

## **Crown Pastoral Land Tenure Review**

Lease name : *CHETWYND*

Lease number : PT 099

### **Public Submissions part 1**

These submissions were received as a result of the public advertising of the Preliminary Proposal for Tenure Review.

These submissions are released under the Official Information Act 1982.

*May*

*12*

Margaret Wilson Hospital  
27 Seddon Street  
Timaru  
6 June 2011



Chetwynd Tenure Review.

Dear Bob,

I agree with the proposal of 13 May 2011 as submitted. This appears a satisfactory proposal for Conservation and for the present lessees. Thankyou for the opportunity to make a submission.

Yours sincerely

A handwritten signature in blue ink that reads "Allan Evans".

Allan Evans M.N.Z.M  
Patron F.M.C.



Opus International Consultants Limited  
P. O. Box 1482  
Christchurch 8140.

27 June 2011.

Dear Mr Webster,

### **Chetwynd pastoral lease tenure review preliminary proposal**

The Canterbury-Aoraki Conservation Board welcomes the chance to comment on this preliminary proposal for tenure review. Chetwynd is on the eastern side of the Albury Range, which divides South Canterbury and the Mackenzie Basin. It is a substantial and largely intact part of the ecological and landscape character of the Albury Range, contributing to a context for the town of Fairlie and a Mackenzie 'gateway'.

Chetwynd is relatively accessibly situated and likely to be of considerable interest to the public for its significant inherent values and recreation potential. It has been farmed conservatively by the current lessees, with the agricultural demands made on it being on the whole proper for the various types of terrain present.

The proposal is to an extent an endorsement of the lease's management to date, in returning two lightly-farmed and largely biologically healthy contiguous parcels totalling 648.5 hectares (CA1 and CA2) to the public for ongoing conservation purposes and designating 142.7 hectares of mostly more developed, and developable, land for freehold disposal. The altitudinal sequence within the proposed conservation land would be approximately 560 to 1,320 metres above sea level, fostering a large number of connected biological assemblages and presenting a range of recreational opportunities. Though the board is supportive of much of the proposal, there are additions and alterations we would like to make.

### **Proposed Conservation Area 1 (CA1)**

This area, dominated by the gorged upper catchments of Tramway and Coal Streams, forms the bulk of the land for permanent protection as public conservation land. These catchments are distinct and, in general terms, in good condition, with Coal Stream in particular presenting as intact and diverse.

On a landscape scale, these valleys and their surrounding ridges and spurs play important parts in the legibility of the Albury Range and beyond and have moderately-high to high landscape and visual values due to those grand-scale contributions and integrity of sequencing of indigenous components. The slopes below about 1,000 metres above sea level are classified as 'critically under-protected' in the LENZ (Land Environments of New Zealand) system of categorising threatened environments.

A range of plant communities is represented in the proposed CA1, with a variety of tussocklands, rocklands, shrublands, woody vegetation and to a lesser extent, wetlands, represented. Most of these

have moderate to high levels of naturalness. Short tussocklands on easy slopes have lower degrees of naturalness. A number of notable plants species exist here, including coral broom which is classified as threatened; others are of note because they are more typically associated with lowlands. Examples are: lemonwood, narrow-leaved lacebark and ribbonwood. Interestingly, matagouri has a very limited presence.

Fauna representation within the proposed CA1 presents an intriguing picture and along with Chetwynd's botanical suite, could offer some interesting research opportunities. Common geckos and a skink (species unidentified) have been recorded, as has a range of endemic, native and introduced birds. Long-tailed bats, though sought, are unrecorded but known to be in several other sites in the locality. Forested areas on the margins of Tramway Bush are suitable habitat for these. No sport fish or indigenous fish were recorded in a survey of six types of freshwater habitat. This is of note because the habitats are suitable for migrating and non-migrating species. Freshwater and terrestrial invertebrate species are numerous and in general terms healthy, with several notable species present; the tree weta, the giant leaf veined slug and the beetle *megadromus antarcticus*, for example, are uncommon in the ecological district and the giant weevil, found on the Albury Range ridge, is endangered on the mainland.

We are satisfied that appropriate consideration has been given to the fencing requirements of CA1, but see a need for monitoring to ascertain that stock exclusion by natural features such as escarpments rather than by fencing is occurring as anticipated, and that fences be installed if stock incursions do take place.

### **Recommendations**

*The board is generally supportive of the proposals relating to CA1 and recommend:*

- *that the proposed area CA1 be retained as public conservation land.*
- *that Chetwynd's resources reports be forwarded to research bodies that may have interest in further study of aspects of the area.*
- *that the efficiency of the proposed fencing plan as relates to CA1 be monitored, and improved should the need arise.*

### **Proposed Conservation Area 2 (CA2)**

This area is part of the Tramway Stream catchment and substantially contiguous with the adjoining land in the proposed CA1, in terms of landscape and its significant inherent values, though it contains a greater proportion of tussockland than CA1. Its altitudinal range is 580 to 820 metres above sea level. The LENZ system for categorising threatened environments classifies the land represented in this block as 'critically under-protected'.

