

Crown Pastoral Land Tenure Review

Lease name : RUGGED RIDGES

Lease number : PO 145

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.

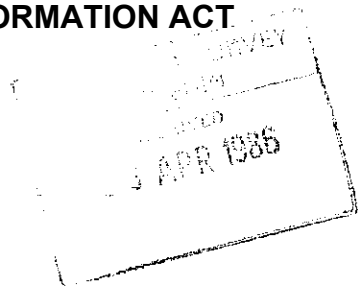
The report attached is released under the Official Information Act 1982.

October

05

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File P145



CCL
OFFICE

RUGGED RIDGES: PASTORAL LEASE RENEWAL

Re Folio 668 and CPLO COMMENTS:

1) The area to be surrendered should be shown as 513 ha. A topo map showing the boundaries of P145, POL and retirement fence is attached for forwarding to CPLO. Please note that the area of 513 ha is still subject to survey.

2) I confirm that all ^{off} site grazing has been established. In fact this was completed in 1979 with the cultivation of 26 ha of lucerne and OSTD of 180 ha native country. *(but not waterlogging at all - DDP)*

3) I am pleased to advise that the retirement fence has been at last completed although I understand that it was washed out in several places during the March flood in North Otago.

Recommendation

- 1) That the above information be forwarded to the CPLO
- 2) That the Chief Surveyor be requested to undertake a survey of the retirement area for exclusion of the area from P145.

A J Still
Senior Field Officer

Attached to aerial.

where is plan referred to?

H.
24/4

J.R. Gleave →

NOTE FOR FILE

23 May 1985

Mr S Munro and his solicitor called yesterday and discussed various matters with myself and Mr Patrick [DO(LA)]. Mr Munro's first concern was about the renewal of his pastoral lease which expires in 1988. He is aware that some investigations are taking place and that there is a proposal for a walkway which concerns him greatly because of the problems that could be experienced by fires near the huts spreading on to his property. Mr Munro and his solicitor were advised of the general principle of fixing values and told that any proposals for reserves, walkways, etc would be a matter for negotiation. I also advised him that if the walkway was created under the Walkways Act then the Crown would be liable to pay the Lessee compensation for damage to his property caused by users of the walkways. Mr Munro and his solicitor were given a copy of the pamphlet for landowners.

*? are managers going to take
action to the effect stating
is as in the case of
do - see file 666?*

Mr Munro then asked about the proposals for partial reclassification and was told that these had to be accepted by government before they could become policy of the Department. The general procedures were however discussed and he was advised that the intention was that in exchange for being given the right to freehold parts of their pastoral leases, lessees would be required to give us areas required for reserves, etc and or agree to suitable protection.

Mr Munro then enquired the situation with regard to the 29.65 hectares which at one stage he held on Licence to Occupy, although the area has not been Crown land. There is a commitment to add this land into the pastoral lease from the days of the Benmore Hydro Scheme. Mr Munro was advised that the matter had not progressed since August 1984 when we objected to Ministry of Works wanting to charge us for certain areas which we considered were part of the overall dealings in 1971 and for which no charge should be made.

Mr Munro also enquired about the status of the Dunkirk trees and adjoining land and his solicitor left for me an aerial photograph. His solicitor had been advised on 14 September 1984 (file Misc.Enq.North) that all the area indicated on the aerial photo had been taken for water power development. Mr Munro did not think this was correct and I undertook to check the situation.

J.R. Gleave
J R Gleave
Assistant Commissioner of Crown Lands

M/0

*26/7
DFC*

*Are you aware of the above visit?
As far as I am aware no FO was invited to attend.*

X

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Our Ref: P343 P145,096

9 July 1993

Mr C D Mouat
 Corporate Solicitor
 Landcorp Property Limited
 P O Box 142
CHRISTCHURCH



Dear Sir

RE: LEGAL OPINION : LAND SURRENDER ISSUES

Legal advice is sought on two Crown leasehold properties in the Upper Waitaki both of which involve partial land retirement and surrender as under the former Waitaki Catchment Board (WCB) Soil and Water Conservation Plans. (SWCP)

The properties involved are Otamatapaio pastoral lease (P343) and Rugged Ridges which incorporates both pastoral lease (P145) and expired pastoral occupation licence (096).

Their brief backgrounds are:

1 OTAMATAPAIO

- 3 SWCP programmes prepared, approved and actioned between 1963 and 1988.
- major component was the retirement/surrender of around 2675 ha (Range Block) which required equivalent offsite grazing for 825 displaced stock units (SU).
- offsite grazing for 400 SU was established as irrigation development on Glenburn (freehold land attached to Otamatapaio and run together as one pastoral unit).
- main conditions of approval to the third SWCP were:
 - (a) destocking of Range Block and its immediate surrender from the lease, this being registered on the lease by a variation document pending survey;
 - (b) issue of a P.O.L. for 5 years from surrender date, with a stocking rate and type of stock to be determined jointly by Dept L & S and the WCB;
 - (c) a Land Improvement Agreement (LIA) being entered into against both property titles to secure completion of the works and their maintenance.



