

Crown Pastoral Land Tenure Review

Lease name : PISGAH DOWNS

Lease number : PO 248

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.

March

05

OUR FILE: 8/9/354

YOUR FILE: P 248

From HEAD OFFICE

14 FEB 1980

Date: 5 February 1980

To CCL DUNEDIN

Ref.: Ours/Yours of

Person to consult:

SUBJECT: PISGAH DOWNS : J A C MCKENZIE AND SON

I refer to your memorandum of 29 October 1979.

You will be aware that the Land Settlement Board's draft policy states that surrender is required where it is necessary (ie has values other than for grazing) and where it is possible to obtain. In view of this I would ask you to confirm that surrender is not necessary from all points of view (eg possible recreational use) and to give your thoughts on whether it would be possible to achieve.

I make the comment however that if stocking is again to be possible after recuperative spelling then the grounds for requiring surrender are not strong.

N S Coad
Director-General

per *Cehaw*

Confirm surrender is not considered necessary.

J. Sawley
DSC
6/3/80

DEF 1
for your comments please

AB 4/3

AKA

[Signature]

As correspondence to be signed by D. C.

[Signature] 11/3

304

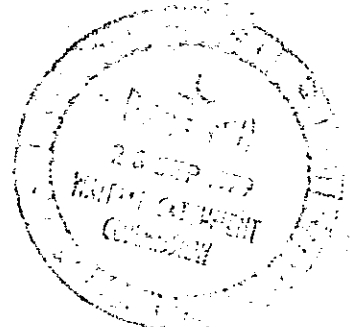
District Office
 Govt. Life Insurance Bldg., Rattray St.
 Box 451, Dunedin
 Telephone 771-480 Telex 128728
 Ref 13/33/6/4

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 tenure review due diligence from
 file: P248 Vol 3/304

Date 26 September 1979

Inquiries to

The Chief Soil Conservator
 Waitaki Catchment Commission
 Box 110
 KUROU



Dear Sir

SWCP 23, PISGAH DOWNS : CLASS VIII AND SEVERELY
 ERODED CLASS VII LANDS

Head office have asked for the reason why destocking was not made a prerequisite in either the first or second five year plan as the Land Use Capability plan shows 728 ha (1798 ac) of Class VII and 344 ha (948 ac) of Class VIII land. I am not sure where they have got these figures from as the original plan of July 1970 quoted Class VII 1812 acres 15% and Class VIII 862 acres 7%, and also quoted on page 2 severe 506 ac 4%, very severe 1090 ac 10% and extreme 26 acres 0.2%.

They also ask whether there is going to be any destocking proposal in a future addition or plan. They also advise that the Department of Lands and Survey also wish to know.

Can you please advise?

Yours faithfully

R D Grant
 District Commissioner of Works

per

J L Thomson
 (J L Thomson)

Mo Bavin

Your comments please re. the above.

JS ofo 12/10/79

Class VI	97 ha	13 %
VII	427 "	57 %
VIII	224 "	30 %
<u>222</u>	<u>748</u>	<u>100 %</u>

Waitaki Catchment Commission
Date:
ESC.



WAITAKI
"RELEASED UNDER THE OFFICIAL INFORMATION ACT"
CATCHMENT COMMISSION
AND REGIONAL WATER BOARD

Wynyard St.
P.O. Box 110
KUROW

File:

3 October 1979

The District Commissioner of Works
Ministry of Works and Development
P O Box 451
DUNEDIN

Attention Mr J L Thomson

Dear Sir

SWCP 23, "Pisgah Downs"

Reference your letter 13/33/6/4 dated 26 September 1979.

A map of "Pisgah Downs" is attached, on which the Land Use Capability Classification of the high altitude lands at the head of the south branch of the Maerewhenua River has been transposed from the original land use capability map for the property.

Destocking was not a prerequisite for this plan for the following reasons:

- (i) The Commission has no priority for retirement of the high altitude lands on the Kakanui Range extending from "Pisgah Downs" to Dansey Pass. Controlled stocking and fire control are the principal requirements for catchment protection in this area.
- (ii) The Class VIII at the head of the valley consists of large relatively stable material which is not contributing to downstream problems by the supply of detritus.
- (iii) It is not practical to erect or maintain a retirement fence along the boundary between Class VI and Class VII which follows the stream.
- (iv) In 1970, when the "Pisgah Downs" plan was prepared and approved, before the 1973 Joint Policy for future use of high altitude lands, the runholder was strongly opposed to retirement of the small area of high altitude Class VIII land on "Pisgah Downs". In other words, at that time, the alternatives were to prepare a plan providing for the restricted grazing of high altitude lands, or to have no plan at all.

