Toitu te whenua
Land Information
New Zealand

Crown Pastoral Land Tenure Review

Lease name: RUGGED RIDGES

Lease number: PO 145

Preliminary Report on Public Submissions

This document includes information on the public submissions received in response to an advertisement for submissions on the Preliminary Proposal. The report identifies if each issue raised is allowed or disallowed pursuant to the Crown Pastoral Land Act. If allowed the issue will be subject to further consultation with Department of Conservation, or other relevant party.

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

May 06

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PRELIMINARY ANALYSIS

OF

PUBLIC SUBMISSIONS

RUGGED RIDGES

OPUS

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Rugged Ridges Pastoral Lease

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ANALYSIS OF PUBLIC SUBMISSIONS

FOR PRELIMINARY PROPOSAL

RUGGED RIDGES PASTORAL LEASE

file Ref: *PRY-C60-1 2526-TNR-POI45IN02* ubm is ion No:DN0263 Submi sion Date: *24/01/06*

Office of Agent: Dunedin LINZ Case No: TR06 / 134 Date sent to L1NZ: *15103/06*

RECOMMENDATION

J. That the Commissioner of Crown Lands notes the receipt of this report for land held under pastoral lease Po 145 Rugged Ridges.

2. That the Commissioner of Crown Lands approves the recommendations in this repoli to allow or disallow the points raised in the submissions received.

3. That the Commissioner of Crown Lands authorises further consultation with the Director General of Conservations delegate on those points allowed.

Signed by Opu :

Paul Hume
Propeliy Consultant

Peer Review:

Dave Payton
Tenure Review Contract Manager

Approved/~~Declined by~~:

Dr STEPHEN CHARLES LJRLICH
TENUpr: ASSESSOR
CROWN PROPERTY MANAGEMENT
C/-L1NZ, CHRISTCHURCH

Name:
Date of decision: 4/4/06

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1. Details of lease:

Lease Name: Rugged Ridges

Location: Waitaki Valley on the true right of Lake Aviemore and adjoining state highway 83.

Lessees: Rugged Ridges Limited.

2. *Public notice of Preliminary Proposal:*

Date, publication and location advertised:

Saturday 05 November 2005.

- The Press — Christchurch
- The Otago Daily Times — Dunedin
- The Southland Times — Invercargill

Closing Date for Submissions:

23 January 2006.

3. *Details of Submissions received:*

A total of 12 submissions were received one of which (submission number 12) arrived after the closing date and as a late submission was approved for inclusion in the preliminary analysis by LINZ on 17 February 2006. Details of submitters are in Appendix 1.

4. Preliminary Analysis of Submissions:

4.1 Introduction:

Explanation of Analysis:

Each of the submissions received has been reviewed in order to identify the points raised and these have been numbered accordingly. Where submitters have made similar points these have been given the same number.

The following analysis:

- Summarises each of the points raised along with the recorded number (shown in the appended tables) of the submitter(s) making the point.
- Discussion of the point.
- Recommendations whether or not to allow for further consultation.

The following approach has been adopted when making the recommendation to allow for further consultation:

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The points raised have been analysed to assess whether they are matters that can be dealt with under the Crown Pastoral Land Act. Where it is considered that they are the recommendation is to allow them.

Conversely where the matter raised is not a matter that can be deal with under the CPLA, the decision is to disallow. The Process stops at this point for those points disallowed.

Further consultation with both the Director General of Conservation's delegate and the leaseholders has to be completed on all those points that were allowed.

4.2 Analysis:

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
1	Parsons Rock should be protected under Covenant as site of historical significance.	1&2	Allow
Rationale Historic values may be considered to be significant inherent values in terms of the objects of the Crown Pastoral Land Act and are therefore relevant. The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.			

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
2	Three large rocks at "Cliff Paddock" on the lakeside of SH83 should be protected as they are a Maori burial site.	1&2	Allow
Rationale Historical and cultural values may be considered to be significant inherent values in terms of the objects of the Crown Pastoral Land Act. The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.			

