

Crown Pastoral Land Tenure Review

Lease name : BELLAMORE

Lease number : PO 205

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.

January 05

Our Ref: P 205



10 May 1994

Landcorp Property Limited
P O Box 142
CHRISTCHURCH

Attention: C D Mouat, Corporate Solicitor

Dear Kit

RE: BELLAMORE - LAND SURRENDER

Another stumbling block to resolving this issue has crossed our path.

The Nowells advised early in April that they would be prepared to sign the surrender documents provided that the original agreement reached with the previous lessee R C Croft for the provision of emergency grazing within the retired area was to be honoured following land surrender.

Clause 10 (ii) on Page 2 of the Land Improvement Agreement (copy attached) includes this provision, agreed to by all signatories.

Note that a " Catchment Management Area" on the St Marys Range did not eventuate, and DOC is to become the custodian of any surrendered lands. The last page of the agreement "binds R C Croft and his successors in title to perform and observe the terms and conditions of this agreement," but unfortunately this agreement of 1976 was not registered on the title.

Could you please provide a legal opinion on the "moral" enforceability of the emergency grazing provision with respect to the land becoming DOC estate on formal surrender.

We should perhaps contact DOC for their views on this matter?

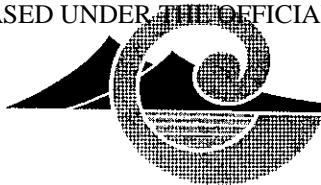
Thank you.

Yours sincerely

D V Pickens
for Manager, Alexandra
LANDCORP PROPERTY LIMITED

ALEXANDRA OFFICE
4 LIMERICK STREET
PO BOX 27
ALEXANDRA NZ
DX 17726
PHONE 0 3 448 6935
FAX 0 3 448 9099

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"



CANTERBURY REGIONAL COUNCIL

75 Church Street
PO Box 550
Timaru
Telephone (03) 688 9069
Fax (03) 688 9067

20 April 1994



Our Ref: AG5T-0001
& Bellamore
Legal File 2/2/1
Your Ref:
Contact: N MacDonald

The Manager
Landcorp Property Ltd
P O Box 27
ALEXANDRA

Attn: D V Pickens

Dear Sir

RE: BELLAMORE - LAND SURRENDER

In response to your letter of 8 April 1994 it is pleasing to see that Landcorp has resumed the land surrender issue.

My research of the Bellamore legal file indicate that the document you refer to is a copy of the first Land Improvement Agreement signed by all parties on 22 March 1976. A copy of this agreement is enclosed and I would draw your attention to clause 10 which covers the matters of surrender and emergency grazing. Some of the early Waitaki Catchment Board agreements did not include the full text of the Soil and Water Conservation Plan, as in this case. A copy of the relevant section of text is therefore also enclosed.

Should you have any further queries please do not hesitate to phone this office. Council would appreciate being notified on the outcome of your negotiations.

Yours faithfully

R T de Joux
CONSENTS INVESTIGATING OFFICER

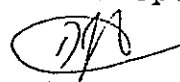
BETWEEN WAITAKI CATCHMENT COMMISSION duly constituted under the Soil
"RELEASED UNDER THE OFFICIAL INFORMATION ACT" 1941 (hereinafter called "the

Commission") of the one part and Richard Charles Croft
of "Bellamore", Kurow, (hereinafter with his executors,
administrators and assigns called "the Owner") of the other part

17AE
COPY

WHEREAS the Owner is the owner/lessee of that parcel of land described
in the First Schedule hereto (hereinafter referred to as the "said
land") AND WHEREAS it has been agreed by and between the Owner and the
Commission that certain works described in the Conservation Run Plan
set out in the second Schedule hereto (hereinafter called "the works")
be carried out for the control of erosion and the conservation of the
soil on the said land and also to facilitate greater production on
the said land AND WHEREAS the Commission has agreed pursuant to
Section 30 of the Soil Conservation and Rivers Control Act 1941 to
make certain grants by way of subsidy to the Owner in respect of the
works AND WHEREAS the parties hereto desire to enter into a Land
Improvement Agreement under subsection (3) of Section 30 and under
Section 30A of the Soil Conservation and Rivers Control Act 1941
AND WHEREAS the terms of this agreement as hereinafter set out have
been approved by the Soil Conservation and Rivers Control Council
NOW THEREFORE the parties hereto covenant and agree one with the
other as follows:

1. IN consideration of the premises and of the covenants hereinafter
contained and on the part of the Commission to be observed and
performed the owner will during the next 4 years carry out the works
in accordance with the Conservation Plan and the Specifications
described therein.
2. IN consideration of the premises and of the covenants hereinafter
contained and on the part of the Owner to be observed and performed the
Commission will subsidise the work carried out by the Owner in accordance
with the Conservation Plan set out in the Second Schedule hereto and
according to the Specifications therein in the proportions described in
the aforementioned Conservation Plan.
3. UPON completion of any item of work referred to in the Second
Schedule to the satisfaction of the Commission the Commission shall pay
to the Owner the subsidy shown therein as payable in respect of that
item.
4. THE Owner shall keep and maintain in good condition to the
satisfaction of the Commission works and the areas affected by the
Conservation Plan, for a period of 5 years after completion of the
works, and should some of the works consist of tree planting then he
will not cut down any trees so planted except with prior consent of the
Commission.

 R. P. C.

5. WHERE the works provide for retirement fencing by full grant

the cost of their provision or where existing fencing is designated
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in the second schedule hereto as being retirement fencing under the
term of this agreement, such fencing shall be eligible for subsidy
on the normal maintenance requirements of such fencing and the
Catchment Commission shall be responsible for the regular inspection
of such retirement fencing to determine the maintenance requirements
of that fencing, such inspections to be carried out in the presence
of the land occupier and officers of the Crown.

6. THE Owner shall when so required supply all necessary information
and data to the Commission to enable it to compile grazing and
production records of the said land as a means of evaluating the benefit
derived from the Conservation Plan.

7. IT is agreed by the parties hereto that the Conservation Plan may
be modified from time to time by agreement in writing between the
parties.

THE Commission shall and will provide the technical advice and
assistance of its Soil Conservators and other officers in connection
with the Conservation Plan.

9. THE Owner shall and will grant full power and authority to the
Commission, its Soil Conservators, Surveyors, Engineers, Employees,
Workmen, Agents, Servants and Invitees with or without horses, carts,
motor cars, trucks and other vehicles from time to time and at all
times during the period of this Agreement to enter and remain upon such
portions of the said land as may be necessary for the purpose of
inspecting the progress and observing the results of the works and
measures specified in the Conservation Plan or of carrying out any
tests, surveys, bores or other works in connection with the Conservation
Plan.

10. THE Owner agrees, as an integral part of the Conservation Plan:

- (i) that when retirement is complete, the area above the retirement
fence be surrendered from the lease and incorporated into a
Catchment Management area for the St Mary's Range, as approved by
the Land Settlement Board;
- (ii) that there will be provision for emergency grazing above the
retirement fence as agreed between the Department of Lands and
Survey and the Commission.

11. IF the Owner shall make default in the observance or performance
of any covenant on his part hereinbefore contained and such default
shall continue for a period of fourteen days after written notice
thereof has been served on the Owner by the Commission setting out the
nature of such default and requiring the Owner to remedy the same then
the Owner shall within seven days of demand being made on him by the
Commission refund the amount expended by the Commission on the works up to
date of such default and such amount shall be recoverable by the

M. A. J. R. E. C.

Commission in accordance with the provisions of Section 30 A of the
"RELEASED UNDER THE OFFICIAL INFORMATION ACT"
Soil Conservation and Rivers Control Act 1941.

12 IT is hereby agreed by and between the parties that this Agreement
is a Land Improvement Agreement under subsection (3) of Section 30 of
the Soil Conservation and Rivers Control Act 1941 and that all provisions
of Section 30A of that Act shall apply to this Agreement.

[Handwritten signature]

R. c. c.

I, Richard Charles Croft the Owner
herein do hereby bind myself and my successors in title to perform
and observe the terms and conditions of this agreement.

