

Our Ref A4313065

10 February 2021

[s 9(2)(a)]

Royal Forest & Bird Protection Society of New Zealand Inc

[s 9(2)(a)] [@forestandbird.org.nz](mailto:[s 9(2)(a)]@forestandbird.org.nz)

Wellington Office

Radio New Zealand House

155 The Terrace

PO Box 5501

Wellington 6145

New Zealand

T 0800 665 463

F +64 4 472 2244

E customersupport@linz.govt.nz

W www.linz.govt.nz

Dear [s 9(2)(a)]

Response to your official information request

Thank you for your official information request received on 23 December 2020 for details of all complaints and breaches relating to Crown pastoral land over the last ten years.

Please find enclosed some of the information you requested. You will see that the template you provided to us has been amended for the purposes of responding to this request. The columns titled *lease name* and *location within the lease* have been removed and replaced with two new columns titled *lease identifier* and *district*.

The lease names and locations have been withheld under s9(2)(a) and s9(ba)(i) of the Official Information Act. This is to protect the privacy of those involved and to ensure that we do not prejudice the supply of future information to LINZ from our lessees, which is subject to an obligation of confidence. We are of the view that the public interest in this information being released does not outweigh these considerations.

The information released shows 126 events over 77 leases. These have been broken down by category in the table below and are organised in the template in date order. The information includes alleged breaches that we have investigated or are currently investigating. Two additional documents with photos relating to Lease #6 and Lease #42 are also enclosed.

Year	Number of complaints ¹	Number of alleged breaches ²	Number of proven breaches
2011	2 (alleged)	2	6
2012	2 (1 alleged and 1 proven)	3	8

¹ Complaints received from third parties. Marked as alleged (not able to be substantiated or investigations still underway) or proven.

² Matters identified by LINZ or lessee.

2013	1 (proven)	2	3
2014	0	3	3
Year	Number of complaints ³	Number of alleged breaches ⁴	Number of proven breaches
2015	3 (alleged)	1	7
2016	3 (1 alleged and 2 proven)	2	4
2017	2 (both alleged)	2	11
2018	2 (both alleged)	5	13
2019	3 (all alleged)	7	1
2020	3 (all alleged)	6	3
2021 (up to February)	0	0	0
Total	21	33	72

For those investigations currently underway limited information is available because we are still working through the alleged breach process. Some other events also have little information available for release due to what is on file.

When a complaint is made or breach alleged, we follow a standard process. This involves the Commissioner of Crown Lands (Commissioner) obtaining information from the parties involved and deciding on the most appropriate course of action. In some cases, advice is sought about the impact an activity has had on the land.

While section 19 of the Crown Pastoral Land Act 1998 (CPLA) provides for the Commissioner to make an application to the District Court if needed, it does not provide for the use of other enforcement tools such as fines, infringement notices or enforcement orders. Instead, the Commissioner resolves compliance matters through discussion with lessees, formal breach letters requiring remediation of the land affected, or requiring a consent application to be made. The approach taken depends on the specifics of each situation. We also use lease visits as a way to follow up on compliance matters with lessees.

The events in the template range from minor matters or requests from lessees to have record or consents tidied up, through to more serious matters that required greater investigation. In some cases, events relate to former lessees who are no longer involved with the lease or involve allegations against a lessee that were unfounded. For others, it was the lessee that first alerted LINZ to activity occurring on the lease. We encourage lessees to approach us in the first instance if they have any questions about compliance and what activities require consent.

³ Complaints received from third parties. Marked as alleged (not able to be substantiated or investigations still underway) or proven.

⁴ Matters identified by LINZ or lessee.

Some events are due to confusion about what activities require consent. Lessees have told us they want better advice about when and how to apply for consents and this is a big focus for us. Where consents have been applied for and granted following an investigation these do not apply retrospectively. However, they allow a lessee to be compliant from the date of the decision.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

If you wish to discuss this decision with us, please feel free to contact April Hussey, Manager Land & Property at ahussey@linz.govt.nz.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Sheppard'.

Jerome Sheppard
Deputy Chief Executive Crown Property

Complaints, alleged breaches, and proven breaches under the Land Act (s99) and the Crown Pastoral Land Act (s19) in the last 10 years.

Date	Lease identifier	District	Details of the complaint, including photos or videos	Investigations pursued & outcome
2011	Lease #1	Central Otago	Complaint from the Department of Conservation (DOC) that broom and wilding trees are not being controlled.	Nothing further was found on the file except for the complaint itself. LINZ will inspect the lease over the 2021/22 season and this complaint will be discussed with the lessee.
30 March 2011	Lease #2	Mackenzie	Stock exemption exceeded.	Lessee had exceeded their old exemption from 1978 and subsequently applied for and received a new exemption. No further action was taken.
14 April 2011	Lease #3	Queenstown Lakes	Cultivation without consent of the Commissioner of Crown Lands (CCL).	Lessee cultivated land believing they had consent. LINZ investigated and the cultivation was assessed as having been done to a high standard with minimal impact. The lessee was reminded about the consents process.
2 May 2011	Lease #4	Waimate	Stock exemption exceeded.	LINZ investigated a small discrepancy between the number of breeding cows being run on the lease and that allowed under the existing stock exemption. The discrepancy was found to be reflective of seasonal variation and when considered annual was not a breach. The lessee has the option to apply for a new exemption if they wish to.