The board appreciates that the landholders will need time to adjust their management regimes on finalising their tenure review. We are supportive of the creation of CA2, which supports such a transition period by including a grazing concession, but the LENZ classification and the block's Ministry of Agriculture and Forestry (MAF) Land Use Capability classification of Class VII, which describes land with strong limitations to grazing, suggest the need for a conservative approach to the ongoing agricultural use of this block.

During the life of the concession, there will be ongoing transfer of a variety of foreign organisms by stock entering CA2, in the form of seeds and spores for example. In addition to this perpetuation of a situation that is acceptable presently under the lease arrangement, there is potential for the translocation of a greater range of species previously unseen on the leasehold, that may be associated with the freehold areas' development. On public land, held for conservation purposes, practice that enables the spread of undesirable organisms is inappropriate for any extended period of time.

Fairness and realism around a transition term's length are reasonable expectations.

We propose a concession to graze, as detailed in Schedule Two (2.2) of the tenure review proposal, that is altered to a single period of a maximum of five years and monitored by the Minister of Conservation with a reserved right to adjust stock rates in order to meet conservation objectives.

### **Recommendations**

*The board supports the rationale behind the design of CA2 and recommend:*

- *that the proposed area CA2 be retained as public conservation land.*
- *that a maximum five-year grazing concession be granted to enable a smooth transition to the new designations and the j-k easement be adjusted accordingly.*
- *that Department of Conservation monitoring take place during the concession period and the right to adjust stock rates be reserved.*

### **Proposed freehold areas**

Land in two blocks and comprising approximately 142.7 hectares is proposed for freehold designation. We are satisfied that this is appropriate in general terms as the land is considerably developed and predominantly Class VI ('Fairly good stable hill country where soil erosion can be minimised by good pasture establishment/management' - MAF).

There is, however, an area of Class VII land that is proposed for inclusion around the upper reaches of the freehold designation. Class VII land has 'severe limitations/hazards under perennial vegetation' and is 'usually not suited for grazing'. It is 'moderately well-suited to forestry' - MAF. This part of the proposed freehold would be of very limited benefit in a stock production capacity and forestry would be of only moderate advantage with the additional potential for creation of a wildings problem. It is the board's view that the value of this part of Chetwynd is best realised in a conservation capacity.

Fencing in these proposed freehold areas requires attention. While we are satisfied that there will be robust mechanisms to keep stock from crossing into proposed public conservation areas, we are concerned about stock access to streams in areas designated for freehold. The 1998 Crown Pastoral Land Act has as an object, in section 24 a (i) to 'promote the management of reviewable land in a way that is ecologically sustainable.' As this tenure review is the forum to give effect to that object in relation to Chetwynd, we believe that it is most appropriate to deal with stock exclusion from streams, and alternatives (piped or drinking bay systems, for example), within its ambit.

### **Recommendations**

*The board is generally supportive of the proposal for freehold and recommend:*

- *the adoption of the proposed freehold designation with the exception of the Class VII land.*
- *the transfer of the Class VII land proposed for freehold to a designation as public conservation land and inclusion in CA1.*
- *the exclusion of stock from streams running through the proposed freehold areas.*

### **Proposed access**

The board appreciates that the proposed public, conservation, and farm management access arrangements are predominantly respectful of the landscape, in avoiding exposed ridges and generally seeking to tread lightly in conservation, management and farm operation terms. We are uncomfortable, however, with the proposed annual closure of easements. The public and conservation managers should not routinely be denied access to public conservation land because of a private operation's management matters.

An object of the Crown Pastoral Land Act (section 24 c) is 'to make easier (i) the securing of public access to and enjoyment of reviewable land...'. Another object set out in 24 b is: 'to enable the protection of the significant inherent values of reviewable land.' Access to the land for public use and conservation

management purposes should within reason be unfettered and is well-supported in law.

We see two prominent matters: that addressed above and that of the status of the legal roads through and around the property. We are very strongly in favour of the maintenance of the legal roads' standing: by remaining open and being marked where appropriate, they will provide year-round alternative non-motorised access through the property, particularly for the public but also for conservation management. They are potentially crucial to management of access following future land ownership changes within the locality.

### **Recommendations**

- *The proposed access arrangements should be reviewed with the object of providing year-round practical access for public and conservation management purposes.*
- *The legal roads through and around Chetwynd should remain open for present and future access requirements and be marked where appropriate.*

### **Summary**

Chetwynd's tenure review offers many opportunities for the landholders to modify and extend their farming practice. It is also a chance to make what are relatively under-represented conservation values properly publicly available to a range of recreationists and researchers for enjoyment and study. There is potential for real environmental protection to take place, in the upper parts of the property, the streams and associated margins running through the proposed freehold and in the Tengawai and Opihi Rivers that Tramway and Coal Streams contribute to.

