

Crown Pastoral Land Tenure Review

Lease name : BREAST HILL

Lease number : PO 216

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.

April 09

From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:03 #769 P.002/016

P.216

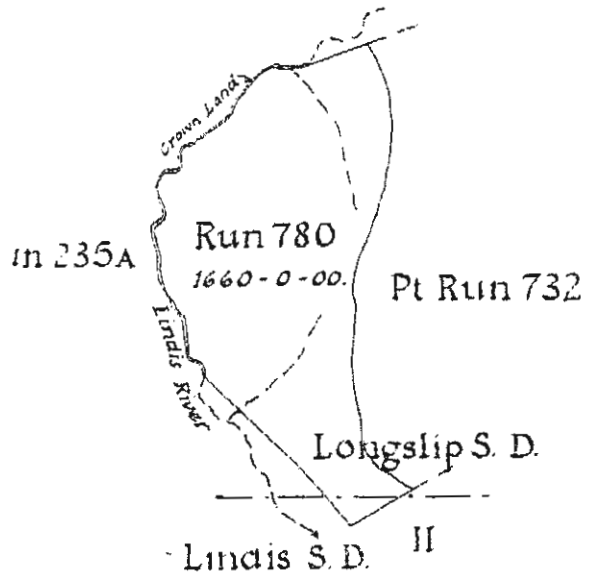
L. & S.-D. 6

CERTIFICATE OF ALTERATION UNDER SECTION 113, LAND ACT 1948

IN THE MATTER of the Land Transfer Act 1952, and the Land Act 1948,

and

IN THE MATTER of lease (license) from HER MAJESTY THE QUEEN to ERIC JAMES GOODGER and BRYAN GEORGE GOODGER, both of Tarras, farmers as tenants in common in equal shares



registered in Pastoral Lease
Vol. 386 , folio 122 , Otago Land Registry.

Scale: 60 chains to an inch.

S. O. 16902

This is to certify that on the fourteenth day of October 1969 the area of land included in the abovementioned lease was altered by the incorporation therein of the land described in the Schedule hereto and shown red in outline on the plan drawn hereon. Consequent on the increase in area aforesaid the annual rent was increased on the same date to \$257.00, and the stock limitation increased to 3,500 sheep (including not more than 990 ewes) and 10 cows.

SCHEDULE

Run 780, Block II, Lindis and Longslip Survey Districts
Area : 1,660 acres, more or less.

As witness my hand, this 14th

day of March 1970

Assistant Commissioner of Crown Lands

From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:04 #769 P.003/016

CERTIFICATE OF ALTERATION

HER MAJESTY THE QUEEN { Lessor.
Licensor.

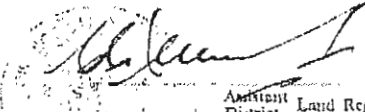
RIC JAMES GOODGER and BRYAN GEORGE { Lessee.
Licensee.
GOODGER.

ARTICULARS entered in the Register-book,

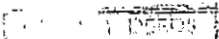
Volume 586, folio 122

day of MAR 1970 19

2:57 p.m. o'clock.


Assistant District Land Registrar of the
District of OTAGO


MWP_0015417


Date: 28 MAR 1970
Time: 2:53
Page: 3

~~20/02/2002~~
~~13:04~~
~~#769~~
~~P.003/016~~

GDL 515 - Request Manual Copy			
Document Type	INFORMATION	Request Id	40872
Reference Number	710086.1	User Id	dabercrombledu
Land District	Otago	Request Date	19/02/2002 08:41:15
Method of Delivery	Fax	Client Reference	dabercrombledu
Requested By		Status	Pending
Certified Copy			
Comments	Brest Hill		
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		
Fees		OK	Cancel

From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:08 #769 P.010/016

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, GARRY RAYMOND PATRICK of Dunedin, Property Officer

HEREBY CERTIFY -

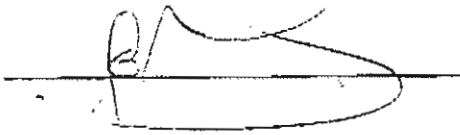
1. THAT by Deed dated the 12th day of June 1987 copies of which are deposited in the Land Registry Offices at -

- . AUCKLAND (North Auckland Registry) and there numbered B578573
- . BLENHEIM (Marlborough Registry) and there numbered 136439
- . CHRISTCHURCH (Ganterbury Registry) and there numbered 686366/2
- . DUNEDIN (Otago Registry) and there numbered 681189/1
- . GISBORNE (Poverty Bay Registry) and there numbered 167089.2
- . HAMILTON (South Auckland Registry) and there numbered H734777
- . HOKITIKA (Westland Registry) and there numbered 076748
- . INVERCARGILL (Southland Registry) and there numbered 141782
- . NAPIER (Hawkes Bay Registry) and there numbered 478751.2
- . NELSON (Nelson Registry) and there numbered 269962.1
- . NEW PLYMOUTH (Taranaki Registry) and there numbered 341775
- . WELLINGTON (Wellington Registry) and there numbered 860782.2

LAND CORPORATION LIMITED at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

- 2. THAT at the date hereof I was Property Officer of the said Corporation.
- 3. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said LAND CORPORATION LIMITED or otherwise.

SIGNED at Dunedin)
this 14th day of July)
1988)



From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:09 #769 P.011/016

MEMORANDUM OF PARCIAL SURRENDER

~~IN THE MATTER of the Land Transfer Act 1952~~

~~AND~~

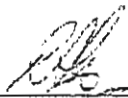
IN THE MATTER of the Land Act 1948 and its
Amendments

AND

IN THE MATTER of Pastoral Lease No 216 under
the Land Act 1948 of ALL that
piece of land situated in the
Otago Land District containing
8977.9510 hectares more or
less being Run 235A Longslip,
Lindis, Mid Hawea and Lower
Hawea Survey Districts and
Run 780 Block II Lindis and
Longslip Survey Districts
and being the whole of land
comprised and described in
the aforesaid Pastoral Lease
recorded in Register Book
Vol 386 Folio 122

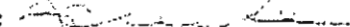
WE RUSSELL STEWART EMMERSON of Tarras Farmer ($\frac{1}{2}$ share) and the said RUSSELL STEWART EMMERSON
JEANETTE EMMERSON his wife and the TRUSTEES EXECUTORS AND AGENCY COMPANY OF NEW ZEALAND
LIMITED a company incorporated under the Joint-Stock Companies Act 1866 and having its
registered office in Dunedin ($\frac{1}{2}$ share) and the said Jeanette Emmerson ($\frac{1}{2}$ share) as tenants in common in equal shares the Lessees
under the above mentioned lease DO HEREBY SURRENDER in terms of Section 145 of the Land
Act 1948 all our estate and interest as such lessees in all that piece of land containing
160 hectares more or less being ^{Pt} Run 235A Longslip, Lindis, Mid Hawea and Lower Hawea
Survey Districts AND WE AGREE AND DECLARE THAT all and singular the covenants conditions
and agreements of the said recited lease expressed and/or implied shall continue in
force in respect of the residue of the land henceforth comprised therein as fully and
effectually as if such residue of the said land above had originally been comprised
therein AND WE HEREBY FURTHER AGREE AND DECLARE that the said surrender shall take effect
from the 31st day of December 1984.