SIGNED by the Said Richard Charles Croft

R. C. Croft

as Owner in the presence of:

Rogers
Postmaster
Ken

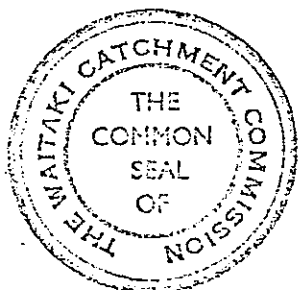
THE COMMON SEAL OF THE WAITAKI
CATCHMENT COMMISSION was hereunto
affixed in pursuance of a resolu-
tion of the Commission in the
presence of:

G. H. Lane

Chairman/Member

[Signature]

Secretary



I, Secretary to the WAITAKI
CATCHMENT COMMISSION DO HEREBY CERTIFY that the foregoing written
agreement is one that is capable of registration and I do hereby
apply for the registration of the said Agreement against the land
above described in accordance with the provisions of Section 30 A
of the Soil Conservation and Rivers Control Act 1941.

Secretary.

R. C. C.

Soil and Water Conservation Plan No.1.

Council

R.C. Croft, "Bellamore" Station, Kurow.

REVIEW OF 5 YEAR PROGRAMME 1969-1974.

1. General.

Following the initial Run Plan, which was basically a project to demonstrate soil conservation techniques in depleted tussock grasslands, the second 5-year programme aimed at grazing control on mid-altitude areas of the property. This was through a programme of conservation fencing, oversowing and topdressing, firebreak access tracks and cattleproofing. Grazing was controlled on depleted sunny aspects and intensive grazing applied for roughage control on areas of rank growing tussock, especially snowgrass.

While not all works in the programme have been carried out, proposals for conservation fencing, oversowing and topdressing and one strategic fire break have been completed. The remaining works will be incorporated into the third conservation programme, the principal objective of which will be retirement of high altitude lands.

2. Summary of Soil and Water Conservation Works and Subsidies Paid.

2.1 1956-61 Programme

	<u>Total Cost</u>	<u>Subsidy</u>
Conservation fencing 128 ch (256 km)	\$902	\$451
Cattleproofing 230 ch (4.6 km)	440	220
O.S.T.D. 920 ac (320 ha)	2510	1255
Windbreak Treeplanting 60 ch (1.2 km)	448	224
Lucerne Establishment 38 ac (15 ha)	268	134
	<u>\$4908</u>	<u>\$2454</u>

2.2 1970-74 Programme

<u>Job No.</u>	<u>Total Cost</u>	<u>Rate</u>	<u>Subsidy</u>
1,4 Conservation fencing & 11 451 ch (9.02 km)	\$5261	2:3	\$2272
10 Conservation fencing 104 ch (2.08 km)	1377	1:1	743
16 O.S.T.D. 320 ac (130 ha)	1354	1:2	486
17 Strategic Firebreak 140 ch (2.8 km)	500	1:2	180
	<u>\$8492</u>		<u>\$3681</u>

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	<u>Total Cost</u>	<u>Subsidy</u>
2.3 <u>Total Cost to Date:</u>	\$13,400	\$6,155

3. Evaluation of Programme

There has been a very satisfactory improvement of vegetative cover on depleted sunny aspects, which has been aided by two spring and early summer periods with adequate rainfall, as well as improved grazing control by fencing. Oversowing and topdressing (1300 ha to date) have assisted not only depleted sunny facings, but have also increased the palatability of rank tussock growth on dark facings, and at mid altitude. Cattle grazing has assisted in controlling roughage, along with intensive mob stocking with ewes in late autumn and winter. Salt has been used to encourage stock into very thick areas of snowgrass tussock. Burning still has to be used as a last resort to open up these areas for stock.

The system of tracks aids the management of the property for mustering, stock movement as well as fire control.

4. Stock

4.1 Stock Numbers have increased as follows:

<u>Year</u>	<u>Ewes</u>	<u>Wethers</u>	<u>Hoggets</u>	<u>Rams</u>	<u>Total Sheep</u>	<u>Cattle</u>	<u>s.u.</u>
1956	869	950	200	20	2040	19	1657
1961	1000	980	350	26	2356	30	1934
1969	1370	1030	510	30	2890	Nil	2236
1975	1820	500	700	50	3070	116	2977

4.2 Performances have also improved:

<u>Year</u>	<u>Wool/head</u>	<u>Lambing %</u>	<u>Fat Lambs Sold</u>
1956	8.5 lb 3.8 kg	90	453
1961	9.6 4.35	98	521
1969	9.9 4.49	105	720
1975	9.8 4.44	110	1250

5. Management

It is proposed to continue with a flock of 500 wethers. These prove to be the best foragers in the mid altitude areas of the Back Basin and the Winter Wether Block. They are also particularly useful in assisting roughage control by following rotated mob stocked ewes in late autumn and winter.

The freehold farm area is highly developed and producing sufficient hay for winter requirements. The irrigation system is the life blood of the property, ensuring both winter and fattening feed for old and young stock.

A small area of cocksfoot is being harvested for oversowing on the hill blocks.

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Lucerne is being affected by eel worm and a main stand is being cultivated for turnips. An eel worm resistant variety will have to be used to sustain lucerne production.

An air strip has been constructed, greatly assisting the economical spreading of fertilizers.

6. Third Soil and Water Conservation Programme

- 6.1 General: It is necessary to continue with the programme of works for Bellamore, not only to complete the works already approved, but also to incorporate retirement of the high altitude area on the St. Mary's Range and necessary additional conservation works.

7. Soil and Water Conservation Works

- 7.1 Retirement Fencing: As part of a programme for retirement on the St. Mary's Range, a total of 4.4 km of retirement fence will be erected. (Job 19). This will exclude all Class VIII and a large proportion of severely eroded Class VII lands from grazing. The area above the retirement fence is 1105 ha. Offsite grazing will be required for 200 wether: the estimated carrying capacity of the retirement area. This will be provided by O.S.T.D. in the lower back basin (Job 18). 160 ha of O.S.T.D. is sufficient to provide for twice the stock units displaced. The block will be used by wethers in summer, followed by ewes and cattle in the autumn period.

200 wethers displaced = 140 s.u.

Twice equivalent grazing has to be found = 280 s.u.

160 ha present carrying .75 su/ha (.3/ac) = 120 s.u.

By O.S.T.D. increase to 2.5 su/ha (1 su/ac) = 400 s.u.

An increase of 280 s.u.

- 7.2 Conservation Fencing: Job 15. The proposed line for this conservation fence in the Back Basin will be altered to incorporate all the lower improvable Class VI soils into the Lower Back Basin block. This block will provide offsite grazing for wethers displaced as well as autumn grazing for ewes, thus effectively saving the lower front country for better winter and early spring grazing for ewes.

A conservation fence in Ewe block 1 (Job 23) will separate the lower depleted and severely eroded north-west slope in this block, so that this area gets necessary spelling through the summer and autumn seeding period.

- 7.3 Strategic Firebreak Access Tracks. Approval has already been granted for the two tracks (Jobs 13 and 14).

7.4 Oversowing and Topdressing.

Provision of offsite grazing has already been discussed (sec. 7.1). The moderately and severely eroded Big Ben soils in the Winter Wether Block are proposed for O.S.T.D. for improvement of vegetative cover and stability (Job 19, 250 ha). If available, Lotus Major will be incorporated

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- With the mixture. Grazing control to assist improvement of cover will be achieved by light grazing with wethers in the autumn, as these sheep are used to assist roughage control after the ewes in the lower blocks in late autumn and winter.
- 7.5 Cattleproofing: The cattleproofing programme already approved will proceed with minor additions. Job 5 will extend from the Awahokomo Stream to the south of the Wether Block, extending the length by 1.3 km to 3 km. Job 9 will extend up the Sunny Peaks boundary to the proposed retirement fence, an extra 1.5 km to total 2.9 km.
- 7.6 Windbreak Tree Planting: Two windbreaks are planned on the cultivated farm area: Job 22, 0.15 km at the mouth of a gully near the homestead, and Job 24, 0.2 km.
- 7.7 Stability Planting: Job 21 is space planting an area of 0.5 ha with poplar poles. The area is subject to mass movement.
- 7.8 Contour Furrows: Job 25 - 5 ha will be contour furrowed. The area is impractical to cultivate and the furrows will assist control of runoff and improve soil moisture.
- 8.1 Estimated Cost (Includes 10% contingencies and scale fees)