The board finds the preliminary proposal mostly considerate of all interests. The adjustments to designations, access arrangements and fencing that we suggest are reasonable and meaningful refinements intended to improve the review's outcomes and they are consistent with the 1998 Crown Pastoral Land Act.

Prepared by: J. R. Finlayson  
Canterbury-Aoraki Conservation Board

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Robert Webster  
Opus International Consultants Ltd  
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10.07.11

Email: robert.webster@opus.co.nz

Dear Robert

**Submission on the Preliminary Proposal  
for the review of tenure  
Chetwynd Pastoral Lease  
under the Crown Pastoral Land Act 1998**

This submission is on behalf of the South Canterbury Branch, Royal Forest and Bird Protection Society of NZ Inc.(the Branch).

The Chetwynd Pastoral Lease falls within the area of interest for the Branch and, following our inspection, we found the property contained many special values and features, which we will seek to be maintained and protected for the long term.

We thank you for sending the Branch a copy of the Preliminary Proposal document and for giving us the opportunity to support the areas proposed for Conservation Areas, at least. And at the same time to provide recommendations on the area proposed to be freeholded and associated issues related to access and fencing. We also appreciate the willingness of the Holder of the Pastoral Lease, to allow us access to inspect parts of the property.. This we did on June 11th when conditions were fine and cool but with a cloud cover along the tops of the Albury Range.

The **Mission Statement of the Society**, which the Branch also subscribes to, is:  
*“To preserve and protect indigenous flora and fauna and natural features of New Zealand for the benefit of the public including future generations.*

One of the Goals of the Society is: *“Crown land with high biodiversity values receive appropriate protection through addition to the conservation estate.....”*

And, another Society's Goal for the South Island High Country includes;

- To protect the full range of high country biodiversity, landscape and recreational values in new public parks, reserves and conservation areas managed by DoC.*
- Achieve ecologically sustainable management on remaining pastoral lease lands.*
- Sustained control of woody weeds and wilding trees.*

**General observations:**

Chetwynd Pastoral Lease is a highly visible, open upstanding tussock covered range country, with two deep gorge stream systems which contain excellent natural values such as native forest and shrublands. This area has a high degree of naturalness and will, we feel, be of special interest for many people to see and enjoy. This special area of natural diversity has been largely unknown to us and probably the general public, in the past. And, it appears that the inherent values existing on this Pastoral Lease have been largely retained because of the considerate management regime carried out by present and past leaseholders. Well done.

**The Branch submission is:**

2.1 Approximately 608.5ha is to be designated as land to be restored to or retained in Crown control as Conservation Area (CA1); This is fully supported, because this area contains important native plant species and creature habitats. Especially Tramway Stream, which makes an important contribution to the original natural character which once existed more widely in this area. Coal Stream catchment is an equally important feature, not only for its visual significance but also for the large stands of native vegetation, which still largely exists there. These stands of native bush and shrublands are most important because they represent some of the best examples of native vegetation and bird habitats, remaining in the wider area of the eastern Fairlie Basin. Threatened and special plants species have been identified within these areas, including the threatened coral broom and significant stands of the mountain totara, along with other species. Native birdlife, especially within the Tramway Bush area, appears to be present there in very good numbers. During our visit to the property we heard bellbird calls often, a tomtit call, and saw a fantail as well as other species. And, in the open areas above the two deep valley systems we saw and heard several falcons a number of times. Which, we were very pleased to see in this locality.

Large parts within CA1 also have significant areas of tussock and snowgrass and are also a special natural and visual feature of this property. They also contribute to the naturalness and overall appeal of Chetwynd. So we have no hesitation in supporting the proposal that the area CA1 be designated as land to be restored or retained in Crown control as Conservation Area. We will discuss possible boundary adjustments and access matters down further in in our submission.

However, we do feel that some further areas are naturally significant and should also be included in the Conservation Area CA1. Such as;



1. The north facing slope, above the true right of the southern tributary of Coal Stream, up to the legal road, and eastwards to the current fence line, we feel should be retained as a conservation area, our *Option A*. see Map 1. Because, this north-facing slope contains areas, which have been classified, in part at least, as Class VII land which then has limitations for grazing. It also contains short tussock grasslands, native shrublands, stands of native trees and a number of rocky outcrop features. On the south facing slope a stand of native trees, including mountain ribbonwood, and shrublands, which line a small stream in the area proposed for freehold disposal, near the 4WD access track, should also be protected regardless. This slope is both part of the catchment of the Coal Stream and the Tramway Stream and its tributaries. We believe that all those slopes should be included in CA1 in order to maintain the integrity of the catchment as a whole. In particular, to protect and maintain the quality of the stream waters, which is sourced by several downstream users, as well as a supply for the lower river systems. And by retaining this area as conservation land, the possibility of the area being topped dressed and over sown, is removed. So, preventing nutrient run off and thereby retaining the quality of the waters in lower down the stream systems.

