

## Crown Pastoral Land Tenure Review

Lease name : *The Wolds*

Lease number : PT 008

### 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.

*August*

*12*

125001

**Tony Sharpe**

---

**From:** Alpine Recreation [climb@alpinerecreation.com]  
**Sent:** Monday, 21 March 2011 5:25 p.m.  
**To:** Tony Sharpe  
**Cc:** info@linz.govt.nz  
**Subject:** Submission re Tenure Review Proposal for the Wolds Pastoral Lease  
**Attachments:** Logo.gif; image-1.jpg

**TO WHOM IT MAY CONCERN:**

As a tourism company based in Lake Tekapo we oppose the proposals for tenure review for the Wolds Pastoral Lease on the following grounds:

**1) Public land with conservation values and tourism potential should stay in crown ownership:**

The Wolds proposal represents large-scale privatisation of public land with only 757 hectares of the 7934 ha. lease proposed for conservation. To allow such large-scale transferral of crown land to freehold tenure should mean a market-value transferral of funds from the runholder to the government. Judging by previous tenure review negotiations this will no doubt not happen and hence LINZ (and DOC) will once again be failing to protect the public interest. If the Wolds proposal goes ahead it will definitely mean the Government is failing to achieve its high country objectives:

- (d) to "secure public access and enjoyment of high country land"
- (j) to "obtain a fair financial return to the Crown on its high country assets."

If runholders cannot afford to pay market values to gain freehold ownership of the land, then the land should remain in crown ownership and a partnership developed whereby farming and recreation can co-exist. (Look at how it works in Switzerland!) In the last 25 years a partnership has been developing that allows for both economic benefit and nature protection in the high country. These two land uses are not mutually exclusive – a balance can be achieved through partnership between the tourism and recreation industries, high country farmers and the rest of the community. Support for public access for recreation, tourism and education can be seen in the large numbers of people visiting and enjoying the new high country conservation parks. Local economies and communities are flourishing, where just a few years ago they were in serious decline. The Wolds in particular would lend itself well to the creation of mountain bike trails.

The spacious, open, undeveloped character of the Mackenzie Basin still exists because most of the basin is still largely in pastoral lease tenure - and therefore is under stricter control of the Crown Pastoral Lands Act than if these lands were in freehold ownership and subject to only weak district plan restrictions under the Resource Management Act. Such weak measures have failed to protect significant indigenous biodiversity and limit the impacts of intensified and changing land use which results from land passing into freehold ownership. The public has made it clear that they want assurance that significant high country habitats and wildlife are protected and managed in the public interest. The High Country Accord and other farmer representatives have suggested that more pastoral leases could be freeholded and their significant inherent values safeguarded through sustainable management plans and covenants. It is often assumed that the government will save money if these lands are under private control. However government costs may be the same or higher than if these lands remained in public ownership. Under the terms of some existing agreements on private land the government is liable for rates, pest control, wildfire suppression, fencing and monitoring of compliance with agreements. Covenants often require greater staff time and costs in undertaking conservation work on them. Covenants can be modified or extinguished at any time without public notification. There is little public accountability for the actions of a landowner or officials responsible for upholding the terms of an agreement.

The Crown should continue to manage significant conservation and recreation land. None of the mechanisms for private conservation management match the security, accountability and public remedies afforded by continued public ownership of high country lands with significant natural and recreational values.

**2) The Wolds proposal fails to fulfill obligations under the Crown Pastoral Lease Act to protect areas with significant inherent values:**

The area proposed for protection is a paltry 9.5% of the total Wolds lease and yet that the Wolds leasehold land contains large areas with significant inherent values. The proposal fails to protect extensive areas of conservation value including a large part of the Maryburn wetland, one of the Mackenzie Basin's largest and most important wetlands, significant tussocklands, shrublands and glacial landforms.

DOC recommended the following areas for conservation and yet this was ignored: the western faces of the Mary Range, much of the Mary Burn wetland and its catchment, and outwash terraces on the Tekapo River and to the north-east of the property. There is virtually no protection of outwash plain habitats between the Mary Range and SH8.

Key areas on The Wolds with significant inherent values which deserve protection:

1. All of Maryburn wetland, catchment and Mary Burn stream - DoC sought protection for 765 ha. area of wetland, associated spring fed streams, and a buffer of shrubby moraines and modified tussock grassland to the north and west. LINZ proposes to protect only 85 ha. All of the larger area, and the full length of Mary Burn stream south of the wetland because of its continuous mature riparian shrublands, should become conservation land. The Mary Burn wetland is the largest and best moraine-dammed wetland system in the Mackenzie Ecological Region. It is a relic swamp, one of the few remaining in the Basin. It has "high significance" as an aquatic habitat because of the presence of bignose galaxias (threatened species) and freshwater mussels and its diverse habitats. These include spring fed streams and pools, open ponds with muddy banks, ephemeral ponds, slow moving streams, and boggy sedgeland.

Nine threatened bird species have been recorded including black stilt, Australasian bittern, marsh crake, black billed gull, grey duck, banded dotterel, black billed gull, NZ falcon, and black fronted tern, and three threatened plant species including a coprosma and olearia.

2. Western slopes, Mary Range overlooking Lake Pukaki - The western slopes of the Mary Range are part of the largest and most intact sequence of lateral moraine glacial landforms and associated dryland habitats and plant communities remaining in the Mackenzie Basin. This area is critical to establishing a Mackenzie Dryland Park.

Protecting a landscape and ecotone sequence from the lake to the crest of the range would help ecological functioning and long term sustainability and provide recreational access to Mt Mary.

The area's rolling hummocky moraines are part of a geopreservation site with national significance for its scientific and education values. Other striking features include moraine "dumps", moraine ridge patterns and meltwater channels and ephemeral and kettlehole wetlands.

An extensive boulderfield and shrubland area is a refugia and "outstanding habitat" for invertebrates including diverse beetle fauna, and a threatened grasshopper. Two notable beetle species (a rare undescribed endemic ground beetle and a darkling beetle) have been recorded near the summit of Mt Mary. Southern Alps gecko occur.

Shrublands of matagouri, small leaved coprosmas, mountain wineberry, porcupine shrub, climbers and other species are in good condition and provides habitat for several threatened species including a dwarf broom, coral broom, a bididbid and a mat daisy.

The proposal should be amended to provide public access to Mt Mary (995m), one of the prominent landmarks in the Mackenzie Basin, close to SH 8 with panoramic views over Lake Pukaki and the Basin. More than 900,000 tourists pass through or stop in the Basin each year and the Te Araroa Trail uses the lake margins. Protection of this area would create a major recreation and tourism asset

3. Southeast face Mary Range (Landscape covenant) - All of the south east faces of the Mary Range are proposed for freeholding with no landscape covenant over 311 ha. as sought by DoC to restrict new buildings, tree planting, earthworks, or other soil disturbance. Such activities would compromise the landscape values of this area which is easily seen from State Highway 8 and a memorable part of the journey.

5. Tekapo River terraces - LINZ only proposes protection of 600 ha. (CA1) of the broad low terraces along the Tekapo River on the eastern side of the property. DoC sought protection of 888 ha. Despite past burning and grazing there has been no cultivation and the terrace communities are largely unmodified. This is relatively uncommon in the high country.

Protection of the larger area would preserve several distinct communities of sparse grassland and mat vegetation which support the largest known populations of the robust grasshopper, and a localised darkling beetle. The area is habitat for five threatened plants, among them a threatened broom and a convolvulus; four threatened lizard species (jewelled gecko, green skink, spotted skink, and long-toed skink); three threatened grasshoppers (robust grasshopper, *Sigaus minutus* and *S. minutus* "blue") and three bird species threatened with extinction (black billed gull, black fronted tern, and banded dotterel). It is an important breeding habitat for banded dotterel. Another three lizard species occur.

#### 6. Patersons Ponds

LINZ fails to protect Paterson's Ponds, a 66 ha. largely artificial wetland/waterfowl habitat between Tekapo Canal and the Tekapo River developed during the Waitaki power project. It is a mosaic of open water and swamp with relatively large areas of raupo, sedge, rushes. It provides habitat for Australasian bittern and marsh crake. Threatened species such as grey duck, black shag, black billed gull and black fronted tern also occur. It is popular for picnicking and an ideal spot for families with young children to play with boats in a safe environment, sheltered from strong winds.

7. Outwash plain east of the Mary Range and between it and State Highway 8. - The specialist landscape and botanical reports both identified part of the outwash plain as having significant values deserving protection. These include a distinctive line of hummocky mounds of glacial material studded with large erratic boulders parallel to the SH and visible from it. DoC did not seek

protection. The area is vulnerable to shelter belt planting, further land use intensification, unsympathetic location and design of buildings, and further wilding spread.

#### 8. Northeast Triangle – Unoccupied Crown land

LINZ should protect a 451 ha triangular shaped block of outwash terrace north of the Tekapo canal on unoccupied Crown land adjacent to the Wolds lease. It includes two ephemeral tarns, modified fescue tussock grassland, with scattered matagouri and stonefield. It has been fenced from rabbits and stock for 30 years, has not been oversown or topdressed and has good quality fescue tussock grassland, now rare in the Mackenzie Basin. The area contains the first (and in 2004 the only) site where moa remains have been identified in the Mackenzie Basin. It supports unusually diverse insect fauna with a high number of individuals, including prime habitat for the nationally endangered robust grasshopper.

#### 3) Alpine Recreation supports the Forest and Bird Society's Proposal for a Mackenzie Dryland Park.

Tourism, farmers, nature lovers and recreational users can work in close partnership towards a shared vision of benefit to all through the creation of high country conservation parks, which could still allow limited grazing. This can be achieved through careful implementation of tenure review, which sees the continued protection of land of significant conservation value in public ownership and management, while creating conservation, recreation and tourism opportunities in a comprehensive network of high country parks, alongside freehold ownership of productive land in identified areas, which do not threaten overall biodiversity and sustainability.

#### Conclusions:

- 1) The areas proposed for conservation should be increased considerably to include at least the areas listed above.
- 2) Public access opportunities should be increased, especially Mt. Mary, as outlined in 2. above.
- 3) Serious consideration should be given to the creation of a Drylands Park, as proposed by the Royal Forest & Bird Society.
- 4) The area proposed for freehold tenure should be reduced considerably and should focus just on land that will tolerate intensification without threatening the biodiversity of adjacent land proposed for conservation.
- 5) A market value price should be paid for land free-held. If the Crown retains ownership of a significant portion of the Wolds, then this will be affordable for the farmer.
- 6) The Crown needs to seriously examine any deals for compensation to the farmer for land released from grazing leases. In the Richmond Station deal the Crown paid around \$320,000 for land handed over to DOC and yet much of this land continues to be grazed!! Why was the farmer compensated if care isn't taken to ensure stock don't stray onto conservation land?!!

