

Crown Pastoral Land Tenure Review

Lease name : PISGAH DOWNS

Lease number : PO 248

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.

March

05

135
97

RELEASED UNDER THE OFFICIAL INFORMATION ACT

DEPARTMENT OF LANDS AND SURVEY,
DUNEDIN C.I.

1st June, 1958

P.L.O. Ford,
ALEXANDRA.

Boundary Adjustments.

SGR.1190 : Section 2, Block X,
Section 2, Block XI, Donnet S.D.,
Section 1, Block I, Section 1,
Block II and Section 3, Block VIII,
Kakanui S.D., Section 1, Block XIII,
Section 1, Block XLV, Kyeburn S.D.

J.H. Anderson

SGR.1226 : Section 2 Block II,
Sections 1 & 3 Block III,
Section 1, Block VII, Section 2
Block VIII, Kakanui S.D., Section
2 Block XLV, Kyeburn S.D.

T.A.C. McKenzie

Your Pastoral Lands reports of 18.2.57 & 21.2.57 relating to the above mentioned leases:

Concerning the adjustment of boundaries between SGR's 1190 and 1226, it is proposed to obtain a partial surrender of 100 acres from Mr. McKenzie (SGR.1226) and to include this area in Mr. Anderson's new Pastoral Lease commencing 1.3.58 for a term of 33 years.

As Mr. McKenzie's lease does not expire until 28.2.60 the 300 acres he will receive from Mr. Anderson cannot be included in his present lease and to allow him the use of the area until the issue of his new Pastoral Lease in 1960, it is proposed to grant him a temporary tenancy over the 300 acres for a term of 2 years from 1.3.58 to 28.2.60.

To enable a temporary tenancy to be granted, would you please fix a nominal rent for that period.

LANDS & SURVEY
10 JUN 1958
DEPARTMENT

C.K. Eville,
Commissioner of Crown Lands.

30/1
10/1
30/1
10/1

300
100

23.5.58

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file: P248 Vol 2/177

Pt Sec 1	Blk I	Kakanni S.D.	100.	0.	00
Pt Sec 2	Blk II		2920.	0.	00.
Sec 1	Blk III		506.	0.	00.
Sec 3	Blk III		2100.	0.	00.
Sec 1	Blk VII		1430.	0.	00.
Pt Sec 1	Blk VIII		200.	0.	00.
Sec 2	Blk VIII		2920.	0.	00.
Sec 2	Blk XIV, Kyeburu.	400.	0.	00.	
			<u>10576</u>	<u>0.</u>	<u>00</u>

Leases

Description Area for Pastoral Lease
Purposes.

Pt Sec 1, Blk I, Pt Sec 2 Blk II, Sec 1 & 3,
Blk III, Sec 1 Blk VII, Pt Sec 1 & Sec 2,
Blk VIII Kakanni S.D., Sec 2 Blk XIV,
Kyeburu S.D.

Area 10576. 0. 00

(S.O. 1065)

D.S. 19/6/58.

Note - Area 100 acs Pt Sec 2 Blk II,
Kakanni S.D. will need to be
surrendered from present SGR
before it can be included in
P199 (SGR 1190)

175

REQUISITION FOR WORK BY DRAUGHTING STAFF

The Chief Surveyor.

Please supply item ^(D)/_(E) following:

*Excluded from
new lease approx
100 acres situated
along north rd
of Sec 2 Bk II, Kakanui*

- (a) Diagrams on draft leases attached.
- (b) Titles for items on attached (certificates) (warrants).
- (c) Certified description and tracings for Proclamation purposes.
- (d) Verify description (Provisional Register) (Renewable Lease (or) Deferred Payment License) (Warrant).

*Included in new
lease approx 3000
situated on NE
corner of Sec 1
Bk VIII & SE corner
of Sec 1 Bk Kakanui*

(e) Please check area. *See plan 176.*

PROPERTY: *Section 2 Bk II, Secs 1 & 3 Bk III, Sec 1 Bk VII, Sec 2 Bk VIII
Kakanui SD, Sec 2, Bk XIV Kyeekuen SD*

REMARKS: *To be used on Pastoral lease* AREA: *10576.0.00 (approx)*

*used
see p. 176*

J. Simons
for Commissioner of Crown Lands.
13 15/58.

(170)

JCP:MMF

SGR 1226

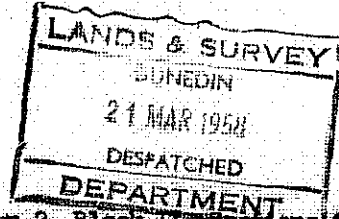
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896,

DUNEDIN C. 1.
20th March, 1958.

Mr J.A.C. McKenzie,
12c R.D.
GAMARU.



Dear Sir,

SGR 1226 : Section 2, Block II, Sections 1 and 3,
Block III, Section 1, Block VII and Section 2,
Block VIII, Kakanui S.D. and Section 2, Block XIV,
Kyeburn S.D.

I refer to a discussion with Pastoral Lands Officer Ford of this Department concerning the offer of a Pastoral Lease over the above land.

Your Small Grazing Run Lease will expire on 29th February, 1960. The Land Settlement Board has decided that the land is pastoral and subject to your agreement a Pastoral Lease will be issued in place of a Renewable Lease to which you would be normally entitled as a renewal. The Pastoral Lease now offered is for a term of 33 years from 1st July, 1960 and the broken period from 1st March, 1960 to 30th June, 1960. The rental for the first term will be £265 per annum which will be payable half yearly in advance on the 1st January and 1st July in each year subject to a rebate of 10% for prompt payment.

A Pastoral Lease is a lease for a term of 33 years, perpetually renewable for similar terms but without the right to freehold. Rent is based on a carrying capacity which in your case has been fixed at 3700 sheep including 1600 ewes and 50 cattle and the lease will provide that this number of sheep may not be exceeded by more than 10% without the consent of the Commissioner of Crown Lands. If such consent is granted no increase in rental will be involved. Consent would be subject to review at any time and especially in the event of a transfer of the lease.

The limitations described in the last paragraph applies solely to the land to be included in your Pastoral Lease. While you continue to work your other leasehold in conjunction with the land under Pastoral lease there will be no objection to 4200 sheep including 1800 ewes, and 100 cattle being carried on the combined properties. If in the future the land under Pastoral Lease is worked separately the stock limitation of 3700 sheep plus 10% and 50 cattle will have to be complied with.

The new lease will also provide that you must not cultivate or burn on any portion of the land without first obtaining the permission of the Commissioner of Crown Lands. The prior consent of the Stage Settlement Board will be sufficient compliance with the lease in respect of burning. Permissions to cultivate will, however, have to be obtained from this office.

The new lease offered is subject to the following boundary adjustments.

- (1) Excluded from the new lease will be an area of approx 100 acres situated along the north boundary of Section 2, Block II, Kakanui S.D.
- (2) Included in the new lease will be an area of approx 300 acres situated on the north east corner of Section 1, Block VIII and south east corner of Section 1, Block I, Kakanui S.D.

If no reply is received from you within three months of the date of this letter I shall assume that you accept the offer of the above Pastoral Lease.


Handwritten notes and initials on the left margin.

Handwritten initials at the bottom right.

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If you accept the new lease a fee of £2 for preparation of the document will be required in the course.

Yours faithfully,


C.K. Eville,
Commissioner of Urban Lands.

115
10 MAR 1958

LAND SETTLEMENT BOARD
CLASSIFICATION, SURRENDER AND DISPOSAL OF LAND
WITHOUT COMPETITION

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file: P 248 Vol 2/173

FILE: H.O. - 5/9/504
D.O. SGR. 4226 CASE NO 5611 OTAGO LAND DISTRICT.

LESSEE: John Arthur Charles McKenzie.

LAND: Run Name: "Pisgah Downs".
Survey Description: Section 2, Block II, Sections 1 & 3,
Block III, Section 1, Block VII and
Section 2, Block VIII, Kakanui S.D.
and Section 2, Block XIV, Kyeburn S.D.