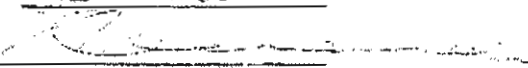
SIGNED by the said RUSSELL STEWART
EMMERSON Lessee in the presence of:



Lessee

Witness: 

Occupation: 

Address: 

From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:10 #769 P.012/016

SIGNED by the said JEANETTE

EMMERSON Lessee in the

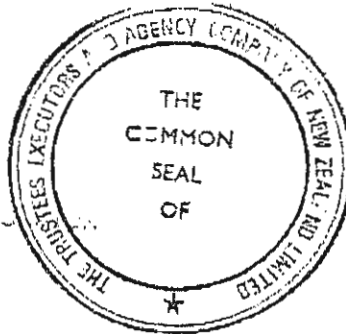
presence of:

[Handwritten signature]
Lessee

Witness:

Occupation:

The Common Seal of The Trustees Executors and Agency Company of New Zealand Limited was hereunto affixed in the presence of: *22/02/2002*



[Handwritten signature]
Authorized Signatory

~~SURRENDER ACCEPTED for and on behalf of Her Majesty the Queen as Lessor~~

~~SIGNED by the Assistant Commissioner~~

~~of Crown Lands for the Otago Land~~

~~District in the presence of:~~

~~Assistant Commissioner of Crown Lands~~

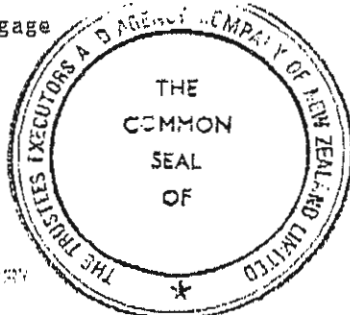
~~Witness:~~

~~Occupation:~~

~~CLASS:~~

The TRUSTEES EXECUTORS AND AGENCY COMPANY OF NEW ZEALAND LIMITED as Mortgagee under and by virtue of Memorandum of Mortgage No 532484/2 DO HEREBY CONSENT to the aforesaid surrender BUT WITHOUT PREJUDICE to its rights powers and remedies otherwise under or in respect of the said Mortgage

The Common Seal of The Trustees Executors and Agency Company of New Zealand Limited was hereunto affixed in the presence of:



[Handwritten signature]
AUTHORIZED SIGNATORY

From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:10 #769 P.013/016

RURAL BANKING AND FINANCE CORPORATION OF NEW ZEALAND as Mortgagee under and by virtue of Memoranda of Mortgage Nos 544458/2 and 639189/6 DOES HEREBY CONSENT to the aforesaid surrender BUT WITHOUT PREJUDICE to its rights powers and remedies otherwise under or in respect of the said Mortgage

SIGNED for and on behalf of the RURAL BANKING AND FINANCE CORPORATION OF NEW ZEALAND by
John Alexander Bennet

acting under the authority of the said Corporation pursuant to Section 16 of the Rural Banking and Finance corporation Act 1974 in the presence of:

Witness: [Signature]

Occupation: LEGAL CLERK

Address: RURAL BANKING AND FINANCE CORP OF NZ DUNEDIN

The OTAGO CATCHMENT BOARD by virtue of Agreement 598676 under the Soil Conservation and Rivers Control Act 1941 DOES HEREBY CONSENT to the aforesaid surrender BUT WITHOUT PREJUDICE to its rights powers and remedies otherwise under or in respect of the said agreement.

Signed by

in the presence of

[Signature]

Secretary
For and on behalf of
OTAGO CATCHMENT BOARD

Witness: J.P. Cresswell

Address: 31 Dalrymple St
Dunedin

Occupation: Deputy Accountant

We CLIFFORD ARTHUR EGCELING AND JEAN EGCELING as Mortgagee under and by virtue of Memoranda of Mortgage No 684264 DO HEREBY CONSENT to the aforesaid surrender BUT WITHOUT PREJUDICE to our rights powers and remedies otherwise under or in respect of the said Mortgage.

Signed by

the presence of

Witness:

From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:11 #769 P.014/016

Signed by C A Eggeling and J Eggeling)

in the presence of:)

Witness:)

Occupation:)

Address:)

C A Eggeling

C A Eggeling

J Eggeling

J Eggeling

SURRENDER ACCEPTED for and on behalf of HER MAJESTY THE QUEEN as Lessor

SIGNED for and on behalf of)

HER MAJESTY THE QUEEN pursuant to)

a Deed lodged with the District Land)

Registrar as No 681189/2 by)

LAND CORPORATION LIMITED)

by its Attorney)

GARRY RAYMOND PATRICK)

in the presence of:)

Witness:)

Occupation:)

Address:)

LAND CORPORATION LIMITED
by its Attorney

[Signature]

M. K. Smith

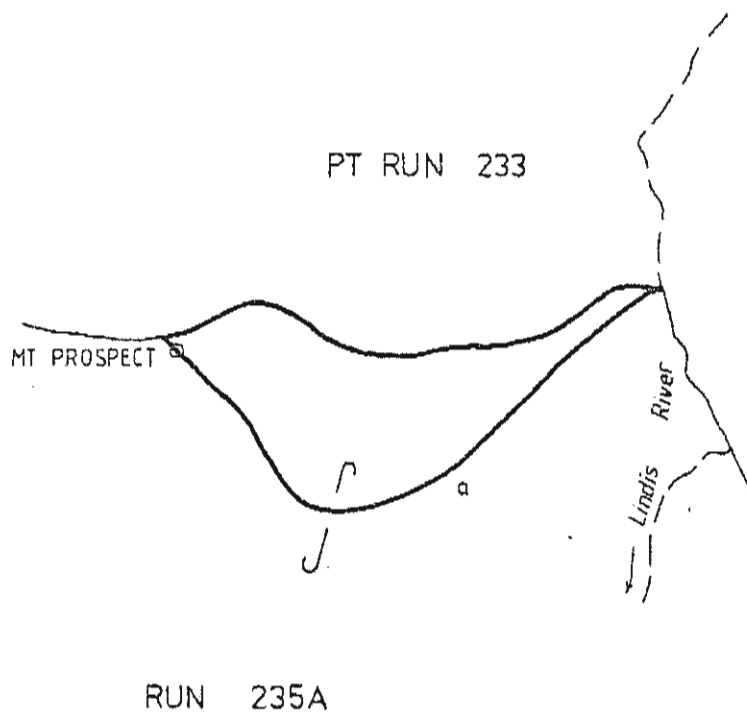
~~Correct for the purposes of the Land Transfer Act~~

~~Property Officer Land Corporation Limited~~

From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:11 #769 P.015/016



a - Main Ridge From Lindis River To Mt Prospect.

Scale 1:40 000 approx

Area : 160 ha

From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:12 #769 P.016/016

The further land is
 now included with
 from 233 CT 778/371
 by certificate
 the the certificate 7100863
 [Signature]
 24/8/88

MWP_0015404



10.26 24.AUG88 71008
 PARTICULARS ENTERED IN REGISTE
 LAND REGISTRY
 401 LAND REGISTRAR
 CT 586/32



From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:04 #769 P.004/016

IDE S15 - Request Manual Copy

Document Type	Information	Request Id	40873
Reference Number	710086.4	User Id	dabercrombiedu
Land District	Otago	Request Date	19/02/2002 08:42:04
Method of Delivery	Fax	Client Reference	dabercrombiedu
Requested By		Status	Pending
<input type="checkbox"/> Certified Copy			
Comments	Brest Hill		

Delivery Details:

Firm	Abercrombie & Assoc Ltd
Primary Contact	Mr David Abercrombie
Street	P.O. Box 5056
Town	Dunedin
Country	New Zealand
Postcode	9001
Fax Number	03 471 9455

Fees...

