

Crown Pastoral Land Tenure Review

Lease name : GLENROCK (RAKAIA)

Lease number : PC 140

Due Diligence Report (including Status Report) - Part 3

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

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APPENDIX 5

ASHBURTON COUNTY COUNCIL

ASHBURTON, N.Z.

*Original on 9/21
and action*

6th October 1970

The Commissioner of Crown Lands,
Department of Lands & Survey,
Private Bag,
CHRISTCHURCH.

Dear Sir,

RE: ROAD ACCESS TO UPPER RAKAIA GORGE
DEVIATION TO BLACKFORD ROAD

As discussed with and inspected by the Assistant Commissioner of Crown Lands, Mr McMullan, the Rakaia River in the area between Redcliff and Black Hill and a short distance down stream from the confluence of the Wilberforce River, is gradually shifting its bed so that approximately a half of the flow of the river is being diverted in to old channels in the river flats on the sough side of the valley. This movement, aggravated by the recent floods in the river, severed the existing road access to the Upper Rakaia Valley.

The area has been inspected by the Resident Engineer (Mr de Lambert) of the North Canterbury Catchment Board, and the Resident Engineer (Mr R. O'Toole) of the Ministry of Works, Timaru, as well as myself, and it is our opinion that although groyne or stop bank work to protect the river flats and the road access could have some effect the economics of such a proposal would be marginal and the permanency of such work could not be guaranteed.

In view of this opinion and because of the urgency in need to reinstate road access to the runholders in the Upper reaches of the river the deviation of the existing road, from the river flats, to an alignment on higher land at the foot of the hills and as illustrated on the attached plan, has already been put in hand. Although survey lithos indicate a possible road reserve in this area the new road line does not necessarily follow this, and no doubt encroaches on Crown Land for most, if not all, of its length.

This letter, therefore, is to apprise you of our actions and of the urgency which has caused this and to request your formal consent to the work done on Crown Land. Mr Ensor, the Lessee, has advised by telegram, his consent to the relocation of the road.

Yours faithfully,

(SGD) D.G. THOMSON
County Engineer

62.649
Wooster

JEW

XXXXXX
Private Bag,
CHRISTCHURCH.

275

9 November 1970

County Engineer,
Ashburton County Council,
P.O. Box 43,
ASHBURTON.

Dear Sir,

ROAD ACCESS TO UPPER RAKAIA GORGE:
DEVIATION TO BLACKFORD ROAD

I refer to your letter (11/29) of
6 October 1970.

I wish to advise that this Department
has no objection to the road deviation as
described in your letter. However, I am
unable to give formal consent until the
deviation is completed. When this has been
done, the survey completed, and a survey
plan prepared, formal consent can be
granted.

Yours faithfully,

G. MOLLETT
Commissioner of Crown Lands

per:

[Signature]
9/11.

aw.

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ASHBURTON, N.Z.

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and action*

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(SGD) D.G. THOMSON
County Engineer

RUN 266 (Glenrock) - C.L. 574/70
REPORT ON DEFINITION, ETC.

1. There is no one plan of the whole Run, therefore the area would be in doubt, not being based on the latest photogrammetric definition.
2. See attached N.T.M.S. 261 showing definitions of the various boundaries.
3. Re western bdy, north of the North Branch, Ashburton River:-
 - (a) S.O. 11026 shows the northern end as along Donald Stream, the remainder (by implication only) along the summit of the Black Hill Range.
 - (b) The present lease, 574/70 (copy above fo. 384) is based on an amalgamation of former Runs 100 B, 119 A & Pt. 100 A. The former 119 A was in P.R. 568 (copy attached) which clearly shows the northern end as a fence line, the remainder (again by implication) as the Black Hill Range.
 - (c) S.O. 5976 is a plan of Runs 119 and 119 A, and shows the northern end as fence and stream, with the remainder, along the summit of the Black Hill Range, being surveyed & pegged. Where F.B.R. references have been readily found, I have shown these on the N.T.M.S. 261.
4. The entire N.E. bdy is surveyed, except Terrible Gully, Rakaiia River bank & Kutt Stream.
5. Unformed Legal Roads:-
 - (a) There are 4 separate portions, shown ~~=====~~ and numbered 1-4. Where there are vehicle tracks shown on N.T.M.S. 1 near or along the roads, these are shown ----. ① is surveyed, ②-④ are "Topo" roads.
 - (b) There is a road shown ... at the south

(cont. p.2)

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✓ of R.S. 33024 (lower top centre), shown on the Record sheet but not on any other records. I was told it was shown because it ~~is~~^{is} on Topo. 13 G. (checked & correct).

