

Crown Pastoral Land Tenure Review

Lease name : THE GRAMPIANS

Lease number : PT 022

Public Submissions

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.



28 April 2015

Commissioner of Crown Lands
Land Information New Zealand
Private Bag 4721
Christchurch 8140

Dear LINZ Pastoral Team

TENURE REVIEW PRELIMINARY PROPOSAL-THE GRAMPIANS PASTORAL LEASE

Fish & Game has reviewed the preliminary proposal for the tenure review of The Grampians pastoral lease. Fish & Game seek additional public access easements to sections of the Grays River and The Grampians Range.

The Grays River is a small river with a reputable brown trout fishery that is well used by anglers. Fish & Game seek an easement for non-motorized public access to enable anglers to access the southern reaches of the river as follows (see Map 1)

1. from Haldon Road at or about (NZTM BZ17: 9709-0109) to NZTM BZ17: 9847-0008

The Grampians Range is well-known for its upland gamebird hunting. Fish & Game seek two easements for non-motorized public access into region CA6 as follows (see Map 2)

1. from the Hakataramea Pass Road at or about (NZTM BZ17: 0781-8734) to point marked W (BZ17: 0751-8736)
2. from end of Legal Road at our about (NZTM BZ17: 0714-8355) and running adjacent along northern end of area marked CC4 to NZTM BZ17: 0695-8393

Please feel free to contact me with any further questions.

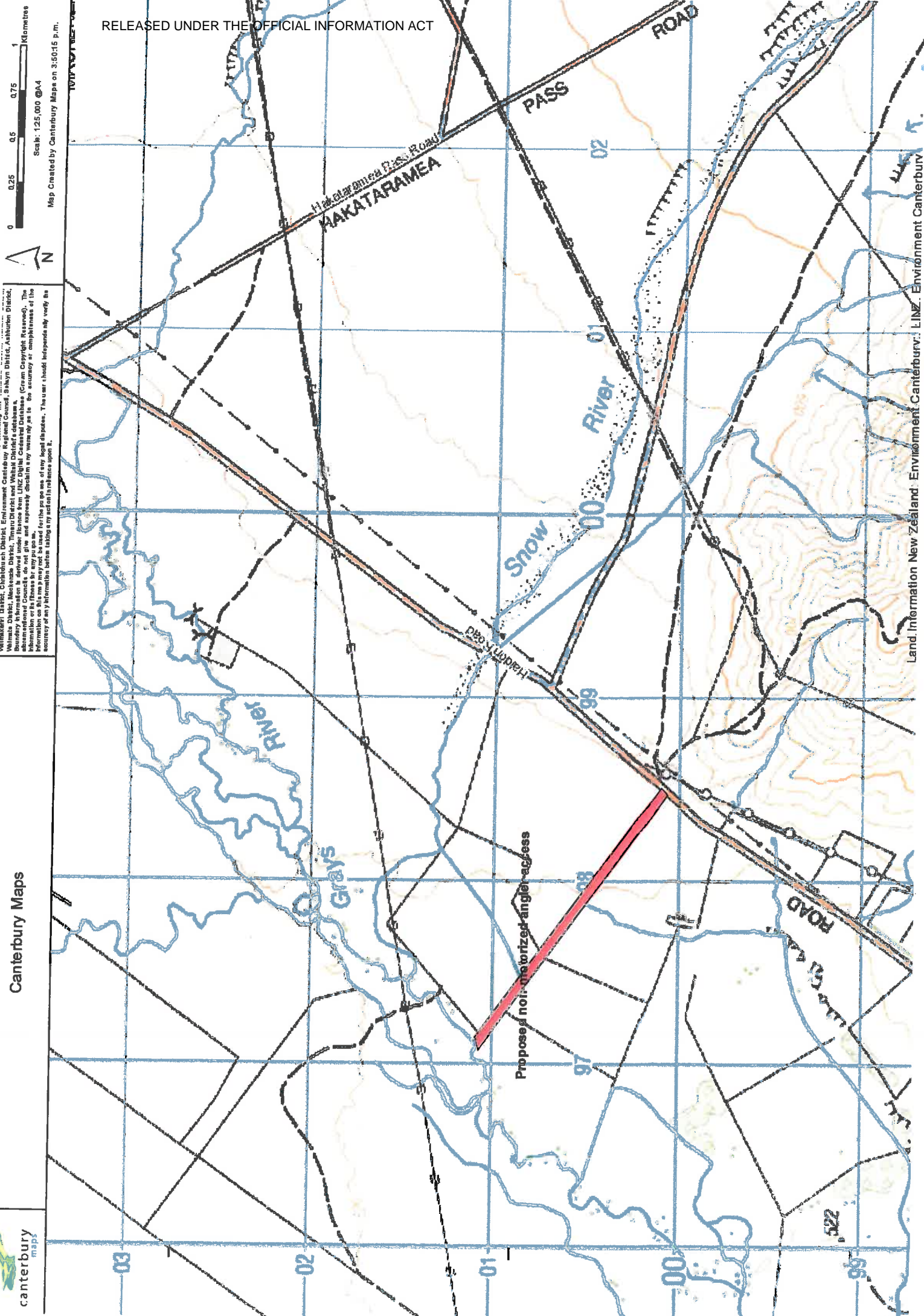
Best regards

Angela Christensen
Resource Officer

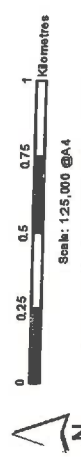
Statutory managers of freshwater sports fish, game birds and their habitats

Central South Island Region

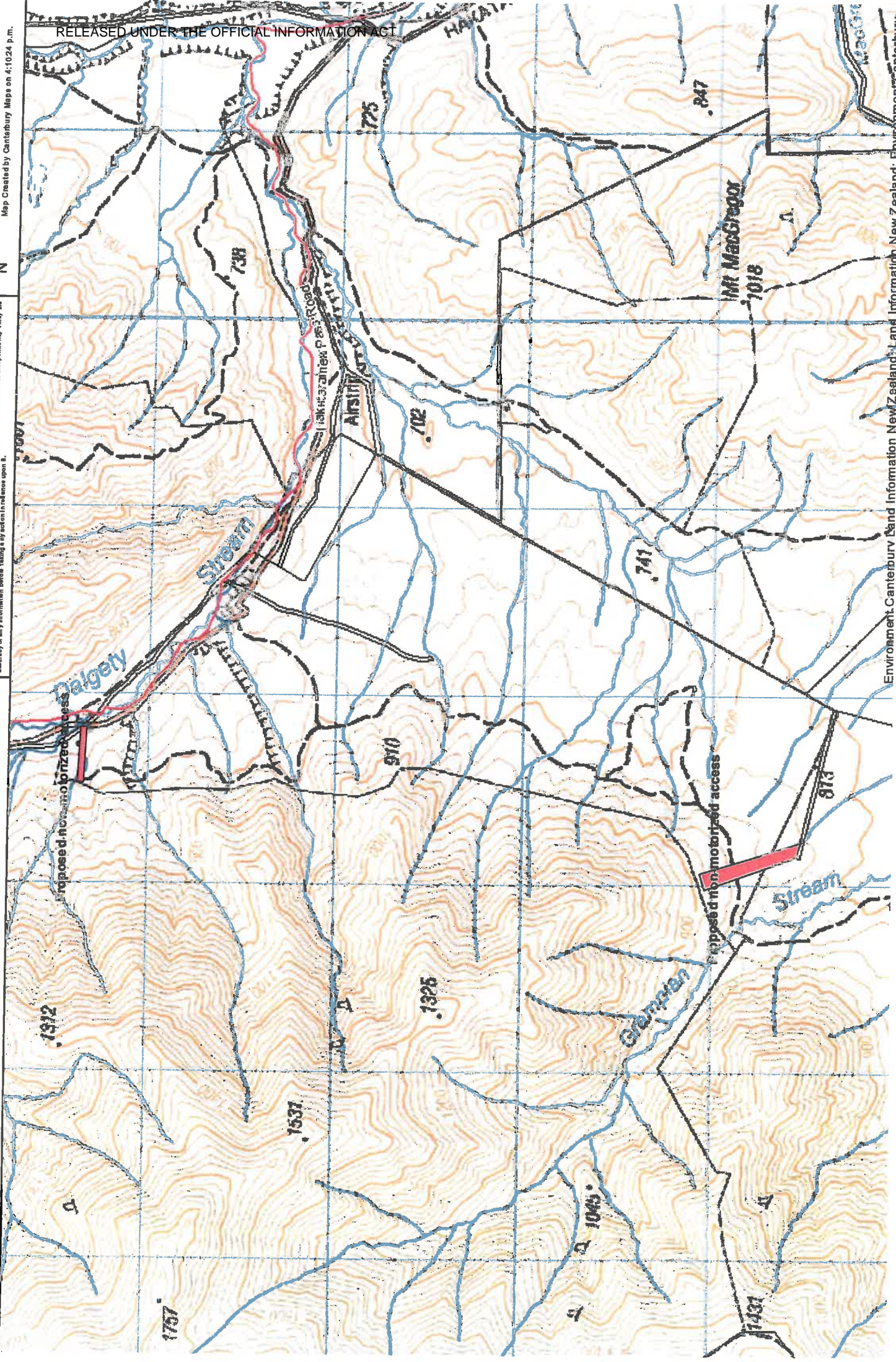
32 Richard Pearse Drive, PO Box 150, Temuka 7948, New Zealand. Telephone (03) 615 8400 Facsimile (03) 615 8401
www.fishandgame.org.nz



Waimate District, Christchurch District, Selwyn District, Ashburton District, Waimate District, Mackenzie District, Timarua District and Waikato District. Boundary information is derived under license from LINZ Digital Geospatial Database (Crown Copyright Reserved). The information on this map may not be used for the purpose of any legal disputes. The user should rely on their own survey of any land before taking any action in reliance upon it.



RELEASED UNDER THE OFFICIAL INFORMATION ACT





HERITAGE NEW ZEALAND
POUHERE TAONGA

Submission on the Preliminary Proposal for Pastoral Lease Tenure Review, Crown Land Disposal Advice

Pastoral lease name: The Grampians
Lease Number: PT 0022

12 May 2015

Legal description: Run 252 and Part Run 253 Blocks XIII, XIV, XV & XVI Burke, Blocks I, II, III, IV, V, VI, VII, X, XI, XIV & XV Mackenzie and Blocks II & III Dalzell Survey Districts

Our Reference: File No. 22015-001, CLDA2015-001

Submission of Heritage New Zealand Pouhere Taonga on the preliminary proposal for The Grampians pastoral lease tenure review

1. Heritage New Zealand Pouhere Taonga (the submitter), formerly the New Zealand Historic Places Trust, is an autonomous Crown Entity with responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 and the Crown Land Disposal process¹ to promote the identification, protection, preservation and conservation of the historical and cultural heritage of New Zealand.
2. The submitter **supports in principle** The Grampians preliminary proposal (the proposal) publically notified on 19 March 2015.
3. This submission relates to historic resources within the land under proposal.
4. The proposal relates to part of the New Zealand pastoral lease landscape encompassed by The Grampians high country station in the Mackenzie Country. The Grampians was taken up for grazing in 1859 and has complex historical, cultural and archaeological values relating to Maori history, early European settlement and agricultural practices. The proposal also affects Whalesback Station which was extracted from adjoining Hakataramea Station in 1911 and incorporated into The Grampians by 1951.²
5. The Department of Conservation (DOC) has provided Heritage New Zealand with the Historic Resources Report for The Grampians Pastoral Lease (January 2009).³ The archaeological survey commissioned by DOC identified a number of historic features

¹ see Cabinet requirements: CAB min (07) 31/1a, DOM (11) 28, CAB Min (09) 35/4

² Katharine Watson, Underground Overground Archaeology Ltd., 'Historic Resources on The Grampians Pastoral Lease', unpublished report for the Department of Conservation, January 2009, pp.4-6

³ Watson

within the area of the lease. These sites have now been recorded in the New Zealand Archaeological Association (NZAA) Site Recording Scheme and are listed below (Table 1).

