresses of parties to Agreement (other than Minister):

The New Zealand Insurance Company Limited, William David Young of Tarras, farmer, and Suzanne Blanche Young, his wife.

(d) (i) Place where Copy of Agreement may be inspected: Office of District Commissioner of Works, Ministry of Works

and Development, Rattray Street Street, Dunedin

(ii) Hours during which a copy of the Agreement may be inspected: 9 a.m. to 4 p.m. on any day when Government Offices are open to the public.

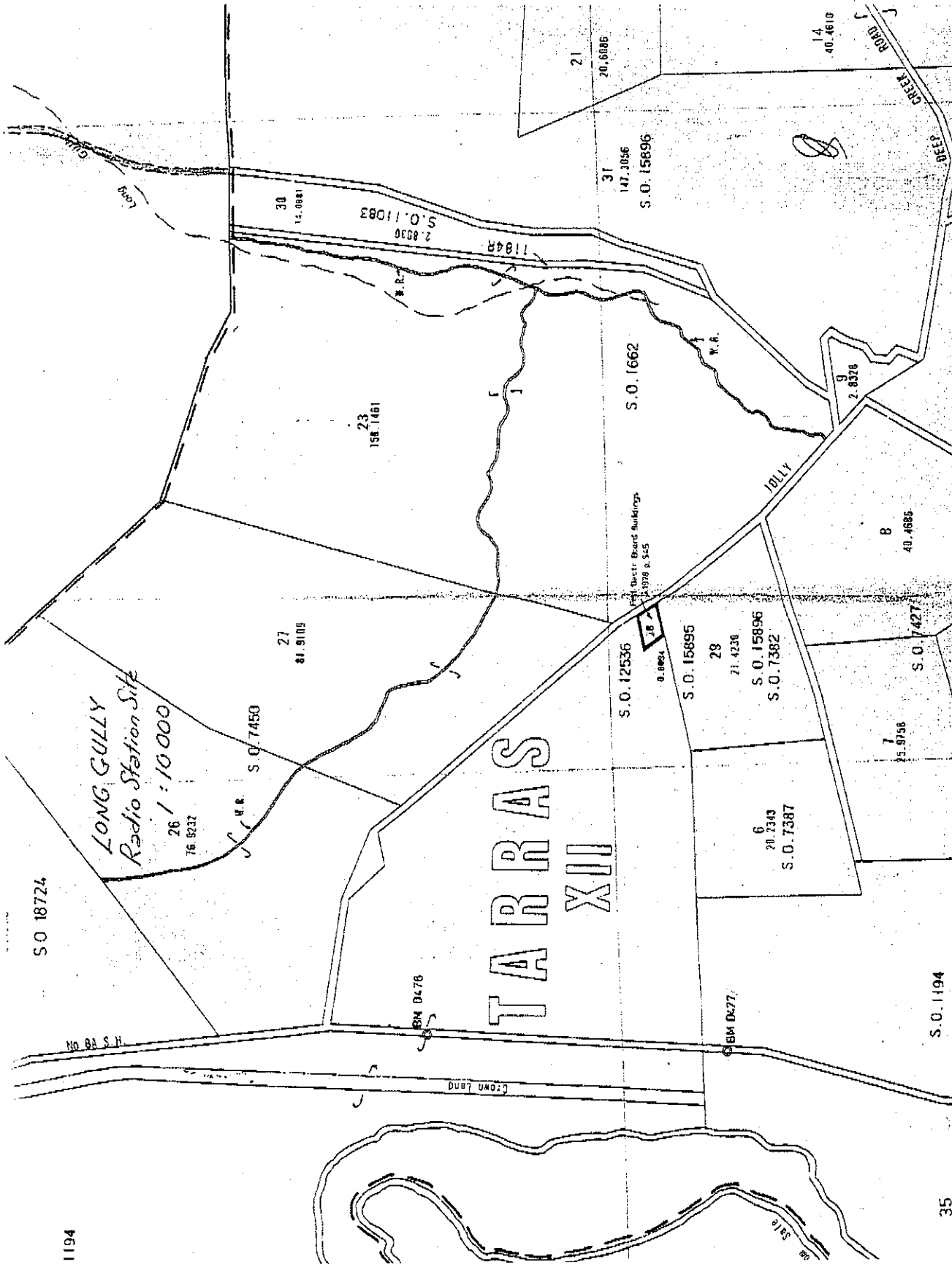
(iii) Reference by which Agreement may be identified: 24/197/0/4

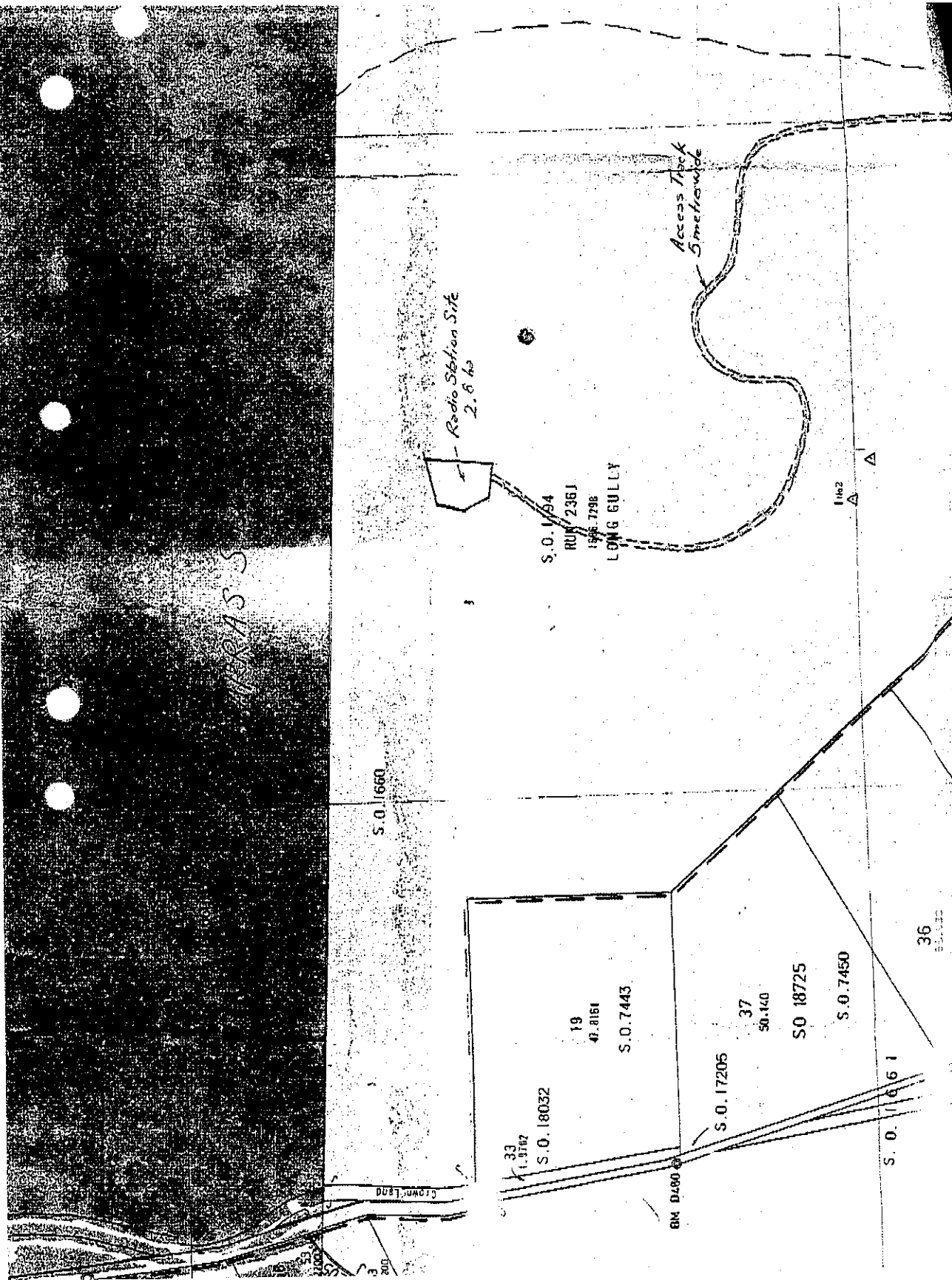
This Compensation Certificate is signed by me on behalf of the Minister of Works and Development pursuant to an authority given to me by him dated the 12th day of October 1982.

