



File Ref: Pt 021

1st Floor, Public Trust Building  
Cnr Church & Sophia Streets  
PO Box 564  
TIMARU  
Telephone (03) 684-8340  
Facsimile (03) 688-0407

21 October 1998

Mr & Mrs A W Simpson  
Balmoral Station  
PO Box 91  
LAKE TEKAPO

Dear Mr & Mrs Simpson

## REQUEST TO PLANT TREES - BALMORAL PASTORAL LEASE

I wish to advise that the Commissioner of Crown Lands has approved your request to formalise an area of approximately 50 hectares into a formal plantation.

The consent is subject to the following:

- 1 That wilding tree spread be strictly controlled over the remainder of the pastoral lease outside of authorised planting areas by the elimination of such trees prior to cone bearing.
- 2 That the lessor be advised prior to logging commencing and that consent be obtained to any soil disturbance which would occur outside the designated forest area as approved under this consent.
- 3 That one year prior to clear felling of the area that consent in principle is obtained from the lessor for future use. This will require the lessee to produce an interim plan for future use.
- 4 That if a joint venture is entered into with another party, that the formal consent of the Commissioner of Crown Lands is obtained.

Please contact me if you require further information or wish to vary this approval in any way.

Note that this consent is issued under the Crown Pastoral Land Act 1998 and does not imply consent under any other legislation. It is your responsibility to obtain any other necessary consents.

Please note that under the provisions of Section 17, Land Act 1948 you have the right to apply for a rehearing of the Commissioner's decision. Section S17(1) states:

.../2

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Knight Frank (NZ) Limited  
(An LPL Group Company)

INTERNATIONAL PROPERTY CONSULTANTS


Mr & Mrs A Simpson  
Balmoral  
Consent to formalise planting  
21 September 1998

*17. Application for rehearing - (1) Any person aggrieved by any decision of the Commissioner or any determination of an administrative nature by the Commissioner may, within 21 days after being notified of that decision or determination, apply to the Commissioner for a rehearing, and the Commissioner may, at any time within one month after receiving the application, grant a rehearing of the case if he/she thinks that justice requires it, and on the rehearing may reverse, alter, modify, or confirm the previous decision or determination in the same case:*

*Provided that the Commissioner shall not grant a rehearing where the decision or determination relates to the allotment of land to any person other than the person aggrieved unless that land has been allotted by the Commissioner pursuant to the powers conferred on him/her by section 54 of this Act.*

If you wish to apply for a rehearing, please notify this office within 21 days of the date of this letter. Your application should clearly state the grounds on which you wish to apply for a rehearing.

Yours faithfully  
**KNIGHT FRANK (NZ) LIMITED**

  
**R A WARD-SMITH**  
**MANAGER - TIMARU**

s:\g-IRD-wp\wardsmir\R8362

# Facsimile

To: Ray Ward-Smith  
 Company: Knight Frank NZ Ltd  
TIMARU  
 Fax No: 03-688-0407  
 From: Bob Lysaght  
Crown Property Contracts  
 Date: 9 October 1998  
 Page 1 of: 2  
 Our Ref: \_\_\_\_\_  
 Your Ref: \_\_\_\_\_

Toitu te  
**Land whenua**  
**Information**  
 New Zealand



Christchurch Regional  
 Office  
 Torrens House  
 195 Hereford Street  
 Private Bag 4721  
 DX WP20033  
 Christchurch  
 New Zealand  
 Tel 84-3-379 9793  
 Fax 64-3-366 6422  
 DDI 64-3-364 5958  
 E-mail  
 blysaght@linz.govt.nz  
 Internet  
 http://www.linz.govt.nz

Received

9 OCT 1998

### Confidential

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**Subject: Discretionary Actions; CPLA '98: Consents**

The recommendations in the following submissions have been approved under delegated authority.