NZAA site record no.	Site description	Date	Preliminary Proposal Designation
I38/9	Cattle stop	Unknown	Freehold SMC ⁴
I38/10	Sheep dip and associated yards	Post 1911	Freehold CC2 ⁵
I38/11	Hut site	c.1879-1910	Freehold CC2
I38/12	Whalesback homestead	Post 1911	Freehold CC2
I38/13	Water race at Mackenzie River	Post 1918	Freehold CC2
I38/14	Road	Late 1870s	Freehold CC2
I38/15	Sheep yards	Post 1911	Freehold
I38/16	Track	Pre 1886	Freehold SMC
I38/17	Rabbitter's Hut	Unknown	Conservation Land CA4 ⁶
I39/3	Hut	Unknown	Freehold
I39/4	The east end of an old fence line	Unknown	Freehold

Table 1 Archaeological sites recorded on The Grampians Pastoral Lease

6. Heritage New Zealand agrees with the archaeologist's significance assessment of these sites and applicable heritage protection measures.⁷ Archaeological sites that pre-date 1900 are protected under the Heritage New Zealand Pouhere Taonga Act 2014. The other sites are not significant enough to warrant any protection.
7. To ensure appropriate protection of recorded and unrecorded archaeological sites within the land under proposal, we recommend that **a condition be added to the Final Plan to ensure that current and future owners are made aware of recorded and potential archaeological sites** on this land and their responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014. Heritage New Zealand is available to discuss the appropriate placement of such as condition and can provide advice on the wording of conditions relating to historic resources.⁸
8. Heritage New Zealand supports the tenure review process and welcomes the opportunity to provide expert heritage advice prior to the preliminary proposal stage so as not to delay land disposal, especially where significant heritage values are identified and protection measures recommended.

⁴ Freehold disposal to Hope Bros Partnership subject to sustainable management covenant SMC (Land Information New Zealand, 'The Grampians PT022 Preliminary Proposal Designations Plan', March 2015)

⁵ Freehold disposal to Hope Bros Partnership subject to Conservation Covenant CC2 (Land Information New Zealand, 'The Grampians PT022 Preliminary Proposal Designations Plan', March 2015)

⁶ Retain in Crown control as Conservation area CA4 (Land Information New Zealand, 'The Grampians PT022 Preliminary Proposal Designations Plan', March 2015)

⁷ Watson, pp.15-17

⁸ Please refer to the advisory note regarding archaeological sites which forms part of this submission, p.3

9. Heritage New Zealand strongly supports your ongoing practice to undertake consultation with Te Runanga o Ngai Tahu to identify Maori cultural and heritage values within pastoral leases subject to tenure review.
10. Thank you for the opportunity to comment on The Grampians pastoral lease preliminary proposal for tenure review.



Rob Hall
General Manager Southern
Heritage New Zealand Pouhere Taonga, PO Box 4403, Christchurch 8140

Advisory Note:

Archaeological Sites and the *Heritage New Zealand Pouhere Taonga Act 2014*

The *Heritage New Zealand Pouhere Taonga Act 2014* makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. If you wish to do any work that may affect an archaeological site you must obtain an authority from Heritage New Zealand before you begin.

This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the District or Regional Plan or a resource or building consent has been granted. The Act provides for substantial penalties for unauthorised destruction or modification.

An archaeological site is defined in the *Heritage New Zealand Pouhere Taonga Act 2014* as any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.

As mentioned above, before undertaking any work that may affect an archaeological you must obtain an authority from Heritage New Zealand.

If an owner or potential owner requires further information about their obligations under the *Heritage New Zealand Pouhere Taonga Act* contact: Frank van der Heijden, phone 03 357 9615 or email archaeologistcw@heritage.org.nz



11 May 2015

Mackenzie District Council

Commissioner of Crown Lands
Land Information New Zealand
Crown Property
CBRE House, 112 Tuam Street
Private Bag 4721
CHRISTCHURCH 8140

Dear Sir

The Grampians Tenure Proposal

I have reviewed the proposal for the tenure review of The Grampians that is out for submission at the moment.

Mackenzie District Council has an interest in this proposal in that there are sections of public road that crosses land that is proposed to be free hold and disposed of. There is approximately 5100 metres of Haka Pass Road and approximately 980metres of Mackenzie Pass Road that are affected.

Both these roads are unsealed roads that have had public monies spent on them for many years to maintain access. It would be sensible to identify these sections of road and have then formally declared legal road as part of the Tenure Review process. Likewise the sections of unformed road that these sections replace could be "stopped" and amalgamated into the adjacent land parcel.

Of note also is that the current timber bridge on The Grampians access is likely to be removed and not replaced when it reaches the end of its economic life (2 – 6 years). Once this happens it is also likely that Council will no longer maintain the access to the station off Haldon Rd. This issue is being consulted on as part of the Long Term Plan process at the moment.

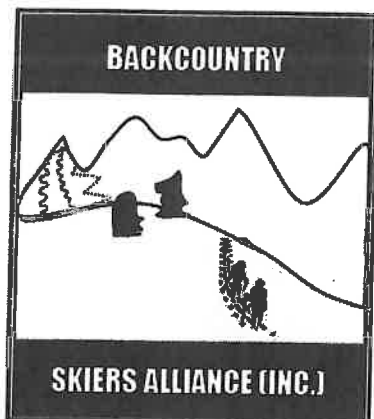
Yours faithfully

BERNIE HAAR
ASSET MANAGER

Ref: WAS 2/6/10

P:\2015\The Crampians TR 110515.docx





Backcountry Skiers Alliance
PO Box 127
Alexandra
Email: backcountry@xtra.co.nz
www.strato.co.nz/bsa

May 14th, 2015

Commissioner of Crown Lands
Land Information New Zealand
Crown Property
CBRE House, 112 Tuam Street
Private Bag 4721
CHRISTCHURCH 8140
pastoral&tenurereview@linz.govt.nz

Submission on The Grampians Tenure Review

Thank you for the opportunity to submit on the proposed tenure review for The Grampians. This high country region possesses quite a different landscape and climate compared to recently restored public lands further west, and will be a welcome addition as a result.

BSA

Backcountry Skiers Alliance (BSA) is an incorporated Society established in 1996. Our objectives are to foster non-motorised winter recreation in backcountry areas, and to promote and protect the resources upon which our member activities are based. During other times of the year our members are involved with a variety of land-based activities including mountain biking (MTB), tramping and horse trekking. BSA has submitted on a wide range of land tenure and environmental matters throughout the South Island. For many members BSA is the only outdoor organization they belong to.

General

We support the establishment of CAs 1- 6, and are generally happy with protection provisions as outlined in the proposal. However we wish to see two changes in regards to public access.

CA6, public motorised access not required

Walkers are likely to enter CA6 from the east, for example Hakataramea Pass. They will climb up the eastern flanks and summit on the ridgeline. The last thing a walker will want to see is a 4WD on the top!

Our members are increasingly encountering 4WDs on conservation land during the summer, and more recently, snowmobiles in winter. We strongly believe that there are now more than enough 4WD opportunities in the South Island. For example Oteake Conservation Park, on the Otago/Canterbury boundary, allows for extensive high country motorised access.

BSA is an Incorporated Society with members throughout New Zealand. The objectives of the Society are first, to foster non-motorised winter recreation in backcountry areas; and second, to promote and protect the resources upon which our members activities are based.

Our members consider it may be appropriate to have motorised public access to 1000m, and in special situations to perhaps 1400m (to traverse an existing pass for example). However we feel it totally inappropriate to allow for public motorised access to over 1900m as in this proposal.

As a compromise, we request public motorised access be stopped above Monkey Rock, at 1500m. This still allows for a true high country 4WD experience, with an easy walking access to CA6 for most passengers. It also allows for the future possibility of the loop trip to the west. This change provides suitable buffer of 2km between vehicles and CA6 boundary.

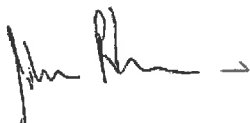
CA5: minor re-routing for non-motorised access

The easement from the carpark at "w" and through CA2 then from "y" – "z" is poor, and surely compromises the establishment of a much more practical walking/MTB route up onto the Dalgety Range using the lower portion of the existing 4WD track along Felt Stream, which should become the obvious route in the event of TR on the property to the south.

The proposed fence line access is unpleasant, climbing pointlessly over considerable spur only to descend on the other side. Public will be unlikely to follow this route and may end up deviating to the track.

We recommend establishing an easement over as much of the lower portion of the track as possible instead.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'John Robinson', followed by a horizontal line.

John Robinson
Secretary, BSA

(5)



CA1099758

Saturday, May 16, 2015
 Commissioner of Crown Lands
 Crown Property & Investment
 CBRE House, 112 Tuam Street
 Private Bag 4721 CHRISTCHURCH 8140
 To Whom it may concern

Chris Pearson
 18 Rewa St
 Dunedin

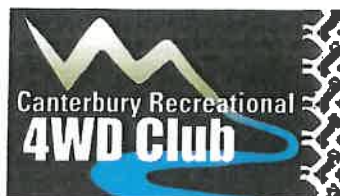
I would like to make the following submission for Preliminary Proposal for the Tenure review of The Grampians pastoral lease which is undergoing tenure review under the Crown Pastoral Land Act 1998. I believe that this tenure review would led to a valuable addition to the conservation estate and I think it would significantly improve public access in the Mackenzie basin.

I strongly support CA5&6 in the designation plan which would add valuable mountain land to the conservation estate. It is nice to see public access being formalized for the Dalgety and Grampian ranges which are spectacular mountains that the that very few people have had the opportunity to explore. I was fortunate to be able to explore this area in the 1990's surveying and it made a lasting impression on me. The access easements seem to provide reasonable access however I wonder if it might be possible to provide a more direct connection between the easements x-y and the car parks in w because the land seems flat and there is no reason why a direct connection should not be possible. I also note that there are three public roads that connect to the southern end of the lease. This part of the Kirkilston Range is to be freehold and public access is accommodated by an easement between JI to k1, m1 and n1 but it does not provide and access to these legal roads. I would recommend that some provision should be made for connections since these public roads may be valuable public access routs in the future. Since the topography is not particularly steep here, there should be no difficulty developing practical public access routes. I think that public access along this route would be a valuable addition to the tenure review.

But these are small issues and if they cannot be addressed I support this tenure review going forward in its current form.

Sincerely yours,

Christopher Pearson



20th May 2015

Commissioner of Crown Lands
Land Information New Zealand
CBRE House
CHRISTCHURCH

BY E-Mail Only

Dear Commissioner

Submission on Tenure Review – Grampians Pastoral Lease

I make this submission on behalf of the Canterbury Recreational 4WD Club, (CR4WD), a 4WD Club based in Christchurch and Canterbury that has just over 100 members. In the past three years CR4WD has had two very enjoyable trips over long weekends to the "Grampians", and we have accessed a number of the 4WD tracks mentioned in the preliminary proposal.

- We fully support the preliminary proposal for the Grampians Pastoral lease.
- In particular we welcome the inclusion of public motorised vehicle access in Area CA6, as outlined in paragraph 2.2.4 of the summary document. We also support the limited opening times for this access to take account of the weather conditions in the area.
- However, we would like to suggest an addition to the easement concession that is planned for the northern part of the range in Area CA6, "c1-h1", as detailed in the last paragraph of section 2.2.4, on page 7 of the summary document. Currently the easement allows for farm related motor vehicle access only on the existing track through this portion of Conservation land. We would like to see that easement include motorised vehicle access for "organized 4WD Club trips with the Permission of the Department of Conservation". We would expect that this access would be subject to the same time restrictions as the general public access on this range, but the addition of this easement would allow organised 4WD Club trips to follow the same route that we have currently used on our trips to the Grampians. That is accessing at point "i1" off the Hakataramea road, then going through "h1", "c1", "b1", to exit at "a1" on the Haldon Road.
- The track "c1-h1" is in reasonable condition and whilst it may not be suitable for single motorised vehicle public access, it is definitely suitable for organized 4WD Club trips. This would also be consistent with access to other Conservation land where the value of allowing organized 4WD Club access has already been established.

I hope that you find this submission useful. If you have any questions or require further information I can be reached on 027 229 1776, or by e-mail at miksan@xtra.co.nz

Yours sincerely

Mike Sheppard
Chairperson CR4WD



20 May 2015.

Commissioner of Crown Lands
Land Information New Zealand
Christchurch.

Dear Mr Cullen,

Re: Tenure review of The Grampians Crown pastoral lease

Federated Mountain Clubs (FMC) was founded in 1931 and advocates for New Zealand's backcountry and outdoor recreation on behalf of 18,000 members. This core function gives FMC a strong interest in Crown pastoral tenure review as, through the process, land can be redesignated for new purposes including conservation and recreation.

