

Crown Pastoral Land Tenure Review

Lease name : CRAIGROY

Lease number : PO 233

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.

December 05

Land Information Property System (LIPS)

File Edit Property Contract Budget Menu E-Mail Window Help

Interest - 12517 - CRAIGROY

Interests (Leases, Easements, etc)

Identifier	12422/02	Rent	
Other Party	RW & SL Brown	Address	Ben Nevis Station
Type / Purpose	Recreation		PO Box 12 Cromwell
Term	12	Phone	
Commencement Date	01/10/1998	Fax	
Expiry Date	30/09/2010	<input checked="" type="checkbox"/> Is the Interest current	
Contingent Events		Add a new Event or Fee Review Interest Renewal	
Conditions		<input type="button" value="New Event"/>	
Notes			

The unique identification number. If no number is allocated use the property ID number eg: 13786/1

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To KF cover of complainant slip
18/6/2000 [Signature]

RECREATION PERMIT UNDER THE LAND ACT 1948

WHEREAS HER MAJESTY THE QUEEN (hereinafter referred to as "the Grantor") has under the provisions of Section 66A, Land Act 1948 authorised a recreation permit to be issued to **R W BROWN and S L BROWN** (hereinafter referred to as "the Permit Holder") over those pieces or parcels of land more particularly described in the Second Schedule hereto (hereinafter referred to as "the said land").

NOW THEREFORE the Grantor DOETH HEREBY AUTHORISE the Permit Holder to use the said land for the purposes and activities set out in the First Schedule hereto (hereinafter referred to as "the said Operation") for a term of TWELVE (12) years commencing on the 1st day of October 98 SUBJECT TO the payment of an annual fee without demand in advance on the first day of July in each and every year.

AND SUBJECT ALSO to the following conditions, viz.

- 1 THAT the Permit Holder will at all times pay punctually to the Grantor at the offices of the Commissioner of Crown Lands at Wellington (or authorised agent) the annual fee which shall be \$500 plus GST.
- 2 THAT the Permit Holder shall use the permitted area for such recreational, tourist, or other purposes as are specified in the schedule and shall comply with all the conditions including payment of fees, whether demanded or not, and that in the event of any breach of the said conditions or the operational area being used for a purpose other than that authorised in the First Schedule, the Grantor may revoke this permit without compensation payable to the Permit Holder for improvements or otherwise, but without releasing the Permit Holder from liability in respect of any breach of any of the said conditions of this permit.
- 3 THAT the Permit Holder will indemnify and keep indemnified the Grantor and its agents against all claims, costs or damages arising out of the activities undertaken hereunder.
- 4 THAT the permit holders shall not remove any vegetation, disturb any soil apart from routine maintenance of existing tracks or light any fire in the operation area without express permission in writing from the Grantor for each occasion.
- 5 THAT the Permit Holder shall not at any time cause any building, erection, structure or fence or alteration or addition thereto at any time to be placed or carried out upon the operational area without the prior written approval of the Grantor.
- 6 THAT the permit holder shall not do, or cause to be done, anything for which consent would be required in terms of the Land Act 1948.
- 7 THAT the Permit Holder will remove and take away, or cause to be removed and taken away, all refuse

SLB RW Brown

[Signature]

