

Crown Pastoral Land Tenure Review

Lease name: CAMBRIAN HILLS

Lease number: PO 069

Public Submissions - Part 2

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

October 09

Upper Clutha Branch
Forest & Bird Society
4 Stonebrook Drive
Wanaka

23 March 2009

The Commissioner of Crown Lands
c/o Quotable Value Ltd
P O Box 215
DUNEDIN



**FOREST
& BIRD**

Royal Forest and Bird
Protection Society
of New Zealand Inc

Dear Sir,

Preliminary Proposal for Tenure Review of Cambrian Hills Pastoral Lease PO 069

We – the Upper Clutha branch of Forest and Bird - are grateful for this opportunity to make a submission on the proposed tenure review of Cambrian Hills Pastoral Lease. We have previously been able to have input to the Cambrian and Lauder pastoral leases lying immediately to the south; and we are also presently examining the Cluden pastoral lease tenure proposal, lying immediately to the west. Our submission on Cambrian Hills is therefore able to be made with confidence within a wider context.

We also thank the Shaw family for allowing us access to the property to see its values for ourselves and be able to assess the merits of the proposal.

We have reviewed the Preliminary Proposal and the Conservation Resources Report. We inspected the property on a fine day on March 13th. We inspected the historic cottage and the gold diggings, and walked the 4WD track to the top of the plateau, the route proposed only for DOC management access. We were able to visually inspect the route for the proposed public access from vantage points.

Overview

Overall we think this is a proposal that will deliver very good outcomes for conservation, from an ecological and landscape perspective. The retention of almost the whole of the Shepherds Creek catchment, with its dramatic rocky outcrops and bluffs and remnant diverse woody vegetation including totara; the Cluden saddle area; and the upper Cluden catchment will be a valuable addition to the wider Dunstan Mountains conservation area as it evolves. Already it will add to the Lauder Basin reserve creating a larger compact area of high altitude tussocklands, with intact altitudinal sequences and visual integrity to valley floors.

The recreation opportunities this proposal will provide for are also significant especially if considered in a wider context.

The east (Manuherikia) side of the Dunstan Mountains is impressive for the presence of a more natural tussockland landscape from summit down to the valley floor in a number of places. This is an increasingly rare phenomenon. Lower slopes are typically topdressed, oversown and more intensively grazed, causing the original tall tussock and shrubland cover to be replaced by green pasture species and short tussock, and laced with a denser network of tracks and fences, with associated decline in visual values.

On Cambrian Hills the visual integrity of a tall tussock landscape character is maintained to the basin floor except on the southeastern most front face where the change in character described above is apparent. These faces are highly visible from public roads out on the Manuherikia valley and contribute significantly to the scenic values of journeys through the area and the distinctive character of the Manuherikia valley.

This is recognised in the Conservation Resources Report (p. 6 and p. 10). We also have made this point previously in our report of 2005 on the property.

We do have concern over the protection of the landscape values of the front faces, proposed to be freeholded; and we believe the proposals for public access could be improved upon.

Points of Submission

1 Proposed Freehold Area – Welshmans and Sailors Creek catchments

We agree that this lower 'front' country could be disposed of to freehold ownership. This is consistent with the proposal for Cambrian to the south; and the upper boundary follows a logical watershed and topographical features.

As described above however these basins do contain significant landscape values, most particularly a highly natural tall tussockland landscape character extending almost to the valley floor and contributing to the integrity of tall tussockland character over the entire range face. The rock outcrops in Sailors Creek catchment are also dramatic within their highly natural tall tussock setting (in a visual sense at least). These basins are in direct front view on approaching the property, from a visitor/recreational user/tourist perspective. They are thus of some visual significance from this perspective.

We would like to see a covenant placed over these catchments to protect their landscape values. Without protection, they are highly vulnerable to more intensive grazing use supported by topdressing and oversowing, as has occurred on the front face in the southeast corner of the property. The current visual values of the two basins themselves would be lost, and the landscape values of the whole range face compromised. These activities are unable to be controlled through district planning processes. With a small property, this is likely to occur. Similar outcomes might occur if the property is bought as extra grazing.

The objective of the covenant would be to maintain and enhance the present level of naturalness and the health of the tall tussock cover. Covenant conditions would need to include a limit on stock numbers and provide for periods of rest to allow the tall tussock to flourish. Oversowing should be restricted to clover. Maintenance topdressing related to a light and occasional grazing regime would be appropriate. Sheep only should be grazed. Cattle and deer could have adverse impacts on the streams. Earth disturbance through fencing and tracking needs to be avoided. Exotic tree planting would be inappropriate.

The proposal document suggests that the block that would result from tenure review might make a good lifestyle block. A covenant of this nature would ideally suit this use, providing a appealing natural backdrop to the living area.

We outline the area we think should have a covenant for protective purposes on the attached Map 1.

2 Public Walking Access

In principle we are pleased to see provision for public car parking close to the range and access up to the proposed conservation area.