Of particular significance to FMC due to its interest in biological, landscape, and historic values and recreation access are the prioritised objects of the statute enabling tenure review, Part 2 of the Crown Pastoral Land Act 1998:

Section 24

(a) to-

(i) promote the management of reviewable land in a way that is ecologically sustainable

(b) to enable the protection of the significant inherent values of reviewable land-

(i) by the creation of protective mechanisms; or (preferably)

(ii) by the restoration of the land concerned to full Crown ownership and control,

and the following object:

*(c) subject to paragraphs (a) and (b), to make easier-
(i) the securing of public access to and enjoyment of reviewable land.*

Additional objects, to enable reviewable land capable of economic use to be freed from the management constraints (direct and indirect) resulting from its tenure under reviewable instrument, and the freehold disposal of reviewable land, must also be considered, though their priority is not as high as those of (a)(i), (b)(i), and (b)(ii).

The Grampians

This 16,057ha property, covering around 1,400m of altitudinal range, encompasses a range of farming and natural features and includes hydro-electric transmission infrastructure. Many natural components are modified or degraded, but a great deal are intact. Redesignation, particularly for the prioritised purposes of ecologically sustainable land management and protection of significant inherent values, need not be fully linked with degrees of alteration or intactness, though these factors influence FMC's response to LINZ' proposals for designation changes.

The following submission views The Grampians' preliminary proposal through the lens of the objects of Part 2 of the Crown Pastoral Land Act 1998 and their heirarchy.

Proposed CA1

High significance of some plant and fauna species, the national importance of the waterway system, the chronic threat to the land environment, and the natural uncommonness of the wetland community in this proposed area make its full protection appropriate.

Extending protection westwards would support species', natural communities', and the land environment's persistence and provide additional natural buffering and should be considered a means to meeting the requirements of the statute.

Proposed public access is practical and welcoming to recreationists. The conservation and farm management easement proposals are helpful.

Recommendation:

*** that proposed designation CA1 be adopted.**

*** Note: addition to CA1 discussed further on pages 7 and 8.**

Proposed CA2

This proposed area includes significant inherent values such as a nationally critical buttercup and habitat for nationally vulnerable birds and nationally endangered invertebrates. It is a naturally uncommon habitat. Protection is the fitting outcome for this land parcel.

Integration of conservation management with proposed area CA4 through extension of either area to meet the other would improve the fortunes of the species and natural communities in both areas by expanding corridor and buffering opportunities which may otherwise be lost.

Proposed public access and the proposed farm management easement concession are practicable and enabling.

Recommendation:

**** that proposed designation CA2 be adopted.***

**** Note: connection with proposed CA4 discussed further on page 7.***

Proposed CA3

Restoration to full public ownership of this 5ha area is important as the naturally uncommon habitat, including significant botanical values, fosters a nationally endangered invertebrate species and the land environments are classified as 'critically underprotected' and 'at risk.'

For the enduring diversity and health of this area and its species and sub-communities, greater and growing linkage with the surrounding surfaces is desirable and will best be achieved by rehabilitation and enduring protection of those surfaces.

Public and conservation management access proposed is pragmatic.

Recommendation:

**** that proposed designation CA3 be adopted.***

**** Note: addition to CA3 discussed further on page 7.***

Proposed CA4

There is much significance and high significance in the values of the waterways, surrounding land, and species and communities of this proposed area. Originally rare inland outwash gravels and a land environment threat classification of 'chronic threat' make the land itself significant. There is botanical, bird, and invertebrate high significance.

Restoration and maintenance of high diversity and health and the ongoing viability of this area, particularly for invertebrates, fish, and other fauna, will be enhanced by its extension to CA2 to the southeast, and a general expansion of its boundary to the legal road running from Haldon Road to

approximately 500m west of CA2, and the legal road running from that point back to Haldon Road further north.

Proposed access for the public, conservation management, farm access, and for water management is practical. Recreationists will find themselves welcomed.

Recommendation:

*** *that proposed designation CA4 be adopted.***

*** Note: addition to CA4 discussed further on page 7.**

Proposed CA5

Botanical, invertebrate, and fauna significance, including chronically threatened plants and a nationally endangered invertebrate, exist in this proposed area. Landscape values are of medium to high significance. All these values exist, additionally, in the land to the north of this proposed area, to the property's Mackenzie Pass Road boundary.

Protection of significant inherent values and potential for ecologically sustainable management will be enhanced by extending the guardianship of full public ownership and management for conservation purposes north to the property's boundary, as described in the paragraph above.

Proposed recreation access, while pragmatic and helpful as it stands, will be significantly enhanced by the expansion of proposed CA5 also. Conservation management access proposed is practical.

Recommendation:

*** *that proposed designation CA5 be adopted.***

*** Note: addition to CA5 discussed further on page 6.**

Proposed CA6

The landscape of proposed CA6 is largely significant or highly significant, and considered 'iconic' Mackenzie country. Significant invertebrate, botanical and other fauna species and their habitats exist in the area, in a large range of communities. Threat categories 'nationally vulnerable', 'chronically threatened', 'nationally endangered', and 'nationally critical' apply to several species.

A large proposed area at 3,453ha, it presents good opportunities for conservation and recreation, but with values' significance extending beyond its boundary, the statute's purposes will be best served by increasing the area proposed. To do this meaningfully, and safeguard significant aquatic values, including those in the Snow River, the northern CA6 border should be extended further north to include Monkey Rock and finish close to CA2 in the east. In the east, it should be pushed to the property's boundary where new fencing line V-W is indicated, allowing protection of

significant inherent landscape values and the area's 'chronically threatened' and 'critically underprotected' land environments.

Eastward extension of the proposed CA6 boundary will also protect the Dalgety Stream brook char habitat.

Public, conservation management, and farm access and movement access proposals are well-considered and practical.

Recommendation:

**** that proposed designation CA6 be adopted.***

**** Note: addition to CA6 discussed further on page 8.***

Proposed covenant CC1

FMC is partially supportive of proposed CC1a and CC1b as appropriate designations for protection of significant botanical communities, though greater detail about potential topdressing would be helpful. Addressing historic nutrient deficits is apposite, but continued addition of nutrients could impact negatively on the botanical values the covenant is proposed to protect; this should not be allowed to occur. Oversowing should not be permitted as it is highly likely to be abrasive to botanical values and values dependent on botanical health. Limitations on activity in proposed CC1 will also help maintain its 'iconic' Mackenzie landscape value.

Monitoring of CC1b should be regular and include observation of the effects of topdressing, and results should be made freely available to inform the work of parties interested in hill country and high country regeneration.

Proposed conservation management access is appropriate and practical.

Recommendation:

**** that proposed CC1a and CC1b be adopted. Topdressing planning should explicitly aim to avoid negative effects on botanical values.***

**** that oversowing not be permitted.***

**** that covenant monitoring include observation of effects of topdressing.***

**** that monitoring results be made freely available to interested parties.***

Proposed covenant CC2

This proposed covenant relates to an area containing botanical significance and significance for invertebrate and fauna values. Landscape values, whose protection is central to the covenant, are highly significant. Protection for the combined values of this area should be more robust than that

provided by a covenant. Topdressing and oversowing are inappropriate activities for land with values of these degrees of significance.

A fitting outcome for this parcel of land is inclusion in proposed CA5, to enable ecologically sustainable management and protection of significant inherent values.

Recommendation:

**** that proposed designation CC2 be included in an expanded CA5.***

Proposed CC3

The appropriate observation, management, and protection of a nationally critical plant species are central to this covenant.

Monitoring results should be made freely available to inform parties interested in the management of this site.

Recommendation:

**** that proposed designation CC2 be adopted.***

**** that monitoring results be made freely available to interested parties.***

Proposed covenant CC4

Significant invertebrate, botanical, and fauna values exist in this area, which is in a 'chronically threatened' land environment. The protection offered by the proposed mechanism is fitting.

Recommendation:

**** that proposed designation CC4 be adopted.***

Sustainable management covenant SMC

Executed with multidisciplinary skill, the proposed SMC could result in ecologically sustainable management, or even improvement in the fortunes of values present. The management regime proposed presents as good husbandry.

It is important that the proposed covenant management regime properly recognise the significance of threats to the land environments present (almost exclusively 'acutely threatened', chronically threatened', and 'critically underprotected'), and that appropriate management perpetuate regardless of the property's ownership.

Monitoring results may be of note to parties interested in hill country and high country farming and regeneration and should be made freely available.

Westward expansion of proposed CA3 into the proposed SMC will protect and enhance significant invertebrate and botanical values by adding buffering and coverage and population opportunities for species and communities. Technical advice should be sought on the expansion's extent.

Replacing part of the proposed SMC with an extension to CA4 to foster linkage with CA2 for enhanced protection of aquatic, invertebrate, and botanical values would improve the way the proposal serves the statute's purposes. Expanding proposed CA4 to run between the legal roads as recommended in the **Proposed CA2** and **Proposed CA4** sections above would protect significant fish, fauna, and invertebrate values and enhance natural communities' health. Public and conservation management access adjustments would be needed.

Extension of the proposed sustainable management regime to parts of the proposed freehold area is appropriate where there are high land environment threat levels.

Recommendation:

- * that proposed designation SMC be adopted, and that management adequately respond to threats to land environments.***
- * that monitoring results be made available to interested parties.***
- * that proposed CA3 be expanded westward to include part of proposed SMC as technical advice indicates.***
- * that part of proposed SMC be designated conservation area to extend CA4 toward CA2.***
- * that the proposed CA4 boundary be extended to the legal road running from Haldon Road to approximately 500m west of proposed CA2, and the legal road running from that point back to Haldon Road further north.***
- * that where changes are made to the boundary of CA4, appropriate adjustments be made to public and conservation management access.***
- * Note: addition to SMC discussed on page 8.***

Proposed freehold without protective mechanisms

Aquatic, fauna, and invertebrate values of note in the proposed freehold west of proposed CA1 will be best protected by that land's addition to Proposed CA1.

Northward extension of proposed CA6 for the protection of significant botanical, invertebrate, fauna, and landscape values will place the border of this area on a line running approximately from the western point of proposed CA6 in a northeasterly direction to include Monkey Rock and finish close to CA2 in the east.

Where new fencing line V-W is indicated, the statute will also be well served, due to significant inherent landscape values and the area's 'chronically threatened' and 'critically underprotected'

land environments, by inclusion of proposed freehold land as far as the eastern boundary, in proposed CA6.

The above proposed change to the proposed freehold will additionally protect the Dalgety Stream brook char fishery.

The Grays River is known as a brown trout fishery; provision should be made for angler access and maintenance of water quality where the river forms part of the proposed freehold property boundary.

Where threats to the proposed freehold's land environments are significant, the SMC's protection should be applied to satisfy the statute's requirements.

Recommendation:

- * that proposed freehold west of proposed CA1 become part of proposed CA1.***
- * that CA6 be extended into proposed freehold land to run from the western point of CA6 northeast to include Monkey Rock and finish close to CA2 in the east.***
- * that proposed CA6 be extended east through proposed freehold land to the property's boundary.***
- * that provision be made for angler access and maintenance of water quality where the Grays River forms part of the proposed freehold boundary.***
- * that significantly threatened land environments within the proposed freehold area not otherwise addressed here be included in the SMC .***

Legal Roads

All legal roads should remain open to protect present and future recreation access and connectivity, and conservation and farm management access.

Land classification

Technical advice supporting this review of Crown pastoral tenure should be used to inform appropriate, specific classification of the public conservation land resulting from the process, to enable proper management as quickly as possible. FMC is of the view that if the information is sufficiently complete and up-to-date to underpin a robust tenure review then it should also be sufficient as a basis for precise classification decisions.

Conclusion

In general, this submission recommends more and better protection than that suggested by The Grampians' preliminary proposal. As it presently stands, FMC believes the proposal doesn't

adequately meet the statute's primary demands of promoting ecologically sustainable management and enabling protection of significant inherent values.

FMC acknowledges the proposal's ready facilitation of conservation management and recreation by provision of numerous practical access ways, but satisfaction of the guiding statute's first order objects' demands should mean more, and more active and enduring, ecologically sustainable management and protection for significant inherent values, as recommended here.

The Crown Pastoral Land Act 1998's first priorities will be further served by using the tenure review's supporting technical data to expedite specific classification - therefore, enabling ecologically sustainable management and protection of significant inherent values to begin promptly - of public conservation land.

Yours sincerely,

J. R. Finlayson
for FMC executive.

Contact: Jamie Stewart
Administrator, Federated Mountain Clubs
PO Box 1604
Wellington 6104.
04 9346089
secretary@fmc.org.nz

8

19 May 2015

Commissioner of Crown Lands
Land Information New Zealand
Crown Property & Investment
CBRE House, 112 Tuam Street
Private Bag 4721
CHRISTCHURCH 8140

To Whom It May Concern:

The Grampians Tenure Review Submission

Thank you for the opportunity to lodge a submission on The Grampians Preliminary Proposal for tenure review.

