

Our Ref: DOIA 21-105

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3 December 2020

[ s 9(2)(a) ]

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

Dear [ s 9(2)(a) ]

### Response to your official information request

Thank you for your official information request received on 12 November 2020 for any discretionary consent applications and decisions, supporting Director-General of Conservation (DGC) advice, and stock exemption decisions for Glenrock Station that have been issued over the last five years.

Most of the information you have requested is enclosed. However, some personal contact details have been withheld under section 9(2)( ) of the Official Information Act, as the release of these details would impact on the privacy of the individual involved. We are of the view that the withholding of that information is not outweighed by other considerations which render it desirable in the public interest to make it available.

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](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

If you wish to discuss this decision with us, please feel free to contact Brad Baxter at [bbaxter@linz.govt.nz](mailto:bbaxter@linz.govt.nz) or on 027 855 0333.

You s sincerely,



Lydia Bloy

Group Manager Land & Property Christchurch

## Request for consent to Discretionary Actions over Crown Pastoral Land

**PLEASE NOTE:**

**ONLY PRINT AND SUBMIT THE PAGES RELEVANT TO YOUR REQUEST/S, NOT ALL 44 PAGES.**

**A farm map showing the location of the activity/ies proposed is required for each request.**

**Pages 1 to 3 must be completed, irrespective of whether there are one or more requests.**

**Please indicate the activity or activities you wish to apply for and provide more specific information in the relevant section of the form.**

Request	<i>Please tick relevant box (more than one box may be ticked)</i>	<i>Pages you must complete for this request</i>
<i>To burn vegetation - under s15 Crown Pastoral Land Act 1998 (CPLA)</i>		4 - 7
<i>To clear or fell any bush or scrub on the land - under s 16(1)(a) CPLA</i>		8 - 11
<i>To crop, cultivate, drain or plough any part of the land - under s 16(1)(b) CPLA</i>		12 - 15
<i>To top-dress and/or sow seed - under s 16(1)(c) and (d) CPLA</i>		16 - 19
<i>To plant any tree or trees on the land - under s 16(1)(e) CPLA</i>		20 - 23
<i>To form any path, road or track on the land - under s 16(1)(f) CPLA</i>		24 - 28
<i>To undertake any other activity affecting, involving, or causing disturbance to the soil - under s 16(1)(g) CPLA</i>		29 - 32
<i>To grant, vary or revoke an exemption from any stock limitation - under s 18(3)(c) CPLA</i>		33 - 38
<i>To fell, sell, remove, destroy or burn timber or bush - under s100 of the Land Act 1948</i>		39 - 44

For further information refer to LINZS 45002 at <http://www.linz.govt.nz>

**Please post your completed request forms, including this page to:**

LINZ Pastoral Team  
Private Bag 4721  
Christchurch 8140

Please print clearly.

**BACKGROUND INFORMATION**

Name of lease / licence :

Glenrock, Holbrook and Rollesby

Name of registered lessee / licensee :

Glenrock station hotel

Physical address of lease / licence :

C/- Alexanders Chartered Accountants  
level 1 unit 1  
Aurora Park  
75 Churchill Street Christchurch 8013

Rapid number :

Telephone : 03 364 9330

Cell :

Fax :

Email :

Detail whether any existing exemption applies to the lease or the lease and other land. If the exemption applies to the lease and other land, provide details of the other land such as area, tenure etc :

Glenrock 3,893.667ha pastoral lease  
350 ha Freehold.

Holtbrook 7,185.9447 pastoral lease

Rollesby 2,619.1254 pastoral lease

Detail why the proposed exemption is required, including benefits to the farming operation :

As per covering commentary

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Provide supporting information for why the proposed exemption is required, e.g. details of development undertaken, numbers of stock carried and production figures for last 3 years :

As per Corey Commentary

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If the proposed exemption is to take account of other people of other land, provide supporting information :

n/a

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**Identify any adverse impacts on the land as a result of this (soil, water, vegetation, conservation or other natural values) :**

*N/A*

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**Identify the mitigation measures intended to negate these adverse effects :**

*N/A*

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**Provide details of any other concurrent applications made in relation to the lease/licence that are not shown on page 1 of this request :**

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**Identify all required resource consents or permits :**

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**Identify any other relevant information that should be considered with this application (details of the proposed exemption are to be provided overleaf) :**

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**Details of the proposed exemption / variation from exemption**

**Numbers and class of stock:**

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**If expressed in stock units, state conversion factor :**