On inspection of the property however we think that the best and most rewarding route for public access is along the route proposed for DOC management only access, ie, from point 'b' (car park) through 'f' and over to 'd'. From the public's perspective this route would provide an opportunity to walk through the area of gold diggings (which is to be fenced off as a separate sheep grazing block) – an interesting introduction to a day's walking – and then follow an existing well defined route up on to a distinctive plateau landform, a remnant of earlier valley floor plains, from which there are expansive views of the Manuherikia valley. The spectacular erosion features on the west side of Gidding Downs are clearly visible. The track then drops back down into the Shepherds Creek valley floor and access is then easy up to the proposed Conservation area.

In contrast the proposed public track provides little opportunity to explore the gold diggings; it does not follow any existing track; it does not provide an experience of the plateau landform (as where it crosses the plateau has been reduced to a very narrow ridge); and it appears to cross possibly boggy land up the Shepherds Creek flats. Overall we think this route would be less interesting, less direct and result in a visual scar where track would have to be cut straight up the south boundary, through matagouri cover.

We ask that the public access be shifted from the proposed route to the route described and shown on the attached Map 2.

3 CC1 – Historic Gold Diggings

It is difficult to discern from the proposals map whether the entire area of gold digging activity is included. We ask that the area be defined on a high definition aerial photo similar to that used for Map 2, and confirmed by an archaeological expert prior to fencing off the area.

We also suggest that sheep grazing may not be appropriate if threatened coral broom species are present. Elymus grass is also very palatable (see p.17 of the CRR).

We have already submitted that there should be opportunity for the public to explore the diggings area or at least pass through it.

Thank you for the opportunity to make a submission on this tenure review, and we trust our submission will be given serious consideration.

We look forward to seeing the final outcome,

Yours faithfully



Denise Bruns
Secretary – Upper Clutha Branch

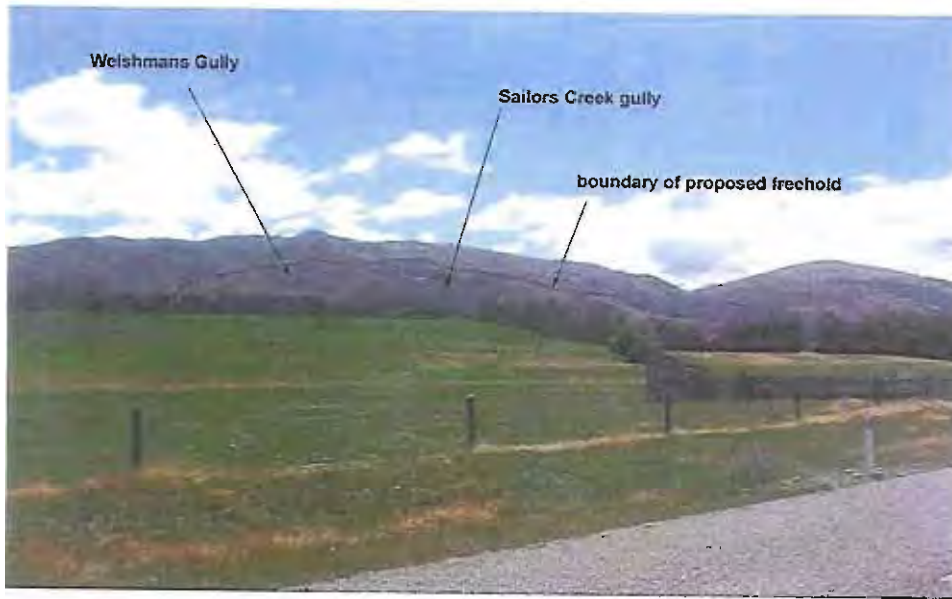
pp: John Turnbull (Chair) and Anne Steven (Committee Member)

253002



Map 2. Recommended Public Foot Access from Point 'B' to the proposed Conservation Area in Shepherds Creek Upper Clutha Branch, Royal Forest and Bird Protection Society March 2009

253002



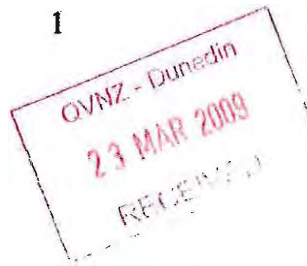
The lower front faces of Cambrian Hills are visually significant, as part of the distinctive backdrop mountain range backdrop to views from the Manuherikia valley



Map 1. Recommended Area for a Covenant designed to Protect the Landscape Values Upper Clutha Branch, Forest and Bird March 2009

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The Commissioner of Crown Lands
Quotable Value Ltd,
PO Box 215
DUNEDIN.
Attn. Ian Harvey



FOREST
& BIRD

Dunedin Branch

PO Box 5793
Dunedin

23.3.09

Dear Sir,

I enclose these submissions on the preliminary proposal for Cambrian Hills Pastoral Lease on behalf of the Dunedin Branch of Forest and Bird.

Thankyou for the opportunity to make submissions on this proposal and for arranging permission for us to inspect the lease.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Janet Ledingham".