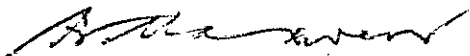
.../2

Comments on the question asked by Head Office staff whether or not there is going to be any destocking proposed in a future addition or plan are:

- (i) There is no necessity whatsoever for any such destocking proposal.
- (ii) Effective de-stocking of the Class VII and Class VIII from sheep has in fact already been achieved by the implementation of the proposal incorporated in the plan. The high altitude lands have been fenced along a secure and practical line. The proposal includes provision for grazing the substantial area of Class VI (97 ha) above the fence with dry cattle only, in late summer and autumn, after a period of recuperative spelling. There has therefore been no grazing in the two year period since the fence was erected. At the moment, it appears that requirements for future grazing are likely to be on a "drought relief" basis only, rather than annually.
- (iii) Significant savings of subsidy monies are achieved through the Commission proposal for a 2:1 subsidised fence for recuperative spelling and restricted grazing, compared with the increased expenditure required for a conventional retirement fence and grants for provision of equivalent grazing.

Please forward the above information to Head Office staff who have requested it. A copy of this letter will be forwarded to, and discussed with, the District Field Officer, Dunedin, in view of the last sentence in your letter.

Yours faithfully



R V Maxwell
CHIEF SOIL CONSERVATOR

cc Mr Sawyer
Mr Shearer

SCHEDULE B

HP: 22/5363
DO: 3/13/20/18

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file: P 248 Vol 3/202

RETURN OF PROGRESS ON AREAS FOR
FUTURE MANAGEMENT PLAN CONSIDERATION

P 248

Otago Land District

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
HO FILE	DO FILE	PROPERTY (RUN NAME/S)	AREA (HA)	LOCALITY	RUN PLAN Operative/ Not Operative	RETIREMENT PROPOSALS	COMMENTS	TO BOARD
8/9/224	P 284	"Mt Alexander"	1400 ha	On Danseys Pass Rd 24 km from Duntroon	Yes	Not necessary. Controlled grazing would be desirable.		
8/9/197	P 199	"Ben Ledi"	1720 ha	On Danseys Pass Rd 60 km from Oamaru	Yes	None		
8/9/354	P 248	"Pisgah Downs"	370 ha	56 km northwest of Oamaru	Yes	Retirement conservation fences being erected.		
26/2636	P 265	"Balmoral"	510 ha	On Balmoral Rd 40 km from Oamaru	Yes	No retirement envisaged at this stage. Restricted stocking on tender country through management practice.		
8/9/170	P 170	"Dome Hills I"	1510 ha	Mt Pisgah Rd 30 km from Duntroon	Investigated yet to be finalised	Retirement proposed through Run Plan P 261 Dome Hills II		
8/9/77	P 30	"Mt Dasher"	1500 ha	On Dunrobin Rd 40 km from Oamaru	Yes	Not necessary provided management continues as at present		
26/4361	P 22	"The Dasher"	470 ha	On Mt Pleasant Rd 24 km from Maheno	Yes	Retirement not necessary		
8/9/186	P 34	"Shingley Creek"	140 ha	On SH 85 30 km from Palmerston	No	Not considered necessary.		

WAITAKI CATCHMENT COMMISSION AND REGIONAL WATER BOARD

Soil and Water Conservation Plan No. 23

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tenure review due diligence from
file: P 248 Vol 3/282.

J.A.C. McKenzie & Son, "Pisgah Downs", Livingstone, 12C R.D. Oamaru.

PROGRAMME REVIEW

2nd 5 Year Programme

1. Works Completed 1977/78

Job 20 (Part) Cattleproofing Boundary Centre Hill 0.75 km

2. Evaluation of Programme

The works completed to date are functioning adequately, particularly the fences in the Pisgah block, the higher area being spelled now for 12 months. Cattle are beginning to play a useful role in controlling roughage in these higher areas.

A further 4 ha is being planted at Livingstone under the Forestry Encouragement Grant Scheme.