<u>Job No.</u>	<u>Year 1: 1976/77</u>	<u>Total Cost</u>	<u>Rate</u>	<u>Subsidy</u>	<u>Local Share</u>
6	0.8 km Cattleproofing	\$558	1:1	\$279	\$279
7	3.5 km Cattleproofing	2 442	1:1	1 221	1 221
8	1.8 km Cattleproofing	1 256	1:1	628	628
9	2.9 km Cattleproofing	2 024	1:1	1 012	1 012
13	2.8 km Strategic Fire-break	1 503	2:1	1 002	501
14	2.8 km Strategic Fire-break	1 503	2:1	1 002	501
15	2.0 km Conservation fencing	3 154	1:1	1 577	1 577
18	160 ha O.S.T.D.	6 772	1:1	3 386	3 386
19	4.4 km Retirement fencing	8 119	Grant	8 119	-
		<u>\$27 331</u>		<u>\$18 226</u>	<u>\$9 105</u>

Year 2: 1977/78

20	250 ha O.S.T.D.	\$10 582	1:1	\$5 291	\$5 291
5	3.0 km Cattleproofing	2 094	1:1	1 047	1 047
		<u>\$12 676</u>		<u>\$6 338</u>	<u>\$6 338</u>

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Job Year 3: 1978/79

<u>No.</u>			<u>Total Cost</u>	<u>Rate</u>	<u>Subsidy</u>	<u>Local Share</u>
21	0.5 ha	Stability Planting	\$172	2:1	\$115	\$ 57
22	0.15km	Windbreak Treeplanting	254	2:1	169	85
12	2.7 km	Cattleproofing	1 884	1:1	942	942
			<u>\$2 310</u>		<u>\$1 226</u>	<u>\$1 084</u>

Year 4: 1979/80

23	1.4 km	Conservation Fencing	2 208	1:1	1 104	1 104
24	0.2 km	Windbreak Treeplanting	338	2:1	225	113
25	5 ha	Contour Furrows	81	2:1	54	27
			<u>\$2 627</u>		<u>\$1 383</u>	<u>\$1 244</u>
<u>Total Estimated Cost of Programme</u>			<u>\$44 944</u>		<u>\$27 173</u>	<u>\$17 771</u>

8.2

Summary

Cattleproofing	\$10 258	1:1	\$5 129	\$5 129
Strategic Fire breaks	3 006	2:1	2 004	1 002
Conservation Fencing	5 362	1:1	2 681	2 681
O.S.T.D.	17 354	1:1	8 677	8 677
Retirement Fencing	8 119	Grant	8 119	-
Stability Planting	172	2:1	115	57
Windbreak Treeplanting	592	2:1	394	198
Contour Furrows	81	2:1	54	27
	<u>\$44 944</u>		<u>\$27 173</u>	<u>\$17 771</u>

8.3

SPECIFICATIONS(i) Retirement Fencing

Materials: ¹/₁₀ strainer, 1 wooden post,
2 waratahs, 6 droppers,
6 No. 8 wires, 1 barb.

\$15.02/20m

Bulldozing Line
Freight
Labour

2.00

1.50

9.00

\$27.52/20m\$1375/km

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(ii) Conservation Fencing

<u>Materials:</u>	<u>1</u> 10 strainer, 1 wooden post, 2 waratahs, 6 droppers, 6 12½ g. wires, 1 barb.	12.00/20m
Bulldozing line		1.50
Freight		1.50
Labour		8.50
		<hr/>
		23.50/20
		<hr/>
		\$1175/km

(iii) Cattleproofing

<u>Materials:</u>	1 post, 3 waratahs, 1 barb.	5.90/20m
Freight		1.00
Labour		3.50
		<hr/>
		10.40/20m
		<hr/>
		\$520/km

(iv) Windbreak Treeplanting

<u>Materials:</u>	as for conservation fencing	12.00/20m
Freight		1.20
Labour		8.00
		<hr/>
		21.20/km
<u>Trees:</u>	2 rows P. nigra or ponderosa 1 row C. deodara or C. arizonica 3m x 3m spacings planted	3.00
Ground Spraying		1.00
		<hr/>
		25.20/20m
		<hr/>
		\$1260/km

(v) Oversowing and Topdressing

Fertilizer:	250 kg/ha 400s super with freight, flying, less subsidies. \$55/tonne	\$13.75/ha
<u>Seed:</u>	3 kg Cocksfoot 1.20/kg	3.60
	0.5 kg Dogstail .88/kg	0.44
	2 kg White Clover 1.10/kg	2.20
	2 kg Alsike 1.15/kg	2.30
	0.5 kg Lotus Major 6.50/kg	3.25
		<hr/>
		11.79
	Pelleting	4.00
	Flying Seed	2.00
	Total Seed	<hr/>
		17.79/ha
		<hr/>
		\$1.54/ha

"RELEASED UNDER THE OFFICIAL INFORMATION ACT" break Access Tracks

To Waitaki Catchment Commission Specifications.

\$400/km

(vii) Stability Planting

Cost per pole	.70c
Sleeve	.40c
Planting	.50c

\$1.60 at a rate of 160 poles
 ———per ha 256/ha

(viii) Contour Furrows

To the specifications and supervision of the
 Waitaki Catchment Commission. \$12/ha.

9. Management Patterns

9.1 At the present time, there is a surplus of growth on the property, due to intensive O.S.T.D. assisted by favourable seasons.

Stock numbers haven't increased significantly in the last two years, however, it is proposed to put 2000 ewes to the ram and a gradual increase will follow, subject to satisfactory performances being maintained.

Wethers will continue to graze in the higher altitude areas below the retirement fence, which is proposed for construction next summer. They will also be used to assist in roughage control where required, particularly in the Lower Back Basin and the dark lying areas of the front blocks.

Cattle numbers will continue to increase. The present herd of 70 cows has been built up over 5 years from 30 heifers. It is proposed to increase at this stage to 100 cows, and carry steers through as stores to assist roughage control, finishing them on the lower country.

The lower depleted facings will continue to improve with regular summer spelling, and maintenance topdressing. Roughage control is largely being achieved by grazing.

The Lower Back Basin will be a valuable area for ewes after weaning enabling winter blocks to be spelled near the homestead.

9.2 Present and Proposed Stocking

Present: 3070 sheep including 1820 ewes and 500 wethers.
 116 cattle including 70 cows.

Proposed: 3660 sheep including 2300 ewes and 500 wethers.
 170 cattle including 100 cows and 25 steers.

10. Future Tenure High Altitude Lands on The St. Mary Range
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It is proposed that when retirement is complete, that the area above the retirement fence be surrendered from the lease and incorporated into a Catchment Management area for the St Mary's Range, as approved by the Land Settlement Board. There will be provision for emergency grazing above the retirement fence as agreed between the Department of Lands & Survey and the Commission.

11. Finance and Economics

11.1 Financial Analysis

The programme can be financed from the resources of the property, so long as returns for pastoral products are at a satisfactory level and development costs do not increase markedly. The performance of stock is at a satisfactory level, although calving and wool weights are expected to improve.

11.2. Economic Analysis

For the expenditure of \$45,000 including the runholders contribution of \$17,700, benefits are anticipated as follows:

- (a) Improvement of cover and stability on 1105 ha high altitude land retired from grazing and on 415 ha in the Winter Wether block on which O.S.T.D. will be carried out for improvement of vegetative cover and stability. This along with the improvement of cover that is taking place on the Lower altitude areas will assist in better regulation of stream flow and improved water supplies, from both the Awakino and Awahokomo Catchments.
- (b) Retirement of high altitude lands will integrate with retirement of adjoining properties and so assist towards future implementation of a Catchment Management area for the St Mary's Range.
- (c) Reduction of fire hazard on tussock grassland areas at intermediate altitude.

12. Legal Agreement

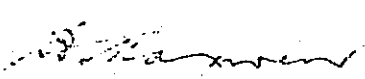
A legal agreement will be operative if plan is approved and subject to the owner's acceptance of any terms of approval.

13. Plan Prepared By:

Planning: P.A. Hurst

Acknowledgements: Mr D. Stevenson, Dept. of Lands & Survey.
Mr G. McFadden, Ministry of Agriculture
and Fisheries.

Certified for Approval:


R.V. Maxwell
Chief Soil Conservator

MEMORANDUM

15 FEB 1994

FILE:

TO: David Pickens, ALEXANDRA

FROM: Kit Mouat, CHRISTCHURCH

DATE: 14 February 1994

RE: BELLAMORE RUN : PARTIAL LAND SURRENDER

I have no doubt that the surrender in this case is enforceable. Transfer to Nowell was consented to subject to them acknowledging the surrender requirement and further their undertaking to sign the surrender document. Their undertaking is clear that "... we undertake to sign the necessary Memorandum of Partial Surrender when it is available." On the basis of this the Crown has surveyed the area to be surrendered. The solicitors have said that Mr Nowell has reassessed his position and does not wish to proceed at this stage and then refers to reclassification. This is not an option. Surrender has no bearing on tenure review. It is an excuse for delay.