Janet Ledingham
For the Management Committee of the Dunedin Branch, Forest and Bird Protection Society

Email jledingham@xtra.co.nz
622 Highgate, Maori Hill, Dunedin 9010.
Phone 03 467 2960

Submission on the Preliminary Proposal for Cambrian Hills Pastoral Lease

On behalf of the Dunedin Branch Forest and Bird Management Committee.

This submission is written on behalf of the Dunedin Branch of the Forest and Bird Protection Society which has approximately 1000 members, many with strong interests in the High Country values and recreational opportunities as well as in botany and natural history in general. Many of the members enjoy active recreation in the back country and are very aware of the need to ensure the protection of natural values, vegetation and landscape, historical sites and to improve public access through the tenure review process.

The submission is written with reference to the objectives of tenure review as set out in the Crown Pastoral Land (CPL) Act 1998, and the recently stated government objectives for the South Island high country, especially the following:-

- *to promote the management of the Crown's high country in a way that is ecologically sustainable.*
- *to protect significant inherent values of reviewable land by the creation of protective measures; or preferably by restoration of the land concerned to full Crown ownership and control.*
- *to secure public access to and enjoyment of high country land.*
- *to ensure that conservation outcomes for the high country are consistent with the NZ Biodiversity Strategy to progressively establish a network of high country parks and reserves.*

Introduction

The Cambrian Hills lease is situated on the scarps and plateau top of the North Dunstan Mountains and adjoins the valuable Lauder Tussock Conservation Area which currently has no legal public access and the Cluden Station high country (likely to become conservation land once tenure review is completed). The significant inherent values on the lease have been well preserved by the management regime used by the Shaw family and they deserve the utmost commendation for their farming practices on the lease.

As outlined in the comprehensive Conservation Resources Report:

"A large proportion of the lease makes a significant contribution to the North Dunstan Mountains high country as it overlooks the Manuherikia Valley and the wider Maniototo Basin, forming the visual backdrop where most people in the district live, work and travel.

Also significant is lease's contribution to the maintenance of the landscape integrity of a large segment of the North Dunstan Mountains, especially the good quality and diversity of plant associations that range over a wide spatial area and altitude. Additionally of note is the visual legibility of the dynamic processes that have created the Shepherds Creek rock-cut gorge, particularly the western branch that features a series of small cascading waterfalls.

The levels of the landscape, the level of diversity and the degree of visual amenity all combine to create a vivid and memorable landscape. The extension of the lease over a wide landscape continuum that spans from unvarying tall tussock grasslands, descending to mature mixed shrublands and woodlands is also significant.

The lease contains part of Geopreservation Site No. 324 North Dunstan. The topography of the site is characterised by rolling to steep colluvial mountain slopes and broad tops, gorges, coarse talus soils, waterfalls, periglacial features (soil hummocks, solifluction lobes), scattered tors, asymmetric

valleys and large-scale slumping. The parent material is schist/semi-schist and derived colluvium and the soils are upland yellow-brown earths (Dunstan), yellow-grey earths (Arrow and Blackstone)."

The proposal:

1.1.1. Conservation Area CA1. An area of 2,532 hectares (approximately) to be designated as land to be restored to or retained in Crown control as Conservation Area subject to qualified designations under section 35(2)(b)(i), section 36(1)(a) Crown Pastoral Land Act 1998 (CA1).

We fully support the creation of CA1 which has both high country with significant SIV's as well as the lower altitude country of Shepherds Creek with the significant shrublands within it and provides a valuable altitudinal sequence. We absolutely endorse the values within as outlined in the Conservation resources report and note that CA1 includes all of RAP A1 identified through the PNA survey as containing significant values.

1.1.1. Qualified Designation: Easement Concession:

An easement to convey water for approximately 5 metres under section 36(1)(a), Crown Pastoral Land Act 1998 (marked "i-j" on the plan)

We have no objections to this easement

1.2. Land to be freehold. An area of 612 hectares (approximately) to be designated as land to be disposed of by freehold disposal to Cambrian Hills Limited subject to protective mechanisms and qualified designations under section 36(3)(b), section 40(1)(b) and section 40 (2)(a) Crown Pastoral Land Act 1998 (shown edged in green on Plan 1 in Schedule A)

We have no objections to the freehold disposal of the land described above.

We recommend that consideration be given to a Landscape Protection Covenant over the front faces in the proposed freehold area.

1.2.1 Qualified Designation: Public Access and Management Easements

- (a) Public access easement in gross to provide public foot, or on or accompanied by horses and mountain bike access from Cambrian Road shown marked "a-b-c-d-d1-e". Public vehicle access is permitted from "a-b" with car parking at point "b" on the plan.**
- (b) An easement in gross to provide Minister of Conservation Management purposes access from Cambrian Road along an existing farm tracks marked "b-f-d", "d1-g-h" on the plan.**

We accept and endorse the easements for public access and Conservation Management. However on a very recent visit to the lower areas of the lease we walked the length of the Sailors Creek workings (which were of considerable interest) and then on up the hill on the 4WD track from point 'f' to 'd' which took us to an attractive viewpoint.