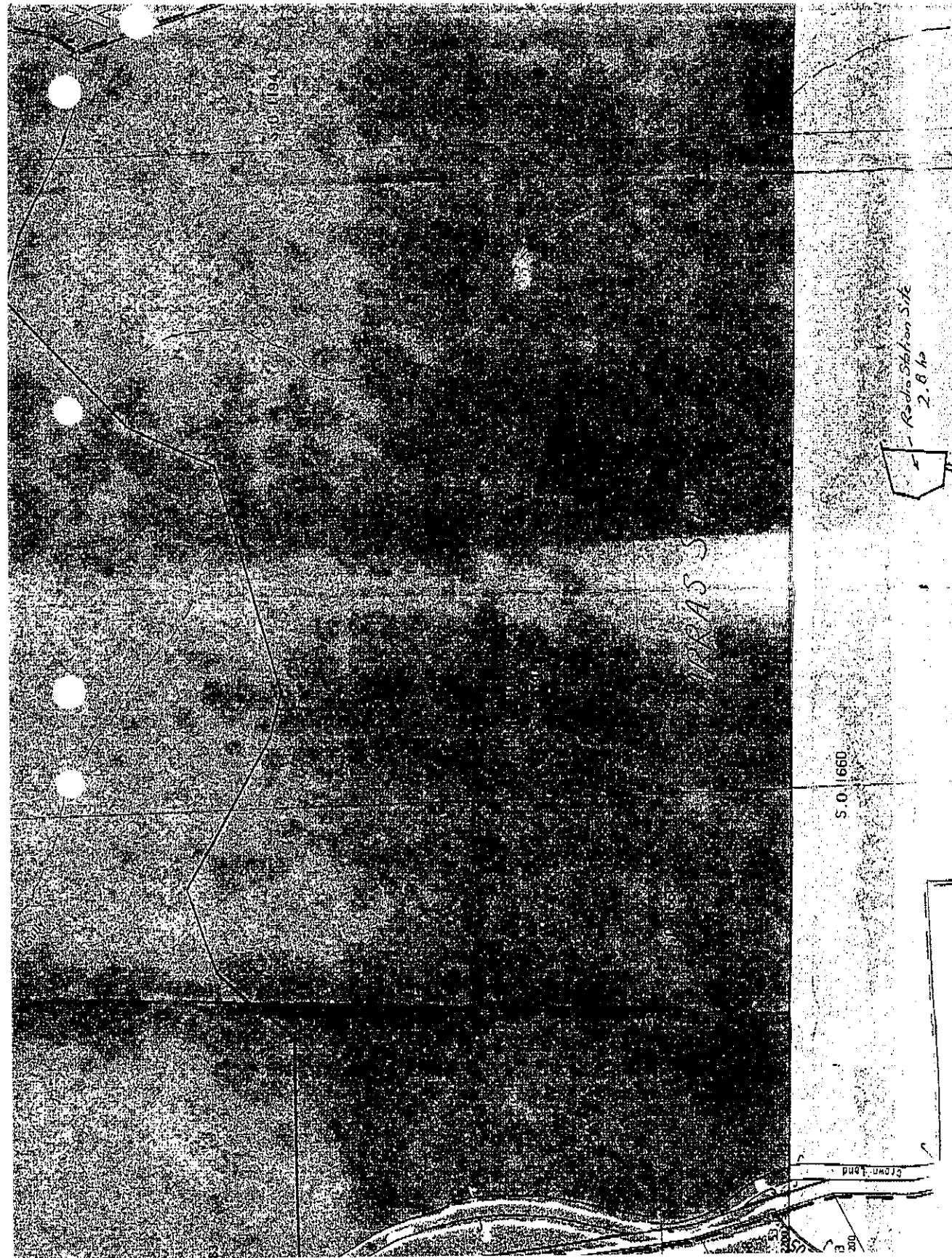
Dated at Dunedin, this 12 day of October 1983  
Signed by Alison Elizabeth Swan

Person Authorised by the Minister of Works and Development.

In the presence of-  
Witness: H.A. ...  
Address: 6/10 ...







Radio Station Site  
2.8 ha

S.O. 1660

DUNEDIN  
LAND INFORMATION

From: LAND INFORMATION DUNEDIN

+64 3 474 5108

25/10/2001 14:30 #234 P.060/086

mpensation Certificate No.

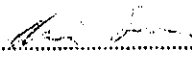
Correct for the purposes of the  
Transfer Act.

Particulars entered in the Register Book,

Vol. , folio , the

day of 19 , at

o'clock.

  
.....  
Authorized Officer.

.....  
District Land Registrar.

of the District of



Oct 13 11 19 AM '01

DISTRICT LAND REGISTRAR  
DUNEDIN NO. 2



6 0 3 3 1 1  
3 3 8 / 7 5

Ministry of Works and Development, .....

Copied for purposes of CPL  
tenure review due diligence from  
file: P36 Vol 03/396

296

Reference: P 36 & 3/16/5  
our Reference: R & LM Plan 51

3 December 1991



R & LM Programme Manager  
MAF Technology  
P O Box 276  
ALEXANDRA

Dear Don

**R & LM PROPERTY PLAN 51: DEEP CREEK**

The above property Plan has been perused by our Alexandra staff and we have consulted with DOC in terms of our requirements.

I am pleased to advise that I have consented to the plan in terms of the Land Act 1948.

My consent will enable the Land Improvement Agreement to be registered on the title. The lessee will be sent the required scrub clearance consent and Landcorp will endorse the proposed stock limitations within the personal stock limitation for the property.

I enclose a copy of our Consultants report for your information.

Yours faithfully

K R Taylor  
Managing Consultant

cc Peter Diver  
Otago Regional Council  
ALEXANDRA

cc Regional Manager  
CHRISTCHURCH



ar Ref: P36

2 December 1991

Managing Consultant  
OFFICE

**P36 - R & L M PROGRAMME: DEEP CREEK, TARRAS (ORC PLAN NO 51)  
LESSEE: J C WHITTLESTON**

**SUMMARY, COMMENTS AND RECOMMENDATIONS:**

**A. Summary**

Property: 2700ha (+ 368ha FH); lease expires 30/06/2018; total 3500 winter su 1991 with management for fine ¼bred merino/merino wool; winter feed supplements grown. Located 6km north of Tarras on Deep Creek Road.

1. ***RABBIT PRONENESS CLASSIFICATION:*** High (227ha), Moderate (1011ha), Low (1823ha) - also includes some freehold land.

The R & L M area covers only 525ha, but includes the highly prone areas. Poison history within this specific area has been with aerial carrots and pellets every 2.75 years.

Excellent rabbit habitats exist with warm, sheltered dry faces and good scrub margins for cover. Adjacent developed pasture provides excellent forage).