6. The lease is not subject to Sect. 58 Land Act 1948
see fo. 385 p. 7 para 13.

7. Possible areas for exclusion:-

- (a) As shown yellow on topo under fo. 385. (N.B:- southern bdy as shown on topo is incorrect - should follow Campbell's Stream & 2 right lines, referred to also at fo. 386, p. 2, last main para.)
- (b) Sec. 58 strips, as above.

8. Subdn. bdy - see fo. 385 p. 7, topo, under 385 and cadastral under fo. 382.

9. Wetlands/conservation covenant:-

see fo. 385 p. 7, para. 12 & p. 8 para. 2

J.W. Duff

D.D.O. Stats

13/7/84.

Land 266, Glenrock.

L/AB.

There is no adequate definition of parts of the peripheral boundaries of this pastoral base which means that as well as the survey for the subdivision that is proposed additional survey work at the Crown's expense will be required to define the periphery where marked in yellow on the litho beneath. Probably a photogrammetric definition will suffice.

There are a number of roads on the property which should be stopped/resumed. SOs 6035, 6036 & 6037 show road to be stopped (closed) which have never been acted on together with the legal roads coloured green and part pecked brown on the litho which should be resumed and added to the pastoral base. Road numbered (2) may need to be right lined and pegged if the Crown wishes to retain access to the Swift River. A field officer should be asked to report on this aspect.

Provision needs to be made for Sec. 58 strips on the rivers or streams over 3m.

Definition of the wetland areas will be required if covenants are to be brought down on the new P.L.

The retirement area will be redefined as part of the peripheral boundary.

Garrison
of S.

19. 7. 84.

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CHRISTCHURCH

4 October 1984



CCL
OFFICE

Handwritten notes:
4/5
AS - for your
information - refer folio
398
12/10

ACCESS TO SWIFT RIVER GLENROCK PASTORAL LEASE

Folios 402, 398 and 397 refer.

Practical four-wheel-drive access exists along a formed track adjacent to the subject road. This access suffices for farm needs and present public use (minimal demand). The subject road is not flagged and as such the route is useless. Should public demand for access increase, this route will more than likely be required. Recreation use is minimal at present but is likely to increase with the eventual surrender of land from POL within the adjoining Taylor Range Management Plan Area. Also there has been some talk of skifield development on the adjacent Blackhill Range. It is likely that the Swift River will have section 58 strips laid off and once associated with the subject road there will be legal access provided from Double Hill Road to the north branch of the Ashburton River.

In summary, although there is little demand for use of the road at present there are sufficient factors present to warrant the retention of this road. With survey work being carried out on subdivision it is apparent to me that it would be appropriate to flag this road at the same time.

T.B. Hood
T.B. Hood
Field Officer

W. J. O'Connell
3/10/84

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LAND SETTLEMENT BOARD

461

SUBMISSION TO COMMISSIONER OF CROWN LANDS
RENEWAL OF PASTORAL LEASE

FILES: HO 26/1640
DO P40

CASE NO: 86/ 613

CANTERBURY LAND DISTRICT

LESSEE

GLENROCK LAND COMPANY LIMITED at Christchurch.

RUN NAME

"Glenrock".

LAND HELD IN LEASE

Part Run 266 situated in Glenrock and Somers Survey Districts.
Area: 6782 hectares approximately.

LOCATION

South bank of Rakaia River straddling land between Rakaia and North Ashburton watersheds.

PARTICULARS OF TENURE

Tenure: Pastoral Lease

Term: 33 years from 1 January 1954

Expires: 31 December 1986

Annual Rental: \$260

Stock Limit in Lease: 2600 sheep

Present Personal Stock Limitation: (pastoral lease only - approved 21.1.86)

2800 sheep (incl. not more than 1200 br. ewes)
80 cattle (incl. not more than 35 br. cows)

Overall Stock Limitation: (leasehold, freehold combined)

5600 sheep (incl. not more than 1660 br. ewes)
165 cattle (incl. not more than 50 br. cows)

CROWN IMPROVEMENTS

Nil.