We would ask that an easement for foot access only through the Sailors Creek diggings from 'b' to 'f' and then on up the hill from 'f' to 'd' be considered.

1.2.2. Protective Mechanism:**Conservation covenants****1.2.2.1 CC1. A Conservation Covenant under section 77 of the Reserves Act 1977 over approximately 4 hectares.**

This covenant includes an important area of past mining activity in Sailors Creek. It includes a storage dam, water races and the aftermath of hydraulic sluicing from the late 19th Century which makes it not only worthy of protection for the mining history and also an interesting area to walk and explore.

We fully support the creation of this covenant over Sailors Creek diggings area.

1.2.2.2 CC2. A Conservation Covenant under section 77 of the Reserves Act 1977 over approximately 0.4047 hectares.

This small covenant area will protect a good example of an early cob cottage described in the CRR as a superb example of an early twentieth century pastoral house. The whole of the building, which includes a historic range in the kitchen, is well worthy of restoration. The cottage and garden might well become an ideal family picnic spot.

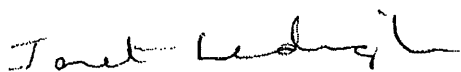
We fully support the creation of this covenant to protect the cottage and its surrounds.

Summary

We see this proposal as a big gain for Conservation with both the significant inherent values on the high and magnificent tor country and the delights of the shrublands in Shepherds Creek included. This outcome provides a number of recreational opportunities for a range of groups from trampers and botanical trampers to mountain bikers.

- 1. We support unreservedly the return of the area within CA1 to Crown ownership and control as a Conservation Area**
- 2. We support the proposal to freehold and suggest a landscape covenant may be appropriate.**
- 3. We support the creation of the two Conservation Covenants to protect the cob cottage and the Sailors Creek gold workings.**
- 4. We endorse the easements for public access but ask an easement for foot access only through the Sailors Creek diggings from 'b' to 'f' and then on up the hill from 'f' to 'd' be considered.**

We would like to thank Peter Shaw for coming with us on our original inspection several years ago and in allowing to revisit part of the lease recently. We thank the Commissioner of Crown Lands for the opportunity to comment on the Preliminary Proposal of this pastoral lease.



Janet Ledingham,

For the Management Committee of the Dunedin Branch, Royal Forest and Bird Protection Society.

AS FAXED PM 25 MARCH 2009

New Zealand Historic Places Trust
Pouhere Taonga

Our Ref: 22015-001
Your Ref: PRY-C60-12446-TNR-PO069

Patron:
His Excellency The Hon
Anand Satyanand, PCNZM
Governor General of New Zealand

25 March 2009

Ian Harvey
 Tenure Review Consultant
 QV Valuations
 PO Box 215
 DUNEDIN 9054



Dear Mr Harvey

RE: CAMBRIAN HILLS TENURE REVIEW

Thank you for your letter of 20 January 2009 concerning the above.

The NZHPT has had a degree of previous involvement in this property, having initially sought the lessee's agreement to a Section 6 Historic Places Act 1993 heritage covenant over the former Cambrian Hills Run cottage and ruins. It subsequently agreed with the Department of Conservation (DOC) and Land Information New Zealand (LINZ), however, that their protection via a Section 77 Reserves Act 1977 conservation covenant would be a more appropriate measure.

The NZHPT is generally supportive of this tenure review preliminary proposal as it stands. In particular:

- Inclusion of the Sailors Creek goldmining tailings site in the proposed conservation covenant "CC1" is strongly supported. Dr Matthew Schmidt (Regional Archaeologist, Otago/Southland, NZHPT – formerly with DOC) was responsible for surveying and reporting on the historic heritage values of the property at the time. The NZHPT also has no difficulty with the intention to permit continued grazing of the area by sheep. The NZHPT would request that cattle be specifically excluded from the covenant area, as they can cause severe damage to such sites; and
- Inclusion of the mud brick cottage, stone cottage ruins and surrounds in conservation covenant "CC2" is also supported. In particular, it is noted that fencing will restrict stock ingress into the area, while provision exists for the covenant to be terminated in favour of a Section 6 Historic Places Act 1993 heritage covenant, should the owner subsequently decide to restore the cottage or ruins. It is understood that no such restoration is presently planned by the owner.

The NZHPT recommends that conservation covenant CC2 should be strengthened by including the following two conditions:

- That the owner be required to maintain the stone cottage ruins in a stabilised condition. This would prevent them from being allowed to be destroyed by natural processes, should no restoration plan ultimately be forthcoming; and

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NZHPT Otago/Southland Area Office, Floor 4, Queens Building, 109 Princes Street
PO Box 5467, DUNEDIN 9058 Ph (03) 477-9871 Fax (03) 477-3893

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- That the owner be required to maintain the mud brick cottage to a weatherproof standard. That is considered essential to prevent damage to or loss of any building fabric or other heritage values, be these of an external or internal nature. It will ensure the cottage does not itself becoming a ruin and its opportunity for restoration is maintained.

