

Crown Pastoral Land Tenure Review

Lease name : *MARYBURN*

Lease number : PT 041

Public Submissions Part 16

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

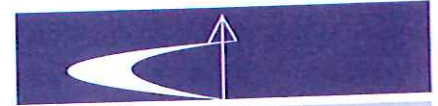
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HC PARTNERS LTD
Chartered Accountants

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25 February 2011

The Commissioner of Crown Lands
c/- Mr T Sharpe
PO Box 142
CHRISTCHURCH 8140

Dear Sir/Madam

MARYBURN STATION : TENURE REVIEW

1. I am writing to support Maryburn Station's Application for Tenure Review.
2. I am a Chartered Accountant and a Director (Principal) of HC Partners Ltd. Our firm has acted as Accountants for Maryburn Station since 1995. During that time, Maryburn Station has been run by Martin and Penelope (Penny) Murray.

During that time we have found both Martin and Penny to be proficient farmers, who have coped with several climatic and economic challenges over this period and have managed to maintain Maryburn Station as a viable farming operation.
3. Due to the effect of drought and rabbits, the farm has needed to raise debt finance from its Bankers.

It is important that Maryburn Station retain the confidence and support of their Bankers in future.
4. Freehold property provides a higher grade of security for Bankers, compared to Leasehold property. Bankers prefer unencumbered freehold property for security to support their lending. Prime freehold security is usually reflected in lower interest rates for the borrowers.
5. Freehold tenure also removes uncertainty as to the level of future rent increases. This uncertainty can act as a deterrent when loan finance is being sought from Bankers.
6. Maryburn Station has managed to remain viable by increasing meat and wool production from stock levels that have had to be lowered to accommodate irrigation and rabbit infestation constraints. This is contrast with most other farms in the modern era, which have needed to increase stock levels in order to remain economically viable.
7. A reliable source of irrigation water will ensure that the property will be able to continue to carry economic levels of stock during periods of drought. This will require further Bank borrowings to fund the costs of developing reliable irrigation systems. Freehold tenure will assist in providing acceptable security for the funding arrangements that will need to be put in place.
8. I believe that our clients have proved themselves to be capable farmers and will continue to farm and improve their property in a sustainable manner for the benefit of future generations.

Please contact the writer if you have any queries in relation to the above.

Yours faithfully
HC PARTNERS LTD

Per: *Duncan Brand*
DC BRAND
DIRECTOR

DB:jk

Directors

Christopher John Stark | Duncan Clement Brand | Nigel James Gormack
Paul Woffenbittel | Belinda Jane Kelly | Craig Douglas Copland

CHARTERED
ACCOUNTANTS

127 107

Tony Sharpe

From: Glenbrook Station [glenbrookstation@farmside.co.nz]
Sent: Thursday, 24 March 2011 8:41 a.m.
To: Tony Sharpe
Subject: Maryburn tenure review

Maryburn Tenure review

To the commissioner of crown lands, This submission supports the Maryburn tenure review.
It is my view that Maryburn has being has being conservatly and sustainabally farmed by the Murry family fore many years .Maryburn is a iconic place in the heart of the MacKenzie basin, but is surrounded with serious problems in the form of rabbits and wilding trees, the present lessee has done a superb job of dealing with these issues and many more such as access and the need for commoon sence with what seems to be the new land grab from the green faction. I know from past experiance that no-one can look after these places better than those that have made them their home, the crown should be eternally gratefull that the Murry family and generations to come take such pride in caring for this land. finally the crown will be aware that the linz ,doc and the green faction are failing in firstly being good neighbours secondly in dealing with rabbits and other weeds and pests and thirdly in generating money for the govenment coffers.

Yours sincerely Simon Williamson
Glenbrook Station
P.O.Box 200
Omarama

Glenbrook Station
P.O.Box 200
Omarama

Email: glenbrookstation@farmside.co.nz
Ph: 034389580
Fax 034389581

127 108

Tony Sharpe

From: The Murrays [maryburn@farmside.co.nz]
Sent: Wednesday, 23 March 2011 8:43 p.m.
To: Tony Sharpe
Subject: Maryburn Station tenure submission.docx
Attachments: Maryburn Station tenure submission.docx

Attached is the submission for Maryburn Tenure Review.

Regards
Penny Murray.

Maryburn Station
Private Bag
Fairlie
20.02.11

The Commissioner of Crown Lands
C/O Mr T. Sharpe
Po Box 142,
Christchurch

Reference: Maryburn Tenure Review;

Dear Sir,

I am writing in support of the proposal of the Maryburn Tenure Review.

From our first letter written on the 16th October 1998, when we expressed our interest in entering the Tenure Review process, it has become a long drawn out process. It has been a trying time with many other interested parties involved, to agree on a balance of ownership for New Zealanders to enjoy and so that Maryburn can be left as a viable farming operation for future generations.