OTHER LAND HELD

1378 hectares of freehold land.

PLANS

An illustrative plan of the lease is attached.

GENERAL DESCRIPTION

- (1) Aspect: Predominantly easterly but much of the better country lies to the north and north-west.
- (2) Rainfall: 750 mm at homestead. Reasonably distributed.
- (3) Attitude: 450 m a.s.l. at homestead rising to 2000 m.
40% of property is above 1200 m a.s.l.

- (iv) Contour: Except for valley floors contour is generally steep.
- (v) Cultivable: For practical purposes - nil.
- (vi) Water Supply: Natural creeks - satisfactory.
- (vii) Shelter: Contour only.
- (viii) Reversion: Native vegetation and reversion not a serious factor. ?
- (ix) Erosion: Geological erosion evident especially at higher attitudes along with limited streambank erosion. Northerly faces exhibit past gully erosion probably due to high intensity rain storms.

Erosion potential is high unless expertly farmed. Several of the tributaries in the watershed of the North Ashburton River carry bed loads contributing to the aggradation in the Ashburton River. This has serious implications for maintaining the river course down country. South Canterbury Catchment Board accords high priority to conservation planting and debris control within this catchment.

- (x) Pests: Rabbits have been present in high numbers on the Rakaia faces and flats adjoining. Currently not a serious problem but could be again if not effectively controlled.

SOILS

Soils on the front country generally deep sandy loams and well drained. While those on the steeper country below 900 metres are of reasonable depth, stony but suitable for development. Above 900 metres soils are less suited to development, skeletal in nature with weak structure.

LAND USE CAPABILITY (Includes 1378 hectares freehold)

| <u>Class</u> | <u>Area</u> | <u>% of Total</u> |
|--------------|-------------|-------------------|
| IV | 421 | 5 |
| VI | 1133 | 14 |
| VII | 3066 | 38 |
| VII E. 6 | 580 | 7 |
| VIII | 2960 | 36 |
| | <u>8160</u> | <u>100%</u> |

DESCRIPTION OF COVER

| | |
|------------------------------|----------------|
| Sown pasture | - |
| AOSTD | 113 |
| Native grasses | 4609 |
| Bare shingle streambeds etc. | 2060 |
| | <u>6782 ha</u> |

Cover has altered little since the time of last renewal except that there has been an overall improvement in the extent and density of vegetation at lower attitudes, post rabbit control.

STOCK WINTERED (Includes freehold 1378 hectares)

| | |
|---------------------------|-------------|
| Mixed Age Corriedale Ewes | 4134 |
| MA Wethers | 200 |
| Ewe Hoggets | 1430 |
| Rams & Killers | 126 |
| | <u>5890</u> |
| Total Sheep | <u>5890</u> |

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| | |
|----------------------|-------|
| Breeding Cows | 58 |
| Rsg 1 & 2 yr Heifers | 33 |
| Rsg 1 & 2 yr Steers | 50 |
| Bulls | 2 |
| | <hr/> |
| | 143 |
| | <hr/> |

PRODUCTION

| | |
|---------------|--------|
| Lambing | 100% |
| Calving | 85% |
| Wool - Ewes | 4.5 kg |
| - Wethers | 4.5 kg |
| Sheep deaths | 3-4% |
| Cattle deaths | 2% |

The Corriedale flock is one of the oldest in New Zealand and therefore in the world. It has won a high reputation for good shifting, natural condition sheep. Stock seen were in excellent condition and overall management is of the highest order.

GENERAL

Under HO Case No. 85/152 of 21 January 1986 the HOC/LSB approved the subdivision of Glenrock pastoral lease into two separate leases. In view of the fact that the pastoral lease expires on 31 December 1986 it was considered preferable if all documentation action relating to the subdivision be dealt with at the same time as renewal, i.e. on the basis that two separate leases will issue when the lease is renewed.

LEASEHOLD POTENTIAL

This block comprises the residual portion after subdivision of Redcliffe. It includes the older established paddocks of Glenrock and is a strong property. A catchment board run plan has recently been approved by NWASCA and recently accepted by lessee. This provides for the surrender of 3770 hectares which includes the bulk of the land unsuitable for sustained grazing.