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**If stock to be carried for less than a year, state period to apply :**

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**If stock to be run in conjunction with other land, provide details of other land concerned such as area, tenure etc :**

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**Request to grant, vary or revoke an exemption from any stock limitation**

Section 18(3)(c) Crown Pastoral Land Act 1998

Specify the current stock limitation in the lease / licence :

*As per Coveny Commentary*

Confirm whether the stock limitation refers to the ability to apply for the right to carry additional stock :

YES / ~~NO~~

**NOTE:** If there is no ability in the lease/licence to apply for the right to carry additional stock, consent must be sought to vary the lease or licence to give such a right to carry additional stock

Provide details of any existing exemption from limit :

*As per Coveny Commentary*

**NOTE:** Exemption from limitation specified in lease / licence is personal to the current holder. Such an exemption expires when the holder ceases to hold the lease / licence

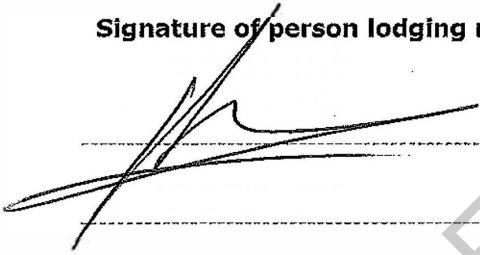
Name of person lodging request :

Peter Bradley

Relationship to lease / licence (e.g. lessee / farm manager, etc) :

Farm Supervisor  
Director

Signature of person lodging request :



Date : 7<sup>th</sup> November 2015

Attachment explanation to the application form for a stock limitation exemption for Glenrock Holbrook and Rollesby Pastoral lease.

**1. Current decision of the Commissioner of Crown Lands for the stock limitation specified in pastoral lease PT 084 Glenrock (LINZ Ref 12703), PT 120 Holbrook (LINZ REF 12727) and Rollesby PT 108 (LINZ Ref 12720)**

Glenrock 3,433SU

Holbrook 2, 739 SU

Rollesby 2,373 SU

(Based on the following conversion factors)

Breeding ewes	1.0
Dry sheep	0.7
Breeding cows	6.0
Dry cattle	4.5
Deer	2.0

The standard conversion rates assessing stock carrying capacity are based on the figures contained in the Pastoral Land Standards 4.

The Lease document for Glenrock states that: *"That the lessee shall exercise due care in stocking the said land and shall not overstock and, for the purpose of this clause the lessee shall be deemed not to have failed to use due care in stocking, or have overstocked so long as the number of stock depastured on the said land does not exceed 3,335 sheep (including 1,300 breeding ewes an being an increase of ten percent on the carrying capacity on which is based the rent herein before reserved) but the commissioner may, by notice in writing permit the lessee to depasture therein any greater number should he deem it advisable or expedient to do so. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and in particular in the event of a transfer. Any variation consented by the Commissioner shall not affect the rent payable hereunder."*

The lease document for Holbrook states that: *"That without derogating from or restricting from or restricting the covenants contained and implied in this lease and on part of the Lessee to be performed or complied with the lessee will not at any time during the said term depasture on the land herby demised more than 3,650sheep which numbers should not exceed more than 1,500 breeding ewes or nor more than 75 cattle which number shall not include more than 60 breeding cows. Provided however that the Lessee may with prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time."*

And the lease document for Rollesby states that: *"That without derogating from or restricting from or restricting the covenants contained and implied in this lease and on part of the Lessee to be performed or complied with the lessee will not at any time during the said term depasture on the land herby demised more than 2,100sheep which numbers should not exceed more than 1,650 breeding*

*ewes or nor more than 65 cattle which number shall not include more than 60 breeding cows. Provided however that the Lessee may with prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time."*

In total not more than 9,105 sheep (including not more than 4,450 breeding ewes) and not more than 140 cattle (including not more than 100 breeding cows).

Following the property report undertaken in April 2015, we now understand this exemption that was applied for by previous owners was not transferable and expired when the then leaseholder ceases to be the holder of the lease.

Therefore as current leaseholders of Glenrock, Holbrook and Rollesby lessees Glenrock Station Ltd seeks exemption to allow greater ease to use the land for farming purposes while providing reasonable safeguards to protect inherent values of the pastoral lease.