18 August 2011	Lease #5	Queenstown Lakes	Cultivation and tracking without consent of the CCL.	Lessee held consent to cultivate and track, but activity occurred slightly outside of the consented area. LINZ investigated and the lessee acknowledged what had happened. The cultivation and tracking were assessed as having been done to a high standard and the lessee was reminded about the consents process.
12 September 2011	Lease #6	Central Otago	Burning without consent of the CCL.	LINZ investigated and the lessee was reminded about the consents process. (photos attached to this table)
22 September 2011	Lease #7	Queenstown Lakes	Complaint from a member of the public about road closure during lambing.	Complainant was advised that the CCL is not party to any dealings with the road, which is administered by the local Council.
27 September 2011	Lease #7	Queenstown Lakes	Burning without consent of the CCL.	Information about a burn outside of a consented area was found in the system but did not appear to have been referred to the pastoral team for action.
1 December 2011	Lease #8	Clutha	Planting of Douglas Fir trees without consent of the CCL.	LINZ investigated the planting of 2.5 hectares of Douglas Fir trees in 2008. A letter of non-compliance was issued which imposed conditions and directions on the lessee. The trees are now the property of the CCL and the lessee was reminded of the consents process.
5 December 2011	Lease #9	Clutha	Stock exemption exceeded.	Lessee was asked to apply for a new exemption which was subsequently granted.

2012	Lease #10	Central Otago	Tree felling without consent of the CCL.	Lessee advised LINZ of the felling of 26 hectares of pine forest. The explanation provided by the lessee, that removal of a seed source was required for them to meet their lease obligations, was accepted and the lessee was reminded of the consents process.
8 February 2012	Lease #11	Waitaki / Central Otago	Accidental fire started by the New Zealand Defence Force (NZDF) which affected lease land.	While the fire was not due to lessee actions, the remediation work required the lessee to destock burnt areas for approximately 18 months to allow for recovery. Broom control was also required as a result of the burn. No further action was taken.
17 February 2012	Lease #12	Queenstown Lakes	Tracking without consent of the CCL.	Lessee held consent for tracking but created one on a slightly different alignment to that consented. LINZ investigated and the lessee explained that the Notice of Decision was unclear. The LINZ decision maker reviewed the Notice and came to the same conclusion. No further action was taken.
21 February 2012	Lease #13	Mackenzie	Tracking without consent of the CCL.	LINZ investigated a 1,500m track built without consent to service a boundary fence. The track was assessed as having been constructed to best practice standards and no inherent values were noted as affected. Consent was subsequently granted by the CCL.
18 March 2012	Lease #12	Queenstown Lakes	Complaint from neighbour about tracking.	LINZ investigated the complaint and tracking was consented. Complainant received information from LINZ about the consent and why the track had been permitted. No further action was taken.

19 March 2012	Lease #14	Central Otago	Oversowing, topdressing and tracking without consent of the CCL.	Suggestion that the lessee may wish to apply for consents in order to secure ongoing maintenance rights was made to LINZ by a third party provider. LINZ advised the lessee that they may wish to apply for consents but were not required to. No further action was taken.
19 June 2012	Lease #15	Central Otago	Cultivation without consent of the CCL.	Historical cultivation was identified during a property inspection. The lessee was notified and asked to apply for consent. Consent was subsequently granted by the CCL.
3 July 2012	Lease #16	Queenstown Lakes	Complaint from DOC about spraying without consent of the CCL.	LINZ investigated and required the lessee to destock the sprayed area for two years to allow for germination and recovery of the affected vegetation. No further action was taken.
29 August 2012	Lease #3 and Lease #12	Queenstown Lakes	Undertaking commercial activity without consent of the CCL.	LINZ investigated a heliskiing provider for operating on the lease without a recreation permit. The provider was advised to apply for a permit, which was subsequently granted.
9 October 2012	Lease #17	Waitaki	Burning without consent of the CCL.	LINZ investigated a consented burn which spread outside of the consented area. The lessee was informed that their tenure review would pause if remediation was not completed to an appropriate standard. The breach was considered for referral to the District Court, but the area was remediated, and court action was not required. The tenure review is now complete, and Lease #17 is no longer a pastoral lease.