2. ***PROGRAMME OBJECTIVES:***

- reduce the rabbit population on the highly prone areas;
- prevent the spread of rabbits from the above areas;
- prevent cross-infestation between neighbouring properties;
- introduce alternative rabbit control methods to lower the potential for neophobic populations;
- integrate physical and management factors on the land to achieve the above;
- preservation of the land resource to maintain the future sustainability.

(The achievement of these aims will considerably enhance the objective of long-term resource sustainability for the areas threatened by rabbits. Current sheep stocking levels have been determined as satisfactory towards this objective and the owner has agreed to continue seasonal spelling November-February each year for the R & L M blocks and maximum stocking levels for them. Two depleted blocks (Sunny Deep Creek and Sunny Long Gully) will be totally destocked for 2 years to accelerate the recovery process, and both blocks will have monitoring sites established).

3. *PHYSICAL PROGRAMME:*

- (a) **Netting of Fences** - existing, 3.8km; new, 2.0km

(The five separate fencing jobs combine basically to isolate high prone blocks from less prone areas, also to enable the complete destocking of the two most prone blocks for two full growing seasons).

- (b) **Vegetation habitat removal:** spaced areas of dense briar along the lower margins to Hogget and Lower Sunny Deep Creek blocks will be root raked to provide access lines for secondary control work. Provision is also made for the chemical spraying of any briar regrowth.
- (c) **Primary Control Operations:** all the R & L M country was carrot poisoned in 1991 (464ha), excluding some of the dark face of Shady Long Gully. Results were very good with a percentage kill in the high nineties achieved. This operation has provided an excellent start to the whole programme and, coupled with intensive follow-up work, has resulted in a very low current population.

There are no further primary operations planned in this Programme and long term, only the two worst blocks should require any future poisoning, probably on an 8-10 year basis.

- (d) **Secondary Control Operations:** owing to the current low population level through a very successful follow up programme, ongoing control annually will comprise: 4 man days nightshooting (by the owner at his cost); 14 man days work (gun and dog plus gassing) and 2 hours helicopter work across all blocks.
- (e) **Livestock Management:** within the R & L M area, the current grazing pattern has been negotiated during the terms of three Soil and Water Conservation Plans, and is restricted to winter/spring grazing at appropriate levels. Only the Sunny Deep Creek and Sunny Long Gully blocks require extra consideration to accelerate their vegetative recording to a satisfactory condition. In order to restore these areas, the owner has agreed to destock these blocks for two full growing seasons with the return to grazing to be determined by their condition at the end of each respective period. Removal of these areas from grazing will not impact on the current grazing management to any extent.

Agreement has been reached with the owner to the following grazing restrictions and destocking:

1. Spelled each year November to March

Hogget Block (151ha)	maximum	0.9 su pa
Lower Sunny Deep Creek (30ha)	maximum	0.4 su pa
Misery (62ha)	maximum	1.1 su pa
Sunny Deep Creek (64ha)	maximum	0.3 su pa (until destocked)

2. Complete Destocking for two full seasons from Sheep Grazing:

Sunny Long Gully (70ha) destocked from end spring 1991 until end summer 1993.

Sunny Deep Creek (64ha) destocked from end spring 1994 until end summer 1996.

The above grazing patterns and levels will be itemized in the legal agreement for the Programme.

Any variation of the above to cater for seasonal variations, future control operations and drought management will be through mutual agreement reached with Regional Council Staff.

- (f) **Alternative Land Use:** any options are restricted by the harsh site characteristics, lack of water and property location such, that no alternative to reduce long term control costs or enhance the economic base of the property were judged to be viable. Continued wise pastoralism is considered to be the logical land use.

4. **LEGAL AGREEMENT:**

A Land Improvement Agreement will formalise the Programme between J C Whittleston and the Otago Regional Council, detailing cost sharing arrangements; the agreed management maintenance of works; also the agreed grazing and spelling of blocks as mentioned previously, and will be registered on the title of the property.

5. **SUMMARY OF EXPENDITURE:** 1990-1995 (GST excluded)

Total Cost  
 Grant Share - Works  
                   - Planning & Supervision  
 Farmer Cost

6. *POST PROGRAMME EVALUATION STATEMENTS:*(a) **Individual**

The economic analysis suggests little or no difference in annual operating costs (1990 values) towards rabbit control in comparing the current situation with the post-programme one.

The increased level of works with the structural fences in place and increased follow up aspects of the Programme will provide at least 30% more productive use time through the avoidance of the need to poison areas and the periodic devastation that currently occurs.

From the individual's viewpoint, the Programme appears worthwhile; is acceptable to him, and is supported by Landcorp.

(b) **Regional and National**

Regional and National investment in the Programme can be justified by the following:

- maintenance of conventional control methods at the exclusion of alternative biological measures deemed to be less socially acceptable;
- protection of soil and water resources to prevent degradation of these essential assets;
- reduction in the widespread use of toxic chemicals that impact on fauna and flora of our catchment areas and affect on the food chain;
- encouragement of alternative possible land use options that may increase the diversity of produce from the region;
- maintenance of sustainable long term production from natural resources;
- protection of the Landscape and overseas "Image Values" - tourism enhancement;
- Regional and National reduction of unemployment;

**B** Comments1. *R & L M P:*

The Programme is simple, practical and workable in concept, with major costs amounting to some 36% of the total programme having occurred in the first year works (to 30 June 1990) when, from the lessee's position, affordability was more assured.

The remaining four years estimate a very modest annual cost to the lessee which coincides with a significant fall in net income for the current year.

The smaller average size of blocks within the R & L M area, and the netting of the worst two for isolation purposes should enable the achievement of very positive rabbit control in the near future.

(Comments have been incorporated also within the preceding Physical Programme description Section 3, and it is not intended to expand any further on these).

2. *CONSULTATION WITH DOC:*

DOC have advised that their main concern would be to secure the protection of an historic gold mining site in the gully beyond the woolshed (grid reference NZMS 1 Topographical Map S125 207019) which is of local significance. Root raking approval therefore will be conditional upon the non-disturbance of this site.

3. *DISCRETIONARY CONSENTS:*

The lessee will be advised of the conditional approval (as above) to undertake mechanical root-raking of dense briar, which will be supervised by the ORC.

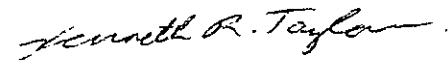
C. Recommendation

That Landcorp approve the Rabbit and Land Management Plan as prepared by the Otago Regional Council for Deep Creek pastoral lease.



D V Pickens  
Consultant

Approved/~~Declined~~



K R Taylor  
Managing Consultant

## CONSERVATION

Landcorp  
P.O. Box 27  
Alexandra

PLEASE ADDRESS ALL  
REPLIES TO

DUM OFFICE

OUR REF: B P 36

YOUR REF: P 36

21/11 1991

RGLM Plan: DEEP CREEK

Attention Dave Pickens

In term of the consultative process the departmental advise is that it is happy for this process to occur on Deep Creek.