Area: 10,376-0-00p. /

Location: On fair gravel road 35 miles west north
west of Oamaru.

Amenities: Rural Mail 3 times weekly; telephone and
electricity installed; Store 10 miles;
School 4 miles; Saleyards and Railway 14
miles.

LEASE: Tenure: Small Grazing Run Lease under Land Act 1924.

Term: 21 years from 1.3.39.

Expires: 29.2.60.

Rental Val: £3600.

Annual Rent: £180.

History: First selected 1892. Surrendered 1893. Re-
selected but surrendered 1896. Reselected 21
years from 1.3.97 A.R. £86. 9. 4. Renewed 21 years from
1.3.18 A.R. £140. Transfer of half share to present
lessee 26.10.35. Renewed 1939 as above. Transfer of
remaining half share to present lessee 24.7.51. (gift).

CLASS

INVESTIGATION

DOCKET: Completed and filed on district office file.

CROWN

IMPROVEMENTS: Nil.

GENERAL

DESCRIPTION: Soil - schisty clay soils; northerly aspect; altitude
1600-5200 ft - est. 2/3rds of property below 3000 ft;
mainly easy broad slopes intersected by gullies - some
deep; none ploughable; rainfall 30" - watered by creeks,
sufficient; fair shelter from contour but inclined to be
exposed to north; traces of browntop on some lower warmer
faces; no erosion; no serious snow risk under good
management; Run well balanced although ewe and hogget
blocks fairly high. Hoggets mostly wintered down country
on turnips.

Present Cover (Summer country)

3000 acres mainly snow and blue tussock.

7376 acres fescue, blue and a little silver tussock with
snow tussock on dark sides and higher ridges.
Other grasses include blue wheat grass, fog,
browntop, plume grass and traces of white clover.
Approx. 500 acres topdressed country has
considerable montgomery clover showing up.

10376 acres total.

10 MAR 1958

WEEDS AND
PLANTS:

No weeds. A few pigs in spring which cause some lamb
losses. Area not in Rabbit Board district but one may be
formed shortly. No rabbits at present.

OTHER AND HELD:

<u>Leasehold</u>		(Govt. Valn. 31.1.54)			
RLF.98:	Secs. 47 & 49, Blk.X, Maerewhenua S.D.	165-1-29	560	375	185
RLF.104:	Secs. 48 & 54, Blk. X, Maerewhenua S.D.	150-2-22	365	250	115
LPs.774:	Secs. 32 & 63, Blk.VII., Maerewhenua S.D.	112-3-08	1920	1000	920
		428-3-19	2845	1625	1220

STOCKING:

(No tallies kept. Worked in conjunction with 429 acres other Crown leasehold).

Estimated capacity for SGR.1226 only:

- 1600 Ewes
- 1100 Wethers
- 1000 M.S. hoggets
- 3700 sheep
- 50 cattle.

PRODUCTION:

(Worked in conjunction with 429 acres other leasehold)

	<u>Shearing Tally</u>	<u>Wool lbs. (per sheep)</u>	<u>Deaths</u>	<u>Lambing No.</u>
1951/52	N/Av.	N/Available	5%	1186
1952/53	"	"		785
1953/54	"	"		1143
1954/55	4000	26843 6.7		Not Available.
1955/56	4057	28580 7.0		1386
1956/57	3745 *	29725 8.0		1514
Av.	3934	28383 7.2	5%	1203

* excluding about 300 stragglers.

SALES:

(over total area of 10805 acres).

	<u>Ewes (A.D.)</u>	<u>Wethers</u>	<u>Lambs (Store)</u>	<u>Total</u>
1952/53	-	317 (incls.232 fat)	-	317
1953/54	433 (incls.73 fat)	22 stores	-	455
1954/55	539	268 (incls.210 fat)	-	807
1955/56	474 (incls.11 fat)	316 (incls.281 fat)	630 (incls.165 fat)	1420
1956/57	449	341 (fat)	372	1162
Av.	474	253	501	832

Economic.

Not subdivisible.

Two minor boundary adjustments are recommended:

- (1) Excluded from the new lease will be an area approx. 100 acres situated along north bound of Sec. 2, Block II, Kakanui S.D.
- (2) Included in the new lease will be an area approx. 300 acres situated on north east of Section 1, Block VIII and south east of Section 1, Block I, Kakanui S.D.

SUBDIVISION AND BOUNDARY ADJUSTMENT:

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SUBDI VISION
AND BOUNDARY
ADJUSTMENT:
Cont'd.)

Area (1)
Area to be excluded from new lease has no practical access, there being a very rough rock bound gorge cutting it off from remainder of property.

Area (2)
Area to be included in new lease although lying to north west is purely summer country which has been utilised by lessee for many years by mutual arrangement with former adjoining lessee's husband. The exclusion of this strip of land makes no difference whatever to adjoining lessee's management and production. It has to date eliminated the necessity of having to fence boundary - a distance of almost 2 miles. As legal boundary cuts through face of a ridge the existence of a fence could not only be a trap for stock in event of early snow but could create maintenance difficulties due to pressure of snow.

MANAGEMENT:

Particularly well balanced property. Lessee not very active but makes up for this in his managerial ability. The acquiring of three small blocks of low country for winter feeding and hogget blocks has enabled him to utilize run to greater advantage.

VALUATION
RENTAL AND
ASSESSMENT:

(1) Roll 31.1.54 C.M.V. C.V. U.V. Impts.
11270 6070 5200

(2) Pastoral Lands Officer Ford 12.4.57 C.M.V.
Recommends Pastoral Lease at rental of £265 based on the following stock:

<u>Flock</u>	<u>Ewe Equivalents</u>
1600 Ewes	1600
1100 wethers	550
1000 M/S Hoggets	570
3700 sheep.	2820
	Less 220 for aerial topdressing, winter feed and RLF.89, 104 & LPs.774.
	2600 ewe equiv. @ £100 per 1000 = \$260. -- --
	Plus 100 cattle & £15 per 100 £15.--
	Less 50 for other leasehold
	<u>£7.10.-</u> <u>7.10.-</u>
	£267.10. --
	Say £265.

Stock limitation 3700 sheep plus 10% and 50 cattle.

CHIEF PASTORAL
LANDS OFFICER:

Although lessee may have been somewhat reluctant to supply stock and production figures it is evident he is a progressive farmer who has endeavoured to improve country. Pastoral Lands Officer interviewed lessee and agreed to accept Pastoral Lease and stock limitation. Concurs with Pastoral Lands Officer's recommendation

DISTRICT FIELD
OFFICER:

Concurs that area be classified pastoral land suitable for Pastoral Lease.

RECOMMENDATION:

That (a) pursuant to Section 51(1)(d) Land Act above area as adjusted/classified pastoral land suitable for disposal on Pastoral

(b) pursuant to Section 145 Land Act 194 surrender of SGR.1226 be accepted as

RECOMMENDATION:
(Co. d.)

- (c) pursuant to Section 107(2) Land Act 1948 boundary adjustments as shown above be approved.
- (d) pursuant to Section 54(1)(f) Land Act 1948 John Arthur Charles McKenzie be granted a Pastoral Lease over the above land for a term of 33 years from 1.7.60 and broken period 1.3.60 - 30.6.60 at a rental of £265 per annum.
- (e) pursuant to Section 66(2) Land Act 1948 it be a condition of the above lease that stock carried on the property be limited to 3700 sheep plus 10% and 50 cattle. (Lessee to be permitted to run 4000 sheep plus 10% and 100 cattle while area is worked with other land as at present).

DECISION:

The Land Settlement Board on ^{5.3.58} resolved to approve recommendations (a), (b), (c), (d) & (e).

The Commissioner of Crown Lands,

Sturges

for your Information and Action.