2. However, if our preferred *Option A* request, for the extension of CA1 on the northern slope is not accepted, then we request that the steep facing slope still be included in the conservation area from the legal road down to the SW point of the currently freehold block of land in the Coal Stream Catchment, our *Option B* see Map 2. But if this lesser preferred second option is not accepted, then we still request that the native trees and isolated stands of mountain ribbonwood, growing along the stream, be also protected and fenced. So that the trees themselves are protected from stock browsing and at the same time maintaining the quality of the waters in the stream itself.

3. If neither of our preferred options are accepted, and the original document proposal stands, then we still ask that the stands of native trees, stands of mountain ribbonwood, shrubs and the stream itself, be fenced to exclude stock, cattle in particular.

4. On the south side of the legal road, there are significant areas of intact and weed free tussock grasslands. Which we feel have values that are significant, not only for biodiversity but also for their visual appeal, close up and as part of the overall landscape of this part of the Albury Range. Tussock grasslands, at lower altitudes, are under increasing threat, because of their conversion to exotic and green pasturelands. Grazing could still be permitted, either formally or informally, in order to retain the openness of these areas above the Tramway Stream gorge edges and up to the legal road. Comments on access in this area will be referred later on.

Our recommendations here:

*The Branch fully supports that the area labelled CA1 be restored to full Crown Control;*

*We ask that further areas be included in CA1, as discussed above, and indicated on the maps attached.*

### 2.1.3 CA1 boundaries and fencing

The intention to exclude stock from area CA1 to assist with the protection and regeneration of indigenous vegetation, is fully supported. However, following our inspection, we feel there are other areas, proposed to be freeholded, that do have significant inherent or potential natural values, which should be included within the proposed CA1 conservation area as discussed above. The current fenceline could be maintained. As discussed above and indicated on the maps.

2. Regarding the tussock grassland areas, south of the legal road, and above the Tramway Stream gorge scarp, this area contains values, which we feel should be retained and protected for their visual and biodiversity significance. Tussock grasslands, are not well represented at lower altitudes and the *Eastern Mackenzie Landscape Study* rates the Albury Range, above about 700m, as an *Outstanding Feature and Area*. And between 500m and about 700m as a *Significant Feature & Area*, (P.76). If it is accepted that the areas proposed to be freeholded, are retained as Conservation Land, then the fence line and public access could remain where indicated in the Preliminary Proposal. We will discuss this later under public access.

#### Our recommendations:

- that the boundaries of CA1 be extended eastwards and downwards as request above and on our preferred *Option A* map 1;
- that, if the above is not adopted, then we ask the CA1 be extended eastwards and downwards, as indicated on our lesser preferred *Option B* map 2.
- that the areas proposed for freehold title, south below the legal road, be retained or restored as a conservation area. Also indicated on *Option A* map 1.
- that the stand of native trees, mountain ribbonwood, shrublands and the stream itself be protected within CA1. If this is not accepted then that area and stream still be fenced to prevent access by stock.

### 2.1.4 Farm access requirements across CA1

The proposed easement concessions, for farm access purposes, when they cross CA1 land, are generally acceptable. And the proposed easement j-k, to access Tramway Stream, is again acceptable as being needed for farm management purposes provided the stock only remain along the route to access water or are just moved from one side of the property to the other. The water quality of the Tramway Stream, it is understood, is high and this stream provides quality water to several down stream users and river systems. As well as providing a valuable habitat for indigenous aquatic species..

The proposed easement concession, 'h-i' to access a water supply in Coal Stream, is also acceptable. But the term of that easement should be limited to a shorter period of time, such as 33years and only renewed if the possible impacts of the easement are not

significant.

If the areas, which we have requested are added to CA1, as shown on *Option A* map 1, then easement concessions for farming purposes, may need to be provided for 4WD access for the landowner of the adjoining property.

Our recommendations here;

- the proposed easement concessions, a-b, h-i, j-k for farm management purposes, are generally acceptable
- if our requests for additional areas to be added to CA1, then a further easement concession over the increased Conservation Area, may be needed and acceptable.
- the Branch understands that public use of these easement concessions, would be allowed, where they pass over conservation land.

2.2 Approximately 40ha is to be designated as land to be restored or retained in Crown control as Conservation Area, labelled CA2 on the designation plan, subject to a grazing concession, which is generally acceptable. Because, significant natural values of tussock grasslands and remnant woody vegetation exist there and would be protected and be allowed to regenerated, in time, to a greater extent. CA2 is an area that has been classified as being '*Critically under protected*' land environment based on the *Land Environments of New Zealand*.