If you haven't already done so, send the solicitors a copy CCL's 24 March 1984 consent letter and the lessees' undertaking of 5 April 1984. Politely remind him that the surrender document has been with him for some time and it is now time to honour the undertaking.



C.D. Mouat
CORPORATE SOLICITOR

31 January 1994



Mr C T Mouat
Landcorp Property Limited
P O Box 142
CHRISTCHURCH

Dear Kit,,

RE: BELLAMORE RUN - PARTIAL LAND SURRENDER

Could you please provide a legal opinion on the following situation - the attached information also refers:

BACKGROUND

A soil and water plan for Bellamore involved some land retirement and surrender (825 ha, confirmed by DOSLI survey in 1988). When the property was sold to the present lessees in 1984, a condition of transfer was that the new lessees agree to the deal entered into with the previous lessee (R C Croft), which was accepted and actioned (as per attached information).

Landcorp prepared the partial surrender documents and forwarded them to the lessees' solicitor in 1990 for execution.

Signing of these has been stalled by the lessees who can perceive some trade-off benefit re possible tenure exchange.

We are of the opinion that the land surrender should proceed on the basis of the foregoing agreements.

(The pastoral lease was renewed from 1 July 1991 using the rental value based on the land exclusive of the 825 ha, with registration as actioned by the lessees' solicitor, but the following entry on title describes the balance of land as Section 1 only (1471.58 ha which was at resurvey, Sections 1, 3 and 4) by notice of new appellation, and also includes Section 2 (825 ha) because the land surrender was unactioned).

Could you please confirm that the land surrender is enforceable.

Yours faithfully

D V Pickens
for Manager, Alexandra
LANDCORP PROPERTY LIMITED

ALEXANDRA OFFICE
4 LIMERICK STREET
PO BOX 27
ALEXANDRA NZ
DX 17726
PHONE 0 3 448 6935
FAX 0 3 448 9099

TIMPANY WALTON

BARRISTERS AND SOLICITORS

Partners:

David Bruce Timpany LL.B
Adrian John Philip More LL.B A.Arb.INZ
Richard Bertram Walton LL.B (Hons)
Anthony John Shaw LL.B A.Arb.INZ
Norman John Scott LL.B A.Arb.INZ
Grant James Anderson Proudfoot BA LL.B

Address:

11 Strathallan Street,
Timaru

Postal Address:

P.O. Box 240, Timaru,
New Zealand

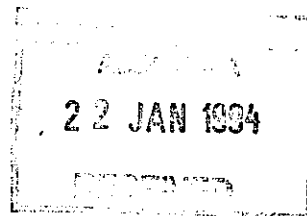
Communications:

Telephone 0-3-688 6056
Fax 0-3-688 8037
Starnet LLG019

Our Ref:

D B Timpany
21 January 1994

The Manager
Landcorp Property Limited
P O Box 27
ALEXANDRA



PARTIAL SURRENDER - B W AND C A NOWELL

Thank you for your letter of 17 January which we have discussed with Mr Nowell. We have your earlier correspondence and have to advise that Mr Nowell has reassessed his position and does not wish to proceed with the surrender at this stage until satisfactory arrangements are made.

Mr and Mrs Nowell would like to pursue the reclassification of the balance of their land of some 1,400 hectares approximately with a view to having it freeholded. We should be grateful if you could advise us concerning this. We understand Mr Nowell may have already written to you about this.

We look forward to hearing from you accordingly.

TIMPANY WALTON

Per:


Bruce Timpany

DBT:RAG:NOWELL:LET

ACTION BY: David
JOB No: 8712
COMPLETION: 18/2/94

- Pse check enforceability of rumpkin.
- I will need to check reply on tenure review with Dave Gullen.

LAWLINK

Folio records re net/secondary/transfer issues.
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(file research
 notes)

R.F. came under 3rd survey (1976/77 - 1979/80)

Folio 226 - indicates retirement was suggested by lessee (Dick Craft) 13/10/72
 r.f. concept (plus that envisaged for many years) supported by L.S.

F 236 - copy survey and proposed R.F. - proposed area 1105 ha. (actual surveyed area is 825 ha)

F 237 - Pt 3 of report (p. 12) recommends that the net land should revert to the Crown to be included in the proposed St Mary's Bay report plan

as @ June 1978

F 249 - R.F. completed. M. Hanning suggested that action be initiated to secure the retired portions & include in St M Area (but footnote advises to wait until further discussion held with lessee)

F 260 - Report by Hanning 10/12/79 - request follow-up memo to Chief Surveyor to survey, and surrender agreement be registered in Land Titles Office, & noted on lease (noted by C.F.O. Grogan)

F 261 - request to Chief Surveyor 27/2/80
 15/1/82

F 264 - A. Still's report - still awaiting survey action.

F 279 - application by B. Nowell to lessee dated 11/1/84

F 280 - A. Still reports 31/1/84: (c) P3 - "Retirement achieved under 2nd survey is being undertaken to legalise surrender"

E. Card adds as footnote: "Lessee needs to be made aware of pending Land Surrender."

29/3/84

F 285 - letter from C.C. to Vendor Sales that land retirement has commenced & is to be surrendered from lease when survey completed & sign necessary Partial Surrender when available, etc

F 286 - letter from Richard's Sales 12/4/84, agreeing to Spec Cards / Undertaking's esp. Clause 2 relating to above, & signed by incoming lessee i.e. agreeing to surrender.

Note D. Sawyer requests action on survey asap

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- F 296 - request from C.E. to Staff Surveyor Keen, to undertake survey
footnote: Keen advises that field ~~survey~~ work almost complete for
survey at 27/5/86 i.e., preparation (?)
- F 305 - from G. Patricia re dispatch note for survey. Has received C.E. to
forward A/C to DOC.
- F 306 - 12/2/88 letter from DOSL to Branch Mgr L.C. re advising
of completed survey + maps attached.
- F 307 - 23/2/88 M Keen to R.M. DOC re surrender
- F 309 - 31/5/88 - M Keen following enquiry to R.M. DOC
- F 310 - 3/6/88 request from R.M. DOC to supply a map
- F 311 - 22/6/88 reply from M Keen, advising that surrender was being arranged
from DOC Dn., a plan should be obtained from DOC Reg. office
- F 313 - 7/7/88 M Keen seeking progress re surrender,
other comments by ? "Described letter L. Patricia, Dn. a Dn.,
thought L.C. would be undertaking the legal work"
- F 315 - 21/7/88 - C Hamstead advises of an Action sheet for surrender on
C.V. that was subject to survey. Request a copy
along with CL 386/87 (No Action sheet exists)
from DOC unless Chris thought F 361 was appropriate
- F 320 - 23/2/89 - Chris seeks advice on action taken to date, appropriate
- F 327 - 11/6/89 - reply from L. Patricia DOC Dn. requesting that the
Dept. be advised that the area will soon be available
* for transfer to DOC.
- F 331 - 22/1/90 DOC seeking advice on further progress re transfer
to DOC.
- * Cruz probably lies here ?



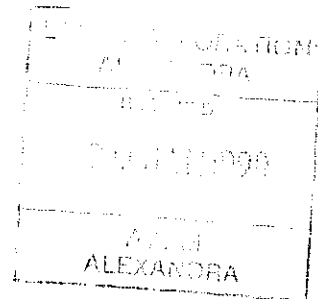
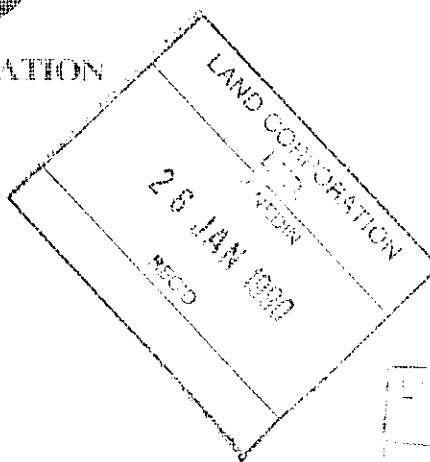
CONSERVATION

F 1/25/87
MH/PB

Field Centre Manager
Department of Conservation
Private Bag
TWIZEL

22 January 1990

District Manager
Landcorp
PO Box 5744
DUNEDIN



Dear Sir

RETIREMENT OF LAND - BELLAMORE LEASE

Please find attached a copy of our letter to you on 11 June 1989.