3. Stock

The total sheep has increased by 440 from last winter to 4470 including 2880 ewes and 818 wethers. Wool production remains at 3.5 kg/head while lambing is 87%.

Cattle numbers almost the same as 1977 at 483 including 522 cows. 45 weaners kept for replacements, and some older stock are kept for fattening. Calving 80%.

4. Proposed Programme

4.1 Approved Works

The remainder of Job 20 - Boundary Cattleproofing with Centre Hill, 1.05 km. Also Job 11 - Cattleproofing, Home Block.

4.2 Additional Works

The extension of tracks as part of the Districts Firebreak Scheme from the existing track system in the Pisgah block, onto Mt Pisgah and:

- (a) linking with the Strategic Firebreak on Ben Ledi - Job 23,
- (b) linking with the Strategic Firebreak on Dome Hills in the headwaters of the Kakanui Catchment.

It is proposed that approximately 4.8 km of this track be covered by the Otago Catchment Board's Strategic Firebreak Scheme, and the 3.5 km from Mt Pisgah to the Ben Ledi track be incorporated into the Pisgah Downs S.M.C.P.

Estimated Cost to Waitaki Catchment Commission and Lands & Survey Department Standards - \$600/km.

This proposal has been discussed with staff from Department of Lands and Survey, and Otago Catchment Board.

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Estimated Costs

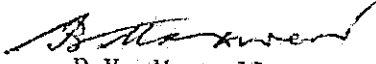
<u>Job No.</u>		<u>Total Cost</u>	<u>Rate</u>	<u>Grant</u>	<u>Local Share</u>
11	Cattleproofing 0.7 km	488	1:1	244	244
20	Cattleproofing (Final) 1.05 km	733	1:1	366	367
23	Strategic Firebreak 3.5 km	2 818	2:1	1 879	939
	<u>Total</u>	<u>\$4 039</u>		<u>\$2 489</u>	<u>\$1 550</u>

6. Recommendation

That the above programme of works, including the additional Job 23 - Strategic Firebreak be approved.

P.A. Hurst
Conservation Technician
23 June 1978

Recommendation endorsed:


R.V. Maxwell
Chief Soil Conservator
29 June 1978

Soil and Water Conservation Plan No. 23

Council

J.A.C. McKenzie & Son, "Pisgah Downs", 12 C.R.D. Oamaru.

Programme Revision.

1. Programme completed 1971/72.

No new works were completed in the last financial year. However, the remainder of Job 7 is now complete and awaits monetary authority. (Boundary cattleproofing with "Ben Ledi").

2. Subsidies Paid to date:

Advance works	Total Cost	\$5423	Subsidy	\$1873
1970/71 programme		<u>2766</u>		<u>872</u>
		<u>\$8189</u>		<u>\$2745</u>

3. Evaluation of programme.

3.1 The following stock are now carried on the property:

2250 ewes	380 cows wintered
550 hoggets	60 heifers
<u>160 rams and killers</u>	<u>13 bulls.</u>
2960 sheep	453 cattle.
4475 sheep (1970)	305 cattle (1970).

3.2 Performances: 80% lambing, 85% calving. Wool: 3.5Kg/head.

3.3 With greater numbers of cattle, better control of roughage can be obtained, however, the higher blocks of Spring Creek and Pisgah will require greater concentrations of cattle, especially in late Summer and Autumn. Better control is being obtained of snowgrass areas in the lower blocks. Better provision will have to be made for the late Winter feeding of cattle, in the form of O.S.T.D. tussock.

4. Proposed Programme 1972/73.

4.1 The completion of the boundary with Ben Ledi, (remainder Job 7.) Cattleproof fencing.

4.2 Pt Job 6. 4 stock ponds.

4.3 The new firebreak access track, Job 9, on Pisgah Block.

4.4 Conservation fence on Pisgah Block, Job 8, for the temporary retirement of the headwaters of the Macromhenua Catchment. (Cattle grazing only after 5 years)

5. Additions to the Programme 1972/73.

5 An extra 40 chains of cattle proofing the boundary with Ben Ledi, (Job 7). Original proposal 270 chains - actual length 310 chains.

5.2 The track along the catchment boundary on Pisgah Spur is not negotiable and requires upgrading to firebreak access track standard to link up with Job 9. 150 chains at \$2 is necessary to upgrade this track to the standard required.