From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:05 #768 P.005/016

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, GARRY RAYMOND PATRICK of Dunedin, Property Officer

HEREBY CERTIFY -

1. THAT by Deed dated the 12th day of June 1987 copies of which are deposited in the Land Registry Offices at -

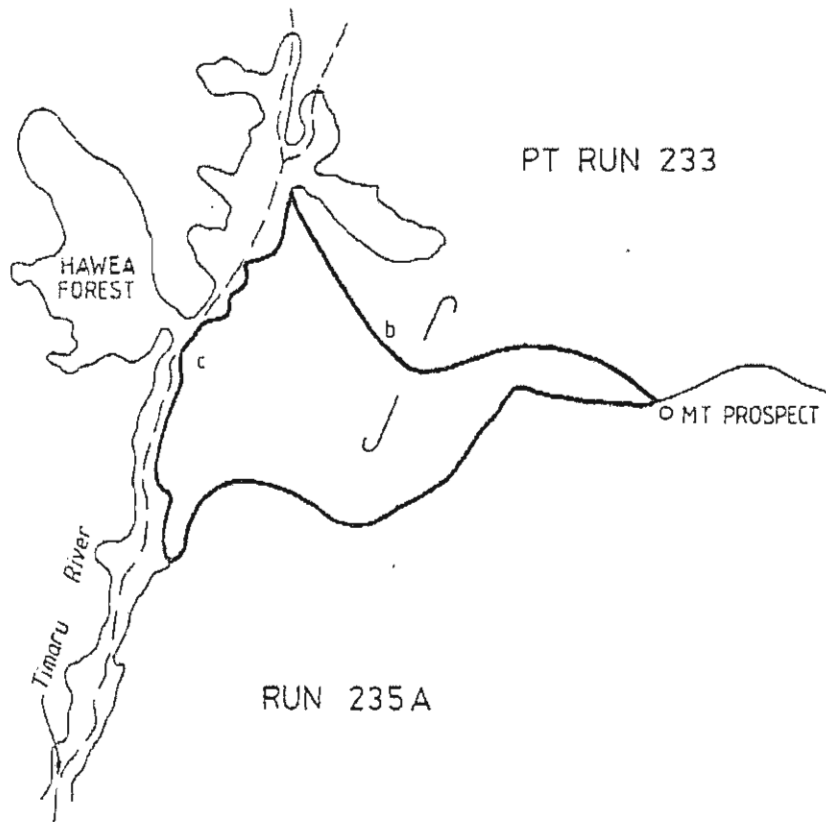
- . AUCKLAND (North Auckland Registry) and there numbered B678573
- . BLENHEIM (Marlborough Registry) and there numbered 136439
- . CHRISTCHURCH (Canterbury Registry) and there numbered 686366/2
- . DUNEDIN (Otago Registry) and there numbered 681189/1
- . GISBORNE (Poverty Bay Registry) and there numbered 167089.2
- . HAMILTON (South Auckland Registry) and there numbered H734777
- . HOKITIKA (Westland Registry) and there numbered 076748
- . INVERCARGILL (Southland Registry) and there numbered 141782
- . NAPIER (Hawkes Bay Registry) and there numbered 478751.2
- . NELSON (Nelson Registry) and there numbered 269962.1
- . NEW PLYMOUTH (Taranaki Registry) and there numbered 341775
- . WELLINGTON (Wellington Registry) and there numbered 860782.2

LAND CORPORATION LIMITED at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

- 2. THAT at the date hereof I was Property Officer of the said Corporation.
- 3. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said LAND CORPORATION LIMITED or otherwise.

SIGNED at *Dunedin*
this *14th* day of *July*
1988

)
)
)



- b - Main Ridge From Timaru River To Mt Prospect.
- c - Bush Edge.

Scale 1: 40 000 approx

Area : 230 ha

From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:06 #769 P.007/016

L. & S.-B. 6

CERTIFICATE OF ALTERATION UNDER SECTION 113, LAND ACT 1948

IN THE MATTER of ~~the Land Transfer Act 1952, and the Land Act 1948,~~

and

IN THE MATTER of lease/~~lease~~ from HER MAJESTY THE QUEEN to Russel Stewart Emmerson of Tarras Farmer ($\frac{1}{2}$ share) and the said Russel Stewart Emmerson, Jeanette Emmerson his wife and the Trustees Executors and Agency Company of New Zealand Limited a company incorporated under the Joint-Stock Companies Act 1866 and having its registered office in Dunedin ($\frac{1}{2}$ share) as tenants in common in equal shares

and the said Jeanette Emmerson ($\frac{1}{2}$ share)

registered in Register Book Vol 386, folio 122 Otago Land Registry.

This is to certify that with effect on the 1st day of January 1985 the land described in the schedule hereto is incorporated into the aforesaid lease with no alteration to the annual rent.

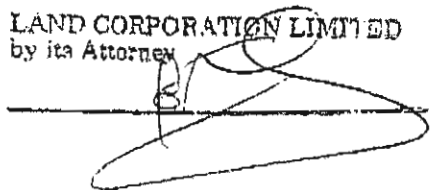
SCHEDULE

Part Run 233 situated in Longslip Survey District containing by admeasurement 230 hectares more or less.

SIGNED for and on behalf of HER MAJESTY THE QUEEN pursuant to a Deed lodged with the District Land Registrar as No. 681189/2 by LAND CORPORATION LIMITED by its Attorney

LAND CORPORATION LIMITED by its Attorney

GARRY RAYMOND PATRICK in the presence of



Witness: [Signature]

Occupation: Property Officer Landcorp

Address: Dunedin

As witness my hand, this 14th day of July 1988

From: LAND INFORMATION DUNEDIN

+64 3 474 5108

20/02/2002 13:07 #769 P.008/016

CERTIFICATE OF ALTERATION

HER MAJESTY THE QUEEN { Lessor.
Licensor.

RUSSEL STEWART EMMERSON
JEANETTE EMMERSON and the
TRUSTEES EXECUTORS AND AGENCY
COMPANY OF NEW ZEALAND LIMITED { Lessees
Licensees.