The Preliminary Proposal (PP) should be commended in its current form as it has clearly taken into account the wide range of matters required under section 24 of the CPLA 1998. I agree with the most of the proposal; however I have a few proposed amendments that will be discussed in this submission.

24	Objects of Part 2
	The objects of this Part are—
(a)	to—
(i)	promote the management of reviewable land in a way that is ecologically sustainable;
(ii)	subject to subparagraph (i), enable reviewable land capable of economic use to be freed from the management constraints (direct and indirect) resulting from its tenure under reviewable instrument; and
(b)	to enable the protection of the significant inherent values of reviewable land—
(i)	by the creation of protective mechanisms; or (preferably)
(ii)	by the restoration of the land concerned to full Crown ownership and control; and
(c)	subject to paragraphs (a) and (b), to make easier—
(i)	the securing of public access to and enjoyment of reviewable land; and
(ii)	the freehold disposal of reviewable land.

Section 24 CPLA 1998

Point 1:

Land to be disposed of via freehold to the lessee subject to conservation covenants

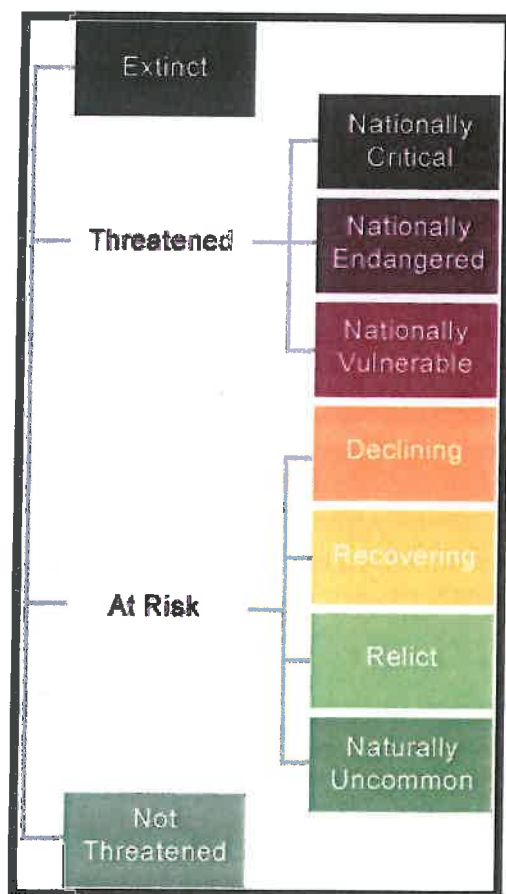
After examining the PP in depth and conducting my own research, I generally support freeholding of the areas subject to conservation covenants proposed on the PP Designation Plan. The conservation covenants proposed over the freehold land meet the statutory requirements for protecting significant inherent values (SIV's) under section 24(b), with the exception of CC3. SIV's on private land can be protected through a number of protective mechanisms as detailed in section 2 of the CPLA, but there is a clear preference for restoration to full Crown ownership and control as stated in section 24(b)(ii). Hence, the protection of SIV's on reviewable land is more

important than either securing public access or freehold disposal. The conservation covenant instrument (shown on page 50-62 of the PP) to be registered against the new title proposes to allow stock to graze the covenant at any time under clause 23 of schedule 2. CC3 was proposed in the first place to protect the species *Ceratocephala pungens* which has a current threat level of "Nationally Critical". This threat level is only one step away from extinction as shown by the below diagram. The NZ Plant Conservation network describes the species as being at serious risk of extinction within the next 5-10 years if the trend of replacement by taller introduced and indigenous grasses continues. It also adds that "whole populations have disappeared within one growing season" (http://www.nzpcn.org.nz/flora_details.aspx?ID=11). Primary threats to the species are:

- Competition from exotic species.
- Grazing (by sheep or rabbits).
- Conversion and loss of habitat.

The species germinates in winter/early spring, flowers and fruits in spring, then shrivels and dies in early/mid summer.

(http://rarespecies.nzfoa.org.nz/plants/dicot_herbs/species/ceratocephala_pungens.htm)



Retrieved from: <http://www.doc.govt.nz/nature/valuing-nature/threatened-species-categories/>

Because of the severe challenges facing *Ceratocephala pungens*, I conclude that the method of protection proposed by conservation covenant is not satisfactory for the following reasons:

1. The species is found in an extremely small area (1ha approx), and considering it is classified as Nationally Critical, it is not appropriate to allow stock to graze this area. Clause 10 of schedule 2 states that no stock is permitted in the covenant area of CC1b; this should be a special condition to be added to CC3.

2. Clause 22 of schedule 2 states that the covenant area is to remain fenced. However it is unclear what the current fence is. CC3 should be afforded the same protection as CC1b by the installation or upgrade to a rabbit-proof stock fence.

Conclusion/Recommendation:

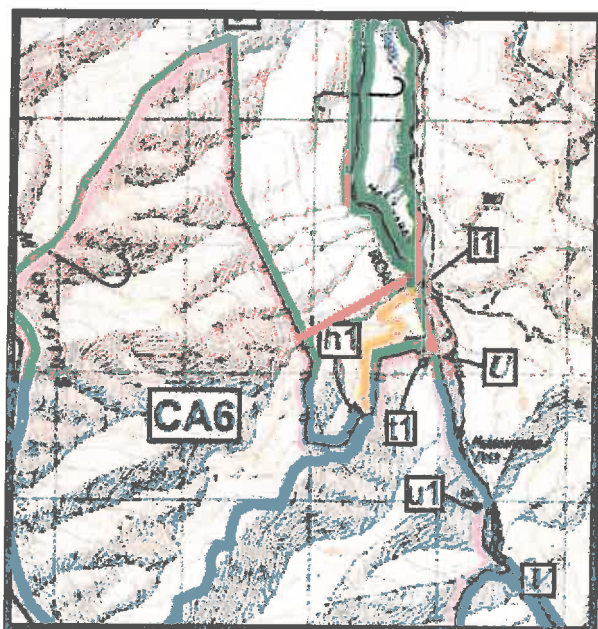
In its current form, the special conditions proposed for CC3 are inadequate to facilitate the protection of *Ceratocephala pungens*. To meet the objectives of section 24(b), the conservation covenant should **not allow for stock grazing** and should have a **rabbit proof stock fence**. Whether this land is to be freehold subject to a conservation covenant or retained in Crown ownership should also be reconsidered; but if the special conditions are changed, then there is no reason why it cannot be freehold. As a final note, I have observed that other Crown leases undergoing tenure review sometimes have provisions in the covenant document allowing for public access to areas subject to conservation covenants. Has this been considered in the formation of the PP, and if so would it be suitable?

Point 2:

Land to be disposed of by freehold disposal to the lessee

Land to be retained in Crown Control

In general, I support the disposal of the rest of the pastoral lease to the lessee, however I question the shape of the proposed new boundary at point "U" approximately 1km north of Hakataramea Pass. Considering the steepness of the terrain, difficulty and high cost of fencing, a more practical boundary location would be the true left of the river to the north of "i1-h1" from Hakataramea Pass Road to the proposed fence line, then carry on north to point "T". This would also negate the need for the creation of easement "i1-h1". Whether the boundary should be a straight line or follow the river bank could be decided on later. A pictorial description of this proposal is shown below as illustrated by the red line:



Conclusion/Recommendation:

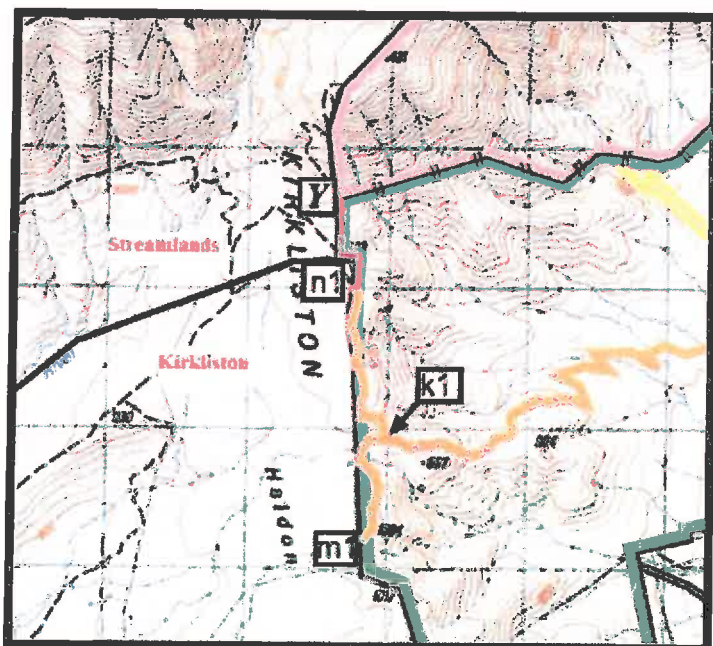
Subject to the above proposed amendment, I support all areas of land in the PP being disposed to the lessee and that being retained by the Crown in their current location.

Point 3: **Proposed Easements and Easement Concessions**

I support all the proposed easements instruments in their current form as described in Appendix 4 & 5 of the PP. To make easier, and provide for appropriate and practical public access pursuant to section 24(c)(i), the following issues are raised:

1. Easement "k1-n1"

In its current state, this proposed easement does not actually provide access for the public to any end destination; it simply terminates at point "n1". I understand that the adjoining pastoral lease to the west of "n1" (Kirkliston) has accepted a substantive proposal; but unless this has added a public access easement along the track from "n1" in its far NE corner (which would potentially allow for access to any future public conservation land in the SE corner of Streamlands Station), the easement from "k1-n1" in its current form does not provide any useful public access. To remedy this issue and provide for practical public access to "CA6", the easement should be extended from "n1-Y" as shown below by the red line.

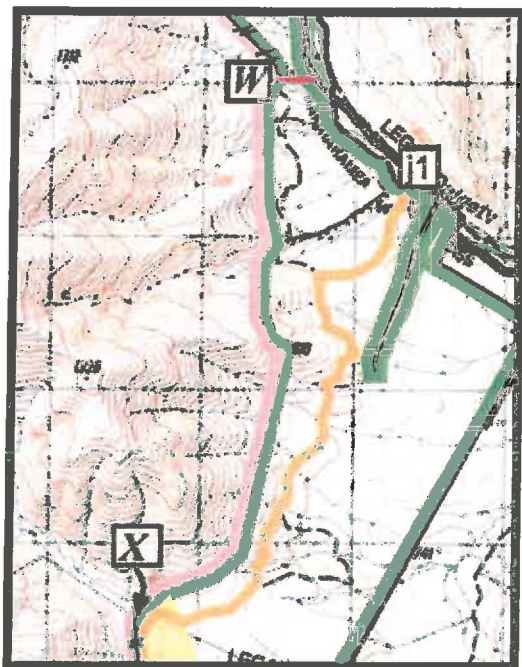


2. Easements at point "X" & "W"

To make public access to reviewable land easier, it is ideal to provide multiple access points. From the scale of the PP plan, it is difficult to tell whether the easement "j1-k1" adjoins the proposed conservation area near point "X". If it does not, then I propose that one is created here for direct access to the *Grampians Stream* catchment. However, should this stream be at least 3 meters wide, then it will qualify for a 20m wide marginal strip on both sides which would allow for access from the easement to "CA6". I ask that this issue be investigated during the formulation of the substantive proposal.

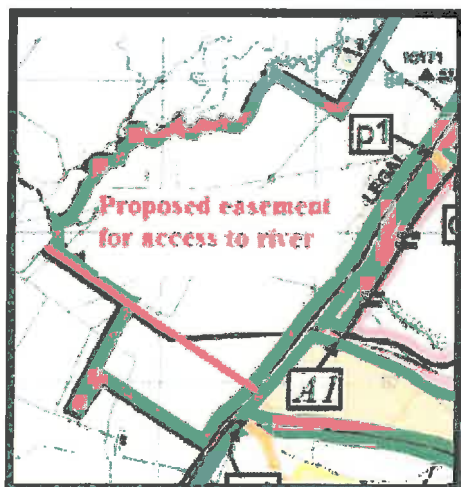
Point "W" is another location that an easement for public access should be created. This is shown below by the red line. It is approximately 250m from the Hakataramea Pass Road and the aerial photos and topomap show a farm track on the northern side of the river body. An easement created over this would also greatly enhance public access to "CA6". Again, if the stream qualifies for a marginal strip, then an easement would not be required.

Both easements should be for non-motorized access and not allow access for dogs.