- LIA registered on Otamatapaio/Glenburn titles in February 1982.
- By 1988, lessee unwilling to conclude the surrender because the former WCB could not guarantee a permanent water right (beyond 1996) from the Ahuriri River to sustain offsite grazing production by irrigation.
- Other options for the Range Block considered in 1988, favoured the retention of two lower altitude areas (to be fenced) with suitable block limits, and the balance under a protection covenant, if water right could not be assured.
- the Conservation Order for Ahuriri River 1990 is slightly less restrictive than the current water right, for abstraction during September - December.
- the R M Act 1991 provides for a maximum 35 years for a water permit, subject to the conditions of the Conservation Order, with review clauses as appropriate.
- The CRC advises that all current water rights from the Ahuriri River will expire in May 2001 and all rights will be reviewed under the RM Act/Conservation Order.
- the WCB was disestablished in 1990 and its functions and powers absorbed by the CRC.
- On 30 June 1993, Otamatapaio/Glenburn went to auction - the reserve was not reached, but some parties are still interested in purchase.
- the auction options were as one lot, or as 2 separate units.
- the problem is that the main provision of reliable offsite grazing is on freehold land, and the main condition to this is that the landholder must be satisfied that the equivalent offsite grazing provisions have been met and mutually agreed upon before land surrender can occur. (A major consideration to a SWCP was that the landholder should not be materially worse off or the property unviable through having taken up a SWCP).

Therefore legal opinion is sought on the enforceability of the partial land surrender clause (assuming that the equivalent offsite grazing has been provided and agreed upon), but:

- (a) there is no guarantee of a continued irrigation supply to maintain the offsite grazing production (although personal comment a 35 year water permit could be regarded as being permanent for these times).



- (b) if Glenburn is sold as a separate unit (with almost half the offsite), would the lost offsite constitute a breach of the LIA, and especially as there is now no grant-assisted provision to establish replacement offsite grazing, and bearing in mind that land surrender affects the pastoral lease and offsite grazing is on the freehold.

(An almost exact parallel occurred in 1989 when Peak Valley station - S263 Otago University Endowment - was sold. An area on Peak Valley was the subject of land retirement and surrender with the offsite grazing developed under irrigation on a neighbouring property - Glencairn S214 - at that time run together with Peak Valley. The LIA was registered only on Glencairn Title which was a real let out for Peak Valley with respect to legal unenforceability).

2 RUGGED RIDGES

(Note: Lessee was never under a written obligation to land surrender i.e. apparently no formal LIA was entered into and nothing is recorded on either Title file record suggest that verbal consent only was given).

- retirement fencing was completed over the period 1976 - 1986.
- the target for retirement was the P.O.L. (3170 ha) plus 613 ha ex pastoral lease.
- offsite grazing development was undertaken but was never satisfactory and considered to be almost a total failure.
- lessee has carried the can of lost investment.
- autumn grazing use of the "retired" lands has continued annually (probably) and certainly over the last 6 years as rabbit problems and drought conditions have extremely stressed all lower-mid altitude areas on the pastoral lease.
- DOC: wants the land; has paid for the survey; does not want grazing to continue as a general principle.
- Lessee: (circumstances have dramatically altered since 1986 due to rabbits/droughts threatening the whole economic viability of the property) prefers to maintain the status quo until something positive is resolved that secures his interest and economic viability; has explored/implemented alternative management options to mitigate his circumstance; one desirable option is to be provided with a suitable block of land to carry the 1800 "displaced" stock units.



If this grazing was to be denied and no other satisfactory alternative provided, lessee would in effect be forced to destock by a further 1000 SU, and be in an uneconomic situation; has spent considerable own finance in hill and dryland development much of which has also failed; stock numbers have been reduced due to drought and rabbits with reduction also in income (particularly to fund rabbit control). (Two review reports (1989 and 1993) are attached to provide some background detail).

Some issues to ponder re P.O.L./land surrender:

- why were P.O.L's issued for "occupation" under a "nil grazing" clause.
- If there was no legal provision for grazing, why the involvement of a SWCP to "retire" with expensive fencing, surrender and provide offsite grazing.
- can the foregoing be legally substantiated.
- can the lessee in fact legally lay claim to emergency grazing (defined as providing for a contingency arising from a lack of normal feed supply for reasons outside the control of landholder), when a P.O.L. confers "nil grazing".

(It was virtually impossible to negotiate land retirement/surrender with a land holder unless there was a written guarantee that access to emergency grazing was available).

- therefore can this land surrender be enforceable.
- if not, and some other form of tenure was applicable, would the lessee be required to: repay DOC for the survey
repay CRC for grants on the fencing

Your comments are awaited with interest.

Yours faithfully

D V Pickens
Consultant
LANDCORP PROPERTY LIMITED

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NOTICE BY BRANCH MANAGER, LAND CORPORATION LIMITED FOR AND ON BEHALF OF HER MAJESTY THE QUEEN TO LESSEE, PURSUANT TO SECTION 131 (6) OF THE LAND ACT

48 INFORMING HIM OF THE VALUES OF THE LAND IN HIS PASTORAL LEASE FOR RENEWAL PURPOSES

Address: Mr S J Munro & Trust Date: ..29 June 1987.....