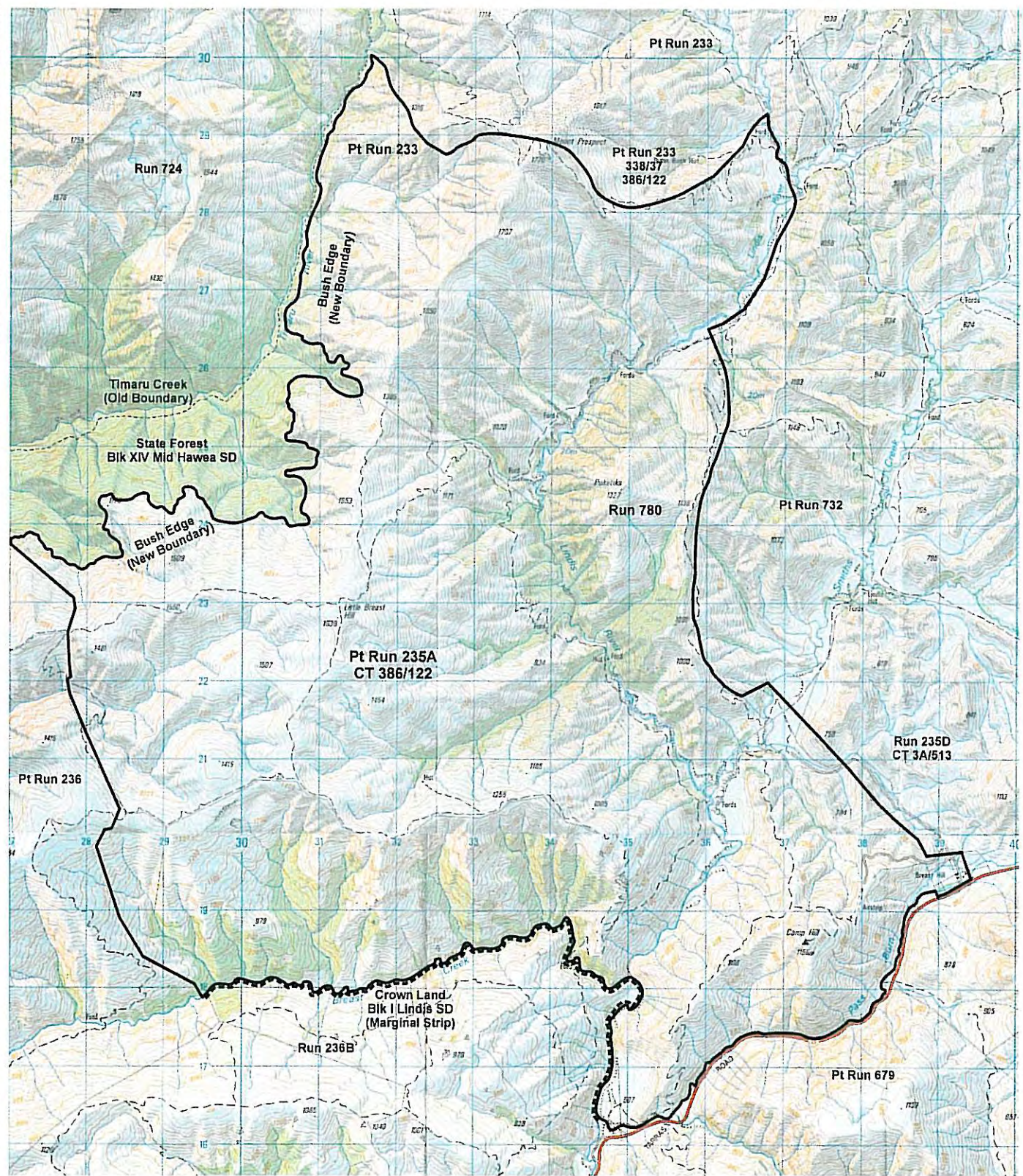
PARTICULARS entered in the Register on the date and at the time recorded below.

.....
District Land Registrar of the District of
Assistant

.....
10.26 24. AUG 88 710086 | 4
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY
DUNEDIN
CT



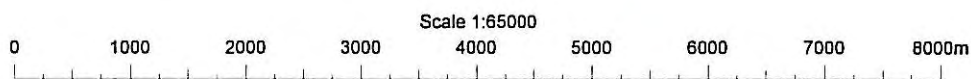
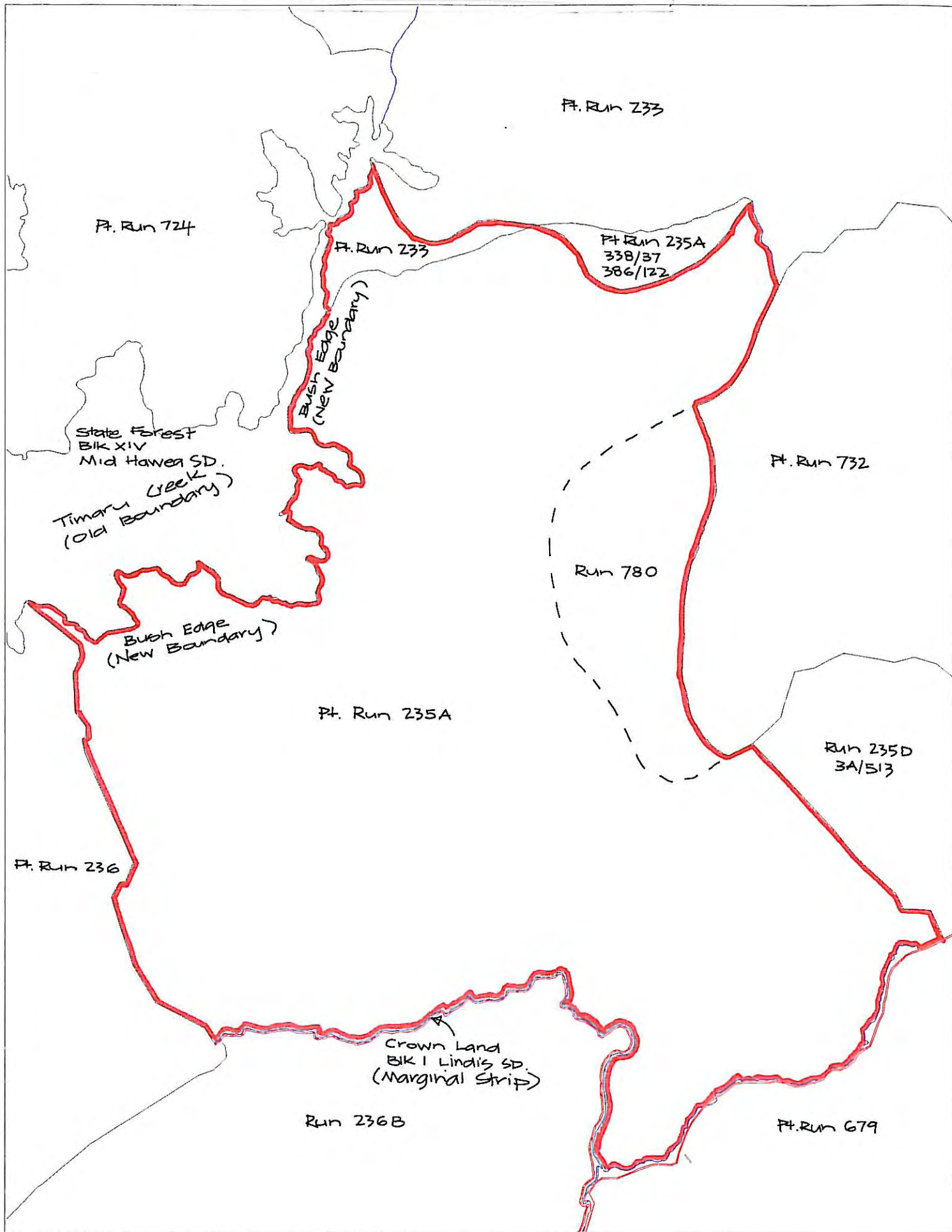
BREAST HILL LINDIS VALLEY CENTRAL OTAGO



Part Sheet NZMS 260 Sheet G39 Lake Hawea and G40 Lindis

- PASTORAL LEASE BOUNDARY
- CROWN LAND (Marginal Strip)





Po 365



Department of Conservation
Te Papa Atawhai

Our ref: P 215, P216, P368

KNIGHT FRANK
ALEXANDRA
18 SEP 1998
RECEIVED

18 September 1998

Manager
Knight Frank Ltd
Box 27
ALEXANDRA

Copied for purposes of CPL
tenure review due diligence from
file: P 216 Vol 5/46?

Dear Mr Taylor

**SUBMISSION OF VIEWS ON DISCRETIONARY CONSENT APPLICATION
ON BARGOUR, FOREST RANGE AND BREAST HILL PASTORAL LEASES**

This response to your request dated 8 September is made under delegated authority from the Director-General of Conservation.