Anne Braun-Elwert  
Director



Alpine Recreation Canterbury Ltd  
Founded in 1981 by  
Gottlieb (IFMGA) and Anne Braun-Elwert  
30 Murray Place  
P.O.Box 75  
Lake Tekapo 7945  
New Zealand

Ph: +64-3-680 6736  
Fx: +64-3-680 6765

[www.alpinerecreation.com](http://www.alpinerecreation.com)

[Find us on Facebook](#)

Trek Climb Ski with Professionals



125002

**Tony Sharpe**

---

**From:** john lee [leejl@xtra.co.nz]  
**Sent:** Wednesday, 9 February 2011 10:59 a.m.  
**To:** Tony Sharpe  
**Subject:** The Wolds Preliminary Proposal  
  
**Importance:** High

59 c Selwyn Street. Pohara. TAKAKA 7183. Golden Bay.  
New Zealand.  
Ph - 0064 3 525 8110 Email; [leejl@xtra.co.nz](mailto:leejl@xtra.co.nz)

9 February 2011

Darroch Ltd,  
PO Box 143  
CHRISTCHURCH  
Email; [tony.sharpe@darroch.co.nz](mailto:tony.sharpe@darroch.co.nz)

Dear Mr. Sharpe

The Wolds Preliminary Proposal

I submit that the preliminary proposal be withdrawn.

I ask this as it fails to protect the extensive outwash plains, the Maryburn wetland catchment, the Tekapo River terraces and slopes of Mary Range, Paterson Ponds and the outwash terraces on the unoccupied Crown land; identified by expert botanists, entomologists, ecologists and Department of Conservation staff, as having outstanding inherent values that warrant protection as public conservation land under the objects of the Crown Pastoral Lands Act.

Should you so wish, I am able to provide details of concerns about specific aspects of the proposed preliminary proposal.

I await your comments.

Yours sincerely

John and Liz Lee

125 003

## **Tony Sharpe**

---

**From:** The Murrays [maryburn@farmside.co.nz]  
**Sent:** Wednesday, 23 March 2011 9:32 p.m.  
**To:** Tony Sharpe  
**Subject:** The Wolds Tenure Review

Attention  
Mr T Sharpe

Submission for The Wolds Tenure Review

We support The Wolds proposal for the tenure review.  
The Wolds must be left with a viable farming unit for there future generations to be able to farm.

We fully support this Tenure Review Proposal.

Martin and Penny Murray  
Maryburn Staion  
Private Bag  
Fairlie.

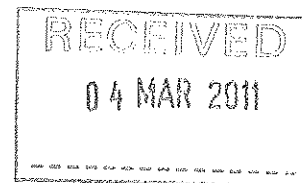
125004



Department of Botany

University of Otago  
Te Whare Wananga o OtagoDivision of Sciences  
PO Box 56, Dunedin  
NEW ZEALANDTel: National 03 479 7573 International 64 3 479 7573  
Fax: National 03 479 7583 International 64 3 479 7583  
Email: [amark@otago.ac.nz](mailto:amark@otago.ac.nz)

March 1, 2011.

Mr Tony Sharp,  
Project manager, Tenure review, Darroch Ltd.,  
PO Box 142,  
CHRISTCHURCH.**TENURE REVIEWS: MARYBURN and THE WOLDS PASTORAL LEASES.**

Dear Sir,

Thank you for sending me the Preliminary Proposals for tenure review of these two adjoining properties, Maryburn and The Wolds in the Mackenzie Basin, on the eastern shore of Lake Pukaki. I am responding to them collectively since my **strong recommendaton** is the same for both properties. This is that both properties be withdrawn from tenure review by the Government, to enable the tenure reviews to be informed by the outcomes of the Mackenzie Collaborative Forum. On the basis of Given the imminent establishment of the forum there is no case for proceeding with tenure review of these two properties, since both would be central to the deliberations of such a group. Indeed they lie within a proposed Drylands Conservation Park. Such a formal protected area would contribute to addressing the serious deficiency of low-mid altitude areas of indigenous tussock grasslands and associated ecosystems in New Zealand's protected areas network, which has been the concern of many official bodies, government departments, environmental NGOs, and also the Temperate Grasslands Conservation Initiative (of which I am Deputy Project Director), of the IUCN.

I also reject any consideration of the planting of exotic trees for commercial purposes or for the restoration of degraded soils, as has been discussed in reports by SCION, commissioned by LINZ. The impacts of such plantings would be unacceptable on the important and spectacular landscape values of these and any adjoining properties, and other methods of ecological restoration should be considered.

In making this submission I will focus on the botanical significant inherent values.

Having read both preliminary proposals I am concerned and disappointed with them, but particularly of The Wolds, in relation to the very limited area which has been recommended for formal protection.

**The Wolds**

In the case of The Wolds, less than 10% (757 ha of 7934 ha, or 9.5%) of the property has been proposed for some form of protection. It seems incomprehensible that a mere 85 ha of The Wolds Wetland has been proposed as a Scientific Reserve, given that this is acknowledged as "the largest and best moraine-dammed wetland in the Mackenzie Ecological District." The extensive wetland extension to the southwest (shown on the accompanying map), as well as at least some of the catchment nourishing this wetland complex, should be included to ensure its long-term viability. Although this wetland has been modified it retains it's overall significant wetland values. Also, the configuration of the proposed CA2 Conservation Area is also quite unsatisfactory, with a proposed farm management easememnt dividing this 70 ha area, so as to provide access for farm management purposes, to a relatively very small area to the west, on the western slope of the Mary Range. This western area should be added to Conservation Area CA2, which would obviate the need for this corridor easement.



Further, the 5 ha of proposed Conservation Covenant (CC1), to protect an isolated boulder field on an undulating terrace, with acknowledged important landscape as well as "flora and fauna values associated with the boulder outcrops." I am very concerned that only a tiny isolated area is proposed for a covenant, with no provision for a fence. I am also very concerned that the proposed easement ("c-d") to this area is to be available only for the Minister of Conservation management access". Access to this area should also be available to the interested general public; walking access could presumably be by a considerably shorter route near the northern boundary of the property. The entire 1,367ha of hummocky moraine between Lake Pukaki and the Mary range were originally recommended by DOC for Conservation Area status. This area contains a sequence of significant ecosystems including, remnant dry shrublands, kettleholes and ephemeral tarns. These are important significant inherent values that warrant protective status. The most appropriate protective status that would enable good public access, secure protection, and the ability for fine scale management should that be needed and assurance that wilding trees will be controlled is for the land to be returned to full crown ownership and control.

I am concerned that the proposal fails to protect the important areas that have been identified as containing significant inherent values. These include the Tekapo River Terraces; where the vegetation remains relatively intact; the shrubland margins of the Maryburn Stream; the Northeast Triangle of Unoccupied Crown Land with its ephemeral wetlands and fescue tussock grassland.

### Maryburn

In the case of the Maryburn property, the area recommended for formal transfer to the Crown for conservation management, 3430 ha, is a reasonable proportion (41%) of the total area (8377 ha). Moreover, the proposed single 3430 ha Conservation Area, CA1, contains an ecologically very important series of terraces along the Tekapo River, varying in elevation from 580 m at the highest point in the west, to 540 m alongside the river. Whilst supporting and endorsing protection of this area, it requires an extension to include the short tussock grasslands on threatened land environments between SH8 and the Tekapo River. An extension to the proposed CA1, to include the southern part of the Maryburn Stream and associated shrublands, is recommended. This area contains wetlands with a high degree of naturalness and characteristic wetland species, as well as scattered shrublands which contain the threatened shrub *Coprosma intertexta*. The landscape, vegetation and faunal values of this glacial outwash plain are very important and also justify formal transfer to the Crown, to be managed by the Department of Conservation for their intrinsic values. The proposed two easements ("a-b" and "c-d"), to provide farm management access across the ~1 km wide western extension of CA1, appear to be necessary.

Also, given the obviously highly degraded condition of the 470 ha proposed to be subject to a Sustainable Management Covenant (SMC), the proposed comprehensive set of conditions contained in Appendix 2, Second Schedule, appear to be adequate, except for two significant factors. Firstly it appears to provide for irrigation as sustainable management. Irrigation will destroy what remains of the dryland vegetation and landscape. The proposed monitoring can be improved. I recommend (based on my own experience) that, rather than the six "cover classes" proposed for recording species present in the 50 x 50 cm quadrats, the actual percentage cover be recorded (estimated) for each species since cover classes can be applied later, if needed, but actual values would be more informative and relevant for monitoring purposes.

I trust you will give these comments and recommendations serious consideration in this important exercise.

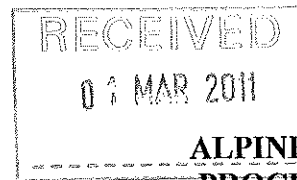
Yours sincerely,



Alan F. Mark FRSNZ, Emeritus Professor.