..... "Rugged Ridges"

..... KUROW

Description and Area: ..SECTION 19, BLOCK VI, KUROW SURVEY DISTRICT AND PART..
..RUN 766, SITUATED IN BLOCKS II, III, IV, V, VI, VII, VIII, IX, XII & XIII,..
..OTAMATAKAU SURVEY DISTRICT, BLOCK VI, KUROW SURVEY DISTRICT & BLOCK I, MT BUSTER
SURVEY DISTRICT - 9591.0497 HECTARES
Your Pastoral Lease over the above land will expire on 30 June 1988.....

and in pursuance of Section 131 of the Land Act 1948, the following values of the land have been ascertained:

- (a) Lessee's Improvements \$ 425,000
- (b) Corporations Improvements \$ nil
- (c) Land Exclusive of Improvements \$ 275,000

Section 132 (1) of the Land Act 1948, requires you to notify me in writing, within six months after receipt of this notice, to the effect -

- (a) That you accept the offer of a renewal lease based on the values set out in this notice; or
- (b) That you do not desire a renewal lease and agree to the value of the lessee's improvements under paragraph (a); or
- (c) That you do not desire a renewal lease, but require the value of the lessee's improvements under paragraph (a) to be fixed by the Land Valuation Tribunal; or
- (d) That you desire a renewal lease and require the values (or any of them) to be fixed by the Land Valuation Tribunal.

Section 132 (2) provides that if you omit to notify the Property Manager within the prescribed time you are deemed to have accepted a renewal lease at a rental calculated on the value of the land exclusive of improvements - that is \$ 4,125.00....., being 1.5% on \$ 275,000.....

A copy of the prescribed form of notification is enclosed for your use.

cel 29/6
Signature: .C.COOK.....
for Branch Manager

Noted in Dir, for Blup

A R REGISTER

N.B. Please note that the surrender of approximately 513 hectares of land out of your lease as provided for in the Catchment Authority's Run Plan will be actioned after renewal and the values adjusted accordingly.

3/13/22 P 145

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WAITAKI
CATCHMENT COMMISSION
AND REGIONAL WATER BOARD

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



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

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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 (U96) 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.

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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

COOK ALLAN GIBSON

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*David
see Simon
a see W
on.*

CML BUILDING
Cnr HIGH & PRINCES STREETS
P.O. BOX 143
DUNEDIN
NEW ZEALAND 9000

P145
707

PARTNERS

JAMES ERIC GOVAN
PETER CHARLES LEWIS GIBSON
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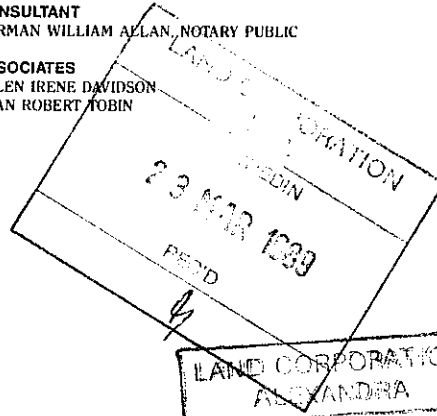
G.S.T. Reg. No. 10-071-267

PLEASE QUOTE

OR ASK FOR

J E Govan

The Branch Manager
Landcorp
P O Box 5744
DUNEDIN



21 March 1989

Dear Sir

S J MUNRO - RUGGED RIDGES

We write as a precautionary measure to ensure that in the current removal of the former electricity-hydro works village the stock-water supply to part of our client's property is protected.

The position will be recorded in your office but we summarise our understanding as follows:

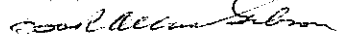
1. The part of our client's property served by the supply is in excess of 100 ha.
2. Previously there was direct access to Fern Gully Creek which passed through our client's property.
3. The water supply was diverted for the village but a pipeline was laid to provide a substituted supply for Rugged Ridges.
4. There were recurring problems as to washouts which affected in particular the adjoining Roseneath property.
5. By arrangement, the segment of Rugged Ridges through which Fern Gully Creek passed was transferred to Roseneath and the troublesome pipeline abandoned. NZED at the expense of Roseneath provided an alternative new pipe connected to a pipeline which had been provided to a reserve and also to two small areas (now owned by our client) previously held by the Buscot Pest Destruction Board and the Waitaki Electric Power Board.
6. This supply came from the reservoir.
7. We understand that the reservoir and the present village land will be incorporated in Roseneath.
8. The present provision for supply to Rugged Ridges and the two other small areas above referred to need not necessarily remain linked to the reservoir. We gather that it could be served by connection to the present village diversion pipe.

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- 2 -

9. The actual point of taking is largely immaterial. The crucial matter is to assure that there is an uninterrupted permanent supply so as to honour the obligations which were incidental to the initial taking of land and the subsequent co-operative approach to overcome the problem which was encountered.
10. If therefore as incidental to what is now occurring or is about to occur some further change is desirable, then that should not present any difficulty just so long as the supply from Fern Gully Creek is maintained. Presumably on incorporation of the land with Roseneath appropriate rights or easements will be reserved.
11. We are uncertain of the respective roles of Landcorp and Electricorp in the present activity and accordingly we are sending a copy of this letter to Electricorp for its information and co-operation with you should that be appropriate.
12. If we can assist in any way please let us know, but in the meantime we do no more than seek reassurance for our client that nothing will be done to prejudice this very important water supply.

Yours faithfully



JEG:LL

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Our Ref: P 145

18 April 1989

Cook Allan Gibson
Barristers & Solicitors
PO Box 143
DUNEDIN

ATTENTION: J E Govan

Dear Sir

S J MUNRO, RUGGED RIDGES - STOCK WATER SUPPLY

Thank you for your letter of 21 March 1989.