5.3 Updating the estimated cost of the Mt Pisgah temporary retirement fence from \$15.00/chain to \$16.30 (Job 8).
 i.e. Materials \$8.30 (1 post, 5 waratahs, 6 wires & 1 barb.)
 Bulldozing 1.00
 Freight 1.00
 Labour 6.00

5.4 Offsite Oversowing and Topdressing. Job 17.
 Displacement of 300 s.u. of grazing from the Wether Block. By topdressing responsive Taioma and Tuapeka soils, an increase of 1 s.u./ac is expected from the 500 Block. 1 1/2 cwt 400 S Super with freight less subsidy \$28.60/ton flying 7.00/ton
Per acre \$2.70

Seed:	2lb Cocksfoot	\$0.60
	1lb dogstail	.30
	1lb white clover	.55
	1/2lb subterranean clover	.40
		<u>.20</u>
	flying seed	1.65
		<u>.30</u>

Total Seed	\$1.95
Total Per Acre	<u>\$4.65</u>

6. Additions to programme to be carried out later.

6.1 Cattleproofing boundary with Dome Hills. Job 18.
 230 ch - Materials \$4.00
 Freight and erection \$2.50 \$6.50 / chain.

6.2 Cattleproofing by electric wires 175 ch between Yeomans/Bushy Macrewhenua/Home and 200 blocks. Job 19.
 Materials 2 posts .55 \$1.10
 2 wires .25 .50
 insulation .60

Materials	\$2.20
Freight	.20
Labour	<u>1.50</u>
Total:	\$3.90 / chain.

7. Estimate of Cost of Additions to Programme.

		Total Cost		Subsidy
Job 7. (addition to)	40chs at \$6.50	\$ 309	1:1	\$154
Job 8. (updating sub rate and inc. cost)	135chs at \$1.30	208	2:1	539
Job 9. (addition to)	150chs at \$2.00	356	1:1	178
Job 17. (new) OSTD	300acs at \$4.65	\$1657	1:1	828
Job 18. (new) C'pfg.	230chs at \$6.50	1776	1:1	888
Job 19. (new) C'pfg.	175chs at \$3.90	811	1:1	405
		<u>\$5117</u>		<u>\$2992</u>

8. Revised Programme.

8.1 First Year (1970/71) (completed):

Job Nos.		Total Cost	Subsidy Rate	Subsidy	Local Share
1. Cons. fencing	85 ch	\$1189	2:3	\$514	\$675
2. Bdy. Cattlepfg.	57 ch	285	2:3	123	162
4. Cattlepfg.	17 ch	82	2:3	35	47
5. F/b access track	208 ch	130	1:2	47	83
6. Stock ponds	2 (part)	200	1:1	108	118
7. Bdy. Cattlepfg.	176ch (part)	880	2:3	380	500
		\$2766		\$1207	\$1585

No works carried out 1971/72.

8.2 Second Year (1972/73).

Job No.		Total Cost	Subsidy Rate	Subsidy	Local Share
6. Stock ponds	4	\$475	1:1	\$237	\$280
7. Cattlepfg Bdy. Ben Ledi (part)	94ch	559	1:1	279	330
7. Addition to Cattleproofing	40ch	309	1:1	154	182
8. Cons. fence	135ch	2614	2:1	1742	1115
9. Firebk/Access	160ch	570	1:1	285	336
9. Addition Firebreak/Access	150ch	356	1:1	178	210
17. O.S.T.D.	300ac	1657	1:1	828	878
		\$6540		\$3703	\$3331

8.3 Third Year (1973/74)

Job No.		Total Cost	Subsidy Rate	Subsidy	Local Share
3. Cattlepfg.	100ch	\$772	1:1	\$386	\$322
10. Fence	125ch	1930	1:1	965	1139
11. Cattlepfg.	35ch	270	1:1	135	159
18. Cattlepfg.	230ch	1776	1:1	888	1048
19. Cattlepfg.	175ch	811	1:1	405	478
		\$5559		\$2779	\$3147

8.4 Fourth Year (1974/75).

Job No.		Total Cost	Subsidy Rate	Subsidy	Local Share
12. Cattlepfg.	35ch	\$270	1:1	\$135	\$159
13. Fence for trees	30ch	\$499	1:1	249	299
14. Fence for trees	30ch	499	1:1	249	299
15. Fence for trees	30ch	499	1:1	249	299
		<u>\$1767</u>		<u>\$882</u>	<u>\$1041</u>

