

Crown Pastoral Land Tenure Review

Lease name: BLAIRICH

Lease number: PM 026

Public Submissions - Part 1

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

April

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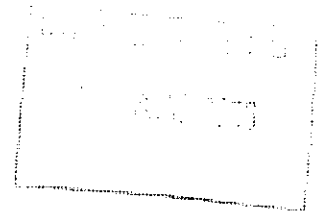
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Commissioner of Crown Lands
c/- DTZ New Zealand Limited
P O Box 142
Christchurch

25 August 2006

Attention: Charlotte Donald

your ref: Pm 026/1

**RE: Blairich Tenure Review – Public Submission of Preliminary Proposal**

Dear Sir,

Our submission is supportive of the Preliminary Proposal for the Tenure Review of the Blairich Pastoral Lease.

Access : This is very generous and more than adequate for public rights to enter, as stated, the proposed freehold and covenant areas, as well to gain access to proposed Crown lands on Blairich and other Crown lands outside the Blairich boundaries. The DOC and other Crown agents have good access via easements.

Management of the farming business at Blairich should not be compromised if the proposed access rights are well understood by all parties.

Fencelines: As the maps show, the proposed new fencelines appear to be well thought out, practical in situation, are not in silly places, and follow natural land lines. Therefore, they should be low maintenance fences.

It is encouraging to note there are no fences proposed to cut across steep hill faces or the middle of landscapes, where they would be impossible to maintain and create unsightly man made structures to scar the landscape vision.

Covenants: The stocking numbers on the proposed covenant areas, CC1, CC2, appear fair and reasonable, and in line with good high country practices. A good balance for managing the land and the Owners stock.

Weed and pest control remain an obligation of the Owner. The areas CA1, CA2, and R to be restored and retained in Crown ownership, must have great significance to the Crown. Therefore it would be beneficial to the Owner and the Crown, and more particularly the Land, that control management for weeds and pests be co-ordinated so that gains made on the freehold and CC1, CC2 areas are not lost or negated by lack of work in the CA1, CA2, and R areas. There is little point in Crown ownership of these areas unless the Crown has the same obligations as the private Owner, on the Freehold and CC1, CC2 areas.

Covenants are an innovative and positive way to protect land. They must be carefully structured and understood, by all parties to achieve desired outcomes. We believe the covenants proposed for Blairich will at face value achieve that which the Crown and Owner desire for the land.

However, we do have a concern, regarding; Appendix 4, Covenant. Clause 7 Obligations on Sale of Land. Ss 7.2.

Through a failure of an Owner to divest the covenants, to a new Owner, this Clause has the potential to grievously affect a future generation.

It is neither fair nor reasonable as it is set out.

With respect, we suggest that Ss 7.2, be deleted from the Contract, and a simple and clear statement that ownership and Breaches of the Covenants are the responsibility of all future owners of Blairich upon sale, lease, or assignment.

There are no instructions or guidelines set out that allow for potential Gifting or Sale by an Owner to the Crown of one or both Covenants should at some time in the future they become surplus to Blairich farming.

Clear guidelines for disposal either by Sale or Gift to the Crown of one or both Covenants, for future reference, we suggest, be inserted in the Agreement, should the business of Blairich change, and they are no longer required.

Thankyou for receiving our submission and we look forward to a positive outcome for Blairich and the Tenure Review.

Yours sincerely



Allan and Beverley Pitts

Gladstone Downs
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Blenheim
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Martin Clapham
27a Uxbridge Street
Renwick
Marlborough

30 August 2006

The Commissioner of Crown Lands
C/- DTZ New Zealand Limited
PO Box 142
CHRISTCHURCH

Attention Charlotte Donald

I am enclosing my submission on the preliminary proposal for tenure review of
Blairich Pastoral lease under the Crown Pastoral Land Act 1998.

Yours Sincerely



Martin Clapham



30305

CD
JP

**SUBMISSION ON PRELIMINARY PROPOSAL FOR TENURE
REVIEW OF BLAIRICH PASTORAL LEASE UNDER THE
CROWN PASTORAL LAND ACT 1998**

PUBLIC ACCESS

I recognise that the easements to be granted for public access cover most of the desired routes however there are a few concerns that need to be tidied up.