Malcolm
Director General
7 MAR 1958

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REQUISITION FOR WORK BY DRAUGHTING STAFF

The Chief Surveyor.

Mr. Macgregor

Please supply item ^(d)/_(e) following:

- (a) Diagrams on draft leases attached.
- (b) Titles for items on attached (certificates) (warrants).
- (c) Certified description and tracings for Proclamation purposes.
- (d) Verify description ^{+ area} (Provisional Register) (Renewable Lease (or Deferred Payment License) (Warrant)).
- (e) ~~1~~ Coloured litho showing sections areas on S.O. 1065.

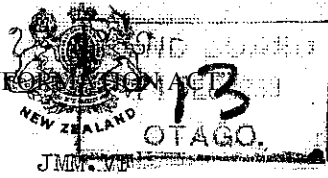
Miss Goodman
 A survey will be required if renewed on Renewable Lease. The water races through the property are not excluded by by-laws & have no separate area.
 Litho supplied. Area & area ok at present for instructions to Field Officer.

PROPERTY: Sec 2 Blk II, 1, 3 Blk III, 1 Blk VII + 2 Blk VIII Kakanui
 SD + sec 2 Blk XIV Hylburn SD.

REMARKS: 2 water races interest the property should they be included on renewal if so supply 2 extra lithos
 Renewal instruction being sent to F.O. (S.O. 1065)
 AREA: 10 376 aca.
Goodman
 for Commissioner of Crown Lands.
 19/7/56.
 25/7/56

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In your reply
Series SGR.
Sub No 787

Please quote these numbers

Department of Lands and Survey 136

District Office: DUNEDIN, C.1. 9th November, 1938.

MEMORANDUM for:

The Commissioner of Crown Lands,
DUNEDIN.



Secs. 2, Blk.II, 1 and 3, Blk.III, 1, Blk.VII,
2, Blk.VIII, Kakanui, 2, Blk.XIV, Kyeburn.
J.A. and Mrs. E. McKenzie. 10376 acres.

Appended please find particulars required in connection with the above:-

18½ miles boundary fencing, including 17 miles half value, and 3½ miles netted,		£596.
8 miles internal fencing, including 2½ miles netted,		480.
Dwelling ...	...	1000.
Stable and chaffhouse ...	...	75.
Men's quarters ...	...	70.
Shearing shed and yards ...	...	330.
Dip and yards ...	...	80.
Garage ...	...	18.
Windmill, ram and piping ...	...	60.
Plantations ...	...	50.
		<u>£2759.</u>

Unimproved value, 10376 acres, £3600.

Suggested rental 5% = £180. per annum.

Carrying capacity:- 1200 ewes.
1200 dry sheep.

Lambing:- 70%. Death rate: 10%. Wool Clip: 7½ lbs.

This run generally lies well, the aspect being mainly north-easterly. It comprises easy to steep and somewhat broken hill country ranging from about 1700 to 5200 feet and with a fair snow risk.

The front country is well covered with native feed, the run generally giving the appearance of being judiciously handled. The most serious drawback is the wide and lengthy mining water races intersecting it for some six miles, which are more or less a death trap for lambs, these races traversing some of the best of the ewe country.

There is no cultivatable land, and the run is not suitable for subdivision. Mr. Mee, Supervising Field Inspector, is in agreement with the rental suggested for the new term.

T. Mee
21/11/38

Mee
J. M. Mee
Field Inspector.

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330

P 248

Miss Bloxham

770 650

12 November 1981

896
DUNEDIN

The Manager
Pisgah Downs Limited
12 CRD
OAMARU

Dear Sir

I refer to your Company's application for the reclassification of Pastoral Lease P 248 to Farm Land tenure.

As a result of my investigations I regret to advise that your property is outside the criteria set by the Land Settlement Board for reclassification as the potential risk of erosion in the higher country precludes the lifting of the protection Pastoral Lease tenure affords.

Yours faithfully

G E Rowan
Commissioner of Crown Lands

ABW/11 per XKB 13/11

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CHIEF SOIL CONSERVATOR RAMSAY

Does not wish to comment in cases where application will obviously be declined.

SURVEY REQUIREMENTS

Survey required - client cost.

AERIAL PHOTO REFERENCES

SN 3629 Aerial photo 4772-4776.

RECOMMENDATION

That the application for reclassification be declined.

DECISION

The committee on
Dunedin

ACB
J

ref P248

AOC have approved but
would like to know why
the LSC was not asked
to comment.

Director-General

9/10/81

per: PAV

HEAD OFFICE COMMITTEE
8 Oct
APPROVED

APPROVED
9/10/81
ENTERED

AKB

LAND SETTLEMENT BOARD

HEAD OFFICE COMMITTEE

PASTORAL LAND

APPLICATION FOR RECLASSIFICATION

FILES HO 8/9/354
DO P 248

HOC CASE NO 81 | 270

OTAGO LAND DISTRICT

PROPOSAL

To investigate the reclassification of Pastoral Lease P 248 to Renewable Lease tenure.

Lessee has applied for reclassification.

DETAILS OF LEASE

Lessee: Pisgah Downs Limited

Land: Part Section 1, Block I, Part Section 2 Block II, Sections 1 and 3 Block III, Section 1 Block VII, Part Section 1 and Section 2 Block VIII Kakanui Survey District and Section 2 Block XIV Kyeburn Survey District.

Area: 4279.9554 ha

Tenure: Pastoral

Run Name: "Pisgah Downs"

Term: 33 years from 1 July 1960

Annual Rent: \$530.00

Locality: McKenzie Road, 18 kilometres from Duntroun

Stock Limitation in Lease: 4070 sheep (incl 1760 br ewes) plus 10% and 50 cattle (no cows)

Stock Limitation approved 26/6/79

4300 sheep (incl 3000 br ewes) plus 100 cattle (incl no br cows)

(Present stock limitation endorsed 24/6/81).

VALUATION

Roll Value 26060/490 dated 1/10/78

VI \$85,000 LV \$300,000 GV \$385,000

LAND USE CAPABILITY CLASSIFICATION

Class IV	170 hectares	(4%)
V	685 "	(16%)
VI	2480 "	(58%)
VII	645 "	(15%)
VIII	300 "	(7%)
Total	4280 "	

DESCRIPTION OF VEGETATIVE COVER

Oversown Tussock	1080 hectares
Tussock and Native Grasses	3170 "
Barren Rock and Shingle	30 "
Total	4280 "

SOIL TYPES

Back Block - Kaikoura steep land soils - greywacke detritus plus windblown localised accretion - very low fertility.
Gullies - Hurunui steep land soils - greywacke and weathered alluvium some patches of loess - moderate fertility.
Front Easy - Kakahu silt loam and Kakahu Hill silt loam - greywacke loess over greywacke gravels - low fertility.

ALTITUDE, ASPECT AND CONTOUR

Altitude: 500-1633m. Aspect 70% NE, 30% SW
Contour 30% steep, 70% easy/steep

STANDARD OF COVER

Majority of Run in native grass and snow tussock. Wind erosion on high altitude country. Generally reasonable standard of cover on Run.

EROSION RISK (Type of Degree)

Wind and sheet erosion evident in Class VII and VIII country. These classes account for 22% of Run and potential exists for further erosion.

CLIMATIC FACTORS

Dry summers. Exposed to NW winds. Cool winters.

ACTUAL STOCK WINTERED (last three years)

	<u>Ewes</u>	<u>Hoggets</u>	<u>Wethers & Rams</u>	<u>Total Sheep</u>	<u>Breeding Cows</u>	<u>Other Cattle</u>	<u>Total Cattle</u>
1978	2800	725	865	4390	322	160	482
1979	3070	710	972	4752	312	245	557
1980	3170	730	1035	4935	323	348	671
1981	3200	740	1030	4970	320	442	762

ACTUAL PRODUCTION

	<u>Total Wool</u>	<u>Death Rate</u>	<u>Lambing</u>	<u>Calving</u>
1978	15300 kilos (av)	3-4%	85%	80%
1979	16600 "	3-4%	85%	80%
1980	17300 "	3-4%	85%	80%

If run with other land, estimate of carrying capacity as separate unit.