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Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
3	The remains of the original Rugged Ridges Homestead and stone yards near the lakeshore should be protected as a site of historical significance and there should be provision for public access to these historic features as well as the small bay adjacent to the stone yards.	1,2,9 & 10	Allow

Rationale

Historic values may be considered to be significant inherent values in terms of the objects of the Crown Pastoral Land Act and are therefore relevant. The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
4	Land between the lake and SH83 should be retained by the Crown due to significant inherent value.	3	Allow

Rationale

The submitter believes that the view from SH83 to the lake is of major importance and the land between the road and the lake is an area of significant inherent value. The submitter also comments that some of this land could be used for a camping ground. This latter sub point relates to a potential future use and as such is not a relevant matter to be considered under the Crown Pastoral Land Act. The submitter's main point however relates to landscape as a significant inherent value which is a relevant matter to be considered under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
5	CC should be retained by the Crown due to conservation values and management restraints on the land.	3	Allow

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Rationale

The submitter expresses a view relating to the level of protection considered appropriate to enable protection of the significant inherent values contained within the area and also that the land should be freed of management constraints. Both of these are relevant matters to be considered under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	***Summary of Point Raised***	*Submission No.*	*Recommended Decision*
6	Supports CA1	4,9,11 & 12	Allow

Rationale

The submitters support the designation of land as CA1 and as this point relates to the protection of significant inherent values it is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	***Summary of Point Raised***	*Submission No.*	*Recommended Decision*
7	Supports CA3.	4,9& 11	Allow

Rationale
The submitters support the designation of land as CA3 and as this point relates to the protection of significant inherent values it is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
8	Supports proposed access easements to CA3.	4	Allow

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Rationale

This part of the proposal is considered by this submitter to be an acceptable outcome and as the point relates to public access it is a relevant matter for consideration under the Crown Pastoral Land Act.

It is an object of Part 2 of the Crown Pastoral Land Act to make easier the securing of public access to and enjoyment of reviewable land, and therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
9	Supports CA4	4, 5, 9, 10, 11 & 12	Allow

Rationale

The submitters support the designation of land as CA4 and as this point relates to the protection of significant inherent values it is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
10	Supports proposed access easement to CA4.	4	Allow

Rationale

This part of the proposal is considered by this submitter to be an acceptable outcome and as the point relates to public access it is a relevant matter for consideration under the Crown Pastoral Land Act.

It is an object of Part 2 of the Crown Pastoral Land Act to make easier the securing of public access to and enjoyment of reviewable land, and therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
11	Hut at Grid Ref. 928 998 should be considered for restoration as a historic hut.	4	Allow

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Rationale

The submitter considers that the hut would be a valuable recreational facility and the possibility of restoring it as an historic feature should be considered. Recreational and historic values may be considered to be significant inherent values in terms of the objects of the Crown Pastoral Land Act and are therefore relevant.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
12	Supports CA5 but recommended area should be extended to the existing fence running from Grid Ref. 914018 to 920022 thus including all of Millar Ck, Shaw Ck catchments which contain high intrinsic values, and the existing hut, thus providing protection for a more representative area of altitudinal sequence and public use of hut.	4,5,9,10& 12	Allow

Rationale

Submitters support the proposed designation of land as CA5 as outlined in the Preliminary Proposal but believed the boundary should be extended to include a larger area as an altitudinal sequence thus enabling use of the hut and the ability to utilise existing fencing.

The point relates to protection of significant inherent values and is therefore a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
13	Supports CA2.	4,9,11 & 12	Allow

Rationale
The submitters support the designation of land as CA2 and as this point relates to the protection of significant inherent values it is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

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Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
14	Submit that any grazing in CC will prevent regeneration of native species.	4&9	Allow

Rationale

The submission is interpreted as relating to sustainability of the ecological values and as such is a relevant matter for consideration under the Crown Pastoral Land Act.

