

## **Crown Pastoral Land Tenure Review**

**Lease name: CARRICK STATION**

**Lease number: PO 357**

### **Public Submissions - Part 1**

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

**February 10**

# Submission 1

①



10 Smacks Close  
Papanui  
Christchurch 8051

Re: Carrick Tenure Review.

Dear Sir,

I would like to request that the "Middle Block" of the Carrick Tenure Review be included in the land to be retained in Crown ownership.

The tall tussock of this area is mentioned several times, including the statement of it being thought to represent the pre human vegetation. I consider this sufficient reason and have enough value to include it under CA1. Alternatively a new fence line be put through at the 1000 asl. to incorporate this tussock into CA1.

I also consider that just because scrubland has been affected by the application of fertilizer that that merits the use of spraying etc. If the seeds or plants are native, then they should be allowed to regenerate in CCI. (Special conditions.) It is after all part of the natural landscape.

Also I request that CC2 be retained in Crown ownership, due to its significant value being the hill top or hill line and its significance having an access-way (e-f). The surrounding landscape will be enhanced by it being retained as a CA.

I understand the intension behind it being grazed but that can be remedied if/when it is needed by DOC, which I don't believe would be very often, going from the look of the vegetation. The irrigation race would be an acceptable fence.

Regards  
Geoff Clark

email j.geclark@xtra.co.nz

## **Submission 2**

Matthew Tayler  
Lome Peak Station  
PO Box 19  
Garston  
SoutWand

7/10 April 2009

②



Commissioner of Crown Lands  
C/- The Manager  
Opus International  
Private Bag 1913  
Dunedin

**Submission on the Preliminary Proposal of the Carrick Pastoral Lease**

Dear Sir,

My family is fortunate to have been the lessees of Lome Peak Station for nearly fifty years. A significant portion of our lease covers the head of the Nevis Valley on the Western side and while we do not directly adjoin the Carrick Pastoral lease we share some empathy for this valley, no doubt the same as the Clarke family as lessees of Carrick do. The heritage of this area is as much to do with the pastoralists as it is with its rich gold mining history. While our area in the Nevis is only suitable for summer grazing, the Carrick lessees have done a commendable job of oversowing & topdressing, fencing and spraying their area to a highly improved and desirable state from a farming point of view. It is pleasing to see that the lessees' good husbandry of this land is recognized in the proposal with the granting of a majority of freehold title and sensible use of covenants (i.e. covenant CCI on the Nevis face allowing burning, spraying and OSTD).

While we would dispute whether continued low intensity grazing would necessarily compromise the Significant Inherent Values present in the areas to be restored to full Crown ownership (it should be acknowledged that the STY's present have survived/co-existed alongside pastoral use for well over 100 years already), the proposal we believe represents a good balance between achieving good conservation & access outcomes while allowing the continued best economic use (i.e. farming) of the more modified pastureland. In particular, we would question whether Conservation Area CA1 A would not also be suitable to be freeholded with the same covenants as the middle block protecting vegetation values given its lower altitude and readily accessible location. This would appear permissible/desirable given the objectives of the CPLA.

Following the Glen Nevis tenure review and subsequently stated Department of Conservation/Government objectives for the establishment of the Remarkables Conservation Area, we had formed the conclusion that the Commissioner would desire that all pastoral

lease land in the Nevis be restored to full Crown ownership regardless of whether the Significant Inherent Values present warranted it. Consequently, it is pleasing to see that the Commissioner has taken a balance approach to the Carrick lease and granted freehold title to the lower altitude country in the Nevis with suitable covenants attached. It is also encouraging to see the granting of grazing concessions over conservation areas CAI A and CAI B to allow a suitable transition for the lessee. This gives us some encouragement to consider entering tenure review ourselves as the Commissioner would appear to be taking a more balanced and pragmatic to future tenure reviews in this area.

Provision for public access would appear more than reasonable and should be practical for the lessee and DoC provided people demonstrate respect and common-sense for the opportunities provided. We have noticed in recent years the increased inappropriate use of 4WD's and motorbikes in the Nevis, particularly in wetland/watercourse areas. While not necessary a consideration for a tenure review, all land managers/owners in this remote valley will need to be increasingly wary of this 'vandalism' in the future. Providing restricted access (as provided in this proposal) will somewhat limit the potential damage and provide some control. Unfettered motorized access would be detrimental to both farming and particularly conservation interests in the Nevis.

In conclusion, we support the preliminary proposal as presented as it recognizes that continued grazing in the Nevis Valley can co-exist alongside preserving conservation values and promoting public access. The proposal represents a good outcome for all interested parties and in particular the two most affected parties - the Clarke family as lessees, and the Commissioner on behalf of the Crown.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Tayler', written in a cursive style.

Matthew Tayler

On behalf of the Tayler Family

## **Submission 3**

3

***NORTH OTAGO TRAMPING AND MOUNTAINEERING CLUB***  
***POBox 217***  
***Oamaru 9444***

12 April 2009

Commissioner of Crown Lands  
C/o Opus International Consultants Ltd  
Private Bag 1913  
Dunedin 9016

Dear Sir



**Tenure Review - Carrick Pastoral Lease**

The interests of the North Otago Tramping and Mountaineering Club in this matter lie in access for tramping and the quality of the tramping **experience**, including flora and fauna and, in this case, areas of historical interest. The Club supports the broad intent of the preliminary proposal for this lease, particularly in relation to access provisions and protection of areas of historical importance.

We are, however, puzzled by the proposed use of two different methods to achieve very similar objectives: creation of conservation areas with grazing concessions on the one hand, and freeholding with conservation covenants on the other. This seems unnecessarily complicated with the risk of confused management accountabilities. In this case, wider use of the conservation covenant technique would seem appropriate.

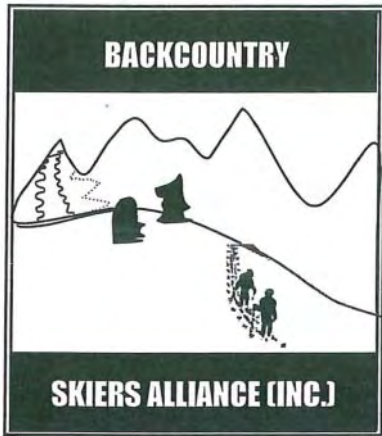
Yours sincerely

John Chetwin  
Secretary



## **Submission 4**

4



**Backcountry Skiers Alliance**  
**PO Box 168**  
**Alexandra**  
**Email: [backcountry@xtra.co.nz](mailto:backcountry@xtra.co.nz)**



22nd April 2009

OPUS International Consultants  
 Private Bag 1913  
 Dunedin  
 Attn: David Payton

**Submission on Preliminary Tenure Review CARRICK Po 357**

Thank you for the opportunity to comment on the proposal. Our members are regular users of Carrick and adjoining lands. The Old Woman Range in particular is popular winter ski-touring location for our members. We normally access the tops via Duffers Saddle and venture far beyond the Old Woman itself with tours are made through to the Garvie and Old Man Ranges. In the summer months we cover similar ground on foot, mountain bike or horse.

The Old Woman/Garvie complex provides the best opportunity for a winter wilderness area in New Zealand. Its size, relative isolation, interesting terrain and relative unmodified nature make it unique.

In the Otago Conservation Management Strategy it is the only area given the status of a Winter Wilderness. The only area in Otago with higher wilderness values recognised by the CMS is the Olivine wilderness within Mt Aspiring National Park.

**Nevis Snowmobiles**

For the reasons outlined above there should be no concession offered for snowmobiling on the Old Woman Range. The granting of a permit would be inconsistent with the Otago CMS. The concessionaire was aware of this at the time the resource consent was granted for the operation. We are pleased to see that this expire in 2010. Wording in the final document needs to clearly spell out the position that no concessions will be granted in the future for activities that include motorised vehicles.

**CC2**

We suggest that there should be public 'foot' only easement along the Carrick water race E-G. In a good winter, the race provides a level surface for safe and easy cross country skiing. Under these conditions the race is snow-filled and there's no stock. In contrast, the 4WD track (e - g) above is often churned-up by motorbikes, quads and 4WD vehicles which makes skiing difficult.

The alternative is to extend the covenant down slope a few metres to include the race. The covenant already has wander-at-will foot-only provision. A large portion of the race (H - G) in the historic reserve already allows foot traffic so there should be no concerns from the irrigation company or landowner.

Access needs to be year round.

**CA1**

We are happy with the lower boundary of CA1, however the access up a-b-c is very important for this to work. Foot access needs to be unrestricted, all year round with no provision for closure.

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

### **Vehicular Access**

BSA is not happy to see allowance for 4WD promoted. The qualities of this landscape do not lend themselves to extensive motorised access. The flat, open and boggy tops of these schist ranges are easily damaged by motorised vehicles. One day's damage can last for many decades. This sort of activity is much better provided for on the greywacke ranges to the north.

The land users should reflect the solitude and tranquillity of the landscape. These users will continue to be walkers, skiers, horse trekkers and mountain bikers. They have little impact on the land or other users.

BSA would support any decision to restrict the use of motorised vehicles in any of the new conservation areas created. At the very least there needs to be a prohibition on the use of any over-snow vehicles (snow mobiles, snowcats, and quad bikes) during the winter months. Perhaps banning all vehicles during the months of June to November would accomplish this, as well as preventing much of the ground damage that these vehicles incur.

### **Signage and Parking**

It is important to a signpost the start/end points of the proposed easements. For example there needs to be a sign at Nevis Crossing indicating the direction towards the start of the easement "d\_b\_c". Some additional marking may be needed along the way through Craigroy to reach the start of this easement.

### **Landscape covenants**

Along with the upper Manuherikia, the Nevis probably the last major valley in Central Otago that is relatively unmodified. It therefore deserves the highest level of protection. The proposals suggest the covenants afford it the same level of protection as afforded landscapes over 900 m in the CODC plan. Time has proven these provisions to be very weak, something intimated quite strongly by Judge Jackson at the Hayes Wind Farm hearings.

A much higher level of protection is required if these covenants are to have any meaning.

### **Conclusion**

BSA supports the proposed tenure review only if adequate steps are taken to protect the recreational experience for the non-motorised land users.

Yours Sincerely

John Robinson  
Secretary, BSA

A handwritten signature in black ink, appearing to read 'John Robinson', written over a vertical line that serves as a separator between the text and the signature.

## **Submission 5**

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David Payton  
Tenure Review Contract Manager  
Opus International Consultants Limited  
Private Bag 1913  
Dunedin, 9016



**FOREST  
& BIRD**  
Dunedin Branch

PO Box 5793  
Dunedin  
27.4.09

Dear Sir,

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

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

Yours sincerely

**Janet** Ledingham

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

Email [jledingham@Xtra.co.nz](mailto:jledingham@Xtra.co.nz)  
622 Highgate, Maori Hill, Dunedin 9010.  
Phone 03 467 2960

## **Submission on the Preliminary Proposal for Carrick 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 565 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 Carrick lease is an important one spanning as it does the Carrick Range, the Old Woman Range and being an integral part of the landscape as one travels over the Nevis Road and into the outstanding landscape that is the Nevis valley. It is steeped in mining history has high ecological values and countless opportunities for recreation.

### **The proposal:**

#### **2.1. CA2.**

An area of approximately 445 hectares to be restored to full Crown ownership and control as a conservation area pursuant to Section 35(2)(a)(i) Crown Pastoral Land Act 1998.

The proposed CAZ covers the lower catchment of Potters Creek down to the Nevis River and extends up to the boundary with Kawarau Station along the northern boundary of CA2. It includes approximately half of the Potters Creek RAP2/2. It will include an altitudinal sequence of tall tussock-land and some rare shrublands in the lower gorge of Potters Creek. It is assessed as having moderate landscape value.

Falcon have been seen in the area and are known to breed there.

We are disappointed that not all of the RAP is included in CAZ as we believe the rest of the RAP, which extends up to 1300m is unlikely to be able to be managed in a way that is ecologically sustainable. The covenant that covers the rest of the RAP is designed not to ensure sustainability, but only for protection of natural values.

*We endorse the creation of CA2 to protect the significant inherent values as outlined in the proposal and in the Conservation Resources Report (CCR) but suggest strongly that the whole of the Potters Creek RAP 2/2 should be included and that in fact CA2 should include all the land up to approximately 1000m.*

## **2.2. CA1.**

**An area of approximately 2,446 hectares to be restored to Crown control as a conservation area pursuant to Section 35(2)(b)(i) Crown Pastoral Land Act 1998 subject to qualified designations.**

The proposed CA1 is the high altitude part of the Nevis Block ranging in altitude from 1740m at the crest of the range down to 1100m in the NW corner. It has high landscape values through both the vegetation cover and the spectacular tors within it. At the high part of the CA, above 1300m there is an intact tundra-like vegetation consisting of cushionfield, fellfield and st10wbank communities and blue tussock and herbfield communities. The high altitude tussock country has herbfield communities within it. CA1 provides many recreational opportunities ranging from tramping, botanical tramping, landscape appreciation and enjoyment of remoteness, general natural history appreciation including the birdlife and mountain biking to cross-country ski-ing in winter. The nearby Old Woman Hut is likely to be a welcome base for such activities on CAL

*We unreservedly support the creation of CA1 for all the inherent values described in the CRR and the proposal and for the recreation opportunities it will provide.*

### **Qualified Designations:**

**2.2.1 The proposed conservation area is a qualified designation being subject to a grazing concession in favour of Donald William Clark and Marion Isabelle Clark pursuant to Section 36(1)(a) Crown Pastoral Land Act 1998.**

*We have no objection to this grazing concession which allows grazing to be phased out over a 5 year period.*

**2.2.2 The proposed conservation area is a qualified designation being subject to a recreation concession in favour of Robert William Brown and Sandra Louise Brown pursuant to Section 36(1)(a) Crown Pastoral Land Act 1998.**

The terms of the concession, and the terms of this proposal, would allow the guided snow mobile tour business to continue until the expiry date of the existing Recreation Permit, 30 September 2010, but not beyond that date. We note that the Otago CMS recognises the area's winter wilderness qualities. The CMS objective for the area is "to protect the entire high altitude range crests for their landscape, nature conservation, cultural and recreational importance, to improve legal access to them and to ensure that recreational and commercial users are managed to sustain resources and ensure quality recreational experiences, including the remote quality of the Old Woman-Garvie area". Any extension of this concession beyond 2010 would be inconsistent with the CMS.

*We have no objection to this recreation concession providing it is terminated in 2010.*

**2.2.3 The proposed conservation area is a qualified designation being subject to a continuation in force of an easement in gross in favour of Carrick Irrigation Company Limited pursuant to Section 36(3)(c) Crown Pastoral Land Act 1998.**

*We have no objection to this qualified designation.*

**2.3. An area of approximately 109 hectares to be restored to Crown control as a historic reserve 'R' pursuant to Section 35(2)(b)(ii) Crown Pastoral Land Act 1998 subject to qualified designations.**

*We fully support the creation of this historic reserve which will extend the area of protection around the Young Australian Historic Reserve which includes the waterwheel and stamping battery dating from the late 1800s*

#### **Qualified Designations:**

**2.3.1 The proposed historic reserve 'R' is a qualified designation being subject to a grazing concession in favour of Donald William Clark and Marion Isabelle Clark pursuant to Section 36(1)(a) Crown Pastoral Land Act 1998.**

*We would prefer that this concession was limited to sheep only since cattle have the potential to cause damage, including to the Carrick race. We note the photo point monitoring requirement but a time-frame for the monitoring (which needs to have baseline measurements made as soon as the review is complete) and the stocking rate need to be stated in the concession conditions.*

**2.3.2 The proposed historic reserve is a qualified designation being subject to the continuation in force of an easement in gross in favour of Carrick Irrigation Company Limited pursuant to Section 36(3)(c) Crown Pastoral Land Act 1998.**

*We have no objection to this designation*

#### **Land to be freeholded**

**2.4. An area of approximately 6,262 hectares to be disposed of by freehold disposal to Donald William Clark and Marion Isabelle Clark pursuant to Section 35(3) Crown Pastoral Land Act 1998 subject to Part IVA Conservation Act 1987, Section 11 Crown Minerals Act 1991, protective mechanisms and qualified designations.**

The proposed freehold area covers land on the Nevis Face and on the Carrick Block.

#### **Nevis Face**

The land proposed for freehold is the lower part of the face from 1300m down to the Nevis Valley floor. It covers 2 blocks, the lower one the Nevis Face and the higher land the Middle Block

**The Nevis Face** block is the land below about 1000m and is mainly modified short tussocklands, improved pasture and matagouri - sweet brier shrublands. It has been oversown and topdressed to approx 1,100m and is grazed by cattle and winters the wether flock. It has high landscape value as viewed from the road through the Valley and much historic value in the tailings, elevator ponds and other mining remains along the river flats.

*We accept that continued sheep and cattle grazing is likely to be sustainable on the Nevis Face block given the covenant conditions outlined in CCI and do not object to the proposal to freehold this block.*

#### **The Middle Block**

The Middle Block of narrow-leafed snow tussock and much scenic tor country rises from 1,100m at its SW corner to 1,400m at its SE corner. It has high landscape value in our opinion. We understand that it is classified as LUC Class VIIe soils which suggests that with a continuing loss of nutrients it is likely to become degraded in the future. We therefore consider an argument can be made to add this block to CAI.

The tussock in the block, especially where it borders CAI is in good condition and comparable with CAI over the fence (Figure 1) and we concede that, given the low stocking rate detailed in the CCI conditions which will apply to this block, that it may be able to sustain continued pastoral use.



***We suggest that the Middle Block should be added to CAL, but if this cannot be done then light grazing etc as outlined in the CCI conditions may be sustainable.***

The area to be freeholded on the Carrick block, which includes the Potters Block and the faces on the Bannockburn side of the range, has been largely modified by oversowing and topdressing up to an altitude of about 1000m. We have no objection to freeholding of the Bannockburn faces up to 1000m as it is likely to support ecologically sustainable pastoral use. We recommend that it be covered by a landscape covenant to rule out any inappropriate subdivision which would have a detrimental effect on the landscape.