AND IT IS HEREBY AGREED AND DECLARED AS FOLLOWS

- (a) THAT this permit is personal to the Permit Holder and shall not be capable of assignment, charge, transfer or other disposition or dealing, including the transfer of shares should the Permit Holder be a company incorporated, in whole or in part for any purpose whatsoever.
- (b) THAT this permit is intended to take effect as a recreation permit under Section 66A of the Land Act 1948 and any enactment passed in amendment or substitution thereof, and the provisions of the said Act and of the regulations made thereunder shall be binding in all respects in the same manner as if such provisions had been fully set out herein.
- (c) THAT the Permit Holder will ensure that the activities authorised by this Permit and set out in the Schedules hereto will be confined exclusively to those parts of the permit area as designated by the maps attached hereto.
- (d) THAT if, on the expiry or sooner determination of this permit created by these presents, the Grantor determines that a permit should not again be granted over the operational areas, then the Permit Holder shall not be entitled to compensation for any improvements effected by the Permit Holder in the operational area but on such expiry or sooner determination the Permit Holder shall, if requested to do so by the Grantor, remove within such time as the Grantor shall determine, some or all of those improvements as were effected by the Permit Holder being at the Grantors discretion and shall leave the operational area in a clean and tidy state to the satisfaction of the Grantor.
- (e) THAT the permit holder shall if requested supply to the Grantor at the end of each year of the permit an audited statement which shall clearly show all gross income received and the number of clients guided for the permitted activity over the previous year.
- (f) WHERE the permit is not in active use, it may be revoked unless good cause can be shown why this should not happen.
- (g) Particular conditions to this agreement:
- (i) All cooking and heating requirements are to be by gas or liquid fuel only.
 - (ii) A log book system is to be implemented for permitted activities as per the First Schedule to include date, type of activity and number of clients.
 - (iii) The permit holder shall not carry out the permitted activities on any area with a snow depth of less than 300 mm of compacted snow.
- (h) THAT the permit holder shall monitor the environmental effects of the permitted activity on the physical environment and shall take active steps to ameliorate those effects.
- (i) THAT the permit holder will comply with the provisions of the Health and Safety in Employment Act 1992.

SLB RHB.

RHB

(j) THAT the following conditions imposed by the Lessees on them agreeing to this permit being issued shall become part of this permit:

- (1) Area limited to northeast corner of Nokomai Nevis Top Block.
- (2) Area limited to northwest corner of Glenaray Station.
- (3) Access only between 1 June and 31 October of each year.
- (4) Lessee of Glenaray pastoral lease reserves the right to withdraw this consent upon giving 12 month's notice.
- (5) The Lessees of Craigroy, Carrick and Nokomai pastoral leases reserve the right to withdraw this consent applying to their respective properties should it be necessary at the completion of the tenure review process.

(k) THAT in the event that the permit holders cease business they are to remove all structures including foundations, septic tanks and any other underground structures and are to reinstate the surface of the land by grading and levelling (if required) and transplanting tussocks onto any bare ground in numbers sufficient to re-establish a natural cover.

SLB RWB

FIRST SCHEDULE

PURPOSE AND ACTIVITIES

The Permit Holder shall operate the following commercial recreation activities on the routes and locations shown on the Third Schedule within the pastoral lease properties listed in the second schedule hereto.

- Guided snow mobile tours
- Snow mobile and snowcat borne skiing
- Landing of ski planes and helicopters