The term of the grazing concession, for 10year with one right of renewal seems acceptable. We support the proposed requirement that the area be monitored to ensure the area's values are indeed being maintained along with other conditions as mentioned in the *Appendix 2* of the *Preliminary Proposal*. However, renewal should not be of right but subject to the monitoring results which should show that stock grazing is at a level which allows the maintenance of the natural vegetation cover and the integrity of the soil, or even their enhancement. This area, we note, has been classified as Class VII, which, we understand, has limitations for grazing on that type of land. Also, weeds such as gorse and broom if any, would need to be carefully controlled.

Our recommendations here:

- the Branch fully supports that 40ha. be retained as Conservation Area CA2;
- that the easement concession for ten years be reviewed after that time;
- the Branch fully supports monitoring of the grazing effects on this area;
- a renewal is not a given but depends on satisfactory monitoring so to determine that the grazing impacts are not adversely affecting the vegetation cover;
- that the grazing concession not be automatically transferred, if the concession holder's adjoining property is sold.

2.3 Approximately 142.6604 ha. is to be designated as land to be disposed of by Freehold Disposal; earlier in our submission the Branch asked that additional areas of land be added to Conservation Area CA1. Which includes the north-facing slope, above the southern tributary of Coal Stream to the eastern fence line as a new boundary and south facing slope to the same fence-line as indicated on the attached maps - *Option A Map 1*, our first preference, and an *Option B Map 2*, as a lesser second preference.

And, we also discussed above, our preference for all the land lying south of the legal road to be retained as public conservation land. In order to protect inherent and visual values, as well as providing greater security of access over land that has been retained in public ownership. And, at the same time allowing an easement concession, for farming purposes where the 4WD track crosses any land retained by the Crown as a Conservation Area.

During our visit to the property, we were impressed with the excellent state of the short tussock grasslands, on some of the areas proposed to be freeholded. Recent research has shown that tussock grasslands are a *carbon sink* and further research may prove that there is a financial benefit from maintaining such areas with such cover. And, we would also suggest that these tussock grasslands be assessed, for possible protection by a Queen Elizabeth II National Trust covenant as well.

Our recommendations here;

- some areas proposed to be disposed of by Freehold disposal, be retained as CA1 as indicated on the attached maps;

- if further areas are retained as CA1, then an easement concession for farming purposes may be provided across the additional conservation land;

- if those areas, proposed by the Branch, are not retained as CA1 then the public access and management purposes, easements labelled 'f-g-d-e' and 'g-j' on the designated plan would be mostly acceptable;

- the Branch would like to recommend to any future owner of the freehold land, to have the open areas of intact tussock grasslands assessed for a possible Queen Elizabeth National Trust Covenant so their retention is assured for the future, if the property ownership ever changes in time;

### 2.3.1 General description;

While much of the land proposed for Freehold Disposal is classified as Class VI, there are some areas classified as Class VIIe2, which is "*poor land, subject to restricted grazing, preferably in the late summer and early summer*". We understand that this area of Class VIIe2 is on the slope above the southern tributary of Coal Stream, which we had asked earlier, be retained as a Conservation Area. The Branch feels strongly that this area should be retained as a Conservation Area, in order to main natural values, rock outcrops and associated vegetation, and the integrity of the overall Coal Stream Catchment itself. And provisions for any limited grazing on this area, be restricted to its Land Use Capability recommendations, as stated above. Also, we also feel that the small stream,

along with the stands of native trees and mountain ribbonwood, should be retained as part of CA1 and the stream itself be protected from stock, by adequate fencing.

Our recommendations here:

- that areas of Class VII land, proposed for freehold disposal, be retained as CA1;
- that additional areas be added to CA1, as indicated on our Maps 1 & 2.
- that the areas of native trees and mountain ribbonwood, and the small stream, north of the existing 4WD track, be retained as Conservation land, and protected by fencing. As indicated on the attached maps.

### 2.3.3 Fencing issues:

The Branch has discussed some of our requests regarding fencing issues above. Especially with regard to extending CA1 eastwards to an existing fence, as the boundary - see *Preferred Option A*. However, if that option is not accepted then a lesser preferred option - *Preferred Option B* would still require some fencing which we have indicated on the Map 2 for that option.. The proposed fence line, *R to S*, should be moved lower down where *R* abuts the SW corner of the existing freehold block and *S* almost directly above at the legal road and then routed along the legal road to the existing fence and gateway.

And, if the areas, south of the legal road, and above the Tramway Stream gorge are retained as Conservation Area, then the proposed two-wire fence *X - W* would still be acceptable along that route. With the public access route inside the fence, along the stream scarp, so that the views are obtained of this most interesting natural feature and the wider countryside. This arrangement would allow people and the stock to remain separated.