Could you please advise if further progress has been made on the transfer of this retired and surrendered land.

Yours sincerely

Martin Heine

for

R Young
Field Centre Manager
TWIZEL

David/Suzanne

9/10/90 - as per my letter of 1/10/90
I am sorry that I have not been able to
do more to help you.



CONSERVATION

F 1/25/87
AWP/PJB

District Conservator
Department of Conservation
Private Bag
TWIZEL

11 June 1989

District Manager
Landcorp
PO Box 5744
DUNEDIN

ATTENTION: MRS C A LAINSDALE

Dear Mrs Lainsdale

RETIREMENT OF LAND BELLAMORE LEASE

Apologies for the delay in replying to your previous correspondence.

The Department of Conservation - Twizel has had the 825 ha of retired land surveyed by D.O.S.L.I - Dunedin. Therefore Landcorp can now arrange for the area to be taken out of the lease.

Could you also please advise the Department of Lands that the area will soon be available for transfer to the Department of Conservation.

Yours faithfully

A W Perriam
Conservation Officer
OMARAMA

FOR M J Heine
District Conservator
WAITAKI

Reply to: DUNEDIN



Our Ref: P 205
O 98
Your Ref: CW:SM

22 June 1988

The Regional Manager
Department of Conservation
Private Bag
CHRISTCHURCH

Attention: Carol Wallace

Dear Sir

SURRENDERED HIGH COUNTRY AREAS

I refer to your letter of 3 June 1988 requesting plans showing retired areas surrendered from Bellamore, Awakino, Kurow Hill and Roseneath properties.

Kurow Hill and Roseneath are both Renewable Leases and to track down the appropriate files I require either the legal descriptions or the names of the lessees.

Bellamore and Awakino are pastoral lease and pastoral occupation licences respectively.

No land is being surrendered from Awakino. The situation there was that Awakino was under Renewable Lease. As part of a freeholding deal it was agreed to surrender 800 hectares as identified by a soil and water conservation plan and issue a pastoral occupation licence over that area with a deferred payment licence issuing over the balance 1730 hectares.

|| In accordance with the St Mary's Range Management Plan 2296.58 hectares is being surrendered from Bellamore Station. The surrender is being arranged by your Departments Dunedin Office who have arranged for the survey and have the approved survey plans. Accordingly you should contact that office for a copy of the plans.

Yours faithfully

M 22/6
M Kerr
for Branch Manager

Invercargill Branch

Land Corporation Building
192 Spey Street
P.O. Box 825
Invercargill
New Zealand
Telephone (021) 44-489
Fax (021) 88-628

Dunedin Office

258 Stuart Street
P.O. Box 5744
Moray Place
Dunedin
New Zealand
Telephone (024) 740-571
Fax (024) 775-162

Alexandra Office

Limerick Street,
P.O. Box 27,
Alexandra
New Zealand
Telephone (0294) 86-935

Te Anau Office

New Zealand Post Building
Milford Road
P.O. Box 28
Te Anau
New Zealand
Telephone (0229) 7519

5 April 1984

The Commissioner of Crown Lands
Department of Lands & Survey
P.O. Box 896
DUNEDIN.

Dear Sir,

Re: Transfer: R.C. & P.E. Croft to B.W. & C.A. Nowell

We, Bruce Winston Nowell and Christine Anne Nowell, the purchase abovenamed, confirm and undertake that:

1. Financial arrangements are confirmed.
2. That 1,074 hectares of Pastoral Lease No. 205 has been retired from grazing and is to be surrendered from the Lease when the survey is completed and we undertake to sign the necessary Memorandum of Partial Surrender when it is available.
3. That we are aware of the personal stock limitations and in particular the following block limits:
 - (a) Large back basin 600 wethers for 3 months over summer.
 - (b) Whether block - 600 wethers for 4½ months late spring early summer

Signed:

B.W. Nowell

B.W. Nowell

C.A. Nowell

C.A. Nowell

OK

Re. folio 261 and above.

Could you please return this survey a.s.e.p. as discussed with Mr. Payton.

We are being requested to do this work in accordance with the new W.S.B. policy on retirement & surrender.

D.S. 150 3/9/84

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WAITAKI CATCHMENT COMMISSION AND REGIONAL WATER BOARD

COMMISSION

SOIL AND WATER CONSERVATION PLAN NO 1

Mr R C Croft "Bellamore" Kurow

Programme Review: 3rd Programme

1 COMPLETED WORKS

Year	Job No	Total Cost	Total Grant	Net Grant
1976/77	6, 13 pt, 14, 15 pt, 18 pt, 19 pt	11,741	8,254	6,136
1977/78	8, 13 pt, 15 pt, 18 pt, 19 pt, 24	15,614	12,057	9,239
1978/79	20 pt	3,794	1,897	1,213
1979/80	5 pt, 21 pt	1,100	565	366
1980/81	20 pt	3,616	1,808	1,156
		<u>\$35,865</u>	<u>\$24,581</u>	<u>\$18,110</u>

2 EVALUATION OF PROGRAMME

During the last year 10 tonne of super followed the seed applied to the Front Wether block. The maintenance programme is 50 tonne of super per year (125 kg/ha every third year) over the property. Most of the OSTD blocks now have good grass and clover swards. Some difficulty still exists controlling snowgrass tussock on these blocks but it is gradually being replaced by short tussock.

3 STOCK

Total sheep 3 900 including 2 380 ewes and 520 wethers.

Total cattle 110 including 60 cows and 30 yearlings.

Lambing 112% Calving 93% Wool Weight 3.95 kg/hd 1070 fat lambs.

4 PROPOSED PROGRAMME 1981/82

Job 6 pt	Cattleproofing: Duffeys	0.2 km
Job 7	Cattleproofing: Awakino boundary	3.5 km
Job 9	Cattleproofing: Sunny Peaks boundary	2.9 km

5 ESTIMATED COSTS

Job No		Total Cost	Rate	Grant	Local Share
6 pt	Cattleproofing	140	50%	70	70
7	Cattleproofing	2,442	50%	1,221	1,221
9	Cattleproofing	2,024	50%	1,012	1,012
		<u>\$4,606</u>		<u>\$2,303</u>	<u>\$2,303</u>

6 RECOMMENDATION

That funds be made available from the 1981/82 allocation.

A M Shearer
WATER & SOIL CONSERVATOR

9 December 1981

WORKS FINANCE APPROVALS

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PRC PARTY NAME: Bellamore No. 1
 Total Subsidy Paid on All Works to Date: 23593
 Programme Years: 1976 - 1981
 Approved at Meeting of: February 1976
 Total Programme Approved: 30599

<u>Completed Works to Date</u>		<u>Total Subsidy Paid</u>
<u>Job Nos.</u>		<u>to Date:</u>
Pt 6, 13, 14, 15, 18, 19,	1976/1977	3254
Pt 8, 13, 15, 18, 19, 24,	1977/1978	8888
Pt 19, 20	1978/1980	5066
Pt 21, Pt 5	1979/1980	565
		<u>Total Paid</u> \$22773

<u>Programme Works Proposed for Current Financial Year</u>			
<u>Job Nos.</u>	<u>Estimated Total Cost</u>	<u>Subsidy Rate</u>	<u>Subsidy Payable</u>
Pt 6	140	50%	70
7	2442	50%	1221
12	1884	50%	942
Pt 20	2684	50%	1342
			<u>Subsidy Payable</u> \$3575

3. Additional Programme Works Proposed for Current Financial Year

<u>Job Nos.</u>	<u>Estimated Total Cost</u>	<u>Subsidy Rate</u>	<u>Subsidy Payable</u>
-----------------	-----------------------------	---------------------	------------------------

Subsidy Payable \$

(Estimated total cost is inclusive of contingencies and scale fees)

4. Finance Summary

Approved Programme \$ 30599
 Programme Subsidy Increase \$
 Balance of Programme \$4251

\$ 30599

\$ 30599

WAITAKI CATCHMENT COMMISSION AND REGIONAL WATER BOARD

Commission

Soil and Water Conservation Plan No. 1

Mr R.C. Croft, "Bellamore", Kurow.