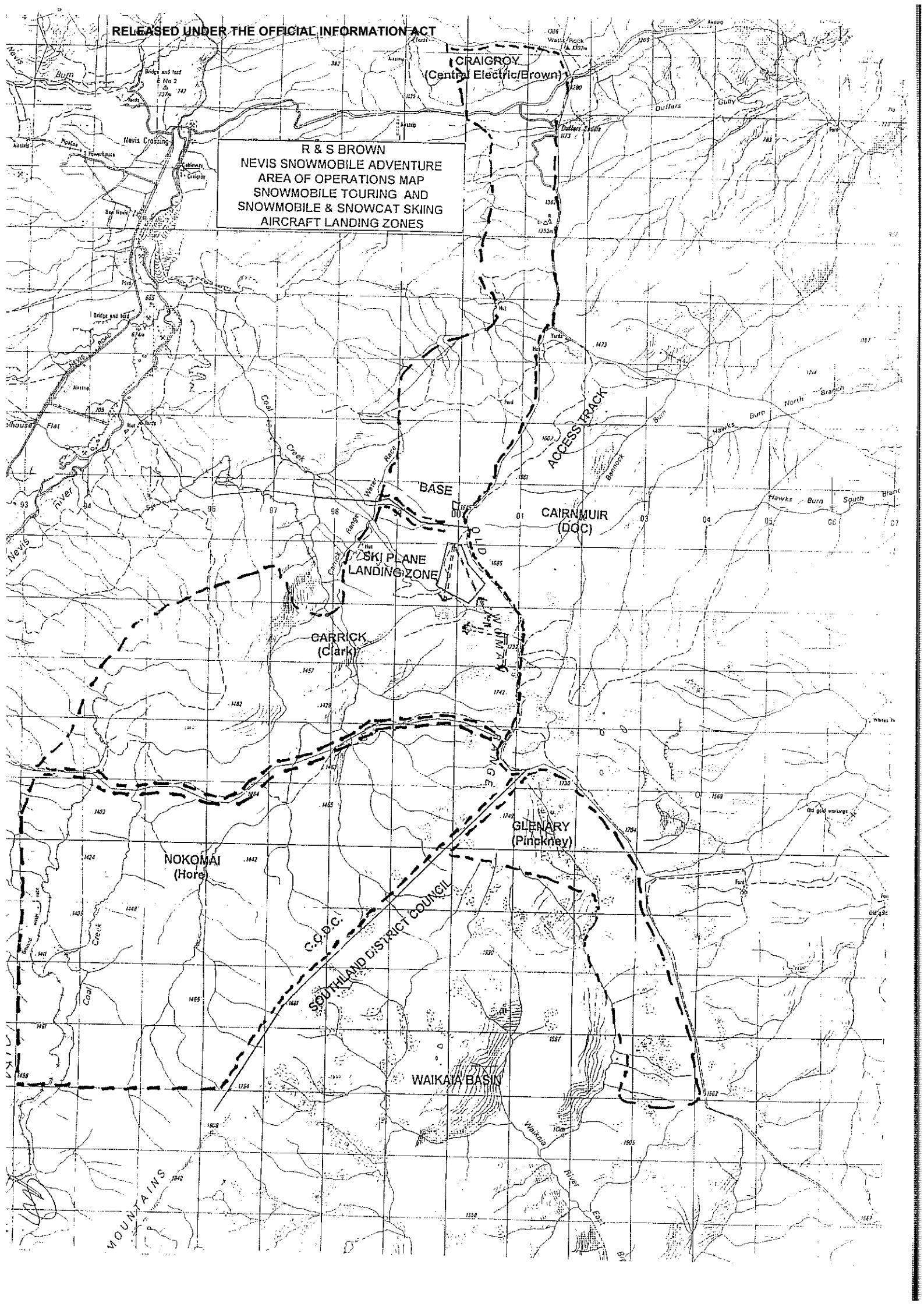
SECOND SCHEDULE

The permitted area for activities authorised under this permit is within the boundaries of the following Pastoral Leases:

- Craigroy (Po233) ✓
- Carrick (Po357) ✓
- Nokomai (Ps076) ✓
- Glenaray (Ps 008)

SLB RWB

R & S BROWN
NEVIS SNOWMOBILE ADVENTURE
AREA OF OPERATIONS MAP
SNOWMOBILE TOURING AND
SNOWMOBILE & SNOWCAT SKIING
AIRCRAFT LANDING ZONES



CRAIGROY
(Central Electric/Brown)

ACCESS TRACK

BASE

CAIRNMUIR
(DCC)

SKI PLANE
LANDING ZONE

GARRICK
(Clark)

GLENARY
(Pinckney)

NOKOMAI
(Hore)

SOUTH LAND DISTRICT COUNCIL

WAIKATA BASIN

MOUNTAINS

128
424

ur Ref: P233



20 January 1993

Copied for purposes of CPL
tenure review due diligence from
file: P 233 Vol 21424

E & A C Parcell
Craigroy Station
R D 2
CROMWELL

Dear Mr & Mrs Parcell

DISCRETIONARY CONSENT APPLICATION: P233, CRAIGROY

I am pleased to advise that the Commissioner of Crown Lands has approved your application to complete the following works as outlined on the attached map and subject to the conditions described below.

- * 55 hectares (approximately) direct drilling/cultivation for the purpose of pasture establishment, to be located on the higher rolling terraces of Bottom Point Block.
- * 2km (approximately) water race commencing in Coal Creek at approximately map ref NZMS1 S143 - 864483 and proceeding onto Bottom Point Block for the purpose of irrigation.

The above works should be completed using only the minimum necessary earth disturbance.

Please contact me if you require further information or wish to vary this approval in any way.