Our recommendations here;

- that our *Preferred Option A* be adopted, to an existing fence and gateway;
- if option A is not adopted, then our less *Preferred Option B* be adopted with a new fence line *S-R* as shown on the attached map;
- that the fenceline, above Tramway Stream, *X-W* be retained as proposed, even if our request for the land up to the legal road, is retained as a conservation area.\*

### 2.3.3 Public and conservation management access requirements across land for freehold disposal;

There are legal roads crossing the property, which are our preferred routes for the public access. But some parts these roads, at least, do not provide practical access for the public on foot, or for vehicle access, for management purposes. So, in order to maintain full public access we have suggested that the boundaries of CA1, south of the existing legal

road be conservation land. As well as protecting the values contained on that land, discussed earlier, it would also ensure on-going practical public access in the long term. Especially, if there is a change of ownership, as has happened on another former pastoral lease property, where a new owner has successfully requested that public legal access easement be shifted to a less desirable route. So, the preference of the Branch is for public access, where practical, to be over Conservation land.

However, if that is not to happen, then the access easements, as proposed, would be a second best alternative both for public access and for vehicles for management purposes. Regardless of our preferred *Options A & B* being acceptable or not, we still would want to see the public easement *W-X* retained as the preferred access route because it provides scenic views of the Tramway Stream valley, down to the wider low country of South Canterbury and across to the Mackenzie Basin. The encroachment of gorse, in particular could be an issues, in the longer term, so continued grazing by sheep, could help to control the spread, hopefully, of that unwanted weed pest.

The Branch also requests that there be public access available, from McLeans Road, past the block of existing freehold land to the boundary of *CA1*, wherever that might be depending if or not our preferred options are accepted. See *Option A map 1*.

The Branch notes that the easements, for public access, will not be available from 15th Sept to 31st Oct, for stock management purposes. While we understand the reasons for this restriction, parts of the routes will be on public land or legal roads, so we feel that the public will still have the right to use some of those routes, at least.

**Our recommendations here:**

- that legal roads are used for public access and conservation management, where practical;
- if legal roads are not practical for such access then extensions to *CA1*, south of the legal road, be adopted;
- if such extensions are not adopted, then easements, for the public and conservation management, are adopted as proposed;
- that a new easement be provided, from McLeans road end to the proposed Conservation Land, in the Coal Stream Catchment;
- that the easement *j-k*, for farming purposes, be also available, for the general public;
- that the proposed easement *h-i* also be available for access by the public;

**In conclusion:**

Many significant inherent natural values and outstanding features exist on the Chetwynd Pastoral Lease. The Branch feels, most strongly, that the review of this tenure presents a once only opportunity to protect and maintain these highly important values, for the long term. Not only for the benefit and enjoyment of the present generation, but also for future

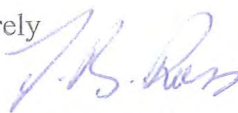
generations that will come after us. Future generations will be able to see and appreciated a most interesting part of South Canterbury, which still has a high degree of naturalness and attractive landscape features. And, at the same time providing a secure environment for the many species of native plants and animal life, which still live on this property.

It is expected that the isolated stands of wilding trees, in particular, will be removed, when the areas where they are now growing, becomes conservation land.

It appears that Chetwynd has been managed carefully over many years, especially with regard to retaining so much of the near natural environments. And we appreciated the willingness of the lease Holders, to allow us to visit and look over some of the property. We also thank you of Opus International Consultants Ltd for making the initial contacts with the lease Holders, prior to our visit back in June this year.

The Branch awaits, with much interest, the final outcome of this review of Tenure for Chetwynd Pastoral Lease. And we trust that full consideration will be given to our submission, on behalf of the South Canterbury Branch, of Royal Forest and Bird Protection Society of NZ Inc.