The land above the Carrick water race and down to 1000m on the Potters Block is already in a depleted and degraded condition and we are convinced that continued grazing will not promote ecological sustainability on this land (Figure 2). We believe this land on the crest of the Carrick Range should be returned to the Crown, with grazing stopped, and given a chance to recover.

***We support freeholding of the Bannockburn faces up to 1000m, but believe that the crest of the range should become a Conservation Area to allow recovery from its depleted state.***

***Figure 2. Degraded land adjoining the 4WD track from the Nevis Road across to the Young Australian. Hector Mountains in the background. Continued grazing will not allow recovery***

## **Protective Mechanisms:**

### **2.4.1 Conservation Covenant CC 1.**

Conservation Covenant CC 1 covers an area of 1,775ha in the Nevis Block and applies to both the Nevis Face and Middle Block.

The conditions applied to both blocks seem adequate though we would suggest that there be specific mention of protection for the wetlands and the elevator ponds etc close to the river which are an important part of the mining history.

We note that grazing of both cattle and sheep is permissible on the Nevis Face.

We applaud the restriction to sheep grazing only for the Middle Block and the approved stocking rate which seems to equate to 0.45 stock units/ha/annum.

We also note the provisions for photo monitoring on both blocks, with photopoints set up prior to the commencement of the Covenant and re-measuring every 10 years. We submit that a 5 year monitoring term would be desirable especially on the Middle Block, to check on the vegetation.

***We support the conditions set out for CCI and the detail of the Management prescription as set out in Schedule 3. We suggest a 5 year period/or the photomonitoring rather than 10 years.***

### **2.4.2 Conservation Covenant CC 2.**

CC 2 covers an area of 320 ha at the top of the Bannockburn face of the Carrick Block and includes the crest of the Carrick Range. There is an existing fence along its western side and also in the east where it runs below the Carrick water race.

This covenant is designed to protect landscape and historical values associated with the tall tussockland vegetation and historic relics from the gold mining era including the Carrick Water Race. The mining relics amongst the tussocks along this elevated ridgeline enhance the significant landscape values in this environment.

It allows sheep grazing at a rate that does not compromise the existing vegetation stature and values. We note the provision for establishment of photopoints for baseline information. There should also be a provision written in for formal monitoring at regular intervals thereafter. We accept that some light grazing may be beneficial in the historic areas.

The conditions for CC2 would be acceptable if the land was freeholded but we do consider that ecological sustainability is unlikely on this area which lies between 1,150m and 1,300m and consider it would be best returned to the Crown.

***We accept the provisions in this Covenant should the land be freehold, but there needs to be a formal monitoring provision included.***

#### **2.4.3 Conservation Covenant CC 3.**

This Covenant covers an area of 137 ha in Potters Creek gully in the top half of the western faces of the Carrick Block. We believe it should not be freeholded on the grounds that ecological sustainability is unlikely to be possible.

If this land is freeholded however, we would support this Covenant aimed to preserve historic and landscape values in Potters Creek and the old Bridle Track. Landscape values include an altitudinal sequence of tussock grasslands between about 1,100m and 1,300m. We also endorse the provisions for wander at will access to allow enjoyment and appreciation of the many mining relics and remains.

***We support this Covenant to preserve historic and landscape values in Potters Creek and the old Bridle Track - if this area is freeholded.***

#### **2.4.4 Conservation Covenant CC 4.**

CC 4 covers almost 1,400ha on the western slopes of the Carrick block from the crest of the range at about 1,300m, down to the Nevis River at about 700m.

We believe that the original proposal that much of this area should be Conservation Area CA 3 was the right one, and we are disappointed that it has not been included in the Preliminary Proposal as we judge that the portion of this CC above 1000m is unlikely to be ecologically sustainable.

We approve the restriction of grazing to sheep only at a stocking rate that does not compromise the existing vegetation stature and values, and provides for monitoring to ensure that this condition is maintained.

We fully support the protection of the inherent values in CC4 but deplore the special condition in Schedule 2 5. *"Notwithstanding clauses within 3.1 the Minister will not unreasonably withhold consent for hydro electricity development activities within the lower covenant area"*. This clause **should be removed.**

We do not believe that any dam proposal for the Nevis Valley is acceptable in this outstanding landscape and fully support the proposal to protect the Nevis by an amendment to the Kawarau Water Conservation Order. To express the intent to protect historic values while leaving the door open for a dam proposal that would drown countless mining history sites on the valley floor is hypocritical to say the least.

We also note that the covenant restricts grazing to sheep only at a stocking rate that does not compromise the existing vegetation stature and values, and provides for monitoring at regular intervals (we would suggest every 5 years) to ensure that this condition is maintained.

**We support the intent expressed in CC4 to protect the historic and landscape values of the area and the provision for regular monitoring.**

**The clause "Notwithstanding clauses within 3.1 the Minister will not un reasonably withhold consent for hydro electricity development activities within the lower covenant area" should be deleted.**

**2.4.5 The proposed freehold is subject to a qualified designation being easements in gross pursuant to Section 36(3)(b) Crown Pastoral Land Act 1998 to provide public access to the proposed conservation areas and historic reserve.**

*We fully support the proposals for access but it is important that the route along the Craigroy farm track is given a legal designation to ensure this access.*

**2.4.6 The proposed freehold is subject to a qualified designation being easements in gross pursuant to Section 36(3)(b) Crown Pastoral Land Act 1998 to provide conservation management access to the proposed conservation areas and historic reserve.**

*We fully support these provisions for access to to the Historic Reserve and CC3*

**2.4.7 The proposed freehold is a qualified designation being subject to the continuation in force of an easement in gross in favour of Carrick Irrigation Company Limited pursuant to Section 36(3)(c) Crown Pastoral Land Act 1998.**

*We have no objection to the above designation.*

We would like to thank the Commissioner of Crown Lands for the opportunity to comment on the Preliminary Proposal of this pastoral lease and Don Clark for giving us permission to inspect the lease.



Janet Ledingham,

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



***Figure 1. The fence between the proposed CA1 and the top of the Middle Block at its NE corner. Tussock quality in the Middle Block equal to that on the CA***



***Figure 2. Degraded land adjoining the 4WD track from the Nevis Road across to the Young Australian. Hector Mountains in the background. Continued grazing will not allow recovery.***

## **Submission 6**

Simon de Lautour

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From: Dave Payton [Dave.Payton@opus.co.nz]  
Sent: Tuesday, 28 April 2009 13:05  
To: 'Simon de Lautour'  
Subject: FW: NZDA Submission Carick Tenure Review  
Attachments: NZDA Submn Carrick 27Apr09.doc

6

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**From:** Hugh Barr [mailto:hugh@infosmart.co.nz]  
**Sent:** Tuesday 28 April 2009 12:57 p.m.  
**To:** David Payton Opus Dn  
**Cc:** Dianne Brown  
**Subject:** NZDA Submission Carick Tenure Review

Dave NZ Deerstalkers' Association submission attached.  
Hugh Barr, NZDA National Advocate  
Tel 64 49342244 Fx 6449342244 Mob: 027 686 0063  
hu [infosmart.co.nz](mailto:hugh@infosmart.co.nz)

\_\_\_\_\_ Information from ESET NOD32 Antivirus, version of virus signature database 4038 (20090427)

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The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>



## New Zealand Deerstalkers' Association Incorporated

Level 1 45 - 51 Rugby Street POBox 65 14 Wellington  
 Phone: 04 801 7367 Fax: 04 801 7368  
 Email: [deerstalkers.org.nz](mailto:deerstalkers.org.nz)  
 Website: <http://www.deerstalkers.org.nz>

27 April 2009

Commissioner of Crown Lands  
 C/o David Payton  
 Tenure Review Contract Manager  
 Opus International Consultants Ltd  
 Private Bag 1913, Dunedin 9016  
[dave.pavton@opus.co.nz](mailto:dave.pavton@opus.co.nz) Ph 03 471 5500

### **NZOA Submission: Carrick PL Preliminary Proposal, Central Otago**

Greetings. The New Zealand Deerstalkers' Association (NZDA) makes the following submission on the Carrick Pastoral Lease 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. Our membership continues to grow. NZDA sets and maintains ethical standards for hunting.

A number of NZDA Branches have an interest in hunting in this important and scenic part of Central Otago. They include Southern Lakes (Queenstown & Alexandra), Otago (Dunedin), North Otago (Oamaru), South Otago (Balclutha) and Southland (Invercargill). Other branch members and independent recreational hunters will also be interested. There are an estimated 50,000 big game recreational hunters in New Zealand.

#### **1 Details of the Proposal:**

Carrick is on the Bannockburn-Nevis Road, 12 km from Cromwell. The lease is 9,262 ha, and is proposed to be split into two conservation areas and an historic reserve (3,000 ha) and freehold (6,262 Ha). The lease is in two blocks, one, the Carrick Block (5,040 ha) straddling the Carrick Range between the Bannockburn and Nevis Valleys, and one, the Nevis Block to the south, from the crest of the Old Woman Range to the Nevis River (4,221 ha). The Nevis Block adjoins the Old Woman Conservation Area, on the crest of the Old Woman Range.

#### **2 Recreational hunting:**

The area is open tussock and tops and should remain open space (Otago CMS). It has potential for deer and chamois in future. Goats are said to be present. Consequently NZDA would like access for recreational hunters to be provided. This will allow and encourage recreational hunting in future should the opportunity arise, and allow recreational hunters to assist DOC manage any game species present, and so reduce control costs to DOC. Recreational hunters may also be able to assist with rabbit control should this be necessary. There may also be opportunities for game-bird hunting.

#### **3 Surrendered areas:**

CA2 Carrick Block NW Corner, including the northern side of Potter's Creek (445ha): No

grazing concessions. It is the south-facing (northern) face of the lower part of Potters Creek to the Nevis valley floor. Rocky and rugged. Public access via easement h-i-j from a farm track from the Duffers Saddle-Nevis road.

**CA1 Nevis Block higher land** (2,446 Ha) from mid-altitude level to the crest of the Old Woman Range. Access is by easement a-b-c over land to be freeholded from the legal road along the eastern side of the Nevis River and b-d from the north. Two grazing concessions cover the whole of the surrendered land ie CA1. Phase-out is over 5 years with no more than 3,000 wethers for 3 summer months. A recreation permit over CA1B (4/5 of the surrendered block) for winter snowmobiles (1 June - 31 October), will run until 30 September 2010, with no right of renewal.

#### **4 Recreational hunter access:**

CA1: Access involves a 2 km walk up the Nevis face on a relatively easy grade. The surrendered area is undulating but relatively flat. 4WD hunter access eg by permit, would be appreciated should big game animals be present in future.

**CA2:** Inadequate unless access is readily available from the Nevis River bed. Otherwise access is convoluted via h-i-j presumably along a farm track from the Duffers Saddle-Nevis Road (4 km). It is unclear whether this farm track allows public walking access.

Alternatively one can do a ten km walk from Duffers Saddle north to the crest of the Carrick Range, then west to the eastern corner of CA2. Nice farm walking no doubt. But not direct. Pegging the legal road through CC3 up Potters Creek Gully would provide an interesting walk.

**5 Conclusion:** CA1 is a valuable addition of high tops and tussock landscape, adjoining the Old Woman Conservation Area. CA2 is valuable as well, but needs more direct access. NZDA supports the Proposal. It protects scenic tussock tops and potential recreational hunting areas in future.

Yours sincerely

Dr Hugh Barr  
National Advocate

**New Zealand Deerstalkers' Association Incorporated** (NZDA) is the national body of recreational deerstalkers and other big game hunters. We have 50 branches and hunting member clubs throughout New Zealand. We have 7600 members, and have been actively advocating for recreational deerstalking and hunting, running hunter training courses, trips, conferences etc since 1937. NZDA maintains ethical standards for hunting.



## **Submission 7**



Simon de lautour

---

From: Dave Payton [Dave.Payton@opus.co.nz]  
Sent: Tuesday, 28 April 2009 16:07  
To: 'Simon de Lautour'  
Subject: FW: Carrick PL by CORUF

Attachments: Carrick PO 357 by CORUF .doc

Carrick PO 357 by  
CORUF .doc (\*.doc)

-----Original Message-----

From: Errol & Jan Kelly [mailto:ejkelly@clear.net.nz]  
Sent: Tuesday, 28 April 2009 2:51 p.m.  
To: dave.payton@opus.co.nz  
Subject: Carrick PL by CORUF

Dear Dave Payton,

Please find attached a submission from the Central Otago Recreational Users Forum on Carrick Lease Preliminary Proposal, PO 357, for delivery by April 29th.

I will send a paper copy by mail, also.

With kind regards  
Jan Kelly  
secretary  
Central Otago Recreational Users Forum.  
c/o  
186 Faulks Road,  
RD 2.,  
Wanaka 9382  
ph (03) 443 4337

## CENTRAL OTAGO RECREATIONAL USERS FORUM

Address for Service:

186 Faulks Road,  
RD2,  
Wanaka 9382.

Name:

Jan Kelly, Secretary of CORUF.

To:

The Commissioner of Crown Lands  
c/o Dave Payton,  
Tenure Review Contract Manager,  
OPUS International,  
P.B.1913  
DUNEDIN

28 April 2009



*Submission to Preliminary Proposal, Carrick Pastoral Lease PO 357*

Dear Sirs,

We appreciate the opportunity to submit to the review of Carrick Pastoral Lease.

I have seen the Lease, taking the opportunity to inspect it by joining the visit arranged by Federated Mountain Clubs, Central Otago / Lakes Branch of Forest & Bird Society and Dunedin Forest & Bird Society, on April 24<sup>th</sup> 2009. We thank the Lessees Mr and Mrs Clark for making this visit possible.

Federated Mountain Clubs and Central Otago / Lakes Branch of Forest & Bird Society are members of the CORUF group.

### *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 general 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 giving us 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 357, CARRICK PASTORAL LEASE.

For the sake of clarity we have divided this commentary into two parts,

A. The Northern block adjacent to Duffers Saddle

B. The Southern block, the Nevis Face.

PROPOSAL

A. The Northern block adjacent to Duffers Saddle

2.1 Conservation area (CA2), an area of approximately 445ha to be restored to full Crown ownership and control.

We fully support the retention of the area marked CA2 in full Crown ownership and control, and note in particular its altitudinal sequence of vegetation and habitats, and its unity as a steep natural area in relation to the wild Nevis River.

The river itself is well used and highly appreciated by recreationists, for white water activities, kayaking, walking and fishing, and having this protected area adjacent is of high significance to the enjoyment of the Nevis River and Gorge for recreation.

2.3. An area of approximately 109 ha to be restored to Crown control as an Historic Reserve, marked R on the plan.

We are pleased to see this important area set aside as an Historic Reserve, adding substantially to what is already protected.

We are wary of the claim that continued grazing over a 20 year period will be "beneficial to maintain the visibility of the historic features". It is as likely that grazing animals will stand on stone remains, and contribute to their collapse, and so it is of doubtful validity as a management tool.

2.4.2 Protective Mechanism - An area of approximately 320 ha marked CC2, to be subject to a conservation covenant.

We consider that the landscape and historical values are very high on the upper slopes and summit of the Carrick Range, and fully endorse the intention to protect them.

The landscapes on this crest are particularly important, as the rock tors are visually integral with the skyline peaks of the Remarkables Conservation Area beyond.

We recommend that the area marked CC2 on the map is extended as a single unit to cover land to an equal altitude on the western side of the crest, as there is no good reason to restrict it to present fence lines, nor to define it by block boundaries.

We recommend that because the tor landscape is so visually stunning, the crest of the range is reserved to full Crown control, with a grazing covenant over it for a suitable term (see photograph on page 4).

2.4.3 Protective Mechanism - An area of approximately 137 ha, marked CC3, to be subject to a conservation covenant.

We would like to see the protected area CC3, which presently covers only the upper portion of Potters Creek, extended downstream to meet the boundary of CA2. There is an obvious logic to this in that while it changes little in the totality of protective cover, it offers particular protection to historic mining remains that have been found, and may be found, along the full length of Potters Creek.

We can see no reason for excluding the lower part of Potters Creek from the protective designation proposed for the upper part via CC3. Linking the protective designation to just the bridle track is to ignore the wider implications of the entire creek as a significant historical mining area.

2.4.4. Protective Mechanism - An area of approximately 1382 ha, marked CC4.

We recommend that the lower portion of CC4 is incorporated into CA2, that is, all of the true right bank of the Nevis River within Carrick lease, from the river up to the track 'h-i-j', filling in the space between the river and an extended Potters Creek conservation covenant, CC3. The area could have a grazing concession applied.

The slopes adjacent to the river are highly significant to the recreational and aesthetic enjoyment of the wild river.

The notes on CC4 in Appendix 10 page 7 recognise the quality of these open slopes above the river, pointing out that the remnants of mining activities in the zone "*provide tangible evidence of the district's cultural heritage*": and that the visual resource in the lower section of the unit "*has semi-remoteness and provides the Nevis River with its wild and scenic character.*"

As stated in Appendix 10, 2.1, page 2, the objective of the conservation covenant CC4 is '*to manage this land so as to preserve its acknowledged values*'. Land use activities which have the potential to affect the area's vulnerability to change are listed as, burning of vegetation, the spread of wilding pines, and the introduction of built elements that would compromise the wild and scenic characteristics of the Nevis River.

We agree with this summation.

We protest and oppose the presence in this document of clause 5 in Schedule 2, Appendix 10 (CC4), "*Notwithstanding clauses within 3.1 [re The Owners Obligations, including alteration to water flows], the Minister will not unreasonably withhold consent for hydro electricity development activities within the lower covenant area*".