DOC has recognised the cottage as being a “notable example of a circa 1907 mud brick Central Otago farm cottage” and a structure which has the potential for restoration in the future. DOC has also identified the pre 1870s stone cottage ruins as being significant particularly for the quality of their stonework. In order to assist in protecting these values and potential for restoration and future re-use of the cottage, the NZHPT recommends that the Crown undertakes the initial works to ensure that the cottage is effectively weatherproofed and that the ruins are stabilised and protected from erosion. If such works are undertaken prior to the owner assuming responsibility for the cottage and ruins, the owner is made responsible for ongoing maintenance, but not burdened with the initial costs of stabilisation and weatherproofing.


Such works should be specified and supervised by a professional built heritage consultant(s), with the works themselves ideally informed by a conservation plan. Because the ruins are an archaeological site, any works on those would first need to be authorised by an archaeological authority obtained from the NZHPT.

The NZHPT recommends that this preliminary proposal proceed to substantive proposal stage, subject to the above-mentioned restorative works being undertaken and the two conditions as recommended being added to conservation covenant CC2.

Please address any further enquiries you have in the first instance to:

Doug Bray
Heritage Adviser (Planning)
DDI (03) 477-9819
Mob (027) 241-3624
Email: dbray@historic.org.nz

Yours sincerely



Owen Graham
Area Manager (Otago/Southland)

CC Secretary, Central Otago Branch Committee, NZHPT



Cambrian Hills Crown Pastoral Lease Tenure Review

Submission from Otago Fish & Game

The Otago Fish & Game Council (Fish & Game) wish to make the following submission regarding the preliminary proposal for the Cambrian Hills Property.

Public Access

Fish & Game support the inclusion of hunting dogs and guns over the easement to the conservation land as this will facilitate a larger range of recreational opportunities.

Fish & Game Access for Management Purposes

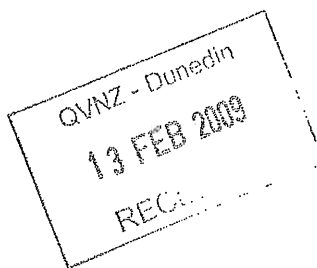
Fish & Game may on occasions need to access land for the management of sports fish and game bird species. We understand that we have the same access rights for management as the Department although this has not been formally confirmed. In the interim we request that wording be added to the proposal which confers the same access rights to Fish & Game as the Department with regard to management access. Alternately a letter from the Department or LINZ confirming that Fish & Game have the same management rights would meet our concerns.

A handwritten signature in blue ink that reads "John Hollows".

John Hollows
Environmental Officer

16 March 2009

10 Smacks Close
Papanui
Christchurch 8051



Re: Cambrian Tenure Review

Dear Sir,

Thank you for the review.

Apart from making a request to place the new fence line A-B-C on a contour, from point C, or somewhere between point B-C, I have nothing to add to the review.

The reason for the request is that stock tend to camp at the high point, therefore it's more prone to erosion, so a fence line lower down, on a contour would stabilize the ground and help to prevent this from occurring and to me a fence line on a contour is more aesthetically pleasing.

Regards
Geoff Clark



Department of Botany

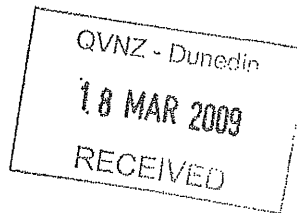
Division of Sciences
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Te Whare Wananga o Otago

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Email: amark@otago.ac.nz

March 17, 2009.

Commissioner of Crown lands,
C/o Manager,
QV Valuations,
PO Box 215,
DUNEDIN.



SUBMISSION ON PROPOSED TENURE REVIEW: CAMBRIAN HILLS PASTORAL LEASE

Dear Sir,

Thank you for sending me a copy of this document and I appreciate the opportunity to comment on it based on my good knowledge of the northern Dunstan Mountains, including the area involved.

The general thrust of this proposal, to return to full Crown ownership and management control, an area of 2532 ha, as a conservation area (labelled CA1 on the plan), subject to qualified designations, with the balance of the property, some 612 ha, being disposed of with freehold title, subject to several protective clauses and qualified designations, is strongly endorsed.

The area proposed for conservation is generally with very high conservation, recreational and landscape values with an important altitudinal sequence of relatively intact indigenous vegetation of high natural character. These values were formally recognised in the Protected Natural Areas survey of the [Lindis, Pisa and] Dunstan Ecological District[s] by Ward, Bruce, Rance and Roozen, published in 1994 and with which I had some involvement in an advisory role. These values were confirmed in the Conservation Resources Report for this current exercise in 2006. Much of the 2760 ha Dunstan RAP 1: "Northern Dunstan", is contained within this area now proposed for transfer to the Crown for conservation management. The Shepherd's Creek catchment has probably the most intact remnant of mixed forest-woodland (containing living Halls totara, broadleaf, plus some large, tall *Dracophyllum longifolium*, and a wide range of associated forest species) remaining in Central Otago. This grades upslope through an important (and now, maybe unique) altitudinal continuum involving shrubland, narrow-leaved snow tussock grassland and slim snow tussock grassland on the upper slopes, with many scattered areas of high-alpine cushionfield and flushes. The presence on these flushes, which contain conspicuous patches of the country's smallest and only annual *Gentianella* (*G. lilliputiana*), discovered with the PNA survey and one of only two known locations, is also of particular importance. The area also contains the only known population of a curious trifid-leaved form of the subshrub *Chionhebe densifolia*, yet to be adequately investigated. The slim snow tussock grassland in this area is in exceptionally good condition (apart from a few small patches of cushionfield which probably represent old fire scars), as is the adjoining area to the northwest, which is now conservation land of the North Dunstan (Lauder Basin) Conservation Area. Importantly, the present proposal will also provide legal public access to this Conservation Area which previously was limited to the discretion of the adjoining land owner (but never denied to our ecological research group).