13 November 2012	Lease #18	Timaru / Mackenzie	Tracking without consent of the CCL.	LINZ investigated and the lessee did not respond to requests for an explanation of the activities that had been undertaken without consent. This was followed by a letter advising of court action. The lessee then undertook suitable remediation of the land and no further action was taken. The lessee was reminded of the consents process and advised that LINZ would visit the lease each year for five years.
21 November 2012	Lease #18	Timaru / Mackenzie	Undertaking commercial activity without consent of the CCL.	LINZ investigated and advised the lessee to apply for a recreation permit for any activities they were undertaking. The permit was subsequently granted.
21 November 2012	Lease #18	Timaru / Mackenzie	Stock exemption exceeded.	Lessee was asked to apply for a new exemption which was subsequently granted.
2013	Lease #19 / Lease #20 / Lease #21	Mackenzie	No farm manager approval.	Lessee was advised to apply for farm manager approval, which was subsequently granted.
25 January 2013	Lease #12	Queenstown Lakes	Undertaking commercial activity without consent of the CCL.	LINZ investigated a mountain biking tour operator for operating on the lease without a recreation permit. The provider was asked to apply for a permit, but the activity was a one-off. They were reminded of the consents process.
5 March 2013	Lease #22	Queenstown Lakes	Not meeting weed and pest obligations (thistles).	Old correspondence on file refers to possible presence of thistles. However, recent property visits have not identified thistle infestations.
10 April 2013	Lease #23	Hurunui	Burning without consent of the CCL.	Burn was caused by a school group at an outdoor education programme and not by the lessee. No further action was taken.

3 August 2013	Lease #22	Queenstown Lakes	Stock exemption inaccurate (but within carrying capacity).	Lessee was running different stock to that within their exemption but within the lease carrying capacity. The Lessee has been reminded of the requirement to update the exemption and this will be discussed at the next property inspection.
9 August 2013	Lease #24	Waitaki	Complaint from DOC about burning without consent of the CCL.	LINZ were notified in 2012 of an overburn during a consented burn. LINZ investigated and instructed the lessee to destock the burned areas while the investigation took place. The lessee was required to continue destocking and implement an oversowing and topdressing programme. The breach was considered for referral to the District Court, but this did not proceed. The lessee is now required to contact LINZ prior to any burning and LINZ reserves the right to inspect any burns immediately afterwards.
31 January 2014	Lease #25	Mackenzie	Cultivation without consent of the CCL.	LINZ investigated and the cultivation was within the terms of their consent. No further action was taken.
30 April 2014	Lease #26	Waimate	Historic tracking with no consent on file.	Property inspection identified tracks that were constructed prior to the Crown Pastoral Land Act 1998 (CPLA) and would require new consents to qualify for ongoing maintenance rights. Lessee was advised to make an application. This matter will be discussed at the next property inspection.

23 June 2014	Lease #22	Queenstown Lakes	Access for mining without consent of the Chief Executive of LINZ.	LINZ investigated and the lessee was reminded of the consents process. One of the mining operators was subsequently granted consent and the other was asked to apply but never did. This will be discussed at the next property inspection.
24 June 2014	Lease #27	Waitaki	Soil disturbance without consent of the CCL.	Soil disturbance for digging and placement of pipes associated with irrigation development is unresolved. Lease #27 is to be inspected over the 2021/22 season by LINZ and this activity will be discussed.
24 June 2014	Lease #27	Waitaki	Stock exemption inaccurate (but within carrying capacity).	Lessee is running different stock to that within their exemption but within the lease carrying capacity. Lease #27 is to be inspected over the 2021/22 season and the requirement to apply for an updated exemption will be discussed.
29 October 2014	Lease #28	Central Otago	Burning without consent of the CCL.	The lessee reported an overburn of 19 hectares of tall tussock to LINZ along with an explanation of why it occurred. The overburn occurred in an already degraded area, heavily infested with hieracium and no inherent values were considered to have been adversely impacted. The area was oversown and destocked for 8 months. Recovery of the area has been assessed as satisfactory. No further action was taken.
2015	Lease #29	Waimate	Tracking without consent of the CCL.	A LINZ inspection in 2019 identified a track realignment which had been done by a previous lessee in 2015 for safety reasons. The lessee has been advised to apply for consent

				for the realignment. This will be discussed at the next inspection.
2015	Lease #30 & Lease #31	Waimakariri / Selwyn	Complaint from a member of the public regarding stock condition.	LINZ investigated following the complaint to check stock condition and good husbandry indicators. Stock were found to be in good condition and the lease was not overstocked. A revised stock exemption was applied for and granted following the investigation to cover deer and additional sheep.
10 March 2015	Lease #32	Queenstown Lakes	Soil disturbance without consent of the CCL.	LINZ investigated two areas of soil disturbance – one where the consent period had lapsed and another where ground was metalled without consent. The lessee was reminded of the consents process and consents were subsequently applied for and granted.
10 March 2015	Lease #32	Queenstown Lakes	Undertaking commercial activity without consent of the CCL.	LINZ investigated commercial activities occurring beyond those specified within the special lease document. Work continues on how the special lease document can best reflect the commercial activities that can and cannot occur on the lease.
20 April 2015	Lease #33	Mackenzie	Complaint from a neighbouring lessee of soil disturbance without consent of the CCL.	LINZ investigated the complaint and the lessee's explanation of the soil disturbance was accepted. The lessee was maintaining their fenced boundary to avoid neighbouring stock trespass and was undertaking flood protection works. No further action was taken.
27 April 2015	Lease #5	Queenstown Lakes	Unauthorised encroachment / access	LINZ investigated part of a ski field access track which was encroaching into Lease #5. An easement was subsequently approved in favour