1/ The provision of suitable public access from the point marked "h" on the map, up the Omaka River to the Department of Conservation boundary and track to the Omaka Bivouac.

While there is a legal road up this section of river, as is common with many other legal roads it doesn't follow any recognisable features on the ground and it is therefore not possible for the public to follow it. Full use should be made of the opportunity to provide a legal road, or public access easement that can be readily followed. i.e. along the formed farm road (and in a logical location for the short section between the end of the formed road and the start of the DOC track).

2/ Similarly a legal road or public access easement should be made from the point "h" along the farm road commonly used, to the boundary at the "Beehive Hut"

In association with 1/ above this would provide public recreation access along the Blairich section of the route into the Department of Conservation land at the head of the Omaka River including Omaka Bivouac.

3/ Provision of suitable public access (walking) from the Awatere Valley road to the start of the public walking easement at "C"

There is no guarantee a track will ever be formed through the area "CA2" to link "C" to the road. This land is steep, may become heavily overgrown, and could also be closed to the public in order to safeguard water supplies.

There is also no indication that the proposed end of the easement at "C" is immediately adjacent to the public land boundary

I suggest a public (walking) easement be made along the route m - l - c, or along some other suitable and identifiable route.

4/ Provision of a marginal strip or other suitable form of public access from point "w" (on edge of CA1) downstream to the public access easement.

COVENANTED LAND

I consider that the land that has high values should be restored to or retained in crown control as conservation land. This would give the Department of Conservation more options for the future management of these valuable ecosystems which the report has identified.

Covenancing is a protection mechanism for private landowners not to be used by the crown on land it already owns, that has high conservation value (as summarised in the Preliminary Proposal advertised) and then disposed of. In fact some of the values outlined in the proposal are understated.

For CC1:

- *Cheesemanian fastigiata* is not just of "local distribution", it has a National Threat Category of "Gradual Decline" (Threatened Plants of South Marlborough, a field guide, by Cathy Jones and Ingrid Hutzler: 2002).
- The Marlborough plant communities on rock bluffs is not just a collection of plants but undoubtedly contain Marlborough endemics such as Marlborough rock daisies and sun hebes.
- Walls et al (South Marlborough Significant Natural Areas Project 2005) list under special features of the Waihopai Ecological District "*alpine plants of note include main range plants such as ... coral shrub, snow tussock...*" These communities are clearly significant within the ecological district.
- Many of the values listed for CC1 are identical to CA1 yet CC1 is excluded from Conservation ownership.

The values of CC1 are clearly significant enough to justify protection as Conservation Land.

For CC2:

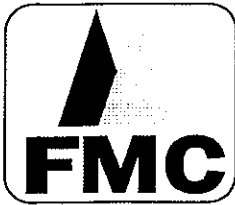
- Walls et al list broadleaved forest (as described in the proposal) as being rare in the Wither Hills Ecological District.

Lowland forest is poorly represented in South Marlborough in general. Hooper Ridge represents an opportunity to protect one of the few remaining areas of such forest.

I feel it is short sighted to put boundaries along existing paddock fence lines (plus the absolute minimum of additional fences), and that extra effort should be put into identifying which areas shouldn't be grazed and drawing up the boundaries accordingly, (if it is not possible to put in new fence lines, perhaps in the case of "CC1" retaining land in crown ownership above the 1000 metre contour with a covenant below this to minimise stock pressure upward).



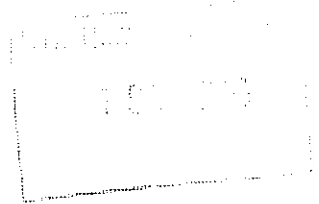
Martin Clapham
30th August 2006



FEDERATED MOUNTAIN CLUBS OF NEW ZEALAND (Inc.)
P.O. Box 1604, Wellington



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Email: fmcse@xtra.co.nz



25 August 2006

The Commissioner of Crown Lands
C/- DTZ New Zealand Limited
PO Box 142
CHRISTCHURCH

Attn: CHARLOTTE DONALD

Dear Sir/Madam

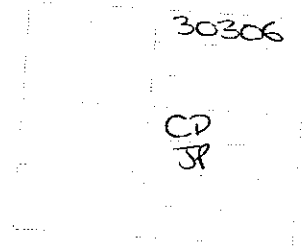
RE: BLAIRICH PASTORAL LEASE

Thank you for your letter of 17 July 2006 and I enclose herewith our submission on the above pastoral lease.