PROGRAMME REVIEW

5th Year - 3rd Programme

1. Works Completed

<u>Year</u>	<u>Job No's</u>	<u>Total</u>	<u>Subsidy</u>
1976/77	6, 13pt, 14, 15pt, 18pt, 19pt.	11 741	8 254
1977/78	8, 13pt, 15pt, 18pt, 19pt, 24.	15 614	12 057
1978/79	20pt.	3 794	1 897
1979/80	5pt, 21pt.	1 100	565
		<u>\$32 249</u>	<u>\$22 773</u>

2. Evaluation of Programme

Intense rainfalls in the autumn damaged floodgates and the intake for the Awahokomo Water Scheme. The O.S.T.D. areas responded well to the high moisture levels during the last year. Vegetative cover on the lower sunny faces is improving rapidly. 70 tonne of maintenance superphosphate was applied in the autumn. The area covered included the area burnt last year. An escaped permit fire this year burnt a large area of the wether block. 600 kg of seed has since been applied to this block by helicopter.

3. Stock

Total sheep 3 600 including 2 100 ewes and 500 wethers.

Total cattle 80 including 60 cows.

Lambing 110% Calving 88%.

Wool weight 3.6 kg/head. 1380 lambs fattened.

Contd/...

4. Proposed Programme 1980/81

This programme is nearing completion, the main works left being cattleproofing of old fencelines.

Job 6 pt	Cattleproofing:	Duffeys.	0.2 km
Job 7	Cattleproofing:	Awakino boundary.	3.5 km
Job 12	Cattleproofing:	Wether block.	2.7 km
Job 20 pt	O.S.T.D.:	Front Wether block	60 ha

5. Estimated Costs

<u>Job No.</u>		<u>Total Cost</u>	<u>Rate</u>	<u>Subsidy</u>	<u>Local Share</u>
6pt	Cattleproofing	140	50%	70	70
7	Cattleproofing	2 442	50%	1 221	1 221
12	Cattleproofing	1 884	50%	942	942
20pt	O.S.T.D.	2 684	50%	1 342	1 342
		<u>\$7 150</u>		<u>\$3 575</u>	<u>\$3 575</u>

6. Recommendation

That the above programme be approved.

A.M. Shearer
Water & Soil Conservator
 13 October 1980

Recommendation endorsed:

A.D. Horn
Chief Technical Officer
 13 October 1980

Soil and Water Conservation Plan No.1.

Council

R.C. Croft, "Bellamore" Station, Kurow.

REVIEW OF 5 YEAR PROGRAMME 1969-1974.

*Approved under
delegated authority*

1. General.

Following the initial Run Plan, which was basically a project to demonstrate soil conservation techniques in depleted tussock grasslands, the second 5-year programme aimed at grazing control on mid-altitude areas of the property. This was through a programme of conservation fencing, oversowing and topdressing, firebreak access tracks and cattleproofing. Grazing was controlled on depleted sunny aspects and intensive grazing applied for roughage control on areas of rank growing tussock, especially snowgrass.

While not all works in the programme have been carried out, proposals for conservation fencing, oversowing and topdressing and one strategic fire break have been completed. The remaining works will be incorporated into the third conservation programme, the principal objective of which will be retirement of high altitude lands.

2. Summary of Soil and Water Conservation Works and Subsidies Paid.

2.1 1956-61 Programme

	<u>Total Cost</u>	<u>Subsidy</u>
Contribution from Conservation fencing 128 ch (256 km)	\$902	\$451
Property in trees Cattleproofing 230 ch (4.6 km)	440	220
O.S.T.D. 920 ac (320 ha)	2510	1255
Windbreak Treeplanting 60 ch (1.2 km)	448	224
Lucerne Establishment 38 ac (15 ha)	268	134
	<u>\$4908</u>	<u>\$2454</u>

2.2 1970-74 Programme

<u>Job No.</u>	<u>Total Cost</u>	<u>Rate</u>	<u>Subsidy</u>
1,4 Conservation fencing & 11 451 ch (9.02 km)	\$5261	2:3	\$2272
10 Conservation fencing .. 104 ch (2.08 km)	1377	1:1	743
16 O.S.T.D. 320 ac (130 ha)	1354	1:2	486
17 Strategic Firebreak 140 ch (2.8 km)	500	1:2	180
	<u>\$8492</u>		<u>\$3681</u>

*Please arrange for \$10.
to supply his components
as I can advise \$40.
& C.P.A.O.
16/2/76*

	<u>Total Cost</u>	<u>Subsidy</u>
2.3 <u>Total Cost to Date:</u>	\$13,400	\$6,100

3. Evaluation of Programme

There has been a very satisfactory improvement of vegetative cover on depleted sunny aspects, which has been aided by two spring and early summer periods with adequate rainfall, as well as improved grazing control by fencing. Oversowing and topdressing (1300 ha to date) have assisted not only depleted sunny facings, but have also increased the palatability of rank tussock growth on dark facings, and at mid altitude. Cattle grazing has assisted in controlling roughage, along with intensive mob stocking with ewes in late autumn and winter. Salt has been used to encourage stock into very thick areas of snowgrass tussock. Burning still has to be used as a last resort to open up these areas for stock.

The system of tracks aids the management of the property for mustering, stock movement as well as fire control.

4. Stock

4.1 Stock Numbers have increased as follows:

<u>Year</u>	<u>Ewes</u>	<u>Wethers</u>	<u>Hoggets</u>	<u>Rams</u>	<u>Total Sheep</u>	<u>Cattle</u>	<u>s.u.</u>
1956	869	950	200	20	2040	19	1657
1961	1000	980	350	26	2356	30	1934
1969	1370	1030	510	30	2890	Nil	2236
1975	1820	500	700	50	3070	116	2977

4.2 Performances have also improved:

<u>Year</u>	<u>Wool/head</u>	<u>Lambing %</u>	<u>Fat Lambs Sold</u>
1956	8.5 lb 3.8 kg	90	453
1961	9.6 4.35	98	521
1969	9.9 4.49	105	720
1975	9.8 4.44	110	1250

5. Management

It is proposed to continue with a flock of 500 wethers. These prove to be the best foragers in the mid altitude areas of the Back Basin and the Winter Wether Block. They are also particularly useful in assisting roughage control by following rotated mob stocked ewes in late autumn and winter.

The freehold farm area is highly developed and producing sufficient hay for winter requirements. The irrigation system is the life blood of the property, ensuring both winter and fattening feed for old and young stock.

A small area of cocksfoot is being harvested for oversowing on the hill blocks.

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Lucerne is being affected by eel worm and a main stand is being cultivated for turnips. An eel worm resistant variety will have to be used to sustain lucerne production.

An air strip has been constructed, greatly assisting the economical spreading of fertilizers.

6. Third Soil and Water Conservation Programme

6.1 General: It is necessary to continue with the programme of works for Bellamore, not only to complete the works already approved, but also to incorporate retirement of the high altitude area on the St. Mary's Range and necessary additional conservation works.

7. Soil and Water Conservation Works

7.1 Retirement Fencing: As part of a programme for retirement on the St. Mary's Range, a total of 4.4 km of retirement fence will be erected. (Job 19). This will exclude all Class VIII and a large proportion of severely eroded Class VII lands from grazing. The area above the retirement fence is 1105 ha. Offsite grazing will be required for 200 wethers, the estimated carrying capacity of the retirement area. This will be provided by O.S.T.D. in the lower back basin (Job 18). 160 ha of O.S.T.D. is sufficient to provide for twice the stock units displaced. The block will be used by wethers in summer, followed by ewes and cattle in the autumn period.

200 wethers displaced = 140 s.u.

Twice equivalent grazing has to be found = 280 s.u.

160 ha present carrying .75 su/ha (.3/ac) = 120 s.u.

By O.S.T.D. increase to 2.5 su/ha (1 su/ac) = 400 s.u.

An increase of 280 s.u.

7.2 Conservation Fencing: Job 15. The proposed line for this conservation fence in the Back Basin will be altered to incorporate all the lower improvable Class VI soils into the Lower Back Basin block. This block will provide offsite grazing for wethers displaced as well as autumn grazing for ewes, thus effectively saving the lower front country for better winter and early spring grazing for ewes.

A conservation fence in Ewe block 1 (Job 23) will separate the lower depleted and severely eroded north-west slope in this block, so that this area gets necessary spelling through the summer and autumn seeding period.