In my opinion it is desirable to protect the following inherent values in the area affected by the proposed discretionary action:

Resource	Attributes/Characteristics	Inherent Values
Natural Ecosystems	<ul style="list-style-type: none"> Mountain Beech forest Kanuka/Manuka Slim leaved tussock grasslands 	<ul style="list-style-type: none"> Mountain beech forest remnants are growing near the species south-eastern limits. In this rainfall zone, continuous beech forest was destroyed during by Polynesian fires. Potential skink habitat (Otago & grand skinks). Kanuka in Camp Creek and wether blocks form part of largest kanuka shrubland in the Lindis Ecological district. Also potential skink habitat - especially where tussock adjoins rocky outcrops and gorges. Slim leaved tussock grasslands are a resilient predominantly native community adapted to poor soil fertility, poor summer growing conditions and low - moderate level of disturbance.

Otago Conservancy
P.O. Box 5244, 77 Stuart Street, Dunedin, New Zealand
Telephone 03-477 0677, Fax 03-477 8626, www.doc.govt.nz

<p>Natural Landscapes</p>	<ul style="list-style-type: none"> • Forest and shrubland remnants on all three properties. • Tussock grasslands above 1000m on all three properties. 	<ul style="list-style-type: none"> • These areas provide a natural element to an otherwise modified landscape – especially beech forests which are readily visible from the Lindis Highway. • Open tussock landscapes epitomise the Otago high country. Sub-alpine/alpine grasslands on the Longslip and Timaru Creek Blocks are particularly important from a landscape perspective, as they adjoin the headwaters of Timaru Creek which are in a predominantly undeveloped natural state.
<p>INDIGENOUS PLANTS AND ANIMALS</p>	<p>In addition to mountain beech, kanuka, manuka and narrow leaved snow tussock communities, several uncommon plant species are present in East Camp Creek (RAP A10) including:</p> <ul style="list-style-type: none"> • <i>Helicbrysum aggregatum</i> and <i>Gingidia montana</i> on rock outcrops. • <i>Carex petrei</i>, <i>C. flagellifera</i>, <i>Ophioglossum coriaceum</i>, <i>Gunnera monoica</i> in wetlands. • Coral broom in tussock grasslands. <p>Rare Skinks:</p> <ul style="list-style-type: none"> • Otago skinks (<i>Leiopisma otagense</i>) • Grand Skinks (<i>L. grande</i>). 	<ul style="list-style-type: none"> • Normally found further west in less disturbed environments. • Intact wetlands are not common in the Lindis Ecological district. • Typical of tussock grasslands subject to low grazing pressure. • - a category A threatened species (Molloy & Davis 1994). The Lindis is one of 2 areas where it is found. Has been recorded at several locations near the property ie Morven Hills, Glenfoyle, Deep Creek Station. • Category A threatened species. The Lindis is one of 2 areas where found. Has been found nearby on Rostrevior Station, Breast Creek – near Forest Range boundary (Hawea Stn), Deep Creek Station and Morven Hills.

The following is a list of likely effects (of the proposed discretionary activity) which would be a use to protection of the above inherent values.

Resource	Inherent Value	Adverse Effect
Natural Ecosystems	<ul style="list-style-type: none"> • Mountain Beech forest • Kanuka/Manuka • Slim leaved tussock grasslands 	<ul style="list-style-type: none"> • AOSTD - disturbs natural fertility balance and introduces new species which thrive under fertilised conditions. Attracts stock into forest margins putting natural regeneration under grazing pressure. • Although fertiliser favours these species - low growing and herbaceous native species are out-competed by OS exotics and other exotics adapted to high fertility conditions. • Native inter-tussock species are out-competed by more aggressive exotic oversown species. Increased stocking rates associated with topdressing will result in increased tussock browsing and eventual loss of this species.
NATURAL LANDSCAPES	<ul style="list-style-type: none"> • Forest and shrubland remnants on all three properties. • Tussock grasslands above 1000m on all three properties 	<ul style="list-style-type: none"> • AOSTD may threaten long term forest/shrubland viability - especially on margins. • Conversion to an improved pasture mix or to a short tussock grassland degrades intact tall tussock landscapes.
INDIGENOUS PLANTS AND ANIMALS	<ul style="list-style-type: none"> • Otago and grand skinks 	<ul style="list-style-type: none"> • Habitat degradation - Populations of grand and Otago skinks soon decline following agricultural development. Replacement of indigenous vegetation with improved pasture leads to a reduction in lizard food through the loss of berry-producing plants and because of the loss of a deep litter layer. • Improved pasture plants provide less cover between & around outcrops which may increase the risk of predation to lizards.

Resource	Inherent Value	Adverse Effect
		<ul style="list-style-type: none"> • Improved pasture ⇒ increased stocking rates. At higher densities stock are more inclined to camp around or on outcrops ⇒ fouling of crevices making them uninhabitable for lizards. • Loss of Lindis skinks ⇒ lose advantages of maintaining genetic diversity of 2 populations, increases threat of extinction through extreme natural phenomena at 1 location.

In my view there are no inherent values for which protection is desirable, that will be adversely affected by maintenance of existing tracking, fencing and buildings on the three pastoral leases.

I believe the following conditions or restrictions would be reasonable, and if made by the CCL, will avoid, remedy or mitigate the adverse effects of oversowing and topdressing on inherent values of the three pastoral leases.

Areas which should be excluded from a consent for oversowing and topdressing are:

Bargour:

- All of RAP Lindis A10 and balance of Camp Creek and Wether blocks, ie, all of Blocks 11 and 12 (at least until skink surveys have been conducted).
- As far as practical, forest/shrubland remnants, rocky outcrops, gorges and tall tussock grasslands (which have not been top-dressed or maintained in recent years). In particular, but not exclusively, on Pearson's and Top Wether blocks (Blocks 10 and 13).

Forest Range:

- As far as practical, forest/shrubland remnants, rocky outcrops, gorges and tall tussock grasslands (which have not been top-dressed or maintained in recent years). In particular, but not exclusively, on Grandview Block 14, Bluffs Block 25, Big Basin Block 27, Breast Creek Faces Block 45, Birch Gully Block 24, Lake Hawea Block 28, River Face Block 36, TV Block 39, Tongue Spur Block 37 and Bush Gully Block 34.

Breast Hill:

- As far as practical, forest/shrubland remnants, rocky outcrops, gorges and tall tussock grasslands (which have not been top-dressed or maintained in recent years). In particular, but not exclusively, on Reserve Bank Block 53, Dark Side Leister's Block 52, Timaru Creek Block 55, Pukitika Block 56 and Longslip Block 57.

I also recommend that the need for a field inspection of the property by DOC Staff be flagged, but that in the first instance our preference is to achieve this by direct involvement with Wanaka Area Office staff with the lessees.

5

Please convey these views to the Commissioner so that they may be taken into account in the decision making process.