125005

e-mail;  
[t.chinn@xtra.co.nz](mailto:t.chinn@xtra.co.nz)  
Ph (03) 443 4333



**ALPINE and POLAR  
PROCESSES  
CONSULTANCY**

Dr. T. J. Chinn  
Rapid 20, Muir Rd.  
Lake Hawea  
RD 2 Wanaka  
Otago 9382  
New Zealand  
1 March. 2011

## **SUBMISSION ON THE WOLDS PASTORAL LEASE PROPOSAL**

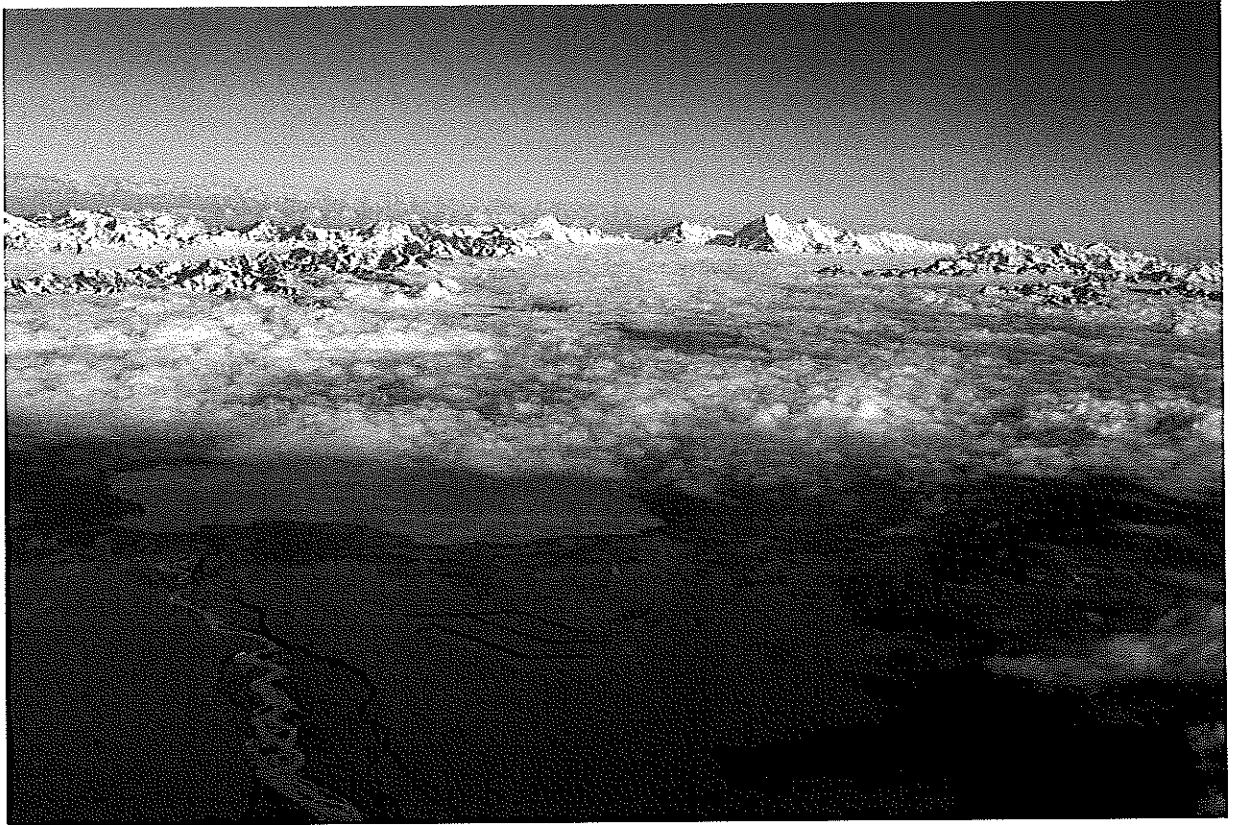
I object to any process of freeholding this area for the reasons given below. Freeholding this area before the outcome of the collaborative process would foreclose future options to prevent the destruction one of the world's most scientifically complete and spectacular landscapes.

### **Landscapes inherited from the Ice Age**

The Lake Pukaki – Tekapo area contains world unique glacial landscapes that comprise some of the world's most perfect and complete moraine sequences of significant values, inherited from the last Pleistocene glaciation that ended some 13.5 thousand years ago. These features are of such an unusually high quality and scientific value that recently they were the centre of an international team on a massive study of the "Central Southern Alps Glacial Geology Project" that is comparing the past climates of the Southern Hemisphere with those of the Northern Hemisphere record. See the map of Figure 1, below.

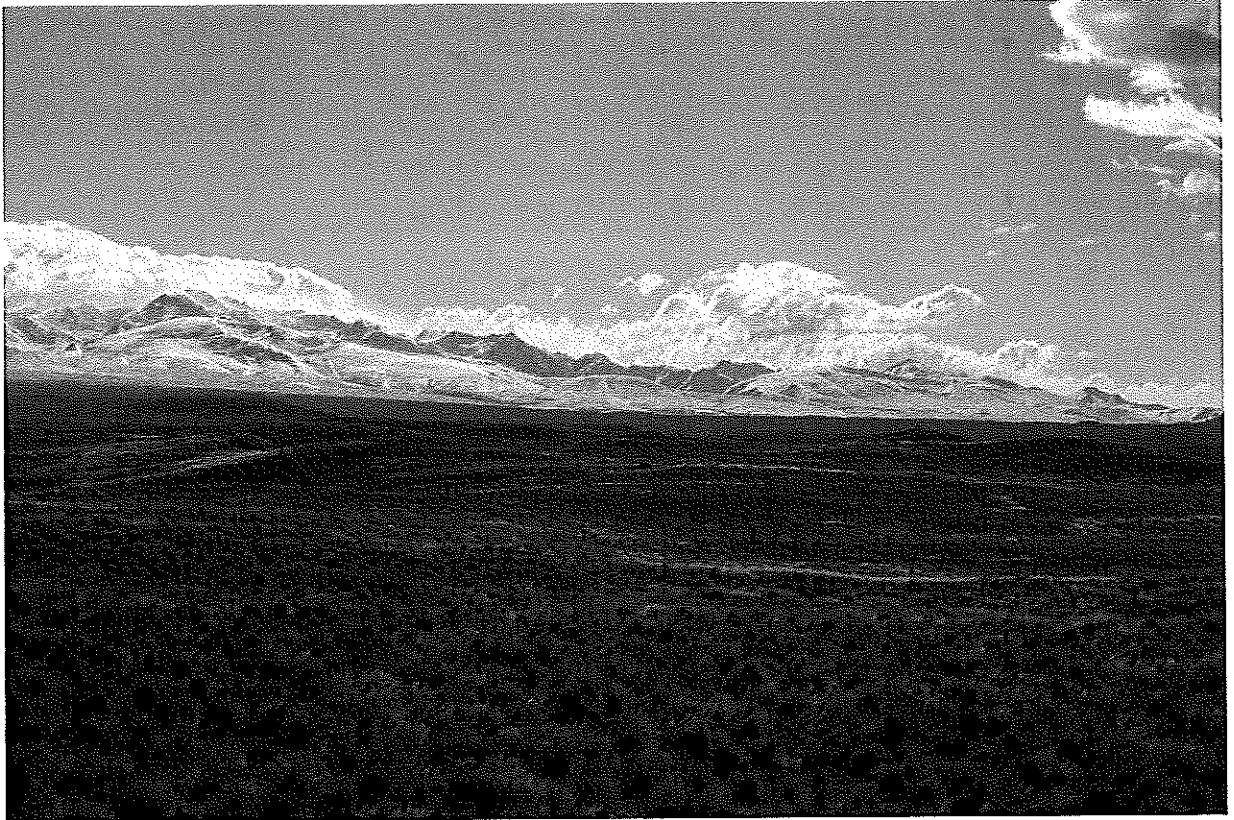


**Figure 1.** Map of the moraines and outwash surfaces of the lower Pukaki – Tekapo area. This map is available from Institute of Geological and Nuclear Sciences Ltd at <http://maps.gns.cri.nz/website/csigg/>. The moraines mapped in red range in age from 16,000 years down along the lake shore to 30,000 years for the uppermost of these younger glacial episodes. These glacial periods followed the much older moraines and features mapped in green were constructed 60,000 to 70, 000 years ago.



**Figure 2.** Aerial photograph of the end of the glacially excavated Lake Pukaki with cloud approximately duplicating the area of land covered by ice during the Pleistocene glaciations. The Wolds area extends to the right from the Lake beneath the cloud edge.

It has taken the glaciations of the entire Ice-Age, over some 2.5 million years in duration, to sculpture and mould the landscapes and features of the MacKenzie basin. In just a few generations of occupation, a mere instant in geological time, we have already destroyed the ecological character of the entire area by the introduction of "aliens" from rabbits and stoats to pine trees. The invasion of these pests is inexorably extinguishing the native flora and fauna at an accelerating rate. Privatising the land with its inevitable commercial exploitation for immediate profits will accelerate this destruction of the regions greatest value, its "landscapes". The headlong destruction of natural landscapes means that surviving pristine areas are perpetually increasing in value with the world population explosion. There is nothing more certain than that there is going to be at least another 2.5 million years, with their increasing numbers of tourists looking for the last of the disappearing pristine landscapes of the earth. To proceed with this proposal will surely accelerate the processes that contribute to the destruction one of the last few of the earth's remaining pristine and unique landscapes.



**Figure 3.** The glacial landscape of thirty thousand year-old moraines rolling northward from the “Wolds” towards the glacial cirques on the foothills of the Gammack Range, showing its significant inherited glacial and vegetational values.

To preserve this unique region, I ask that the preliminary proposals for the Wolds pastoral leases be withdrawn and all tenure reviews in the MacKenzie Country not proceed to public advertising until completion of the collaborative process. In particular:-

I recommend that the hummocky, drumlin-moraines (Figure 4) on the west side of Mary Range be a conservation area returned to full Crown ownership and control for its significant inherent values. This includes the glaciated slopes of Mary Range with the moraines wrapped around its northern end, and the associated kettle hollows and wetlands.

Funding is needed to support DOC in controlling the wilding pines that have been allowed to proliferate here (Figure 4).





**Figure 4.** Hummocky drumlin-shaped moraines west of the Mary Range in the early stages of wilding pine invasion.

Similarly, the older (60,000 years) eastern slopes of Mt Mary that face the main highway should be protected by a landscape covenant, CA2.

I agree that the Maryburn wetland and Maryburn Stream should be a scientific reserve, being an unusually old depression (>30,000 years) infilled between the two older glaciations.

The conservation area should be extended to include the Tekapo River terraces which have been constructed independently at distinctive levels by each glacial episode. These terrace surfaces therefore contain significant inherent values that record the ages and levels of each of the Pleistocene glaciations.

The outwash plains east of Mary Range comprise a very old and unique set of terraces containing both the old (60,000 year) and younger (30,000 year) outwash gravels which are of outstanding scenic and landscape values. This sequence of glacial outwash features should be protected as public conservation land because of its significant inherited values. In addition, this and other similar areas at the upper reaches of outwash plains are in the critical zone between impervious moraines and the alluvial aquifers

making them prime areas of groundwater replenishment. Thus it is critical that the land use does not create toxic waste contamination.

### **The Future**

These requests are made for the preservation of the significant inherited values of the MacKenzie country on the certainty that there is going to be a future, a future long enough to make the present occupation of the Mackenzie Basin appear as an almost instantaneous flash of destruction of a natural landscape gem. In the future, population explosion and unconstrained "development" worldwide, dwindling natural landscapes will become a scarce resource eagerly sought by tourists. The MacKenzie country left in its natural state will attract a greater income for the next many millennia than an immediate profit from freehold land use that is likely to destroy the present special inherited values in one generation or less.