3. Easement for access to Grays River

Both the Conservation Resources Report and Fish & Game have identified the Grays River as being a valuable asset for anglers. In its current form, the PP provides for access to approximately 750m of Grays River at "CA1" via easement "a-b", which is supported. However, to the south there is an approximately 2.1km length of Grays River that would be inaccessible to anglers under the current PP Designation Plan. Since the river width here appears to be at least 3m, a marginal strip will be created on the true left of the river on disposition of the lease. In the PP's current form, it seems that this marginal strip would be inaccessible to the public from the Haldon Road. For this reason, I propose that an easement allowing for public walking access between Haldon Road and Grays River be created. The creation of an easement here could also facilitate access to any possible future conservation land adjoining the Grays River from the future tenure review of Grays Hills to the northwest. To minimise any effects on future farm operations on the proposed freeholded land, I propose that the easement be created across or alongside the "Snow Bridge" block (#12) as shown on the Whalesback Flat development plan (PP, p.76). The reason for this is because there is no development (ie. cultivation) proposed for this block. The diagram below details the approximate location for this proposed easement:



Thank you for considering this submission, and I trust it will be given serious consideration.

Yours sincerely



Jeremy Stockdill
Redwood
Christchurch

21/05/2015
Date



Canterbury Aoraki Conservation Board
Te Poari Kaupapa Atawhai ki te Rohe

P O Box 5, Aoraki/Mount Cook 7946
Tel: (03) 4351185 Email: sslatter@doc.govt.nz

21th May 2015

Commissioner of Crown Lands,
Land Information New Zealand,
CBRE House, 112 Tuam Street,
Private Bag 4721.
Otautahi / Christchurch 8140.

Review Under Part 2 Crown Pastoral Land Act: The Grampians Pastoral Lease

The Canterbury Aoraki Conservation Board has received the preliminary proposal for tenure review of the Grampians pastoral lease and have the following comments and recommendations to make.

1 In general terms we regard the proposal as satisfactory with regard to meeting many of the conservation and recreation needs of that part of the MacKenzie Basin occupied by The Grampians.

2 Proposed conservation area CA4. The preliminary proposal is to retire this area of 825 hectares from grazing. However, we believe that that is not necessarily the best option for the management and conservation of, in particular, the significant indigenous flora. The Department of Conservation proposed that the area be strategically grazed to ensure a balance between preservation and recovery of indigenous flora and the control of prevalent weeds species, especially Sweet briar (*Rosa rubiginosa*).ⁱ We understand that the no grazing proposal was arrived at as a consequence of the stipulation that the land holder be responsible for rabbit control on the area if they had some use of the area for grazing. Where conservation is the objective and if strategic grazing would be of benefit to that objective then the issue of responsibility for pest control should be a separate issue.

We recommend that if it is the desire of the Department of Conservation that CA4 be strategically grazed, while native biodiversity values are re-established, then covenants should be added to facilitate this until such time as biodiversity has been re-established and grazing is no longer required. Pest management, including rabbit fencing and rabbit control, should be addressed as a separate issue.

3 Easement concessions. One interpretation of the preliminary proposal seems to allow public (motorised and non-motorised) access from i1 to h1 and from a1 to c1 and from g1 to c1 but not from c1 to h1. The section of 4WD track C1 to h1 is currently accessible to the public.

However, we have been assured by the Department of Conservation that the proposal is to allow public (motorised and non-motorised) access. We strongly support this continued access as does the manager of The Grampians.

A handwritten signature in blue ink, appearing to read 'R. Wynn-Williams', with a long horizontal flourish extending to the right.

Robert Wynn-Williams
Chairperson Canterbury Aoraki Conservation Board

ⁱ Lucock, D. Norton, D. (2008). Agros Annual Sector Report: High Country. www.argos.org.nz/uploads/2/3/7/3/23730248/argos_annual_high_country_sector_report_2008.pdf



From: Colin MacLaren [<mailto:colinjmac@xtra.co.nz>]

Sent: Thursday, 21 May 2015 3:44 p.m.

To: pastoral & tenure review

Subject: Grampians Tenure review

I am concerned about public access to the ridge line on the Grampian Mountains being only by foot. Unlike other hill/mountain areas in the MacKenzie they are accessible by vehicle and the interest for the public is on the tops. It is not the sort of environment that is ideal for trampers but would be ideal for mountain bikers with accessible grades along the tops and the ridges and photographers with fabulous views to the MacKenzie plain and the main divide. This could be a world class mountain biking area.

Lets not make the same mistake as was made on the access to the Richmond Trail above Richmond Station where the public have to walk or bike up the Roundhill Ski Field road to access the trail and as a consequence it is rarely used. The locked gate should have been established at the start of the trail not down the bottom of the ski field road.

Regards

Colin MacLaren

35 Lochinver Avenue

Lake Tekapo

03 680 6669



**Mackenzie Guardians Inc.
C/- PDC Glentunnel 7638**

21 May 2014

Commissioner of Crown Lands
LINZ Crown Property
Private Bag 4721
Christchurch 8140

By email : Pastoral&tenurereview@linz.govt.nz

Dear Sir,

Submission - The Grampians Tenure Review

Introduction

Thank you for the opportunity to submit on The Grampians Tenure Review Preliminary Proposal.

Mackenzie Guardians Inc. (the Society) is a community group representing people who live in the Mackenzie Basin and around New Zealand. The Society was formed in 2009 as a result of rapid and seemingly uncontrolled development in the Mackenzie Basin. Iconic landscapes valued by New Zealanders and overseas visitors alike were being transformed into intensified farming landscapes and residential and lifestyle zones. Since its formation, the Guardians has made submissions on several applications to take, use, and discharge water in the Basin and was an active participant in the Mackenzie Shared Vision Forum. We have also been active in submitting on planning processes to ensure that landscape and biodiversity values are recognised and protected.

Key Concerns:

The Society is concerned that the current tenure review process lacks vision and strategic direction for the **whole** of the Mackenzie Country. To address the issues in the current piecemeal way will not result in adequate environmental outcomes for the nationally important Mackenzie dryland ecosystems, landscapes and geodiversity.

The Grampians proposal ignores the Mackenzie Shared Vision, and the strategy agreed upon by 22 separate organisations who worked collaboratively on the Mackenzie Agreement at government's instigation.

It is disingenuous to proceed with The Grampians, and other current tenure review proposals in the Mackenzie Basin Floor, before the new structure envisaged by the Mackenzie Forum is set up and working based on the recommendations set out in the Mackenzie Agreement. The Grampians proposal should be assessed under the proposed new structure.

The landscape

A High Court decision in 2013 classified the **whole** of the Mackenzie Basin as an outstanding natural landscape. This decision (Plan Change 13) has not been challenged.

The Society looks to Plan Change 13 to provide greater protection of the Mackenzie Basin from inappropriate subdivision, development and use. However, as this method remains in process, the government should not abdicate responsibility. The uniqueness of the Basin Floor, the vast open, natural landscapes are highly valued by our members.

The current and future tenure review proposals will not protect and enhance the outstanding natural landscapes and features of the Mackenzie Basin. In fact proposals as they currently stand could cause irreversible damage to contiguous outstanding landscape values.

The wide open spaces of The Grampians station are highly valued. Travellers entering the Basin from the Mackenzie Pass and Hakataramea Pass experience views across the breadth of the Basin which are dramatic and memorable.

The Haldon Road between Lake Benmore and State Highway 8 is frequently used by tourists and recreationalists, and provides impressive views across the vast open spaces to the mountains and Aoraki/Mt Cook.

On the Grampians, land use change made possible by freeholding Crown land is a threat to the outstanding natural values that are so important to New Zealanders. The land is highly vulnerable to landscape change.

Potential threats are:

- the building of new roads and farm tracks
- increased man-made structures; fences, farm buildings, irrigation equipment, power lines
- subdivisions, residences and life style blocks
- visual effects of cultivated, green, fertilised and/or irrigated land
- pollution of waterways through the increased use of nitrogen and phosphorous fertilisers and increased stock numbers
- exotic tree planting
- loss of natural landscape character, the geomorphic character and whole altitude ecological sequences

Currently the District Plans provide no certainty for protection of the Mackenzie's Outstanding Natural Landscape. When the Mackenzie District Plan was established the numbers of tenure review applications were unforeseen by that Council, and their Plan was established with leasehold farming systems in mind under Crown management.

Plan Change 13 is currently addressing these issues. No tenure review proposals in the Mackenzie Basin should be proceeding until after the plan changes necessary to address these impacts are complete and adequate management methods are assured.

If The Grampians and other tenure review proposals on the Mackenzie Basin Floor are concluded prior with inadequate protection in the agreements and in RMA methods, the opportunity to protect 'iconic' landscapes and important scenic corridors will be foregone.

Ecological sustainability

When considering the objects in Part 2 of the CPLA, the Society believes the preliminary proposal will not (a) promote the management of reviewable land in a way that is ecologically sustainable.

The loss of lower altitude high country ecosystems through tenure review is of huge concern to the Society. Remaining indigenous biodiversity at lower altitudes and on the Basin floor is disappearing rapidly. More than 27% of indigenous vegetation on land which has already been freeholded, has since been cleared. If all current leases complete tenure review and the same trends continue, this could result in the removal 65% of native lowland habitats at greatest risk of loss (Landcare Research).

Developers of freehold land are not required to show ecological sustainability when undertaking works or seeking resource consents under the RMA.

Indigenous biodiversity in the Mackenzie Basin is critically under-protected. Regional and local plans do not adequately protect ecological values and protection of biodiversity is falling between the cracks.

The Grampians Station tenure review proposal if accepted would inevitably drive the intensification of farming. Cultivation and land use change is one of the largest threats to ecological sustainability. This is clearly obvious in other parts of the Mackenzie Basin, where dry natural/ naturalistic grasslands have been converted to green exotic grasses.

The isolated (fragmented) areas set aside for conservation on the Grampians CA1, CA2, CA3, and CA4 will not sustain or enhance ecosystem functions and natural values.

The Sustained Management Covenant areas will permit cultivation and irrigation and will result in a further loss of biodiversity and natural values. Sustainability of the soil resource should not be the main objective.

Conclusion

The Society believes the only way to protect the area's special character and the integrity of the wider landscape, is for it to remain in Crown ownership. Pastoral lease rules do offer some protection of the Mackenzie Basin's landscape and biodiversity values.

The disconnect between the Tenure Review and RMA processes (local and regional authorities) is resulting in inadequate protection for the unique biodiversity and landscape values of the Mackenzie.

LINZ is charged with protecting Crown land on behalf of all New Zealanders and for future generations. The Society considers the current preliminary proposal is not in the public interest and not in the spirit of the CPLA.

Relief sought The Grampians to remain in Crown ownership.

Rosalie Snoyink

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03 3182632 rsnoyink@xtra.co.nz



WALKING ACCESS
ARA HĪKOI AOTEAROA

26 May 2015

Commissioner of Crown Lands
Land Information New Zealand
Crown Property and Investment
Private Bag 4721
CHRISTCHURCH 8140

**Preliminary Proposal for Tenure Review of The Grampians Pastoral Lease, Pt 022 -
Submission from the New Zealand Walking Access Commission**

Thank you for the opportunity to comment on the Preliminary Proposal.

The New Zealand Walking Access Commission (Commission) is the statutory body established in 2008 to lead and support public access negotiations.

Our statutory role is described below, in section 'A – Introduction', comments on existing and proposed access are provided in section 'B – Background', and our recommendations on this preliminary proposal are presented in section 'C – Recommendations'.

A. Introduction

Purpose, objective and functions of the NZ Walking Access Commission

The Walking Access Act 2008 (WA Act) (sections 3, 9 and 10) sets out the purpose, objective and functions of the NZ Walking Access Commission.

Central to its role is the Commission's leadership functions in negotiation and provision of free, certain, enduring and practical access to the outdoors for New Zealanders and visitors.

Statutory requirements

The Commission is the Crown agency with statutory responsibility¹ for leading and supporting the negotiation, establishment, maintenance, and improvement of:

- walking access (including walkways, which are one form of walking access) over public and private land, and
- types of access that may be associated with walking access, such as access with firearms, dogs, bicycles, and motor vehicles.

B. Background

The Commission's submission on the Preliminary Proposal for The Grampians is designed, as envisaged by the WA Act, to support the negotiation of free, certain, enduring and future-focused public access in this area of New Zealand.

¹ Section 3(b) Walking Access Act 2008

It reinforces the objectives of the Crown Pastoral Land Act 1998 (CPL Act), in particular section 24(c)(i), which is to make easier the securing of public access to and enjoyment of reviewable land. Our submission specifically addresses the public access and public enjoyment matters provided for in subsections (2) (c) and (d) of section 40 of the CPL Act (Protective mechanisms).