Promoting the management of reviewable land in a way that is ecologically sustainable is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
15	Area NE of Harrison Saddle[sic (Spur?)] and SW of Parson's Rock Ck and abutting the NW of St Mary's Range Conservation Area should be retained by Crown as a Conservation Area due to significant inherent value.	4	Allow

Rationale

The submitter considers this additional area contains botanical and landscape values that comprise significant inherent values. As this point relates to protection of significant inherent values it is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
16	Supports Public Access provisions.	4,5,9& 12	Allow

Rationale

This part of the proposal is considered by these submitters to be an acceptable outcome and as the point relates to public access it is a relevant matter for consideration under the Crown Pastoral Land Act.

It is an object of Part 2 of the Crown Pastoral Land Act to make easier the securing of public access to and enjoyment of reviewable land, and therefore the point should be allowed.

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Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
17	CA1 should be extended 100m east to include easement k-l and a stile over rabbit proof fence installed.	5	Allow

Rationale

The point relates to the method of public access to CA1 which is a relevant matter for consideration under the Crown Pastoral Land Act.

It is an object of Part 2 of the Crown Pastoral Land Act to make easier the securing of public access to and enjoyment of reviewable land, and therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
18	Include proposed freehold area west of k-l to create a single CA from CA1 and CA2 as security against rabbit encroachment.	5 & 10	Allow

Rationale

The point raised by these submitters is interpreted as relating to ecological sustainability and also protection of significant inherent values, both of which are relevant matters for consideration under the Crown pastoral Land Act.

Promoting management of reviewable land in a way that is ecologically sustainable and enabling protection of significant inherent values are both objects of Part 2 of the Crown Pastoral Land Act and therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
19	Extend CA2 upslope to main (tracked) ridge immediately NE of Rugged Ridges Ck using lower section of proposed easement m-n as eastern boundary as security against rabbit encroachment.	5	Allow

Rationale
This point is interpreted as relating to ecological sustainability and also protection of significant inherent values, both of which are relevant matters for consideration under the Crown pastoral Land Act.

Promoting management of reviewable land in a way that is ecologically sustainable and enabling protection of significant inherent values are both objects of Part 2 of the Crown Pastoral Land Act and therefore the point should be allowed.

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Point	Summary of Point Raised	Submission No.	Recommended Decision
20	Extend CA3 to use the existing fence along western part of boundary to maximise sympathy with the topography and minimise future maintenance costs in providing a desirable irregular lower boundary.	5	Allow

Rationale

The submitter considers using an existing fence for part of the proposed boundary for CA3 would maximise sympathy with the topography. This is interpreted as assisting to protect the landscape values which, comprising a significant inherent value is a relevant matter for consideration under the Crown Pastoral Land Act. Additional justification provided by the submitter relating to minimisation of future maintenance costs for fencing is not a relevant matter for consideration under the Crown Pastoral Land Act.

Protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act and therefore the point should be allowed.

Points 20, 41 and 46 should be reviewed together as the submitters have suggested similar boundary modifications.

Point	Summary of Point Raised	Submission No.	Recommended Decision
21	Completely fence CA4 if possible.	5,6& 10	Allow

Rationale

The submission is interpreted as relating to sustainability of the ecological values and as such is a relevant matter for consideration under the Crown Pastoral Land Act.

Promoting the management of reviewable land in a way that is ecologically sustainable is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	Summary of Point Raised	Submission No.	Recommended Decision
22	Supports CC with the inclusion of area south of the fenceline (Grid Ref. 914018 to 920022) within CA5.	5	Allow

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Rationale

Submitter supported the land allocation CC as outlined in the Preliminary Proposal but believes that part of the area should be included within the land allocation CA5. As this point relates to protection of significant inherent values it is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
23	Rugged Ridges lease to be retained by Crown, and to enable grazing or other land use activities only where these activities can be managed sustainably in the long term and significant inherent values are protected.	6	Allow

Rationale

The submission is interpreted as relating to sustainability of the ecological values and as such is a relevant matter for consideration under the Crown Pastoral Land Act.