Yours faithfully

G W Heward
for Manager, Alexandra
LANDCORP PROPERTY LIMITED

ALEXANDRA OFFICE
4 LIMERICK STREET
PO BOX 27
ALEXANDRA NZ
PHONE 03-448 6935
FAX 03-448 9099

19 January 1993

Regional Conservator
Department of Conservation
P O Box 5244
DUNEDIN

Dear Sir

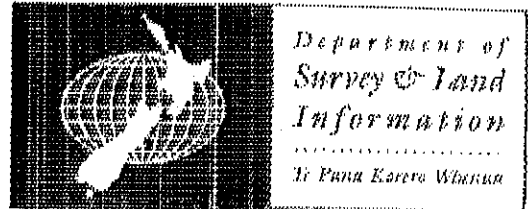
Copy for your information.

Yours faithfully

G W Heward

G W Heward
for Manager, Alexandra
LANDCORP PROPERTY LIMITED

FACSIMILE MESSAGE



OFFICE OF CROWN LANDS

To: Ken Taylor
Firm: Landcorp Property Limited
Location: Alexandra
Fax No: 03 448 9099
From: David Gullen
Date: 23 December 1992
File Reference: 5200-10-D14
Page 1 of 1

Charles Fergusson Building
Bowen Street
CPO Box 170
Wellington
New Zealand
Phone 64-4-473 5022
Fax 64-4-472 2244

LANDCORP PROPERTY
ALEXANDRA
23 DEC 1992
RECEIVED

(If complete message is not received please phone)

Subject: Land Act Consents

The Commissioner of Crown Lands has consented to the following on the basis of your recommendations :-

- 1. P233, Craigroy - Direct drilling/cultivation - water race - Scott
- 2. P332, Halfway Bay Station - Access track - Phillip
- 3. P322, Woodbine Station - Fenceline - Phillip
- 4. P0124, Crown Rock - Shrub clearance - David



SUBMISSION TO COMMISSIONER
OF CROWN LANDS

From: Landcorp Property Ltd, P O Box 27, ALEXANDRA
 Application for consent under Section 108, Land Act 1948

Reference: P233.

Property Name: Craigroy.

Lessee: E & A C Parcell.

Location: Coal Creek, Nevis Valley, Central Otago.

Proposal: Direct Drilling/Cultivation, | Water Race.
 Length/Area: 55ha, | 2km.
 Reason: Pasture establishment, | Irrigation.

Vegetation Type: Grasses, Native/Hieracium.

Altitude: 730-775m asl.

Rainfall: 650mm.

JC Class: VI and VII.

% Bare Ground: 5%.

Visual Impact: Minimal.

Effect on Water: Minimal. Water race will utilize existing water right.

DOC Comment: Approved.

Recommendations: Approval subject to standard conditions.