Thank you for the opportunity to comment.

Yours sincerely

Barbara Marshall
Secretary





FEDERATED MOUNTAIN CLUBS OF NEW ZEALAND (Inc.)

P.O. Box 1604, Wellington

1931
75
years
2006

**BLAIRICH PASTORAL LEASE
SUBMISSION on PRELIMINARY PROPOSAL for TENURE REVIEW**

Inspection was undertaken by walking along the route of a proposed public walking access easement from near the mouth of Black Birch Stream ("T") up the ridge to Blairich Trig ("V"). This route affords a good view of most of the property and much of the surrounding land. The following comments are based on this walk and local knowledge.

Blairich is typical of Marlborough hinterland, botanically highly modified by many years of pastoral farming, but above about 600 metres altitude silver tussock, rock outcrops and associated various small scrub species contribute to a high country tramping ambience. Views beyond the immediate encompass the Kaikoura Ranges, the ranges of Mt Richmond Forest Park, the townships of Blenheim, Renwick, and Seddon, radiata plantations, valley floor vineyards, much of Cook Strait and Pacific Ocean.

Despite lacking the iconic natural values of the high mountains of the alps and elsewhere the sight of a few merino wethers amongst the tussock does little to diminish the satisfaction of being unarguably in the hills when bracing both Blairich Ridge and biting southerly. The route along the east to west aligned Blairich ridge is a very straightforward tramp equally suitable for beginners and family groups who can get rewarding views after a couple of hours, or more capable folk who are happy to stay on their feet for the 8 hours or so required for the return trip to the trig or onward and out via Black Birch Road or Stream. Half the distance is on formed farm road, the upper portion is an easy meander along a sometimes quite broad ridge, interrupted by the odd narrower rocky section, following the line of an old bulldozed route interestingly enough for the most part on Black Birch Scenic Reserve side of the boundary fence, which is offset to the northern side of the ridge presumably to retain the integrity of the Black Birch Stream catchment .