Dr. Trevor Chinn

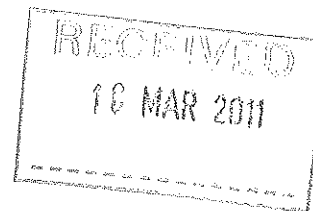
**Simons Pass Station Limited**

C/- P.O. Box 5546  
DUNEDIN 9058

123006

28 February 2011

Mr Tony Sharpe  
Project Manager Tenure Review  
Darroch Limited  
PO Box 142  
CHRISTCHURCH 8140



**BY EMAIL**

Dear Sir

**THE WOLDS PASTORAL LEASE**

I am writing in support of the tenure review proposal for the above as a neighbour.

The family involved in farming this property has demonstrated care for the land, waterways, ecology and livestock and I am sure, after the Crown has retained those areas of land it considers significant, the balance of the area will be farmed to a very high standard.

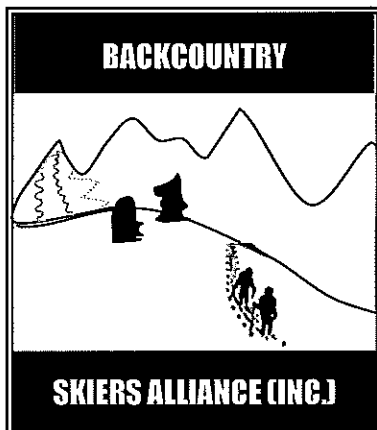
The tenure review process is well established and I am confident the parties have negotiated in good faith to achieve the position outlined in the proposal which will preserve all significant values on the farm and allow productive farming to continue.

M G Valentine

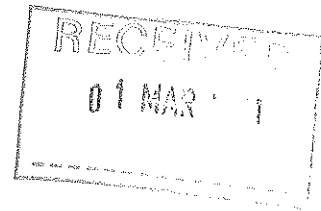
c.c. John Murray  
The Wolds



125009



**Backcountry Skiers Alliance**  
**PO Box 168**  
**Alexandra**



22<sup>nd</sup> February 2011

Darroch Ltd  
 Box 142  
 Christchurch 8140  
 (tony.sharpe@darroch.co.nz)

### **Submission on The Wolds preliminary proposal**

Thank you for the opportunity to submit on the proposed tenure review for The Wolds.

Despite comments within the proposal document (on page 3 Darroch submission info.) this submission must be read along-side our (similar) submission for Maryburn. It is pointless to consider the future (and greater) plans for an important feature like the Mary Range without considering possibilities that will arise when adjacent properties are also proposed for tenure review (and at the same time). It is obvious from studying both TR documents that in fact this was done when drawing up the proposals (e.g. references to other property, plus the alignment of CA boundaries). Thus it is only right submitters have the same benefit.

### **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, 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.

### **Conservation Areas**

We support the creation of CA1 and CA2. These provide important habitat protection for a diverse range of native flora and fauna that were once more abundant in the Mackenzie basin.

We support the creation of the Scientific Reserve to enable protection of the small wetland providing an important habitat for birdlife, native fish and other fauna.

### **Recreation opportunities**

The lack of any planning for recreational opportunities on the Mary Range is the major omission in the proposal. The Mary Range, at nearly 1000m altitude, is the dominating landscape feature of the Twizel-Tekapo journey.

The view from the range is outstanding in all directions, especially of course up Lake Pukaki towards the Main Divide and Mt Cook.

Out of all the easily accessible hills in the Mackenzie basin, the Mary Range simply cries out for the provision of a basic multi-use track or poled-route, suitable for walking and mountain bike use. The track should be planned in coordination with the proposed tenure review of adjacent lands (e.g the current Maryburn TR).

### **A Mary Range Track proposal**

There are several possibilities for such a proposed track, with the final route being determined after discussion with adjacent interested parties e.g. Transit NZ, the telecommunications users on Mt Mary summit, and any current or future proposed tenure reviews on adjacent land.

An obvious route would incorporate the existing track that reaches the summit from the northern (canal road) end. The actual start could even be made from Hayman Road using existing farm tracks that climb up via point 624m (thus avoiding the canal road completely).

The infrastructure on the summit itself is probably best avoided by leaving the track and traversing the easier (and more scenic) western flank at about the 950m contour. From a viewpoint here the route would continue south along the crest all the way to the SH8 at Simons Pass (if access permissions can be negotiated). Alternatively, or in addition to, the route could remain on Maryburn and descend westwards to join the Hayman Road again at the edge of Lake Pukaki.

The benefit of having a trail head at Simons Pass would be a much more interesting walking route (i.e. with increasingly spectacular views during the climb, and more off-track travel). Even a short walk from the pass to point 739m would be an easily achieved and rewarding outing for young families.

For mountain bikers the climb up the existing track is straightforward, and the descent southwards will make an exhilarating ride. Bikers are most likely to favour a complete traverse and would loop the ride back to the starting point on Hayman Road. To avoid the 8 km of SH8 it may be possible to provide additional access along what appears to be a stretch of disused highway leading to near Dover Pass, and/or along existing farm tracks to the southern end of Hayman Road. The complete ride would be around 30 km in length and take about 2 to 4 hours depending on fitness level and the final route.

Riders (and walkers) have the options of doing a portion of the complete trip. The section incorporating existing tracks would be classed as an intermediate ride. The descent route on untracked terrain would be classified as intermediate to advanced ride depending on exact route.

Apart from marking/signage and styles/gates we would not be expecting any significant track formation work on the southern descent route.

There may be other possibilities for an alternative track on the property. BSA is more than happy to assist in researching the best route for the track.

The creation of the track in this area will be a worthwhile asset to the immediate community and the new track will prove popular with both visitors and locals.

**Summary**

BSA is of the opinion that unless there is a significant gain in public recreation opportunity, incorporating a track similar to our suggestion, we would recommend that the proposed tenure review be deferred. The current proposal has insufficient gains for the public good.

Yours Sincerely

John Robinson  
Secretary, BSA

125008

**Tony Sharpe**

---

**From:** Lesley Read [lesley@read.org.nz]  
**Sent:** Tuesday, 1 March 2011 10:40 p.m.  
**To:** Tony Sharpe  
**Subject:** The Mackenzie country: The Wolds and Maryburn  
**Attachments:** Mackenzie.doc

To the Commissioner of Crown Lands, Christchurch.  
I am attaching a submission regarding the Mackenzie Country and the leaseholds of The Wolds and Maryburn.  
Lesley Read,  
Cloverlea, 102 No. 1 Line,  
RD 5, Palmerston North, 4475.

**A submission regarding the proposal for The Wolds and Maryburn pastoral leases.**

I am writing out of concern for the preservation of the immense visual value of the Mackenzie landscape for New Zealanders, and others, for the preservation of its land as a harbour for flora and fauna natural to its environment, some ephemeral, rare and unique to its environment, and for its extraordinary topology.

I refer to these features of the Mackenzie as of significant inherent value under the Crown Pastoral Land Act 1998 (CPLA 1998) part 2 (b) (i) and (ii) and seek assurance from government that protective mechanisms are put in place for their conservation. I seek assurance that actions are seen to be taken to achieve this, and with it the restoration of the land of The Wolds and Maryburn to full Crown ownership and control, until holistic interests of the greater Mackenzie are investigated.

Under CPLA 1998 2 (a) (i) I submit that these reviewable leasehold lands of The Wolds and Maryburn require management that can be guaranteed to the people of Aotearoa New Zealand as ecologically sustainable.

Of special and particular note for informed, dedicated and carefully planned management of their environment are the rare and endemic plants, the species of native fish, the insects and the threatened birds of the Mackenzie. Relevant to this management is the conservation of the magnificent braided rivers upon which the life of many is dependent. Especially threatening for the survival of much of the flora and fauna is the establishment of watering and fertilizing innovations for industrial scale farming, grossly damaging and unnatural to the habitat.

I understand that the Department of Conservation has proposed a drylands park in the Mackenzie region. I understand Forest and Bird is asking Government to set up a body to plan comprehensively and long term for the Mackenzie region as natural resource and as cultural heritage. I seek that the freeing of leaseholds is held over until Government can move in a collaborative way with interested parties to determine the long term viability of the Mackenzie's total natural ecology.

It is inspiringlly beautiful, uniquely, for itself and for the life it inherently sustains.

125 009

**Tony Sharpe**

---

**From:** David and Chris Henderson [henderson.farm@gmail.com]  
**Sent:** Tuesday, 1 March 2011 2:47 p.m.  
**To:** Tony Sharpe  
**Subject:** tenure review  
**Attachments:** Wolds submission email post-1.pdf

Dear Mr Sharpe,

As a member of long-standing of Forest and Bird I support this attached submission regarding the Wolds.

Future New Zealanders and indeed the world will not thank us for destroying these and other iconic places which are worth more preserved as they are rather than converted to pasture or suburban sprawl.

When the MacKenzie country as we know it today is no more all the apologies and condemnation at their loss will not restore these precious places.

Intensive farming is bad enough in traditional area : it is folly of the worst kind to encourage it in such a fragile place of extreme climate and incredible natural beauty. We farm sheep and mixed cropping here in Northern Southland and I have experienced at first hand the negative impacts of intensive dairying.

The alternatives outlined in this submission are written by those who know intimately the amazing natural values of this place and what it offers to us and the world, now and in the future.

Intensive farming and settlements also have the potential to jeopardise the efforts by many to create the World's first Dark Skies Heritage Park and as a star-gazer that, for me, would be another very important reason to support this submission.

I wish to speak to my submission.

Yours Sincerely,

(Mrs) Chris Henderson MNZM for services to Conservation  
59 Walker Road,  
Lumsden,  
Southland

Tel/fax 03-248-7605

Commissioner of Crown Lands  
C/ Darroch Ltd  
PO Box 143  
Christchurch  
Email: tony.sharpe@darroch.co.nz

**Your address**

**Date**

## **Submission To: The Wolds Preliminary Proposal**

### **The Preliminary Proposal needs to be withdrawn**

This submission requests that the Preliminary Proposal for the Wolds be withdrawn as it fails to protect the extensive outwash plains, the Maryburn wetland catchment, the Tekapo River terraces and slopes of Mary Range, Paterson Ponds and the outwash terraces on the unoccupied Crown Land which have all been identified by expert botanists, entomologists, ecologists and Department of Conservation Staff as having significant values that warrant protection as public conservation land under the objects of the Crown Pastoral Lands Act, (CPLA).

The proposal also fails to provide secure public access to enable the public to enjoy the prominent Mackenzie Basin landmark, Mt Mary from SH8.