- (a) Present Assessed at 5500 stock units.
- (b) Potential 9000 stock units

Approximately 1/4 has been OSTD but another 1800 hectares could be OSTD. Present subdivision is adequate for existing management and carrying capacity.

FIELD INSPECTION

The property is a conservatively managed unit which has never been subjected to high grazing pressure. Accordingly there is little evidence of active erosion but it is likely with increased grazing pressure the position will change. There are areas at the highest point of the Run which are completely devoid of and support little vegetation. As altitude decreases the depth of topsoil increases, the occurrence of shingle deposits decrease and the cover improves. Most of the bare ground occurs above 1200m and this comprises 5-10% of Run.

Recommends that Pastoral Lease tenure should remain to maintain protection of the susceptible areas.

The DPO and GPLO agree that the existing Pastoral Classification be retained.

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LA AND SURVEY EDIN
REC'D
-13 JUL 1961

File No. 11243

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

REPORT ON APPLICATION FOR RECLASSIFICATION AS FARM LAND

LESSEE: PTENIAI TRUST LTD. RUN NAME: PTENIAI POINT
 A A: 4950 RUN NO: _____
 LOCATION: McKenzie Road 12 Kilometres from Dunroon
 RAIL: Bentley SALEYARDS: Dunroon POWER: 110 SCHOOL: S. Kurup
 TENURE: Pastoral TERM: 23 YEARS FROM 1 JULY, 1960 A.R. \$ 500

LAND USE CAPABILITY CLASSIFICATION

Total Pastoral Land
PROPOSED FOR RECLASSIFICATION

B. BALANCE OF PROPERTY

Class	hectares	hectares
" I	"	"
" II	"	"
" III	"	"
" IV	170 "	4%
" V	685 "	16%
" VI	2480 "	58%
" VII W, S or C	"	"
" VII E	645 "	15%
" VIII	300 "	7%
TOTALS:	<u>4280 ha.</u>	

DESCRIPTION OF VEGETATIVE COVER

B.

Open pasture and lucerne	_____ hectares	_____ hectares
Perennial tussock	<u>1080</u> hectares	_____ hectares
Tussock and native grasses	<u>3170</u> hectares	_____ hectares
Shrub	_____ hectares	_____ hectares
Open rock and shingle	<u>30</u> hectares	_____ hectares
TOTALS:	<u>4280</u> hectares	_____ hectares

L.A

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"
PROPOSED FOR RECLASSIFICATION

- Covering the following points: (a) Soil types. (b) Altitude, Aspect and Contour.
 (c) Stand of cover. (d) Erosion risk (type and degree). (e) Climatic factors.
- (i) Back Block - Kalkoura Steepland soils - greywacke and greywacke detritus, low fertility. Localised erosion - very low fertility.
- (ii) Gallies - Haruru Steepland soils - greywacke and weathered alluvium. Some patches of leuca - moderate fertility.
- (iii) Front Rang - Kahaka silt loam and Kahaka Hill silt loam - greywacke leuca cover, greywacke gravel - low fertility.
- (1) Altitude 500-1800m. Aspect 70% N.E., 30% S.W. Contour 30% steep 70% easy/sloped
- (2) Majority of run is native grass and low tussock. Wind erosion on high altitude country. Generally reasonable standard of cover on run.
- (3) Wind and sheet erosion evident in Class VII and VIII country. The class is 20% of the run and potential exists for further erosion.
- (4) Dry summers. Exposed to N.W. winds. Cool winters.

CURRENT STOCK LIMITATION

2300 Sheep (incl. 2000 Br. ewes) 100 cattle (incl. nil br. cows)

Actual Stock Wintered (last three years): (incl. 500 ha. run with pastoral lease)

	<u>Ewes</u>	<u>Hoggets:</u>	<u>Wethers & Rams:</u>	<u>Total Sheep:</u>	<u>Breeding Cows:</u>	<u>Other Cattle:</u>	<u>Total Cattle:</u>
78	2800	725	865	4390	322	160	482
79	3070	710	970	4750	312	245	557
80	3170	730	1035	4935	323	348	671
81	3000	740	1030	4970	320	442	762

Actual Production:

	<u>Total Wool:</u>	<u>Death Rate:</u>	<u>Lambing:</u>	<u>Calving:</u>
78	15300 kilos (Av.)	3-4 %	85 %	80 %
79	16600 "	3-4 %	85 %	80 %
80	17300 "	3-4 %	85 %	80 %

run with other land, estimate of carrying capacity as separate unit

Present Assessed at 5500 stock units

After reclassification (if subdivision involved, of each portion). N.A.

Potential. 9000 stock units

Approximately 1/2 has been OSTD but another 1800 hectares could be OSTD. Present subdivision is adequate for existing management and carrying capacity.

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1. Do you consider that from the point of view of erosion control, the land for which reclassification is sought requires the restrictions placed on it by a pastoral lease? Yes. Bare ground and wind and sheet erosion increases over 1200 metres. Plot is attached with care.

2. Opinion of District Soil Conservator. Written opinion to be requested.

3. Do you consider that under present costs and prices the area proposed for reclassification constitutes an economic unit? Yes

4. Will its withdrawal leave a sound economic unit with a suitable homestead site and good mustering access to this area?

N.A.

5. If an area is to be surrendered for retirement, is it practicable to separate it by fencing?

N.A.

6. Has adequate provision for access to this area been made? N.A.

7. What measures should be taken for fire prevention and control? N.A.

8. What do you consider its status should be? (Comment on: (a) Any potential for improvement of cover, (b) Recreational significance, (c) Water harvesting value, (d) Importance in watershed protection.

The property is conservatively managed. Has never been subjected to high grazing pressure. Accordingly there is little evidence of active erosion and it is likely that with increased grazing pressure the position will change.

There are areas at the highest point of the Run which are completely devoid of and support little vegetation.

As altitude decreases, the depth of topsoil increases, the occurrence of shingle deposits decrease and the cover improves. Most of the bare ground occurs above 1200m. and this comprises 5-10% of Run.

It should be noted that an application for reclassification of an adjoining property, Dome Hills, was considered by Land Settlement Committee in December, 1980, and declined. Dome Hills is similar to Pisgah Downs in altitude and cover.

The pastoral lease tenure should therefore remain to maintain protection of the susceptible areas.

Continue on Reverse if necessary

RECOMMENDATIONS:

THAT the existing pastoral classification be retained.