			track encroachment into Lease #5	of the ski field operator, formalising the historic encroachment.
15 May 2015	Lease #34	Ashburton	Complaint from the Ashburton District Council about clearing / spraying matagouri without consent of the CCL.	LINZ investigated the complaint and a copy of the ECAN authorisation was provided, supporting that the areas were infested with gorse and broom requiring control under the Regional Pest Management Strategy. The lessee was advised that no further action would be taken.
19 May 2015	Lease #35	Mackenzie	Tracking without consent of the CCL.	LINZ investigated the upgrade of an existing track (not fully covered by ongoing maintenance). The lessee acknowledged the mistake and that consent should have been applied for. They received a letter reminding them of their obligations.
June 2015	Lease #36	Hurunui	Non-provision of stock records and late provision of vegetation monitoring report as required.	Lessee explained that the person they engaged to undertake monitoring and reporting was unavailable when they needed them. The monitoring and submission of a report to LINZ was further delayed in an attempt to match up that round of monitoring with previous monitoring periods. The lessee was issued with a breach letter advising that records must be provided in future. No further action was taken.
1 July 2015	Lease #12	Queenstown Lakes	Undertaking commercial activity without consent of the CCL.	LINZ investigated a ski operator for encroachment onto Lease #12. When made aware of the encroachment, the operator applied for and was granted a recreation permit.

17 November 2015	Lease #22	Queenstown Lakes	Undertaking commercial activity without consent of the CCL.	LINZ investigated filming which occurred on the lease without a recreation permit (a permit was held for the neighbouring lease instead). The lessee was reminded of the consenting process.
1 March 2016	Lease #37	Central Otago	Stock exemption inaccurate (but within carrying capacity).	Lessee was running fewer than the number of stock units allowed, but more cattle than specified. They were asked to apply for a new exemption reflecting current stock numbers. Consent was subsequently applied for and granted.
8 June 2016	Lease #38	Ashburton	Stock exemption exceeded.	Lessee discussed with LINZ the need for a new stock exemption and was advised to apply to bring it in line with current farming practice. A new exemption was subsequently approved. The decision is at rehearing.
8 July 2016	Lease #39	Selwyn	Stock exemption inaccurate (but within carrying capacity).	Lessee runs higher breeding ewe numbers than permitted in current exemption. This will be discussed at the next inspection.
15 September 2016	Lease #40	Queenstown Lakes / Southland	Complaint by heliskiing operator about another operator.	LINZ investigated the complaint that another heliskiing operator was operating on the lease without consent. The ski operator had misinterpreted the boundaries between the lease and adjoining land, and this was a one-off mistake. No further action was required.
6 October 2016	Lease #41	Mackenzie / Waitaki	Complaint by member of the public.	LINZ investigated a complaint about 18 cattle within the Hopkins River in August 2016. Cattle were found to be within the lease but not authorised to be in the riverbed. A formal letter

				was sent to the lessee advising that cattle are not to access riverbeds within the lease.
4 November 2016	Lease #42	Waitaki	Burn on a neighbouring property encroached on to lease land.	LINZ investigated the circumstances of a burn on a neighbouring property which breached the boundary of the lease and burnt between 4-6 hectares. The land was subsequently remediated by the neighbouring owner (photos attached to this table) and no further action was taken.
10 November 2016	Lease #18	Timaru / Mackenzie	Cultivation without consent of the CCL.	LINZ investigated and the lessee was able to provide consent documents. No further action taken.
20 December 2016	Lease #18	Timaru / Mackenzie	Stock accessing / grazing adjoining Crown Land.	LINZ investigated unauthorised grazing and advised the lessee that no access or grazing is permitted on Crown land without consent. Details on how to apply were provided to the lessee.
21 December 2016	Lease #43	Waitaki	Complaint by the lessee about an easement granted by the CCL under s60 of the Land Act 1948.	The CCL granted an easement to take water to the Waitaki District Council. The lessee complained to the media that the easement should not have been granted and applied for a rehearing. The rehearing upheld the original decision.
24 January 2017	Lease #44	Mackenzie	Unauthorised occupation.	Lessee was asked to apply to use the area. No further action was taken.
23 March 2017 & 07 June 2017	Lease #45	Mackenzie	Complaint from DOC about cattle in the Cass River.	No record on file of how this matter was dealt with. This will be discussed at the next inspection.
29 March 2017	Lease #46	Clutha	Soil disturbance outside of consented	Damage to the former goldmine site from the soil disturbance was caused by a previous

			area for construction of stock yards.	lessee. Prosecution was considered but was assessed as not viable. No further action was taken.
11 April 2017	Lease #47	Selwyn	Soil disturbance and tracking without consent of the CCL.	LINZ investigated soil disturbance and tracking associated with cattle yard construction. The works were assessed as minor in nature and had been carried out to a high standard. The area is subject to a new application for activity so these works will be reassessed as a part of that process.
20 April 2017	Lease #48	Hurunui / Marlborough	Felling and selling of timber without consent of the CCL.	LINZ investigated, advised the lessee to apply for the appropriate consents and reminded them of the consents process. The lessee applied for consent, which was subsequently granted with other discretionary activities that coincided with the tree felling operation. No further action taken.
1 May 2017	Lease #23	Hurunui	Spraying to enable fencing without consent of the CCL.	Lessee is currently working with the Hurunui District Council on this matter, as they are involved in the fencing works (as part of road realignment works).
7 June 2017	Lease #49	Mackenzie	Soil disturbance without consent of the CCL.	Soil disturbance occurred as part of a native fish conservation trial. The lessee was advised to apply for consent and was reminded of the consents process. No consent has been applied for and this will be discussed at the next property inspection.
20 July 2017	Lease #50	Central Otago	Stock exemption exceeded.	LINZ investigated and advised the lessee to apply for a new exemption to reflect current