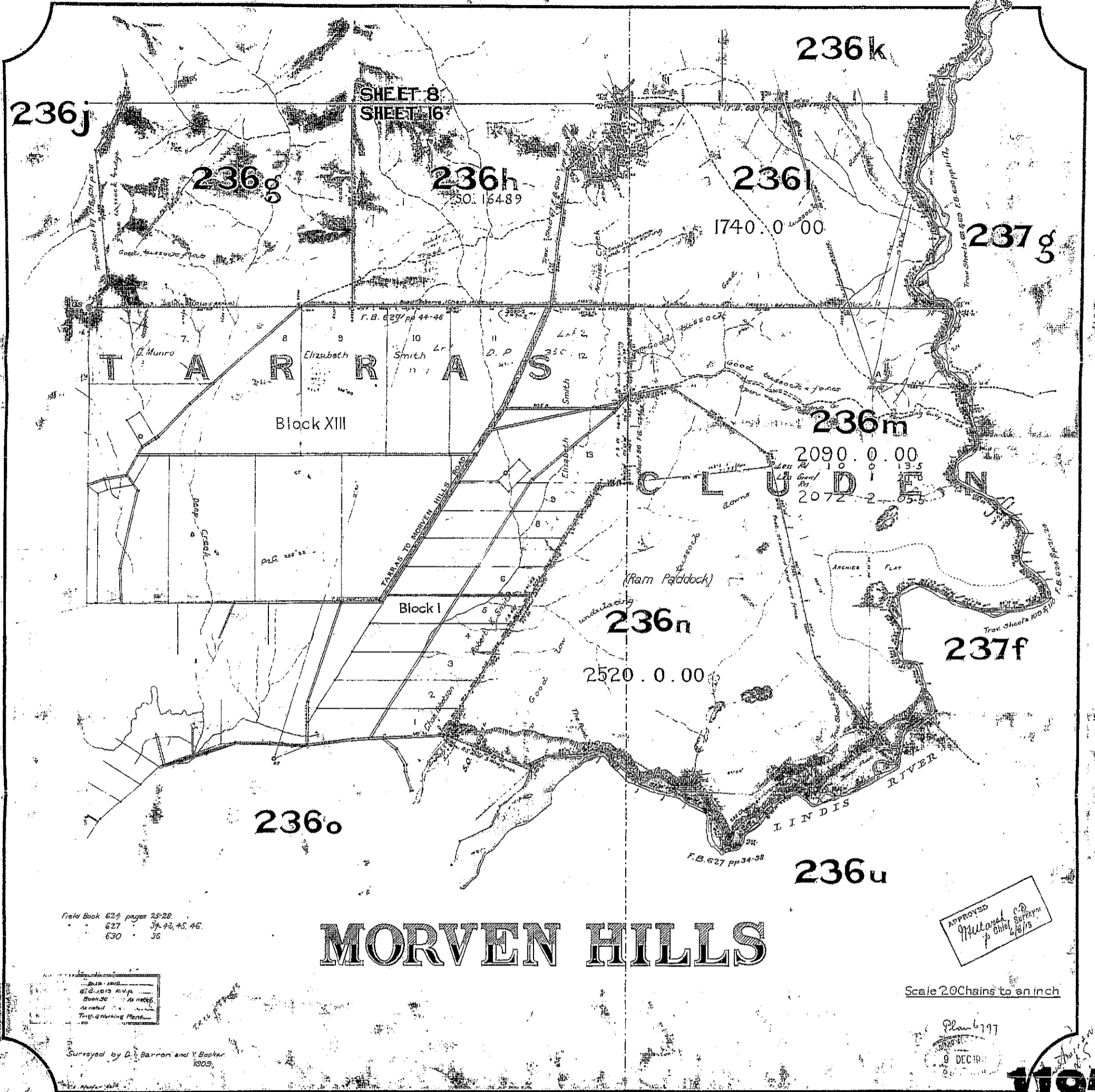
There is an Historic Mine recorded as an archaeological site (S125 207019) which is of significance in the area. We would hope that every endeavour is undertaken to ensure any root raking does not disturb the mine. The plans don't allow a positive identification of the site to see whether or not it is affected by this proposal. If this could be borne in mind it would be appreciated.