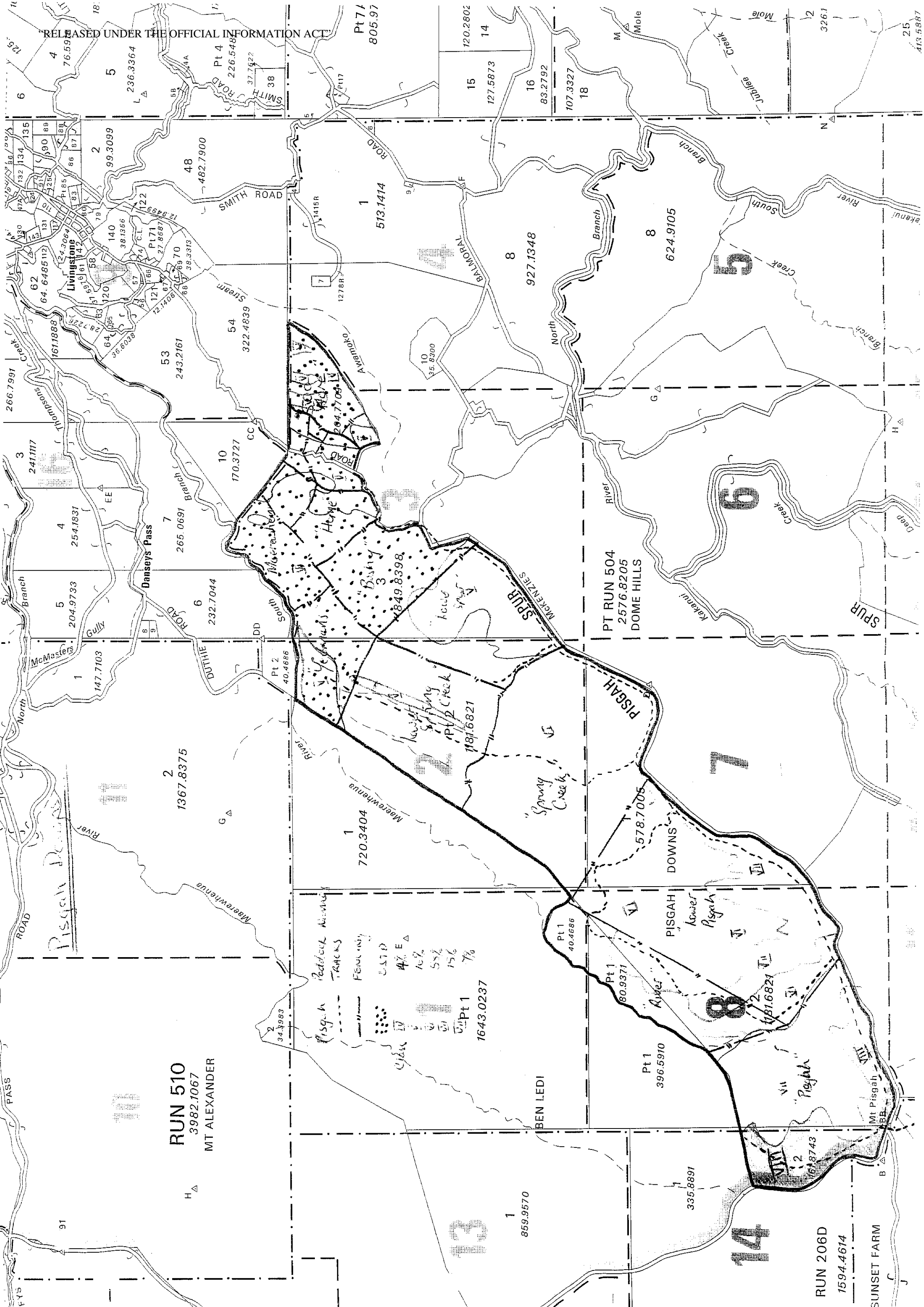
A. J. Still

A. J. STILL, FIELD OFFICER

P.O./S.F.O.'s COMMENTS: While ground is not too stable, and relatively good, the property does seem to a high altitude (over 5000ft) and has sufficient potentially erodible soil to warrant the restrictions of a Pastoral lease. Active erosion is occurring on similar soils at the same altitude on neighbouring properties. Recommendation endorsed. *[Signature]* 24/6/80

P.L.O.'s COMMENTS: At over 5000' alt. few other factors is closely associated to reclassification. Endorse 170's recommendation. Recommendation endorsed. *[Signature]* 29/6/80

[Handwritten initials and date]

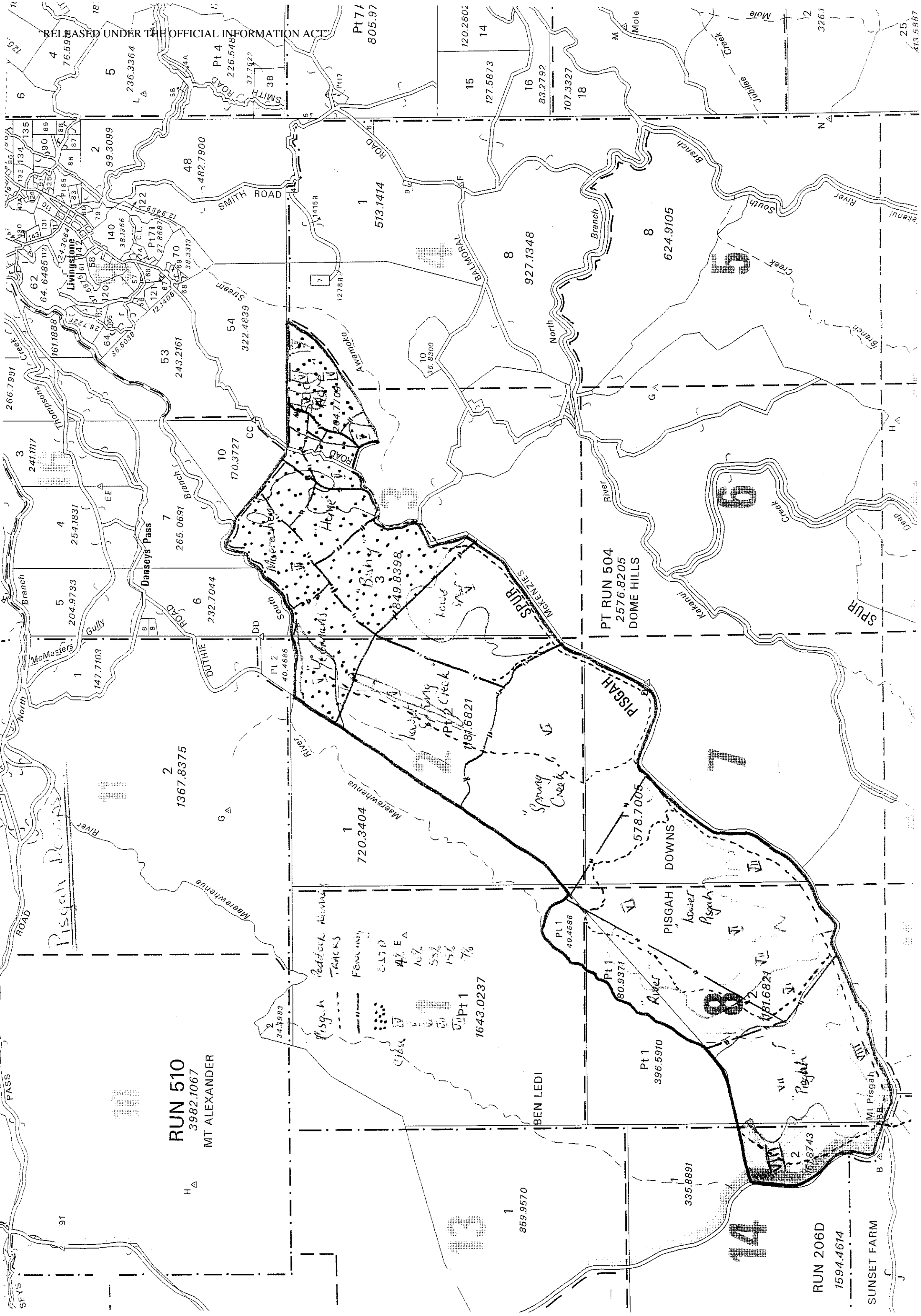


RUN 510
3982.1067
MT ALEXANDER

RUN 206D
1594.4614
SUNSET FARM

PT RUN 504
2576.8205
DOME HILLS

Pisgah Pediclec Mining
TRAILS
FAMILY
ESTD
47 E
10%
55%
15%
7%
Pt 1
1643.0237



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P 248

Miss Bloxham

770 650

M. D. 4/3/81

896

DUNEDIN

22 January 1981

Mr J A C McKenzie
Pisgah Downs
12 C RD
OAMARU

Dear Mr McKenzie

RECLASSIFICATION : PASTORAL LEASE P 248

I refer to your letter received in this office on 12 January 1981 and advise that your application to have your Pastoral Lease reclassified is being investigated.

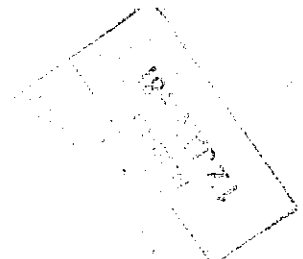
I will advise you of the decision as soon as it comes to hand.