I have recently discussed the matter by telephone with your client and had hoped to inspect the intake/discharge areas with him during my recent visit in the district. Unfortunately, he was unavailable at that time, so I endeavoured to locate the discharge points as best possible, but without much success.

The actual intake for the reservoir is within Roseneath, but lies very close to the boundary with Rugged Ridges. Intake pipes to the reservoir are either buried or lie on the ground surface. From the reservoir, reticulation is buried, and, without someone with local knowledge, impossible to define - nothing obvious emerges on Rugged Ridges.

I called and discussed the matter further with Mr K Snales, Area Manager for Electricorp at Otematata, who endeavoured to locate survey plans for the water reticulation, but nothing was applicable or specific to your client's situation. He intimated having verbally discussed the matter with S Munro at a mutual meeting in Camaru the previous day, and had given your client assurance that as far as Electricorp was concerned, neither the reservoir nor its reticulation system would be disturbed during the course of clearing the Aviemore village site. (A major reason for deciding to close down the village was the limited life remaining for the reservoir, which would have required considerable expense to upgrade.) Roseneath have approached Electricorp to request that the Reservoir and its reticulation system be left intact, as they also are recipients of domestic/stock water supply via the village reticulation.

When the site has been cleared, the issue needs to be finally resolved. One matter which will need pursuing would be the probable requirement of a Water Right from the Waitaki Catchment Board, as Roseneath use some of the available water taken for irrigation purposes, but not from the reservoir.

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-2-

Our historic records do not cover the water supply issue specifically, save your client's desire to run a pipeline from Fern Gully Creek to a trough or holding tank (September 1969), and the negotiation of approximately 35-37 acres of the gully below the intake to come out of Rugged Ridges pastoral lease and be incorporated into Roseneath. No subsequent file records relate to the issue.

I believe your client should have the necessary reassurance of a continued water supply at this point in time.

Yours faithfully



D V Pickens
for District Manager



664

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3 September 1985

P 145
Job: 84/517

CCL
OFFICE

RUGGED RIDGES - PASTORAL LEASE RENEWAL

Lessee: Struan James Bennett Munro of Kurow, Sheepfarmer (3/5 share) and Flora Georgina Munro of Kurow, Married Woman and James Eric Govan of Dunedin, Solicitor (2/5 share)

Run Name: Rugged Ridges

Land Held in Lease:

Part Run 766 situated in Blocks II, III, IV, V, VI, VII, VIII, IX, XII and XIII Otamatakau Survey District, Block VI Kurow Survey District and Mt Buster Survey District, and Section 19 Block VI Kurow Survey District

Area: 9591.0497 ha

Location: On State Highway No 83, 5 kilometres from Otematata and 23 km from Kurow

Particulars of Tenure:

Tenure: Pastoral Lease
Term: 33 years from 1 July 1955
Expires: 30 June 1988
Annual Rent: \$700.00

Stock Limitation

- (a) In lease - 4840 sheep
- (b) Personal-
 - (i) In lease - 8000 sheep (including not more than 3700 breeding ewes) plus 200 cattle (including not more than 120 breeding cows)
 - (ii) While run with 182 ha overall limitation 9100 sheep (including not more than 3700 breeding ewes) plus 280 cattle (including not more than 120 breeding cows)

Crown Improvements: Nil

Other Land Held:

150 ha freehold 13 km distant
32 ha LG adjacent to PL

182 ha

General Description:

This run consists of an amalgamation of the remaining portion of two runs "Garguston" and "Rugged Ridges" resulting from compensation arrangements for land flooded by the filling of Aviemore dam. The property has had to redevelop an operating base with the loss of river flats, holding paddocks and buildings.

1.
CFL
17/10
L.F

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The run is of varied aspect. Contour is generally steep to very steep with some easy ridges and plateaux. Good balance of summer and winter country. The true winter snowline exists around the 1000 m level and remains 4-5 months. Snow risk is moderate.

Physical Description

- (i) Aspect : as above
- (ii) Rainfall: 300-500 mm pa
- (iii) Altitude: 280-1500 metres asl
- (iv) Contour: as above
- (v) Area ploughable: 60 ha
- (vi) How watered and sufficiency: Water via natural creeks, the Otematata River and dams. Some water available from Lake Aviemore.
- (vii) Shelter: Natural contour
- (viii) Reversion: Sweet briar, matagouri at moderate levels
- (ix) Erosion: Moderate wind and sheet erosion at high altitudes and on sunny faces. There are definite signs of vegetation cover on some faces improving.
- (x) Soil Types
 - a) Brown Grey Earths (Alexandra Steepland soils) on the lower very dry facings of Rugged Ridges adjacent to Lake Aviemore and small areas on the lower exposed slopes in the Otematata River. (1930 ha).
 - b) Yellow Grey Earths (Arrow Steepland and Spylaw Steepland soils) on the intermediate slopes. (5270 ha).
 - c) Upland and High Country Yellow Brown Earths form the high altitude soils along ridges. (2390 ha).
- (xi) Present Cover:

28 ha	Sown pasture
32 ha	Lucerne
400 ha	OSTD
9131 ha	Native grasses, hard tussock and
9591 ha	snow tussock
- (xii) Noxious Plants and Pests: Sweet briar is a problem in the Otematata River but does not seem to be spreading. Matagouri and Nodding thistle also present. Rabbits have been a serious problem in the past and an increase has been recorded in recent years. Rabbits are still a potentially serious problem and should not be forgotten about.
- (xiii) Normal Production:

Wool	4.4 kg/sheep su
Lambing	85% average
Calving	90% average
Death Rate	3% sheep 2% cattle

Land Use Capabilities

Class	ha	%
VIII	524 ha	6%
VII	2687 ha	28%
VI	5873 ha	61%
IV	507 ha	5%
	9591 ha	100%

Valuation:

Renewal: Not completed by Valuation Department. Will be requested in 1986
 Roll Value: (Ref 26050/111) at 1.7.83

Value of Improvements	\$340,000
Land Value	\$604,000
	<hr/>
Capital Value (as freehold)	\$944,000

Field Report:

On 11 April 1985 Rugged Ridges was inspected by Mr Struan Munro, Fred David (Reserves Ranger), Dick Bragan and Allan Still (Field Staff) for renewal of the pastoral lease. From the Reserves point of view, the inspection was completed to identify areas in the lease worthy of some form of protection. Ranger David identified very little in the way of vegetation requiring protection on the property, but expressed keen interest in the use of the Otematata River for recreational purposes, as well as limited potential for ski touring and tramping on the St Marys Range.

Historical:

Rugged Ridges has been in the Munro family for a number of years. A Run Plan was approved in 1975 involving retirement of 3608 ha on the higher slopes of the St Marys Range (including 3035 ha POL), combined with 800 ha of AOSTD, conservation fencing and tree planting.

This Run Plan has largely been completed but the fencing required to retire the POL area has not been finished, but should be within the next 12 months.

Botanical Observations:(a) Vegetation Summary

Ranger David states that except for fescue tussock on the lower slopes, and snow tussock on the higher hill country, there is only sparse colonies of native vegetation present on this run. The snow tussock appears to be regenerating, and the lack of native vegetation is possibly due to earlier rabbit infestations.

Mr David identified the following species: *Descaia taumatau*, *Hymenantha alpina*, *Cassinia fulvida*, *Hebe salicifolia*, *Cortaderea* (sp) and *Aciphylla* (sp).

There is little of note in the vegetation line on the whole run, and as tussock regeneration is being encouraged with success by present management, Mr David saw no need to place any restrictions on the lessee as regards vegetation.

Recreational:

Senior Ranger David felt there could be some use made of the St Marys Range including the POL area for ski touring and tramping, but as yet there has been very little public pressure for this type of enterprise.

Mr David said that the Otematata River is of outstanding recreational value because:

- (a) It is one of only two rivers which remain unmodified by hydro development in the Waitaki Basin.
- (b) It is a prime fishing and spawning river and has potential for rafting, canoeing and swimming.

The Otematata River would also make an ideal walkway site, providing an easy walk from Otematata to Kyeburn. The Lessee, Mr Munro showed some interest in the idea of a walkway and seemed quite approachable over the matter.

The area should be noted for further Reserves/Field staff research, towards the possible implementation of the walkway proposal.

Retirement and Surrender

513 ha of Pastoral lease has been included with the POL for retirement and incorporation into the St Marys Crown Land Management Area. The retirement fencing is not complete as yet, but should be within the near future. It can be assumed that the off-site grazing provided in 1976 and 1977 has not been properly established and consolidated and all that remains to complete the run plan is the retirement fencing and finalising the tenure of the area under POL. The surrender of any further land from this lease is not warranted at this stage, as the more sensitive country left in the lease appears to be recovering well under the present lessees management.

Potential

There is 6290 ha of Class IV and VI country capable of being OSTD. The limiting factor on this property is the dry climate which limits summer carrying capacity and the severe winters and high altitude limiting winter carrying capacity. With further development a potential of 10,000 stock units is realistic.

Development

LDEL and LIS completed. Stock numbers are being consolidated at present level.

Cultivation

CCL's approval given to the cultivation of 60 ha, which has been completed and sown out in pasture and lucerne.

Improvements

Excellent standard of improvement on this property, with a full range of farm bulidings and good quality subdivision.

Reclassification

The property as a whole is not suitable for reclassification due to the substantial areas of Class VII and VIII country.

If a policy of partial reclassification was implemented, the bottom part of the property would be suitable for reclassification and the lessee expressed an interest in this idea if the possibility arose.

Possible Variations

- (a) Classification: to remain pastoral.
- (b) Basic Stock Limitation: to remain unchanged.

- (c) Boundary adjustments:
- (i) Run Plan:
 - Retired land to be surrendered including the POL and the 513 ha of pastoral lease.
 - (ii) Land unsuitable for grazing:
 - included in (i) above.
 - (iii) Public works:
 - Nil
 - (iv) Between leases:
 - no change required.
 - (v) Other:
 - Nil
- (d) Areas to be excluded or protected:
- (i) Wetlands - none identified
 - (ii) Scientific - no areas identified
 - (iii) Vegetation - no vegetation of note identified
 - (iv) Geological - the front hills and tops around Camp Creek Saddle are schist chlorite subzone II - Mt Weta, Mt St Mary, Camp Creek, Shaw Creek - Miller Creek area is greywacke. But no points of specific interest.
 - (v) Zoological - no recorded significance.
 - (vi) Archaeological - recorded significance
 - (vii) Historical - three historic sites are recorded on the NZAA site index, including S117 9 a Maori oven, S117 10 traces of occupation and S117 11 an artefact find spot. Ranger David states that 10 and 11 are now underwater and S117 9 was not located.
 - (viii) Access:

Formed legal access exists to the northern boundary of the lease via SH 83. Section 58 strip along the Otematata River provides access to the back boundary of the property, but there is no legal access to the Ridge tops on this lease or any of the neighbouring pastoral leases.
 - (ix) Section 58:

A section 58 strip exists along the Otematata River. The lower reaches of Parsons Rock Creek exceed 3m in width but it is unclear from the plans whether a Section 58 strip exists or not.
- (e) Recreation Permits:- Nil
- (f) Grazing Chart - see attached
- (g) Map - see attached

CPLD's comments:

X

General:

The lessee is a reliable high country farmer, with a lifetime high country experience, who is very aware of the tender nature of the country he is farming. Under present management it is likely that the cover on this property will continue to improve.