This submission can also assist in achieving the statement in the Land Information New Zealand (LINZ) Statement of Intent 2014-2018 in respect of Crown Property which refers (p.17) to an objective of "...ensuring that the best economic, environmental and recreational uses are being made of Crown-owned and Crown used land."

B1 Context

The Grampians pastoral lease is on the eastern edge of the Mackenzie Basin some 30 km from Tekapo. The largest part of the property covers the northern and eastern faces of the Grampian Range, and the property also covers the north eastern end of the Kirkliston Range, the north eastern faces of the Dalgety Range, and outwash flats of the Mackenzie and Snow Rivers draining to the west.

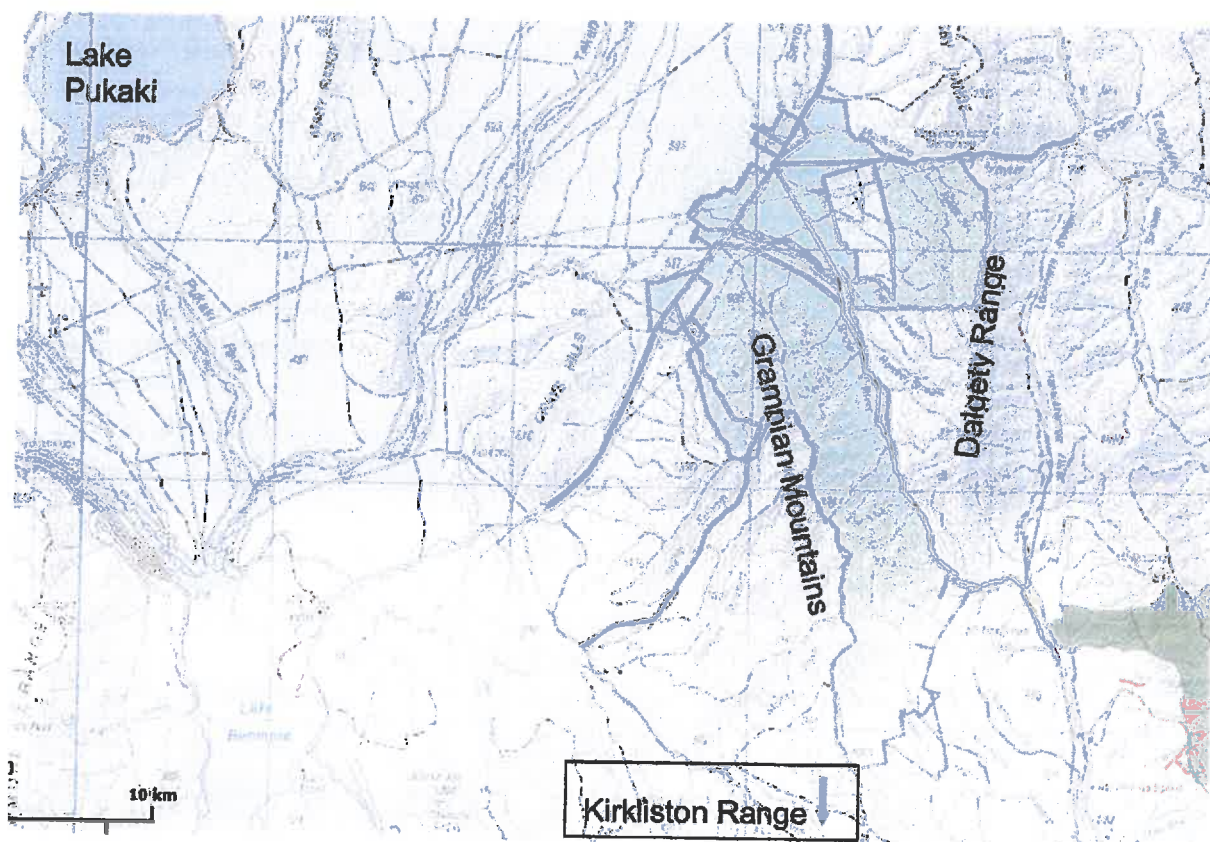


Figure 1: Glencoe context Source: www.wams.org.nz

The Grampian Mountains, Dalgety and nearby Kirkliston Ranges provide good opportunities for walking and mountain biking and viewing the surrounding areas. Tracks provide practical routes to the higher parts and offer interesting round trips. Parts of the area present good opportunities for four wheel driving trips.

B2 Existing public access

The Haldon Road, running from Dog Kennel Corner approximately south west to Lake Benmore intersects the north western end of the property. The Mackenzie Pass Road connects to Haldon

Road and intersects the northern end of the property, while the Hakataramea Road from the Hakataramea Valley follows much of the Snow River to connect to Haldon Road at the Mackenzie Road junction. These roads provide the main public access to and through the property. (See Figure 1 above) They are all legal roads, and if not formed on the legal line, generally the formations are in the vicinity of the legal lines. An exception to this occurs at the eastern boundary of the property where the formed Hakataramea Pass Road and the legal road line are on opposite sides of Dalgety Stream (see Figure 2 below).

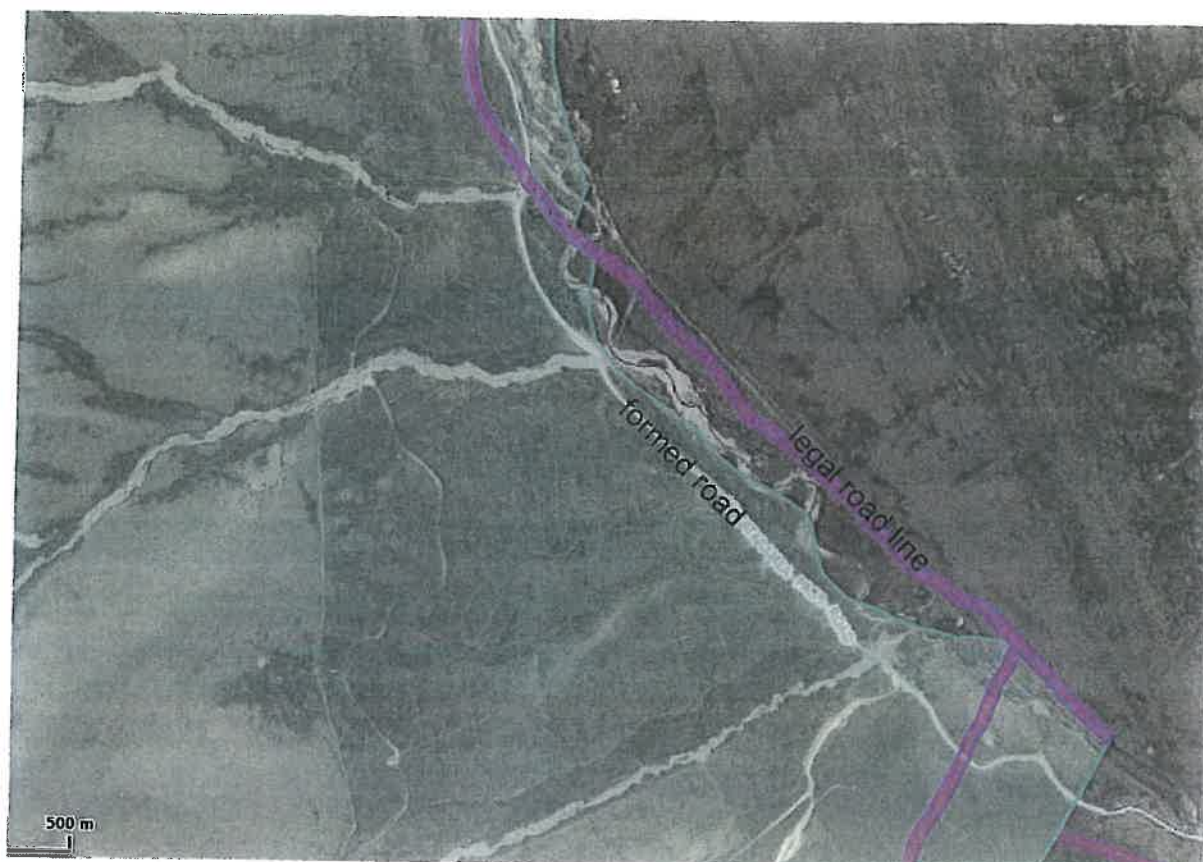


Figure 2: Hakataramea Pass Road – formed and legal lines (coloured purple) not coincident
 Source: www.wams.org.nz

A formed legal road off Haldon Road provides access to the Grampians homestead and outbuildings, and this legal road continues south east up a valley and over a spur into the Moffat Stream catchment, but the continuation is unformed (Figure 3 below).

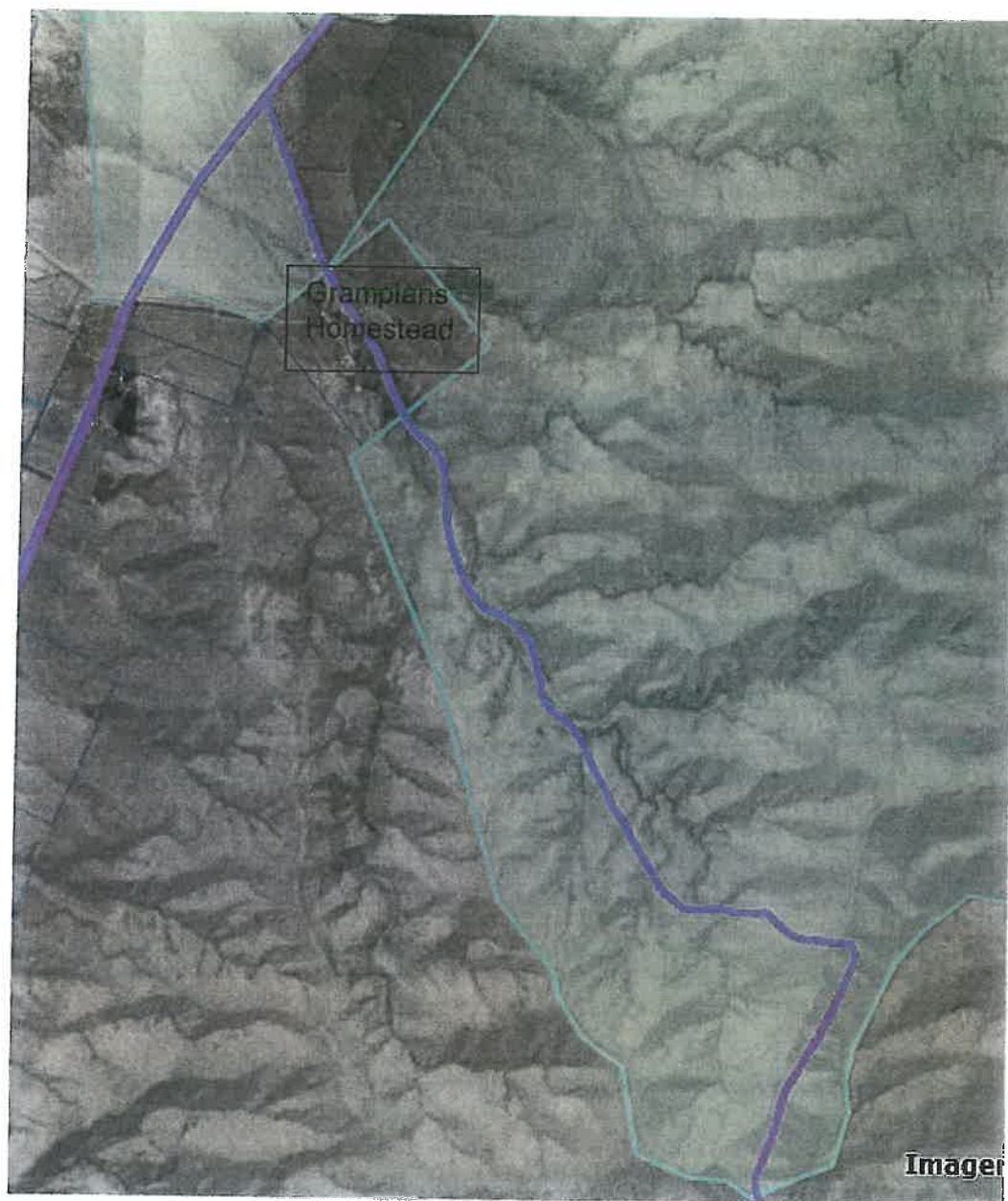


Figure 3: Legal roads (coloured purple) in vicinity of Grampians Homestead
Source: www.wams.org.nz

An unformed legal road intersects the property north-west off Haldon Road just south of the Mackenzie River, and provides legal access to the nearby Grays Hills pastoral lease (Figure 4 below).