Yours faithfully

G E Rowen
Commissioner of Crown Lands

per *MB 22/1*

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file: P248 Vol. 31312



Nathan Downs
120 RD
Camden

The Commissioner
Crown Lands
Dunedin

Dear Sir,

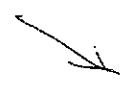
I wish
to make formal application
for Reclassification of my
vested lease on the
property known as 120 RD
Camden.

Inspection
to be arranged
for 25/5/81

Staff
Please see part 9 complete
reclassification report.

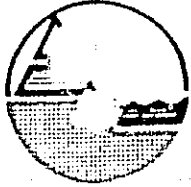
6/10/81/91
% [Signature] - I shall
accompany you
on this inspection.
It is unlikely that
the property will be
suitable.

[Signature]



HB - State increase report
says not suitable.
See DFO for programme
for this.
Acknowledge.

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WAITAKI
CATCHMENT COMMISSION
AND REGIONAL WATER BOARD

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file: P218 Vol 3/347 Wynyard St.

P.O. Box 110
KUROW

TELEPHONE 819

File: 2/7/1

Your Ref: 3/13/22

17 January 1986

The Commissioner of Crownlands
Department of Lands and Survey
P O Box 896
DUNEDIN

LANDS AND SURVEY
DUNEDIN
RECEIVED
22 JAN 1986

ATTENTION: MR K STEWART

Dear Sir

HIGH COUNTRY LAND DESTOCKING AND POLICY

Thank you for your letter of 3 October 1985, in which you seek a variety of data relating to Pastoral Lease landholdings within the Otago part of this Commission's district. The details which you seek are enclosed.

Yours faithfully

P H Hill
PLANNING MANAGER

PHH:AF

SOIL AND WATER CONSERVATION PLANS ON OTAGO PASTORAL LEASES

<u>Landholding</u>	<u>SWCP Number and Status</u>	<u>Date of Land Improvement Agreement</u>
P18 Omarama	26, operative	February 1978, never registered
P19 Dunstan Downs	89, Lapsed incomplete	No LIA
P20 Longslip	109, operative	9 August 1982
P75 Birchwood	69, no plan	No LIA
P112 Aviemore	143, complete	17 December 1974, not registered
P145 (096) Rugged Ridges	65, operative	2 August 1975, not registered
P146 Loch Lomond	29	15 January 1974, not registered
P149 Huxley Gorge	103, no plan	No LIA
P197 Kyeburn	106, complete	14 February, 1977, not registered
P198 Twinburn	136, operative	9 December 1985
P199 Ben Ledi	12, complete	No LIA
P200 Dunstan Peaks	66, lapsed incomplete	14 December 1971, not registered
P204 Twin Peaks	137, operative	15 October 1985
P205 Bellamore	1, operative, virtually complete	10 December 1984
P206 Danseys Pass	88, complete	No LIA
P207 Killermont	37, operative	14 Nov 1972, 13 April 1976, not registered
P209 Berwen	32, lapsed, virtually complete	4 July 1968, 22 Dec 1976, not registered
P211 Birdwood	66, lapsed incomplete	14 December 1971, not registered
P220 Ahuriri Downs	61, complete	9 August 1972, not registered
P222 Ben Ohu	11, no plan	22 July 1976, not registered
P247 (085) Ribbonwood	14, operative	29 Oct 1973, 12 Sept 1977, not registered
P248 Pisgah Downs	23, complete	12 July 1977, not registered
P251 Ben Avon	76, operative	June 1985
P259 Sunny Peaks	131, operative	11 July 1984
P284 Mt Alexander	58, complete	13 Feb 1973, 14 Nov 1977, not registered
P292 Dalrachney	281, operative	No LIA
P304, P305 Otamatata	40, lapsed incomplete	2 March 1971, not registered
P309 Rostrievor	124, no plan	No LIA
P310 Bog Roy	56, operative	14 April 1980, not registered
P336 (088) Quailburn	91, lapsed incomplete	9 August 1977, not registered
P343 Otamatapaio	7, operative	9 March 1981
090 Mt Ida Syndicate	115, no plan	No LIA
091 Soldiers Syndicate	107, no plan	No LIA
095 Lone Hill	5, complete	No LIA
098 Awakino	25, operative	12 July 1982
S213 (067) Ben Omar	77, no plan	1 December 1970, not registered

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S214, S263 Glencairn	33, operative	29 March 1985
S216, S439 Buscot	79, operative	13 February 1973, not registered
S217 Glenbrook	31, operative	31 July 1970, not registered
S214, S263 Peak Valley	43, operative	29 March 1985
S264, S400 Totara Peak	15, operative	8 February

DETAILS OF DESTOCKING, RETIREMENT AND SURRENDER

Landholdings with no destocking arrangement are not listed in this section.

DUNSTAN DOWNS

A run plan was prepared in 1974, which provided for the retirement of 760 hectares. It was approved by the Soil Conservation and Rivers Control Council "subject to the lessee agreeing to surrender of the retirement area from his present pastoral lease title with its right of renewal, to such tenure as may be required by the Land Settlement Board, once the retirement fence is completed and the alternative grazing provisions are satisfied."

The offsite grazing was all established, but the retirement fence has still not been erected, and the financial authorisation to proceed with the work has lapsed. The Commission has been unable to arrange for the holders of the lease to sign a Land Improvement Agreement.

RUGGED RIDGES

With the raising of Lake Aviemore in the late 1960's, the two runs Garguston and Rugged Ridges were amalgamated. The Department of Lands and Survey and this Commission conspired for the poor lands about St Mary's Range summit to be removed from Pastoral Lease and issued a Pastoral Occupation Licence with a Nil Grazing limit instead. The lessee agreed with this subject to the "retirement" fence being erected at no cost to himself. A Soil and Water Conservation Plan was prepared in 1975, providing for the retirement of 3608 hectares, including the 3035 hectare POL area. The plan stated "the present POL will be continued until the retirement fencing is completed and offsite grazing consolidated. The area behind the retirement fence can then be incorporated with a Catchment Management Area for the St Marys Range". The plan was approved by Soil Conservation and Rivers Control Council subject to the condition "that the proposed grazing controls contained in the plan, and the provisions already established for the future land tenure of the retired areas are adhered to." The retirement fencing and offsite grazing have been completed, and Lands and Survey action on Land Tenure is now appropriate.

KYEBURN

In 1976 the Department of Lands and Survey initiated a land tenure deal with Kyeburn Station, to replace a Pastoral Occupation Licence with a Special Lease, and with "the surrender of 5030 hectares (approx) of Pastoral Lease 197.. as at 31 December 1976. The surrender area will be retired in conjunction with the Waitaki Catchment Commission run plan." The run plan was duly prepared and considered by the Commission in February 1977, involving the

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retirement of 5178 hectares. The plan has been satisfactorily completed, but the land tenure issue which was the trigger for the program remains to be concluded.

BELLAMORE

A third 5-year Soil and Water Conservation Plan for this landholding was considered by the Commission in 1976, involving the retirement of 1105 hectares, including 279 hectares of adjoining "Roseneath" which was traditionally occupied in adverse. The plan proposed that "when the retirement is complete, the area above the retirement fence be surrendered from the lease and incorporated into a Catchment Management Area for the St Marys Range" This plan received Soil Conservation and Rivers Control Council approval subject to "cattle only" being used for any emergency permit grazing of the retired area. The works are complete, and tenure adjustment should now proceed.