In general any special values of note will be contained and therefore protected in the area to be surrendered and eventually included in the St Marys Range Crown Land Management Area.

Further investigation of the Otematata River for development as a walkway linked with the Otago Goldfields Park system, is warranted.

Recommendations

- (1) That the classification remain pastoral.
- (2) That on expiry the lease be renewed pursuant to Section 131 of the Land Act 1948, excluding the retirement area.
- (3) The basic stock limit in the lease remain - 4840 sheep.
- (4) That legal access to the retired areas be negotiated.
- (5) That the recreational potential of the Otematata River as a walkway be noted and further researched by Reserves/Field staff.
- (6) That the Chief Surveyor be asked to advise on the Section 58 requirement along 'Parsons Rock Creek'.



R K Bragan
Field Officer

7

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GRAZING CHART - RUGGED RIDGES

Hoggets

Rotated on small front blocks, lucerne and freehold from early February until shearing time (early September).
September - early February.

2 Toths

Same as hoggets.

Ewes

After weaning (early February) until May - Garguston Block.

May to Mid-July - Springs Block.

July to early September (shearing) - Big Parsons Rock and Neils Block.

Shearing until marking - Banks, Station Creek, Dry Block and McRaes.

Marking to February - Top McRaes and Triangle.

2 Tooth Wethers

Shearing until May - Front wether block

May to Shearing - Harrisons

Wethers

Shearing - May - Garguston Block.

May - Shearing - Back Wether Block

LESSEE: S. S. B. Munro Trust. *Am*
 RUN: Rugged Ridges.
 FILE NO.: P 145.

GRAZING MANAGEMENT CHART

BLOCK NAME	AREA	CONDITION	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	SU/HA
Free hold and Front blocks	470 ha	OSTD 160 ha cultivated.		2150 800	Hoggets 2T ewes										
Banks	731 ha	140 ha OSTD 531 ha Cultiv													4.5
Upper Macraes	739	Native.													0.7
Triangle	587	Native.													0.7
Front Wether-	465	Native.													0.5
Upper Murrans	820	Native.				3000									0.5
Neills	425	Native.				Ewes									0.4
SPRYS	657	Native.		3000 Ewes											0.4
Hansons	414	Native.			500 2T Wethers										0.8
Baer Wether	1857	Native.		2000	Wethers										0.5
Georgetown	2575	Native.													0.4
	9740 Ha.														0.4
	includes 150 Ha Freehold).														0.4

Indicate transfer, sale etc., with arrow and number
 Overprint grazing period with letter for class of stock (e.g. H-hoggets) and figure for number carried.
 Complete sheep and cattle grazing separately.

- ① Pre-Lamb Shear ewes.
- ② Lambing.
- ③ Wether Shearing.
- ④ Tailing.
- ⑤ Weaning.
- ⑥ Topping.

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Locality Map - PT RUN 766
OTAMATAKAU, KURDW & MT BUSTER