				stocking. New exemption was subsequently granted.
20 July 2017	Lease #50	Central Otago	No farm manager approval.	Lessee was advised to apply for consent and approval was subsequently granted.
20 July 2017	Lease #50	Central Otago	Spraying without consent of the CCL.	LINZ investigated the spraying of gorse and broom. The lessee was reminded of the consent process and the requirement to obtain consent even when spraying pest plants. The lessee subsequently applied for and was granted consent for this activity on the lease.
24 October 2017	Lease #51	Queenstown Lakes	Undertaking commercial activity without consent of the CCL.	LINZ was made aware by the lessee that guided walks may be occurring on the lease without a recreation permit. LINZ has contacted DOC to determine whether their concession may include LINZ land but has not had a response.
27 October 2017	Lease #52	Southland	Burning without consent of the CCL.	LINZ investigated the burn and required the lessee to remediate the land. The area was subsequently inspected by LINZ and a service provider and was assessed as recovering well.
31 October 2017	Lease #47	Selwyn	Cultivation without consent of the CCL.	The lessee notified LINZ that cultivation had occurred outside of the conditions of their consent – within the 20m setback from a waterway. The area was remediated at the time by rolling the 1.2 hectare area flat, allowing the existing brown top to continue developing naturally. The area was subsequently assessed as returned to its previous condition.

2017	Lease #25	Mackenzie	Gravel extraction without consent of the CCL.	LINZ investigated and confirmed that gravel from the lease was extracted and sold without an access arrangement. LINZ decided to take no further action but the Ministry of Business, Innovation & Employment prosecuted the lessee separately.
2018	Lease #53	Central Otago	Stock exemption exceeded.	LINZ advised the lessee to apply for a new exemption. No further follow up is recorded on the file and the matter will be discussed at the next inspection.
2018	Lease #53	Central Otago	Oversowing, topdressing, cultivation and clearing of scrub without consent of the CCL.	LINZ advised the lessee to apply for these activities. No further follow up is recorded on the file and the matter will be discussed at the next inspection.
16 January 2018	Lease #54	Tasman / Marlborough	Complaint from a member of the public regarding paying a toll to use the road.	LINZ investigated the road situation, including the implications of the mixed ownership, and the right of the lessee to exclusive possession of the lease. The outcome was that the lessee is entitled to charge a toll for road use. The matter of the road and how it could be maintained in the future is part of ongoing work between LINZ, the lessee, and other parties.
1 February 2018	Lease #55	Southland	Easement to convey water was registered against the lease without consent of the CCL.	The lessee advised LINZ of a registered easement that didn't have CCL consent. The easement was subsequently surrendered, and a new application submitted.

28 March 2018	Lease #56	Mackenzie	Undertaking commercial activity without consent of the CCL.	LINZ investigated a commercial hunting operation on the lease and advised of the need for a recreation permit. This was subsequently applied for and granted.
12 April 2018	Lease #57	Mackenzie	Unconsented activities related to the shed and water scheme were noted during a lease visit.	LINZ investigated and the lessee explained that they believed the activities to be covered by the minor consents letter and that the shed already had consent (with an amended application then being considered by LINZ) and needed to be built urgently for stock welfare. The lessee was reminded of the consents process and consents were subsequently applied for and granted for these activities.
26 April 2018	Lease #58	Timaru / Mackenzie	Complaint from adjoining lessee about stock in waterways, unauthorised use of the Rangitata Riverbed and fencing within waterways.	LINZ investigated the complaint, including inspecting the riverbed. The allegations regarding stock in waterways and within the riverbed were not able to be substantiated. Fencing was present to stop stock from accessing the adjoining lease but there were no concerns with how this had been done. No further action was required.
20 July 2018	Lease #59	Westland	Soil disturbance and felling of trees without consent of the CCL.	The adjoining lessee undertook these activities on the lease for the purpose of constructing a stockyard. Both lessees are working with LINZ and their lawyers to resolve the matter and determine remediation options.
5 August 2018	Lease #7	Queenstown Lakes	Unauthorised occupation of Hawea	LINZ has completed a preliminary investigation. LINZ, DOC, the lessee, the