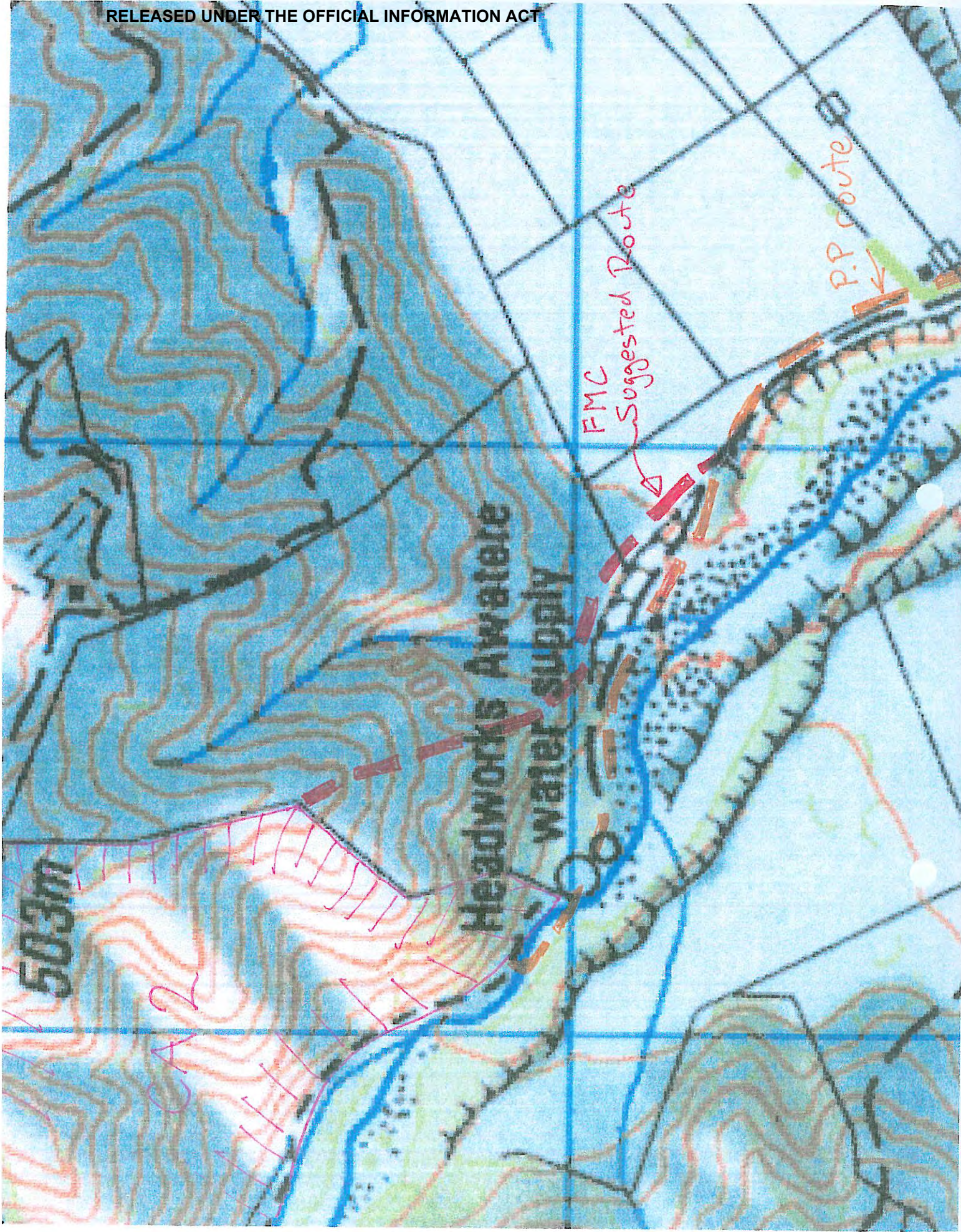
It is our opinion that public tramping access as outlined in this proposal is very good and will meet historical demand and also cater for possible future demand for through trips via Ramshead Station to the Waihopai Valley and beyond.

There is one tiny improvement we would like to see, which involves the public easement a – b . providing access to the bottom of conservation area CA2 which appears to follow the line of the 4wd Awatere water supply access track and which in turn gives access to further easement c – d. The relative steepness of

the lower hillside of CA2 is the hardest piece of land to negotiate on the entire route to Blairich Trig, and is unpleasant to drop down when returning tired at the end of the day. We would like to suggest that consideration be given to the laying out of a separate easement for the benefit of walkers heading for Blairich ridge branching off from the current proposed route at the point where the 4wd track drops off the top terrace towards stream level and meeting CA2 at the bend in the fenceline higher up the spur, as shown on the attached map and photograph. This would provide a gentler grade, and more direct line, than the existing proposed easement route at, as far as we can see, little cost to anyone.

We appreciate the opportunity to comment, our thanks to the lessee for allowing us onto the property, and we wish all parties involved the very best in closing the deal to everyone's satisfaction.