Given the above over-all commitment to managing this land to *preserve its acknowledged values*, which are, historical, landscape, wild and scenic river, and a feeling of remoteness, it is not then appropriate to also insert a clause approving a change that would inevitably lead to the loss of all of those specified values.

And because a Hearing on the status of the Nevis River is presently taking place before the Court, it is doubly inappropriate for the Crown to be building into this Preliminary Proposal a condition which will over-ride the basic terms and thrust of the Proposal.

We request that Special Condition 5 in Schedule 2, page 7 of Appendix 10, be removed in its entirety.

2.4.5, 2.4.6. Proposed easements for public conservation management access.

The route "h-i-i, j-k" is problematical in that there is no access to it from the Nevis Road, although it seems from the map that this might be provided in the future via arrangements made in the Craigroy lease.

We suggest that the existing legal road that runs from the Nevis Road to Potters Creek and onwards north east to the crest of the Carrick Range at the proposed Historic Reserve, is developed as an access route - or that a replacement alignment is agreed upon with the Craigroy Lessees to create a walking and biking easement in to Potters Creek CC3.

2.4.6. Proposed Easement "e-f" following the existing farm track along the summit of the Carrick Range.



*View from the Carrick summit track, "e-f", towards Double Peak, Remarkables Conservation Area.*

We approve of this designation, that allows motorised access to the upper part of Potters Creek area CC3, and to the Historic Reserve R.

This is important to us, as not all members of the public can walk long distances over rough ground, nor can they

ride mountain bikes. Without some motorised access, many people would be denied the chance to visit this significant and valued historic area on public land.

We thank you for the full terms of the Easement.

B. Southern block, the Nevis Face.

2.2. An area of approximately 2446 ha, labelled CA1-A and CA1-B on the Plan.

We are very pleased to see this substantial portion of the western face of the Old Woman Range returned to full Crown ownership and control. As recreationists we are delighted to have the area of public land on the Range increased by this amount.

The provision to phase out grazing in five years is also acceptable to us.

The Recreation Concession on CA1-B, for commercial snow activities, can suitably stay in place until its expiry date in 2010.

2.4.1 Protective mechanism - An area of approximately 1775 ha, marked Ce1 on the plan.

This refers to two grazing blocks on the Nevis face, an upper one called Middle Block, which has good snow-grass, and a lower one where the landscape includes

Matagouri scrub, short tussock and over-sown grasses. Both areas are very visible from the Nevis Road and from the "settlement" at Schoolhouse Flat.

There are gold mining remnants all along the Nevis River at the lowest level.

The proposal allows ongoing grazing, but only at a level compatible with the values to be conserved.

It is our opinion that visibility is a significant factor, as the Nevis Valley has a world-class landscape, and is extremely popular with local persons and visitors who either visit as far as their vehicle will take them on the summer road, or drive through to Garston by 4WD and back again, for the pleasure of it. We can see that this popularity is on the increase, as the road quality has improved, and that more people are making the valley their recreational destination.

Those who come now love the valley for its huge quietness, on the back of the Remarkables and Hector mountains: for its unity of landscape, and scale of landscape, both of which contribute to the feeling that it is a unique place: and for the river, which is largely natural still.

It is very important to conserve that level of quality via landscape protection, and we approve of the recommendations in this Proposal that recognise visibility as a feature.

Middle Block which is the higher of the two parts of CCI should actually be set aside as Conservation Land, and we recommend that. Its vegetation is indistinguishable from that in CA1-A, its landscape quality is very high, and as with the summit of the Carrick Range, its views out are superb.



*Photo: The absence of difference between Middle Block (left) and CA1-A (to right of fence). In the background, centre, is the Nevis Gorge, showing the CA2 Conservation Area.*

2.4.5. Qualified Designation - proposed easement for public and conservation management access - "a-b-c" and "b-d".

This is the proposed access route via an existing farm track that zig-zags up through CC1 up to the boundary of CA1-A.

We take issue with the definition of "access", thus -

*"The easement links the Legal Road in the vicinity of the Nevis River at point "a" to secure legal public access to the proposal." (page 15).*

The Cabinet Minute (03) 11/5 requires the objective, *"to secure public access to and enjoyment of high country land"*.

We deny that this arrangement can be called "secured public access" -

(a) the "legal road" seems to be synonymous with the true right side of the river bed, but the legal definition of the river bed is not synonymous with the present river, walking on the true right of the river as it exists now would place one securely within Craigroy Lease, as a trespasser no doubt..

(b) there is thus no clear indication of how one would make one's way to point "a".

There appears to be no developed track, or drivable road, to point "a-b-d" other than the private farm track through Craigroy lease, and so that it seems that-

(c) one would have to locate, and walk on, the legally described route on the river bed, either from the "village" at Lower Nevis, or from the formed road at Nevis Crossing, to get to the beginning of the Easement up the Nevis Face.



*Photo: Nevis River flat, looking north towards Nevis Crossing and the bluffs that will be CA2. The farm road through Craigroy PL is lower right. The Legal Road described in the proposal as "access" would need to be a poled track through the centre, crossing the present river several times, as the boundary of the river no longer matches the location of the Legal Road.*



While this is all theoretically possible, our recommendation is that a better arrangement be made.

An easement needs to be created in co-operation with Craigroy Lessees to allow vehicles to use their developed track to points "d-b", at the yards, and to continue that vehicle access up hill to a parking area at or near point "c", so that recreational users can get to the high level Conservation Area with sufficient time available to explore it by whatever means.

The farm road up through CC1 will have to be kept in order anyway, for DOC's management vehicles.

Our concern is that the Conservation Area, high on the Old Woman Range, is exposed to the weather and subject to variable and sudden changes. By making public access such an expedition in its own right, then one is very limited in what one can do once one gets there, and in how far up one can go and still get down in safety.

Not all recreationists are hale and fit, nor do most of them ride mountain bikes, and very, very few have horses any more. To families with children, or for older persons, the limitations placed on them by poorly designed access means that in many cases they will not be able to go there at all.

This is undemocratic, and contrary to the intent and spirit of the Act, that "public access" should be made available to public land. The Conservation Area is public land, one should be able to get to it in a timely and safe manner, and by a means suitable to a wide range of users.

Thank you for the opportunity to comment on this Pastoral Lease.

Yours faithfully,

Jan Kelly,  
Secretary,  
Central Otago Recreational Users Forum

28 April 2009.

## Submission 8

Simon de Lautour



---

**From:** Dave Payton [Dave.Payton@opus.co.nz]  
**Sent:** Wednesday, 29 April 2009 08:47  
**To:** 'Simon de Lautour'  
**SUBject:** FW: SUBMISSION ON CARRICK TENURE REV.IEVV  
**Attachments:** DOCDM-425304 bd tenure review submission - opus - carrick.doc

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**from:** Mark Clark [mailto:mclark@doc.govt.nz]  
**Sent:** Tuesday, 28 April 2009 5:07 p.m.  
**To:** dave.payton@opus.co.nz  
**Cc:** Mark Clark; Jeff Connell; Marian vandergoes; Abby Smith; andrew@deepandmeaningful.co.nz; parkerdesign@farmside.co.nz; Chas Morris; Chas Tanner; Dr Abby Smith; tigerhill@c1ear.net.nz; scotts@reesvalley.co.nz; jim.williams@stonebow.otago.ac.nz; Mark Planner; project@otakourunanga.org.nz; rvallan@xtra.co.nz  
**Subject:** SUBMISSION ON CARRICK TENURE REVIEW

<<DOCDM-425304 bd tenure review submission - opus - carrick.doc>>  
**Attention:** Dave Payton

Attached is the Otago Conservation Board's submission on the Carrick tenure review, sent electronically to ensure that it meets the deadline. A hard copy has been posted.

Yours sincerely

Mark A Clark

Community Relations Officer  
(Otago Cons. Board Support / Concessions)  
Department of Conservation  
Box 5244  
Dunedin 9058  
Phone (03) 474 6936

VPN 5636  
mclark@doc.govt.nz  
Fax (03) 477 8626

**Attention:**

This e-mail (and attachments) is confidential and may be legally privileged.

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# OTAGO CONSERVATION BOARD

Our ref: SBC-08-34

28 April 2009



Commissioner of Crown Lands  
c/- Opus International Consultants Ltd  
Private Bag 1913  
DUNEDIN 9016

Dear Sir

## **SUBMISSION ON TENURE REVIEW OF CARRICK PASTORAL LEASE (Po 357)**

The Otago Conservation Board appreciates this opportunity to comment on the preliminary proposal for the tenure review of the Carrick pastoral lease.

The Otago Conservation Board is appointed by the Minister of Conservation to represent the wider Otago community in advocating for the protection of biodiversity and the conservation of natural and historic resources throughout Otago. The Board takes a strong interest in tenure review and makes submissions on all of the preliminary proposals within its jurisdiction.

The Board generally supports this preliminary proposal. Following are comments on specific aspects of it.

### **Conservation Areas CAI A and CAI B**

In view of the altitude and unmodified nature of these areas, it is appropriate that they be retained in full Crown ownership. They will form important additions to the Old Woman Conservation Area. The Old Woman/Garvie Complex is given particularly high status in the Otago Conservation Management Strategy for its conservation and recreation values. Only the wilderness value of the remote Olivine Wilderness Area in Mount Aspiring National Park are given a higher status by the CMS.

The grazing concessions with their 5 year phase out over this area is appropriate.

### **Conservation Covenant CC1**

Relatively unmodified valleys are now rare in Central Otago, and the Nevis is one of the last and best remaining examples. In order to protect these values, the landscape over both CC1 and CC4 needs a high level of protection and needs to be preserved in its current state.

The existing vegetation cover should not be altered and there should be no new road lines or buildings. The provisions of the Covenant need to be very clear. The provisions of the Central Otago District Plan for landscape protection of land over 900m are far from clear and

appear to offer little in the way of real landscape protection. They should not be used as a baseline for landscape protection in CC4 and should be replaced by specific provisions.

If the Crown is not confident that covenants can offer the very high level of landscape protection needed over these areas, they should be returned to full Crown ownership.

### **Conservation Covenants Cc4 and CC2**

The vegetation in the higher altitudes of CC4 and all of CC2 appears to be very degraded. The Board has concerns that continued grazing over this area is not sustainable. If this is the case, then it should be retired and not made available for freehold.

### **Conservation Covenants CC2 and CC3**

The provisions for public access, including the wander-at-will provisions over these areas, is appropriate. The protection of historic values is welcome.

### **Conservation Area CA2**

The Board strongly supports the creation of this conservation area. The altitudinal sequence - something not often available from tenure review - is important.

### **Historic Reserve R**

These additions to the existing historic reserve are welcome. The Board has no problems with the proposed ongoing grazing of these areas as long as it is sustainable (see comments on Conservation Covenants CC4 and CC2 above).

### **Traditional route through the Nevis Valley**

The route through the Nevis Valley and over the land bridge on the Kawarau River was particularly important for Maori. It is possible the route traversed CC4 and CA2, perhaps even moving up onto the Carrick Range tops in this area. There needs to be formal consultation with Ngāi Tahu in order to determine the likely route taken, before the area becomes freehold. If the likely route traverses Conservation Covenant CC4, then appropriate easements or the retention of the route in full Crown ownership needs to be negotiated with Ngāi Tahu.

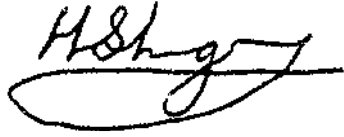
### **Concessions over Conservation Area CA1 B**

For the reasons outlined above, there should be no concession offered for snowmobiling on the Old Woman Range. The granting of a permit would be inconsistent with the Otago Conservation Management Strategy, which values the area for its remoteness and winter wilderness qualities. The operator was aware of this at the time the resource consent was granted for the operation.

While we understand the provision of a limited concession for this activity to expire in 2010 (the life of the existing recreation permit), it needs to be made clear to the operator that a concession will not be offered beyond this date. There should be discussions between DOC and the operator in an effort to help him find a more suitable site prior to the tenure review agreements being signed.

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 faithfully

A handwritten signature in black ink, appearing to read 'R. Langsbury', with a large, sweeping underline that extends across the width of the signature.

Roani Langsbury  
*Chairperson*

## **Submission 9**

9

27th April 2009

**Central Otago - Lakes Branch**

Denise Bruns - Secretary  
4 Stonebrook Drive  
WANAKA9305



**FOREST  
& BIRD**

Royal Forest and Bird  
Protection Society  
of New Zealand Inc

The Commissioner of Crown Lands  
C/o Opus International Consultants Ltd  
Private Bag 1913  
DUNEDIN 9016

.Dave.Payton@opus.co.nz

Dear Sir

**Carrick Po 357- Preliminary Proposal- Tenure Review**

We thank you for supplying us with a copy of this preliminary proposal, and for arranging for us to inspect the property. We would also like to take the opportunity of thanking the Lessees Mr Donald and Mrs Clark for allowing us to do so

We and many members of our branch have over the years become familiar with this property while travelling over Duffers Saddle and into the Nevis Valley

Our branch is conversant with the CPL Act 1998, and supports the process of tenure review. We have studied the Conservation Resources report and the Conservation Management Strategy for Otago. We would be pleased if you would accept this submission on the preliminary proposal. We comment on the various designations in the same order as they appear in the proposal.

**1.0 Some general comments:**

- This property is divided into two parts; the northern most block - the Carrick Range block straddles the Carrick Range from Bannock Burn in the east over to the Nevis river in the west.
- The southern block covers about 5-6kms of the eastern side, or face, of the Nevis Valley from opposite the Nevis Crossing at the bottom to the top of the Old Woman range at the top.
- Climate wise the Nevis block will be colder than the Carrick block but it will probably receive more moisture from the south, therefore the moister block.
- While aerial top-dressing and over sowing has been undertaken up to and about 1000ms on both blocks, this has promoted the growth of the matagouri; aerial spraying of this has been undertaken and has proved to be successful. At the same time any coprasma present seems to have survived.

**2.0 Proposal and Description of proposed designations:**

2.1 We fully approve of this area of approx 445 hectares (*CA2 on the Plan*) being



-2-

returned to full Crown ownership and control as part of it was recommended for protection under the PNAP for the Ecological District in 1986 - it is pleasing to see that the recommendation has been heeded.

2.2 However we are concerned that the new fence (A-B) does not go directly down into the Nevis River but turns north into the lower reaches of Potters creek. Our interpretation of this diversion is to allow for the building of a weir, or dam, for a future hydro-electric power scheme. This is borne out when we read in Covenant CC4, SCHEDULE 2, **Special Conditions**, 5. "Notwithstanding clauses within 3.1 the Minister will not unreasonably withhold consent for hydro electricity development activities within the lower covenant area".

2.3 Our branch of the society is completely opposed to the need for any hydro electricity development in the Nevis River, and we are in full support of "Fish and Game's" appeal to alter the Kawarau water Conservation order to prevent any such development in the Nevis river.

2.4 The fence (A-B) should go directly down into the Nevis river and not turn north into Potters creek as at (A)

### **3.0 Land to be returned to Crown Control:**

3.1 We fully approve of the this area of approximately 2446 hectares (*CA1 A and CA1 B on the Plan and subject to qualified designations*) being returned to full Crown ownership and control as the area contains many and varied significant inherent conservation values well worthy of protection. It will be a valuable addition to the Old Woman Conservation Area and eventually Te Kopuwai. It also opens up more country for recreation in all its forms. We see this as a positive result of the tenure review process.

### **4.0 Qualified designation- granting of a grazing concession in favour of the holder of the proposed freehold:**

4.1 We have no objection to there being a grazing concession over (*Areas CA1 A and CA1 B on the Plan*) for a limit of 5 years only, as a phase out period for the present lessees.

### **5.0 Qualified designation - granting of a recreation concession:**

5.1 A recreation concession for the continuation of an easement in gross to operate snowmobiles over (*Area CA1 B and in favour of Mr BE & Mrs SL Brown*).

5.2 We note that this concession is due to expire on 30<sup>th</sup> September 2010 and that the permit will be extinguished upon the completion of Tenure Review if this is achieved before the aforesaid date.

5.3 As the concession contains no right of renewal we have no objection of it continuing until either the 30<sup>th</sup> September 2010, or the completion of Tenure Review, whichever comes first.

**6.0 Qualified designation - continuation in force of an existing easement in favour of the Carrick Irrigation Co Ltd:**

6.1 We have no objection to this continuing.

**7.0 Land to be restored to Crown Control:**

7.1 An area in two parts of approximately 109 hectares (*shown as R on the Plan*) to protect the historic values contained in the Carrick water race and other associated gold workings and activities in and around the Young Australian Historic Reserve.

7.2 We see this as a good move, especially so as it can now be accessed by vehicle via e-f on the plan.

**8.0 Qualified designation - a grazing concession in favour the holder of the proposed freehold:**

8.1 An area of approximately 109 hectares (*Shown edged in pink and labelled R on the Plan*)

8-2 We note in the covenant document, SCHEDULE 2, *special conditions*, that this area is unfenced and it has been suggested that a certain amount of grazing will be beneficial to maintain the visibility of the historic features. We note also the concession is for a period of 20 years.

8.3 To us a period of 20 years is far too long to ascertain if grazing is having the desired effect for the visibility of the historic relics; 5 years should be sufficient.

8.4 If the proposed monitoring after 5 years reveals. my damage to the vegetation the whole area should be fenced.

**9.0 Land to be disposed of by freehold disposal to Mr DW and Mrs ML Clark subject to protective mechanisms:**

9.1 An area of land involving both the Carrick and Nevis blocks comprising of approximately 6262 hectares in total (*Shown edged green on the Plan and described in 2.4 of the proposal*) to become freehold land, subject to protective mechanisms and qualified designations. With some reservations we approve of this becoming freehold land.

**The Nevis Block**

9.2 The Middle Block on the Nevis face carries very good, relatively unmodified tall

tussock and is well worthy of protection for both its significant vegetation and landscape values.

9.3 The Nevis Face Block is well covered with modified short tussock and exotic grasses. This face has been top dressed consequently the matagouri has become dense; but it is evident that it has been sprayed to some effect..