**2. Past and future details of stocking rate for the three leasehold properties**

		<b>Stock/Winter</b>		
		<b>2014</b>	<b>2015</b>	<b>2016</b>
Sheep:	MA Merino ewes	2914	3091	3100
	2th Merino ewes	826	948	1180
	M/S Merino hoggets	2419	1968	2012
	MA x Halfbred ewes	1625	1901	1910
	2th x Halfbred ewes	497	500	600
	Halfbred hoggets	642	607	650
	Others	<u>77</u>	<u>102</u>	<u>110</u>
Total sheep numbers		9000	9117	9562
Sheep stock units		8,058	7,725	8175
Cattle:	MA cows	187	248	250
	R2 heifers	59	50	50

R1 heifers	54	50	50
R2 steers		1	
R1 steers	9		
MA steers			6
Bulls	<u>10</u>	<u>9</u>	<u>11</u>
Total cattle numbers	319	358	367

Total Cattle Stock Units	1,716	1997	2026
<b>Total Stock Units</b>	<b>9,774</b>	<b>9,722</b>	<b>10,201</b>

### 3. Development Programme

There has been considerable development carried out on all three leases, including cultivation, OSTD, and the irrigated areas in particular produce a lot more dry mater that is been used to grow out young stock and also utilised as winter feed in the form of balage, silage and hay.

Over the next five years, Glenrock Station Ltd expects to continue with this development programme when cash allows. Both on Glenrock, Holbrook and Rollesby along similar lines as has been the case since taking over the leases with emphasis to continue to develop the irrigated land, but also within the following areas currently consented:

#### **Re-grassing**

- ◆ Initial emphasis will be on legume establishment in order to improve nitrogen fixation for grasses.
- ◆ Grass establishment on the flats will emphasise late flowering, cold and hot tolerant grasses suited to a continental climate.
- ◆ Seed selection will be made after collaborative research with appropriate seed companies and research centres.
- ◆ Much of the undeveloped land on Glenrock Holbrook and Rollesby has a pH level around 5.5. In order to increase pasture palatability and production, lime is required in preference to high capital amounts of superphosphate.
- ◆ Areas that have acceptable pH levels will receive some capital fertiliser, but in tandem with sub-division and controlled grazing.
- ◆ All flat cultivated areas will receive capital fertiliser and lime as required.
- ◆ Some areas will be over-sown in preference areas that have been sprayed in the past..

### Environmental Effects

Potential effects can be summarised as:

- ◆ Ecologically sensitive areas will be retired.
- ◆ Selective natural vegetative areas will be preserved in areas where the establishment of legumes and some improved grasses are introduced.
- ◆ Total carrying capacity will not increase significantly at first, but the allocation of livestock to various areas will alter.
- ◆ Palatable plant species will increase with less continuous grazing.
- ◆ Soil structure, worm and microbial activity is expected to increase as a continuation of existing management.

#### 4. Proposed stock limitation figure for Glenrock , Holbrook and Rollesby leasehold area

The following table compares the combined stock limitations for Glenrock, Holbrook and Rollesby. It is noted that the current stock limitation for Glenrock does not allow Glenrock Lease to carry cattle; however cattle are stocked sometimes in the southern part of the property when feed is available.

Stock Class	Su Value	Glenrock		Holbrook		Rollesby		Combined Stock Limitation		Actual 2014		Budgeted 2016	
		No of Stock	No of Stock	No of Stock	No of Stock	No of Stock	No of Stock	No of Stock	No of Stock	No of Stock	No of Stock		
Breeding Ewes	1.0	1,300	1,300	1,500	1,500	1,650	1,650	4,450	4,450	5,862	5,862	6,790	6,790
Dry Sheep	0.7	2,055	1,439	2,150	1,505	450	315	4,655	3,359	3,138	2,197	2,772	1,940
Breeding Cows	6.0			60	360	50	300	110	660	187	1,122	250	1,500
Dry Cattle	4.5			15	68	15	68	30	136	132	594	117	526
<b>Total</b>		<b>2,739</b>		<b>3,433</b>		<b>2,333</b>		<b>8,505</b>		<b>9,775</b>		<b>10,756</b>	

Please note that the above figures do not take into account the freehold land that is farmed in conjunction with these three leases. Therefore, when this is taken into account is possible that the stock unit's farmed fall within the combined stock limitations currently set for all three leases.

However, as lessee of all three leases Glenrock, Holbrook and Rollesby, Glenrock Station Limited would like to apply to the Commissioner to lift total stock limitation for all three leases to 10,756 to allow for any future development.