Yours faithfully



T Perrett
High Country Tenure Review Manager
for Conservator

LINDIS - RAP A10

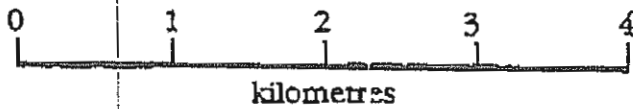
EAST CAMP CREEK



GRID REFERENCE : INFO MAP 260 G-40 255 085

AREA : 710 hectares

ALTITUDE : 550m - 1160m



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LINDIS RAP A10 : EAST CAMP CREEK

Bioclimatic Zones Montane to subalpine

Ecological Units	Vegetation type	Landform
	Kun eri	on colluvial slope
	Kun eri	on derivative slope
	Lep sco	on derivative slope
	Dis tou-Cop pro	on colluvial slope
	Dis tou-Cop pro	on alluvial surface
	Mixed dryland vegetation	on colluvial ridge crest
	Rao aus	on colluvial ridge crest
	Fes nov	on alluvial surface
	Fes nov	on colluvial slope
	Chi rig-Fes mat-Poa col	on colluvial slope
	Chi rig-Fes mat-Poa col	on ripply colluvial slope
	Poa col	on colluvial slope
	Poa col	on ripply colluvial slope
	Jun art-Jun eff	on alluvial surface
	Jun art-Jun eff	on flush
	Car gau-Ore pec-moss	on flush

Landform

The middle reaches of the northeastern branch of Camp Creek, with a small south-facing tributary catchment. The Haast Schist dips gently (c. 10 degrees) to the southeast and is responsible for strong landform asymmetry. Extensive steep derivative slopes with buttress outcrops and tors predominate on faces of north or northwest aspect, especially above the main stream but also in tributaries. Opposite faces are gentler colluvial slopes with scattered outcrops and localised slumps. A narrow alluvial surface flanks the main stream.

Soils are hygroscopic yellow-brown (Dunstan) earths at the higher altitudes with dry-subhygroscopic yellow-grey (Arrow) earths below.

Vegetation

Extensive kanuka shrubland of moderate diversity occupies sunny derivative slopes. Rock outcrops support *Helicbrysum selago*, *Pimelea traversii*, *Gaultheria antipoda*, *Senecio haastii* and blue tussock. Manuka is locally scattered within kanuka shrubland and dominates a few small patches. It has been severely affected by blight showing numerous dead stems and mainly young plants surviving.

Matagouri is generally a minor component of kanuka shrubland, but dominates small areas mainly in fluvies and shrubland patches within tussockland on shady faces. Mature matagouri 3 m tall forms on open shrubland on parts of the alluvial surface and adjacent slopes in Camp Stream. Elsewhere the alluvial valley floor is a fescue-silver tussockland with many exotics, with small wetlands dominated by *Carex coriacea*.

Tussocklands are predominant on all shady faces. Narrow-leaved snow tussockland retaining good native diversity and with only a moderate exotic component survives above 850 m mainly in the tributary at the northern end of the RAP. Elsewhere narrow-leaved snow tussock is scattered within short tussock down to 670 m. Blue tussock-fescue tussockland with abundant *Leucopogon fraseri* and *Raoulia subsericea* is present on the lower shady faces whereas fescue tussockland predominates on sunny faces not occupied by kanuka shrubland. A scattering of young kanuka on sunny and shady slopes

adjacent to shrubland areas suggests that kanuka is slowly invading the tussocklands.

Stony deflated soils on the ridge crest at the southeastern edge of the area support a mixed dryland vegetation dominated by harefoot trefoil, and locally by scabwood with a scattering of shrubs like kanuka and a cushion-like form of *Meliccytus alpinus*.

Flora

Several uncommon species are present, including coral broom in tussockland, *Helicbrysum aggregatum* and *Gingidia montana* on rock outcrops, and *Carex petriei*, *C. flagellifera*, *Opbioglossum coriaceum*, *Gunnera monoica* in wetlands.

Discussion

The ecological pattern of the montane zone of the entire Camp Stream catchment is very regular and distinctive, consisting of kanuka shrubland on sunny derivative slopes and tussockland on colluvial or slumped shady slopes. This RAP includes good representation of the pattern, including the largest area of kanuka shrubland in the Lindis District, associated with spectacular buttress outcrops.

The quality of the tussocklands is only moderate, but they are in more natural condition than tussocklands at equivalent altitudes elsewhere in the District. They have not been oversown or topdressed, weed impact is comparatively low, and some snow tussock locally survives to low altitude with good diversity of associated native species.

The rare Otago skink *Leiopisma otagense* has been recorded in kanuka shrubland near the southern extremity of the RAP, and the area of apparently suitable lizard habitat is very large.

CRITERIA SUMMARY : LINDIS RAP A10 - EAST CAMP CREEK

Representativeness	H	Good representation of montane subalpine zone ecological pattern of central Lindis District.
Diversity	H	Range of shrublands, tussocklands and minor communities.
Naturalness	M	Some communities induced, exotic species prominent in ground tier.
Special Features	H	Otago skink, several uncommon plant species, spectacular buttress outcrops.
Viability	H	Shrublands may expand at expense of tussocklands.
Buffering	M	Partial catchment boundaries with adjoining modified tussocklands.
Threat	M	Aerial oversowing and topdressing, fire, further increase in exotic species.
Landform	H	Strong landform pattern of contrasting derivative slopes and partially slumped colluvial slopes with smooth ridge crests, good representation of southern (lower altitude) Breast land system.

P 309
P 293
P 215
P 216
P 359.

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tenure review due diligence from
file: P216 Vol 5/443

LAND OCCUPATION
ALBANY
RECEIVED
25 FEB 1992
A/PM
ALEXANDRA

18 February 1992

Mr K. Taylor
Landcorp Management Services
P.O. Box 27
Alexandra.

Dear Mr Taylor

Further to previous correspondence and discussions a meeting of representatives from the Upper Lindis was organized to discuss their views and attitudes on Oversowing and Topdressing in the area.

We the undersigned are in complete agreement that the unique landscape and scenic values that have evolved and are evident in the region continue to be preserved and enhanced in keeping with soil and water principals and long term sustainable multi-purpose resource use.

To this end the substantial and predominant practice of Oversowing and Topdressing which has been pursued in the Lindis Pass area to preserve these values is viewed as being an important function in containing the ever increasing problems and potential implication of weeds and pests in this environment. This perspective is recognised as being naturally associated with the protection of soil and water values and continued enhancement of the aesthetic values.

We firmly believe that our continued investment will have positive long-term benefits to satisfy the community at large and the interests of this group as previously stated.

Yours faithfully

Signed:

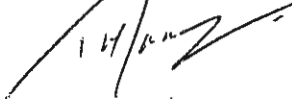
R. Aubrey,
Dalrachney Stn
Private Bag
Omarama.

R. Emmerson
Forest Range
Private Bag
Tarras.

T. Innes
Dunstan Downs
Private Bag
Omarama.

J. Munro
Mt. Thomas
Main Road
Orematata.

R. Snow
Morven Hills
P. Bag
Tarras.



Copy to: M. Davis, Department of Conservation, Christchurch.

1991-06-19 13:25

03 4779 466 TRUSTEE EXECUTORS DUNEDIN

008 P02

JUN-19-'91 WED 11:45 II:EMMERSON FOREST RINGE TEL NO:03 4452834

H057 P02

NOTICE BY LESSEE OF ELECTION UNDER SECTION 132 OF LAND ACT 1948

The Managing Consultant
Land Corporation Limited
Box 27
ALEXANDRA

Date: *20 December 1990*
Ref: P216

Description and Area: Part Run 235A, Run 780, Part Run 233, Longslip,
Lindil, Lower Hawea and Mid Hawea Survey Districts,.....
.....9047.9510ha

In respect of your notice of *20 December 1990* in pursuance
of subsection (6) of Section 131 of the Land Act 1948, setting out the values
placed upon the above land for renewal purposes, I hereby make the following
election:-

I accept the offer of a renewal lease at a rent based on the values set out
in the said notice.