8.05 Fifth Year (1975/76).

Job No.		Total Cost	Subsidy Rate	Subsidy	Local Share
16. Fencing	160ch	\$2661	1:1	\$1330	\$1570
<u>Total Cost:</u>		<u>\$19293</u>		<u>\$9901</u>	<u>\$10674</u>

8.6 Summary - 5 year programme.

		Total Cost	Subsidy Rate	Subsidy	Local Share
Conservation fencing	85ch	\$4189	2:3	\$514	\$675
Conservation fencing	135ch	2614	2:1	1742	1115
Conservation fencing	285ch	4591	1:1	2295	2709
Cattleproofing	250ch	1247	2:3	538	709
Cattleproofing	709ch	4767	1:1	2382	2679
Firebreak/Access track	208ch	130	1:2	47	83
Firebreak/Access track	310ch	926	1:1	463	54
Stock ponds	6	675	1:1	345	390
Tree protection fences	90ch	1497	1:1	747	882
O.S.T.D.	300ac	1657	1:1	828	878
		<u>\$19293</u>		<u>\$9901</u>	<u>\$10674</u>

Recommendation:

Recommended that Council approval be sought for additional works and the current programme of works be approved.

P.A. Hurst
 Asst. Soil Conservator

1st February, 1973

Recommendation endorsed.

[Signature]
 R.V. Maxwell
 Chief Soil Conservator.

1 February, 1973

22 Ac

Commission

Soil and Water Conservation Plan No. 23

J.A.C. McKenzie, "Pisgah Downs", Livingstone, 120 R.D. Oamaru.

Programme Review

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file: P248 Vol 2/268

1. Programme Completed 1975/76

- Job 9 Strategic Firebreak
- Job 21 Strategic Firebreak extension
- Job 22 Internal Firebreak

2. Subsidies Paid

1975/76	Total Cost	2672	Subsidy	1669
	Previous Works	12794		5458
	Total	<u>\$15466</u>		<u>\$7127</u>

3. Evaluation of Programme

3.1 Continued roughage control is being achieved in the lower blocks. The conservation fencing has enabled depleted areas to be adequately spelled and higher ranker blocks to be intensively grazed with cattle. The O.S.T.D. is being maintained and an extra 30 tonne applied. The 700 ha O.S.T.D. is greatly assisting the control of roughage and overall stock production,

3.2 The following stock are being wintered:

<u>Sheep:</u>	2800 Ewes	2800	Wool 3.5 kg
870	750 Hoggets	607	Lambing 90%
	120 Rams and Killers		
	<u>3670</u>		(3470 in 1975)

<u>Cattle:</u>	350 Cows to Bull	2100	
	200 Heifers and Weaners		
	5 Bulls	50 x 5	250
	<u>555</u>		(450 in 1975)

4. Proposed Programme 1976/77

- 4.1 Job 8 Temporary Retirement Fence, Pisgah Block, (Recently Completed). Actual Length 3.5 km.
- Job 16 Conservation fence, Pisgah Block, 3.2 km.
- Job 18 Cattleproofing Boundary Dome Hills, 2.6 km (Final).

4.2 These works will complete the first S.W.C.P. for this property. Uncompleted works and any additional work will be incorporated into a second S.W.C.P.

5.

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5. Revised Costs

Conservation Fencing: Jobs 8, 16.

1 post, 6 waratahs, 7 12 1/2 g wires,
1 barb.

Materials	\$14.00/20m
Freight and Bulldozing Line	2.00
Labour	8.00
	\$24.00/20m (\$12.00/km)

Cattleproofing: Job 18

1 post, 3 waratahs, 1 barb.

Materials	\$ 6.25/20m
Freight	.75
Labour	3.00
	\$10.00/20m (\$500/km)

6. Estimated Cost

to be done →

	<u>Total Cost</u>	<u>Subsidy Rate</u>	<u>Subsidy</u>	<u>Local Share</u>
Job 8 Temp. Retirement Fence	5636	2:1	3757	1879
Job 16 Conservation Fence	5153	1:1	2576	2577
Job 18 Cattleproofing	1745	1:1	873	872
	\$12534		\$7206	\$5328

7. Recommendation

It is recommended that the current programme of works be approved, subject to finance being available.