## **5. Management**

### 5.1 Ownership

Reda International, an Italian based company are owners of Glenrock Station Ltd and have now been farming Glenrock, Holbrook and Rollesby leases on their own account since 7 April 2006. Reda also currently owns and farms two other fine wool properties in the Mackenzie Basin area; Otamatapaio Station (freehold) and Rugged Ridges (leasehold).

### 5.2 Management

Ed and Jenny Pawsey have now been managing Glenrock Station Ltd since April 2012 and an application for them to manage the three leasehold properties was lodged with the Commissioner shortly after their appointment.

### 5.3 Supervision

Supervision of the property is by Peter Bradley, Macfarlane Rural Business Ltd. Peter has extensive experience, broad in both type and topography from share-milking in Waikato, managing 40,000 sheep & beef SU in Te Anau and running large finishing property operation in Hawkes Bay. Peter has now been consulting under the Macfarlane Rural Business banner since 2000, after completing a broad-spectrum business degree with emphasis on entrepreneurial skills, creativity and innovation. Peter's consultancy base is mainly in large properties from Marlborough through the foothills and high Country of Canterbury down to Central Otago.

Peter has a Diploma of Agriculture, Diploma in Farm Management, Bachelor of Business Studies, and is a fellow of the Arbitration and Mediation association.

Peter is also currently a director of Glenrock Station Ltd.

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File: PAL-14-02- 120

23 December 2015

Ken Taylor  
Rural value Ltd  
PO Box 27  
ALEXANDRA 9340

Dear Ken

SUBMISSION OF VIEWS ON APPLICATION FOR STOCK LIMITATION-  
HOLBROOK, GLENROCK AND ROLLESBY PASTORAL LEASE'S.

This response to your request of 2 December 2015 is made under delegated authority from the Director-General of Conservation and applies to the following activity:

- To grant consent for a combined stock limitation on Holbrook, Glenrock and Rollesby Pastoral Lease's, as described in the application dated 2 December 2015.

In my opinion any inherent values identified by the Department will not be adversely affected by the discretionary actions.

At the time of writing this letter the Department had available the following information about the inherent values:

- the application dated 2 December 2015.
- the standard information prepared under s.53 of the Conservation Act.
- information on DOC file PAL 14-02-120, 84 & 108
- DOC staff information

Please convey these views to the Commissioner so that they may be taken into account in the decision-making process.

Yours faithfully

Sally Jones  
Operation Manager  
Twizel District



Our Ref: A2165678

Glenrock Station Limited  
C/- Peter Bradley  
By email to [s 9(2)(a)]

3 February 2016

## NOTICE TO LESSEE OF DECISION OF COMMISSIONER OF CROWN LANDS

With regard to the application received from Glenrock Station Limited dated 7 November 2015 for an exemption from the stock limitation specified in Clause (f) of the Glenrock pastoral lease and Clause 1 of the Holbrook and Rollesby pastoral leases, the Commissioner of Crown Lands or his delegate has made the following decision(s);

- 1 (a) To **grant** an exemption to the stock limitation specified in the Glenrock, Holbrook and Rollesby pastoral leases to enable Glenrock Station Limited to carry the following stock on the combined leases while they continue to be farmed together:

9600 Sheep (including 6800 breeding ewes), and  
370 Cattle (250 breeding cows)  
on the pastoral lease while continuing to be run in conjunction with 350 ha of freehold land.

Subject to the following conditions:

- i. That all improved pastures be fully maintained by topdressing.
- ii. That the water right for irrigation remains current.
- iii. That the irrigation systems remain fully functional and water continues to be applied at optimum levels within allowable use rights.
- iv. That the three leases, together with the adjoining 350 hectares (approximately) freehold, continue to be farmed as one unit.

### 1.(b) Reasons for decision

The Commissioner's delegate has determined that the proposed stock exemption is within the overall safe carrying capacity of the property and likely to cause only minimal damage to inherent values that he wishes to protect, and that it is desirable to make it easier to farm the land by running a combination of sheep and cattle. As the safe carrying capacity of the lease has been based on the maintenance of oversowing and topdressing and a continuation of current management practices conditions relating to this are necessary.

### **Right of rehearing**

Please note that under the provisions of Section 17, Land Act 1948 the lessee has the right to apply for a rehearing of the Commissioner's decision. Section 17 provides that:

**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:

If the lessee wishes to apply for a rehearing, then an application must be submitted to this office within 21 days of receipt of this letter. The application should clearly state the grounds on which an application for a rehearing is made.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A Thom', with a horizontal line extending to the right.

Andrea Thom  
Portfolio Manager

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