VALUATION

(a) Roll Valuation as at 1.7.85 (for 17428.1919 hectares - total Glenrock and Redcliffe).

| | |
|---|-----------|
| Improvements | \$ 66,000 |
| Land Exclusive of Improvements value | \$538,000 |
| | <hr/> |
| Capital Value | \$604,000 |
| | <hr/> |

(b) Valuation for renewal as at 31.12.84 by District Valuer A.G. Johnson, Timaru.

| | |
|--------------------------------|-----------|
| Improvements | \$ 51,000 |
| Land Exclusive of Improvements | \$105,000 |
| | <hr/> |
| Capital Value | \$156,000 |
| | <hr/> |

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FIELD OFFICER'S REPORT (D.D. Webster)

VARIATIONS TO PRESENT LEASE:

(i) Stock Limitation

The present stock limitation is 2600 sheep and this should be retained in the new lease.

(ii) Boundary Adjustments

None required at this stage.

(iii) Run Plan

A run plan providing for the surrender of the bulk of land identified as being unsuitable for grazing (3770 hectares) has recently been approved by NWASCO, subject to the availability of funds. The run plan provides for the surrender of the land at the completion of the retirement fencing or at 1 December 1988 whichever is the sooner. The NCCB has verbally advised that the lessee has indicated he is prepared to accept the run plan. A memorandum of variation document providing for surrender has been prepared and forwarded to NCCB for signing in conjunction with the Land Improvement Agreement.

AREAS TO BE PROTECTED OR EXCLUDED

NB. A 50 metre strip will be retained in the lease along the boundary of the Swift River marked X-X on the attached plan to provide for stock access.

Access:

There is a legal road which follows an impractical route up the Redcliffe Stream from the Rakaia catchment to the Ashburton catchment via Redcliffe Saddle. This access should be retained as it is desirable for the public to retain a walking route. In lieu of using the unformed road for this purpose, the legal roadline should be closed and the formed track adopted as a legal pedestrian track. Lessee is willing to agree to this but not to vehicular use of his road.

Section 58 Land Act:

Provision for this requirement should be retained and likely to be essential along Rakaia River, Swift River and possibly Redcliffe Stream.

LESSEE'S COMMENTS

No agreements executed but lessee agreeable to reasonable claims of conservation.

RESERVE RANGER'S COMMENTS

Refer to attached report and note that the comments span Redcliffe and Glenrock. The information provided will form the basis for further investigations into any areas to be protected for natural values on a post renewal basis.

PRIORITY NATURAL AREAS

This lease is within the Hutt ecological district. No PNA has been completed as yet.

CHIEF SURVEYOR'S COMMENTS

The boundaries against the Rakaia and the North Branch of the Ashburton Rivers will need to be redefined photogrammetrically at the time the subdivisional survey is carried out. There are also two sections of unformed legal road to be stopped and transferred to the Crown for inclusion in the lease, one of which is to be replaced by a pedestrian ROW in favour of the Crown to provide public access to the Swift River. This latter will require survey.

For the purposes of the subdivision a survey definition of the proposed new boundary, in part the Redcliffe Stream and the Swift River, will be required.

Access to the North Branch of the Ashburton River from the pedestrian ROW will be via the Section 58 strips when set apart from pastoral lease.

RECOMMENDATIONS

- (1) That pursuant to Section 131 of the Land Act 1948 the values for renewal purposes shall be as follows:

- (3) That the Crown retain the right to apply the provisions of Section 58 Land Act 1948 in respect of all rivers and streams in excess of 3 metres in width traversing or forming the boundary to the property, subject to legal confirmation in that regard.

- (4) That post renewal negotiations with the lessee be undertaken (with subsequent adjustment by way of apportionment of rental value and stock limitation as appropriate) in an endeavour to effect the following:
 - (i) That the unformed legal roads coloured green on the attached plan be transferred to the Crown and incorporated in the renewed lease.
 - (ii) The provision of legal pedestrian access to or from the Ashburton watershed extending as far south as the junction of the Swift River and the North Branch of the Ashburton River.

DECISION

Approved/Declined.

[Handwritten Signature]

Commissioner of Crown Lands

1.10.86

Prepared by *[Handwritten Signature]*

Checked by: *[Handwritten Signature]*

5. A 50 metre strip of land will be retained in the lease along the boundary of the Swift River marked x - x on the attached plan to provide both legal and stock access to the severed block, i.e. the 50 metre strip will be excluded from the area to be surrendered under the Ren plan agreement. The NCCBL has agreed to this amendment.