



Crown Pastoral Land Tenure Review

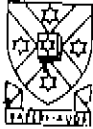
Lease name : Quailburn

Lease number : Po 336

Public submissions

These submissions were received as a result of the public advertising of the preliminary proposal for tenure review.

August 03



Department of Botany

Division of Sciences
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DTZ NEW ZEALAND
ALEXANDRA
29 NOV 2002
RECEIVED

November 27, 2002.

Manager,
DTZ (NZ) Ltd.,
PO Box 27,
ALEXANDRA.

SUBMISSION ON PROPOSED TENURE REVIEW: QUAILBURN PASTORAL LEASE

Dear Sir,

Thank you for sending me a copy of this document and I appreciate the opportunity to comment on it, although my knowledge of the areas involved is more superficial than many others I have responded to to date.

I have read the proposal for tenure review of the Quailburn Pastoral Lease very carefully and am generally very impressed. With the distribution of the Lease's (7414 ha) proposed allocation of some 71% (5278 ha) to full Crown ownership and control and the remainder (29%; 2136 ha) to be freeholded, the balance is clearly strongly in favour of allocation to public conservation/recreation lands.

Moreover, the natural values of the area proposed for transfer to the Crown are relatively very high and, given that the whole of the Quailburn Block (CA1) represents important altitudinal sequences, including sections of both the main branch and the east branch of the Ahuriri River, and all of the extensive northern boundary of the block is contiguous with the Ohau Conservation Area, this would represent a very significant gain for conservation. There is obviously a high level of biological and habitat diversity, and high natural landscape values in this Quailburn Block, from mountain beech forest to alpine scree, plus a range of wetland types. I accept that the small areas of degraded land in this block should remain with the balance of the block and be protected as a component of it. It is to be hoped that monitoring of representative areas of this block, on transfer to the Department of Conservation, will be initiated for the significance it could have for future management of other areas of South Canterbury high country.

The second, much smaller area of proposed conservation land (Area CA2: 402 ha), would also make an important addition to the protected natural areas network, given its diversity of glacial features and wetland types from a rare stand of copper tussock grassland to a series of important kettle holes containing a range of turf communities with high biodiversity and also habitat values for several nationally and regionally threatened wading birds (black stilt, rycbill, black-fronted tern). The provision for public foot access plus non-motorised vehicle and horse access to this area, as well as access for conservation management purposes, are appropriate.

In conclusion, I offer my unqualified support for this 'preliminary proposal' which is a very pleasant change from most of the several other tenure review proposals which I have commented on to date. I commend all those involved with this proposal, particularly the lessors, and trust that it will remain unchanged to completion.

I thank you again for the opportunity to comment on this proposed tenure review.

Yours sincerely,

Alan F. Mark FRSNZ.
Professor Emeritus

From:
Sent: Tuesday, 10 December 2002 10:55 p.m.
To:
Subject: Quailburn PL Draft Tenure Review

Dear Ken,

I'd like to support this proposal as written. I congratulate the participants on the outcome. I support entirely. Well done, a great outcome for the NZ public.

regards

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South Canterbury Branch
29a Nile St
Timaru

08.12.02

The Manager
DTZ New Zealand Ltd
Land Resources Division
P.O.Box 27
Alexandra



FOREST
& BIRD

ROYAL FOREST AND
BIRD PROTECTION
SOCIETY OF
NEW ZEALAND INC

Dear Sir/Madam

Re: Quailburn Tenure Review - Preliminary Proposal

The Branch and its members have visited Quailburn and walked or travelled through some of the property and were impressed by the natural values and forests seen there.

So, in general, the Branch fully supports the preliminary proposal which would see significant parts of the property retained by the Crown for conservation purposes.

Yours faithfully,

Fraser Ross,
Field Officer for SC Branch.

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From:

DTZ NEW ZE
ALEXANDRIA
13 DEC
RECEIVED

10.12.02

Dear Sir,

Quail Burn Station
Aurora Valley.

This is to say that I
fully endorse the proposal
for the tenure review of the
above station.

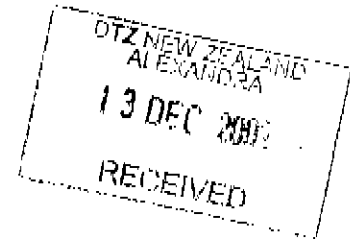
Yrs. faithfully

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FEDERATED MOUNTAIN CLUBS OF NEW ZEALAND (Inc.)
P.O. Box 1604, Wellington.

The Commissioner of Crown Lands,
C/- DTZ New Zealand Ltd.
Land Resources Division
PO Box 27
ALEXANDRA



Dear Sir

Re: Preliminary Proposal for Tenure Review: Quailburn Pastoral Lease.

I write on behalf of Federated Mountain Clubs of NZ Inc. (FMC) which represents some 13,000 members of tramping, mountaineering, climbing and other outdoor recreation clubs throughout NZ, and indirectly represents the interests and concerns of many thousands of private individuals who also enjoy recreation in the back country.