9.4 This lower block of the Nevis Face contains many and varied historic gold-mining relics that are in need of protection.

### **The Carrick. Block**

9.5 Up to about the 1000ms level the eastern side of the Carrick Range has been over-sown and top-dressed so it is now mostly modified. The briar and matagouri have been sprayed to some effect.

9.6 The land above this lower top dressed country and up to the level of the water race becomes increasingly depleted with altitude.

**9.7 The main objective of the CPL Act 1998 is to promote the management of reviewable land in a manner that is ecologically sustainable.**

9.8 The land above the water race on the east side to the crest of the Carrick Range and down to about 1000ms on the west, Nevis river side, is somewhat modified in that a large proportion of the tall tussock has gone and been replaced with aciphylla. Also, as this land is relatively high the question arises as to its ecological sustainability?

9.9 It is proven that if the nutrients taken off a property in the way of meat and wool are not replaced the land cannot do anything else but go backwards. It has also come to be accepted that it is not economical to top-dress land over 1000ms.

9.10 Therefore it is our belief that this land on the crest of the Carrack range should be retired from grazing and returned to the Crown for protection and recovery.

9.11 The present fence on the crest of the range will require sifting down to a suitable line at a lower level.

9.11 We would agree that the landscape from the water race on the east side up to the crest and down to the Nevis river on the west side is the principle value to be protected by way of covenants. The covenant CC3 must also protect the historic values on the crest of the range and down into Potters creek.

### **10.0 Protective Mechanism - proposed conservation covenant**

10.1 An area of approximately 1775 hectares (*Shown shaded yellow and marked CCl on the Plan*)

-5-

10.1 We agree that the conservation values on these two Nevis blocks are high and well worthy of protection, .

10.2 The land in the middle block is far too high above sea level to respond economically to the spreading of fertiliser to replace any nutrients taken of the property by way of meat and wool.

10.3 We note that in the covenant; **THE OWNERS OBLIGATIONS**, 3.1 Unless agreed to in writing the owner must not carry out any of the following: 3.1.5 burning, chemical spraying, top dressing or sowing of seed.

10.4 If the owner or any future owner and the Conservator were to agree to any of the above, in writing, it would be the end of the present tussock cover and its values, and so too alter the landscape irrevocably. .

10.5 We have anecdotal evidence from some farmers who started topdressing tall tussock country and have subsequently stopped at a later date as they value the tussock and wish to retain it.

10.6 As the tussock and associated vegetation on the Middle block is in remarkably good order and in our opinion is of a quality, (and also for the reasons mentioned above), that it should be returned to the Crown for protection rather than attempting to protect the values it contains by way of a covenant.

#### **11.0 Protective mechanism - proposed conservation covenant:**

11.1 An area of approximately 320 hectares (*Shown CC2 on the Plan*) from above the Carrick water race and up to the crest of the Carrick Range to be protected by a covenant.

11.2 AS we have mentioned above, due to altitude and a LUC of VII the objectives of the CPL Act 1998 would be better served if this area of land were to be returned to the Crown for protection and allowed to recover over time.

#### **12.0 Protective mechanism - proposed conservation covenant:**

12.1 A covenant of approximately 137 hectares (*Shown yellow labelled CC3 in the Plan*) to protect the historic values in Potters Creek.

12.2 We fully approve of this as it is to protect the historic gold-mining relics in the creek

12.3 We note that access to this area is via h-i-k. However it is not clear in the proposal as to how the public can access "h" from the main Nevis road as it is approximately 1 k from that road. We see on the plan there is a farm track that leads from this road to "h" across Craigroy; and we also know there is a legal road in the vicinity. At the moment access is per favour of Craigroy.

### **13.0 Protective mechanism - proposed conservation covenant.**

13.1 An area of approximately 1382 hectares (*Shown as CC4 on the Plan*)

13.2 We fully support any covenant to protect the inherent values in this block; in particular the landscape. While the groundcover, which gives the texture to a landscape, has become modified over the years of pastoralism, the larger picture is still that of a remote tussock landscape worthy of protection.

13.3 However we see in SCHEDULE 2, **Special Conditions**, 5. "Notwithstanding clauses within 3.1 the Minister will not unreasonably withhold consent for hydro electricity development activities within the lower covenant area".

13.3 We repeat, that our branch of the society is completely opposed to the need for any hydro electricity development in the Nevis River, and we are in full support of "Fish and Game's" appeal to alter the Kawarau water Conservation order to prevent any such development in the river, therefore in our opinion the above clause should be removed from the covenant

13.4 As we mentioned above regarding the land above the Carrick water race in CC2, we believe the upper portion of this block, above about 1000ms, is too high to be ecologically sustainable. Covenants are used to protect conservation values in farm land, in this case of Carrick it appears they are being used incorrectly to protect ecological values; which they cannot do.

13.5 As the upper ground of CC4 is too high to be ecologically sustainable we believe the fence along the crest of the range should be removed and re-erected at a lower level on the Nevis side and the land above the fence be added to that contained in CC2 and be returned to the Crown for protection.

### **14.0 Qualified Designations - proposed easement for public and conservation management purposes:**

14.1 Proposed easements to provide public access and for conservation management purposes to the proposed freehold land (*Shown as dashed orange on the designation Plan*)

14.2 We see these as adequate except for two exceptions: that to "a" and that to "h". Both of these access points are from farm tracks through Craigroy with known legal roads in the vicinity.

14.3 Adequate easements will require to be arranged through Craigroy for these two access points to be available to the public..

### **15.0 Qualified Designations - proposed easement for public and conservation management purposes:**

-7-

15.1 Being an easement through the proposed freehold land (*Shown e-fon the Plan*) to provide foot, horse, non-motorised vehicle and vehicle access for the public and for conservation management purposes to the Historic Reserve R and to CC3 over existing 4WD tracks.

15.2 This provides for vehicle access from the Nevis Road near Watties Rock along to the historic areas. It is most pleasing that vehicle access is being provided along the crest of the Carrick Range.

**16.0 Qualified Designation - continuation in force of an existing easement in favour of the Carrick Irrigation Company Ltd.**

16.1 This is an easement in gross for the Company to convey water through the Historic Reserve R (*Shown as a dashed blue line on the Plan*).

16.2 We approve of this as it is necessary to continue the supply of water for irrigation and stock water for properties in and around Bannockburn.

**17.0 In Conclusion:**

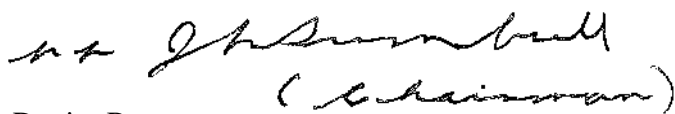
17.1 We believe that land above about 1000ms on both the Carrick and Nevis blocks as indicated in this submission, and for the reasons given, should be returned to Crown control for protection and recovery as we cannot see them as being ecologically sustainable.

17.2 If the suggestions we have made to alter the various covenants are heeded, we see better results being obtained to protect the values the covenants are designed to protect.

17.3 Easements or other arrangements will have to be arrived at to secure access across Craigroy from the legal road, or present track formations, for the "public-to enjoy".

We thank you for the opportunity to make these comments on the Carrick proposal and will await the outcome with interest.

Yours faithfully



(Chairman)

Denise Bruns  
Secretary  
Central Otago-Lakes Branch

Photos attached .



Photo # (1) Taken from a point on the Carrick ridge crest north of Watties Rock (1302masl) looking towards Trig A. (1283masl) Very few tall tussocks remaining. The landscape is mainly intact but is it ecologically sustainable?



Photo # (2) Similarly from about the same point as Photo (1) looking back towards Watties Rock. High country not economically viable to apply fertiliser to to replace nutrients taken out in the shape of meat



Photo # (3) Looking west from about the same point. This shows a few tall tussock remaining that would be a seed source for tussock recovery.



Photo # (4) Looking across the dividing fence into CC4



## **Submission 10**



10

FEDERATED MOUNTAIN CLUBS OF NEW ZEALAND (Inc.)

P.O. Box 1604, Wellington



26 April 2009

The Commissioner of Crown Lands
C/- Opus International Consultants Limited
Private Bag 1913
DUNEDIN 9016.

Attention: Dave Payton



Dear Sir,

Re: Preliminary Proposal for Tenure Review: Carrick Station Pastoral Lease (Po 357)

I write on behalf of Federated Mountain Clubs of NZ Inc. (FMC) which represents some 13,000 members of tramping, mountaineering, climbing and other outdoor clubs throughout New Zealand. We also indirectly represent the interests and concerns of many thousands of private individuals who may not currently be members of clubs but who enjoy recreation in the back country.

On their behalf, FMC aims to enhance recreation opportunities, to protect natural values, especially landscape and vegetation, and to improve public access to the back country through the tenure review process.

FMC fully supports the objectives of tenure review as set out in the Crown Pastoral Land (CPL) Act 1998, and the more 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.

[EDC Min (03) 5/3; CAB Min (03) 11/5 refer]

FMC appreciates this opportunity to comment on the Preliminary Proposal for the review of Carrick Station.

For your information we attach as an appendix to this submission, the report which FMC prepared on the tenure review of Carrick Station in May 2004, at the 'Early Warning' stage of the tenure review process.

THE PRELIMINARY PROPOSAL

FMC notes that the proposed designations are described as follows:-

General description of the proposal:

2.1. An area of approximately 445 hectares to be restored to full Crown ownership and control as a conservation area pursuant to Section 35(2)(a)(i) Crown Pastoral Land Act 1998.

2.2. An area of approximately 2,446 hectares to be restored to Crown control as a conservation area pursuant to Section 35(2)(b)(i) Crown Pastoral Land Act 1998 subject to qualified designations.

**Qualified Designations:**

2.2.1 The proposed conservation area is a qualified designation being subject to a grazing concession in favour of Donald William Clark and Marion Isabelle Clark pursuant to Section 36(1)(a) Crown Pastoral Land Act 1998.

2.2.2 The proposed conservation area is a qualified designation being subject to a recreation concession in favour of Robert William Brown and Sandra Louise Brown pursuant to Section 36(1)(a) Crown Pastoral Land Act 1998.

2.2.3 The proposed conservation area is a qualified designation being subject to a the continuation in force of an easement in gross in favour of Carrick Irrigation Company Limited pursuant to Section 36(3)(c) Crown Pastoral Land Act 1998.

**2.3. An area of approximately 109 hectares to be restored to Crown control as a historic reserve 'R' pursuant to Section 35(2)(b)(ii) Crown Pastoral Land Act 1998 subject to qualified designations.**

**Qualified Designations:**

2.3.1 The proposed historic reserve 'R' is a qualified designation being subject to a grazing concession in favour of Donald William Clark and Marion Isabelle Clark pursuant to Section 36(1)(a) Crown Pastoral Land Act 1998.

2.3.2 The proposed historic reserve is a qualified designation being subject to the continuation in force of an easement in gross in favour of Carrick Irrigation Company Limited pursuant to Section 36(3)(c) Crown Pastoral Land Act 1998.

**2.4. An area of approximately 6,262 hectares to be disposed of by freehold disposal to Donald William Clark and Marion Isabelle Clark pursuant to Section 35(3) Crown Pastoral Land Act 1998 subject to Part IVA Conservation Act 1987, Section 11 Crown Minerals Act 1991, protective mechanisms and qualified designations.**

**Protective Mechanisms:**

2.4.1 to 2.4.4 The proposed freehold is subject to protective mechanisms being conservation covenants pursuant to Sections 40(1)(b), 40(2)(a), 40(2)(c) and 40(2)(d) Crown Pastoral Land Act 1998.

**Qualified Designations:**

2.4.5 The proposed freehold is subject to a qualified designation being easements in gross pursuant to Section 36(3)(b) Crown Pastoral Land Act 1998 to provide public access to the proposed conservation areas and historic reserve.

2.4.6 The proposed freehold is subject to a qualified designation being easements in gross pursuant to Section 36(3)(b) Crown Pastoral Land Act 1998 to provide conservation management access to the proposed conservation areas and historic reserve.

2.4.7 The proposed freehold is a qualified designation being subject to the continuation in force of an easement in gross in favour of Carrick Irrigation Company Limited pursuant to Section 36(3)(c) Crown Pastoral Land Act 1998.

## **INTRODUCTION**

It should be noted that FMC provided a Report in May 2004, following the Early Warning meeting related to properties introduced in 2003. That Report was entitled "*Preliminary Report on the Recreational, and Related Significant Inherent Values, CARRICK STATION*". For your information a copy of the text of that report is appended to this submission.

Carrick Station consists of two separate blocks, both over 4,000ha, with a total of 9,262ha. One block straddles the northern end of the Carrick Range overlooking Bannockburn, while the other is higher and further south on the Old Woman Range. The homestead is situated some 5km south of Bannockburn, in the valley of Shepherds Creek, at the junction of The Nevis and Hawksburn Roads.

From a recreational perspective, both the lower Carrick Block and the Old Woman (or Nevis) block are of considerable value. The Carrick Range is already well used for walking, mountain bike and some horse riding trips with expansive views, all of which are enhanced by historical features which provide added interest. The Old Woman (or Nevis) block is well used in winter because it is relatively accessible and leads to what has been called the 'Polar Plateau' on the Old Woman Range. This area provides extensive opportunities for cross country skiing trips southwards to the Garvies, and provides the most extensive area of skiable (Nordic) terrain in New Zealand.

The property is also well known because of the Nevis Road which reaches its highest point above Duffers Saddle on Carrick Station at almost 1,300m. It is the most significant challenge to the riders in the annual 'Pub to Pub' Mountain Bike event. It is also well known to 4WD enthusiasts (and others in dry weather) who enjoy travel through the Nevis.

In the FMC Report (2004) a number of recommendations were made including the following:-

*"There is a large area of improved pasture land classified LUC Class VI on the Bannockburn block of Carrick Station below the water race which has been oversown and topdressed. This area should be capable of being managed in a way that is ecologically sustainable so long as nutrient balance is maintained. This land is therefore likely to be suitable for freeholding.*

*The front faces of the Carrick Range form the scenic backdrop to Lake Dunstan and the Cromwell area. Landscape values are high but vulnerable to the adverse effects of inappropriate developments. A landscape protection covenant over this area would be appropriate.*

*Formal public access along legal roads across the property needs to be confirmed through tenure review. This includes the Nevis Road and the Carricktown Track. The preferred solution would be formal recognition of the actual road formations as the legal alignment.*

*The track along the crest of the range from Duffers Saddle [Watts Rock] to the Young Australian Reserve is already a popular recreational route. Its use should be legalised either by designation of this area as conservation land, or recognition of legal road status, or by the establishment of an easement for foot, non-motorised vehicle and horse use.*

*The top block on the Old Woman Range which rises from 700m to 1,750m is dominated by LUC Class VII and VIII land which almost certainly cannot be managed in a way that is ecologically sustainable for reasons discussed in the report. Only a small, isolated part of this block is likely to be capable of sustainable pastoral use. It is recommended that the entire Old Woman block should be returned to full Crown ownership and control because of the significant inherent natural values, including an altitudinal sequence of vegetation from range crest to valley floor, and its very high winter recreation value.*

*The Old Woman Range, together with the Old Man Range and the Garvie Mountains, provides the largest contiguous cross-country ski resource area in New Zealand and has been proposed as a potential 'Winter Wilderness'. The extensive but more gently rolling part of this area has been referred to as the 'Polar Plateau' and the Old Woman block of Carrick Station, when it becomes conservation land, will complement this area.*

*Access to the Old Woman block will be required but it is recognised that leasehold land other than Carrick Station is*

*involved. Provision for access over Carrick land should be made now in anticipation of the outcomes of other tenure reviews.*

*As the Kopuwai Conservation Area develops, the conservation land derived from Carrick Station through tenure review could make a significant contribution to the extent and variety of values (natural, historic landscape and recreational) within the developing park.*

*The western part of the Carrick block includes Potters Creek catchment which has been recognised by PNA surveys as a Recommended Area for Protection (RAP2/2 Potters), and which also has significant gold mining historic value, and should become conservation land.*

*The crest of the Carrick range, including the land of severely limited pastoral suitability above the water race, should also become conservation land, thus forming a sequence of landscapes and vegetation communities stretching from the Nevis valley (at about 600m) in the west, over the range crest at 1,300m, and down to the historic Carrick Water Race.*

It is disappointing that only a relatively small number of these recommendations have flowed through to formal proposals in the present Preliminary Proposal document. Where recommendations have been heeded, this will be acknowledged in the submissions that follow.

#### **Commentary on the Opus "Report & Recommendations for Preliminary Proposal: Carrick"**

FMC has studied the Report produced by Opus and we commend much of the report for its thorough approach and comprehensive description of the various parts of the property, and the prescriptions recommended for the Preliminary Proposal. However, there are some serious weaknesses in the Report and a number of recommendations which we believe do not comply with S 24 of the Crown Pastoral Land (CPL) Act 1998.

The most serious of these deals with the large areas of mainly high altitude land, much of which is already seriously depleted and degraded, and the recommendation that these lands can be disposed as freehold but protected under landscape covenants. It is claimed in Section 4 of the Report "Discussion of proposed designations in relation to the Objects of Part 2 CPL Act" that many of the proposed Covenants "meet the objectives of Section 24(a)(ii) of the Act". That may be so, and we do not wish to argue this point. We do however, strongly believe that the proposed covenants, in most cases do not meet the objects of Section 24(a)(i) which is to "promote the management of reviewable land in a way that is ecologically sustainable".

#### **The ecological sustainability argument**

In order to be managed in a way that is ecologically sustainable in the long term, as required by the CPL Act 1998, any losses of essential nutrients in animal products (meat and wool), and by burning, must be replenished. The alternative is that sooner or later the ecosystem will be depleted and degraded. Replenishment with fertiliser application is usually not economically justifiable above about 1,000m because pasture growth response is limited by climatic factors and is very small at these higher altitudes. Under these circumstances pastoral use cannot be ecologically sustainable in the long term.