Yours Faithfully

MH Clow  
for Regional Conservator

1195

1195



Field Book 627 pages 25-28  
 627 34, 42, 45, 46  
 630 35

...  
 62.013 R.V.A.  
 Book 20 As noted  
 As noted  
 Top. & Marking Plans

Surveyed by D. Barron and Y. Boplar  
 1909

# MORVEN HILLS

APPROVED  
 Mutual Chief Surveyor  
 6/8/19

Scale 20 Chains to an inch

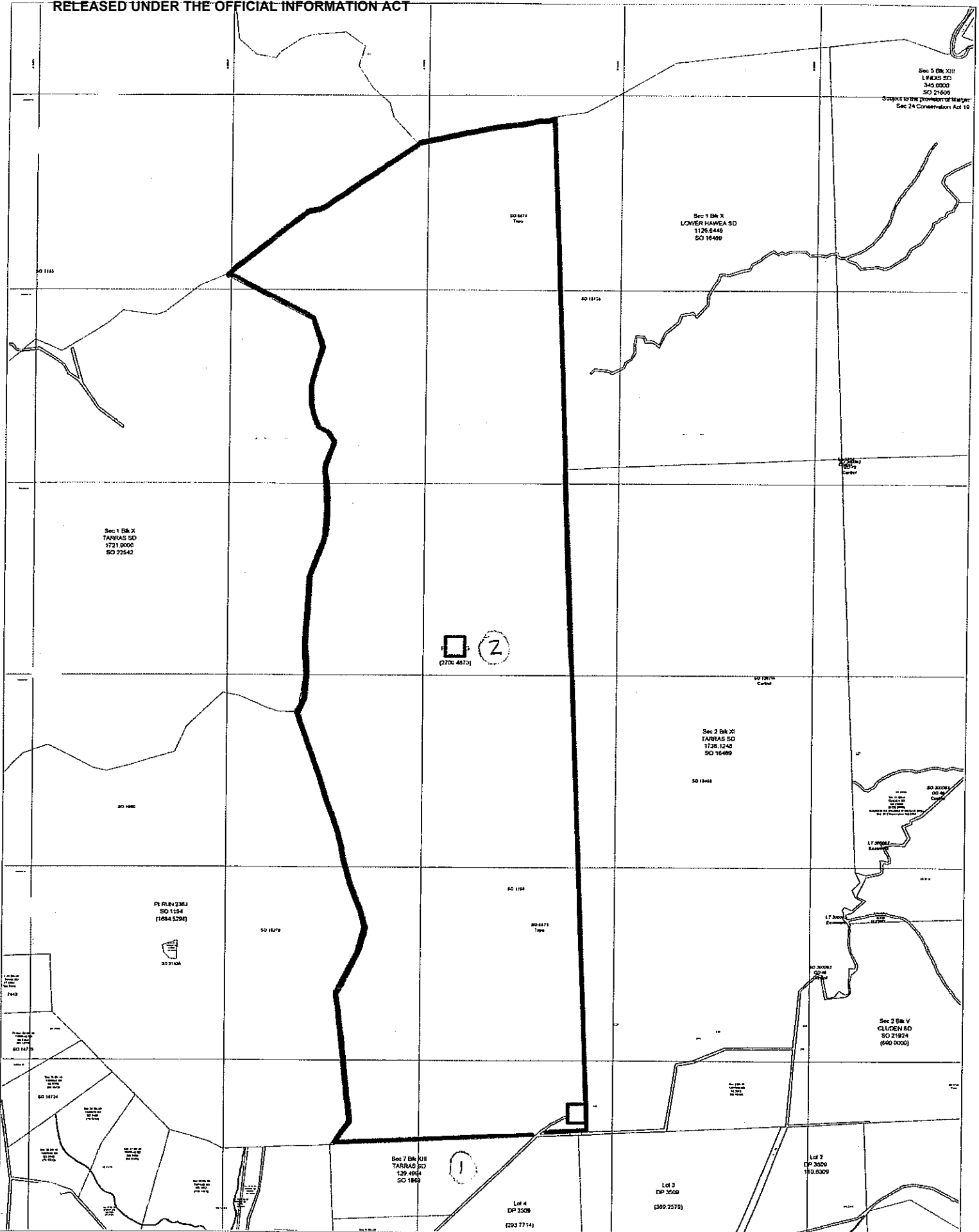
Plan 6797

9 DEC 1910

1195

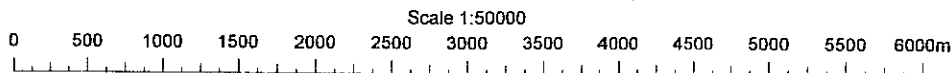
RUNS 236ghlmkn

1195 Sheet 16

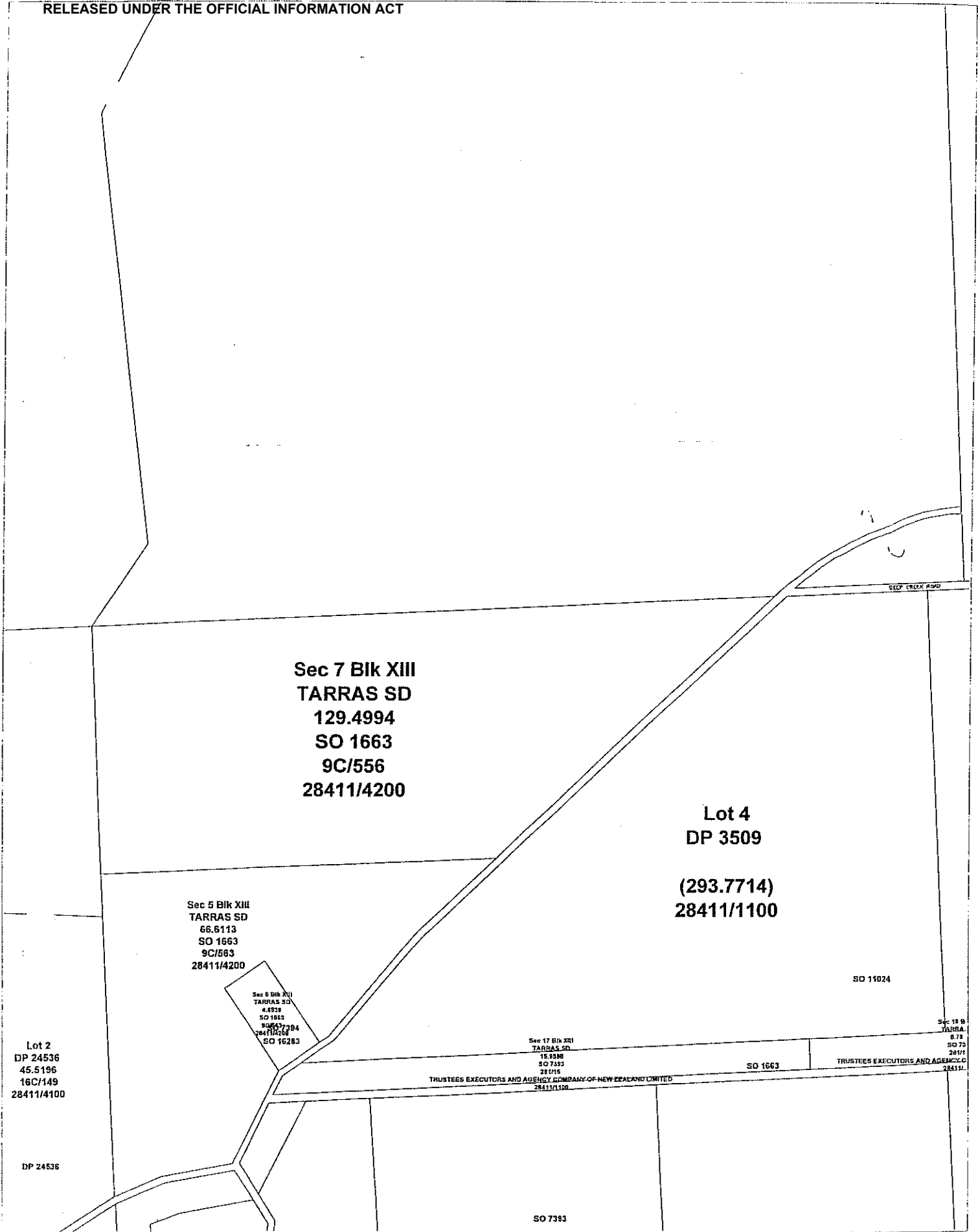


DEEP CREEK

G40







RUN 820  
SO 21519

RUN 824  
SO 21523  
338/41

14C/265  
9D/529

SEC 1 BLK X  
TARRAS SD  
13A/121

RUN 236 G  
SO 1186

SEC 2 BLK XI  
TARRAS SD

PT RUN 236 J  
SO 1194

ROAD NOT LEGAL

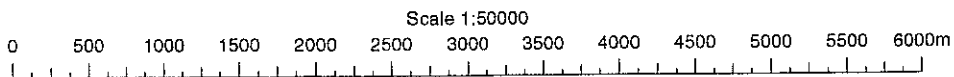
14C/265

10A/172

9C/556

LOT 4  
DP 3509

LOT 3  
DP 3509



DEEK CREEK

P36

## Pastoral Lease Renewal - Deep Creek

20 Oct 1984

The following values were noted during the lease renewal inspection and indicated on attached map:-

Kamuka/manuka shrublands 2 small remnants occur in Deep Creek, both 10-12 hectares in size and showing signs of slowly spreading outwards onto tussock ridges.

The interplant cover consists of scattered hard tussock and seabweed and areas of bare eroded ground. Thicker manuka/kamuka occurred in gullies where more moisture is retained. Occasional rock bluffs punctuate these shrublands.

These two remnants are of significance as they are ~~seen~~ virtually the only ones visible from the Andis Pass highway, therefore contribute to landscape diversity.

The true indicators of larger shrublands which occur elsewhere in the ecological district, notably the extensive shrublands in the Camp Creek catchment.

Snow tussock grassland

Chionochoa rigida now occurs only on the south facing upper slopes in the centre of the property, above 3300' a.s.l.

This belt of snow tussock, whilst not extensive, is in a relatively undeveloped state and has not been burnt for a considerable period of time, i.e. last 30 yrs according to the lessee. This snow tussock association should be managed to retain tussock vigour and this implies that burning and stocking should be controlled. The snow tussock belt extends onto adjoining properties at this altitude and it may warrant closer scrutiny by PNAP survey for possible protection. It should be noted however that more extensive snow tussock grasslands do occur elsewhere in the ecological district.

There is at present no foreseeable need for added protection.

DFO  
10/10  
L.A.

Historic Sites 2 sites were identified during the inspection. Behind the homestead, a small area of tailings associated with early gold mining is located adjacent to a small creek. Neither this or the other historic site are recorded in the NZ Archeological Assn site register.

The site was small, the tailings rather amorphous and possessing little of interest. It is badly overgrown with brier and matagouri and some manuka.

The second site consists of part of the former Hindis Pass - Wanaka bridle track, which is located at the rear of the property. Again, little is known of its history and apart from recording the presence of both historic sites no particular protection is required.

The lessee's attitude to protection of natural and cultural values was sympathetic.

Recommendations

1. That the two manuka/kamuka remnants and the snow tussock grassland vegetation communities be managed under the covenants of pastoral lease tenure to retain their present area and vigour.
2. That the two identified historic sites be noted and similarly protected.