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

### **All of the Maryburn Wetland catchment and Maryburn Stream - Extension to Proposed Scientific Reserve**

This area has outstanding values associated with wetlands, and streams, shrubby moraines and short tussock grasslands. It contains habitat for threatened species. To fulfil the objects of the CPLA this area needs to be protected as public conservation land as an extension to the proposed Scientific Reserve.

### **Western slopes Mary Range overlooking Lake Pukaki - Public Conservation Land**

- This area contains outstanding landscapes, nationally rare wetland ecosystems and important dry land vegetation and shrublands, remnants of pre human vegetation. To fulfil the objects of the CPLA this area needs to be protected as public conservation land.
- To ensure secure public access and public enjoyment I ask that there be public access to Mt Mary from SH 8 as well as seek access along the track from the Pukaki Canal over the existing farm track that lies on The Wolds. It is a key recreation route and has panoramic views overlooking Lake Pukaki.
- Seek funding to support DOC in controlling the wilding pines that the lessee has abandoned. This is required to ensure ongoing sustainable management.

### **Southeast Face Mary Range - Landscape Covenant**

This area has relatively unmodified landscapes with remnant short tussock grasslands and shrublands that are highly visible from a major tourist route. A Reserves Act Landscape Covenant is needed to protect the landscapes associated with remaining indigenous vegetation, the uncluttered open landscape and extensive views.

### **Tekapo River Terraces - Extension to Proposed CA 1**

The proposed CA1 needs to be extended to protect all of the special value, including habitats for threatened plants, lizards and birds.

### **Outwash Plain east of Mary Range and SH8 and NE Triangle Unoccupied Crown Land - Conservation Area**

These areas contain important landscape and conservation values associated with threatened environments, habitats and species and relatively natural open, highly visible landscapes adjoining a major road and tourist route.



Yours sincerely

**Name**

125 010

## Tony Sharpe

---

**From:** John [janejohn@ihug.co.nz]  
**Sent:** Tuesday, 22 February 2011 9:02 p.m.  
**To:** Tony Sharpe  
**Subject:** Submission Tenure review proposal: The Wolds

Commissioner of Crown Lands  
 Darroch Ltd  
 PO Box 143  
 Christchurch  
 Fax: (03) 379-8440

From Jane and John Henwood  
 82B Pupuke Rd  
 Birkenhead  
 Auckland

As New Zealand citizens who visit the McKenzie Country frequently we strenuously object to this proposal. The landscape of this area is a significant inherent value which must be preserved and this proposal does not have this intention, we submit that it should be returned to the full Crown ownership and control.

We do not see that the proposal "makes easier the securing of public access to and enjoyment of reviewable land" (CPLA 1998 Section 24 (b)). We oppose the preliminary proposal in its entirety as it fails to protect extensive areas which have significant inherent values and we seek that it be either renegotiated to ensure protection of the SIVs or withdrawn to enable it to be informed by the outcomes of the collaborative planning process.

The proposal does not "Promote the management of reviewable land in a way that is ecologically sustainable" as it should under Section 24 (a) (i) of the Crown Pastoral Lands Act 1998.

As the Wolds pastoral lease is in the centre of the Mackenzie Basin, and extends from the shores of Lake Pukaki across the Mary Range to the banks of the Tekapo River, an area of glacial outwash terraces and hills it is utterly pivotal to the McKenzie Basin.

In proposing the privatisation of all but 757 ha of the 7,934 ha lease. The proposal fails to protect extensive areas of conservation value including a large part of the Maryburn wetland, one of the Mackenzie Basin's largest and most important wetlands, significant tussocklands, shrublands and glacial landforms.

We seek protection as a public conservation area for Lake Pukaki to the western slopes of Mary Range.

We Oppose the freeholding of the hummocky moraine between Lake Pukaki and the Mary Range and the western slopes Mary Range. We request that this be a conservation area and returned to full Crown ownership and control for its significant inherent values, including outstanding: glacial landscape and lakeside setting, Mary Range is a notable natural feature, part of the scenic backdrop to Lake Pukaki and is visible from SH8 to Mt Cook; it has nationally rare ephemeral and kettlehole wetland ecosystems; dryland vegetation and shrubland remnants of pre-human vegetation.

We seek immediate additional funding to support DOC in controlling the wilding pines that the lessee has abandoned.

We request public access through the public conservation land to Mt Mary from SH8, as well as access along the track from the Pukaki Canal over the existing farm track that lies on The Wolds. It is a key recreation route and has panoramic views overlooking Lake Pukaki.

We seek a landscape covenant for the Southeast face of the Mary Range. The southeast face of the Mary Range must be protected via a Landscape covenant under the Reserves Act for the landscape SIVs, which include relatively unmodified landscapes with fescue tussock grasslands and shrublands visible from a major tourist highway.

We seek extension for the Maryburn Wetland and Maryburn Stream to become a scientific reserve.

Which should be extended to cover the full 765ha recommended by DOC to ensure protection of the following SIVs: it is the largest and best moraine-dammed wetland system in the Mackenzie ecological region and is one of the few remaining relic swamps in the basin; the small spring-fed streams support a threatened native fish "bignose galaxias and the uncommon freshwater mussel; nine threatened bird species use the wetland, including black stilt, black-fronted tern, banded dotterel and three threatened plant species.

We request inclusion of all of the adjacent glacial features that are fast diminishing in the basin. The peri-glacial outwash is a unique feature that could be lost for all time.

The proposed conservation area should be extended to protect the Tekapo River Terraces We request that the proposed Conservation Area (CA1) be extended to protect the full 888ha which contain SIVs, including relatively undeveloped ecosystems on recent outwash terraces representative of those originally present; habitat for five threatened plant species, including a threatened broom and a convolvulus, four threatened lizard species and three threatened bird species.

We request protection of the Patersons Ponds These artificial ponds should be protected for their SIVs and recreational values. SIVs include habitat for threatened bird species including black-billed gull and black-fronted tern. The area is popular for recreation.

We request protection as public conservation land for the Northeast Triangle  
- Unoccupied Crown land

This area should be protected as a conservation area for its SIVs, including; good-quality short tussock grasslands, with a moa bone site.

We request protection as public conservation land the Outwash plain east of Mary Range and SH 8 This area should be protected as a conservation area for its SIVs, including remnant indigenous vegetation on a threatened environment, outstanding scenic and landscape values, due to its naturalness, sense of space, and high visibility from SH8.

We request a sustainable management covenant over the artificial pond Intersection SH8 and Tekapo Canal This should have a sustainable management covenant to protect the pond and associated swamp which includes threatened plants.

125 011

**Tony Sharpe**

---

**From:** Fergus Sutherland [fergus@catlins-ecotours.co.nz]  
**Sent:** Monday, 21 February 2011 8:41 p.m.  
**To:** Tony Sharpe  
**Subject:** Tenure Review - The Wolds  
**Attachments:** P1040475.JPG

Commissioner of Crown Lands

C/ Darroch Ltd

PO Box 143

Christchurch

**Submission To: The Wolds Preliminary Proposal**

The Preliminary Proposal needs to be withdrawn as it does not address landscape and public access issues adequately. The balance of public versus private gains on this property need to be more equal.

Yours sincerely

**Fergus Sutherland**  
Papatowai  
Owaka RD 2  
The Catlins 8596  
New Zealand  
[www.catlins-ecotours.co.nz](http://www.catlins-ecotours.co.nz)  
[www.youtube.com/TheCatlins](http://www.youtube.com/TheCatlins)



125 012

**Tony Sharpe**

---

**From:** Natural Solutions [natural.solutions@wave.co.nz]  
**Sent:** Monday, 21 February 2011 9:25 a.m.  
**To:** Tony Sharpe  
**Subject:** Submission on The Wolds Preliminary Proposal

Submission to the Wolds Preliminary Proposal

This preliminary proposal to divide the Wolds crown lease into conservation/recreational and freehold land is poorly thought out and does not protect the highly significant ecology of the area nor free public access. It appears that expert advice as to what areas need protection has been ignored.

The risks to losing high value ecological, scenic and recreational areas is too great. The risk of further intensification of land development is also far too high. No guarantees are given that intensive farming with associated irrigation and fertilisation won't take place.

I request that this Wolds preliminary proposal be withdrawn, and no further privatisation of Crown lease land through tenure review in the Mackenzie Country be accepted until a national vision for the Mackenzie Country has been developed.

Yours sincerely

Meg Graeme  
21 February 2011

1645 Whangapoua Rd  
RD 2  
COROMANDEL 3582  
[natural.solutions@wave.co.nz](mailto:natural.solutions@wave.co.nz)

125013

**Tony Sharpe**

---

**From:** Martin Schlup [mkschlup@xtra.co.nz]  
**Sent:** Saturday, 19 February 2011 6:20 p.m.  
**To:** Tony Sharpe  
**Subject:** Wolds submission email post Feb11  
**Attachments:** Wolds submission email post Feb11.doc

Please find attached my submission on this proposal which I strongly oppose.  
Martin Schlup

Commissioner of Crown Lands  
C/ Darroch Ltd  
PO Box 143  
Christchurch  
Email: [tony.sharpe@darroch.co.nz](mailto:tony.sharpe@darroch.co.nz)  
Date 19.02.2011

M. Schlup  
27 Bangor Tce  
Dunedin  
[mkschlup@xtra.co.nz](mailto:mkschlup@xtra.co.nz)

## **Submission To: The Wolds Preliminary Proposal**

### **The Preliminary Proposal needs to be withdrawn**

This submission requests that the Preliminary Proposal for the Wolds be withdrawn as it fails to protect the extensive outwash plains, the Maryburn wetland catchment, the Tekapo River terraces and slopes of Mary Range, Paterson Ponds and the outwash terraces on the unoccupied Crown Land which have all been identified by expert botanists, entomologists, ecologists and Department of Conservation Staff as having significant values that warrant protection as public conservation land under the objects of the Crown Pastoral Lands Act, (CPLA).

The proposal also fails to provide secure public access to enable the public to enjoy the prominent Mackenzie Basin landmark, Mt Mary from SH8.

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

### **All of the Maryburn Wetland catchment and Maryburn Stream – Extension to Proposed Scientific Reserve**

This area has outstanding values associated with wetlands, and streams, shrubby moraines and short tussock grasslands. It contains habitat for threatened species. To fulfil the objects of the CPLA this area needs to be protected as public conservation land as an extension to the proposed Scientific Reserve.