Property	Subm'n date/No	Approved	Case no.	Subject
Cloudy Peaks	9.9.98	6.10.98	99/154	Remission of rebate
Mt Gerald	R8380	5.10.98	99/146	Cultivation
ditto	R8381	ditto	99/147	Sow seed
ditto	R8382	ditto	99/148	Topdressing
Balmoral	R8362	ditto	99/136	Plant trees
The Wolds	R8342	ditto	99/131	Disturb soil (border dyke)
ditto	R8338	ditto	99/132	Cultivation
ditto	R8339	ditto	99/133	Sow seed
ditto	R8340	ditto	99/134	Topdressing
Dry Creek	29.9.98	ditto	99/137	Variation to Rec. Permit
Glen Lyon	R8337	ditto	99/135	Plant trees
ditto	31.8.98		99/151	Appn for remission of rebate Declined, lessee to pay the lost rebate.

I have signed the amended Deed By Bond and the Variation of Recreation Permit for Dry Creek both documents are in the mail.

With respect to the request from DOC Twizel (your letter of 9<sup>th</sup> September 1998) re a list of pastoral leases/lessees and contact details, I am reluctant to consent to this without some significant justification from the DOC officer concerned.

RECEIVED  
29 OCT 1998

Yours faithfully

Bob Lysaght

Released under the Official Information Act 1982



**SUBMISSION TO  
THE COMMISSIONER OF CROWN LANDS**

**Request for consent under Section 16 (e), Crown Pastoral Land Act 1998**

**PLANT TREES**

KNIGHT FRANK (NZ) LIMITED P O BOX 564 TIMARU

R8362

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**KF REF:** Pt 021                      **CCL Ref:**                      **Case No:** 99/136

**Property Name:** Balmoral

**Lessee:** A W & K F Simpson

**Location:** Lake Tekapo, South Canterbury

**Date of Request:** 29 April 1996

**Nature of Request:** To formalise an area of wilding tree spread into a formal plantation covering an area of approximately 50 hectares.

**Consultation with DoC:** Advised by letter on 14 November 1996 of application. Further request for consultation in terms of the Crown Pastoral Land Act on 14 August 1998.

**DoC Response:** Letter 29 November 1996 advising that providing the area does not encroach onto the RAP they see no adverse effects to conservation. Would not like to see wilding spread encouraged to then be managed as further forestry. Provided the area identified is the full extent and that further spread will be controlled, then concerns would be met. Reply 4 September confirming that previous advice should stand.

**Further Consultation :** No further consultation is recommended.

**Affected Parties:** We consider there are no affected parties who should be consulted.

**Available information:** A schedule of available information which has been assessed is appended, along with copies of the information.

**Inherent Values and desirability of protecting them:** Knight Frank is not aware of any inherent values that it is considered specifically require protection.



**Farming considerations and the desirability of making it easier to use the land for farming:** The area over which the application is made to manage forestry has been in trees for many years having spread from the adjoining Tekapo Military Camp Defence land. NZ Forest Service included this area in a Field Day demonstrating the possibility of converting wilding spread to a useful forestry regime. The trees are predominantly *Pinus Nigra* which is a useful timber species. The application was made by the lessee to enable him to comply with an earlier consent (Case 97/1 copy appended) to plant trees on another part of the property which had as a condition the following:

*"That wilding tree spread be strictly controlled over the remainder of the pastoral lease outside of authorised planting areas by the elimination of such trees prior to cone bearing."*

The lessee is also an avid farm forester and has a close liaison with the Ministry of Forestry in experimental plantings. He farms a particularly difficult run property at relatively high altitude and an ability to diversify into trees, especially retaining these wildings which have immediate potential for post material from thinnings will make it easier to use the balance of the land for farming.

**Conclusions:**

All necessary actions have been taken to comply with the instructions to your agent Knight Frank Ltd in compliance with the Crown Pastoral Lands Act. Department of Conservation have not advised not to retain the planting but have raised some issues that are addressed. Wilding tree spread is a concern and has been for some time throughout the pastoral high country. This matter is addressed by requiring the lessee to keep parts of the property not approved for planting, free of wilding trees. After consideration of all matters it is reasonable to grant consent for the area of approximately 50 hectares located either side of the State Highway adjacent to Defence land for forestry.