The geological importance of the area has been recognised with the establishment of a formal Geopreservation Site (No. 324: North Dunstan) to represent the great diversity of topography and landforms present, while landscape values of this area are also extremely high, as it is fully visible from the adjoining settlements and highways in the upper Manuherikia Valley.

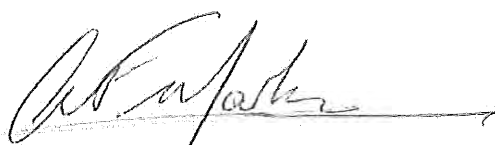
The "Qualified designation", being an easement concession to convey water a short distance (5 m) and marked "i-j" on the plan, is accepted.

The proposal to dispose of c.612 ha as freehold to Cambrian Hills Ltd, with certain "Qualified designations" and "Protective mechanisms", is also accepted. The former refer to 'Public access and management easements' as follows: 1. A public access easement in gross to provide for public foot or horse or mountain bike access from Cambrian Road and shown on the plan as "a-b-c-d-d1-e", with public vehicle access permitted on the section "a-b" and parking at site "b" on the plan; 2. An easement in gross for conservation management purposes from Cambrian Road along an existing farm tracks marked "b-f-d" and "d1-g-h" on the plan. Regarding the first of these two easements, I recommend the inclusion of a formal walkway through the goldmining covenant area CC1 and also on the 4WD track "f-d", which would allow views to be obtained from the grassy knob between the sites "d" and "f".

The "Protective mechanisms" refer to two small but significant Conservation Covenants in the Sailors Creek area. CC1 involves a 4 ha area containing high historic values, namely an excellent example of gold mining activities which took place along the foothills of the northern Dunstan Mountains between Matakau and St Bathans. The proposed covenant area contains examples of water races and hydraulic sluicing, the most commonly used method of mining here in the late 19th century. The second covenant, CC2, refers to a ~half hectare area containing an excellent example of an early cob cottage, which will add to the small but important collection of heritage items now protected for posterity in Central Otago. Both covenants are endorsed.

I trust that this response and recommendations will be given serious consideration and I thank you again for the opportunity to assess and comment on these proposals for tenure review.

Yours sincerely,



Alan F. Mark. FRSNZ Professor Emeritus

CENTRAL OTAGO RECREATIONAL USERS FORUM

Address for Service:

186 Faulks Road,
RD 2,
Wanaka 9382.

25 March 2009

Name:

Jan Kelly, Secretary of CORUF.

To:

The Commissioner of Crown Lands
c/o Ian Harvey,
Tenure Review Consultant,
Quotable Value Valuations,
PO Box 215
Dunedin

***Submission to Preliminary Proposal, Cambrian Hills Pastoral Lease PO 069***

Dear Sirs,

We appreciate the opportunity to submit to the Review of Cambrian Hills Pastoral Lease.

Mr Williams of our Committee visited the Lease to look at the proposed Access provisions and we thank Mr Shaw for the courtesy of showing him around.

Central Otago Recreational Users Forum

The Central Otago Recreational Users Forum is a voice for a diverse group of user interests, representing about 60 recreational clubs and groups. A significant part of our brief is to represent recreation by the public to the statutory managers of public lands.

A fundamental principle guiding us is the belief that public lands should be accessible in some way to the public, and not restricted only to the very fit and capable.

An associated principle is for due care and respect, to the land, the landscape, natural and historical values, and to the private landowners whose properties have easements on them as access to conservation land.

With these things in mind, the Central Otago Recreational Users Forum makes the following submission.

SUBMISSION by the Central Otago Recreational Users Forum.**PO 069, Cambrian Hills.**

Run 226A, Otago Land Registry Folio No. OT 338/145.

PROPOSAL.**1.2. That an area of approximately 2,532 ha. be restored to or retained by the Crown.**

1. CORUF is pleased to see this substantial portion of the Lease set aside as a Conservation Area, and gives the designation our full approval.
2. This is a significant landscape and natural area, with good values, and will be a welcome addition to conservation land on the North Dunstan Mountains.
3. We appreciate the opportunity offered to walk, ride, and explore the valleys and ridges of the upper Shepherds Creek and associated catchments.
4. We will also appreciate the vistas out from any walking track, across the Maniototo plains and mountains. As a recreation space the Run has considerable quality and interest.
5. It is also of value to us that by foot or bike or horse, one can now also move up to the Lauder Tussock Reserve which was previously "landlocked" so far as public access is concerned.