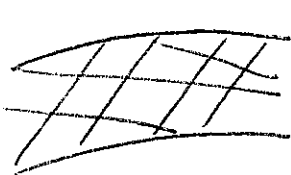
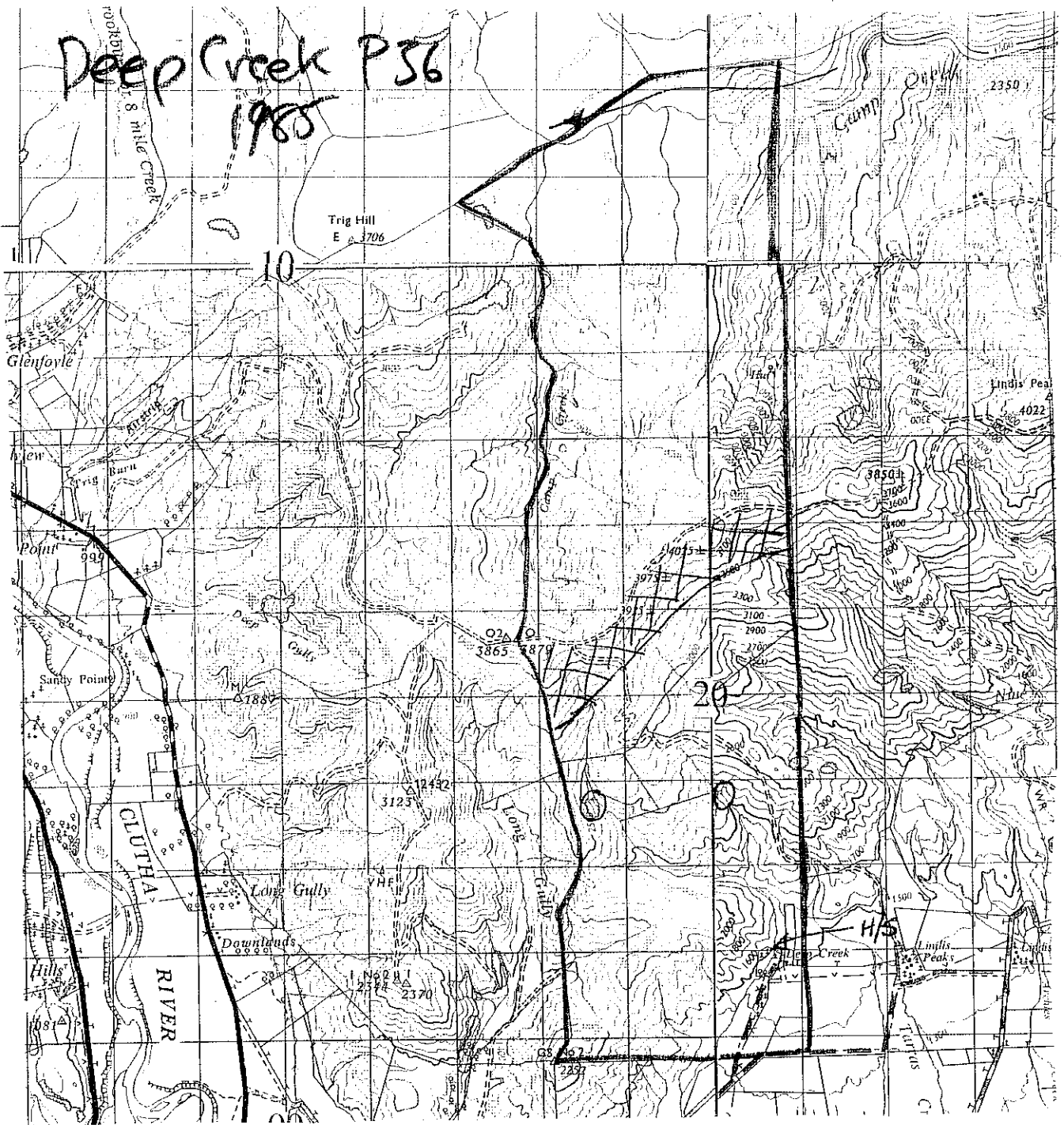
NB. PNA surveys an application for reclassification may prompt a closer inspection of these values.

Stewart  
Chief Ranger.

attach - 1 map.

The recommendations herein can not be a condition of renewal but simply noted and management adopted to protect the area by agreement as indicated in the 40's report.

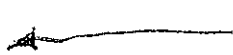
Stewart 10/10



= Belt of intact snow tussock.



= areas of manuka/kamuka shrubland

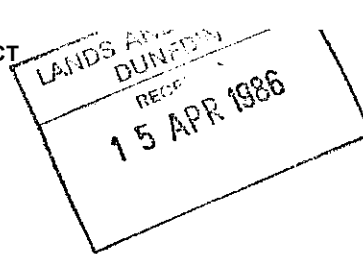


= route of Lindis/Wanaka bridle track.

H/S

= gold mining site, tailings

DUNEDIN



Reference : P 36

11 April 1986

Copied for purposes of CPL  
tenure review due diligence from  
file: P36, Vol 2/339

CCL  
OFFICE

FIELD NOTES FOR VEGETATION MONITORING SITES ESTABLISHED ON DEEP CREEK STATION

On 12 November 1985 a team comprising Carol Jensen, Alice Shanks, (Technical Officers, Lincoln), Mike Harrington (Botany Graduate) and myself established vegetation monitoring sites on the Winter IV Block of Deep Creek Station.

The 424 hectare Winter IV Block comprises a steep dissected face which has a predominately sunny northerly aspect with altitude ranging from 770 m to 1,225 m. The water courses that dissect the face drain into Camp Creek, which is a tributary of the Lindis River.

Climatically, this area is subject to hot dry summers with NW winds and cold frosty winters with occasional snow on the tops.

On the high altitude south facing slopes vegetation consists of a tall snow tussock/blue tussock association. This grades into a hard tussock association on the depleted sunny faces. These sunny faces suffered serious rabbit damage in the past and remnant areas of scabweed still remain. The rabbit damage also resulted in wind and slip erosion but this has obviously been reduced in recent years and there is now very little evidence of any active movement. Dunstan Steepland is the major soil type occurring on the Winter VI Block. These Yellow Brown Earth soils have a fine sandy texture with weakly developed crumb structure and being strongly leached are of low natural fertility. Most of the block is classified as Class VIIe and hence considered suitable for only limited grazing.

A Run Plan was prepared for the property in 1972 and two stages of an eight stage programme have so far been completed. Subsidised erosion control fencing was used to subdivide the Winter IV Block in 1982 and an associated condition applied by the Catchment Board was that the block be spelled for two years. It was subsequently thought that complete spelling may have resulted in an increase in hieracium cover hence restrictive grazing was advocated as a means of supressing the spread of this species. The original block stock limitation established in January 1982 was for up to 2000 ewes for two weeks in January or February and up to 2000 ewes and lambs for one week in November. This limitation applied for a period of two years at which stage it was amended to the current block limit of 2400 ewes for three weeks of which one or two weeks is not September/October and one or two weeks is not February/March. This level of stocking equates to 0.34 stock units per hectare on an annual basis.

Description of Monitoring Work Carred Out

Three ~~100~~ m transects were established within Winter IV Block. The transects were subjectively sited in areas deemed to be representative of much larger areas and as such encompass a range of altitudes and aspects.

The transects are marked with fibreglass poles at each end, the lower pole having a plastic eartag attached on which details of the transect have been printed. Ground cover, species composition and dry matter rankings were recorded using a 50 X 50 cm quadrat placed at 2 m intervals along each line. Poor weather conditions precluded the possibility of also taking stereo photographs along each line.

### TRANSECTS

#### Transect 1

GR : NZMS S124 198 073  
 ALTITUDE : 1075 m<sup>2</sup>  
 ASPECT : NNW  
 BEARING : 146°  
 LOCATION : Winter IV Block

Follow track along the main ridge which forms the southern boundary of Winter IV Block. Turn left down the track which runs down the centre of the block stopping just below a rock outcrop which occurs to the right of the track—approx 100 m into the block.