The conditions set out in the recommendation are those accepted and/or required in precedent cases and are consistent with prudent land management by the lessor.

**Recommendation:**

That you grant written consent to the request to plant trees and retain existing wildings pursuant to Section 16 (e) Crown Pastoral Land Act 1998 subject to the following conditions :

- 1 That wilding tree spread be strictly controlled over the remainder of the pastoral lease outside of authorised planting areas by the elimination of such trees prior to cone bearing.
- 2 That the lessor be advised prior to logging commencing and that consent be obtained to any soil disturbance which would occur outside the designated forest area as approved under this consent.



- 3 That one year prior to clear felling of the area that consent in principle is obtained from the lessor for future use. This will require the lessee to produce an interim plan for future use.
- 4 That if a joint venture is entered into with another party, that the formal consent of the Commissioner of Crown Lands is obtained.

**Signed for Knight Frank (NZ) Limited**

Signed R A Ward-Smith 25/9/98

\_\_\_\_\_  
R A Ward-Smith,  
Manager - Timaru / / 1998

\_\_\_\_\_  
G L Holgate / / 1998

**Approved/~~Declined~~**

Fax signed R W Lysaght 9 October 1998

\_\_\_\_\_  
Commissioner of Crown Lands / /

**Appended:** Available information assessed.





LAND RESOURCES DIVISION

1st Floor, Public Trust Building  
Cnr Church & Sophia Streets  
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Telephone (03) 684-8340  
Facsimile (03) 688-0407

File Ref: Pt 021

25 September 1998

Manager Regional Crown Property Services  
Land Information New Zealand  
Private Bag 4721  
CHRISTCHURCH

Attention : Mr R W Lysaght

Dear Sir

**REQUEST TO PLANT TREES - BALMORAL PASTORAL LEASE**

Enclosed please find submission for the above.

Yours faithfully  
KNIGHT FRANK (NZ) LIMITED

R A WARD-SMITH  
MANAGER - TIMARU

Enc: Submission to CCL - R8362

s:\g-lrd-wp\klh

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**SUBMISSION TO THE  
COMMISSIONER OF CROWN LANDS**

12 August 1998

Application for Soil Disturbance Consent (Forestry) under Section 108 Land Act 1948

KNIGHT FRANK (NZ) LIMITED PO BOX 564 TIMARU

RS109

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**KF Ref:** Pt 021                      **OCL Ref:**                      **Case No:** 99/

Property Name : Balmoral

Lessee : A W and K F Simpson

Location : Situated on Braemar Road approximately 6 km north-west of Tekapo township.

Proposal: Forestry management of 50 hectares of wilding *Pinus Nigra* exotic forest.

Reason : To utilize existing trees which have developed a complete canopy and shaded out all undergrowth.

Vegetation Type : Wilding pine trees with a few open patches heavily infested with *Hieracium*.

Altitude : 780 metres - 880 metres above seal level.

Rainfall : 850 mm per year estimate.

LUC Class : VIe, upland and high county yellow-brown earths of the dry-hygrous Tekapo series.

% Bare Ground : < 10%

Visual Impact : The site is located on SH8 between Lake Tekapo and Lake Pukaki south of the Tekapo Military camp from where seedlings have emerged either side of the State Highway.

DOC Comment : "Provided this area does not encroach on the RAP we see no adverse effects to conservation, ... would not like to see the wilding spread encouraged to then be managed for further forestry."

Ministry of Forestry Application not specifically referred to Ministry of Forestry. Previous referrals for this property have supported forestry use.

.../2



Submission to CCL  
Application for Forestry  
Balmoral  
12 August 1998

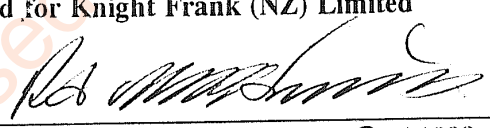
Comments : The lessee is a keen forester and has received consents from you for over 1,000 hectares of forest planting. In order for him to comply with conditions of the last consent to control trees outside of authorized planting areas it was necessary to make a decision on a stand of trees some 15-20 years old growing adjacent to the Balmoral Military Camp which have arisen from seed drift from the Camp. It would seem reasonable, as the trees are predominantly *Pinus Nigra* and some silviculture has taken place, for the trees to remain until maturity. The lessee has taken action on two occasions to fell seedlings outside of the area the subject of the application.