5.2. That an area of approximately 612 hectares be designated as freehold land.

6. CORUF is in agreement with the general terms of this designation.
7. We would like to point out that the landscape values of this portion are also high, in terms of the general appearance of the whole face, there is a pleasing unity of form with the 2,532 ha above. We agree with the proposal to practice ecologically sustainable management on the portion that will be free-held, as discussed in Section 2 on page 7.

7.2.1. Public Access Easement.

8. CORUF appreciates that as well as foot and bike access (non-motorised), one may ride or lead a horse, and, being in possession of a DOC Hunting Permit, may carry a gun, and take dogs, on the Public Access Easement **a-b-c-d-d1-e**.
9. We found the public walking route difficult to locate, the area being covered with substantial Matagouri. By the description it appears to be below the plateau top in the vicinity of two water races (only one of them was evident). It delivers the walkers to a low point from which one has to climb back again.
10. The proposed walkers' track starts out as a picturesque route, and we thus recommend that its upper portion be on the plateau top at its northern extremity, not below it at the water race. The top of the terrace has better views, and greater ease of travel, and is still well to one side of any farming operations.
11. The purpose of the Public Access Easement is to get walkers up and down through the private property to the boundary of the Conservation Area as quickly and as efficiently as possible. We recommend that the route go up the fence line, and along the plateau top and down the track to the Conservation Boundary.

12. **Access Road a-b.** While the parking area is being placed at a convenient start point for walks, and is suitably placed well away from the dwellings and business of Cambrian Hills as a private property, the route to it includes a bog or swamp in a small depression which will require a new bridge or culvert to be built.

12.2.1. Access Easement For Conservation Management Purposes

13. This is a farm track which winds up the face of a small escarpment, and reaches the boundary of the Conservation Area higher up the fence than does the proposed Public Access Easement. This route is labelled **b-f-d, d1-g-h** on the Designation Plan.
14. We recommend that the "DOC Management Purposes Easement" be made available to those public walkers who wish to take a less undulating route.
15. This request is in line with our intention to provide access for a wider spectrum of public users than just the very fit and able. Any use of this track could be by prior arrangement with the owner.

1.2.2. A Conservation Covenant on the gold mining remains, as enclosed by designation CC1, and a Conservation Covenant CC2 on the historic hut.

16. We agree with these designations and the protection to be given to the gold mining remains and the Historic Hut. We recommend that the sluicing remains be fenced lightly to prevent untoward damage by persons who might otherwise be tempted to use it as adventure biking space. We advocate protection of heritage remains.

General.

17. Mountain biking, riding, walking and recreational hunting are significant activities and we are pleased to see them supported in the Preliminary Proposal of Cambrian Hills.
18. We also support the gentler recreational activities of an interest in history, experiencing the natural fauna and flora, photography, art, and wandering.
19. In the long term CORUF promotes a cross-mountain access route that will be achieved through several Tenure Reviews, to join this eastern side of the Dunstan Mountains to its western and northern sides, as far as the Lindis valley. We will continue to recommend this wider pattern of development, as the opportunity offers through the Review of the Pastoral Leases.

Thank you for the opportunity to comment on this property.

Yours faithfully,


Jan Kelly,

Secretary, Central Otago Recreational Users Forum.

M. Williams, Committee.

25 March 2009.

Signed, Jan Kelly.





QVNZ - Dunedin

NZDA Subm CambrianHills St Bath 25Mar09

New Zealand Deerstalkers' Association Incorporated

23 MAR 2009
 RECEIVED
 Level 1-45 - 54 Rugby Street P O Box 6514 Wellington
 Phone: 04 801 7367 Fax: 04 801 7368
 Email: deerstalkers.org.nz
 Website: <http://www.deerstalkers.org.nz>

23 March 2009

Commissioner of Crown Lands
 C/o Quotable Value Ltd
 Box 215, Dunedin. Email: Ian.Harvey@qv.co.nz

Dear Sir:

NZ Deerstalkers' Association Submission: Cambrian Hills St Bathans, Central Otago

Greetings. The New Zealand Deerstalkers' Association (NZDA) makes the following submission on the Crown land resulting from this Tenure Review Preliminary proposal.

NZDA is the national association of deerstalkers and other big game hunters, with 50 branches and hunting member clubs throughout New Zealand. NZDA has 7500 members, and has been actively advocating for recreational deerstalking and hunting, running hunter training courses, trips, conferences etc since 1937. NZDA sets and maintains ethical standards for hunting.

A number of NZDA Branches and hunting clubs have an interest in hunting in this part of Central Otago. Branches include Otago (Dunedin), North Otago (Oamaru), Southern Lakes (Queenstown, Wanaka & Alexandra), South Otago (Balclutha). Other branch members and independent recreational hunters will also be interested. There are an estimated 60,000 big game recreational hunters in New Zealand [Nugent, 1989].