(or I do not desire a renewal lease and agree to the value of the lessee's
improvements as set out therein.)

(or I do not desire a renewal lease and require the value of the lessee's
improvements to be fixed by the Land Valuation Tribunal.)

(or I desire a renewal lease and require the value of the lessee's improvements
and the value of the land exclusive of improvements to be fixed by the Land
Valuation Tribunal.)

(or I desire a renewal lease and require the value of the lessee's improvements
to be fixed by the Land Valuation Tribunal.)

I desire a renewal lease and require the value of the land exclusive of
improvements to be fixed by the Land Valuation Tribunal.)

The Trustees Executors & Agency Co. of N.Z. Ltd.

MANAGER

Signature: *[Signature]*
Lessee

LAND CORPORATION
ALEXANDRA
RECEIVED
19 JUN 1991

NB: THIS NOTICE MUST BE SIGNED BY ALL THE REGISTERED LESSEES

91-06-19 13:26

03 4779 466 TRUSTEE EXECUTORS DUNEDIN

008 P03

JUN-19-'91 WED 11:16 ID: EMERSON FOREST RANGE TEL NO: 03 4452834

#057 P03

NOTICE BY LESSEE OF ELECTION UNDER SECTION 132 OF LAND ACT 1948

The Managing Consultant
Land Corporation Limited
Box 27
ALEXANDRA

Date: 20 December 1990

Description and Area: Run 236 B Lindis and Lower Hawea Survey.....
District: 5462.4468ha

In respect of your notice of 20 December 1990 in pursuance of subsection (6) of Section 131 of the Land Act 1948, setting out the values placed upon the above land for renewal purposes, I hereby make the following election:-

I accept the offer of a renewal lease at a rent based on the values set out in the said notice.

(I do not desire a renewal lease and agree to the value of the lessee's improvements as set out therein.)

(or I do not desire a renewal lease and require the value of the lessee's improvements to be fixed by the Land Valuation Tribunal.)

(or I desire a renewal lease and require the value of the lessee's improvements and the value of the land exclusive of improvements to be fixed by the Land Valuation Tribunal.)

(or I desire a renewal lease and require the value of the lessee's improvements to be fixed by the Land Valuation Tribunal.)

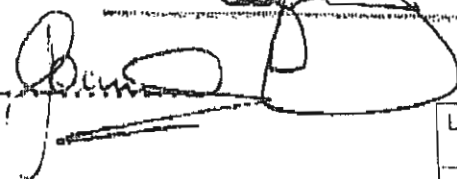
~~(or I desire a renewal lease and require the value of the land exclusive of improvements to be fixed by the Land Valuation Tribunal.)~~

The Trustees, Executors & Agency Co. of N.Z. Ltd.

MANAGER

Signature: 

Lessee



LAND CORPORATION
ALEXANDRA
RECEIVED
19 JUN 1991
A/PM
ALEXANDRA

NB: THIS NOTICE MUST BE SIGNED BY ALL THE REGISTERED LESSEES

EXTRACT FROM AGENDA OF

DO

SOILCON COUNCIL OF

11th APRIL 1983

24 MAY 1983

OTAGO CATCHMENT BOARD : SWCP 264 BREAST HILL

STATION - R.S. EMERSON

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tenure review due diligence from
file: P 210 Vol 41340

1 Introduction

At its meeting on 7 March 1983, Council considered SWCP Breast Hill Station and resolved to defer consideration of the plan for up to two months to enable a report by the Otago Catchment Board to be prepared on the public use requirements of Class VIII land to be destocked.

2 Background

Advising the Board of Council's decision, the Director of Water and Soil Conservation has conveyed Council's concern about the lack in the proposed programme of any consideration for the future use for recreation or the conservation of flora of the land under native beech forest which covers 62% of the Class VIII land on the property. If these land uses of public interest are significant, the need to surrender such land to the Crown was a matter Council considered should be evaluated before grants for the SWCP were approved. The Board was invited to consult with the Commissioner of Crown Lands on the extent public recreational use or the conservation of flora should be provided for in the SWCP.

USF 30/5
EAB

HEAD OFFICE

TO: CCL, DWOSD

Copy for your information.
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per Director-General
USM 24/5/83

EXTRACT FROM AGENDA OF
SOILCON COUNCIL OF

3 Board's Report

The Otago Catchment Board has met to consider the Council's resolution and the issues affecting the SWCP Breast Hill Station. The Board's senior staff have also consulted with the Commissioner of Crown Lands and his staff in Dunedin. Subsequently, a report was prepared by the Board and a copy of that report is attached in Appendix I. A copy of the item submitted to Council on 7 March 1983 is also attached as Appendix II.

1 Comment

The Board contends that the issues relating to public use requirements intended for the blocks of beech forest on Breast Hill Station are not relevant to the approval of this particular SWCP. Public use requirements for recreational purposes are an issue not covered by

HEAD OFFICE

TO: CCL

Copy for your information.
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Director-General

Whether the Soil Conservation and Rivers Control Act or the NWASCO's Hill and High Country Policy. The Board's stand in this regard seems justified.

Section 16 of the Soil Conservation and Rivers Control Act restricts the role and function of the Council and Catchment Authorities specifically to soil conservation reserves only and includes their management and control which "will best conserve the soil of the reserve and prevent injury to other land". There is no provision to include reserves for recreational purposes.

Section 16.2 of NWASCO's Hill and High Country Policy touches on the need to surrender from the lease any destocked Class VIII and severely eroded Class VII land or other areas unsuitable for grazing when any rights of use for commercial recreation purposes are approved. In the Breast Hill situation, the tracts of beech forest have been classified as Class VIII for catchment protection purposes while the Class VIII and VII bluffs and rockfields comprise fragmented areas in the upper run blocks. Under the circumstances it is not likely that these areas have any recreational potential for commercial purposes.

With regard to destocking, there appears to be no ground for the need to destock or for surrender of the lease to the Crown in terms of soil and water conservation. The SWCP involves a large conservation fencing programme with LDEL AOSTD plus some conservation firebreak access tracking. There is no destocking proposal (retirement fencing and provision of offsite grazing) included in the SWCP. This omission seems to be justified as a retirement fencing programme would be both impractical and unwarranted. Section 5 of the Hill and High Country Policy, particularly section 5.2(b) and section 5.5 deal with the question of destocking and removal of destocked areas from Crown leases. Since no destocking proposal is incorporated in the plan, this policy is therefore not applicable.

The proposed SWCP and development programme for the property will enhance rather than lower the quality of the bush areas. In fact, the Board has reported that the forests show excellent regeneration around their edges onto tussock grasslands. Provided that fire does not damage these forests and deer populations are maintained at low numbers, these forests will continue to sustain themselves. Sheep have not tended to enter these forests, hence expensive fencing around them is not warranted. The Board has indicated that recreational facilities of the bush areas are not being denied from the public. It is understood the public are permitted access to the bush areas. In the past, this privilege has never been refused to anyone wishing to use the recreational resources and this includes fishermen, shooters, trampers and other outdoor clubs. This clearly shows that even without having to remove such areas from the lease for public use purposes, the recreational facilities are already available to the public.

Arising from discussion with staff of the Department of Lands and Survey in Dunedin, the Board has learnt that no report on the significance of the beech forest areas on Breast Hill Station, has been prepared or is being prepared by the Commissioner of Crown Lands or his staff. The Board is therefore not able to prepare a fuller report in terms of Council's resolution.