**Recommendation :**

That consent be granted to manage wilding trees as a forest pursuant to Section 108 (1A)(b) Land Act 1948 subject to the following :

- 1 That an area of 50 hectares as defined on the attached plan may be planted in exotic trees for forestry purposes for sale and is limited to managing the existing extent of the present trees.
- 2 That wilding tree spread be strictly controlled over the remainder of the pastoral lease outside of authorized planting areas by the elimination of such trees prior to cone bearing.
- 3 That the lessor be advised prior to logging commencing and that consent be obtained to any soil disturbance which would occur outside the designated forest area as approved under this consent.
- 4 That prior to clear felling of the area that consent in principle is to be obtained from the lessor for future use.
- 5 That if a joint venture is entered into with another party, that the formal consent of the Commissioner of Crown Lands is obtained.

Signed for Knight Frank (NZ) Limited

  
R A Ward-Smith Manager 12 / 8 / 1998

.../3



Submission to CCL  
Application for Forestry  
Balmoral  
12 August 1998

**Approved/Declined**

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For the Commissioner of Crown Lands / /1998

R8109

Released under the Official Information Act 1982





Department of Conservation  
*Te Papa Atawhai*

F: PAS 021

Field Centre Manager  
Department of Conservation  
Private Bag  
TWIZEL

KNIGHT FRANK (NZ) LTD TIMARU

- 5 DEC 1996

RECEIVED

Friday, November 29, 1996

Mr Ray Ward Smith  
Knight Frank  
PO Box 564  
TIMARU

**FORESTRY APPLICATION**

Dear Ray

I've discussed this application with Christchurch and provided this area does not encroach on the RAP we see no adverse effects to conservation.

My only concern would be that I would not like to see the wilding spread encouraged to then be managed as further forestry.

Provided the area marked is the extent and that further spread will be controlled then our concerns would be met.

Yours Sincerely

Dave Massam

for Rob Young  
Field Centre Manager  
TWIZEL



Our Ref: Pt 021

LAND RESOURCES DIVISION

1st Floor, Public Trust Building  
Cnr Church and Sophia Streets  
PO Box 564, TIMARU  
Telephone (03) 684-8340  
Facsimile (03) 688-0407

14 November 1996

The Regional Manager  
Department of Conservation  
Private Bag  
CHRISTCHURCH

Dear Sir

**BALMORAL PASTORAL LEASE : FORESTRY APPLICATION**

Enclosed please find for your information and comment, copy of plan and letter of application from Mr Andrew Simpson who has applied for forestry consent on Balmoral Pastoral Lease.

Yours faithfully  
KNIGHT FRANK (NZ) LIMITED

PP

R A Ward-Smith  
Manager - Timaru

Enc: Copy of plan, letter from Balmoral Merino Stud 29/4/96

cc The Field Centre  
Department of Conservation  
Private Bag  
TWIZEL

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Posted  
14-11-96

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KNIGHT FRANK (NZ) LTD TIMARU

29 APR 1996

RECEIVED



P.O. Box 91, Lake Tekapo  
Telephone / Fax: (03) 680-6834

Knight Frank NZ Ltd.  
Timaru.

Dear Mr R. Ward-Smith,

I would like to formally apply for a forestry right on the areas identified on the enclosed map. The areas concerned have been developed as the result of managed wilding spread. It is my intention to further manage these wildings for production forestry.