As one of the few people that best know the area for Maryburn Tenure Review, below are my findings of the Preliminary Proposal.

"CA1" This area is a significantly large area of land (3,430ha), and will make an enjoyable dry land park for all New Zealanders. It is a wide open space, which has uninterrupted views, with terraces, wild life and natural streams where numerous fishermen enjoy there recreational out door activities each year. Mountain biking is popular, with easy access from the main road, S.H.8, and different points of entry from river bed access.

This land has had low capacity of stock grazing each year. Therefore any area that has deteriorated has done so naturally through heracium and rabbits, and dry climate conditions.

The Crown must continue with a strategic pest and weed management program, as has happened to date.

The easement ("a-b" and "c-d"), is essential for uninterrupted farm management activities. It is also a must, so that all New Zealanders can have access to the dry land park. Too much land has gone back to the crown, where gates have been put in place

that only able bodies can enter. The Crown must keep vehicle access. This land has been inherited by all New Zealanders, know matter how fit and able they are.

"Sustainable Management Covenant" The SMC land is 470ha of land that is preliminary not grazed. The only value of this land for Maryburn is access for stock water. The land to the west of the SMC is cultivated, but in some areas not fenced, Access is required for stock water. Once Maryburn has a water pipe in place, the SMC will be rabbit fenced and it will be solely managed for pest and weed control. The Crown should look at retaining this land in the future, once the water pipe has been put in place/ or an agreement where water is supplied by the crown and the Crown retain the SMC land so it can become a part of "CA1".

"Proposed Freehold Land" 4,946 ha are proposed for "Freehold Land". Land west of the SMC and north of the easement ("a-b" and "c-d"), most of this land has already been cultivated and are now green pastures, there is another 80ha's of consents that is being cultivated, with the rest of this land having been topped dressed regularly. There is protection on this area with a "scenic viewing" corridor running next to the main road, 50 meters to the east.

The land, south of the easement and adjacent to "CA1", is a mixture of cultivated and badly degraded dry, desert type land due to heracium, rabbits and natural climate conditions. The dry land has no significant value with flora and fauna, due to these conditions. The land to date has been cultivated and has become a productive part of our farm management. Over sowing and topdressing will continue over both of these areas.

The land west of SH8 (known as the third block); this land has no significant heritage value, due to intensive farming over the years; this whole area has been topped dressed and over sown. A vast percentage of this land on the far west is cultivated and has boarder dyke irrigation. Below the terrace was a trial in the 80's with the Government for boarder dyke irrigation in the Mackenzie. A large area to the south where there has been extensive cultivation. To the north a shelter belt has been planted. We have two airstrips on the east side of the Maryburn stream, one above the terrace and the other below the terrace. These have been used over the years by numerous pilots for recovering gliders, with no charge for the use of the strip. There is a holiday house situated north of the block and to the west of the Maryburn Stream. This was a gentleman's agreement with the previous owners of Maryburn, and which this agreement is still honored by us today. No money has ever been exchanged for rent; they have open access to their house and our farm 365 days of the year. These people are not related and I have never been passed the hedge onto

their section. It is treated with respect by our family that it is a private house on our land and we have never had any issues.

To the south of this land is the Maryburn wool shed and yards, which obviously is an integral part of our farming operation.

This area also has a pet meat production business based on it. Financially we have nothing to do with this business. We have an agreement with them that they have the use of our shearers quarters (2 ex Twizel houses) for rent free, in return they have shooters permanently based on our property. This business has shooters working on other farms throughout the basin.

The "fourth" block which boundary's Hayman Road on the west and extends over the Mary Range, is divided from Maryburn's other land. On the north, east, and south side this land borders the neighbours properties. The "fourth" block has had significant amount of over sowing and top dressing. There are wilding trees on the west side, which we have in place a strategic management program, a digger root raking, along with annual intensive labour and spraying occurs. There is a rock on the west side of this block, which is known as the "pink elephant". We have very few requests to climb it each year, which access is never denied.

Over all, New Zealanders will inherit a substantial amount of land for a variety of recreational purposes with easy access for all to enjoy. Access has never been denied. We are and always will be proactive in pest and weed management.

The RMA and Mackenzie District Council's Plan change 13, has to be abided by, therefore protects land that will be freehold.

Classic Properties will be left with a viable unit for future generations.

Our children are the next generation tax payers, we must think of their future. This land comes at a cost to every one; therefore we must also recognise the needs of the cost for management for the future. The Crown still has to meet the needs of the cost of running unproductive land, being aware that the cost of maintaining pest and weeds is astronomical. Therefore if there is too much of this so called "land grab" we will be burdening our future tax payers.

I am in support of the Maryburn Tenure Review.

Yours Sincerely,

Penny Murray.

127 109

Tony Sharpe

From: The Murrays [maryburn@farmside.co.nz]
Sent: Wednesday, 23 March 2011 9:05 p.m.
To: Tony Sharpe
Subject: MARYBURN TENURE REVIEW

25.02.2011
Attention
To the Commissioner of Crown Lands

I am writing in **SUPPORT** for Maryburn Tenure Review.