7.3 Strategic Firebreak Access Tracks. Approval has already been granted for the two tracks (Jobs 13 and 14).

7.4 Oversowing and Topdressing.

Provision of offsite grazing has already been discussed (sec. 7.1). The moderately and severely eroded Big Ben soils in the Winter Wether Block are proposed for O.S.T.D. for improvement of vegetative cover and stability (Job 19, 250 ha). If available, Lotus Major will be incorporated

Good ops established up
to 3000 ft.

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with the mixture. Grazing control to assist improvement of cover will be achieved by light grazing with wethers in the autumn, as these sheep are used to assist roughage control after the ewes in the lower blocks in late autumn and winter.

- 7.5 Cattleproofing: The cattleproofing programme already approved will proceed with minor additions. Job 5 will extend from the Awahokomo Stream to the south of the Wether Block, extending the length by 1.3 km to 3 km. Job 9 will extend up the Sunny Peaks boundary to the proposed retirement fence, an extra 1.5 km to total 2.9 km.
- 7.6 Windbreak Tree Planting: Two windbreaks are planned on the cultivated farm area: Job 22, 0.15 km at the mouth of a gully near the homestead, and Job 24, 0.2 km.
- 7.7 Stability Planting: Job 21 is space planting an area of 0.5 ha with poplar poles. The area is subject to mass movement.
- 7.8 Contour Furrows: Job 25 - 5 ha will be contour furrowed. The area is impractical to cultivate and the furrows will assist control of runoff and improve soil moisture.
- 8.1 Estimated Cost (Includes 10% contingencies and scale fees)

<u>Job No.</u>	<u>Year 1: 1976/77</u>	<u>Total Cost</u>	<u>Rate</u>	<u>Subsidy</u>	<u>Local Share</u>
6	0.8 km Cattleproofing	\$558	1:1	\$279	\$279
7	3.5 km Cattleproofing	2 442	1:1	1 221	1 221
8	1.8 km Cattleproofing	1 256	1:1	628	628
9	2.9 km Cattleproofing	2 024	1:1	1 012	1 012
13	2.8 km Strategic Fire-break	1 503	2:1	1 002	501
14	2.8 km Strategic Fire-break	1 503	2:1	1 002	501
15	2.0 km Conservation fencing	3 154	1:1	1 577	1 577
18	160 ha O.S.T.D.	6 772	1:1	3 386	3 386
19	4.4 km Retirement fencing	8 119	Grant	8 119	-
		<u>\$27 331</u>		<u>\$18 226</u>	<u>\$9 105</u>

Year 2: 1977/78

20	250 ha O.S.T.D.	\$10 582	1:1	\$5 291	\$5 291
5	3.0 km Cattleproofing	2 094	1:1	1 047	1 047
		<u>\$12 676</u>		<u>\$6 338</u>	<u>\$6 338</u>

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<u>Job No.</u>	<u>Year 3: 1978/79</u>	<u>Total Cost</u>	<u>Rate</u>	<u>Subsidy</u>	<u>Local Share</u>
21	0.5 ha Stability Planting	\$172	2:1	\$115	\$ 57
22	0.15km Windbreak Treeplanting	254	2:1	169	85
12	2.7 km Cattleproofing	1 884	1:1	942	942
		<u>\$2 310</u>		<u>\$1 226</u>	<u>\$1 084</u>
<u>Year 4: 1979/80</u>					
23	1.4 km Conservation Fencing	2 208	1:1	1 104	1 104
24	0.2 km Windbreak Treeplanting	338	2:1	225	113
25	5 ha Contour Furrows	81	2:1	54	27
		<u>\$2 627</u>		<u>\$1 383</u>	<u>\$1 244</u>
<u>Total Estimated Cost of Programme</u>		<u>\$44 944</u>		<u>\$27 173</u>	<u>\$17 771</u>

8.2 Summary

Cattleproofing	\$10 258	1:1	\$5 129	\$5 129
Strategic Fire breaks	3 006	2:1	2 004	1 002
Conservation Fencing	5 362	1:1	2 681	2 681
O.S.T.D.	17 354	1:1	8 677	8 677
Retirement Fencing	8 119	Grant	8 119	-
Stability Planting	172	2:1	115	57
Windbreak Treeplanting	592	2:1	394	198
Contour Furrows	81	2:1	54	27
	<u>\$44 944</u>		<u>\$27 173</u>	<u>\$17 771</u>

8.3 SPECIFICATIONS(i) Retirement Fencing

Materials: ¹10 strainer, 1 wooden post,
2 waratahs, 6 droppers,
6 No. 8 wires, 1 barb. \$15.02/20m

Bulldozing Line 2.00
Freight 1.50
Labour 9.00

\$27.52/20m\$1375/km

(ii) <u>Conservation Fencing</u>	
<u>Materials:</u>	<u>1</u>
	10 strainer, 1 wooden post,
	2 waratahs, 6 droppers,
	6 12½ g. wires, 1 barb.
Bulldozing line	12.00/20m
Freight	1.50
Labour	1.50
	8.50
	<hr/>
	23.50/20
	<hr/>
	\$1175/km
(iii) <u>Cattleproofing</u>	
<u>Materials:</u>	1 post, 3 waratahs,
	1 barb.
Freight	5.90/20m
Labour	1.00
	3.50
	<hr/>
	10.40/20m
	<hr/>
	\$520/km
(iv) <u>Windbreak Treeplanting</u>	
<u>Materials:</u>	as for conservation fencing
Freight	12.00/20m
Labour	1.20
	8.00
	<hr/>
	21.20/km
<u>Trees:</u>	2 rows P. nigra or ponderosa
	1 row C. deodara or C. arizonica
	3m x 3m spacings planted
Ground Spraying	3.00
	1.00
	<hr/>
	25.20/20m
	<hr/>
	\$1260/km
(v) <u>Oversowing and Topdressing</u>	
Fertilizer:	250 kg/ha 400s super with freight,
flying, less subsidies.	\$55/tonne \$13.75/ha
<u>Seed:</u>	3 kg Cocksfoot 1.20/kg 3.60
	0.5 kg Dogstail .88/kg 0.44
	2 kg White Clover 1.10/kg 2.20
	2 kg Alsike 1.15/kg 2.30
	0.5 kg Lotus Major 6.50/kg 3.25
	<hr/>
	11.79
	Pelleting 4.00
	Flying Seed 2.00
	<hr/>
	Total Seed 17.79/ha
	<hr/>
	\$41.54/ha

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(vi) Strategic Firebreak Access Tracks

To Waitaki Catchment Commission Specifications.
\$400/km

(vii) Stability Planting

Cost per pole	.70c
Sleeve	.40c
Planting	.50c

\$1.60 at a rate of 160 poles
per ha 256/ha

(viii) Contour Furrows

To the specifications and supervision of the
Waitaki Catchment Commission. \$12/ha

9. Management Patterns

- 9.1 At the present time, there is a surplus of growth on the property, due to intensive O.S.T.D. assisted by favourable seasons.

Stock numbers haven't increased significantly in the last two years, however, it is proposed to put 2000 ewes to the ram and a gradual increase will follow, subject to satisfactory performances being maintained.

Wethers will continue to graze in the higher altitude areas below the retirement fence, which is proposed for construction next summer. They will also be used to assist in roughage control where required, particularly in the Lower Back Basin and the dark lying areas of the front blocks.

Cattle numbers will continue to increase. The present herd of 70 cows has been built up over 5 years from 30 heifers. It is proposed to increase at this stage to 100 cows, and carry steers through as stores to assist roughage control, finishing them on the lower country.

The lower depleted facings will continue to improve with regular summer spelling, and maintenance topdressing. Roughage control is largely being achieved by grazing.

The Lower Back Basin will be a valuable area for ewes after weaning enabling winter blocks to be spelled near the homestead.

9.2 Present and Proposed Stocking

Present: 3070 sheep including 1820 ewes and 500 wethers.
116 cattle including 70 cows.

Proposed: 3660 sheep including 2300 ewes and 500 wethers.
170 cattle including 100 cows and 25 steers.

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10. Future Tenure High Altitude Lands on The St. Mary Range

It is proposed that when retirement is complete, that the area above the retirement fence be surrendered from the lease and incorporated into a Catchment Management area for the St Mary's Range, as approved by the Land Settlement Board. There will be provision for emergency grazing above the retirement fence as agreed between the Department of Lands & Survey and the Commission.