SIGNED for LANDCORP PROPERTY LIMITED

E. Heward.
 Consultant 14/12/92

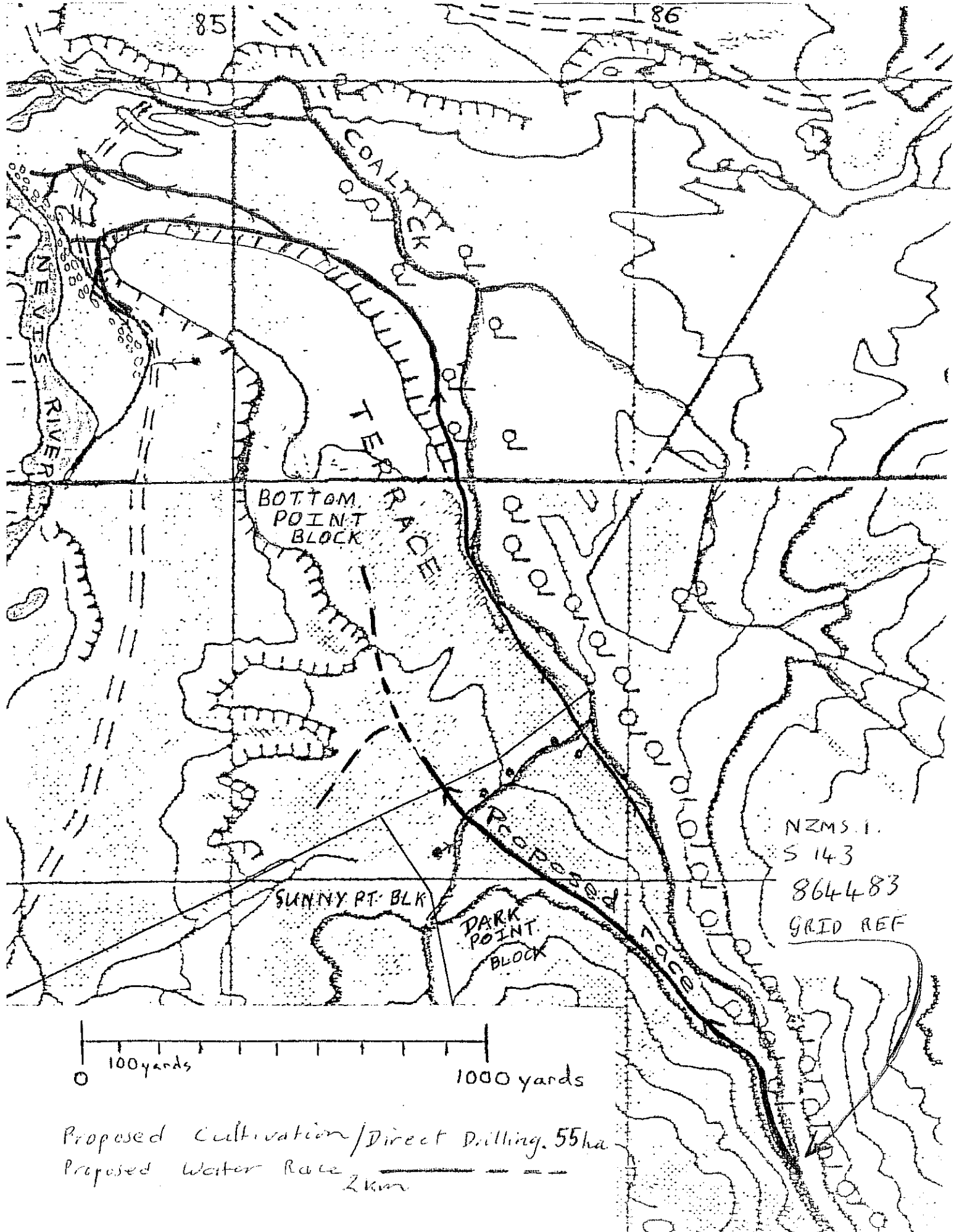
Kenneth R. Taylor
 Manager 14/12/92

APPROVED / DECLINED

 Commissioner of Crown Lands

Co. 233 CRAIGROY

PART NZMS 1 S133 and S143



Proposed Cultivation/Direct Drilling. 55ha
 Proposed Water Race 2km

NEW ZEALAND

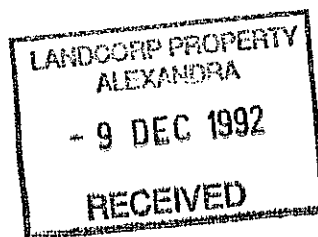
Archaeological Association Inc.

Riverbank Road

RD 2

Wanaka

7 December 1992



G. W. Heward

Landcorp Management Services Ltd

Box 27

Alexandra

Dear Geoff

Discretionary Activity = P233, Craigroy

The following points are to confirm our discussion after the inspection in the Nevis Valley on Monday 30 November 1992.

1. No prehistoric sites were found in the area inspected (Bottom Point Block).
2. Remains of gold mining of last century consist of water races and tailings.
3. The tailings extend from NZMS 1 S133 745508 to 848503 and are confined to the river flats. Jill Hamel has mapped these in detail.