Promoting the management of reviewable land in a way that is ecologically sustainable is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
24	If Rugged Ridges lease is not to be retained by Crown CA2 to be extended NW towards Parsons Rock and SE towards boundary to include the remaining dry faces and thus include some of the most rabbit prone areas.	6	Allow

Rationale

The submitter proposed that if the Crown is not to retain the lease as submitted in Point 23 above that the land designated as CA2 should be extended to provide protection to a greater area. As this point relates to protection of significant inherent values it is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

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Point	Summary of Point Raised	Submission No.	Recommended Decision
25	CA2 to be extended to include areas of ecological value on highly threatened environments between SH83 and lakeshore (Grid Ref. 934 173 to 938 164 and 953 155 to 965 150).	6	Allow

Rationale

Submitter supported the land allocation CA2 as outlined in the Preliminary Proposal but believed that the boundary should be extended to the lakeshore. The submitter uses LENZ units as a basis for determining threatened environments. This relates to the importance or rarity of values (indigenous vegetation cover), which are determinants of significance. The point therefore relates to protection of significant inherent values and is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	Summary of Point Raised	Submission No.	Recommended Decision
26	Create CA around Parsons Rock (from Grid Ref. 913 176 to 924170) to protect highly threatened "dry foothills and plains" environment.	6	Allow

Rationale

The submitter requested an additional CA around the Parsons Rock area to protect an example of a highly threatened environment. The submitter uses LENZ units as a basis for determining threatened environments. This relates to the importance or rarity of values (indigenous vegetation cover), which are determinants of significance. The point therefore relates to protection of significant inherent values and is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	Summary of Point Raised	Submission No.	Recommended Decision
27	Extend CA4 to include example of threatened "Eastern South Island, gently undulating plains with recent soils" Grid Ref. 866075 to 872 067.	6	Allow

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Rationale

The submitter suggests extending CA4 to include what they identify as an example of a threatened recent soil dry plains environment. The submitter uses LENZ units as a basis for determining threatened environments. This relates to the importance or rarity of values (indigenous vegetation cover), which are determinants of significance. The point therefore relates to protection of significant inherent values and is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
28	Extend CA5 to include all steep facing slopes and tributary streams draining into the Otematata River along the proposed easement e-d and continued along existing track from Grid Ref. 884 087 to 881 097 and including CC1 area.	6	Allow

Rationale

The submission is concerned with soil erosion, sedimentation and water quality of the tributary waterways draining into the Otematata River. The submitter points out that the size and nature of the streams concerned make them particularly susceptible to degradation from agricultural activities. This is also suggested as justification for including the proposed CC1 within an enlarged CA5.

This point relates to the promotion of management of reviewable land in a way that is ecologically sustainable, which is an object of Part 2 of the Crown Pastoral Land Act. The point is therefore allowed for further consideration.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
29	Extend CA2 to include upper reaches of Banks, Boundary and Dry Streams (along line from m to Grid ref. 956 117, along existing fenceline to Grid Ref. 938 128 and 942 140) to ensure protection of water quality and in stream environment values identified for the middle and lower reaches of these streams.	6	Allow

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Rationale

The submission is interpreted as relating to protection of what the submitter identifies as the key hill country catchments to flow from St Marys Range into the lake. The submitter points out that the upper reaches of these streams is unprotected and this could potentially lead to land use activities that could lead to soil erosion, sedimentation and the water quality of Lake Aviemore.

This point relates to the promotion of management of reviewable land in a way that is ecologically sustainable, which is an object of Part 2 of the Crown Pastoral Land Act. The point is therefore allowed for further consideration

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
30	Create new CA to protect Parsons Rock Creek catchment with, as a minimum, the bed and sufficient riparian margin to include public access walkway (along boundary a-b-c). And, boundary fenced to prevent access by stock.	6	Allow

Rationale

The submission is interpreted as relating to protection of the Parsons Rock Creek catchment which the submitter notes as comprising instream values together with high landscape and indigenous vegetation. The submitter also suggests secure public access represents additional justification for promoting Crown ownership of this area.