			Conservation Area (cattle).	sublessee, and the Overseas Investment Office are currently working on this matter.
23 August 2018	Lease #35	Mackenzie	Undertaking commercial activity without consent of the CCL.	LINZ investigated a gravel operator for extraction from a stream within the lease without authorisation. The operator believed that consent from ECAN was all that was required. They subsequently applied for and were granted a permit.
30 November 2018	Lease #60	Waitaki	Spraying without consent of the CCL.	The LINZ investigation is underway. The lease will be inspected in the 2021 / 22 season.
30 November 2018	Lease #61	Marlborough	Topdressing without consent of the CCL.	LINZ investigated the topdressing and the lessee advised that a historic consent was held. To bring the consent up to date, the lessee subsequently applied again and was granted consent.
30 November 2018	Lease #40	Queenstown Lakes / Southland	Soil disturbance without consent of the CCL.	LINZ investigated a back-country hut which did not appear to have consent. It was confirmed that the construction of the hut did not require consent as it was covered under the minor activities letter. No further action was required.
3 December 2018	Lease #62	Queenstown Lakes	Stock in Crown-owned waterways.	LINZ investigated and found that stock must cross Crown-owned waterways in order to move through the lease. As a result, they can graze in or near the water. No evidence of damage to the waterways was seen and the lessee tries to spread stock. A programme of fencing had been implemented which would assist. LINZ advised the lessee to apply for an easement. This application has not yet been

				made. This will be discussed at the next property inspection.
3 December 2018	Lease #63	Central Otago	Spraying without consent of the CCL.	LINZ investigated the spraying of thistles and established that as a handheld applicator was used for spraying, no consent is needed.
04 December 2018	Lease #64	Southland	Stock exemption exceeded.	The lessee has been advised to apply for the new exemption. This will be discussed at the next property inspection.
04 December 2018	Lease #64	Southland	Clearing gorse and broom without consent of the CCL	The lessee has been advised to apply for consent to clear gorse and broom. No application has been made and this will be discussed at the next property inspection.
12 December 2018	Lease #65	Selwyn	Stock limitation in lease exceeded.	LINZ investigated and the lease document does not distinguish between breeding and dry stock or provide for cattle. The lessee was advised to apply for an exemption which would reflect current operations. This will be discussed at the next property inspection.
12 December 2018	Lease #65	Selwyn	Clearing woody weeds without consent of the CCL.	LINZ investigated and couldn't find a consent on file for clearing woody weeds in this area. The lessee was advised to apply for consent, and this will be discussed at the next property inspection.
13 December 2018	Lease #40	Queenstown Lakes / Southland	Spraying without consent of the CCL.	LINZ investigated the spraying of pest woody weeds and wildings without the prior consent of the Commissioner. The lessee believed the work was part of their good husbandry and didn't realise they needed consent. On-going consent was applied for and granted.

2019	Lease #28	Central Otago	Burning without consent of the CCL.	LINZ investigated an overburn and the lessee explained the circumstances. The lessee is required to provide photographic evidence of the remediation (consent for what is needed was provided for within the burn consent) once it is complete.
21 January 2019	Lease #66	Queenstown Lakes	No farm manager approval.	Farm manager under a previous lessee had not been approved. A subsequent transfer of the lease included this approval and no further action was taken.
30 January 2019	Lease #45	Mackenzie	Complaint from DOC about eutrophication of a tarn and pugging of lake areas.	LINZ investigated the complaint and the lessee explained that a large number of birds frequented the tarn and that they were working with Environment Canterbury (ECAN) to install fencing, including around the tarn. A new stock water system has also been implemented so that stock don't need to drink from the tarn. Deer have been removed from the paddocks near the lake, which are now only grazed in the summer. During the inspection, no evidence of eutrophication of the tarn or pugging around the lake was found. No further action was taken.
20 February 2019	Lease #7	Queenstown Lakes	Unauthorised occupation of Conservation Area (cattle).	LINZ has completed a preliminary investigation. LINZ, DOC, the lessee, the sublessee, and the Overseas Investment Office are currently working on this matter.
20 March 2019	Lease #67	Mackenzie	No exemption from residency.	LINZ investigated and approval for residency exemption was given. No further action was taken.

20 March 2019	Lease #67	Mackenzie	No farm manager approval.	LINZ investigated and farm manager approval was given. No further action was taken.
13 May 2019	Lease #23	Hurunui	Spraying and burning for fencing without consent of CCL (new complaint but the same activity as in 2017).	Lessee is currently working with the Hurunui District Council on this matter, as they are involved in the fencing works (as part of road realignment works).
24 June 2019	Lease #68	Selwyn	Soil disturbance without consent of the CCL.	LINZ investigated as a result of an approach from the farm manager about a section of old firebreak being bulldozed in error by a contractor. The lessee was advised to apply for consent which was subsequently granted.
24 June 2019	Lease #6	Central Otago	Soil disturbance for dam maintenance without consent of the CCL.	Alterations undertaken in 2006 to a dam which was seeping water were done without consent for soil disturbance. The lessee was advised to apply for consent, but no application has been received. This matter will be discussed at the next property inspection.
24 June 2019	Lease #6	Central Otago	Spraying weeds without consent of the CCL.	LINZ investigated and advised the lessee to apply for consent for the spraying of weeds on the lease. No application has been received. This matter will be discussed at the next property inspection.
27 June 2019	Lease #69	Central Otago	Soil disturbance for fence lines without consent of the CCL.	LINZ investigated and the lessee was unaware that the replacement of existing fencelines required consent. The lessee was reminded of the consents process.
2 July 2019	Lease #70	Queenstown Lakes	Soil disturbance without consent of the CCL.	The LINZ investigation is underway.