I agree with the proposal, which is fair for all parties involved. As the next generation to farm Maryburn Station, we must be left with a viable farming operation.

Regards
George Murray
Maryburn Station
Private Bag
Fairlie

127 110

Tony Sharpe

From: The Murrays [maryburn@farmside.co.nz]
Sent: Wednesday, 23 March 2011 8:59 p.m.
To: Tony Sharpe
Subject: Maryburn Tenure Review

Attn: Tony Sharpe
20 February 2011

Submission on Maryburn Tenure Review

I support the proposal for the Maryburn Tenure review.

CA1- that is staying in crown ownership, is land that will be able to be used by all New Zealanders for a wide range of recreational use.
The remaining balance of land that will become freehold, has left Maryburns next generation a viable farming unit.

Regards
Henry Murray
Maryburn Station
Private Bag
Fairlie.

127 111

Tony Sharpe

From: The Murrays [maryburn@farmside.co.nz]
Sent: Wednesday, 23 March 2011 9:26 p.m.
To: Tony Sharpe
Subject: maryburn tenure review

Attn:
Mr. T Sharpe.

I am writing to support the Maryburn Tenure Review Proposal.

Maryburn Station will be left with a viable farming operation, for the future.
The land that is being retained by the crown has a wide range of recreational use for everyone to use.
This Tenure Review is a well balanced one that will benefit both the farmer and the public of New Zealand.

Sincerely
Amelia Murray.

127 112

Tony Sharpe

From: The Murrays [maryburn@farmside.co.nz]
Sent: Wednesday, 23 March 2011 9:20 p.m.
To: Tony Sharpe
Subject: Maryburn Tenure Review

26.02.2011
To Comissioner of Crown Lands

I am writing in **Support of MARYBURN TENURE REVIEW.**

As the next generation tax payer, consideration must be taken into account for the cost of owning non productive land for all New Zealanders.

"ca1" I support the proposed land that the Crown is keeping. The crown must keep up rabbit and weed control.

Maryburn must be able to retain a productive farming unit to allow the next generation to farm. The land Maryburn will be left to freehold is important for them to be able to have a viable farming operation.

Alexandra Murray.

127 43

Tony Sharpe

From: webadmin@forestandbird.org.nz on behalf of Forest and Bird [gmware@enterent.co.nz]
Sent: Thursday, 31 March 2011 7:29 p.m.
To: Tony Sharpe
Subject: Submission To: Maryburn Preliminary Proposal

Submitted on 03/31/2011 - 19:29
 Submitted by anonymous user: [202.49.164.17]

Date* : 31.03.2011
 Your email: gmware@enterent.co.nz
 Your address* : 219 nagati rd., tauranga 3110
 Your name*: gary ware
 Subject heading : Submission To: Maryburn Preliminary Proposal
 Body*:

The Preliminary Proposal needs to be withdrawn

This submission requests that the Preliminary Proposal for Maryburn be withdrawn as it fails to protect the extensive Maryburn outwash plain, the moraines between Lake Pukaki and Mary Range, the eastern slopes of Mary Range, Mary Burn Stream and wetlands, and the Northern wetland which have been identified by expert botanists, entomologists, ecologists and Department of Conservation Staff as having outstanding significant inherent values (siv's) that warrant protection as public conservation land (or covenant) under the objects of the Crown Pastoral Lands Act, (CPLA).

The specific aspects of the proposed preliminary proposal that do not meet the objects of the Crown Pastoral Lands Act include:

Maryburn outwash plain - Conservation Area

The triangle of land between SH8 and Tekapo River warrants protection as Conservation land to protect the full range of significant species occurring on the nationally rare basin floor and its significant landscape.

The area proposed for a Sustainable Management Covenant (SMC) should be included as Public Conservation Land as it contains dryland species and systems that compliment the adjoining area.

Lake Pukaki and crest of Mary Range - including Pukaki lateral moraine - Conservation Area

This 1,293ha area of moraine warrants protection as public conservation land for its important values including the nationally significant terminal moraine site, threatened plants and remnant shrublands on low hill country, stony fans and terraces, kettle holes and turf communities Eastern Slopes Mary Range - Landscape Covenant

This area requires a landscape covenant to protect the outstanding landscapes as it is relatively unmodified with few structures and a significant feature when viewed from the SH8.

Mary Burn Stream and wetlands

This area requires protection as a conservation area as it is habitat for threatened long finned eel, koaro, black fronted tern black stilt, and banded dotterels.
 Northern wetland

This site of special wildlife interest for birds warrants protection by a covenant to ensure ecologically sustainable management. Ongoing grazing will result in continued degradation.

We must preserve what's left of the MacKenzie Basin for our future generations.

Sincerely

Gary R Ware