Class VIII land should not be used for pastoral purposes because of ecological damage to native sub-alpine ecosystems, the likelihood of erosion and because plant growth is very slow. The LUC classification simply states that Class VIII land is unsuitable for pastoral production, while Class VIIe land is prone to erosion and has severe limitations for pastoral use.

We are firmly of the view that much of the existing vegetation in CC 2, CC 3 and CC 4 is already in a seriously depleted and degraded state due to past management. The present condition of the vegetation indicates to us that the current management regime is unsustainable.

There seems to be a false assumption running through this Report that if the Holder will not agree to the surrender of land to conservation, then protection under covenant may be a second best alternative. The false assumption is that designation under covenant may assist in achieving ecological sustainability.

Protection under covenant is designed to protect specific values which may be landscape, botanical or historical. Covenants are not designed to promote ecological sustainability. Protection under covenant with a management prescription which allows the continuation of the current grazing regime will undoubtedly not result in ecological sustainability, but will instead lead to further depletion and degradation.

We submit that the best prescription for the depleted land and degraded vegetation within the higher parts of Covenant areas CC 2, CC 3, and CC 4 would be complete rest and recuperation from grazing. This should be achieved by return to full Crown ownership and control as conservation land. We note that much of CC 3 had earlier been proposed for return to full Crown ownership and control as CA 3. We submit that the failure to include this recommendation in the notified Preliminary Proposal was a serious error of judgement.

We note that CC 2 is significantly smaller than RAP 2/2, part of which is included in CC 2. We believe that the recommendations of the PNA Survey team should have been given greater weight and that most of the RAP should have been included in CC 2, or preferably, that the original recommendation that the proposed area CA 3 should be returned to full Crown ownership and control.

FMC notes that the Opus Report recommends (Section 1.4) that some 5ha should be designated as land to be restored to Crown ownership for the purpose of public access over those parts of the Nevis Road which deviate from the legal alignment. However, this recommendation does not seem to have flowed through into the formal Preliminary Proposal. We believe that this may be an oversight which needs to be corrected before the Substantive Proposal is finalised. With regard to CC 4, we note that it is intended to provide the same level of protection as the CODC District Plan. Many believe that the District Plan is an unsatisfactory way to protect Outstanding Natural Landscapes (ONL) as these are not necessarily restricted to land above 900m; a much more flexible approach to the definition of ONL is required.

In Section 6 of the Report we note a reference to "critical mass". While we appreciate a concern for the future of farming and the Holder's livelihood, we would point out that the CPL Act is only concerned with ecological sustainability, and not with economic sustainability. Many good NGO submissions have in the past been ruled out of order because they have been deemed to be outside the terms of reference of the CPL Act. Economic sustainability is also outside the terms of reference of the CPL Act.

Finally, we note that in Section 5 "Summary of DOC Recommendations" that several recommendations have received the comment: "This proposal is not fully supported". We submit that in view of our concerns expressed above, that some of these proposals should be revisited where there is doubt as to whether the requirements of the CPL Act have been fulfilled.

## **FMC SUBMISSION.**

The details of FMC views on, and support for, or objections to, the Preliminary Proposal are presented below and are arranged in the same format as the Preliminary Proposal quoted above.

### **2.1. An area of approximately 445 hectares to be restored to full Crown ownership and control as a conservation area (CA 2) pursuant to Section 35(2)(a)(i) Crown Pastoral Land Act 1998.**

FMC is pleased to note that some of the significant inherent values in the Potters Block of Carrick Station have been recognised and included in the 445ha proposed for return to full Crown ownership as CA 2, as was recommended in the FMC Report (2004). We understand that this area extends from M0m at the Nevis River to about 1,260m on the property boundary. However, the Potters Block (of about 2,000ha) contains the 900ha area recommended for protection as RAP 2/2 Potters Creek by PNA surveys carried out between 1983 and 1985. The proposal document states that "*at least half [~250ha] of the area [445ha] includes part of RAP 2/2*". A generous interpretation would indicate that only about one third of the RAP (which is situated almost entirely in this Block from the Nevis River to

the crest of the Range) is proposed for protection in this tenure review. FMC considers it inappropriate that the remainder of the block (some reaching as high as 1,300m) is proposed for disposal as freehold with protective mechanisms (CC 3 and CC 4).

FMC submits that it is very unlikely that much of this remaining area which extends up to 1,300m is capable of being managed in a way which is ecologically sustainable. This was argued in the FMC Report (2004) and is part of the issue discussed in the introduction.

FMC fully supports the designation of CA 2 as Conservation Area but submits that the area should be much larger as was originally proposed for Conservation Area CA 3.

**FMC Submission**

*FMC is pleased that the significant inherent values on 445ha of Potters Block have been recognised and are proposed for return to full Crown ownership. However, we submit that the significant inherent values cover a much larger area (as indicated by PNA surveys and the Conservation Resources Report (CRR 2006)), and included in the original proposal for a Conservation Area CA 3.*

*We submit that it is unlikely that this proposal will promote ecological sustainability of the area proposed for disposal as freehold, as required by the CPL Act, 1998, despite its protection under covenant. This is because the covenant is only designed to protect natural values and not to ensure sustainability. We submit that that land above about 1,000m should be reconsidered for return to fit/I Crown ownership and addition to CA 2. An alternative over this area might be a Sustainable Management Covenant or some other form of Stewardship.*

**2.2. An area of approximately 2,446 hectares to be restored to Crown control as a conservation area (CA 1) pursuant to Section 35(2)(b)(i) Crown Pastoral Land Act 1998 subject to qualified designations.**

FMC understands that this proposal relates to the high altitude part of the Nevis Block, and consists of both CA1 A and CA1 B.

Although the FMC Report (2004) recommended the return to full Crown ownership of the entire Nevis Block, we are pleased that the land above about 1,100m in this block will be protected by this proposal. We consider that the natural, landscape, historic and recreational values of the block are well described in the CRR and in the Preliminary Proposal document, and that these fully justify the proposal to designate the Conservation Area CA 1.

We are however, disappointed that only just over half the block will be returned to full Crown ownership and that the remainder will be disposed as freehold, to be protected under Conservation Covenant. We are not convinced that this designation will promote ecological sustainability for reasons discussed in the introduction to this submission, and related to the nature of the soil resources and the maintenance of soil nutrient reserves. Conservation Covenants are only designed to protect natural values and were never intended to ensure ecological sustainability. Covenants seem to be being used as an unsatisfactory compromise between freehold and Crown ownership – an impossible compromise in our view. We believe too, that there are significant inherent natural and landscape values in the lower parts of the block which have been overlooked, and which should be reconsidered. We would definitely recommend that the Middle Block (Approx 1,100m to 1,300m) should be added to the area proposed for return to Crown control.

There appears to be no explanation for the differentiation of CA1 A and CA1 B, other than that included in the legend of the Designations Plans. It appears that CA1 A will be subject to a grazing concession, while CA1 B will be subject also to a recreation concession. Please see below for our submissions on these qualified designations, and on the Nevis Block designations for Middle Block and Nevis Face (Section 2.4 below).

**FMC Submission**

*FMC is pleased that the significant inherent natural, landscape, historic and recreational values of the high altitude part of the Nevis Block have been recognised and will be protected by return to Crown control. We endorse and fully support this designation.*

*However, we are disappointed that the values of the lower parts of the block (between about 750 and 1,100m) appear to have been overlooked. These values include shrublands in many of the tributary gullies running down to the Nevis River, the landscape features of the steep and rocky Nevis face, and the same habitat for the unique native fish population that was identified in CA1 above.*

*We note that many of these values were recognised in the CRR, but which have not been included in the area to be returned to Crown control. FMC submits that these designations should be revisited.*

*We submit that the Middle Block (Approx 1,100m to 1,300m) should be added to the area proposed for return to Crown control.*

*See also our submissions in our Introduction and in Section 2.4 regarding freeholding.*

### **Qualified Designations:**

#### **2.2.1 The proposed conservation area is a qualified designation being subject to a grazing concession (over CA 1 A and CA1 B) in favour of Donald William Clark and Marion Isabelle Clark pursuant to Section 36(1)(a) Crown Pastoral Land Act 1998:**

FMC understands that this grazing concession is for no more than 3,000 wethers (or dry sheep) over an area estimated to be about 2,000ha over 5 years for a period of 3 months in anyone year. This can be calculated to be equivalent to less than 0.5 SU per ha per annum. This stocking rate is not expected to have any significant adverse effects on the ecological values of the grazed area, so long as the duration of anyone grazing period does not exceed 3 months. We also understand that this concession is to allow the holder to modify his farming system to accommodate the new dimensions of his freehold. FMC has no objection to this proposed concession, so long as it is not extended for a second term.

#### **FMC Submission**

*FMC has no objection to this proposed grazing concession, so long as it is not extended for a second term.*

#### **2.2.2 The proposed conservation area is a qualified designation being subject to a recreation concession over (CA1 B) in favour of Robert William Brown and Sandra Louise Brown pursuant to Section 36(1)(a) Crown Pastoral Land Act 1998.**

FMC understands that Robert and Sandy Brown hold a Concession to operate a commercial snow mobile business over part of the Nevis Block on Carrick Station. We further understand that the terms of the concession, and the terms of this proposal, would allow the guided snow mobile tour business to continue until the expiry date of the existing Recreation Permit, 30 September 2010, but not beyond that date, and that the concession carries no right of renewal.

#### **FMC Submission**

*FMC has no objection to the continuation in force of this concession until the expiry date of the existing Recreation Permit, 30 September 2010. We would oppose any application to continue the concession beyond that date.*

#### **2.2.3 The proposed conservation area is a qualified designation being subject to the continuation in force of an easement in gross in favour of Carrick Irrigation Company Limited pursuant to Section 36(3)(c) Crown Pastoral Land Act 1998.**

FMC understands that this easement grants a right to convey water, a right of support for a weir, and a right of access for maintenance of the Carrick Water Race. We further understand that the continuation in force of this easement is necessary for irrigation and stock water purposes and we therefore have no objection to the proposed qualified designation.

#### **FMC Submission**



*FMC has no objection to the continuation in force of this easement in favour of the Carrick Irrigation Company Ltd to provide irrigation and stockwater.*

**2.3. An area of approximately 109 hectares to be restored to Crown control as a historic reserve pursuant to Section 35(2)(b)(ii) Crown Pastoral Land Act 1998 subject to qualified designations.**

FMC understands that this proposal is to designate an Historic Reserve adjacent to, and adding to both east and west sides of the existing Young Australian Historic Reserve. It will add to the historic features of the site which already includes the well known water wheel and stamper battery which date back to the goldmining days of the late 1800s. We appreciate that the additions will include part of the historic Carrick Water Race, storage dams, shafts and tunnels. FMC regards these as very welcome additions to the existing reserve, and recognises that these additions will provide a more comprehensive collection of early goldmining relics, and add significantly to the heritage value of, and public interest in, this important historical site. FMC welcomes this proposed addition to the Young Australian Historic Reserve.

**FMC Submission**

*FMC welcomes this proposed addition to the Young Australian Historic Reserve. We endorse and fully support the proposal that 109ha should be restored to Crown control as an historic reserve and be added to the existing reserve area subject to qualified designations.*

**Qualified Designations:**

**2.3.1 The proposed historic reserve 'R' is a qualified designation being subject to a grazing concession in favour of Donald William Clark and Marion Isabelle Clark pursuant to Section 36(1)(a) Crown Pastoral Land Act 1998.**

FMC understands that this grazing concession is for sheep only in the Waterwheel Block and for sheep and cattle on the Forkes Block for a period of 20 years. We have some concerns that cattle are likely to cause more damage than sheep, and we note that the *"indicative stock carrying capacity of the concession area is 35 SU"*. However, the Concession document and its schedules do not make it clear to which area(s) this indicative carrying capacity applies, nor does it state the actual limitation on stock numbers, or duration of the grazing period. Our concerns are somewhat mitigated by the specification that photopoint monitoring is to be carried out, but it is not specified how frequently monitoring is to be done. We submit that the terms of the concession need to be tightened up to take account of these issues.

**FMC Submission**

*FMC has reservations about this concession because its terms and conditions are not clearly defined. We submit that there should be specific limitations on the numbers of sheep and cattle permitted to graze each block, the duration of the grazing period(s) should be defined and the frequency of monitoring should be specified. Furthermore, there should be provision to adjust stock numbers, or cancel the concession altogether if, in the Minister's opinion, the results of monitoring warrant such action.*

**2.3.2 The proposed historic reserve is a qualified designation being subject to the continuation in force of an easement in gross in favour of Carrick Irrigation Company Limited pursuant to Section 36(3)(c) Crown Pastoral Land Act 1998.**

We understand that the purpose of this existing easement is to grant a right to convey water, a right of support for a weir, and a right of access for maintenance. FMC has no objection to the continuation in force of this easement.

**FMC Submission**

*FMC has no objection to the continuation in force of this easement.*

2.4. An area of approximately 6,262 hectares to be disposed of by freehold disposal to Donald William Clark and Marion Isabelle Clark pursuant to Section 35(3) Crown Pastoral Land Act 1998 subject to Part IVA Conservation Act 1987, Section 11 Crown Minerals Act 1991, protective mechanisms and qualified designations.

We deal with this proposal in 2 parts: the first part dealing with the Nevis Block, and the second part dealing with the Carrick Block.

#### The Nevis Block.

FMC recognises that the higher parts of the Nevis Block have been designated for return to full Crown ownership, but we are disappointed that the lower part, below about 1,400m, covering some 1,775ha is proposed to be disposed as freehold, with only its natural, landscape and historic values protected under covenant. In the FMC Report this entire block was recommended for return to full Crown ownership on the basis of its significant inherent values and concern that freeholding would be unlikely to promote ecologically sustainable pastoral use.

We continue to believe that the 'Middle Block', which lies almost entirely above 1,000m is unsuitable for freeholding because it is essential to maintain nutrient reserves to promote ecologically sustainable pastoral production (See discussion under the heading "The ecological sustainability argument" in our introduction). This was also discussed in the FMC Report (2004). We continue to believe that this block should not be freeholded but instead should become conservation land by addition to CA 1.

Having inspected the area concerned we assert that the Middle Block is part of the same landscape/vegetation community as the lower part of CA 1 (See Figs.1 and 2) and is dominated by healthy tussock grassland and schist rock tors. Middle Block stretches from 1,000m at its SW corner to 1,400m at its SE corner and is characterised by Carrick Hill and Dunstan Steepland High Country Yellow Brown Earth soils Classified LUC VIIe. It is usually considered uneconomic to apply fertiliser to such lands because pasture growth is slow and response is small due to climatic limitations above about 1,000m. If grazing is allowed to continue on this block without return of essential nutrients it will sooner or later be depleted and degraded. The condition of the vegetation in this altitude range, and on similar soils in the Potters Block is witness to what can happen (See Fig.3).

Alternatively, the block should be recognised for its significant inherent tussock and tor landscape and natural values and returned to Crown control as conservation land added to CA 1. It would be reasonable to allow for a phase out period of grazing by sheep only for no more than 10 years at a stocking rate not exceeding 1.0 SU per ha per annum.

We accept that the Nevis Face which has been oversown and topdressed (See FigA), is more likely to be capable of supporting ecologically sustainable pastoral use under covenant conditions which define stock limitations. (See our submission in section: 2.4.1 Protective Mechanisms).

#### *FMC Submission*

*FMC submits that freeholding the 'Middle Block' is inappropriate for reasons explained above, and because freeholding would not promote ecologically sustainable land use. Instead, this part of the Nevis Block should be recognised for its significant inherent tussock and tor landscape and natural values and be returned to Crown control by addition to the proposed Conservation Area CA 1.*

*The lower part of the Nevis Block (Nevis Face) below about 1,000m may be capable of supporting ecologically sustainable pastoral use, and hence be suitable for freeholding, so long as stock limitations are imposed and natural, landscape and historic values are protected under covenant.*

#### The Carrick Block (including both the Bannockburn faces and the Potters Block)

FMC understands that the proposed freehold area in the Carrick Block includes both the eastern faces down to the Bannockburn valley and all the western face, excluding that part designated CA 2 in the north western corner (between about 700m and 1,200m). We also understand that the land on both sides of the Carrick ridge down to about 1,200m, and the land above the Carrick Water Race are proposed for protection under covenant CC 2, while the entire western part (excluding CA 2) will be protected under covenants CC 3 and CC 4.

For reasons similar to those discussed in relation to the Nevis Block, we do not accept that land above about 1,000m is suitable for freehold disposal, even under covenants designed to protect the natural, landscape and historic values. Covenants are not designed or intended to promote ecological sustainability. We submit that freeholding would not promote ecologically sustainable pastoral production on such land resources, and instead return to Crown control and designation as Conservation Area would be more appropriate. We have argued above that Covenants are not a suitable way to promote ecological sustainability (as required by the CPL Act). Instead they only protect the stated values on a specified area.

We would argue that only about 400ha on the lower slopes (below 1,000m) of the western part of the Carrick Block (above the Nevis gorge) are likely to be capable of supporting ecologically sustainable pastoral use, but that this small area, remote from the rest of the farm, would have limited agricultural usefulness. It would be better considered for addition to the Conservation Area CA 2. This area also has significant inherent landscape and natural value in its own right which would qualify the area for consideration as a conservation area.

The mid and upper slopes of the Potters Block between about 1,000m and 1,300m are already in a depleted and degraded condition (See Fig. 3). We believe that this reflects past management which on the basis of the evidence provided by the present condition of the vegetation, is clearly not sustainable. We believe that the original proposal that much of this area should be returned to Crown control as Conservation Area CA 3 was a good one, and should have been retained in this Preliminary Proposal. We submit that most of the land included in CC 3 and CC 4 above about 1,000m should be retired from grazing and returned to Crown control.