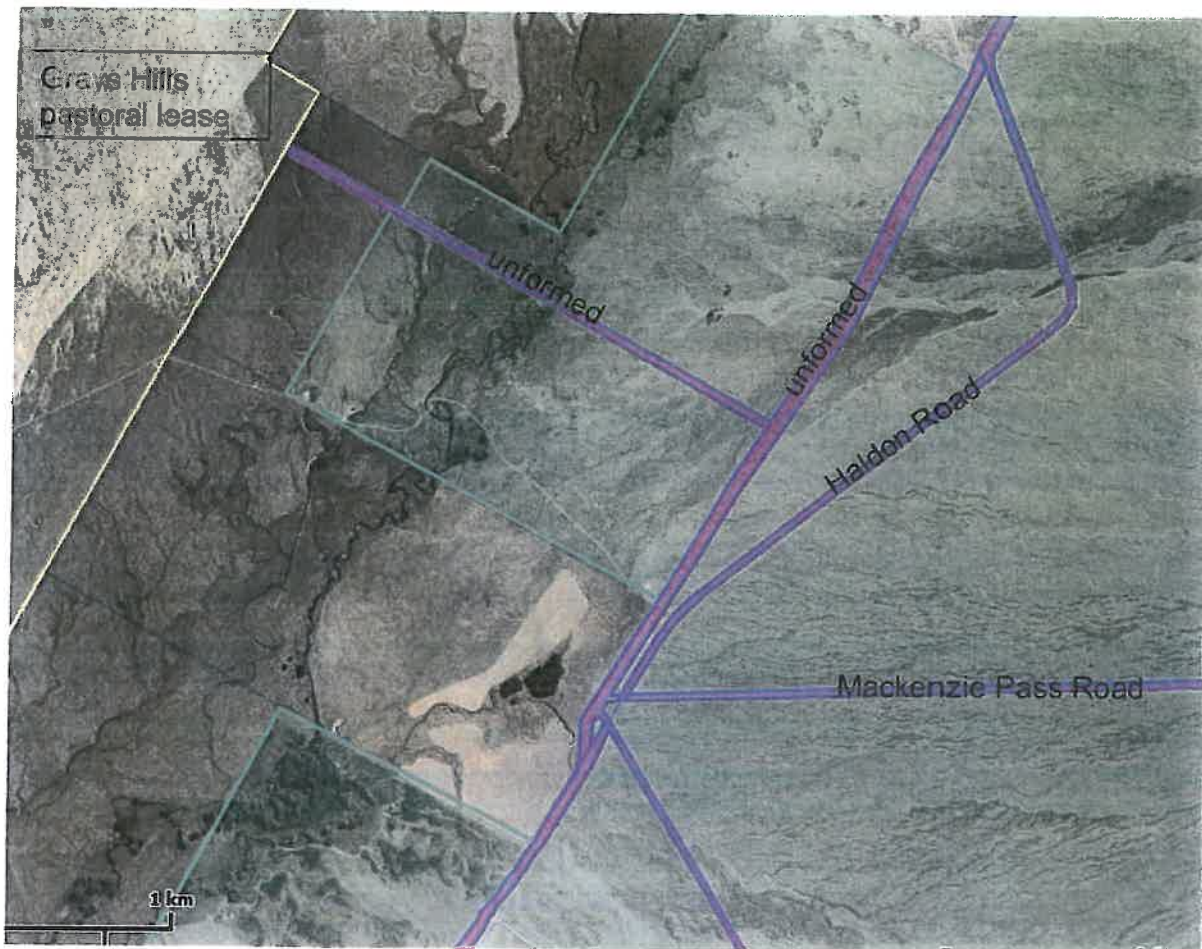


Figure 4: Legal roads (coloured purple) in vicinity of Mackenzie River
Source: www.wams.org.nz

Another unformed legal road intersects the property on the northern end of the Grampian Mountains and runs south of the Snow River between the Hakataramea Pass and Haldon Roads (Figure 5).



Figure 5: Legal roads (coloured purple) in vicinity of Snow River
Source: www.wams.org.nz

Unformed legal roads also run off the Hakataramea Pass Road near the property's eastern boundary. One "no exit" road intersects the property for some 1300 metres from the boundary, and another adjoins part of the south eastern boundary of the property and provides legal access to the adjoining RS41195 (Figure 6 below).

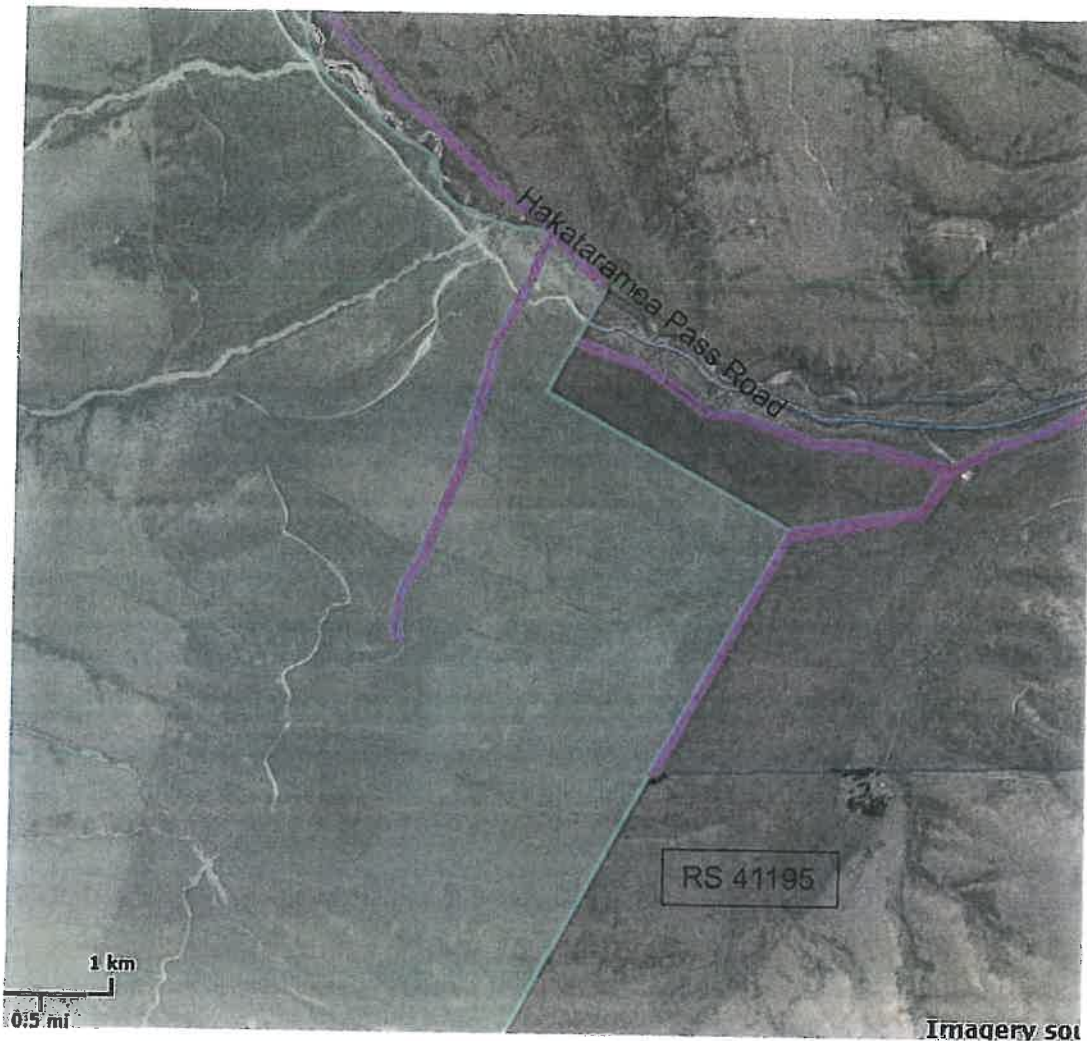


Figure 6: Unformed legal roads (coloured purple) off Hakataramea Pass Road
Source: www.wams.org.nz

Further south on the eastern boundary, a section of unformed legal road runs from the boundary, some 800m west into the property. There are no public access connections with this isolated section of road (Figure 7 below).

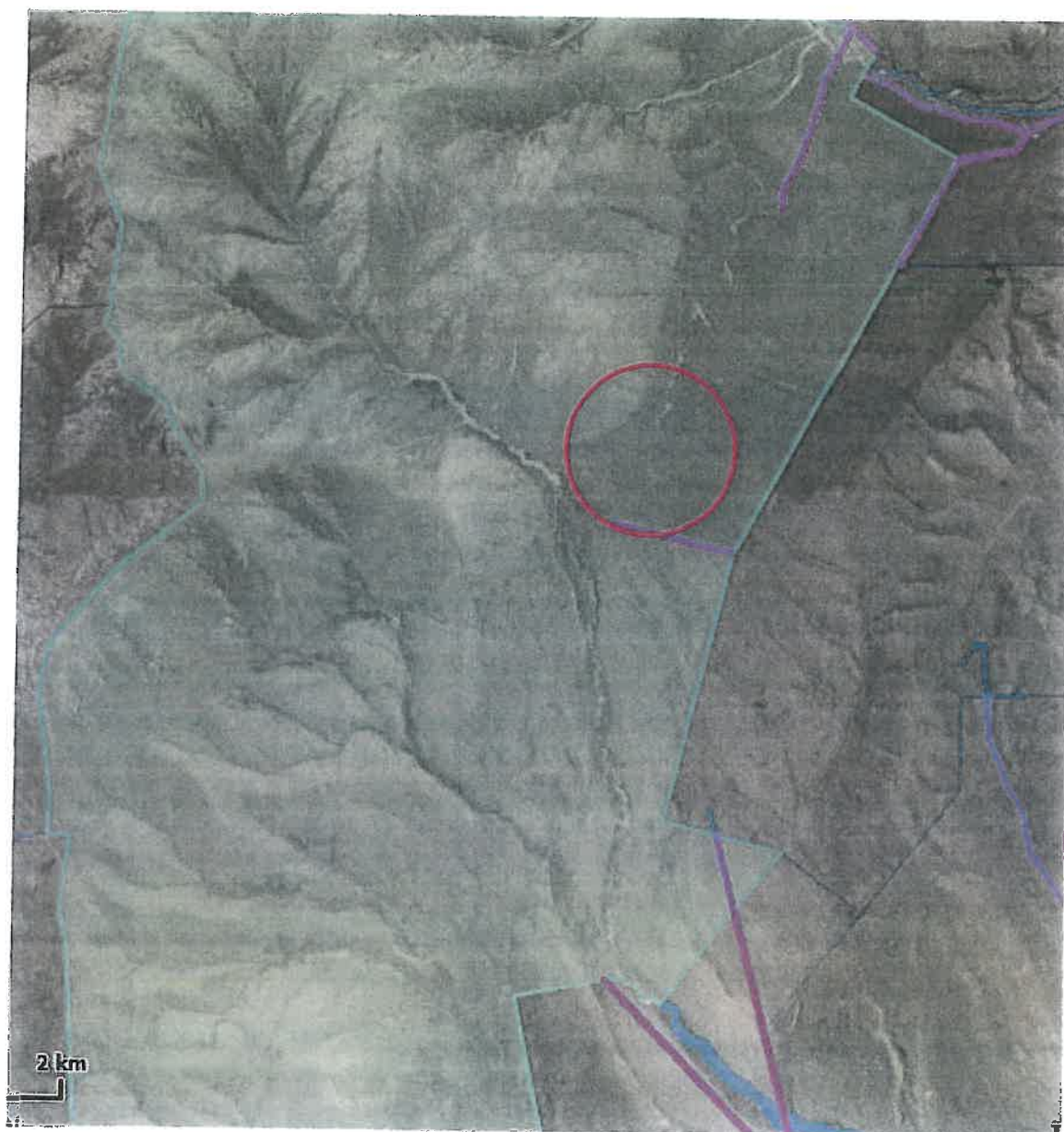


Figure 7: Isolated unformed legal road (coloured purple) off eastern boundary
Source: www.wams.org.nz

Three unformed legal roads reach the south eastern boundary of the property, and one intersects the property, in the vicinity of Grampian and Norton Streams (Figure 8 below).