As this point is considered to relate to the promotion of ecologically sustainable management, the protection of significant inherent values and also public access it is a relevant matter for consideration under the Crown Pastoral Land Act and is therefore allowed for further consideration.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
31	Retain Crown ownership of the beds and margins of all permanently flowing streams. And, the boundaries fenced but easements allowed where landowner requires stock drinking water supply.	6	Allow

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Rationale

The submission is interpreted as relating to protection of significant inherent values associated with the beds and riparian margins of permanently flowing streams. Fencing of freehold boundaries along riparian margins to exclude livestock from entering water ways is suggested to minimise adverse effects on waterways.

This point is considered to relate to protection of significant inherent values and is therefore a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values and securing public access to the reviewable land are both objects of Part 2 of the Crown Pastoral Land Act. The point should therefore be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
32	Land around the margin of Lake Aviemore should be retained in Crown ownership to provide for public access and uninterrupted views of the lake from SH83.	6	Allow in Part

Rationale

The objective of uninterrupted views of Lake Aviemore from SH83 is an issue to be dealt with under District Plan provisions. It is therefore not considered to be a relevant matter for consideration under the Crown Pastoral Land Act as the point relates to the vista of the lake available from the SH rather than the landscape values of the reviewable land itself.

The sub point of ensuring public access, it is presumed the submitter means to the reviewable land, is however a relevant matter for consideration under the Crown Pastoral Land Act.

It is an object of Part 2 of the Crown Pastoral Land Act to make easier the securing of public access to and enjoyment of reviewable land, and therefore the point should be allowed in part.

Point	***Summary of Point Raised***	*Submission No.*	*Recommended Decision*
33	Easements should be provided across any freehold land between SH83 and lakeshore.	6,9,10	Allow

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Rationale

The point appears to relate to securing legal public access to the shoreline of Lake Aviemore which is not part of the reviewable land. If that interpretation is correct then the point is not a matter able to be considered under the Crown Pastoral Land Act. However, the point may also be interpreted as relating to public access and enjoyment of the reviewable land between SH83 and the lakeshore, in which case it a relevant matter for consideration under the Crown Pastoral Land Act.

The latter interpretation has been applied in this analysis and since it is an object of Part 2 of the Crown Pastoral Land Act to make easier the securing of public access to and enjoyment of reviewable land, the point should be allowed.

Point	***Summary of Point Raised***	*Submission No.*	*Recommended Decision*
34	Establish conditions of land use activities on land between SH83 and the lakeshore to protect uninterrupted views of the lake from SH83.	6	Disallow

Rationale

The reviewable land is not identified in this point as the landscape feature requiring protection. The objective of uninterrupted views of the lake from SH83 is considered to be a matter to be dealt with under District Plan provisions.

As the point is not a matter able to be considered under the Crown Pastoral Land Act it should be disallowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
35	Public easement k-l and m-n closed to all public access from 25 September to 5 November annually, to facilitate farming practices (lambing season).	7	Allow

Rationale

As this point relates to public access it is considered to be a relevant matter for consideration under the Crown Pastoral Land Act.

It is an object of Part 2 of the Crown Pastoral Land Act to make easier the securing of public access to and enjoyment of reviewable land, and the point should therefore be allowed.

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Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
36	Additional easement provided from Grid Ref. 900 108 along existing track to Mt Weta to facilitate public access.	8	Allow

Rationale

As this point relates to public access it is considered to be a relevant matter for consideration under the Crown Pastoral Land Act.

It is an object of Part 2 of the Crown Pastoral Land Act to make easier the securing of public access to and enjoyment of reviewable land, and the point should therefore be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
37	If extension of CAS (Point 12) is not agreed to then the Millar Ck hut be fenced off with a stock proof fence (up to beyond spot height 1040) to prevent further damage and enable monitoring of the effects of grazing on CCI.	8	Allow

Rationale

The submitter supports extension of CAS as proposed in Point 12 but if that is not agreed to then they suggest the area containing the Millar Creek hut should specifically be protected.

This point is interpreted as relating to protection of significant inherent values and also to public access and enjoyment of the reviewable land. It is therefore a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values and making easier the securing of public access to the reviewable land are both objects of Part 2 of the Crown Pastoral Land Act. The point should therefore be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
38	Has no objection to establish F&G easements.	9	Allow

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Rationale

The submission is interpreted as relating to the promotion of the management of the land in an ecologically sustainable manner and as such is a relevant matter for consideration under the Crown Pastoral Land Act.