KILLERMONT

A Soil and Water Conservation Plan for this landholding was prepared in March 1976. It provided for the retirement of 880 hectares, subject to "following retirement the land be held on a 5 year POL with nil stock limit ..." The work proceeded until it came to the retirement fence, when the lessee negotiated with the Commission to alter the run plan to provide for continued grazing of the retirement area under a Pastoral Lease, despite the previous provision of 100% compensation for a generously estimated loss of grazing. Water and Soil Division Staff expressed concern at such variation without reference to Soil Council, but to date this remains the situation, and while no land tenure action is appropriate at this stage it will probably be necessary for the Commission to reopen these negotiations with the lessee and the Lands and Survey Department.

BERWEN

A Soil and Water Conservation Plan was prepared in February 1968, whose "major proposals are centred on the retirement of Basin and Pass blocks from sheep grazing, and partial replacement with cattle." A 100% grant fence was proposed which, "together with boundary fences and the Downs block fence formerly erected as a work in advance of the plan, will form the boundaries of the 8440 acres (3416 hectares) to be retired from sheep,..." The plan was approved by Soil Conservation and Rivers Control Council in June 1968, "subject to the Pastoral Lease being changed to Pastoral Occupation Licence with a "cattle only" grazing clause for the area behind the grant fence." In July 1976 a second 5 year Soil and Water Conservation Plan was considered by the Commission, to consolidate the works undertaken to date. The plan stated "the runholder, Department of Lands and Survey field staff, and Commission staff have jointly agreed that following retirement the land be surrendered from the permanent lease ... subject of a management plan ... permit grazing of up to 200 s.u. as cattle." Works were undertaken but the program not completed; financial authority for further works has now lapsed. Cattle dropped in value, and wethers were substituted on the "retired" area. The property has since changed hands, but the retirement fence and offsite grazing were all provided, and the land tenure ought now to be adjusted as originally agreed in recognition of the Commission having bought most, if not all, of the lessee's legitimate interest in the mountain lands.

BERBWOOD
A run plan involving land retirement was successfully negotiated with the previous lessee, and minor grant offsite works were provided. The subsequent lessee preferred to have nothing to do with land retirement and the program was simply discontinued and has lapsed.

AHURIRI DOWNS

A Soil and Water Conservation Plan for this landholding was considered by the Commission in June 1972, providing for the retirement of 789 hectares. The plan was approved by Soil Conservation and Rivers Control Council "subject to the 1950 acres being retired being converted to a Pastoral Occupation Lease with a no grazing clause." The works have been completed and the land tenure actions should now proceed. In this particular instance, a neighbouring Pastoral Lessee has recently rejuvenated their mutual boundary fence, including that adjoining the Ahuriri Downs retirement area, and there was some acrimony as to whether or not Ahuriri Downs should carry half the cost of that portion of the fence. Accordingly, the early attention of the Department of Lands and Survey to land tenure in this instance is desirable.

RIBBONWOOD

The first of 3 Soil and Water Conservation Plans for this landholding was considered by this Commission in May 1966, and was "centred on the retirement of the Summer Wether block and part of the Front block." The Commission's approval was "subject to the condition that 6280 acres (2141 hectares) in the Summer Wether block, Front Block and Winter Wether block are permanently retired from grazing." By 1971 the retirement had largely been achieved, largely propelled by low fine wool prices and consequent disposal of the wether flock. The remaining ewes and cattle were not seen as a threat to high altitude lands, so the erection of the retirement fence cutting off the Land of West Diadem Creek was deferred indefinitely.

Between November 1974 and July 1975 there was an exchange of letters between this Commission and the Commissioner of Crownlands in Dunedin on the subject of the status of the retired land on Ribbonwood. The Commission recommended that the area revert to Pastoral Occupation Licence, rather than be surrendered, until something comprehensive could be arranged for the Diadem Range. Accordingly, the Department proposed to the then lessee that the 1000 hectares retired be removed from the Pastoral Lease as at 31 December 1975, and reissued under a Pastoral Occupation Licence for 5 years with nil grazing. There was some haggling over whether wethers should be permitted as of right on the remainder of the run.

In December 1977 a 2nd SWCP for Ribbonwood was approved by the Soil Conservation and Rivers Control Council "subject to the retirement area of 80 hectares being surrendered from the title." This 80 hectare area is a steep eroded gully facing Northwards to the Ahuriri East Head, away from the earlier retirement area. Lands and Survey Department correspondence in January 1979 indicated that the larger retirement area, of approximately 1050 hectares was made subject to POL with nil grazing on 1 July 1976.

In September 1983, Lands and Survey Department requested the Commission's opinion on the availability of restricted grazing on the 1160 hectare Ribbonwood retirement, at about that time concern was also expressed about the spread of trees from the Commission's revegetation works within the retirement area.

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Between October 1984 and December 1984 was a mildly intemperate exchange of letters between Lands and Survey and the Commission on the subject of the removal of the offending trees from the retirement area, which produced the surprising statement from Lands and Survey that "the retirement area is still currently included in the Pastoral Lease ..."

Clarification of the tenure situation, with remedial action if necessary, would now appear to be an obligation upon the Department.

SUNNY PEAKS

In July 1984 a Soil and Water Conservation Plan was accepted by the lessee, providing for 1670 hectares on the Otematata River side of St Marys Range to permanently destocked. No alteration to land tenure was proposed.

In September 1985, a second Soil and Water Conservation Plan was approved by the National Water and Soil Conservation Authority, "subject to agreement to the surrender of 3331 hectares of Class VIII and Class VII land that has been, or is to be, destocked so that a management plan can be prepared and implemented by Lands and Survey Department." This 3331 hectares includes the land to be retired on the Kurow side of St Marys Range, as well as the land retired on the Otematata River side of the range under the earlier program. The lessee has not yet indicated his acceptance of the latest proposals, but I expect to be able to advise you of land tenure alteration requirements for Sunny Peaks within the next 3 months.

QUAILBURN

Upon expiry of a previous non-renewable lease, a Pastoral Lease was issued for the Southern part of this run, with the remainder under a Pastoral Occupation Licence. In 1976 the Department of Lands and Survey actively sought the Commission's involvement in the preparation of a Soil and Water Conservation Plan to provide for the "retirement" of the Northern POL area. The plan was duly prepared and considered by the Commission in August 1977, and approved by the Soil Conservation and Rivers Control Council in January 1978. Soil Council indicated that it would advise the Director General of Lands that the Pastoral Lease boundary undergo minor adjustments to fit the best fenceline, and that the POL lands should be resumed by the Crown when alternative grazing had been provided.

There followed a series of enquiries from Lands and Survey into progress with the erection of the retirement fence, but while some offsite grazing works were carried out, and retirement fencing materials purchased, there has to this date been no progress on the erection of the retirement fence. The financial authority for this fence has lapsed, and it appears that this Commission is now obliged to make the necessary arrangements for the completion of the retirement fence before the Department of Lands and Survey can take further land tenure action.

OTAMATAPAI

A Soil and Water Conservation Plan in several stages has been operative since 1963. The June 1968 the Soil Conservation and Rivers Control Council clarified that its approval of the two earlier stages required "the Class VIII land in Range Block ... to be permanently retired, when the balance of the alternative grazing is provided sometime during the third stage, and ... the area is then to revert

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from PL to POL with a clause prohibiting sheep grazing."

The 3rd stage plan was approved by the Soil Conservation and Rivers Control Council in December 1980, subject to "the destocking of 2675 hectares of severely eroded Class VII and VIII land on the Range Block and the immediate surrender of the destocked land from the lease, this being registered on the lease by a variation document whilst survey is awaited; a POL for a term of 5 years from the date of surrender being issued with a stocking rate and the type of stock to be determined jointly by Lands and Survey Department and the Commission." Retirement fencing and offsite grazing have been completed, and the Department of Lands and Survey should now address the issue of land tenure on the retired area.