On their behalf, FMC aims to enhance and have formally recognised, the recreation opportunities on leases under review, to protect their natural values, and to improve public access on high country pastoral leases through the tenure review process.

FMC fully supports the statutory aims of tenure review: "*to promote the management of reviewable land in a way that is ecologically sustainable... .. to enable the protection of the significant inherent values of the reviewable land... .. and to make easier the securing of public access to and enjoyment of reviewable land*" (Crown Pastoral Land Act 1998, S.24).

FMC is grateful for this opportunity to comment on the preliminary proposal for Quailburn Pastoral Lease.

THE PRELIMINARY PROPOSAL

The following designations and protective mechanisms are included in the proposal:-

1. 5278 ha (*approximately*) to be designated as land to be restored to full Crown ownership and control as a conservation area under Section 35 (2) (a) (i) of the Crown Pastoral Land Act 1998
2. 2136 ha (*approximately*) to be disposed of by freehold disposal to T J and J Cooke under Section 35 (3) of the Crown Pastoral Land Act 1998 subject to protective mechanisms.

Protective mechanisms:

- (a) An easement under Section 40 (2) (c) Crown Pastoral Land Act 1998 to provide for public access by foot, non-motorised vehicle powered by a person, and horse to the proposed conservation area.
- (b) An easement under Section 40 (2) (b) Crown Pastoral Land Act 1998 to provide for conservation management access to the proposed conservation area.

FMC POSITION

FMC supports the general principles of tenure review, especially those relating to enabling the protection of the significant inherent values of the reviewable land, promoting the management of reviewable land in a way that is

ecologically sustainable and securing public access to and enjoyment of reviewable land" (Crown Pastoral Land Act 1998, S.24).

FMC (Dr Mike Floate) carried out an on site inspection of much the property on Thursday 21 November 2002 and this submission is largely based on observations during that inspection. We are grateful to the runholder, Terry Cooke, for his cooperation and assistance in relation to this inspection.

We believe that this proposal would see very significant gains for conservation and recreation. Please refer to the Appendix for the list of illustrations which accompany this submission.

We strongly support the proposal that the 4,900 ha which constitute the whole of the Quailburn block (CA 1) should be designated as land to be restored to full Crown ownership and control as a conservation area. We believe this is important in securing protection for a variety of significant inherent values included within the area. No less than three formerly identified Recommended Areas for Protection (RAPs) were identified on Glen Eyrie Downs during the Protected natural Areas (PNA) surveys of the 1980. A further RAP on the Quailburn block on the flats opposite Ben Avon Station was also identified as an RAP during those PNA Surveys. It is pleasing to note that most of these areas are included within the 5,000ha proposed as new Conservation land. The significant inherent natural values include the landscapes to be seen from the Birchwood Road (Fig. 1), the landscapes which include Yellow Lake, Green Lake and Lake Egg, the beech forest remnant near the former homestead site (Figs. 2 and 3), and the extensive snow tussock grasslands over the higher country. Perhaps more importantly, from the FMC perspective is the gain in recreational resources. Notwithstanding the physical difficulties of access across the Ahuriri River, we still believe this proposal represents major gains in the recreational opportunities available in the Mackenzie/Ahuriri area. Because these are associated with fine landscapes with other high natural values, these ensure a high quality recreational experience. The Quailburn Road and access up the relatively gentle slopes above Quailburn Bush provide good access to the Ohau Conservation area and the old farm buildings are an important resource in themselves.

The historic woolshed (Fig. 4) is still in working order and is equipped with shearing stands and wool press which certainly provide interest for recreational visitors with a rural background (Fig. 5). The woolshed is only one of nine buildings at the roadend at the Quailburn yards. The other buildings were formerly staff accommodation, stables and office/storage buildings, some dating from the days when Quailburn was an outstation of the vast Benmore Run. Some of these buildings are still in reasonable condition and could be restored for use as recreational accommodation (Fig. 6). This could provide ideal overnight accommodation for people arriving from some distance (say Christchurch or Dunedin) and embarking on a trip through the Ohau Conservation area.

For all the above reasons the Quailburn block will be a very valuable extension to the existing Ohau Conservation Area. (Fig. 7),

FMC also supports the inclusion of an area of about 400ha on Glen Eyrie Downs, which includes small tarns, kettle holes and wetland communities on outwash gravels (Fig. 8). These are important features of the outwash plains and fans of the Ohau Basin, and they represent valuable additions to the diversity of features of significant inherent value for conservation in the area.

FMC notes that public access to the conservation area CA 2 is to be provided by way of an easement designated a - b on the plan accompanying the Preliminary Proposal. While we accept that this satisfies the requirement to provide secure public access to the proposed new conservation land, we have reservations as to the practicability of this access for foot travel. The proposed access easement crosses the Serpentine Creek and a number of its tributaries (Fig. 9). We are aware that like most outwash areas these creeks are sometimes dry, but on occasions are subject to flooding. FMC believes that alternative access along the farm access track (from Glen Eyrie Downs due north to the largest of the tarns) or down one of the recently created laneways (Fig. 10) could be made available to the public at such times. We seek an extension to the easement such that public access via the farm track or laneway be made available (subject to runholder consent) at times when the formal easement route is impassable.