Promoting the management of reviewable land in a way that is ecologically sustainable is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
39	Lakeshore frontage at Parsons Rock (Grid Ref. 913 176 to 924 170) and further south (Grid Ref. 953 155 to 965 150) to be retained by Crown to provide secure public access and provide protection of recreational, landscape, and botanic significant inherent values.	10	Allow

Rationale

The submitter believes that the Lake Shore frontage has been overlooked and that this area contains significant inherent values which require protection via return to full Crown ownership and control. They also state that secure public access to and along the lakeshore is required as an outcome of this review. The point relates to protection of significant inherent values and also securing public access to and enjoyment of the reviewable land which are both relevant matters to be considered under the Crown Pastoral Land Act.

The protection of significant inherent values and making easier the securing of public access to and enjoyment of the reviewable land are objects of Part 2 of the Crown Pastoral Land Act and therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
40	Creation of a CC to include the grove of prostrate kowhai, in an area bounded approximately by Grid Ref. 964 126 along easement to 957 118 then along existing fenceline to 944 122 then spot height 1026 at 942123 then 944 127 then 958 128 and back to 924126.	10	Allow

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Rationale

The submission is interpreted as relating to protection of significant inherent values associated with the grove of prostrate kowai identified as being a landscape feature of significance and link with proposed CA3. The submitter points out that they were unable to identify an appropriate boundary for the suggested covenant but note the proposed boundary within the Proposed Designations Report.

As this point is considered to relate to protection of significant inherent values it is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
41	Extend CA3 to include upper Catchment of Rugged Ridges and Parsons Rock Creek to protect landscape of significant inherent value and montane/sub alpine vegetation (area bounded by point n to fence at Grid Ref. 937 110 then along existing fenceline to 914098 then along Parsons Rock Creek to point c).	10	Allow

Rationale

The submitter suggests extension of proposed CA3 to enable protection of significant inherent values and point out that using the existing fence line as the boundary of CA3 is preferable in terms of reserve design, economic and resource conservation and landscape protection.

As this point is considered to relate to protection of significant inherent values it is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Points 20, 41 and 46 should be reviewed together as the submitters have suggested similar boundary modifications.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
42	Extend *CAS* to include the Station Creek Catchment to prevent grazing of *Chionochloa macra* as this is not ecologically sustainable.	10 & 12	Allow

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Rationale

The submitters suggest extension of proposed *CAS* to include the Station Creek Catchment which was originally identified as containing significant inherent values. They further suggest that continued grazing of this area containing *Chionochloa macra* is not ecologically sustainable.

As this point is considered to relate to protection of significant inherent values and ecological sustainability it is a relevant matter for consideration under the Crown Pastoral Land Act.

Protection of significant inherent values and promoting management of reviewable land in a way that is ecologically sustainable are both objects of Part 2 of the Crown Pastoral Land Act and therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
43	4WD vehicle access to St Mary's Range conservation areas including CA3 and CA4.	11	Allow

Rationale

As this point relates to public access it is considered to be a relevant matter for consideration under the Crown Pastoral Land Act.

It is an object of Part 2 of the Crown Pastoral Land Act to make easier the securing of public access to and enjoyment of reviewable land, and the point should therefore be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
44	Supports *CAS*.	11,12	Allow

Rationale

The submitters support the designation of land as *CAS* and as this point relates to the protection of significant inherent values it is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

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Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
45	Supports CC as public conservation land leased to lessee or the covenant modified to allow recreational hunter access when not being grazed.	11	Allow

Rationale

The submitter supports protection of the tussock values but suggest to better enable public access the area should be protected by designation as a conservation area rather than via a conservation covenant. This point is interpreted as relating to public access and as such it is considered to be a relevant matter for consideration under the Crown Pastoral Land Act.