It was however, stated in the FMC Report (2004) that "*There is a large area of improved pasture land classified LUC Class VI on the Bannockburn block of Carrick Station below the Carrick Water Race which has been oversown and topdressed. This area should be capable of being managed in a way that is ecologically sustainable so long as nutrient balance is maintained. This land is therefore likely to be suitable for freeholding*". We therefore support the proposal that most of the eastern faces of Carrick should be designated for freehold disposal. However, we believe that the landscape values of this entire face deserve protection from inappropriate subdivision, use, or development as the District Plan is not sufficiently robust and durable in this regard.

### **FMC Submission**

*FMC supports the designation of most of the eastern (Bannockburn) faces of Carrick Station for freehold disposal because this is likely to promote ecologically sustainable land use.*

*The landscape values of the entire Bannockburn face require protection under covenant from inappropriate subdivision, use, or development as we do not believe that the District Plan affords adequate protection.*

*FMC is however, opposed to the freeholding of the higher parts of the eastern faces (ie above the Carrick Water race), and the entire area of the western face, for reasons presented above. We do not accept that the designation under covenant to protect their natural, landscape and historic values under covenant overcomes the problems of ecological unsustainability.*

*We do not accept that freehold disposal of these areas would promote ecologically sustainable use of the land resources as is required by the CPL Act. Instead we submit that all that land on Carrick Station west of the Carrick Water Race should be returned to Crown control to be managed for conservation and recreational purposes.*

### **Protective Mechanisms:**

**2.4.1 to 2.4.4 The proposed freehold is subject to protective mechanisms being conservation covenants pursuant to Sections 40(1)(b), 40(2)(a), 40(2)(c) and 40(2)(d) Crown Pastoral Land Act 1998.**

There are four separate conservation covenants: CC 1, CC 2, CC 3, and CC 4 which we deal with individually in this section of our submissions.

#### **2.4.1 Conservation Covenant CC 1.**

Conservation Covenant CC 1 covers an area of 1,775ha in the Nevis Block. FMC has submitted above that only the lower Nevis Face part of the Nevis Block is suitable for freeholding so, in this context, this submission relates only to that part of CC 1 consisting of the Nevis Face block which is visible from the Nevis Road. In this block the covenant is intended to protect landscape values visible from the Nevis Road and the historic values of the tailings from gold dredging along the river. Gold mining operations have included both hydraulic elevation and dredging which have resulted in a number of important ponds and wetlands which should also be protected.

The proposal states that the covenant *"provides for ongoing grazing at a level compatible with the values to be preserved and allows the continuation of sheep and cattle grazing, burning, spraying topdressing and oversowing"*. Schedule 1 of Covenant CC 1 states that the values to be protected consist of *"the landscape values which make a contribution to the wider Nevis Valley landscape which is visually impressive"* while the natural values include threatened plants on the mining tailings along the Nevis River. *"Historic values are represented by hand stacked stone tailings, from ground sluicing, associated hut sites, and the tailings from dredging"*. We support the inclusion of all these values.

There is however, no mention of the ponds and wetlands created by mining activities which are now habitats with natural values associated with these important ponds and wetlands. These natural values are important in the context of this covenant because they are likely to be at risk due to damage caused by grazing stock, and by cattle in particular. We note that the conditions of the covenant in sections 3.1 and 3.2 have been suitably modified to ensure the protection of those values which have been identified but which do not provide for the protection of ponds and wetlands from livestock damage. We submit that additional clauses should be inserted to either prohibit cattle grazing, or to modify conditions so as to minimise the risk of damage should monitoring demonstrate the need for such action.

We applaud the addition of Schedule 3 as a management prescription document intended to clarify how the protection of the values will be implemented. We regret however that it does not deal with the natural values associated with wetlands and ponds created by mining activities. We submit that these values should be recognised and appropriate management prescriptions (such as control or prohibition of cattle grazing) should be devised to protect them and that these should be included in Schedule 3.

#### **FMC Submission**

*FMC supports the designation of Conservation Covenant CC 1, which in the context of our submissions only relates to the Nevis Face block. We support the conditions intended to protect the natural, landscape, and historic values which have been identified and applaud the addition of the management prescription in Schedule 3. We submit that natural values associated with wetlands and ponds created by mining activities have been overlooked. Appropriate conditions to protect these values should be included in Schedules 2 and 3. The upper part of CC 1 as described in the Preliminary Proposal should be added to the area to be returned to Crown control as CA 1.*

#### **2.4.2 Conservation Covenant CC 2.**

Conservation Covenant CC 2 covers an area of 320ha at the top of the Bannockburn face of the Carrick Block. FMC understands that the covenant encompasses the crest of the Carrick Range and is bounded by an existing fence along

its western side and by the lower margin of the Carrick Water Race in the east. The covenant includes an existing 4WD track along the Carrick Range which is proposed as a public vehicle access easement described in Section 2.4.6 below.

FMC considers it entirely inappropriate to designate land between 1,150m and 1,300m for freehold disposal for reasons of ecological unsustainability. The rationale behind this was discussed in the FMC Report (2004) and elsewhere in this submission. If the land is not freehold, but instead is returned to Crown control, then protection under covenant is not relevant. However, should the land be disposed as freehold, FMC welcomes this covenant.

If the land in question becomes freehold, FMC welcomes this proposal and particularly the inclusion of the easement providing public vehicle access along the route "e-f". This was recommended in the FMC Report (2004) and would enable appreciation of the historic values plus recreational activities such as sightseeing, four wheel driving, trail biking, mountain biking and cross country skiing in winter.

We recognise that the covenant enables protection of landscape and historical values associated with the tall tussockland vegetation (which is no longer very tall because of unsustainable management), unique landforms, and historic relics from the gold mining era including the Carrick Water Race. The mining relics amongst the tussocks along this elevated ridgeline enhance the significant landscape values in this environment.

The covenant is intended to restrict all farming activities except the grazing of sheep at a rate that does not compromise the existing vegetation values. We accept that some light grazing may be beneficial in preventing historic values being overgrown and hidden from public view.

Only if the land becomes freehold would FMC support the terms and conditions of this covenant.

#### **FMC Submission**

*FMC is strongly opposed to the freeholding of this area which lies between 1,150m and 1,300m altitude because we do not believe this would promote ecologically sustainable land use. If the land does become freehold we welcome its protection under covenant. FMC would support the designation of Conservation Covenant CC 2 along the crest of the Carrick Range. We particularly appreciate the enhancement of public enjoyment provided by public vehicle, foot, bike and horse access along the existing track "e-f" along the crest of the range. This should eventually allow for round trips including the Nevis Road.*

#### **2.4.3 Conservation Covenant CC 3.**

Conservation Covenant CC 3 covers an area of 137ha in Potters Creek gully in the top half of the western faces of the Carrick Block.

As explained above (section 2.4, the Carrick Block), FMC is opposed to the freeholding of the western slopes of the Carrick Block for reasons related to ecological sustainability. If our submission that this area should be returned to full Crown ownership is accepted, this covenant will not be required.

In the event that our submissions regarding sustainability are not accepted, then we support this covenant, primarily designed to protect the historic values in Potters Creek and the old Bridle Track, and the landscape values of this area. The historic values include gold workings in Potters Creek gully and a number of huts including one with an unusually low doorway which suggests its Chinese origins. Landscape values include an altitudinal sequence of tussock grasslands between about 1,100m and 1,300m.

FMC greatly appreciates the provision of wander at will access through this covenant area which permits thorough exploration of the many gold mining relics which add significant interest to time spent studying this area.

#### **FMC Submission**

*FMC has indicated above that it considers freeholding inappropriate for this area for reasons related to ecological sustainability. However, should our submission that the upper parts of the western faces should be returned to full Crown ownership not be accepted, then we support this proposed Covenant. We recognise that the covenant is designed to protect the important historic and landscape values within the area. We very*

*much appreciate the provision of wander at will access which permits thorough exploration of the historic goldmining remains.*

#### **2.4.4 Conservation Covenant CC 4.**

Conservation Covenant CC 4 covers almost 1,400ha on the western slopes of the Carrick block from the crest of the range at about 1,300m, down to the Nevis River at about 700m.

As explained above (section 2.4, the Carrick Block, and under the heading Conservation Covenant CC 3), FMC is opposed to the freeholding of the western slopes of the Carrick Block for reasons related to ecological sustainability. If our submission that this area should be returned to full Crown ownership is accepted, this covenant will not be required.

We believe that the original proposal that much of this area should be returned to Crown control as Conservation Area CA 3 was a good one, and we are disappointed that it has not been included in this Preliminary Proposal.

In the event that our submissions regarding sustainability are not accepted, then we support this covenant. This proposed Covenant Area includes all of the Carrick Block west of the Carrick ridge, extending down to the Nevis River which is not already included in Conservation Area CA 2 or Conservation Covenant CC 3.

The Covenant is intended to protect landscape values and parallels the provisions of the Rules in the Central Otago District Council's District Plan relating to Outstanding Natural Landscapes and land above 900m. We believe that this covenant should include clauses to protect the historic values which connect the present with the goldmining history of the past in this area.

We note that Clause 5 of Schedule 2 in the Concession document (CC 4) refers to electricity development activities in the lower covenant area. FMC asserts that this is entirely unrelated to the tenure review of Carrick Station and may be ultra vires the CPL Act. We strongly recommend that the Concession document and its Schedules should be silent on the matter of electricity developments, that tenure review should be neutral on the issue, and that Clause 5 should be deleted from Schedule 2. If this clause is not removed there will be new threats to the historic values within covenant area CC4.

We note that the covenant is intended to protect the landscape values of the western slopes of the Carrick Block including the attractive riverside locality known locally as "The Dell" at the confluence of the Nevis Burn and the Nevis River. The landscape values on Carrick are closely related to the landscape values of the neighbouring Kawarau pastoral lease. Together these landscapes provide a natural setting for the lower Nevis River. The lower parts of the western slopes of the Carrick Block make a major contribution to the wild and scenic character of the Nevis River where it flows through the Nevis Gorge.

We also note that the covenant restricts grazing to sheep only at a stocking rate that does not compromise the existing vegetation stature and values, and provides for monitoring to ensure that this condition is maintained.

#### **FMC Submission**

*FMC has indicated above that it considers freeholding inappropriate for this area for reasons related to ecological sustainability.*

*We are disappointed that the original proposal that much of CC 4 should be returned to Crown control as Conservation Area CA 3 has not been included in this Proposal. However, if our submission that the western faces should be returned to Crown control is not accepted, then we support this proposed Covenant.*

*FMC supports the objectives to protect the landscape values of the western slopes and the wild and scenic qualities of the Nevis Gorge. We recommend that historic goldmining remains (ie historic values) should be added to the list of values to be protected. We support the restriction of grazing to sheep only at a stocking rate that will not compromise the natural values of the existing vegetation. We note too that there is provision for monitoring to ensure that this condition is maintained.*

We strongly recommend that the Concession document and its Schedules should be silent matter of electricity developments, that tenure review should be neutral on the issue, and that Clause 5 should be deleted from Schedule 2.

**Qualified Designations:**

**2.4.5 The proposed freehold is subject to a qualified designation being easements in gross pursuant to Section 36(3)(b) Crown Pastoral Land Act 1998 to provide public access to the proposed conservation areas and historic reserve.**

FMC understands that this qualified designation is intended to provide an easement for public access as follows:-

Easement "a-b-c" is intended to provide public foot, bike and horse access to Conservation Area CA 1 (in the Nevis Block) over existing 4WD tracks. The proposal states that:- *"The easement links to the legal road in the vicinity of the Nevis River at point "a" to secure legal public access to the proposal."* However, we can find no evidence for the legal road unless it is situated in the actual river bed. The Easement does not appear to *"provide foot, horse, and non-motorised vehicle access to Conservation Area CA over existing 4WD tracks"*, as stated in the Proposal. We suspect that the proposal was referring to the farm track across Craigroy to point "d", but to the best of our knowledge this is not a legal road and access would depend on permission from the Lessee of Craigroy. Even if the Craigroy farm track is close to the legal road it is almost certain that it does not completely follow the legal alignment and is therefore not secure. Whether the intended access was via the riverbed, or the Craigroy farm track, it is unsatisfactory from a user perspective and does not appear to satisfy the Cabinet Minuted objective *"to secure public access to and enjoyment of high country land"*. FMC submits that the proposal must be amended to fully comply with the Cabinet Minute and secure public access.

Easements "h-i-j", "i-k", "f-g", and "l-m" provide foot, bike and horse access to Conservation Area CA 2 and wander at will access within Conservation Covenant CC 3. We understand that access to Point "h" depends on access across Craigroy pastoral lease but legal access is also available within Carrick to CA 2 via route "l-m".

**FMC Submission**

FMC notes the stated intention is to *"provide foot, horse, and non-motorised vehicle access to Conservation Area CA over existing 4WD tracks."* However, we submit that this intention is not currently fulfilled by the terms of the Proposal, which therefore fails to comply with the Cabinet Minuted objective *"to secure public access to and enjoyment of high country land."*

FMC submits that the Proposal must be amended to conform to that objective.

FMC supports the proposed Easements "h-i-j", "i-k", "f-g", and "l-m" to provide foot, bike and horse access to Conservation Area CA 2 and wander at will access within Conservation Covenant CC 3.

**2.4.6 The proposed freehold is subject to a qualified designation being easements in gross pursuant to Section 36(3)(b) Crown Pastoral Land Act 1998 to provide conservation management access to the proposed conservation areas and historic reserve.**

FMC understands that this qualified designation provides for public vehicle, foot, bike and horse access along the crest of the Carrick Range along route "e-f". This is a very welcome provision which was recommended in the FMC Report (2004). It not only legalises access from point "f" to the Nevis Road, but also opens up options for round trips on the Carrick Range for 4WD travel as well as for trampers and mountain bike enthusiasts.

We also understand that the easement provides public access to Historic Reserve "R" and Conservation Covenant CC 3 by providing access along a formed track from Watts Rock (point "e") to the boundary of the Historic Reserve "R" at point "f". These provisions are also very welcome new opportunities arising out of this tenure review.

**FMC Submission**

*FMC welcomes this easement as it provides legal vehicle, foot, bike and horse access along the route "e-f"*

*between Watts Rock, very close to the Nevis Road, and point "f" on the edge of the Young Australian Waterwheel Historic Reserve. This opens up new opportunities for round trips (vehicle, bike, horse and walking) on the northern end of the Carrick Range. We fully endorse and support this proposal.*

**2.4.7 The proposed freehold is a qualified designation being subject to the continuation in force of an easement in gross in favour of Carrick Irrigation Company Limited pursuant to Section 36(3)(c) Crown Pastoral Land Act 1998.**

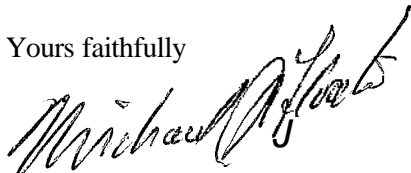
FMC understands that this existing easement grants a right to convey water, a right of support for a weir and a right of access for maintenance. We also understand that this is necessary for irrigation and stock water. We have no objection to this easement.

***FMC Submission***

*FMC has no objection to the continuation in force of an easement in favour of the Carrick Irrigation Company, to provide irrigation and stock water along the Carrick Water Race.*

Finally, FMC is grateful for this opportunity to comment on the tenure review of Carrick Station. We wish to thank the agent, Opus International Consultants Ltd., for making arrangements for us to inspect the property, and the runholder for his co-operation.

Yours faithfully



Phil Glasson.

Hon Secretary, Federated Mountain Clubs of NZ Inc.

**Appendix 1. Figures to illustrate the FMC Submission on the tenure review of Carrick Station**

Fig. 1 The tussock grassland and tors in the Middle Block (to the right of the fence) are part of the same landscape as the lower part of the area designated CA 1 (to the left of the dividing fence). The Preliminary Proposal for the Nevis Block of Carrick Station is that CA 1 should become conservation land while the Middle Block should be disposed as freehold. FMC submits that both should be treated the same and become conservation land.

Fig. 2 This photo shows the track leading into Conservation Area CA 1 which has the same significant inherent natural and landscape features as the adjacent Middle Block. At more than 1,100m above sea level, FMC argues that pastoral farming is not ecologically sustainable. Both the Middle Block and CA 1 should become conservation land because their natural and landscape values are similar, and because freehold disposal would not promote the management of land in a way that is ecologically sustainable.

Fig. 3 Depleted soils and degraded vegetation in the top of Potters Block at about 1,200m are evidence of what can happen to tussock grasslands when management does not promote ecological sustainability. In this case, we believe that years of sustained grazing and burning have caused significant nutrient losses in smoke and animal products (meat and wool). Nutrients should be replenished but slow pasture growth due to climatic limitations above about 1,000m means that fertilizer application is uneconomic.

Fig. 4 Better soils, classified in LUC Class VI or better, and improved pasture growth due to woody weed control and fertilizer application, are components of management which does promote ecological sustainability. Disposal of the land on freehold title is therefore an appropriate designation for land such as is seen here at about 800m on the north facing Nevis Face.





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Fig. 3 Depleted soils and degraded vegetation in the top of Potters Block at about 1,200m are evidence of what can happen to tussock grasslands when management does not promote ecological sustainability. In this case, we believe that years of sustained grazing and burning have caused significant nutrient losses in smoke and animal products (meat and wool). Nutrients should be replenished but slow pasture growth due to climatic limitations above about 1,000m means that fertilizer application is uneconomic.



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**RECREATIONAL AND RELATED SIGNIFICANT INHERENT VALUES  
ON CARRICK STATION**

**A Report to FMC based on Field Inspections and other research  
to assist in the Crown Pastoral Lease Tenure Review Process**

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Fig. 1 The landscapes and views to be had from the Carrick Range are outstanding and add greatly to the enjoyment of traversing this property. A group of Cavalcaders are here enjoying the view from the crest of the range looking west, down Potters Creek, towards the Remarkables.