T. 1 is located in a small basin just over the ridge to the right of the track.

This dry face is moderately depleted the major species being FNZ, Poa colensoi, Raoulia subulata, Hypochoeris radicata, Hieracium lachenalii, Cyathodes fraseri and scattered Chionochloa rigida

FILM : SF 30 Base Peg - view up line - marker/scale peg at 5 m mark  
 31 Location Base Peg  
 32 Top Peg - view down line  
 33 Location Top peg

#### Transect 2

GR : NZMS S124 194 072  
 ALTITUDE : 1110 m  
 ASPECT : SW  
 BEARING : 55°  
 LOCATION : Winter IV Block

From T.1 walk back to track and carry on to the face below.

The top peg of T. 2 is located below a small rock outcrop which is approx 30 m from the track. (The T.P. is behind this rock outcrop and is therefore not visible from the track.) The line runs down slope and the base peg is located in the centre of the face.

This site is not as dry as T. 1 and consequently vegetation cover is better and the proportion of bare ground is significantly lower. Major species present include Chionochloa rigida, FNZ, Poa colensoi, Hieracium lachenalii and Cyathodes fraseri.

FILM : SF 34 Top Peg view down line  
35 Location Top Peg  
36 Base Peg view up line  
37 Location Base Peg

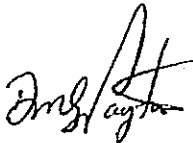
Transect 3

GR : NZMS S124 188 076  
ALTITUDE : 880 m  
ASPECT : WSW  
BEARING : 63°  
LOCATION : From T. 3 carry on down track to the fence at the bottom of the block. Walk from the gate west along the fenceline for approx  $\frac{1}{2}$  km. The base peg of T. 3 is located approx 100 m above the fence on the face above the first major tributary of Camp Creek.

The base peg is located beside a clump of Matagouri bushes above the Creek bed.

This site represents the short tussock grassland community dominated by Festuca novae-zelandiae. Other important species present at this moderately depeleted site are Hieracium lachenalii, Pimelia orephila, Poa colensoi and Trifolium repens is also present.

FILM : ST 1 Base Peg - view up line  
2 Location Base Peg  
3 Top Peg - view down line

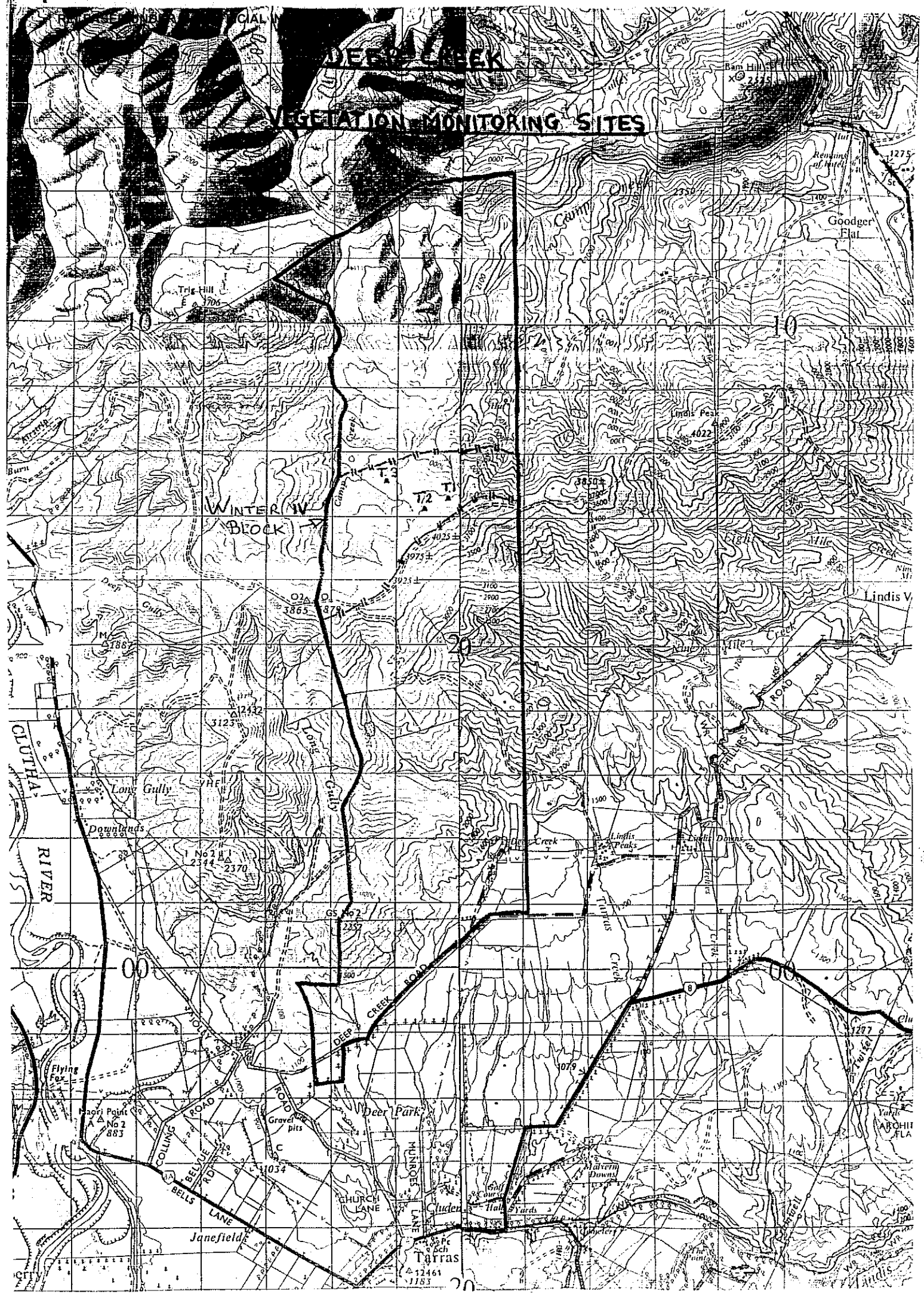


D M G Payton  
Field Officer (Range Management)



# DEER LAKE

## VEGETATION MONITORING SITES



LA(CLM)

LEASE RENEWALS

The wording of our standard condition re investigation etc of natural/other values has come under scrutiny from the AFD.

He is somewhat "hung up" on the word 'surrender' and while the general wording is okay he would like to see a distinction between the natural values situation and that relating to land unsuitable for grazing for the purpose of clarity.

The ADLA(C) agrees. Accordingly the standard clause should now read:

"That when advising the lessee of the above conditions of renewal the CCL to also advise that it is his intention following further investigations to negotiate:

- (a) for the protection of certain areas within the lease identified as containing natural values;
- (b) for the surrender of land identified as unsuitable <sup>or other</sup> for sustained grazing."

  
D. McGregor  
EOLA

15 April 1986

L. &amp; S.—F. 14A

DEPARTMENT OF LANDS AND SURVEY

OUR FILE: P 36

YOUR FILE: 11/9/425

From CCL DUNEDIN

Date: 13 January 1986

To DG HEAD OFFICE

Ref.: Ours Yours of

Person to consult: Miss Cook

SUBJECT: RENEWAL OF PASTORAL LEASE "DEEP CREEK"

The pastoral lease known as "Deep Creek" expired on 30 June 1985.

Attached is a copy of the joint inspection report and subsequent comments from DFO Sawyer, CR Perrett, CPLO Holgate and CCL Rodda.