P.A. Hurst
Assistant Soil Conservator
28 May 1976

Recommendation endorsed:

R.V. Maxwell
R.V. Maxwell
Chief Soil Conservator
30 May 1976

WAITAKI CATCHMENT COMMISSION

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TELEPHONE 65, KUROW

TELETYPE ADDRESS: "CATCHMENT"

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WYNYARD STREET,

P. O. BOX 110, KUROW

PLEASE ADDRESS ALL CORRESPONDENCE TO THE SECRETARY

LAND SURVEY
8-OCT 1970
DUNEDIN
DEPARTMENT

6 October 1970

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

Dear Sir,

SOIL AND WATER CONSERVATION PLAN NO. 23.

"PISGAH DOWNS", J.A.C. MACKENZIE, LIVINGSTONE, 12C R.D. OAMARU.

*345 ch. con. fig.
135 ..
Cottages 522 ch.
Five bond areas
Track 370 ch
6 stock ponds
see protection forms
90 ch.*

Attached are the proposals and plans dealing with "Pisgah Downs" Soil and Water Conservation Plan No. 23.

The approval of Council is requested in principle to the five year programme, with specific approval of the first year programme, estimated to cost \$5,596 with subsidy of \$2,276.

Yours faithfully,

(D.J. Sutherland)
Secretary

*Total cost \$15076
Subsidy \$2276*

GH:DMM

Encl: 1
Commissioner of Crown Lands, Dept. of Lands & Survey,
P.O. Box 896, DUNEDIN.

Dear Sir,

Copy for your information,

Yours faithfully,
(Signature)
(D.J. Sutherland)
Secretary.

*A/ECL
D.F.O.
R. supply reports
for the as soon
as possible*

Plan to DFO

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L. & S.-F. 14B

DEPARTMENT OF LANDS AND SURVEY

OUR FILE: P.248

11 JUL 1967
DUNEDIN
DEPARTMENT

YOUR FILE:

From Christchurch

Date: 7 July 1967

To Commissioner of Crown Lands, Dunedin

Ref.: Ours/Yours of 6 July 1967

SUBJECT:

J. A. C. MCKENZIE

The situation regarding the 1000 acres of partly depleted country is that its condition deteriorated following a burn which spread onto it from a neighbouring property (Ben Ledi). Lessee is keen to temporarily retire the area himself and restore it by spelling and light grazing. Permanent retirement is not envisaged and on their classification W.C.C. show the land as class 7e.

It is, therefore, not essential that the land is spelled but it is desirable. In its present state with uncontrolled grazing it is probably getting slightly worse.

No firm date can be given as to when the 1000 acres will actually start to be spelled, but this will follow the erection of the fence, and need not wait for the finalising of the run plan.

[Handwritten signature]

Jayne
M. Wilson
e.p.v.
10/7/67

[Handwritten signature]
D. D. Webster
Pastoral Lands Officer.
2/7/67 42,500/10/65-10936

Receipt
11/11/67
(Any progress)

211

P.248

G.C.L., DUNEDIN.

6 July 1967

P.L.O. Webster, CHRISTCHURCH.

== 4 July.

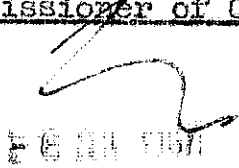
J.A.C. MCKENZIE

Thank you for your report of 4 July.

The question is however when is the 1,000 acres likely to be withdrawn from grazing and is it getting worse in the meantime? Will you please let me have further information on this point.

C.K. Eville
Commissioner of Crown Lands.

Per:



26 JUL 1967

Handwritten notes:
2031-2032

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file: P.248 Vol 212

L. & S.-F. 14B

DEPARTMENT OF LANDS AND SURVEY

OUR FILE: P.248

11 JUL 1967
DUNEDIN
DEPARTMENT

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The situation regarding the 1000 acres of partly depleted country is that its condition deteriorated following a burn which spread onto it from a neighbouring property (Ben Ledi). Lessee is keen to temporarily retire the area himself and restore it by spelling and light grazing. Permanent retirement is not envisaged and on their classification W.C.C. show the land as class 7e.

It is, therefore, not essential that the land is spelled but it is desirable. In its present state with uncontrolled grazing it is probably getting slightly worse.

No firm date can be given as to when the 1000 acres will actually start to be spelled, but this will follow the erection of the fence, and need not wait for the finalising of the run plan.