Yours sincerely

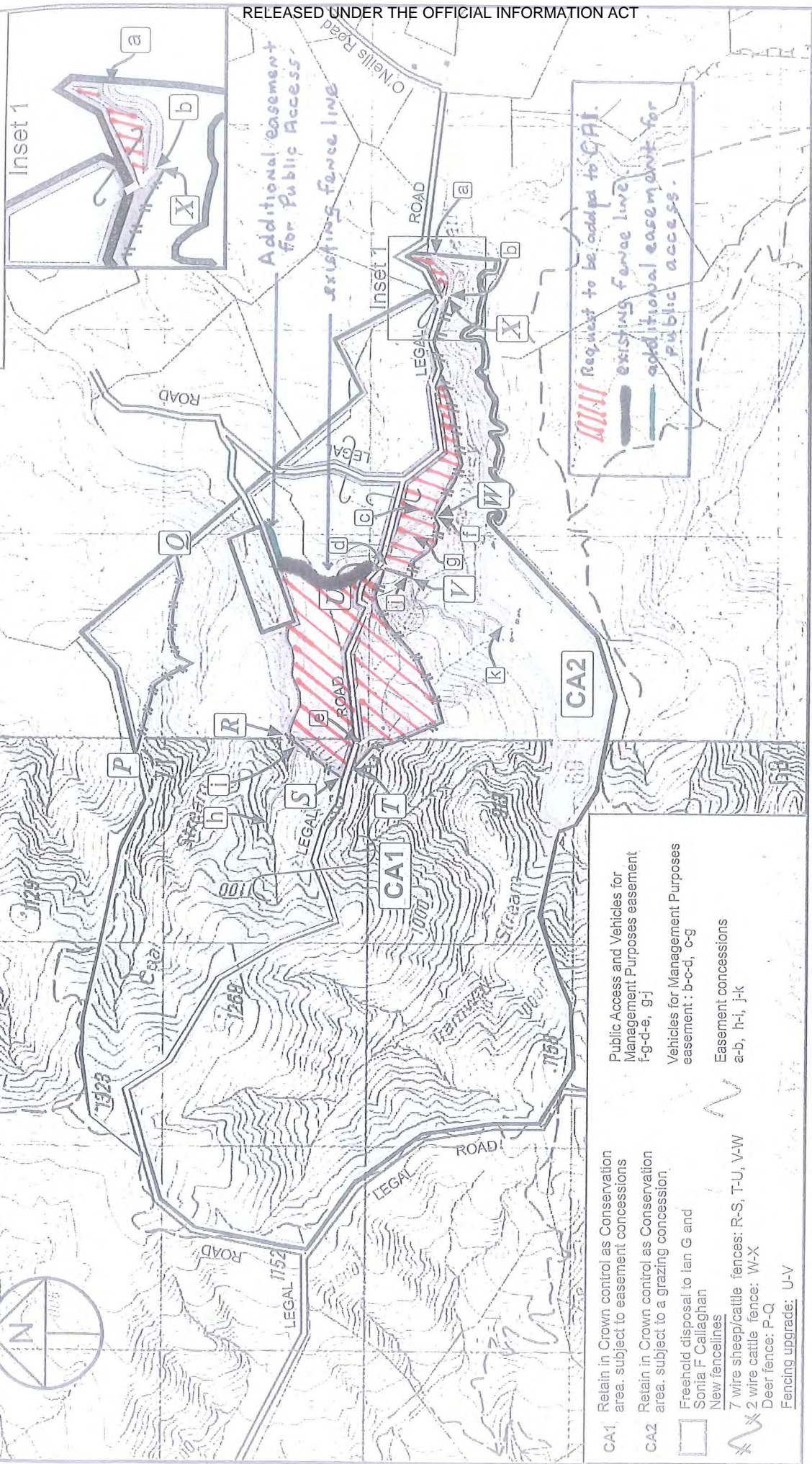
  
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Attachments: *Preferred Option A - Map 1* and  
*Second Preferred Option B - Map 2*

Requested Changes to Preliminary Proposal - Preferred Option 'A' - MAP 1

Chetwynd Tenure Review Preliminary Proposal

The boundaries shown on this plan are illustrative purposes only in showing the recommended designations.



RELEASED UNDER THE OFFICIAL INFORMATION ACT

Request to be added to CA1.  
 - - - - - existing fence line  
 - - - - - additional easement for public access.

- CA1 Retain in Crown control as Conservation area, subject to easement concessions
- CA2 Retain in Crown control as Conservation area, subject to a grazing concession
- Freehold disposal to Ian G and Sonia F Callaghan
- New fencelines
- 7 wire sheep/cattle fences: R-S, T-U, V-W
- 2 wire cattle fence: W-X
- Deer fence: P-Q
- Fencing upgrade: U-V
- Public Access and Vehicles for Management Purposes easement: f-g-d-e, g-j
- Vehicles for Management Purposes easement: b-c-d, c-g
- Easement concessions: a-b, h-i, j-k

Chetwynd

Scale 1:25000

Version	1	2	3	4	5
Canterbury Land District Sheet 1 of 1					
Topographic Map 260 - I38, J38 Date 9/05/07					

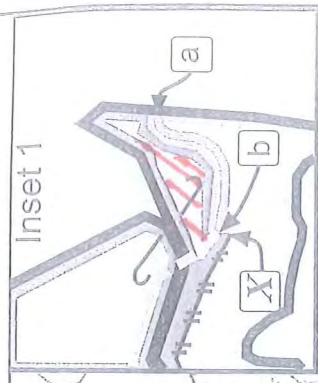
Certified a true copy of the original status check plan



# Requested changes to Preliminary Proposal — preferred option B — MAP 2

## Chetwynd Tenure Review Preliminary Proposal

The boundaries shown on this plan are illustrative purposes only in showing the recommended designations.