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WAIKATI COUNTY

OTAGO LAND DISTRICT

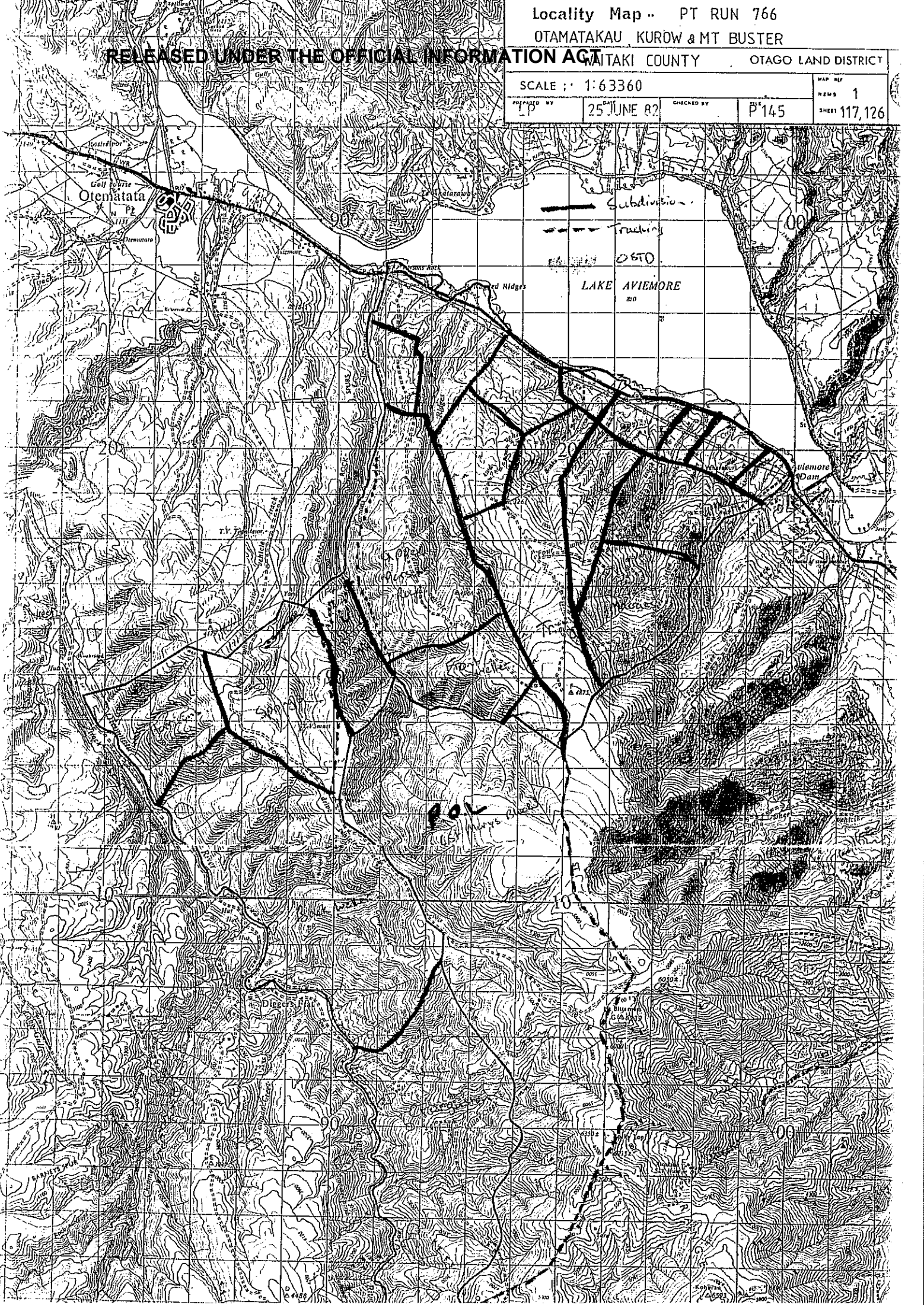
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PREPARED BY
LP

CHECKED BY

P145

MAP REF
NEWS 1
SHEET 117,126



Subdivision

Tracing

OSTO

LAKE AVIEMORE

250

Aviemore Dam

POV

Locality Map .. PT RUN 766

OTAMATAKAU, KURŌW & MT BUSTER

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WAIKAI COUNTY

OTAGO LAND DISTRICT

SCALE : 1:63360

MAP REF

PREPARED BY

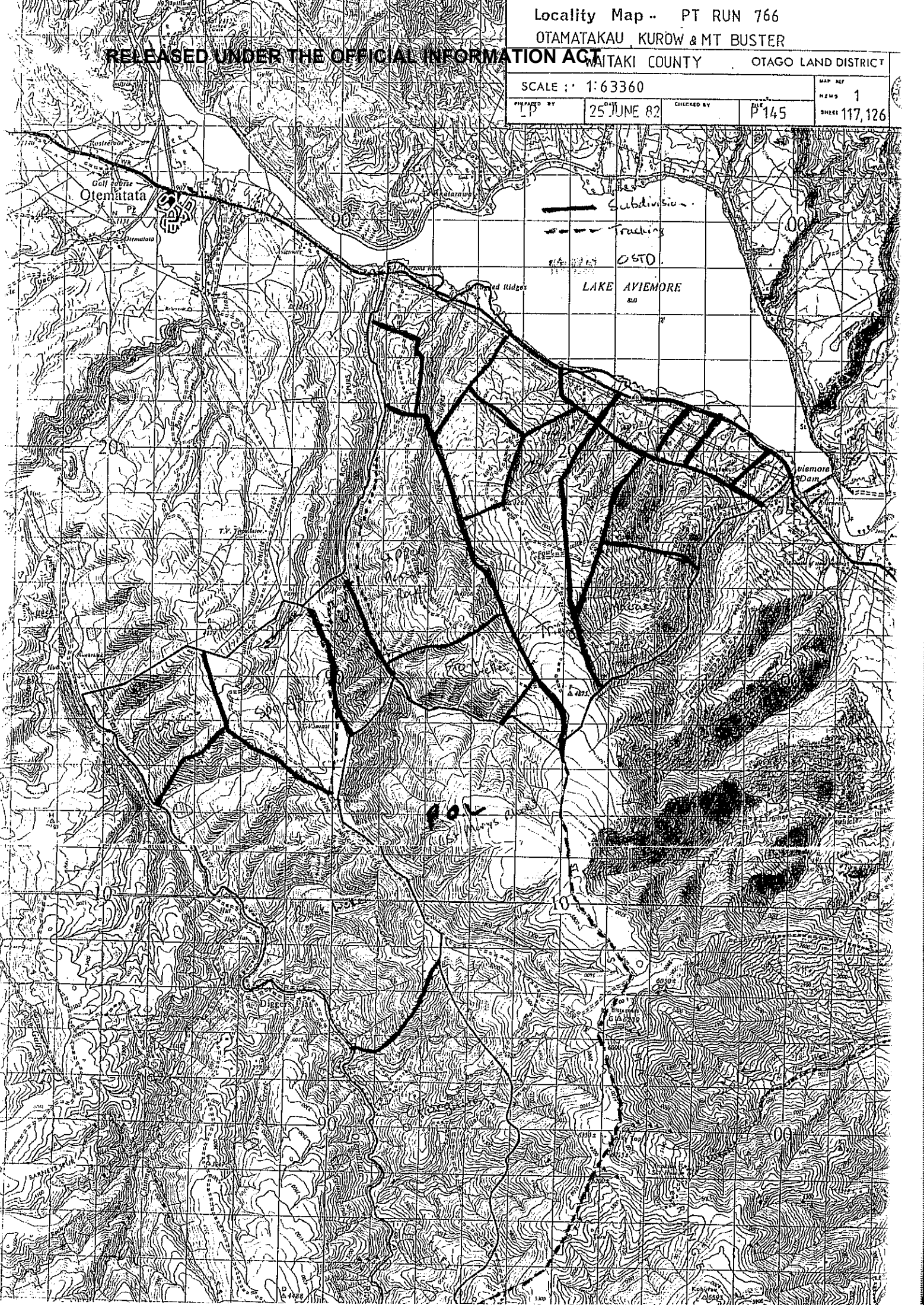
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P145