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R. W. Wilson
e.p.m.
10/7/67

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D. D. Webster
Pastoral Lands Officer.
2/7/67 42,500/10/65-10936

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1. 11/67
(Any progress)

Subsidy Proposal No: 2600

Subsidy for: Conservation and cattleproof fencing, in advance of Conservation Run Plan.

Application from: J.A.C., J.H., and E.M. McKenzie.,
"Pisgah Downs", Livingstone.,
12 G.R.D., OAMARU.

1. Location

The catchment of the South Branch of the Maruwenua River, South of the Dansey Pass. The homestead is 40 miles from Oamaru.

2. Survey Description and Area.

Pt Sec 1, Blk 1, Pt Sec 2, Blk 2, Secs 1&3, Blk 3, Sec 1, Blk 7, Sec 2 Pt 1, Blk 8, Kakanui S.D. Sec 2, Blk 14. Kyeburn S.D.
Secs 58.&63, Pt 32, Blk 7, Pt Sec 122, 53, 68/70, 73/74, 60, 78, 98, Pt 99, 140, Blk 9, Secs 47, 48, 49, 54, Blk 10 Maerewhenua S.D.
Pastoral lease 10,576 acres
Freehold or R.L. 1,615 - 1 - 36 acres. Total 12191 - 1 - 36 acres
Approximately 500 acres of freehold or renewable lease consists of small separate blocks situated up to 5 miles distant from the homestead and Pastoral Lease.

3. Description of Property.

- 3.1. Topography: Altitude ranges from 400 to 5,232 feet above m.s.l. at the summit of the Kakanui Range. Approximately one third of the Pastoral Lease consists of extensive rolling downlands, broken by deep gullies draining to the South branch of the Maruwenua River. The remainder is steeper country rising in the South and West to Pisgah Spur and the Kakanui Range, which divide the Kakanui and MaRuwenua catchments.
- 3.2. Climate: The annual average rainfall at the homestead is 22", increasing with altitude. A moderately severe snow risk. Severe exposure to North West and Westerly winds.
- 3.3. Soils: Otiaka, Kauru, Claremont, Kakahu, Hurunui and Kaikour soils.
- 3.4. Vegetation: Fescue and snowgrass tussock.

4. Management:

The property was formerly used for extensive sheep grazing only. A development programme is now being followed, consisting of lucerne establishment on river terraces, aerial topdressing and oversowing, and cultivation of steep downlands for gorse control and establishment of pasture. To date approximately 1,000 acres have been topdressed and oversown, with excellent results.

5. Erosion.

- 5.1. A small area of scree is situated at the top of the Range, at approximately 5,000 feet.
- 5.2. Severe sheet and wind erosion are active on steep country at the head of the catchment, aggravated by a recent uncontrolled fire, which spread through the boundary fence from the adjoining property.
- 5.3. Severe wind erosion has occurred on exposed facings and ridge tops on Kaikoura soil.
- 5.4. Sheet and wind erosion, together with slight slip erosion, have occurred on the steep or slopes of gully and river facings, especially on Northerly aspects.

6. Conservation Problems.

- 6.1. Vegetation is inadequate to control sheet and wind erosion on steep or exposed facings at higher altitudes.
- 6.2. Lack of subdivision on the Lower hill country prevents controlled stocking with sheep to enable satisfactory vegetative cover to be maintained on steep gully and river facings.
- 6.3. Inadequate subdivision, together with the standard of existing fences, which are sheep proof only, prevent the use of cattle to control rank tussock growth, to obviate burning.

Continued Proposal No. 260.

7. Conservation Proposals.

7.1. General: Stock increases resulting from the development of lower country at present being carried out will be in terms of cattle rather than sheep, although wethers will be progressively replaced by ewes.

7.2. Conservation Fencing:

(a) Approximately 80 chains of conservation fencing (fence AB on the enclosed plan) will be erected to subdivide an area of lower country, so that a steep depleted Northerly river facing is included in the upper portion of the subdivided area. This facing will be oversewn, and the grazing of the whole upper portion restricted to cattle only during the growing season, so that the block is only stocked with sheep during the late Autumn and Winter. This will obviate fencing the Northerly slope separately, which would require a much longer fence, and would also cut off access to stock water.

FOR PARAGRAPH 7 (b) see overleaf.