04 July 2019	Lease #71	Ashburton	Soil disturbance for fencelines without consent of the CCL.	LINZ investigated following advice from the lessee that works had been completed without consent. The lessee was asked to cease works and either apply for soil disturbance if they wished to continue or remediate the land. The lessee chose remediation which has occurred under existing oversowing and topdressing consents.
10 July 2019	Lease #72	Central Otago	No exemption from residency.	LINZ investigated and the residency exemption was granted at the time of transfer. No further action was taken.
19 July 2019	Lease #52	Southland	Failure to provide development plans in line with a 2013 consent condition.	LINZ investigated and advised the lessee that, although plans were not provided as requested, the lease had otherwise been developed in accordance with their consents. No further action was taken.
22 August 2019	Lease #73	Waitaki	Burning without consent of the CCL.	The LINZ investigation is underway.
22 August 2019	Lease #73	Waitaki	Spraying without consent of the CCL.	The LINZ investigation is underway.
22 August 2019	Lease #73	Waitaki	Tracking without consent of the CCL.	LINZ investigated and found that the track was consented. No further action was taken.
10 September 2019	Lease #7	Queenstown Lakes	Photos visible on private Facebook account showing winter grazing runoff.	Otago Regional Council investigated and advised that the lessee had acted appropriately in protecting the waterway. No further action was taken.
12 September 2019	Lease #42	Waitaki	Burning without consent of the CCL.	LINZ investigated an overburn caused by wind. The investigation found that best practice and the conditions within the burn consent were not followed. Remediation of the area is

				required, including topdressing, stock exclusion and pest control. The area will be visited during the next property inspection.
3 October 2019	Lease #16	Queenstown Lakes	Various activities on the lease without consent of the CCL.	LINZ investigated following advice from the farm manager that activities had occurred without consent. The lessee was advised to apply for consent to formalise existing activities where there were discrepancies between the LINZ file and the information held by the lessee. Consents were subsequently granted.
13 October 2019	Lease #54	Tasman / Marlborough	Complaint received from the Marlborough Tramping Club about locked gates over road making conservation land difficult to access.	On the basis of information obtained from a previous LINZ investigation, the complaint was responded to advising that the lessee has the right to control access and charge a fee for the road. The matter of the road and how it could be maintained in the future is part of ongoing work between LINZ, the lessee, and other parties.
31 October 2019	Lease #54	Tasman / Marlborough	Complaint received from the Marlborough Tramping Club when a scheduled walk had to be cancelled because access to the property could not be arranged.	On the basis of information obtained from a previous LINZ investigation, the complaint was responded to advising that the lessee has the right to control access and that this matter would be worked on in due course. The matter of the road and how it could be maintained in the future is part of ongoing work between LINZ, the lessee, and other parties.
6 November 2019	Lease #22	Queenstown Lakes	Undertaking commercial activity without consent of the CCL.	LINZ investigated an operator filming without consent on the lease. The operator was reminded of the consent process and the lessee explained that it is difficult for them to

				control aerial access to their property. A permit was granted but not executed. No further action was taken.
17 January 2020	Lease #74	Mackenzie	Soil disturbance without consent of the CCL.	LINZ investigated two small drainage ditches that were dug to direct water away from a cultivated paddock at risk of erosion and did not have consent. The lessee was reminded of the consents process. No application has been made and this will be followed up at the next property inspection.
23 April 2020	Lease #16	Queenstown Lakes	Stock exemption exceeded.	The farm manager notified LINZ that due to COVID-19 and the inability to sell / move stock off the lease that they may run sheep in excess of the stock exemption. LINZ decided that, given intention to sell stock as soon as possible and the availability of sufficient feed, additional sheep could remain on the lease for that period. No further action was taken.
6 May 2020	Lease #7	Queenstown Lakes	Spraying without consent of the CCL.	LINZ investigated following advice from the sublessee that 30-40 hectares of bracken fern was sprayed outside of a consented area. The lessee was reminded of their obligations and the consent process. The area was subsequently included in an area approved for burning.
2 August 2020	Lease #7	Queenstown Lakes	Unauthorised occupation of Conservation Area (cattle).	LINZ has completed a preliminary investigation. LINZ, DOC, the lessee, the sublessee, and the Overseas Investment Office are currently working on this matter.