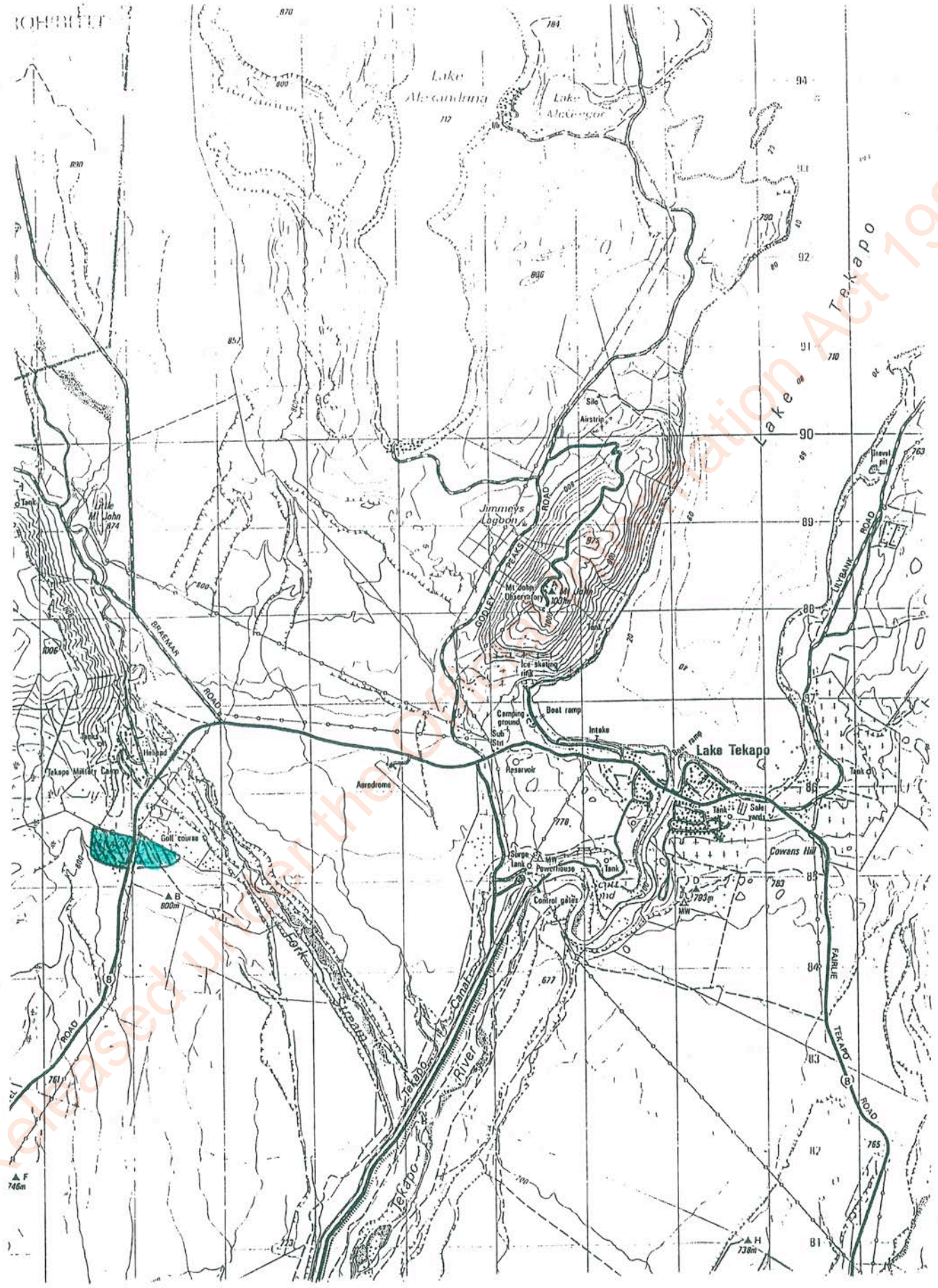
The areas concerned would apply with those conditions agreed to in the forestry application entitled 'Balmoral Forestry' Stage 1 Application for Resource Consent.

Yours sincerely,

ASD

Released under the Official Information Act 1982

ROHRIE



▲ F 746m

▲ H 730m

ResearchGate  
Publication Act 1982