11. Finance and Economics

11.1 Financial Analysis

The programme can be financed from the resources of the property, so long as returns for pastoral products are at a satisfactory level and development costs do not increase markedly. The performance of stock is at a satisfactory level, although calving and wool weights are expected to improve.

11.2 Economic Analysis

For the expenditure of \$45,000 including the runholders contribution of \$17,700, benefits are anticipated as follows:

- (a) Improvement of cover and stability on 1105 ha high altitude land retired from grazing and on 415 ha in the Winter Wether block on which O.S.T.D. will be carried out for improvement of vegetative cover and stability. This along with the improvement of cover that is taking place on the Lower altitude areas will assist in better regulation of stream flow and improved water supplies, from both the Awakino and Awahokomo Catchments.
- (b) Retirement of high altitude lands will integrate with retirement of adjoining properties and so assist towards future implementation of a Catchment Management area for the St Mary's Range.
- (c) Reduction of fire hazard on tussock grassland areas at intermediate altitude.

12. Legal Agreement

A legal agreement will be operative if plan is approved and subject to the owner's acceptance of any terms of approval.

13. Plan Prepared By:

Planning: P.A. Hurst

Acknowledgements: Mr D. Stevenson, Dept. of Lands & Survey.
Mr G. McFadden, Ministry of Agriculture and Fisheries.

Certified for Approval:

Further implementation of a very successful run plan. Approve.
R.V. Maxwell
R.V. Maxwell
Chief Soil Conservator

1181

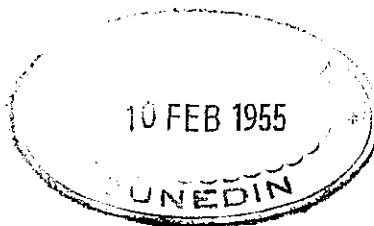
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13,183,084 18 7
985,644 4 6
10,286,561 18 2

TO THE COMMISSIONER OF CROWN LANDS

DUNEDIN



IN CONSIDERATION of the Land Settlement Board consenting to the transfer from the Trustees of the late William Robert Macaulay to me of Lease No 1181 to Run No 6 of 23 Kurow and Otamatakau Survey Districts I HEREBY UNDERTAKE with the Board that I will not without the written consent of the Board dispose of the above Lease and of the freehold area containing 343 acres 3 roods 32 poles being Section 1 Block VII Kurow District as separate properties.

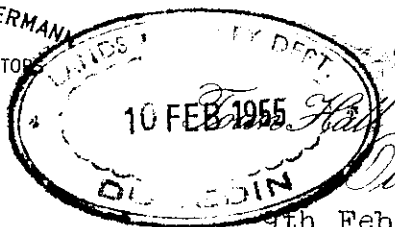
I ALSO ACKNOWLEDGE that I am aware of the conditions contained in Lease No 1181 requiring continual personal residence by the Lessee and undertake that such condition will be duly observed by me after the Lease has been transferred to me.

DATED this 7th day of February 1955

Mr. Croft.

7 81 480'881'871
9 7 449'886
8 81 199'982'01

LEE, GRAVE & ZIMMERMANN
BARRISTERS & SOLICITORS
CARL ZIMMERMANN, M.A.
SIDNEY IVATT FITCH
MARGARET SMITH MACKAY



P. O. Box 6
TELEPHONES { 1205
 1767

9th February 1955

The Commissioner of Crown Lands,

DUNEDIN

LEASES SECTION

TRANSFER
15 FEB 1955

Dear Sir,

S.G.R. 1181 Transfer Estate
W.R. Macaulay to M. Croft

senting

Liam

We duly received your letter of the 31st ult. stating the conditions on which the above transfer had been consented to by the Land Settlement Board.

5 of 23

DEBT TAKE

1 consent

We now send you an undertaking by Mr Croft that he will not dispose of the Crown leasehold nor the freehold as separate properties, without the written consent of the Land Settlement Board. Mr Croft also acknowledges that he is aware of the conditions of the lease requiring continuous personal residence, and we trust that the acknowledgement now sent will be sufficient to comply with the last two paragraphs of your letter to us of the 31st ult.

3 freehold

Section 1

ons

rsional

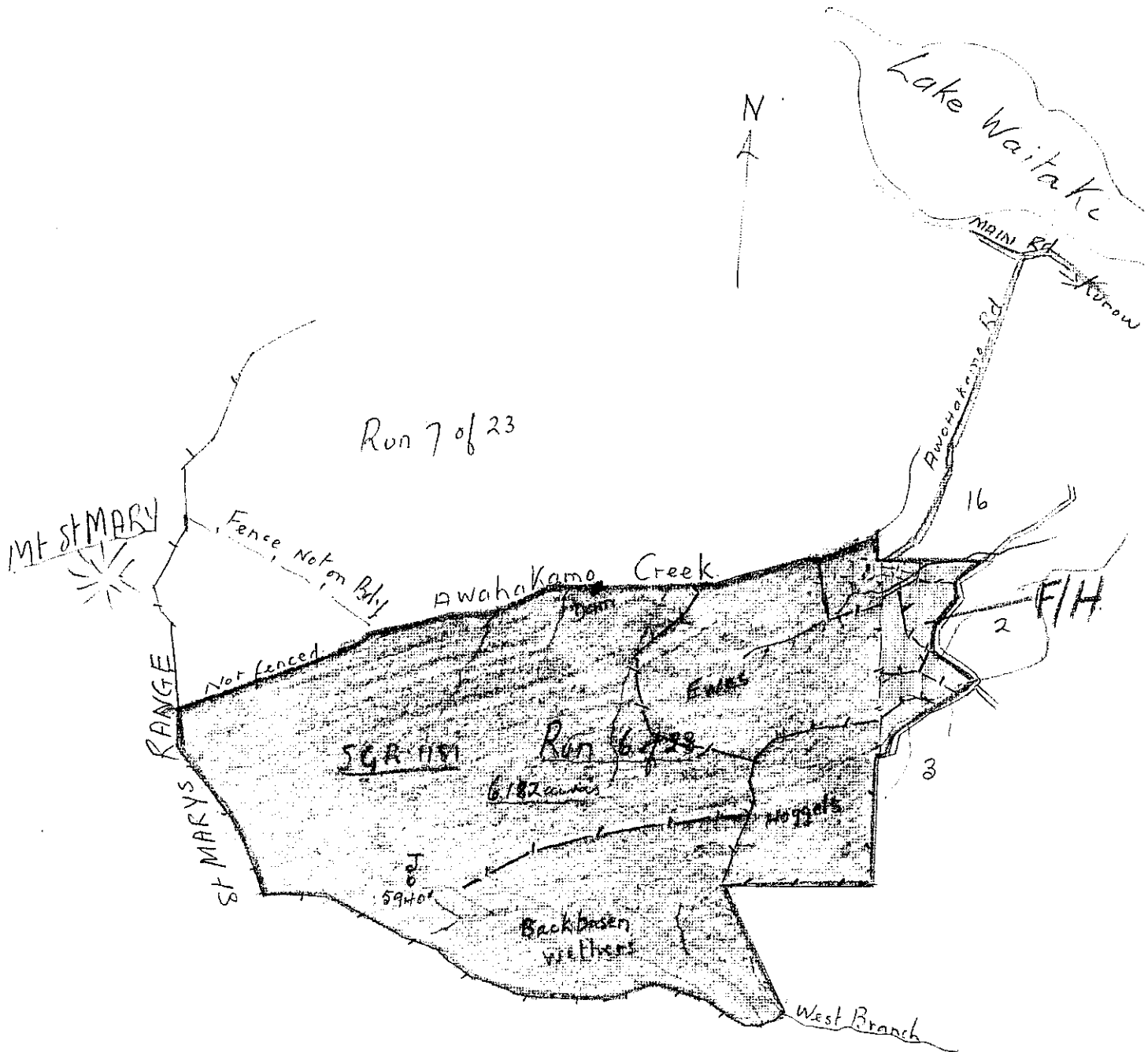
condition

een

The certificate that all rates have been paid will be lodged with you when the transfer is forwarded for registration.

Yours faithfully
LEE GRAVE & ZIMMERMANN
Per *[Signature]*

Encl



Scale 80 chains 1 inch

Run 6 of 23 and
Freehold Section 1 B/LK VII Kurrow SD

Gift 20/12/54

area	L/H.	6182
	F/H	343 - 3 - 32b
Total		6525 - 3 - 32b