It is an object of Part 2 of the Crown Pastoral Land Act to make easier the securing of public access to and enjoyment of reviewable land, and the point should therefore be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
46	Extend CA3 to incorporate the existing fence (c to Grid Ref. 916098 along existing fence to 933 106 then to n) to ensure that the ridge (spot height 1431 to spot height 1315) is protected from grazing.	12	Allow

Rationale

The submitter suggests extension of proposed CA3 is required to enable the high ridge running north from CA3 to be protected from continued grazing which they suggest is not ecologically sustainable.

As this point is considered to relate to ecological sustainability it is a relevant matter for consideration under the Crown Pastoral Land Act.

Promoting management of reviewable land in a way that is ecologically sustainable is an object of Part 2 of the Crown Pastoral Land Act and therefore the point should be allowed.

Points 20, 41 and 46 should be reviewed together as the submitters have suggested similar boundary modifications.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
47	Land between SH83 and lakeshore should have a landscape protection covenant to prevent alteration of present landscape.	12	Allow

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Rationale

This point is related to Point 34 but differs in that it is interpreted as relating specifically to the landscape value of the reviewable land between SH83 and the lake shore rather than the wider landscape or views of the lake in particular.

Assessment of significant inherent landscape values relating to the reviewable land is a relevant matter for consideration under the Crown Pastoral Land Act.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
48	Legal roads passing through Aviemore Station from SH83 to NW boundary of Rugged Ridges and then along the ridge between Otematata River and Parsons Creek and the road the length of Otematata River should remain.	12	Disallow

Rationale

Retention of legal roads is not a matter for consideration under the Crown Pastoral Land Act and the point should be disallowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
49	The two proposed car parks should be enlarged.	12	Allow

Rationale

As this point relates to public access it is considered to be a relevant matter for consideration under the Crown Pastoral Land Act.

It is an object of Part 2 of the Crown Pastoral Land Act to make easier the securing of public access to and enjoyment of reviewable land, and the point should therefore be allowed.

Point	*Summary of Point Raised*	*Submission No.*	*Recommended Decision*
50	The submitter is concerned about weeds and pests and the future management of land that is to be retired.	1	Disallow

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Rationale

This point relates to the future management of conservation land after tenure review and the submitter does not seek any particular outcome with respect to the review. Consequently the point is not a matter to be taken into account under the CPLA, and the point is therefore disallowed. The submitter may wish to take this up with the Department of Conservation in the future.

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APPENDIX I

List of Submitters

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IRugged Ridges - List of SubInitters

Sub No.	Submitter	Representative	TVIle of Organisation	Address	Address 2	Address 3
1	Struan Munro	Struan Munro	Individual	Rugged Ridges		Kurow
2	Waitaki District Council	Michael Ross	Local Territorial Authority		Private Bag 50058	Oamaru
3	Geoff Clark	Geoff Clark	Individual	10 Smacks Close	Papanui	Christchurch 5
4	Forest and Bird Protection Society, Dunedin Branch	Janet Ledingham	Non Government Organisation - Regional		PO Box 5793	Dunedin
5	Department of Botany, University of Otago	Prof. Emer. Alan Mark	University		PO Box 56	Dunedin
6	Environment Canterbury	Cathie Brumley	Local Territorial Authority	58 Kilmore Street	PO Box 345	Christchurch
7	Otamatapaio Partnership	Ann Scanlan			PO Box 421	Wanaka
8	North Otago Tramping and Moutaineering Club	Ian Roger	Non Government Organisation - Regional	*CIO* 59 Tamar Street		Oamaru
9	Federated Mountain Club of New Zealand Inc)	Dr Mike Floate	Non Government Organisation - National		PO Box 1604	Wellinaton
10	Forest and Bird Protection Society, Southern Office	Sue Maturin	Non Government Organisation - Regional		PO Box 6230	Dunedin
11	New Zealand Deerstalkers Association Incorporated	Dr Hugh Barr	Non commercial recreational users		PO Box 6514	Wellington
12	John Turnbull	John Turnbull	Individual	Makarora	Private Bag	Wanaka

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APPENDIX II

Points Raised by Submitters

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APPENDIX III

Copies of Submissions