### **Western slopes Mary Range overlooking Lake Pukaki – Public Conservation Land**

- This area contains outstanding landscapes, nationally rare wetland ecosystems and important dry land vegetation and shrublands, remnants of pre human vegetation. To fulfil the objects of the CPLA this area needs to be protected as public conservation land.
- To ensure secure public access and public enjoyment I ask that there be public access to Mt Mary from SH 8 as well as seek access along the track from the Pukaki Canal over the existing farm track that lies on The Wolds. It is a key recreation route and has panoramic views overlooking Lake Pukaki.
- Seek funding to support DOC in controlling the wilding pines that the lessee has abandoned. This is required to ensure ongoing sustainable management.

### **Southeast Face Mary Range – Landscape Covenant**

This area has relatively unmodified landscapes with remnant short tussock grasslands and shrublands that are highly visible from a major tourist route. A Reserves Act Landscape Covenant is needed to protect the landscapes associated with remaining indigenous vegetation, the uncluttered open landscape and extensive views.

### **Tekapo River Terraces – Extension to Proposed CA 1**

The proposed CA1 needs to be extended to protect all of the special value, including habitats for threatened plants, lizards and birds.

### **Outwash Plain east of Mary Range and SH8 and NE Triangle Unoccupied Crown Land – Conservation Area**

These areas contain important landscape and conservation values associated with threatened environments, habitats and species and relatively natural open, highly visible landscapes adjoining a major road and tourist route.

**While this is a form letter I fully endorse the content. I think it is inconceivable that the Mackenzie could be opened up for intense dairy farming – this would be an extremely shortsighted policy decision. It would benefit a few and cause damage to many including our children.**

Yours sincerely

Martin Schlup

125 014

**Tony Sharpe**

---

**From:** George Broad [broadminds@internet.co.nz]  
**Sent:** Saturday, 19 February 2011 5:43 p.m.  
**To:** Tony Sharpe  
**Subject:** tenure review, The Wolds and Maryburn pastoral leases

Dear Sir

I understand that tenure review on The Wolds and Maryburn pastoral leases is under way.

I feel that the landscapes involved are critically important for their intrinsic value to New Zealanders and to our tourist industry.

It is essential that these values remain fully protected.

George Broad  
124 District Rd  
Palmerston  
Otago 9430



125015

**Tony Sharpe**

---

**From:** Moira Tilling [AJTilling@xtra.co.nz]  
**Sent:** Tuesday, 15 February 2011 8:52 p.m.  
**To:** Tony Sharpe  
**Subject:** Tenure Review on the Wolds Pastoral Lease

Dear Mr Sharpe,  
My name is Moira Tilling of 1090D Abel Tasman Drive, Ligar Bay, R.D. 1 Takaka, 7183.

This submission requests that the Preliminary Proposal for the Wolds be withdrawn as it fails to protect the extensive outwash plains, the Maryburn wetland catchment, the Tekapo River Terraces and slopes of Mary Range, Paterson Ponds and the outwash terraces on the unoccupied Crown Land 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 under the objects of the Crown Pastoral Lands Act, (CPLA).

The proposal also fails to provide secure public access to enable the public to enjoy the prominent Mackenzie Basin landmark, Mt Mary from SH8.

Yours sincerely

Moira Tilling

ENV6482  
EA1090756

**Robyn Tiller (MIN)**

---

**From:** Moira Tilling [AJTilling@xtra.co.nz]  
**Sent:** Tuesday, 15 February 2011 9:24 pm  
**To:** Hon. Dr. Nick Smith (MIN)  
**Subject:** Request: Preliminary proposals for the Wolds and Maryburn Leases be withdrawn.

The Hon. Nick Smith,  
Minister for the Environment,  
Parliament Buildings.

I request that the Preliminary proposals for the Wolds and Maryburn leases be withdrawn, and all tenure reviews in the Mackenzie Country not proceed to public advertising until completion of the Collaborative Process. Nearly all of the least modified land with high conservation values in the Mackenzie Country is crown owned Pastoral Leases. freeholding these now before the outcome of the Collaborative Process will foreclose future options.

Yours sincerely

Moira Tilling

125 016

**Tony Sharpe**

---

**From:** Margaret Austin [austinme@xtra.co.nz]  
**Sent:** Wednesday, 2 March 2011 2:29 p.m.  
**To:** Tony Sharpe  
**Subject:** Mackenzie tenure Review letter  
**Attachments:** Land Tenure letter 02.03.2011.doc

Dear Tony,

Attached you will find a brief letter regarding the significance of the Lighting ordinances adopted by the Mackenzie District Council to protect the Dark Skies in the Basin for Astronomical Observation

Yours sincerely

Margaret Austin

*Hon Margaret Austin  
CNZM, CRSNZ, FNZIM  
D.Sc (Honoris Causa)  
11A St Clio Street  
Christchurch 8041  
March 2, 2011*

*Commissioner of Crown Lands  
c/ Darroch Ltd  
P O Box 143  
Christchurch*

**Freeholding Land in the Mackenzie Basin**

Dear Sir,

I am writing concerning proposals currently being considered to freehold further land in the Mackenzie Basin which may be subdivided in a way which could encroach on the importance of maintaining Dark Skies for Astronomical Observations on Mt John.

As Chair of the Lake Tekapo - Aoraki/Mt Cook Starlight Reserve Working Party I seek assurance that whatever decision is taken, strict adherence to the "Lighting Ordinances as set out in Section 11 of the District Plan adopted by the Mackenzie district Council in 1997" is included. I am informed that any non-conforming development anywhere in the Mackenzie Basin would affect the sky quality at Mt John and Aoraki/Mt Cook. Under the ordinances light pollution is minimized. It is an essential requirement.

Thank you for your consideration,

Yours sincerely,

A handwritten signature in black ink, reading "Margaret E. Austin". The signature is written in a cursive, flowing style.

Chair Lake Tekapo – Aoraki/Mt Cook Starlight Reserve Working Party

125017

## Tony Sharpe

---

**From:** Barbara Chinn [b.chinn@xtra.co.nz]  
**Sent:** Wednesday, 2 March 2011 8:12 p.m.  
**To:** Tony Sharpe  
**Subject:** Smissions for The Wolds and Maryburn pastoral leases  
**Attachments:** Wolds submission.doc; Maryburn submission.doc

Dear Mr Sharpe

Please find attached two submissions, in response to the proposed tenure review of the Wolds and Maryburn pastoral leases. I am sending them again as I have received no acknowledgement of my email sent yesterday.

Yours sincerely

Barbara Chinn

**Submission on Preliminary proposal, tenure review of The Wolds,  
Mackenzie Basin.**

Name: Barbara Chinn

Address: R/20 Muir Road, Lake Hawea, RD2 Wanaka 9382

Email address: [b.chinn@xtra.co.nz](mailto:b.chinn@xtra.co.nz)

I oppose the preliminary proposal in its entirety, as it does not protect extensive areas which have significant inherent values. I ask that it either be renegotiated to ensure protection of the SIVs, or that it be withdrawn so that it can be informed by the outcomes of the collaborative planning process.

I request the following:

- Protection of the western slopes of the Mary Range (including the hummocky moraines between Lake Pukaki and the Mary Range) as a public conservation area. I ask that this requested conservation area be returned to full Crown ownership and control, because of its significant inherent values. These include the outstanding glacial landscape and the notable scenic backdrop that the Mary Range offers to the journey along SH 8 past Lake Pukaki to Mount Cook.

I ask for public access through the public conservation land from SH8 to Mt Mary, as well as access along the track from the Pukaki canal over the existing farm track on The Wolds. This is a significant recreation route, largely because of the panoramic views overlooking Lake Pukaki.

- The southeast face of the Mary Range be protected through a landscape covenant under the Reserves Act. This would protect the SIVs visible from SH8 (a major tourist highway), including fescue tussock grasslands and shrublands.
- Maryburn wetland and Maryburn Stream become a scientific reserve, which should be extended to include the full 765ha. recommended by DoC. This would ensure protection of the following SIVs; it is the largest and best moraine-dammed wetland system in the Mackenzie ecological region and one of the few remaining relic swamps in the basin. In and along its small streams dwell a threatened native fish, Bignose Galaxia; an uncommon freshwater mussel; nine threatened bird species including the black stilt, black-fronted tern and banded dotterel; as well as three threatened plant species.

Inclusion in this area of the terraces and adjacent glacial features, particularly the peri-glacial outwash which is unique and could be lost forever.

- The Tekapo River terraces: the proposed Conservation Area (CA1) be extended to protect the full area of the terraces which contain SIVs, including relatively undeveloped ecosystems on recent outwash terraces representative of those originally present. These are habitat for five threatened plant species including a broom and a convolvulus; for a threatened lizard species and three threatened bird species.
- The artificial Patersons ponds be protected for their SIVs and recreational values. The SIVs include habitat for threatened bird species including the black-backed gull and the black-fronted tern
- The unoccupied Crown land in the northeast triangle be protected as public conservation land, because of its SIVs, including short-tussock grasslands and a moa bone site.
- The outwash plain east of the Mary Range and SH8 be protected as public conservation land. The SIVs here include remnant indigenous vegetation and outstanding scenic and landscape values with high visibility from SH8.
- A sustainable management covenant be placed over the artificial pond at the intersection of SH8 and the Tekapo canal. The pond and associated swamp include threatened plants.

In sum, the tussock cover and herbfields at present protect insects, lizards, and unique invertebrates which survive the winter by freezing. The eight species of birds, including the critically endangered unique wrybill, currently thrive here. More than 60 rare and threatened plant species are found here. At present no changes in land use can be made without the approval of the Commissioner of Crown Lands, and this protection would be lost if the land were to be privatised.

The potential changes to the land if it is privatised include sub-division and intensive cropping, such as viticulture. The rise in prices of milk solids have tempted developers to turn these highly unsuitable dry-lands into profitable dairy farms by irrigating with centre pivot irrigators, which would cause a number of irreparable changes, including the depletion of natural water supply, destruction of the dry-land vegetation and the multiple species of already rare plants, invertebrates and birds, and

changes wrought by the runoff of fertilisers, which in their turn would destroy the habitat of significant water-dwelling species.

Under privatisation important sections of land can be placed under QE11 covenants rather than under the expert management of DoC. These covenants often give no public access to the land, are very difficult to enforce effectively and have no public accountability. Such a situation is a shocking and cynical abrogation by Government of their duty of preserving what is unique and what could never be recovered, but lost forever.

Thank you for your attention.