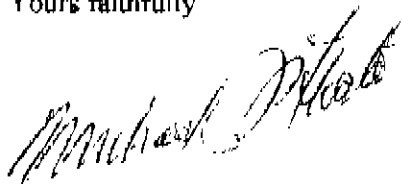
Please note that the illustrations (Figs 1 to 10) are attached and listed as an Appendix to this letter.

CONCLUSIONS

The tenure review of Quailburn pastoral lease provides an ideal opportunity to enhance the protection of the natural values in the Ahuriri/Mackenzie area. FMC strongly supports the proposals to create new conservation areas CA 1 and CA 2, and the access easement enabling public access over the route marked a - b to the area CA 2. We note that the new conservation area CA 1 will also be a very valuable extension to the existing Ohau Conservation Area.

We appreciate this opportunity to comment on the Preliminary Proposal for the tenure review of Quailburn pastoral lease, and wish to be heard in support of this submission if a hearing is held. We would be happy to be involved in further discussions regarding any of the issues discussed in this submission.

Yours faithfully



pp
Barbara Marshall
Secretary, Federated Mountain Clubs of NZ (Inc.)

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APPENDIX. List of Figures Illustrating the FMC Submission on Quailburn Tenure Review Preliminary Proposal

Fig. 1 The significant inherent values of the Quailburn Block include landscapes. This is looking across the Ahuriri River from near Ben Avon Station and shows the 'Camelbacks' at the northern end of the Lease. The valley of Snowy Gorge Creek is partly obscured but the southern end of the Barrier Range can be seen. Quailburn provides access to some attractive and important recreation opportunities.

Fig. 2 As well as extensive tussock grasslands, and no less than three lakes, Quailburn includes a rare mountain beech remnant and shrublands on the scree slopes which include snow totara, coprosma and matagouri. These features are not only significant inherent natural values but they add significantly to the quality of recreational experience to be enjoyed.

Fig. 3 The beech forest is very open and includes a track which leads up a spur towards Ohau Peak which is located in the Ohau Conservation Area. This provides interesting and good access from the end of the Quailburn Road to an important recreation area.

Fig. 4 The historic 7-stand woolshed is still in working order, and provides additional interest for recreational visitors. It includes a wool room, covered yards, a drafting race and nearby, an interesting pot dip.

Fig. 5 The historic woolshed is a fascinating place for recreational visitors with a rural background. It includes a hand-operated wool press, shared pens for the shearers and still smells like a woolshed.

Fig. 6 There are nine buildings at Quailburn road end, some of which date from the 1870s when Quailburn was an out-station of the vast Benmore Run. Some of the buildings could be restored and would provide historic and appropriate accommodation for recreational visitors. This would be particularly useful for people travelling from a distance who could stay overnight before moving on the next day.

Fig. 7 This view shows the Quailburn block at the southern end of the Ohau Range. The upper boundary is just below the screes and snow patches which lie above about 1,200m. The view illustrates the easy access to the Ohau Conservation Area as seen from the proposed Conservation Area on Glen Eyrie Downs.

Fig. 8 Glen Eyrie Downs is the lowland part of Quailburn (~600m), situated in the Ohau Basin on the outwash deposits which lie between the Ohau Range and Lake Ohau, and extend southwards towards Ohau Downs and Omarama. These outwash deposits include some important kettle holes which are ephemeral wetlands and contain a great diversity of plant communities and attract a great diversity of birdlife. Whilst not extremely important for recreation, FMC supports the proposed designation as conservation land.

Fig. 9 This view shows where the proposed access easement crosses the Serpentine Creek. As in most outwash areas, such creeks are sometimes dry, but on occasions are subject to flooding. FMC believes that alternative access needs to be provided under such conditions.

Fig. 10 FMC recommends alternative access over the farm track (from Glen Eyrie Downs to the Proposed Conservation Area) or down one of the recently created laneways (shown in this view). We seek an extension to the easement (subject to the occupier's consent) such that alternative public access is available when the proposed easement is impassable.

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Fig.1 The significant inherent values of the Quailburn Block include landscapes. This is looking across the Ahuriri River from near Ben Avon Station and shows the 'Camelbacks' at the northern end of the Lease. The valley of Snowy Gorge Creek is partly obscured but the southern end of the Barrier Range can be seen. Quailburn provides access to some attractive and important recreation opportunities.



Fig. 2 As well as extensive tussock grasslands, and no less than three lakes, Quailburn includes a rare mountain beech remnant and shrublands on the scree slopes which include snow totara, coprosma and matagouri. These features are not only significant inherent values but they also add significantly to the quality of recreational experience.

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Fig. 3 The Quailburn Bush is a very open beech forest and includes a track which leads up a spur towards Ohau Peak which is located in the Ohau Conservation Area. This provides interesting and good access from the end of the Quailburn Road to an important recreation area.



Fig. 4 The historic 7-stand woolshed is still in working order, and provides additional interest for recreational visitors. It includes a wool room, covered yards, a drafting race and nearby, an old fashioned pot dip.

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