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additional easement for public access.

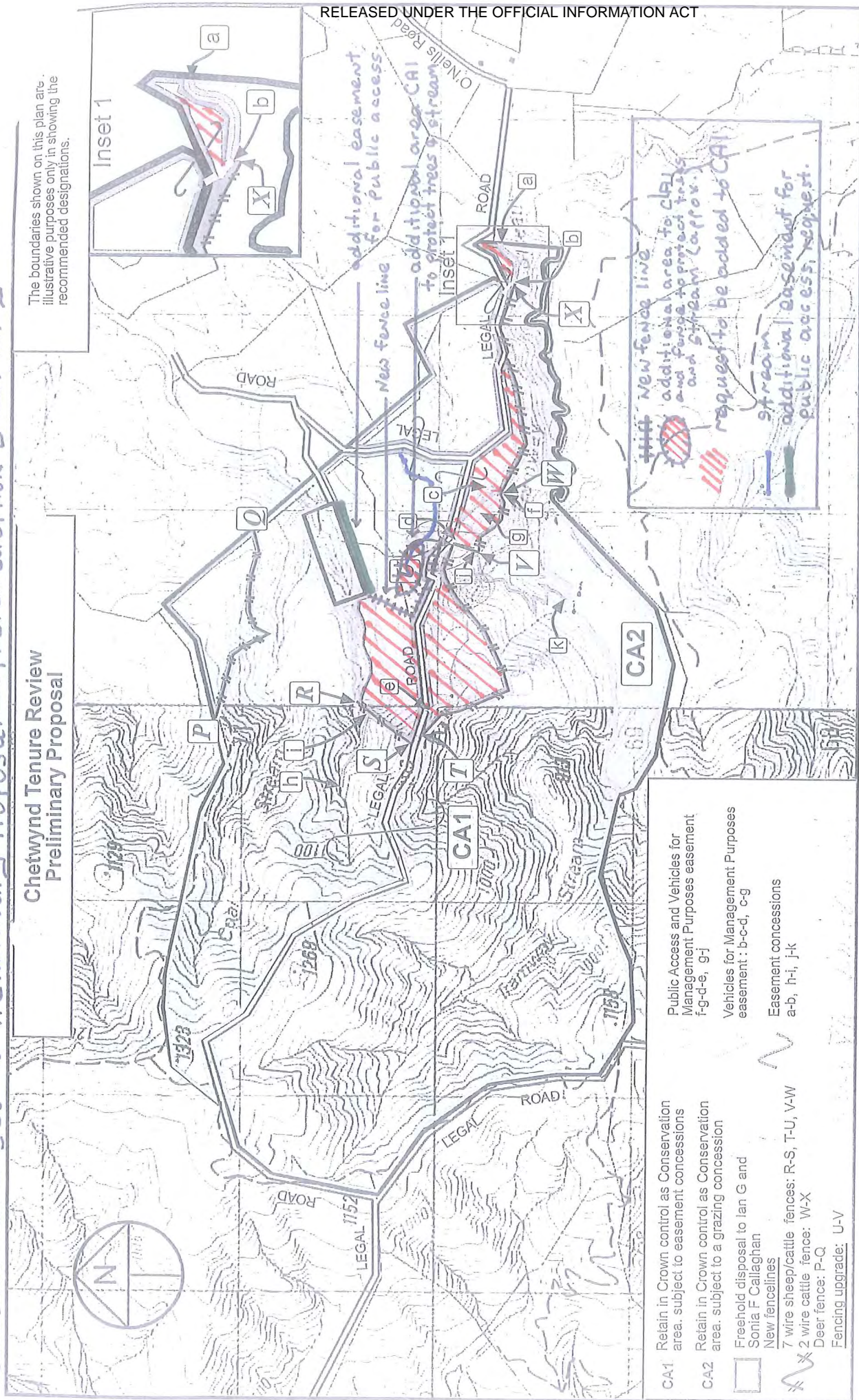
additional area CA1 to protect trees & stream.

New fence line

additional area to CA1 and fence to protect trees and stream (approx.)

request to be added to CA1 stream

additional easement for public access, request.



Public Access and Vehicles for Management Purposes easement: f-g-d-e, g-j

Vehicles for Management Purposes easement: b-c-d, c-g

Easement concessions: a-b, h-i, j-k

- CA1 Retain in Crown control as Conservation area, subject to easement concessions
- CA2 Retain in Crown control as Conservation area, subject to a grazing concession
- Freehold disposal to Ian G and Sonia F Callaghan
- New fencelines
- 7 wire sheep/cattle fences: R-S, T-U, V-W
- 2 wire cattle fence: W-X
- Deer fence: P-Q
- Fencing upgrade: U-V

## Chetwynd

Scale 1:25000



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TR 335 Chetwynd 8\_5.1.5 designplan 12042010