## Tony Sharpe

---

**From:** webadmin@forestandbird.org.nz on behalf of Forest and Bird [b.chinn@xtra.co.nz]  
**Sent:** Sunday, 27 February 2011 2:42 p.m.  
**To:** Tony Sharpe  
**Subject:** Submission To: The Wolds Preliminary Proposal

Submitted on 02/27/2011 - 14:42

Submitted by anonymous user: [222.154.59.247]

Date\* : 27.2.11

Your email : b.chinn@xtra.co.nz

Your name\* : Barbara Chinn

Address \*: R/20 Muir Road, Lake Hawea, RD2 Wanaka 9382

To: tony.sharpe@darroch.co.nz

Subject Heading : Submission To: The Wolds Preliminary Proposal

Body\* :

This submission requests that the Preliminary Proposal for the Wolds be withdrawn as it fails to protect the extensive outwash plains, the Maryburn wetland catchment, the Tekapo River terraces and slopes of Mary Range, Paterson Ponds and the outwash terraces on the unoccupied Crown Land which have been identified by expert botanists, entomologists, ecologists and Department of Conservation Staff as having significant values that warrant protection as public conservation land under the objects of the Crown Pastoral Lands Act, (CPLA).

The proposal also fails to provide secure public access to enable the public to enjoy the prominent Mackenzie Basin landmark, Mt Mary from SH8.

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

All of the Maryburn Wetland catchment and Maryburn Stream - Extension to Proposed Scientific Reserve This area has outstanding values associated with wetlands, and streams, shrubby moraines and short tussock grasslands. It contains habitat for threatened species. To fulfil the objects of the CPLA this area needs to be protected as public conservation land as an extension to the proposed Scientific Reserve.

Western slopes Mary Range overlooking Lake Pukaki - Public Conservation Land

- This area contains outstanding landscapes, nationally rare wetland ecosystems and important dry land vegetation and shrublands, remnants of pre human vegetation. To fulfil the objects of the CPLA this area needs to be protected as public conservation land.
- To ensure secure public access and public enjoyment I ask that there be public access to Mt Mary from SH 8 as well as seek access along the track from the Pukaki Canal over the existing farm track that lies on The Wolds. It is a key recreation route and has panoramic views overlooking Lake Pukaki.
- Seek funding to support DOC in controlling the wilding pines that the lessee has abandoned.

Southeast Face Mary Range - Landscape Covenant

This area has relatively unmodified landscapes with remnant short tussock grasslands and shrublands that are highly visible from a major tourist route. A Reserves Act Landscape Covenant is needed to protect the landscapes associated with remaining indigenous vegetation, the uncluttered open landscape and extensive views.

Tekapo River Terraces - Extension to Proposed CA 1 The proposed CA1 needs to be extended to protect all of the special values, including habitats for threatened plants, lizards and birds.

Outwash Plain east of Mary Range and SH8 and NE Triangle Unoccupied Crown Land - Conservation Area These areas contain important landscape and conservation values associated with threatened environments, habitats and species and relatively natural open, highly visible landscapes adjoining a major road and tourist route..

125018

**Tony Sharpe**

---

**From:** Steve Butler [s\_butler@xtra.co.nz]  
**Sent:** Wednesday, 2 March 2011 8:20 p.m.  
**To:** Tony Sharpe  
**Subject:** The Wolds Preliminary Proposal  
**Attachments:** mackenzie Land Tenure.pdf

Dear Tony,  
Please find attached a submission for the The Wolds Preliminary Proposal.

Thanks,

Steve  
Royal Astronomical Society of New Zealand

--

Steve Butler  
30 Hoffman Court  
Waikiwi  
Invercargill 9810



## Royal Astronomical Society of New Zealand

(INCORPORATED)

Signatory to New Zealand Urban Design Protocol  
Supporter of the International Dark-Sky Association

PO BOX 3181  
WELLINGTON  
NEW ZEALAND

Email : [urbanstars@rasnz.org.nz](mailto:urbanstars@rasnz.org.nz)

2 March 2011

Commissioner of Crown Lands  
Darroch Ltd  
PO Box 143  
Christchurch

Dear Sir,

I wish to make a submission regarding the proposal to freehold lands in the Lake Pukaki to Tekapo river area.

I am concerned that the investigation reports that support this proposal do not consider potential impacts on the night environment. Landscape values are considered but not nightscape or dark sky values.

Freeholding of the Mackenzie Basin area may well lead to unintended changes to the very nature of the area. Human development of the area will include outdoor lighting that can, and most likely will, change the night time environment by introducing artificial light. This has the potential to alter this special environment. From an astronomical point of view, visibility of the night sky will be put at risk. But other inherent night time values are just as important.

### **Crown Pastoral Land Act 1998 No 65**

#### **Section 40 Protective mechanisms**

- (1) A preliminary proposal may designate land as—
  - (a) land to be restored to or retained in Crown ownership subject to the granting of a special lease; or
  - (b) land to be disposed of to a specified person; or
  - (c) land that may be disposed of to any person,—

subject (in addition to any other conditions) to the creation of 1 or more protective mechanisms, each relating to 1 or more of the matters specified in subsection (2).

#### **(2) The matters are—**

- (a) the protection of a significant inherent value of the land concerned;
- (b) the management of the land concerned in a way that is ecologically sustainable;

To manage land in an ecologically sustainable way, the effects of introducing artificial light into the night time environment must be taken into account. There are controls that can reduce the impacts of that light, but the most effective method is to avoid the issue by not introducing that light by retaining the present land use or by protecting it with reserve status.

Please include protection of night time values into consideration when making your decision.

Yours sincerely,

Steve Butler

Director – Dark Skies Group – Royal Astronomical Society of New Zealand (RASNZ)  
Design Champion – NZ Urban Design Protocol (MfE)

125 019

## Tony Sharpe

---

**From:** Paul Dolheguy [pauldol@xtra.co.nz]  
**Sent:** Friday, 4 March 2011 7:54 a.m.  
**To:** Tony Sharpe  
**Subject:** Tenure review The Wolds & maryburn  
**Attachments:** The Wolds tenure review.pdf; Maryburn Tenure review.pdf

Hi Tony  
Submissions as attached.  
Regards

Paul Dolheguy  
Combined 4WD Clubs

Combined 4WD Clubs Inc  
P O Box 5457  
CHRISTCHURCH

www.4wd.org.nz

4<sup>th</sup> March 2011

Darroch Limited  
P O Box 142  
Christchurch



Dear Sirs

The Wolds Tenure Review

We have reviewed the Preliminary Proposal for the Land Tenure Review of the Wolds , and we wish to make our submission accordingly.

Combined 4WD Clubs Inc represents over 550 family members of our 9 member clubs . Our member clubs, being separately incorporated societies, are situated in Christchurch, and Timaru and are formed for the purpose of running outdoor 4WD recreational activities for their members, and in the main these are 4WD trips into the out of doors. Predominantly, Combined 4WD Clubs Inc represents the Clubs on issues of public access, and on going access to remote areas, and as such we also form a single point contact that allows for better communication between land managers and our members.

We have looked at this proposal and have consulted widely, and basically we agree with it, and support it.

Generally we comment on access aspects of tenure review, and in this case we think access provisions are satisfactory.

We do however, have concerns over the protection of the swamp areas of the Mary Burn stream and Wolds swamp.. The review does protect parts of this but we submit that the area noted as area CA be extended to cover the Mary Burn swamps.

The Fish & Game report (17<sup>th</sup> July 2002) was extensive in its recommendation and we support strongly, their comments as to the protection of the Wolds swamp area.

Thank you  
Yours sincerely

Paul A Dolheguy  
Access Co-ordinator

A handwritten signature in black ink, appearing to read 'Dolheguy', written over the printed name and title.

125 020

**Tony Sharpe**

---

**From:** Vicki Irons [vicki.iron@wmt.org.nz]  
**Sent:** Friday, 4 March 2011 1:31 p.m.  
**To:** Tony Sharpe  
**Subject:** Selling the MacKenzie Basin  
**Attachments:** image001.jpg; Maryburn submission email post.doc; Wolds submission email post.doc

Dear Sir,

The starlight Dark Sky reserve proposal for the Tekapo area is an initiative that will continue to grow its tourist base over the years. I am often told by overseas visitors how amazing our skies are because the rest of the world can no longer see the Milky Way. This is caused by light pollution which is kept minimal at Tekapo. Please do not let developers loose there. I would like to talk about this submission if that is possible.



**Vicki Irons**  
Education Programmes Officer  
**Carter Observatory**  
p +64 4 910 3140 e [vicki.iron@wmt.org.nz](mailto:vicki.iron@wmt.org.nz)  
a 40 Salamanca Road, Kelburn | PO Box 2909, Wellington 6140  
w [www.carterobservatory.org](http://www.carterobservatory.org)

NEW ZEALAND'S PLACE FOR SPACE

---

**Attention:**

This e-mail is privileged and confidential. If you are not the

intended recipient, you are requested to respect that confidentiality and not to disclose, copy or make use of its contents. If you received this message in error, please destroy the message and notify the sender. Your assistance is appreciated.

This e-mail message has been scanned and cleared by MailMarshal

---

Commissioner of Crown Lands  
C/ Darroch Ltd  
PO Box 143  
Christchurch  
Email: tony.sharpe@darroch.co.nz  
4<sup>th</sup> March 2011

74 Clyde st  
Island Bay  
Wellington

## **Submission To: The Wolds Preliminary Proposal**

### **The Preliminary Proposal needs to be withdrawn**

This submission requests that the Preliminary Proposal for the Wolds be withdrawn as it fails to protect the extensive outwash plains, the Maryburn wetland catchment, the Tekapo River terraces and slopes of Mary Range, Paterson Ponds and the outwash terraces on the unoccupied Crown Land which have all been identified by expert botanists, entomologists, ecologists and Department of Conservation Staff as having significant values that warrant protection as public conservation land under the objects of the Crown Pastoral Lands Act, (CPLA).

The proposal also fails to provide secure public access to enable the public to enjoy the prominent Mackenzie Basin landmark, Mt Mary from SH8.

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

### **All of the Maryburn Wetland catchment and Maryburn Stream – Extension to Proposed Scientific Reserve**

This area has outstanding values associated with wetlands, and streams, shrubby moraines and short tussock grasslands. It contains habitat for threatened species. To fulfil the objects of the CPLA this area needs to be protected as public conservation land as an extension to the proposed Scientific Reserve.

### **Western slopes Mary Range overlooking Lake Pukaki – Public Conservation Land**

- This area contains outstanding landscapes, nationally rare wetland ecosystems and important dry land vegetation and shrublands, remnants of pre human vegetation. To fulfil the objects of the CPLA this area needs to be protected as public conservation land.
- To ensure secure public access and public enjoyment I ask that there be public access to Mt Mary from SH 8 as well as seek access along the track from the Pukaki Canal over the existing farm track that lies on The Wolds. It is a key recreation route and has panoramic views overlooking Lake Pukaki.
- Seek funding to support DOC in controlling the wilding pines that the lessee has abandoned. This is required to ensure ongoing sustainable management.