7.3. Cattleproof Fencing:

100 chains of internal fence and 120 chains of boundary fence will be raised and strengthened to enable cattle to be grazed for control of rank growth.

8. Specifications and Unit Costs.

8.1. Conservation Fencing Per Chain.

1/10 strainers	4. 6.	
1/4 intermediate posts	5. 0.	
5 waratahs (5' 6") @ 5. 6.	1. 7. 6.	
1 barbed wire	5. 0.	
"Hurricane" Bdy netting, 11 ga.	2. 5. 0.	
Freight and dozing fence line	7. 6.	
Erection	1.15. 0.	
	<hr/>	
	£ 6. 9. 6.	per chain

8.2. Cattleproof fencing. Per chain.

1/10 strainers	4. 6.	
1/3 posts	3. 6.	
4 waratahs	1. 2. 0.	
1 barbed wire	5. 0.	
Erection	15. 0.	
Freight and dozing	3. 0.	
	<hr/>	
	£ 2.13. 0.	per chain

Subsidisable cost £2.10. 0. per chain.

9. Estimated Cost.

9.1. Conservation fencing.

320 chs (80 + 240) at £6.10. 0.	2080. 0. 0.
10% contingencies	208. 0. 0.
6% Soil Conservation fee	132. 0. 0.
(Subsidy @ 2:3 £968)	TOTAL / £ 2420. 0. 0.

9.2. Cattleproof fencing.

100 chains internal @ £2.10. 0.	250. 0. 0.
1/4 share 120 chains boundary	150. 0. 0.
10% contingencies	40. 0. 0.
6% Soil Conservation fee	25. 0. 0.
(Subsidy @ 2:3 £186. 0. 0.)	TOTAL £ 465. 0. 0.

10 Recommendation:

The proposal is eligible for subsidy under sections 2.00 and 2.09 of Circular 1964/1 and 2:3 subsidy is recommended subject to the following conditions:

1. That a Conservation Run Plan is proceeded with.
2. That the block including the depleted Northerly river facing is grazed only with cattle during late spring and summer.

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3. That cattle are used for control of rank snowgrass tussock above the proposed altitude fence.

R. V. MAXWELL

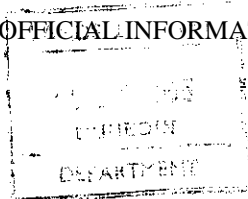
Chief Soil Conservator.

6th November, 1966.

Paragraph 7 (b)

Approximately 240 chains of conservation fencing (fence CD on attached plan) will be erected at about 2,500 feet, to subdivide dominantly snowgrass tussock country from fescue tussock country. This fence will be used to promote summer spelling of the lower country and concentrated cattle grazing of the higher country for control of rank growth.

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"
DUNEDIN.



16 July 1965

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file: P. 248 Vol 4/202

C.C.L.
OFFICE.

STOCK LIMITATION : J.A.C. MCKENZIE

A provisional Run Plan for Pisgah Downs by the Waitaki Catchment Commission showed the stock numbers at 4760 and 140 cattle as at 11 May 1965. The existing limitation is 3700 sheep and +10% 50 cattle or 4000 sheep +10% and 100 cattle overall.

The overall figure allowed for an additional area of 429 acres to be worked in conjunction with the Run.

The area now farmed in conjunction with the Run is 1417 acres which nullifies the overall limitation. Lessee is prepared to work under the limitation for the Run but not on overall limitation. The present limitation for the Run is being observed but as development under the Run Plan is completed, lessee's stock limitation will require revision. I discussed the Run Plan with Mr R. Maxwell, Chief Soil Conservator and there is a tentative proposal to withdraw 1000 acres of N. Westerly tops on the Southern boundary when the then Plan has been drawn up and approved.

Production figures

Lambing	86%
Calving	95%
Wool	90 bales @ 450 lbs

Cuts 6 - 700 bales lucerne hay off 75 acres for ewe hoggets.
No winter crop.

Topdressed 500 acres last year at 1 cwt/acre sulphur super "200" plus 3 - 5lbs of cocksfoot and dogstail. Proposes to topdress a further 500 acres this year on the Run.

Recommendation

That an inspection be made in 18 months time to assess improvements and the possibility of withdrawing 1000 acres from grazing.

J.W. Briscoe
J.W. Briscoe
Pastoral Lands Officer

A/cey

1.8.65