RELEASED UNDER THE OFFICIAL INFORMATION ACT
Staff are not competent or
qualified to comment on the public use requirements, nor does
it feel it is within its jurisdiction to be involved with such
matters which are unrelated to soil and water conservation problems.

Staff concur with the Board's conclusion that SWCP Breast Hill
Station should be approved in the form originally presented, free
from conditions unrelated to soil and water conservation.

5 Recommendation

That Council: ^(a)

^(b) *perum (a) from March paper.*

^(b) *e* approve the Otago Catchment Board's proposed 5 year erosion
control programme for Breast Hill Station estimated to
cost \$120,392 (September 1982 CCI 2000, 5% contingencies)
with a 60% grant of \$72,235 subject to:

(i) the Board making provision of the finance required
in 1983/84 and succeeding years from its bulk
allocation;

(ii) a Land Improvement Agreement being entered into and
registered against the title to secure completion
of the work and its maintenance.

^(B) *d* note that the plan should be identified on the Works
Programme as the Government share is greater than \$50,000.

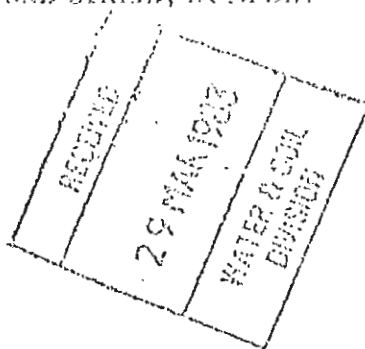
^(a) *e* note the need for further works in a future programme.

A Baba

A Baba
for Director of Water and Soil Conservation

6/955

75/26/13/264



TELEPHONE 779-434
P.O. Box 858

28 March 1983

The Director,
Water and Soil Conservation,
Ministry of Works and Development,
P.O. Box 12041,
WELLINGTON.

Attention W.R. Howie

Dear Sir,

S.W.C.P. 264: Breast Hill Station

In reply to your letter of 9 March 1983 concerning the public use requirements of Class VIII lands on the above property, I enclose for your attention the Board's report on the matter.

Yours faithfully,

B.V. WILSON
SECRETARY.

Appendix I

BREAST HILL STATION: S.W.C.P. 764

RE: SOIL CONSERVATION AND RIVERS CONTROL COUNCIL

QUERY ON PUBLIC USE REQUIREMENTS CLASS VIII LANDS

BACKGROUND

This report is prepared in reply to an enquiry by Soil Conservation and Rivers Control Council to the Chief Soil Conservator, dated 9 March 1983, regarding the proposed S.W.C.P. This enquiry questioned a possible need to remove from the pastoral lease native bush for public recreation purposes prior to Council approving the proposed programme. The "surrender of the land from a pastoral lease" requirement for destocked class VIII land, under special circumstances of public interest, is quoted as the policy justifications for this action. This requirement appears to be a new aspect in the application of soil conservation grant assistance and it could greatly alter soil and water conservation farm planning in the high country.

Section 16 of the Soil Conservation and Rivers Control Act details Council's role.

With respect to reserve creation, Section 16(1) of the Act restricts Council's role to recommending to the Minister areas suitable for soil conservation reserves. This excludes reserves for recreation or flora preservation. These are included under the Reserves Act 1977, an Act administered by the Department of Lands and Survey. Section 16(4) details the management of soil conservation reserves to best conserve the soil and prevent injury to other land. This role Council can delegate to catchment authorities. When read in conjunction with the Reserves Act it is abundantly clear that Council and catchment authorities have no role in the creation of recreational or floral protection reserves.

The Board's view on this issue is sought.

SPECIFIC CASE - BREAST HILL STATION

The proposed S.W.C.P. for Breast Hill Station involves a large conservation fencing programme in association with land development encouragement loan aerial oversowing and topdressing, plus some fire break access tracking.

Within the property there is a total of 447ha of mostly stable higher altitude class VIII land (bluffs and rockfields) scattered through the upper run blocks. A retirement fencing programme is both impractical and not warranted for this land.

Also on the property are three major beech forest areas. These have been classified as class VIII and recommended to be retained for catchment protection purposes. No erosion problems are associated with these areas and no apparent threat to their continued regeneration arises from the proposed development programme. This is based on experience from the adjoining Forest Range Station which has been similarly developed for 10 years.

The most accessible of these beech areas covers 400ha on the dark face of Breast Creek. The grassland between the bush tongues has already been over sown and topdressed with spectacular results.

A second smaller patchy area of bush, approximately 300ha, occurs in the Upper Lindis area and is known as Puketika.

A relatively inaccessible bush area of approximately 800ha lies adjacent to the State Forest in the Upper Timaru River. This area has been incorrectly marked as State Forest on the S.W.C.P. L.U.C. map. This area is within the pastoral lease boundary, which is the Timaru River.

In response to the request from Soil Conservation and Rivers Control Council to examine the public recreational use requirements of the area, the Board wishes to state that it does not have the trained personnel who can confidently comment on such matters, nor has it previously considered the creation of public reserves to be part of its operating policy. However, from discussions with the owner, it appears that the bush areas are utilised for recreation by fishermen, shooters, gold fossickers, trail bike riders, landrover clubs and trampers. In the past access to all these beech areas has never been refused to any person wishing to use them. Mr Emmerson has actively assisted anyone wishing to travel into the areas.

IMPLICATIONS

It appears that a very liberal interpretation of Councils policies, for class VIII land has been chosen by Soil Conservation and Rivers Control Council with this requirement for a recreational bush area to be surrendered from a pastoral use. Presently the bush areas are not grazed and this is proposed to continue. No suggestion of destocking (fencing out and offsite provisions) has been incorporated in the proposed S.W.C.P. Therefore, the quoted N.W.A.S.C.O. policy of Sections 5.2b and 5.5 are inapplicable.

It is obvious that this suggestion for an investigation of the recreational bush areas to be removed from the pastoral lease is an attempt to use the S.W.C.P. system to solve problems not related to soil and water conservation.

Fortunately, the implementation of S.W.C.P.'s involves a very high level of trust and landowner co-operation. However, this trust cannot exist where outside issues are superimposed as conditions on these freely negotiated programmes.

This Board does approve of recreational, biological, historical and scenic reserves and walkways, but the pressured attainment of them is not part of its present system of S.W.C.P. administration. No runholder could be expected to co-operate or negotiate a conservation programme with a body where the possibility exists that other agencies could use the situation to further their own unrelated interests.

DEPARTMENT OF LANDS AND SURVEY

Following discussion of Council's enquiry with the Commissioner of Crown Lands and District Field Officer, Department of Lands and Survey, Dunedin, no report has been prepared or is being prepared on the significance of the beech forest areas on Breast Hill Station by staff until discussion is held between Mr T. McKenzie Head Office Department of Lands and Survey Wellington and the lessee.

CONCLUSIONS

1. Public use requirements as regards to recreational areas are not considered part of Council or Board's functions and that it does not possess the expertise necessary to assess the same.
2. The Soil and Water Conservation Plan No. 264, for Breast Hill Station should be approved in the form originally presented, i.e., free of conditions unrelated to soil and water conservation.
3. It views with grave concern what appears to be an attempt to manipulate the present soil and water conservation planning system to advance land acquisition for purposes other than for soil and water conservation.
4. The Board is concerned that other future S.W.C.P.s may be placed in jeopardy if Soil Conservation and Rivers Control Council should make a similar approach to the properties containing areas of potential public use.

23 MARCH 1983