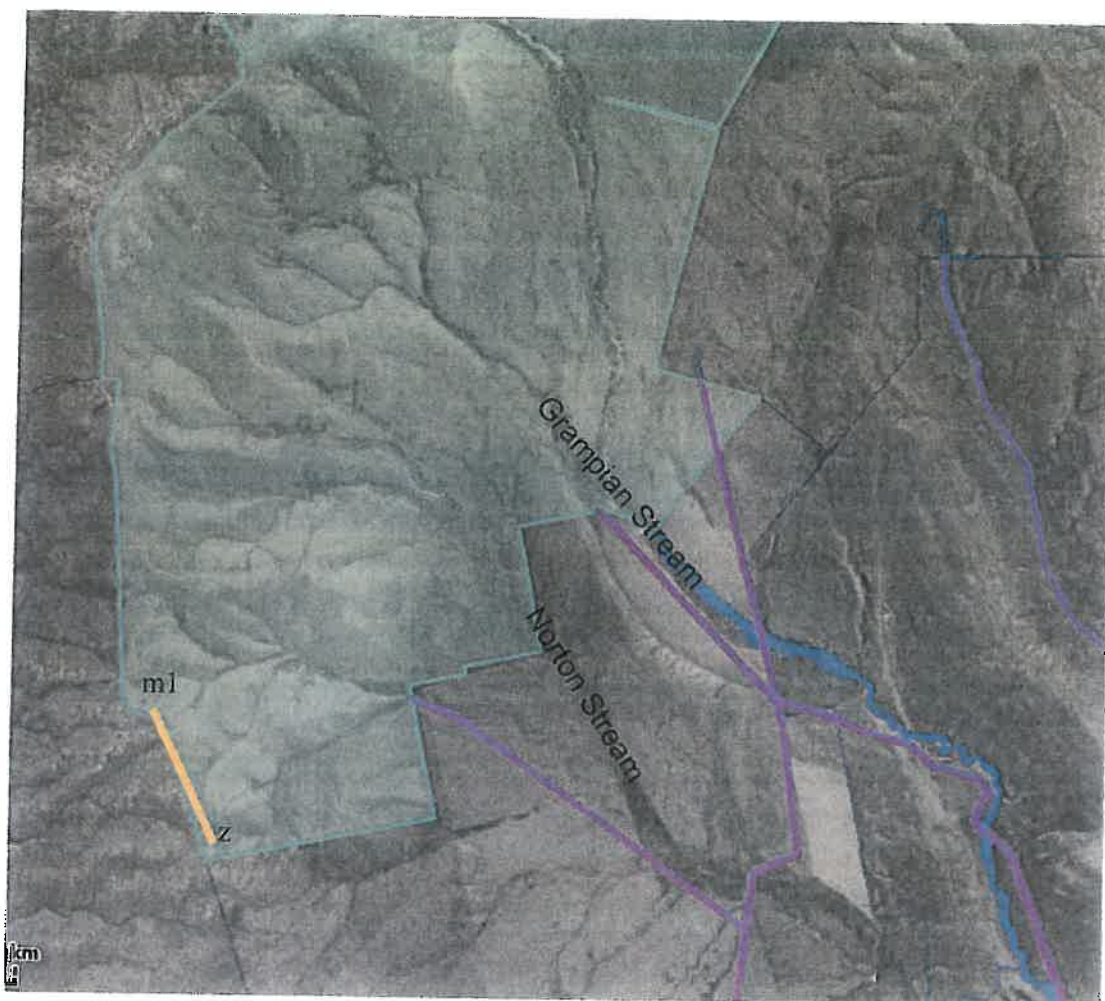


Figure 8: Unformed Legal Roads (coloured purple) to south east boundary.
Source: www.wams.org.nz

B3 Public access proposed in the Preliminary Proposal

The 'Summary of Preliminary Proposal' identifies that year round public non-motorised access will be provided to CA1 (via "a-b"), CA2 (via "w-x"), CA3 (via "f-g"), CA4 (via "p1-q1" and "r1-s1-v1" and "s1-w1"), CA5 (via "h-i" and "w-x" and "y-z") and CA6 (via "a1-b1-c1" and "h1-i1", as well as "j1-k1" and "k1-m1" and "k1-n1"). Year round public non-motorised access is also proposed on an eastern extension from the top of the Grampian Mountains to the boundary of the neighbouring pastoral lease Curraghmore (via "b1-e1" and "f1-g1").

Motorised vehicle access is also proposed to CA6 (via "a1-b1-c1" and "h1-i1"), and on the eastern extension from the top of the Grampian Mountains to the boundary of the neighbouring pastoral lease Curraghmore (via "b1-e1" and "f1-g1"). This motorised vehicle access is to be closed from 1 May to 15 December each year for safety management purposes, although off road motor vehicle access may be permitted during this period at the discretion of the landholder 'and such permission shall not be unreasonably withheld'.

B3 Marginal Strips (Part 4A Conservation Act 1987)

The "Waterways on "The Grampians" – Inspection Report" dated 28 April 2007 identifies that the major waterways all qualify for the creation of a marginal strip on disposition. This means that public recreational use will be possible alongside these waterways, including Mackenzie River, Snow River, and Grampian Stream.

C. Recommendations

Public access to proposed conservation areas

- C1. The Commission fully supports the proposed easement routes and associated car parks, and recommends the retention of all of the proposed public access to CA1, CA2, CA3, CA4, CA5 and CA6 in the Substantive Proposal.

It is important that the public can get to and enjoy the values being protected by restoration of the land to Crown control, and the proposed easements, supplemented by marginal strips in many cases, will enable this. The Commission notes and supports the access as being on foot, with horses or by mountain bike.

Public access to Kirkliston Range "j1-k1" and "k1-m1" and "k1-n1"

- C2 The Commission fully supports the proposed easement routes and recommends the retention of this public access in the Substantive Proposal.

These easements provide for public access to the Kirkliston Range which then allows for the possibility of access south along the range or east into the Mackenzie Basin. These easements critically allow for a significant tramp north along the Kirkliston Range and Grampian Mountains as well as a loop through CA6 back to the Hakataramea Road. The Commission notes and supports the access as being on foot, with horses or by mountain bike.

- C3 The Commission recommends that public access to CA6 in the vicinity of "X" is specifically provided for in the Substantive Proposal.

It is not clear from the Preliminary Proposal Plan if the proposed easement "j1-k1" physically links with CA6 in the vicinity of "X", but in the absence of a notation on the easement, it appears that it does not.

It is important that the public has a number of possible access points to CA6 and, therefore, alternative tramping routes and challenges, including loops of various lengths. The provision of specific public access into CA6 in the vicinity of "X" would enable a short loop onto Kirkliston Range then south to "n1" and "k1" and return via Grampian Stream, or an alternative loop onto the Range and then northwards.

- C4 The Commission recommends that public access is also provided from "m1" to southern boundary point shown "z" on Figure 9 below.

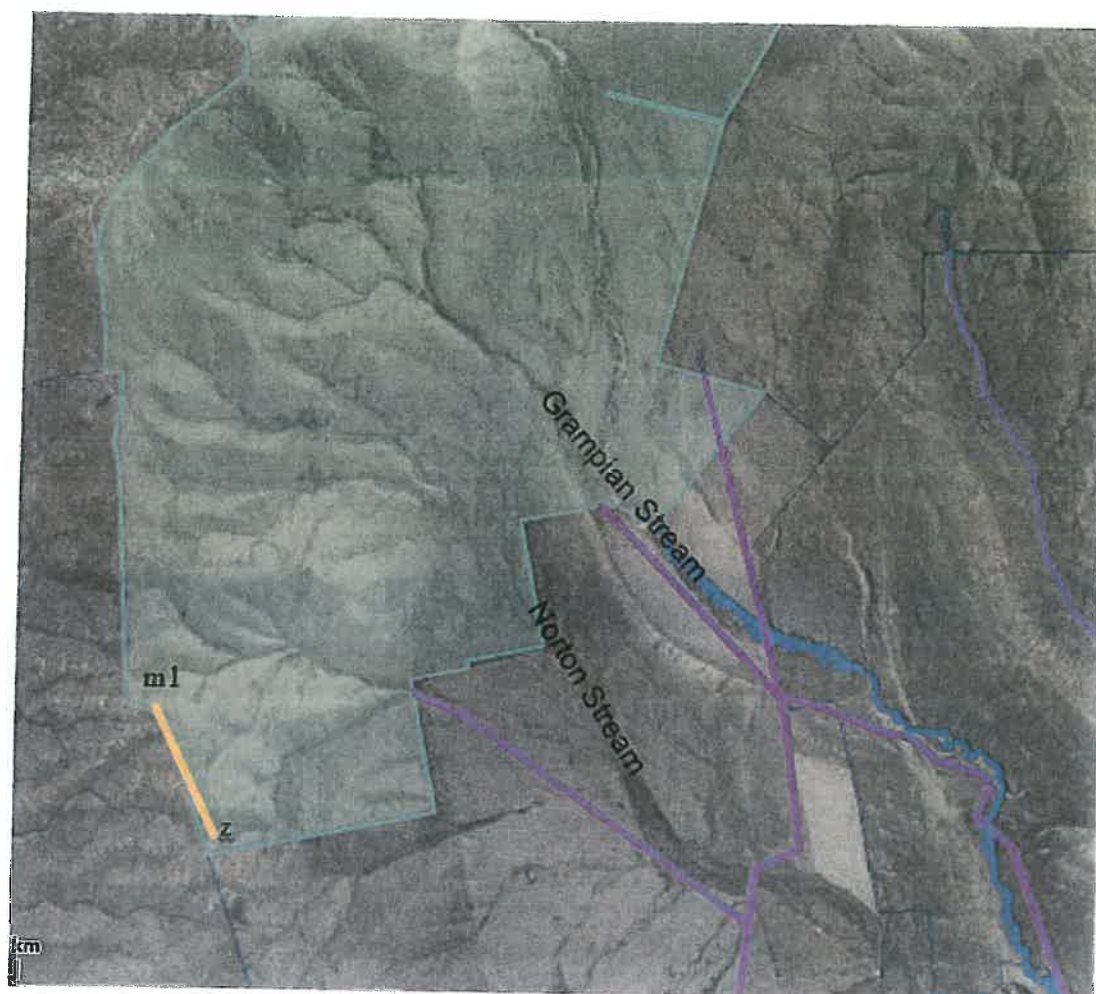


Figure 9: Recommended easement extension for public access ("m1-z")
 Source: www.wams.org.nz

Providing public access ("m1-z") along the existing track will help facilitate future practical public access along the Kirkliston Range should the opportunity arise in the future to negotiate public access through adjoining properties.

Motorised vehicle access easements "a1-b1-c1", "b1-e1", 'f1-g1' and "h1-i1"

C5 The Commission fully supports the proposed easement routes and recommends the retention of this public access in the Substantive Proposal.

The proposed vehicle access will provide an excellent opportunity for the public, in appropriate vehicles, to drive onto and over the Grampian Mountains. This will provide an opportunity to enjoy the area and the associated vistas for people who may be unable to walk or mountain bike the route.

While the Commission prefers to see unimpeded public access, given the nature of the route and the potential for severe climatic conditions, the control of vehicle access being held by the landholder from May to part way through December is considered appropriate.

Standard Easement Term 6 - Temporary Suspension

C6 The Commission seeks an amendment to Standard Easement term 6, to provide

clarity around potential reasons for closure, and to ensure that the access is certain and enduring.

The lack of criteria and control around public access easement closure creates uncertainty. As currently stated in clause 6 of the Grant of Easement in Gross, "The Grantee may, at any time in exercise of her/his powers, temporarily close all or part of the Easement Area for such period as she/he considers necessary."

The situations that might prompt the Grantee to temporarily close the easement to public access, the duration of closure and the requirement to publicise the closure, need to be summarised within the standard easement closure clauses. Otherwise, the public has no way of determining and assessing the reasonableness of a closure decision.

Conclusion

The Commission:

1. Supports the proposed easement routes and associated car parks, and recommends the retention of all of the proposed public access to CA1, CA2, CA3, CA4, CA5 and CA6 in the Substantive Proposal.
2. Supports the proposed easement routes and recommends the retention of this public access in the Substantive Proposal.
3. Recommends that public access to CA6 in the vicinity of "X" is specifically provided for in the Substantive Proposal.
4. Recommends that public access is provided from "m1" to the southern boundary, to provide for possible future public access south along the Kirkliston Range
5. Supports the proposed easement routes and recommends the retention of this public access in the Substantive Proposal.
6. Seeks an amendment to Standard Easement term 6, to clarify potential reasons for closure, and to ensure that the access is certain and enduring.

Thank you for the opportunity to make a submission on the Preliminary Proposal for tenure review of The Grampians pastoral lease.

Would you please advise when the Analysis of Public Submissions has been completed.

Yours sincerely



Mark Neeson
Chief executive