NEWS 1

SHEET 117,126



Subdivision

Tracing

OSTO

LAKE AVIEMORE

POV

Gulf of Otamatata

Bismore Dam

LAND SETTLEMENT BOARD

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COMMISSIONER OF CROWN LANDS

APPLICATION FOR EASEMENT

FILES: H.O. - CASE NO: 67/459 OTAGO LAND DISTRICT
D.O. P. 145

SURVEY DESCRIPTION: *Race through*
Run 766, Blocks II-IX, XII, & XIII, Otamatatau S.D.
Block VI, Kurow S.D. and Mount Buster S.D.

AREA: ~~23,700~~ acres.

STATUS: Crown land.

UTILISATION: Held under Pastoral Lease by Herbert Grant Munro,
33 years from 1.7.55. Annual Rent \$700.

APPLICATION: Applicant: Herbert Grant Munro of Otematata,
Farmer.
Purpose of Application: Requires a registered easement to
allow him to take water from and
conduct it along the water race
constructed by M.O.W. for domestic,
stock and irrigation purposes.

P.L.O.'s REPORT: C.P.L.O. Wilson 25.7.67
The only other occupier who could be interested in
the water from Parson Rock Creek would be Aviemore
Station Ltd but there are other sources of water
for their use if they ever want to go into irrigation.

GENERAL: The new race has been constructed by the M.O.W. to
replace one, the use of which was lost because of
the taking of land for the Aviemore Scheme. The
construction was part of the compensation agreement
with the Crown following the taking of this land.

There was no easement or other registered right over
the old race but the solicitors for the lessee have
asked for an easement over the new area.

The race runs from Parson Rock Creek which is the
boundary between this run and Aviemore Station to
the new Lake Benmore and lies wholly within Run 766.

SURVEY: Not possible to compile a plan from existing information.
Compass traverse required to fix race in relationship
to western boundary of Run 766.

PLAN: Under folio 476.

RECOMMENDATION: That pursuant to Section 60, Land Act 1948, H.G. Munro
be granted an easement to take water from water race as
above. Applicant to bear all costs including legal
costs and arrange and pay for compass traverse.

DECISION: *Approved*

[Signature]
[Signature]
Commissioner of Crown Lands.
18.9.67

Prepared by: *[Signature]*

Checked by: *[Signature]*

P.145

RELEASED UNDER THE OFFICIAL INFORMATION ACT
C.C.L., DUNEDIN.

26 March 1965

The C.P.L.O., CHRISTCHURCH.

LANDS & SURVEY
DUNEDIN
26 MAR 1965
DISPATCHED
DEPARTMENT

AVIEMORE POWER PROJECT : H.G. MUNRO : RUGGED RIDGES

I refer to your memorandum of 9 March 1965 and P.L.O. Siewwright's report of 4 March.

I am at present awaiting advice from the District Land Purchase Officer, Ministry of Works as to whether he has any comments to offer on the proposal now put forward for resettlement of the Garguston/Rugged Ridges residues. As soon as his comments have been received the matter will be referred to the Land Settlement Board for a decision. The need for early action in this case is appreciated.

There are one or two points in P.L.O. Siewwright's report on which I would like further information: -

1. The Munros state that they do not want Mr Hamilton's house to remain on the property after the lake rises. Are they expecting the Crown to enforce removal or will they themselves serve notice on Mr Hamilton? He is of course their tenant and his presence was never authorised by the Crown.
2. Is it considered that the Munros' request that rights of way through Otematata Station and Aviemore Station be legalised along the existing tracks ^{should} be agreed to? There is nothing on any of my plans to show where these existing tracks are and this information is required.

I am sending a copy of this memorandum to P.L.O. Siewwright asking that he advise further on the above two points.

C.K. EVILLE,
Commissioner of Crown Lands.

Per : *SEW*

P.L.O. Siewwright,
TIMARU.

For your information. Would you please let me have your further advice on the two points raised above.

LANDS & SURVEY
DUNEDIN
26 MAR 1965
DISPATCHED
DEPARTMENT

C.K. EVILLE,
Commissioner of Crown Lands.

Per : *SEW*