4. The remains of a water race commencing in Coal Creek at 861491 runs down the valley flats following the base of the terrace and divides into a number of channels leading to the tailings. The race is additionally fed by a number of drainage pits in gullies leading from the terrace to the river flats.
5. The water race proposed by the lessee, M^r E. Parcell, commences in Coal Creek at approx. 864483 and extends across the terrace NW for about 2 km. It will not interfere with any archaeological sites that have been recorded.
6. As no sites were found on the terrace there should be no opposition to the lessee cultivating this area. During cultivation the lessee should be aware of the possibility of finding prehistoric sites and reporting them to New Zealand Historic Places Trust.
7. If the lessee at some time in the future wishes to cultivate the river flats it would be necessary to protect any remains of old mining such as water races and tailings or to apply to N.Z.H.P.T for permission to modify or destroy them.

8. As far as financing the inspection my understanding is that this will need to be determined by discussion within Landcorp and you will let me know the outcome in due course.

Yours faithfully

Ken Thomlinson

K. Thomlinson
Filekeeper

Copy to:

E. Parcell
M. Wallace
G. Hamel
L. Galer
A. Geelen

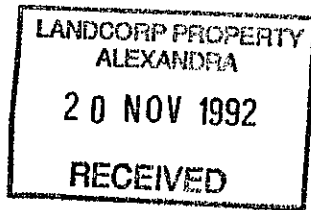
P. 233 - Craigroy

On 30-11-92, an inspection was made of some disturbance applications (lots to the total 31 by 74) comprising 55ha direct drilling, cultivation on bottom land block and 2km of water race from east of Cunningham. Some Point Blk and surrounding on the bottom point Blk for the purpose of water flooding the rolling terrace tops. Historic Point Blk

The inspecting party comprised Ken & Margaret Thompson ↓ of Warrack M. 443 7084, the Wallace Doc also and I Howard. Some except. also.

Water Race Proposal - The proposed route was inspected, and apart from three pits each of approx 3 metres width & 1m deep constructed in a shallow gully draining into local stream located about 20 metres ~~prostrate~~ into some Point Blk from the bottom Point ^{Blk} fence line; nothing of ^{significant} historical or conservation significance was noted. The three pits & associated indistinct channels were probably part of a water storage scheme associated with gold mining.

Direct Drilling / Cultivation 55ha - located on the higher terrace tops - No factors of historical or conservation significance were identified. The area has only remnant tussock with bountiful and patches of *hemizon filicella*



203 Stuart Street,
Dunedin.
Phone and Fax (03) 477 9871

November 18, 1992.

Mr G.W.Heward,
Consultant,
Landcorp Management Services Ltd,
P.O.Box 27,
Alexandra.

Dear Mr Heward,

P233, Craigroy

It has come to the Trust's attention that the lessee of P233 Craigroy, requests consent to develop a water race.

As the Nevis Valley contains known archaeological sites - sites which at any material time were associated with human activity more than 100 years ago - it will be necessary for the owner/occupier of the land to first seek the approval of the New Zealand Historic Places Trust.

Under Section 46 of the Historic Places Act 1980, it is not lawful for any person to destroy, damage or modify, or cause to be destroyed, damaged or modified, the whole or any part of any archaeological site, knowing or having reasonable cause to suspect that it is an archaeological site, whether or not the site is registered.

Any person wanting to destroy, damage or modify the whole or any part of an archaeological site, shall first apply to the Trust for an authority to do so, and the Trust may grant an authority subject to such conditions as it sees fit, or may decline to grant an authority.

Application forms for approval are available at the Trust's regional office.

If you need any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in cursive script that reads "Lois Galer".

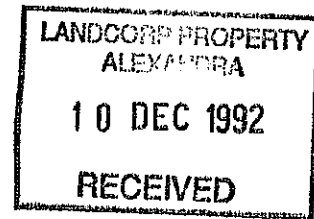
Lois Galer
Regional Officer
NZ Historic Places Trust.



CONSERVATION

Our ref: PL 233

10 December 1992



Ken Taylor
The Manager
Landcorp Property
P.O. Box 27
ALEXANDRA

ATTENTION Geoff Heward

Dear Ken

RE: CRAIGROY P 233 SOIL DISTURBANCE

There are no concerns with the proposed soil disturbance provided that cultivation does not apply to the lower terrace. This terrace has a myriad of races panning across it which is part of a mining system.

per Mary Wallace

Mary Wallace
Field Centre Manager
Alexandra.