Fig. 2 The Carrick Range has been worked extensively for gold and is perhaps best known for the Young Australian water wheel, which still stands high on the range, close to the northern boundary of Carrick Station. Here a group of trampers are enjoying a break during a day trip visiting a number of historic sites on the Carrick Range.

Fig. 3 Carrick homestead is situated on Hawksburn Road at the junction with Nevis Road in the valley of Shepherds Creek. Historically this was where the horse drawn wagons dumped their 'brake stones' after the steep descent from the top of the range. Subsequently the rocks were used to build this very substantial woolshed.

Fig. 4 The Old Woman block is well used for recreation in winter because it is relatively accessible and leads to what has been called the 'Polar Plateau' providing extensive opportunities for cross country skiing trips southwards to the Garvies. The FMC Wilderness Conference (1981) recognised this area as *"the largest contiguous cross country ski resource in NZ"* and proposed that parts of the Garvies and Old Woman Ranges should become a 'Winter Wilderness.'

Fig. 5 The lower block of Carrick Station rises from 350m in the valley to more than 1,300m on the range crest. This view is looking down the lower reaches of Shepherds Creek towards Kawarau Station (centre) and Carrick homestead (right). In the foreground are improved pastures on Arrow Steepland soils (LUC Class VI), some of the best land on Carrick which, with suitable maintenance, should be ecologically sustainable and suitable for freeholding. Lake Dunstan and the Upper Clutha can be seen in the distance.

Fig. 6 This view is looking across the Nevis Road and Duffers Saddle towards the Old Woman Range. From here a 4WD track leads south for some 7km to the boundary of the Old Woman block at about 1,650m, where the snow is lying in this view. Access will be required along the range crest to new conservation land and to a popular and extensive cross country ski area

Fig. 7 The Old Woman block is situated on the eastern slopes of the Nevis Valley, beyond Coal Creek which can be seen in the middle distance (left). There is only a very small, isolated area of LUC Class VI land on the lower slopes above the Nevis. It is most unlikely that the block could be managed in a way that is ecologically sustainable but it includes significant inherent natural and landscape values including a sequence of vegetation types from valley floor to range crest. It is recommended that the entire block should be returned to full Crown ownership and become conservation land

Fig. 8 A group of Cavalcaders heading down into the mid reaches of Potters Creek where there are interesting historic gold mining relics and significant inherent values identified by PNA surveys as a Recommended Area for Protection (RAP 2/2 Potters). This RAP contains a range of vegetation types but has serious limitations for pastoral farming. It is better assessed on its natural and historic values and protected for public use and enjoyment.

Fig. 9 The Carricktown Track continues above remains of the township (on Kawarau Station) to the crest of the range and down into Potters. This was the original route to the Nevis and Nokomai and the present track closely follows the legal road. Coupled with the Nevis Road and the track along the range crest from Duffers Saddle to the Young Australian Historic Reserve, it makes an excellent round trip by mountain bike. Public access should be provided as an outcome of this tenure review.

Fig. 10 . The Nevis Road over Duffers Saddle is used for heritage exploration of the Nevis, fishing trips to the Nevis River and increasingly by mountain bike enthusiasts, both on an informal basis and for the annual 'Pub to Pub' race from Garston to Bannockburn. The road is also used heavily by 4WD vehicles but because

of its standard of construction it can withstand this popular usage. Remains of the old phone line add interest along the way.

Fig. 11 The track along the range crest from the Young Australian historic Reserve to Watts Rock and Duffers Saddle is well used by walkers and mountain bike enthusiasts. It should be formally recognised as either a legal road or at least as an easement for public foot, non-motorised vehicle and horse use. In the far distance (extreme left) can be seen the snow-capped crest of the Old Woman Range.

Fig. 12 There is an extensive, gently rolling 'Polar Plateau' which extends southwards from the Old Woman block of Carrick Station to the northern Garvie Mountains. This is a popular cross country ski area because of the quality of terrain and relative ease of access. This vast winter wilderness provides remote and challenging experiences in exposed country where selfreliance is of paramount importance.

Fig. 13 There is no doubt about the public interest in the historic features to be seen in the Young Australian Historic Reserve which includes the battery as well as the well known water wheel. Historic features add greatly to the recreational experience and enjoyment of visiting the Carrick Range.

Fig. 14 The enjoyment of visiting the Young Australian Historic Reserve could be complemented by allowing public access around the historic Carrick Water Race, thus enabling a round trip from Duffers Saddle. If this area is not designated Conservation Area by return to full Crown ownership and control, then public foot access along the water race should be provided by extending the existing Historic Reserve or alternatively by way of an easement for foot use.

Fig. 15 There is increasing public interest in historic heritage generally and Carrick Station is particularly well endowed with significant features of historic interest. Here, well known historian John Hall-Jones discusses aspects of gold mining history with members of the Otago Goldfields Heritage Trust at Duffers Saddle.

Fig. 16 Members of one of the Goldfields Cavalcade Trails explore the historic remains in Potters Creek. This is not a well known site and to a large extent the valley is still much as it was left by the old timers. This of course adds to the authenticity, value and human interest in revisiting a site of very early gold mining activity.

## RECREATIONAL AND RELATED SIGNIFICANT INHERENT VALUES

### ON CARRICK STATION

#### INTRODUCTION

This report has been prepared following the Early Warning Meeting in September 2003 at which the properties entering the tenure review process in 2003 were introduced. An inspection of the property has been carried out from legal roads on the Carrick Range and in the Nevis Valley in April 2004. This report is based partly on that knowledge, and partly on information gathered from other trips to the area and other sources listed below. This report is offered as a contribution to the statutory consultation process undertaken by DOC.

The report focuses on those features of Carrick Station which are important for public recreational interests. It should be noted that while some of this interest focuses on public access, the natural and historic values and landscapes of the property have a fundamental impact on its recreational value and greatly affect the quality of recreational experience enjoyed. It is for this reason that reference is also made to natural, historic and landscape values in this report. The landscapes and views to be had from the Carrick Range, Duffers Saddle and the Nevis Road are outstanding and add greatly to the enjoyment of traversing this property (Fig. 1).

Mason (1988) has described the Carrick Range in association with the Old Woman and Old Man Ranges:-

*"The Old Man Range forms the south-westerly boundary of Central Otago's block mountains. Its easterly escarpment rises moderately steeply from the Clutha Valley to a gentle, convex summit crest at 1440-1690m. The 10 km long Old Woman Range rises to 1690m before dropping to Duffers Saddle in the north. It is very similar in relief to the Old Man Range. The Carrick Range is a northwards extension of the Old Woman Range. It terminates on Mt Difficulty above the Kawarau Gorge. This range is different in character from the higher block mountains of Central Otago, being more dissected by narrow gullies and relatively sharp ridges. The crest height is markedly lower than the adjacent ranges. "*

The Carrick Range has been worked extensively for gold and is perhaps best known for the Young Australian water wheel which still stands high on the northern slopes of the range, close to the boundary of Carrick Station (Fig. 2).

Carrick Station consists of two separate blocks, both over 4,000ha, with a total of 9,250ha. One block straddles the northern end of the Carrick Range overlooking Bannockburn, while the other is higher and further south on the Old Woman Range. The homestead is situated some 5km south of Bannockburn, in the valley of Shepherds Creek, at the junction of The Nevis and Hawksburn Roads.

From a recreational perspective, both the lower Carrick Block and the Old Woman block are of considerable value. The Carrick Range is already well used for walking, mountain bike and some horse riding trips with historical features (Figs 2 and 3) and expansive views (Fig. 1) providing added interest. The Old Woman block is well used in winter because it is relatively accessible and leads to what has been called the 'Polar Plateau' on the Old Woman Range. This area provides extensive opportunities for cross country skiing trips southwards to the Garvies (Fig. 4).

The review of Carrick Station pastoral lease should take account of the emerging network of recreational opportunities on the Old Man, Old Woman and Carrick Ranges. It could make a significant contribution to the developing Kopuwaiti Conservation Park, centred on the Old Man Range, and provide access to a proposed Winter Wilderness further south.

## **METHODS OF SURVEY AND ASSESSMENT**

This report is based on inspections made from legal roads which traverse Carrick Station, including the Nevis Road and Nevis Valley, and from knowledge gained from legitimate trips over the property. It is based on knowledge of the Carrick and Old Woman Ranges together with information gathered from other sources. Those sources include both publications and accounts by members of local tramping and outdoor recreation groups that have been consulted about trips undertaken in the area. A study of "Outdoor Recreation in Otago" was undertaken by Mason (1988) and published by the Federated Mountain Clubs of New Zealand (FMC). Reference is made to this recreation plan for Otago in the recreational opportunity discussion below. Land Use Capability (LUC) maps have been used to assess the extent of soil types and topographic areas and their significance with respect to sustainable pastoral use. The Survey Report of the Protected Natural Area (PNA) Programme for the Old Man Ecological District (1986) and the Conservation Management Strategy (CMS) for Otago, have also been used as a source of reference.

## **GENERAL DESCRIPTION of CARRICK STATION**

Carrick Station is a moderately sized pastoral lease of 9,250ha consisting of hill blocks situated on the Carrick and Old Woman Ranges above Bannockburn. The lower or Carrick block straddles the Carrick Range between Shepherds Creek and the Nevis River, and the higher or Old Woman block is situated separately, some 8 to 12km south along the Old Woman Range.

The lower block occupies about 4,500ha on the Carrick Range and rises from the valley of Shepherds Creek (Fig. 5) at about 350m to the highest point at Watts Rock (1,302m) close to the Nevis Road, before dropping again to about 600m in the Nevis Gorge. The Nevis Road crosses the range at Duffers Saddle and from here a 4WD track leads south for some 7km to the boundary of the Old Woman block at about 1,650m (Fig. 6) and on to the highest and most southerly point at 1,750m on the top of the range. This block (of about 4,000ha) stretches westwards from the crest of the Old Woman Range to the Nevis River at about 700m (Fig. 7). It is bounded by Nokomai Station to the south and by Craigroy to the north. The northern boundary of Craigroy is also the southern boundary of the Carrick block, while this block is in turn bounded by Kawarau Station on the northern end of the range.

The Old Woman block is dominated by Dunstan Steepland High Country Yellow Brown Earths which have been classified as Land Use Capability (LUC) Class VIIe soils with severe limitations for pastoral use. Along the crest of the range there is a small area (perhaps only 200ha) of LUC Class VIII Obelisk High Country Yellow Brown Earth soils which are entirely unsuited to pastoral use. Together, these Class VIIe and VIII lands comprise well over 90% of this block. This area has severe limitations for pastoral production related to both soil and climatic conditions. Natural soil fertility is low and grazing and burning remove essential nutrients from soil reserves. Unless removals through burning and in animal products (meat and wool) are balanced by replenishment in the form of fertiliser, soil depletion will be inevitable and the system will be unsustainable. Nutrient balance might be maintained by fertiliser use but at these higher altitudes, plant growth response is small and it is usually not economically justifiable to apply the necessary fertiliser. Furthermore, the term 'ecologically sustainable' is not defined adequately in the CPL Act, 1998, but it has been suggested that 'ecological sustainability' will involve maintenance of not only nutrient status but also biological diversity. Pastoral use, especially if that included fertiliser use and burning, would not favour or promote biodiversity. For all these reasons, freeholding would not promote 'ecologically sustainable' land use. Under these circumstances, conservation values need to be assessed and considered as an alternative to unsustainable pastoral use.

Within the Old Woman block there is a very small area of Arrow Steepland Yellow Grey Earths (LUC Class VI) on the lower drier slopes immediately above the Nevis River. Although this area may be suitable for pastoral production, its location so far from the rest of the property renders it too isolated for farming purposes. The whole of the Old Woman block is best considered on the basis of its natural, historic and landscape values (Fig. 7).

The lower or Carrick block is also characterised by a large proportion (up to 80 %) of Dunstan Steepland and Carrick Hill soils classified as LUC Class VII, with serious limitations for pastoral use due to both soil and climatic factors. Much of this land lies in the catchment of Potters Creek (Fig. 8) where PNA surveys identified an area recommended for protection (RAP 2/2 Potters). Furthermore, on the western slopes of the range there is only a very small area of Arrow Steepland Class VI land. This combination of Class VII land with low suitability for pastoral use, with only a small area of the more suitable Class VI land close to the Nevis River and therefore remote from the remaining better land on the eastern slopes of the range, is very similar to the situation in the Old Woman block. For the same reasons, this area is probably best assessed on the basis of its natural, historic and landscape values.

Only the eastern slopes below the Carrick water race have real suitability for sustainable pastoral use (Figs. 5 and 9). In this area there are some 1,000ha of Blackstone Hill and Arrow Steepland Yellow Grey Earths which, with suitable maintenance to balance nutrient losses, should be capable of sustainable pastoral use. This land together with the lower rolling hill country on both the left and right sides of the Bannockburn Road, appears to be capable of ecologically sustainable pastoral use and therefore suitable for freeholding.

There are three existing legal roads on Carrick Station of which two are formed and one is roughly followed by a 4WD track (Fig. 9) from Bannockburn, through Carricktown, and over the range and down to Potters Creek where there are historic gold workings. The two formed public roads are the Hawksburn Road in the valley, and the Nevis Road over Duffers Saddle to the Nevis and beyond. All these roads are well used by the public. Hawksburn Road is mainly used by local rural traffic while the Nevis road is now extensively used by tourists and for recreation.

### **RECREATIONAL USE AND POTENTIAL NEW OPPORTUNITIES**

Two of the existing legal roads on Carrick Station are already extensively used for recreation. The Nevis Road over Duffers Saddle is used for heritage exploration of the Nevis, fishing trips to the Nevis River and increasingly by mountain bike enthusiasts, both on an informal basis and for the annual 'Pub to Pub' race from Garston to Bannockburn (Fig. 10). The road is also used heavily by 4WD vehicles but because of its standard of construction it can withstand this popular usage. On the other hand, the track up to Carricktown (on Kawarau Station), through the Young Australian Reserve and up to the range crest, is also legal road and is increasingly used but quite badly eroded. The track along the range crest from the Young Australian Historic Reserve to Watts Rock and Duffers Saddle is well used by walkers and mountain bike enthusiasts and should be formally recognised as either a legal road or at least as an easement for public foot, non-motorised vehicle and horse use (Fig. 11).

The legal road to the west, beyond the Young Australian Reserve, leads to the gold workings in Potters Creek. This was the original route over the Carrick Range to the Nevis and on to the Nokomai diggings. It is not clear whether the legal road coincides with the actual formation but it would be useful if the actual formation was formally recognised as the legal road through tenure review. This track is not as extensively used as the Nevis Road or Carricktown Track at the present time but has potential for much greater use as it gets better known and as demand grows for new opportunities.

There is another important recreational route which leads from Duffers Saddle to the boundary of the Old Woman block (Fig. 6) and on southwards to the Garvie Mountains and Umbrella Ranges. This route is extensively used by cross country skiers heading for the 'Polar Plateau' described by Mason. The vast winter wilderness is relatively accessible yet leads to very remote and challenging, exposed country where self-reliance is of paramount importance (Fig. 12).

It was recognised by the FMC Conference on "Wilderness Recreation in New Zealand" (1981) that the combined area of the Old Woman and Old Man Ranges and the Garvie Mountains *"provides the largest contiguous cross country ski resource area in New Zealand"* An extensive, gently rolling part of this area has been referred to as the 'Polar Plateau' which extends south from the Old Woman block of Carrick Station to the Blue Lake on the Garvies. The conference recommended this area for consideration as a 'Winter Wilderness' (Figs. 4 and 12).



Mason described the winter recreational opportunities on the Old Woman Range as follows:-

*"The primary winter recreational potential of the area is for cross country skiing. Ease of access has resulted in the Old Man and Old Woman ranges being among the most frequently used areas in Otago. Road access to the snowline on the Old Man Range provides one of the few opportunities for day trips from Dunedin or Invercargill.*

*A 40 km traverse the length of the Old Woman and Old Man ranges is possible, with an overnight camp. However, no quick escape to low country is available in the event of being overtaken by storm conditions. There is only limited scope for snow recreation on the Carrick Range as it has only intermittent usable snow cover along its crest. "*

With regard to other forms of recreation Mason commented as follows:-

*"Leeward gullies and cirques on the eastern face of the Old Man Range are a regular destination for mountain clubs to practice snowcaving and iglooming techniques. Ease of vehicle access to suitable terrain is the primary reason for the frequent use of this area. This activity has been occurring annually for at least 25 years and is one of the longest standing recreational activities in this area.*

*Summer recreation is largely dominated by the use of off-road vehicles and numerically probably exceeds all other activities. The traverse of the county road between Waikaia and Shingle Creek and along the range crest by trail bike being the major activities. "*

Probably the best known and most often used route on Carrick Station at present is the historic Carricktown Track from Bannockburn to the range crest. The first section above Bannockburn is on Kawarau Station and the track crosses to Carrick near the Young Australian Reserve. The popular route continues along the tops to Watts Rock and Duffers Saddle (Figs. 9 and 11). A factor which contributes to the popularity of this route is that the Nevis Road (Fig. 10) can then be used to complete a round trip. The Carricktown Track is well used by walkers and increasingly by mountain bike people. Public access for foot, non-motorised vehicle and horse use, over this route will need to be considered in relation to the progress of tenure review on neighbouring properties. Even if other reviews are not completed, there is no reason why public access over the Carrick section should not be established in anticipation of access over the remaining sections becoming available at a later date.

In the FMC submission on Kawarau Station it was stated that "*... .. this easement should extend from Quartzville Road to the crest of the Carrick Range and will need to be extended as opportunities arise during subsequent tenure reviews. This track offers increasingly wide panoramic views over Lake Dunstan and the surrounding areas as height is gained towards Carricktown which is situated at about 900m*".