25 August 2020	Lease #75	Marlborough	Complaint from DOC about scrub clearance on the lease without consent of the CCL.	The LINZ investigation is underway.
28 August 2020	Lease #15 & Lease #69	Central Otago	Soil disturbance for fence line without consent of the CCL.	LINZ investigated and found that the soil disturbance was consented. No further action was taken.
12 September 2020	Lease #7	Queenstown Lakes	Burning without consent of the CCL.	LINZ investigated and found that the burn was consented. No further action was taken.
08 October 2020	Lease #76	Ashburton	Complaint from Forest & Bird about uncontrolled stock and stock damage to public conservation land.	The LINZ investigation is underway.
15 October 2020	Lease #7	Queenstown Lakes	Burning without consent of the CCL.	LINZ investigation into an overburn is underway.
20 October 2020	Lease #77	Central Otago / Southland	Stock limitation exceeded.	The lessee notified LINZ that due to COVID-19 and the inability to sell / move stock off the lease that they may run cattle in excess of the stock exemption and not meet the supplementary feed condition. LINZ decided that cattle could remain on the lease for that period. The lessee and LINZ service provider have reported no adverse effects. No further action was taken.
09 November 2020	Lease #76	Ashburton	Complaint received from ECAN about wetland clearance.	LINZ investigation is underway.
12 November 2020	Lease #44	Mackenzie	Transfer of shares in lessee company	LINZ investigated and the lessee subsequently applied for the transfer which was approved.

			changed without consent of the CCL.	
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Released under the Official Information Act 1982

Lease #6 photos









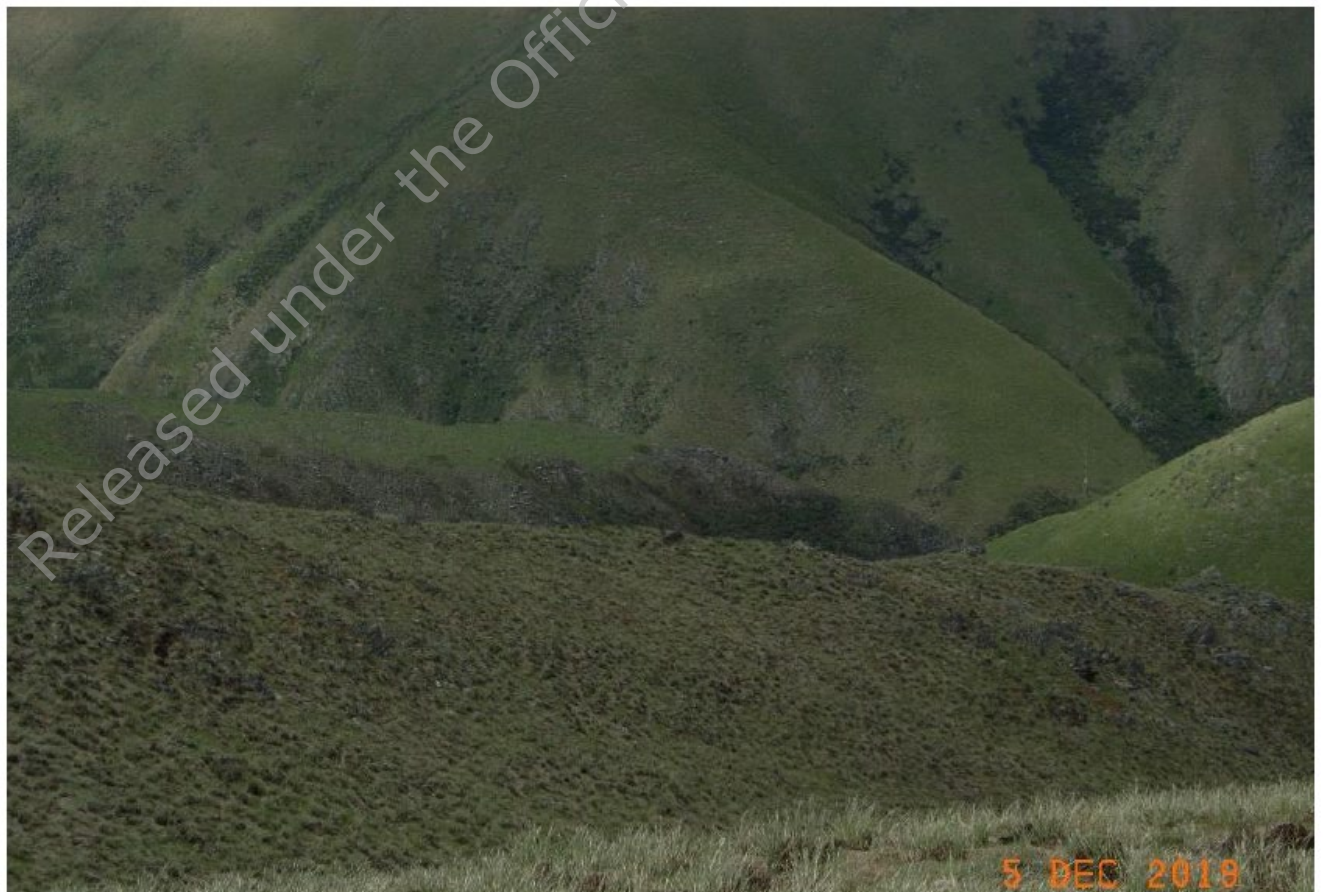


















Lease #42 photos



Photo 4582: Showing burning at Waypoints 490 and 491



Photo 4579: Showing burning at Waypoint 490



Photo 4581: Showing burning at Waypoint 491



Photo 4584: Showing burning at Waypoints 494 and 495



Photo 4585: Showing burning at Waypoint 494



Photo 4586: Showing burning at Waypoint 495