### **Southeast Face Mary Range – Landscape Covenant**

This area has relatively unmodified landscapes with remnant short tussock grasslands and shrublands that are highly visible from a major tourist route. A Reserves Act Landscape Covenant is needed to protect the landscapes associated with remaining indigenous vegetation, the uncluttered open landscape and extensive views.

### **Tekapo River Terraces – Extension to Proposed CA 1**

The proposed CA1 needs to be extended to protect all of the special value, including habitats for threatened plants, lizards and birds.

### **Outwash Plain east of Mary Range and SH8 and NE Triangle Unoccupied Crown Land – Conservation Area**

These areas contain important landscape and conservation values associated with threatened environments, habitats and species and relatively natural open, highly visible landscapes adjoining a major road and tourist route.

Yours sincerely  
Vicki Irons  
Educator, Carter Observatory



125021

**Tony Sharpe**

---

**From:** Lindsey [Tiakuri@xtra.co.nz]  
**Sent:** Wednesday, 16 March 2011 7:35 a.m.  
**To:** Tony Sharpe  
**Subject:** Land Tenure Review Submissions  
**Attachments:** Maryburn Submission March 2011.doc; Wolds Submission March 2011.doc

Please accept the attached proposals in opposition to the above preliminary proposals.

Thank you  
Lindsey Britton  
11 Phillips Road  
RD 5  
Papakura 2585  
Auckland

Commissioner of Crown Lands  
C/ Darroch Ltd  
PO Box 143  
Christchurch

Lindsey Britton  
11 Phillips Road  
RD 5  
Papakura 2585

**15 March 20011**

*While not drafted by myself this submission expresses in its entirety my position in this matter. The Wolds forms part of the unique Mackenzie basin, this proposal allows for its further serious compromise, it is also entirely unacceptable that our Government should be considering allowing the further degradation of this 'publically' owned ecologically significant land area.*

## **Submission To: The Wolds Preliminary Proposal**

### **The Preliminary Proposal needs to be withdrawn**

This submission requests that the Preliminary Proposal for the Wolds be withdrawn as it fails to protect the extensive outwash plains, the Maryburn wetland catchment, the Tekapo River terraces and slopes of Mary Range, Paterson Ponds and the outwash terraces on the unoccupied Crown Land which have all been identified by expert botanists, entomologists, ecologists and Department of Conservation Staff as having significant values that warrant protection as public conservation land under the objects of the Crown Pastoral Lands Act, (CPLA).

The proposal also fails to provide secure public access to enable the public to enjoy the prominent Mackenzie Basin landmark, Mt Mary from SH8.

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

### **All of the Maryburn Wetland catchment and Maryburn Stream – Extension to Proposed Scientific Reserve**

This area has outstanding values associated with wetlands, and streams, shrubby moraines and short tussock grasslands. It contains habitat for threatened species. To fulfil the objects of the CPLA this area needs to be protected as public conservation land as an extension to the proposed Scientific Reserve.

### **Western slopes Mary Range overlooking Lake Pukaki – Public Conservation Land**

- This area contains outstanding landscapes, nationally rare wetland ecosystems and important dry land vegetation and shrublands, remnants of pre human vegetation. To fulfil the objects of the CPLA this area needs to be protected as public conservation land.
- To ensure secure public access and public enjoyment I ask that there be public access to Mt Mary from SH 8 as well as seek access along the track from the Pukaki Canal over the existing farm track that lies on The Wolds. It is a key recreation route and has panoramic views overlooking Lake Pukaki.
- Seek funding to support DOC in controlling the wilding pines that the lessee has abandoned. This is required to ensure ongoing sustainable management.

### **Southeast Face Mary Range – Landscape Covenant**

This area has relatively unmodified landscapes with remnant short tussock grasslands and shrublands that are highly visible from a major tourist route. A Reserves Act Landscape Covenant is needed to protect the landscapes associated with remaining indigenous vegetation, the uncluttered open landscape and extensive views.

### **Tekapo River Terraces – Extension to Proposed CA 1**

The proposed CA1 needs to be extended to protect all of the special value, including habitats for threatened plants, lizards and birds.

### **Outwash Plain east of Mary Range and SH8 and NE Triangle Unoccupied Crown Land – Conservation Area**

These areas contain important landscape and conservation values associated with threatened environments, habitats and species and relatively natural open, highly visible landscapes adjoining a major road and tourist route.

Yours sincerely  
Lindsey Britton

125022

**Tony Sharpe**

---

**From:** Garden View Bed & Breakfast, Rolleston [gardenviewbandb@xtra.co.nz]  
**Sent:** Saturday, 19 March 2011 3:47 p.m.  
**To:** Tony Sharpe  
**Subject:** The Wolds Tenure Review  
**Attachments:** THE WOLDS PASTORAL LEASE.doc

Dear Tony

Please find attached the response from Canterbury/Aoraki Conservation Board.

We appreciated the opportunity to evaluate the preliminary proposal. Please acknowledge.

Yours sincerely

John M Keoghan, Canterbury/Aoraki Conservation Board



Mr Tony Sharpe  
Project Manager, Tenure Review  
Darrock Valuations

Dear Tony

## **THE WOLDS PASTORAL LEASE: Tenure Review, Preliminary Proposal**

### **Proposal Summary**

The Wolds Pastoral Lease:	7,934.16 ha	
Proposed Freehold ( private ownership):	7,177 ha	(90.4%)
Proposed Crown Ownership (public ownership):	757 ha	(9.6%)

If we include the approximately 250 ha of current "homestead" freehold, The Wolds will comprise nearly 7,500 ha of private land ie, 75 km<sup>2</sup>.

This proposed outcome is staggeringly unfair to the public of New Zealand and shows scant regard for national priorities for the protection of the significant inherent values (SIVs) of the Mackenzie Basin.

The area required for The Wolds to be a financially viable business as a private enterprise(s) should be evaluated using criteria well beyond its current farm productivity and land use options. **Using new and improved technologies, best management practices and business and product options, The Wolds should be an economically and environmentally sustainable business with much less freehold area than that currently proposed.**

Grazing pressure from livestock and rabbits and weed invasion (eg, Hieracium) have severely depleted SIVs over large areas of this pastoral lease.

However, we challenge the conclusion that this justifies the decision to recommend that 90.4% of the lease becomes freehold. Farming operations, most likely involving further pasture development/improvement and intensification, will compromise SIVs further. By contrast, protection of

My Doc:  
Canterbury/Aoraki Conservation Board  
The Wolds Pastoral Lease  
13 March 2011

much larger areas than those recommended will result in improvements in SIVs (levels and diversity) as demonstrated in the Tekapo Scientific Reserve.

The Canterbury/Aoraki Conservation Board responds to this preliminary proposal with two contrasting approaches.

- Firstly and preferably, we strongly believe that Tenure Review of the Mackenzie Basin-floor properties including The Wolds, Maryburn, Irishman Creek and Balmoral should be halted until a "shared vision" for the Upper Waitaki has been formulated by the Shared Vision Working Party with its broad mandate. We expect the Working Party to also integrate the direction provided by the Upper Waitaki Zone Water Management Committee. Continuing with Tenure Review will continue the current piecemeal approach to land use designations in the Upper Waitaki. The slow, cumulative impacts of piecemeal land use decisions can only be rectified through the proposed collaborative governance and vision. **Within the agenda for the Working Party should be the proposal for a substantial basin-floor Drylands Conservation Park.**
- An alternative option is to at least wait until the basin-floor properties including The Wolds, Maryburn, Balmoral and Irishman Creek can be reviewed collectively/holistically.
- We also respond to this proposal within the context of the statutory process going ahead regardless of the obvious need for a delayed review within a shared vision for the Upper Waitaki.

**What is positive about the conservation designations in the preliminary proposal?**

That CA1 will be contiguous with the proposed CA1 on the adjoining Maryburn Station is a logical and positive recommendation. This will create a conservation area of 4,020 ha along the western boundary of the Tekapo River, stretching more than 20 km, a significant first step towards a Drylands Conservation Park. We note however, the marked imbalance between the stations; 3,420 ha on Maryburn and only 600 ha on The Wolds!

**What is required to address the marked imbalance between the proposed conservation and freehold designations?**

- 1 Fence YZ should be moved westwards to broaden CA1 and increase its total area to at least 1,000 ha. Its northern boundary would increase from the proposed width of about 400 m to about 1,250 m.
- 2 The proposed Wetland Scientific Area (85 ha) is far too small. There has been marked degradation of this wetland area over time with grazing and pugging by cattle reducing its naturalness and size.

My Doc:  
Canterbury/Aoraki Conservation Board  
The Wolds Pastoral Lease  
13 March 2011

- 3 Similarly, the designated escarpment area, CA2 (70 ha) is far too small, isolating it from its adjacent landscapes rather than being broadly integrated. Our recommendation is to designate a substantial conservation area that integrates the escarpment with the adjacent Maryburn Stream catchment and Wetland Scientific Area. CA2 should include the small adjoining freehold area on its western boundary with an expectation of further extension on Irishman Creek to include all of the western slopes of the escarpment. This proposed conservation area should then extend along the northwest boundary, across the Maryburn Stream catchment and Scientific area to near the airstrip. This defines boundaries of about 5,500 m x 2,500 m ie, an area of at least 1,375 ha. Further, extension of protection of the Maryburn Stream Catchment to the northwest on Irishman Creek Station is also recommended.
- 4 The western slopes of Mt Mary should be protected. They have high SIVs including kettleholes. Control of wilding pines on this area will be a first and ongoing requirement.

**Why was the leasee permitted to allow the spread of wilding pines on this area?**

- The protected area now designated should be extended onto and across the adjacent Irishman Creek Station and to link with Maryburn Station.
  - The existing easement to the top of Mt Mary (ef) should be available for public foot and mountain bike access.
- 5 The covenant for the boulder field (CC1) makes no sense; it is far too small and grazing will still be permitted. This area should be protected from grazing to enhance its SIVs – its flora and fauna.
    - Protection should extend well beyond the boulder field to create a broad transition zone with the surrounding landscapes.

John M Keogh  
On behalf of the Canterbury/Aoraki Conservation Board

Contact:  
Ms Brenda Preston  
Community Relations Officer  
DoC  
bpreston@doc.govt.nz

My Doc:  
Canterbury/Aoraki Conservation Board  
The Wolds Pastoral Lease  
13 March 2011