The public interest in, and recreational value of, exploring gold mining relics was also recognised in the FMC report on Kawarau Station. So far as the review of Carrick Station is concerned, there is no doubt about the public interest in the historic features to be seen in the Young Australian Historic Reserve. These include the water wheel (Fig. 2) and the remains of the battery on the opposite side of the gully (Fig 13), but not the Carrick Water Race (Fig 14). To satisfy the increasing public interest in heritage sites and to provide a round trip from Duffers Saddle, it would be appropriate to extend the reserve to include the water race, or alternatively, establish an easement for public foot use.

Any assessment of recreational value should include not only present usage, which is already quite extensive, but also future potential usage by trampers, mountain bike and horse riders, and skiers. It is likely that with increasing pressure for new recreational areas and increasing knowledge of this area, together with improved access, usage will increase following the completion of this and other tenure reviews.

There are two other aspects of recreational use of the Otago high country which could usefully be considered during this tenure review. One of these is the problem of 4WD use on farm tracks which has been discussed in relation to the recreational opportunities on several pastoral leases in Otago. The problems with 4WD and

trail bike use are twofold: they are incompatible with more passive forms of recreation, and they have potential to do great damage to tracks and wetland vegetation. There is also the question of who should be responsible for track maintenance. Nevertheless, it is a valid form of recreation and consideration needs to be given to what places might be suitable, bearing in mind these problems. Existing farm tracks in drier areas present opportunities as the risks of environmental and track damage are less than elsewhere and Carrick and Kowarau Stations may have opportunities which should be considered. Perhaps 4WD access could be made available for public use with the runholders' consent.

An increasing problem for people wishing to do trips involving overnight stays in the backcountry is security of car parking at road ends. Consideration should be given during the tenure review process to making provision where possible for car parking off highways, and in the most secure places possible near the start of new easements over land which becomes freehold through tenure review. In the case of Carrick Station, consideration should be given to the provision of parking space somewhere in the vicinity of Duffers Saddle.

Finally, it is recommended that the recreational use of Carrick Station should be considered in the wider context of public recreation on the Carrick and Old Man Ranges and the development of the Kopuwai Conservation Area foreshadowed in the Conservation Management Strategy for Otago. Further afield, but still relevant, is the future possibility of linking to the proposed 'Winter Wilderness' area on the northern Garvies, with access along the Old Woman Range.

In summary, this assessment indicates that there is considerable scope for increased recreational use of the Carrick and Old Woman Ranges by walkers, mountain bike and horse riders, and by skiers in winter, and by those pursuing more passive interests such as exploring historic gold mining relics. The major issues for recreation are provision of appropriate access for these activities, either by confirmation of existing legal roads or by establishment of easements.

#### **SIGNIFICANT INHERENT VALUES AND THEIR IMPORTANCE FOR RECREATION**

Conservation interests and significant inherent values (associated with enhancing the recreational experience) are primarily focused on the landscape and natural values of the higher country in three parts of Carrick Station. These are:- along the range crest of the Carrick block, in the more remote back block or catchment of Potters Creek, and in the block on the Old Woman Range. Interest focuses on the natural and landscape values which are characteristic of the high country and tussock grasslands, and also on the historic values and relics of the gold mining era. There are also some areas which have been identified as Recommended Areas for Protection (RAPs) through the PNA surveys. These are discussed in more detail below.

Carrick Station occupies a commanding position on the northern end of the Carrick Range which affords great panoramic views over Bannockburn, Lake Dunstan and the Upper Clutha area (Fig. 5). The skyline viewed from across Lake Dunstan indicates the recreational potential of the property which is within very easy reach of population centres, including the major tourist destination Queenstown. The converse of this is that the Carrick range has high landscape value.

Mason (1988) has described the vegetation as follows:- *"On the lower northern flanks there are extensive semi-desert scabweed communities which have been induced from the original short tussock grassland by overgrazing by both sheep and rabbits. Above this zone and on lower and wetter eastern faces is a light cover of short, fescue tussock grassland supporting oversown exotic grasses and clovers. Matagouri is generally prominent, giving a savannah-like appearance to the vegetation. With increasing altitude the shorter fescue tussock grades into the evergreen narrow-leaved snowgrass, to be completely displaced above 1000 m. The golden Spaniard is dominant where tussock cover has been reduced by fire. The shorter slim snowgrass becomes dominant at the upper extent of the tussock grasslands.*

*A well defined, narrow zone of the dwarf blue tussock prevails between the tussock and high-alpine zones. This is thought to have resulted from burning and heavy grazing of snow tussock shortly after pastoral occupation. Within the high-alpine zone there is an alpine tundra with three distinct types of vegetation. Extensive herbfields, dominated by the mountain daisy *Celmisia viscosa*, occupy more sheltered localities.*

*Extremely dwarfed, moor-like cushion vegetation occupies the highly exposed summit plateau. Bare rock pavement and sand-blasted cushions attest to the severity of growing conditions. In snowbank areas there are concentric bands of different species with different requirements for growing and flowering seasons. The micro-environments provided by patterned ground, shelter, length of snowlie, and drainage produces a diverse vegetative mosaic. The alpine vegetation exhibits a rich species and community diversity. "*

In practice, a large part of the Carrick block has been much modified by pastoral farming and land development over the years and only limited areas of semi-natural vegetation remain. It seems likely that the lower, developed pastureland could be managed in a way that is ecologically sustainable and may therefore be suitable to be freehold.

There is however, near the crest of the range, an area of the LUC Class VII Carrick Hill and Dunstan Steepland soils in the altitude band between about 1,100 and 1,300m along the range crest which is less modified and has high landscape values including the rolling range top and spectacular rock and tor features. The retention of natural values is higher in the back block and the Potters Creek catchment. This area was recognised by PNA teams as an area worthy of protection as RAP 2/2 (see section below on RAPs). This area typifies the high country described above by Mason. It is unlikely that this area could be managed in a way that is ecologically sustainable (for the reasons discussed above relating to the maintenance of nutrient balance and biological diversity) so this area would be better considered for return to the Crown to be managed for conservation and recreational purposes.

The Old Woman block has a high natural value due primarily to its dramatic landscape features of rolling range top and occasional prominent rock tors (Fig. 12). This landscape increases its recreational value, especially in winter when the 'Polar Plateau' which includes the northern Garvies is recognised as the most extensive terrain suitable for extended cross country skiing in New Zealand. This area has potential in the future to be recognised as a Winter Wilderness. The block extends from the range crest at 1,750m, through an altitude sequence of vegetation types to the Nevis valley floor at 700m. Because of these high natural and recreation values and lack of suitability for sustainable pastoral use (discussed, above), it is recommended that this area should become conservation land.

There is increasing public interest in historic heritage generally and Carrick Station is particularly well endowed with significant features of historic interest (Fig. 15). The Young Australian Historic Reserve was established to protect historic values including the water wheel (Fig. 2) and the remains of the battery (Fig. 13) in a gully opposite the wheel. This tenure review presents an opportunity to extend that protection to include the water race which originally powered the battery and still serves irrigators in the Bannockburn area.

Although it receives little mention in the PNA report, there is a notable alluvial gold mining area within the catchment of Potters Creek (Fig. 16). There is a small miner's hut, and other features of the workings are much as they would have been left by the old timers. This area deserves recognition in its own right.

#### Recommended Areas for Protection (RAP 2/2 Potters Creek, 900ha)

Carrick Station pastoral lease is part of the Old Man Ecological District which was surveyed during the PNA programme in the 1980s. The survey team identified several areas for protection on the Carrick and Old Woman Ranges of which one (RAP 2/2 Potters Creek) is situated on Carrick Station. This area is situated on the western slopes of the range and runs from the range crest at about 1,300m down the Potters creek catchment to 600m at its confluence with the Nevis River.

RAP 2/2 (Potters Creek) was described as follows:- *"The landform is described as lightly and regularly incised landscape with vestiges of an old westward sloping plateau. The catchment head is low with a high-reaching main gully and alluvial depressions near the northern drainage divide - indicative of progressive capture by steep northern catchments. Rounded tor-studded ridges flank the catchment on the northwest, east and south. Mid-catchment areas have two moderately deep valleys with wide alluvial floors and a steep reduced interfluvium. The lower catchment is steep and gorgey with flanking bluffs, buttresses, steep colluvial slopes, slumps, extensive rubble/scree, and a steep main stream. "*

*Fescue tussocklands dominate much of the catchment with narrow-leaved snow tussock prominent on upper north to northeast-facing slopes. Blue tussock is subdominant in fescue tussocklands throughout the catchment; golden Spaniard is abundant across summit areas and dry ridge crests; Maori onion and silver tussock are more common on damp south-facing slopes. There is an increasing exotic component in the understorey towards the base of the catchment.*

*Snow tussock forms dense stands in the upper catchment with few inter-tussock species, mainly Cyathodes fraseri, Helichrysum bellidioides, Gaultheria depressa, and blue tussock. Isolated patches lower down the catchment are confined to damp hollows and gullies. Rock outcrops in the upper catchment harbour a diverse range of scrub and herb species including Helichrysum selago, Dolichoglottis lyallii, Myrsine nummularia, and Cassinia vauvilliersii.*

*Dense scrub confined to the lower gorge is dominated by matagouri, Olearia spp, native broom and a variety of liane species. Extensive flushes along upper stream valleys are dominated by mosses, cutfy grass, and Schoenus pauciflorus. In the lower, deeper valleys exotic herbs and grasses dominate streambank vegetation.*

*Tussocklands throughout the catchment contain a moderate to high component of exotic species. The narrow-leaved snow tussocklands are the most extensive stand recorded on the Carrick and Cairnmuir Ranges. Lower slopes show areas of erosion and severe soil depletion with sparse vegetation cover. Scrub communities are limited in extent but appeared vigorous and diverse, with a particularly good liane flora.*

*Mid-catchment alluvial surfaces and flush communities are extensive. They include areas of old gold mining tailings.*

#### CRITERIA SUMMARY

*REPRESENTATIVENESS (H) Tussock and scrub communities of southern Carrick Range.*

*DIVERSITY (H) Good altitudinal diversity of communities.*

*NATURALNESS (M) Native canopy generally remains intact but exotic modification of ground species.*

*SPECIAL FEATURES (L) Typical flora. Extensive mid-catchment alluvial surfaces (with tailings).*

*VIABILITY (M) Main communities extensive, intact canopy.*

*BUFFERING (M) Poorly-defined catchment boundaries. Surrounding areas in similar condition.*

*THREAT (M) Increase in exotic, induced native modification by grazing pressure, erosion.*

*LANDFORM (H) Representative of sloping plateau landscape; prominent top landscape; deep rocky lower gorge.*

On the basis of this assessment it seems certain that RAP 2/2 possesses sufficient significant inherent value to be worthy of protection by return to full Crown ownership and control.

#### AREAS TO BE PROTECTED

It is recommended that the entire Old Woman block should be returned to full Crown ownership and control and be managed for conservation and recreation purposes. The reasons for this recommendation include the high landscape and recreation value of the rolling range crest, the lack of suitability for sustainable pastoral use, and the altitudinal sequence of vegetation types from range crest at 1,750m to the Nevis valley floor at 700m.

For similar reasons, and the added recognition of values by the PNA survey leading to the recommendation that the Potters Catchment be protected, it is recommended that the western part of the Carrick block should also be returned to full Crown ownership and control. Within the Carrick block the upper section, above the water race should also be included in the new conservation area. In this case reasons include the natural and landscape values of the Carrick range crest and historic values associated with the Young Australian stamping battery and the Carrick Water Race.

Because the landscape protection provisions of the District Plan are not sufficiently durable or robust, high quality landscapes on the northern end of the range should be protected from the adverse effects of inappropriate developments (eg. structures, afforestation, subdivision, tracking). In this case, where much of the land below the water race appears to be capable of being managed in a way that is ecologically sustainable, and therefore suitable for freeholding, protection under a binding landscape conservation covenant would seem appropriate.

### ACCESS REQUIREMENTS

Carrick Station is unusual in that it is traversed by three legal roads. Two of these (Bannockburn Road and the Nevis Road) are already part of the public roading network and only require confirmation of their legal status during tenure review. The third legal road runs from Carricktown over the range crest and down to the old mining area in Potters Creek. This was probably the original miners' route to the Nevis and Nokomai. It deserves formal recognition today for recreational use on foot, mountain bike and horse. Some of those recreational users will appreciate the added value of following in the footsteps of the nineteenth century miners like John Potter himself. The best solution would be to formally recognise the actual track formation as the legal alignment, but failing this an easement should be established over the existing track.

There is a well used route along the range crest from Duffers Saddle (Watts Rock) to the Young Australian Reserve and the Carricktown Track (the legal road discussed above). The legal status of this route is not clear but it should be formally recognised through this tenure review. This may not be necessary if the entire range crest is included in new conservation land, but if this does not happen then an easement for foot, non-motorised vehicle and horse use should be established.

Public access to the Old Woman block will be required, especially for winter recreation. This will need to be considered in relation to the progress of tenure review on neighbouring properties. Even if other reviews are not completed there is no reason why public access over the Carrick section should not be established in anticipation of access over the remaining sections becoming available at a later date.

### OTAGO CONSERVATION MANAGEMENT STRATEGY

In the Otago Conservation Management Strategy for Otago (CMS) the Old Man - Garvie area is recognised as a Special Place. The objective for this Special Place is:

*"To protect the entire high altitude range crests for their landscape, nature conservation, cultural, and recreational importance, to improve legal access to them, and to ensure that recreational and commercial uses are managed to sustain resources and ensure quality recreational experiences"*

It should be further noted that the CMS states that *"Protected areas boundaries will be rationalised by disposals, acquisitions, swaps and other means (including tenure review) to link as far as practicable the existing inland protected areas and areas of indigenous vegetation between them."* [underlining our addition].

It is also noted that the CMS includes the following statements: *"Pastoral lease tenure review on adjacent properties will provide opportunities to negotiate to protect the entire range crest."* And *"Continued identification of key natural and historic resources to enable well informed decision making in the pastoral lease tenure review process."*

Finally, it should be noted that the CMS priority for the Old Man - Garvie Special Place states that *"Completion of protection negotiations, including tenure reviews, will be a priority in this Special Place."*

From Statements in the CMS, it is clear that DOC is committed to achieving its objectives for the Old Man - Garvie Special Place and that significant progress would be made towards achieving the objectives if this tenure review can be successfully negotiated.

## CONCLUSIONS

Significant conservation and recreation gains are possible outcomes of this tenure review. FMC recommendations for outcomes from this tenure review are as follows:-

1. Although the current recreational use of Carrick Station is already significant, there is increasing demand for recreation opportunities in the greater Queenstown area which the Old Man, Old Woman and Carrick Ranges can help to satisfy.
2. The review of Carrick Station pastoral lease should take account of the emerging network of recreational opportunities on the Old Man, Old Woman and Carrick Ranges. It could make a significant contribution to the developing Kopuwai Conservation Park, centred on the Old Man Range, and provide access to a proposed Winter Wilderness further south.
3. There is a large area of improved pasture land classified LUC Class VI on the Bannockburn block of Carrick Station below the water race which has been oversown and topdressed. This area should be capable of being managed in a way that is ecologically sustainable so long as nutrient balance is maintained. This land is therefore likely to be suitable for freeholding.
4. The front faces of the Carrick Range form the scenic backdrop to Lake Dunstan and the Cromwell area. Landscape values are high but vulnerable to the adverse effects of inappropriate developments. A landscape protection covenant over this area would be appropriate.
5. Formal public access along legal roads across the property needs to be confirmed through tenure review. This includes the Hawksburn and Nevis Roads and the Carricktown Track. The preferred solution would be formal recognition of the actual road formations as the legal alignment.
6. The track along the crest of the range from Duffers Saddle to the Young Australian Reserve is already a popular recreational route. Its use should be legalised either by designation of this area as conservation land, or recognition of legal road status, or by the establishment of an easement for foot, non-motorised vehicle and horse use.
7. The top block on the Old Woman Range which rises from 700m to 1750m is dominated by LUC Class VIIe and VIII land which almost certainly cannot be managed in a way that is ecologically sustainable for reasons discussed in this report. Only a very small, isolated part of this block is likely to be capable of sustainable pastoral use. It is recommended that the entire Old Woman block should be returned to full Crown ownership and control because of the significant inherent natural values including an altitudinal sequence of vegetation from range crest to valley floor, and its very high winter recreation value.
8. The Old Woman Range, together with the Old Man Range and the Garvie Mountains provides the largest contiguous cross country ski resource area in New Zealand and has been proposed as a potential 'Winter Wilderness.' The extensive but more gently rolling part of this area has been referred to as the 'Polar Plateau' and the Old Woman block of Carrick Station, when it becomes conservation land, will complement this area.
9. Access to the Old Woman block will be required but it is recognised that leasehold land other than Carrick Station is involved. Provision for access over Carrick land should be made now in anticipation of the outcomes of other tenure reviews.
10. As the Kopuwai Conservation Area develops, the conservation land derived from Carrick Station through tenure review could make a significant contribution to the extent and variety of values (natural, historic landscape and recreational) within the developing park.
11. The western part of the Carrick block includes Potters Creek catchment which has been recognised by

PNA surveys as a Recommended Area for Protection (RAP2/2 Potters), and which also has significant gold mining historic value, should become conservation land.

12. The crest of the Carrick range, including the land of severely limited pastoral suitability above the water race, should also become conservation land, thus forming a sequence of landscapes and vegetation communities stretching from the Nevis valley (at about 600m) in the west, over the range crest at 1300m, and down to the historic Carrick Water Race.
13. Significant progress towards the achievement of the objectives declared in the CMS for Otago for the Old Man Special Place, could be made through the successful negotiation of this tenure review.

In summary, this assessment indicates that there is considerable scope for increased recreational use of the Carrick and Old Woman Ranges by walkers, mountain bike and horse riders, by skiers in winter, and by those pursuing more passive interests such as exploring historic gold mining relics. The major issues for recreation are provision of appropriate access for these activities, either by confirmation of existing legal roads or by establishment of easements.

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