Lessee: John Charles Whittleston of Tarras, farmer  $\frac{1}{2}$  share,  
The Trustees Executors and Agency Corporation of  
New Zealand Limited and Robert Cameron White of  
Dunedin, Chartered Accountant  $\frac{1}{2}$  share.

Land and Area: Run 236G Block XI Tarras and Block X Lower  
Hawea Survey District. 2700.4673 ha.

Details of Lease:

Term: 33 years from 1 July 1952

Annual Rent: )

Crown Improvements: Nil

Stock Limit in Lease: 1700 sheep

Personal Stock Limit: 3300 sheep (including not more than  
2500 br. ewes)  
50 cattle

Overall stock limitation while property is run with 368 ha  
other land

5000 sheep (including not more than 4000 br. ewes)  
50 cattle

Block Limit: Winter IV Block

Up to 2400 ewes for a total of 3 weeks being 1 or 2 weeks  
in Sept/Oct and 1 or 2 weeks in Feb/March.

Special Conditions: Nil

Valuation by Senior Valuer Robertson as at 24 May 1983.  
Endorsed by District Valuer Smith.

VI

LEI

CV

Survey Requirements: Survey sufficient.

Lease Values Identified: Areas of interest were noted while  
preparing the renewal report. These are areas of kanuka/manuka  
shrublands, snow tussock grasslands, an early gold mining  
site and part of the former Lindis Pass - Wanaka bridal  
track.

It is not recommended that these areas be formally protected except to remain under the restrictions and covenants of the pastoral lease tenure. The lessee's attitude to protection of these areas of natural and cultural values was sympathetic and the management techniques to preserve these areas as is will be discussed with the lessee.

Recommendations:

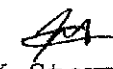
- 1) That pursuant to Section 51 Land Act 1948 the classification of the above land remain as pastoral.
- 2) That pursuant to Sections 66 and 131 Land Act 1948 the values and base stock limit for renewal of the pastoral lease are as follows:
  - a) Improvements
  - b) Improvements included in the Rental Value
  - c) Land Exclusive of Improvements
  - d) Annual Rent (based on 1.5% of the LEI for the first 11 years).
  - e) Base stock limit to remain unchanged at 1700 sheep plus 10%.

\$

The annual rent is subject to 11 yearly rent reviews.

- 3) That the lessee's attention be drawn to the following values which were identified at the renewal inspection and advised that the Department will be having discussions with him over the management of them in order that a degree of protection can be assessed:
  - I Kanuka/Manuka Shrublands
  - II Snow Tussock Grasslands
  - III Historic Sites

- 4) That subject to legal clarification a general provision be included in the Pastoral Lease to the effect that the lease is subject to the provisions of Section 58 Land Act 1948.

*cc*  
  
 K. Stewart  
 for Commissioner of Crown Lands

**9 JAN 1986**

**27 JAN 1986**

District Field Officers Comments: Recommendations endorsed.

Chief Rangers Comments:

The following values were noted during the lease renewal inspection and indicated on attached map:

Kanuka/manuka shrublands 2 small remnants occur in Deep Creek, both 10-12 hectares in size and showing signs of slowly spreading outwards onto tussock ridges. The interplant cover consists of scattered hard tussock and scabweed and areas of bare eroded ground. Thicker manuka/kanuka occurred in gullies where more moisture is retained. Occasional rock bluffs punctuate these shrublands.

These two remnants are of significance as they are virtually the only ones visible from the Lindis Pass highway, therefore contribute to landscape diversity. There are indicators of larger shrublands which occur elsewhere in the ecological district, notably the extensive shrublands in the Camp Creek catchment.

Snow tussock grassland

Chionochloa rigida now occurs only on the south facing upper slopes in the centre of the property, above 3300' asl. This belt of snow tussock, whilst not extensive, is in a relatively undeveloped state and has not been burnt for a considerable period of time, i.e. last 30 years according to the lessee. This snow tussock association should be managed to retain tussock vigour and this implies that burning and stocking should be controlled. The snow tussock belt extends onto adjoining properties at this altitude and it may warrant closer scrutiny by PNAP survey for possible protection. It should be noted however that more extensive snow tussock grasslands do occur elsewhere in the ecological district. There is at present no foreseeable need for added protection.

Historic Sites. 2 sites were identified during the inspection. Behind the homestead, a small area of tailings associated with early gold mining is located adjacent to a small creek. Neither this or the other historic site are recorded in the NZ Archaeological Assn site register.

The site was small, the tailing rather amorphous and possessing little of interest. It is badly overgrown with briar and matagouri and some manuka.

The second site consists of part of the former Lindis Pass-Wanaka bridle track, which is located at the rear of the property. Again, little is known of its history and apart from recording the presence of both historic sites no particular protection is required.

The lessees attitude to protection of natural and cultural values was sympathetic.

Recommendations

1. That the two manuka/kanuka remnants and the snow tussock grassland vegetation communities be managed under the covenants of pastoral lease tenure to retain their present area and vigour.
2. That the two identified historic sites be noted and similarly protected.

N.B. PNA surveys on application for reclassification may prompt a closer inspection of these values.

## Chief Pastoral Lands Officers Comments:

I endorse the lease renewal.

While not generally disagreeing with the idea of changing the base limitation from sheep to stock units the CPLO fails to see the relevance in this particular case.

There is no suggestion that the country cannot carry the stock specified in the base limit which could have necessitated a revision of the base limit. The other problem is trying to equate the original limit of 1700 sheep to current stock definitions. For example were the sheep all wethers and how were those wethers rates as stock units in 1952?

Before endorsing a proposed change in the base limitation, the CPLO would need to see more justification and supporting information.

## Commissioner of Crown Lands Comments:

Action to Land Settlement Board for renewal is supported. Submission to Land Settlement Board should mention values of snow tussock association in particular and that department will discuss with lessee management technique that will afford retention of present situation.

PARTNERS

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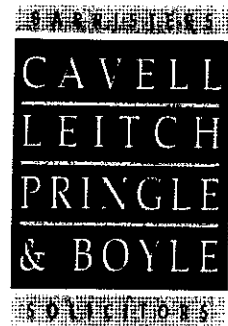
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TRUST & ESTATES MANAGER

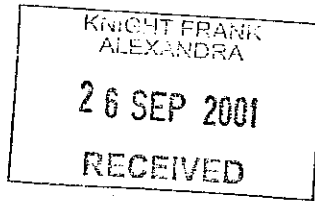
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25 September 2001

✓ Knight Frank (NZ) Limited  
P O Box 27  
ALEXANDRA



BY FAX: (03) 448 9099



Attention: Suzanne Smith

RE: APPLICATION BY D P NYHON TO TRANSFER LONG GULLY AND DEEP CREEK PASTORAL LEASES TO BENDIGO STATION LIMITED

We refer to your letter dated 19th September 2001 wherein you seek a Certificate per Clause 6.1 of CPL Standard 17.

We acknowledge receipt of the attachments referred to in your said letter.

We certify that the Constitution of Bendigo Station Limited does not prevent the company carrying on pastoral farming as a business and in accordance with Companies Office database extract printed 19th September 2001 we note the directors of the company are as follows:

John Charles Perriam and Heather Lorna Perriam.

The shareholders are shown as:

Heather Lorna Perriam and John Charles Perriam.

Yours faithfully  
CAVELL LEITCH PRINGLE & BOYLE

Per:

M J SWEENEY

Email: mikes@clpb.co.nz  
Direct Dial: (03) 364 6302

~~Caroline Mason  
Knight Frank (NZ) Ltd  
P O Box 142  
CHRISTCHURCH~~

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