25 August 2006



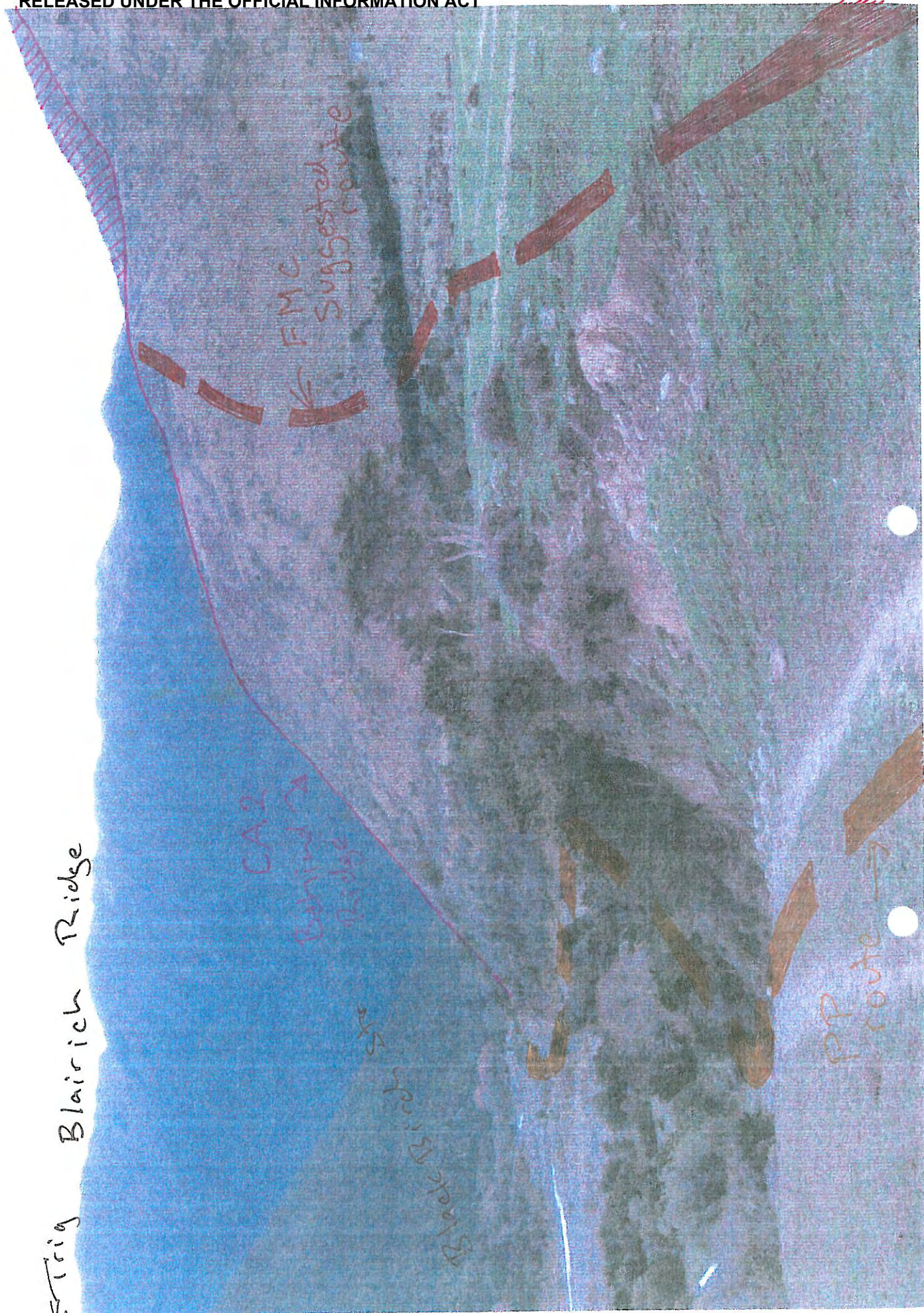
← Trig Blairich Ridge

CA2
Blairich
Ridge

Blairich
Ridge

FMC
Suggested
Route

PP
Route →



Charlotte Donald

From: j.gclark [j.gclark@xtra.co.nz]
Sent: Monday, 4 September 2006 12:38 p.m.
To: Charlotte Donald
Subject: Blairich Tenure Review

I see that concerns have been raised in the paper about the Tenure reviews being undertaken and the failure to protect certain habitats. One of my concerns is the areas of land being left under Conservation covenants. I believe they are only adding to management constraints on properties and that in the future an alternative government will abandon these constraints and allow this land to be used as the farmer wishes.

For this reason I would prefer the C.C to remain in Crown control, as with this property.

An alternative would be to allow a limited grazing period of say ten years with controlled stock numbers, after which the land come under crown control.

Further, the easement concession, i-j, for invited guests is not acceptable. The review is not requesting a tourist or recreation concession so therefore the easement concession should be for farming purposes only. If that is allowed so should the public be allowed through.

Regards
Geoff Clark

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Papanui Close
Christchurch 5