Summary:

Cambrian Hills is a 3,144 Ha pastoral lease near St Bathans, in the north Dunstan Range, Central Otago. The higher land of the lease, CA1 of 2,532 Ha is proposed for surrender, and the lower 612 Ha for freeholding. The highest points are Dunstan Peak (1569 m), just outside the eastern boundary, and point 1,553 near the western boundary. Shepherds Creek runs down the eastern centre of CA1. It adjoins the presently landlocked Lauder Conservation Area. Cluden lease, also undergoing tenure Review, partly backs onto the north of Cambrian Hills, and its Tenure Review will allow access through to the Lindis Pass.

NZDA strongly supports the surrender of CA1, as conservation area, and also for inclusion in a future Dunstan Conservation Park, when adequate land in the Dunstans is surrendered. NZDA notes that public access to the surrendered land has not been available widely in the past. However the potential of the area is significant. It should also open up access to the remainder of the North Dunstan mountains and through to the Lindis Pass. Big game animals likely to be present are deer and wild pigs.

Public Access, hunting and recreation:

NZDA supports the public access easement a-b-c-d-d1-e, which is walking from the car parking site b. NZDA also supports the vehicular and walking access for the Minister of Conservation and associates, including appropriate members of the public, including permitted hunters, via b-f-d and d1-g-h to the north-west of the freehold. The d1-g-h easement should also provide for public access for recreation, not just "conservation"..

Conclusion:

NZDA supports the Preliminary Proposal and appreciates it is also important as a significant building block in improving public access to the Northern Dunstan Range. NZDA would also like to see the surrendered block added to a Dunstan Mountains Conservation Park in due course. However, NZDA requests that the access up d1-g-h be more readily available to the public.

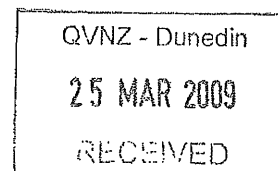
Thank you for the opportunity to comment. Please contact me for any additional information

Yours truly, Dr Hugh Barr, National Advocate

253009

Submission Cambrian Hills
Southern Lakes Deerstalkers
c/- Alan Mackie
30 Ernsclough rd
Alexandra

email ajaemackie@xnet.co.nz
ph. (03) 4486536



Commissioner of Crown Lands
c/- Quotable Value Ltd
Box 215 Dunedin

Submission
re :Cambrian Hills

Dear Sir,

Southern Lakes Deerstalkers support the surrender of CA1 to go alongside other Conservation areas on the Dunstan Range. It is a unque area with some fantastic torres along the top of the range. These will be of interest to many differing recreational groups. There are pigs and Red deer in the area and this will give extented recreational hunting oportunities on the range.

I note the public access route tends to be rather swampy and would recomend public access be on the track which appears to head to the same point (d1.)



OTAGO CONSERVATION BOARD

Our ref: SBC-08-34

26 March 2009

Commissioner of Crown Lands
c/- Quotable Value Ltd
P O Box 215
DUNEDIN 9054



Attention: Ian Harvey

Dear Sir

CAMBRIAN HILLS TENURE REVIEW

Thank you for the opportunity to comment on the Preliminary Proposal for the tenure review of the Cambrian Hills Pastoral Lease.

The Otago Conservation Board fully supports the proposal as outlined in the Preliminary Proposal, and regards it as a very good outcome for conservation.

Under the proposal, the bulk of the property would return to full Crown ownership for conservation purposes. Conservation Area CA1 will form a significant addition to the important Lauder Basin Conservation Area. The vegetation within it is relatively unmodified and includes a number rare species and communities. Of great importance is the diversity of plants, habitats and the altitudinal sequences. Significant areas can be found at mid- to lower altitude within the Shepherds Creek catchment. There is a strong need to increase ecosystem protection at these altitudes - generally within Central Otago, and particularly in the Dunstan Mountains.

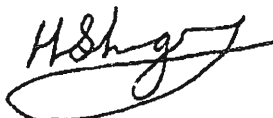
The proposed conservation covenants appear to be appropriate forms of protection for the historic and ecological values contained in areas CC1 and CC2.

Public access to Conservation Area CA1 is well provided for, with a short drive to a proposed car park at point 'b' and then a relatively short journey (less than 2 km) over easy terrain. This easement needs to be formed to a standard which is suitable for mountain bikes. An opportunity then exists to develop tracks through the conservation area and on to the existing Lauder Basin Conservation Area. There is a pressing need to improve public access to the northern end of the Dunstan Mountains, and this proposal will go some way to correcting that.

The board notes that the area to be disposed of by freehold will not be large enough to sustain a 'stand alone' farming operation. This means that settlement is likely to involve some cost to the Crown. For the reasons outlined above, we believe that the outcomes that can be achieved if this proposal is implemented are very important, and as a consequence we would like to see it given priority.

We appreciate the opportunity to provide comment on this proposal and we are willing to elaborate on any of the issues we have raised.

Yours sincerely

A handwritten signature in black ink, appearing to read 'H. Langsbury', with a large, sweeping flourish underneath.

Hoani Langsbury
Chairperson