LONE HILL

The land retirement issue on Lone Hill is complex, and the Commission's records are incomplete, although I believe the Department of Lands and Survey has the matter under control. A Soil and Water Conservation Plan was negotiated in 1975, integrating the retirement of high altitude lands on Mt Domet with the freeholding of lower, safer farm land. The plan provided for the retirement of 987 hectares, to "be surrendered from the lease, and revert to such tenure as the Land Settlement Board may direct." The works have been completed, and although the Commission does not have the appropriate documents I understand the retirement land currently has the status of Rested (Wrested?) Land. I recall there being substantial problems with the survey of new boundaries about 7 years ago, and accordingly believe that the management of retired lands on Lone Hill is already in the hands of the Department of Lands and Survey.

AWAKINO

Attempts were made since the mid 1970's to secure the retirement of high altitude lands on Awakino as part of a freeholding deal, the run having been under Renewable Lease. A Soil and Water Conservation Plan to secure the retirement and surrender of 730 hectares was approved by the Soil Conservation and Rivers Control Council in December 1979, but was frustrated by that Council's revision of subsidy rates. After protracted haggling, conversion of most of the Renewable Lease to Deferred Payment Licence occurred, with the 730 hectares Tin Hut block reverting to a 21 year (from 1982) Pastoral Occupation Licence limited to 1500 wethers for 4 months. While further land tenure action will not be appropriate until 2003, the Department of Lands and Survey should be aware of the non existence of back boundaries to the POL area, and should, if it is able, keep the level of the stock limit under review. Land tenure adjustments that may prejudice the objectives for this land clearly stated by both Soil Council and Lands and Survey during the late 1970's should not be entertained meanwhile.

GLENBROOK

A Soil and Water Conservation Plan was prepared in 1970, "the major purpose of ... (which) ... is the permanent retirement of 1630 acres (660 hectares) of substantially Class VIII land in the Southeast corner of the property." The approval of the Soil Conservation and Rivers Control Council in July 1970 was "subject to the 1630 acres of mainly Class VIII land being permanently retired. The status of the land retired from grazing to be discussed between the Waitaki Catchment Commission and the Lands and Survey Department." These discussions proceeded, resulting in letter of 22 January 1971 from Lands and Survey Head Office to the Director of Water and Soil

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Conservation, agreeing that the 1630 acres should be converted to Pastoral Occupation Licence with a no grazing clause, once retirement fencing and offsite grazing had been "appropriately established." The retirement fencing and offsite grazing have now been in place for more than 10 years, so it is now perhaps timely for action from the Department of Lands and Survey in respect of land tenure.

PEAK VALLEY

A Soil and Water Conservation Plan was considered by the Commission in June 1984, which intended that "some 1200 hectares of Class VIIe and VIII land on the Northeast face of Totara Peak (being part of Totara and Black block of Peak Valley Station) will be separated from land capable of sustaining permanent pastoral use." The National Water and Soil Conservation Authority approved this plan in February 1985, subject to "complete destocking of 1200 hectares of Class VIIe and VIII land in the top of "Totara" and "Black" Blocks on Peak Valley Station and immediate surrender from the lease with grazing permits being organised by Lands and Survey Department for the transition period of offsite development, noting that the area is Otago University Lease and that surrender is to be discussed between Lands and Survey Department and Otago University." As the plan has been formally accepted by the lessee, land tenure action by the Department of Lands and Survey should now take place.

TOTARA PEAK

In 1962, the Crown resumed the Falstone Downs run, with a view to amalgamating the better part of it with a neighbouring run to compensate for land lost by the raising of Lake Benmore, while the higher, poorer lands were to be retained by the Crown to "be completely spelled from grazing for a period of at least 10 years." Subsequently the run country was incorporated into Totara Peak Station, which was also issued a 10 year Pastoral Occupation Licence over the 3200 acres of poor high country with a nil stock limitation.

In 1978 a Soil and Water Conservation Plan was prepared which "will effect retirement of the POL area ... of 2150 hectares. Its approval by the Soil Conservation and Rivers Control Council in November 1980 was "subject to the area to be retired being surrendered from the lease." The retirement area is, of course, already under licence, rather than lease, so the obligations upon the Department of Lands and Survey appear to have been fulfilled. It will, however, be appropriate for the Department to now consider the future of the three retired areas on Benmore Range in terms of whether Pastoral Occupation Licences remain appropriate.

P H Hill
PLANNING MANAGER

16 January 1986

Council

SOIL AND WATER CONSERVATION PLAN NO. 23

J.A.C. McKenzie, & Son, "Pisgah Downs", Livingstone.

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PROGRAMME REVISION FOR 1ST 5 YEAR PROGRAMME AND 2ND 5 YEAR PROGRAMME

1.1 Works Completed and Subsidies Paid

<u>Advance Works</u>		<u>Total Cost</u>	<u>Subsidy</u>
<u>Programme Works - 1970 - 1977</u>			
Conservation Fencing (2:3 & 1:1)	4.9 km	7 198	2 398
Retirement Conservation Fencing (2:1)	3.5 km	5 628	3 752
Cattleproofing	9.64km	3 158	1 444
Strategic Firebreaks	9.95km	3 348	2 232
Internal Firebreaks	6.15km	811	382
O.S.T.D.	121 ha	1 392	696
Stock Ponds	6	640	320
<u>Total</u>		<u>\$22 175</u>	<u>\$12 297</u>
		<u>\$28 002</u>	<u>\$14 695</u>

The property has received \$8 652 in Net Subsidy in the 1st 5 year programme.

1.2 Evaluation of Programme

Effective use has been made of sheep and cattle for roughage control. Depleted lower areas are being spelled for winter and spring grazing, and mob stocking is being used on the higher blocks, particularly after weaning in January. Cattle are being used to advantage on the mid-altitude blocks. There is however, a need for further cattle on the higher areas of Pisgah block, particularly in the future the area being spelled above the 2:1 conservation fence.

The O.S.T.D. which has been carried out has been maintained and is greatly assisting production. There are now 700 ha regularly treated with a further 250 ha on the Bog Side block, planned for O.S.T.D. this coming spring.

The track systems have assisted access through the property, and the road constructed by the County along the Dome Hills/Pisgah Downs boundary into Stoney block has made all weather access practical. This has made possible the construction of cattle yards at the top of Springs block, and an airstrip in Bushy block.

The strategic firebreak and access tracks through the Pisgah, Stoney and Springs blocks are serving their purposes adequately.

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		<u>Total Cost</u>	<u>Subsidy Rate</u>	<u>Subsidy</u>	<u>Local Share</u>
2.6	<u>4th Year 1980/81</u>				
	Job 13 Trees - Livingstone 0.6 km	1 208	2:1	805	403
	Job 15 Fencing - Pringles Gully 0.6 km	1 208	2:1	805	403
	<u>Sub Total</u>	<u>\$2 416</u>		<u>\$1 610</u>	<u>\$806</u>
2.7	<u>5th Year 1981/82</u>				
	Job 10 Conservation Fencing 2.5 km	5 368	1:1	2 684	2 684
	<u>Sub Total</u>	<u>\$5 368</u>		<u>\$2 684</u>	<u>\$2 684</u>
	<u>Total of Programme</u>	<u>\$16 575</u>		<u>\$8 890</u>	<u>\$7 685</u>
2.8	<u>Recommendation</u>				

It is recommended the above programme of works be approved with specific approval for the current year.

P.A. Hurst
Conservation Technician
 27 June 1977

Recommendation endorsed:

R.V. Maxwell
 R.V. Maxwell
Chief Soil Conservator
 27 June 1977

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"
Appendix

Revised Unit Costs

1.	<u>Conservation Fence</u>		
	Materials: To N.Z.A.E.I.		
	Specifications	\$18.00/20 m	
	Freight and Labour	14.00/20 m	
		<hr/>	
		\$32.00/20 m	\$1600/km
		<hr/>	
2.	<u>Cattleproofing</u>		
	Specifications as before		\$ 500/km
			<hr/>
3.	<u>Fencing for Treeplanting</u>		
	Materials: As for 1 above	\$18.00/20 m	
	Freight and Labour	\$12.00/20 m	
		<hr/>	
		\$30.00/20 m	\$1500/km
		<hr/>	