

Crown Pastoral Land Tenure Review

Lease name: CASTLE DENT

Lease number: PO 196

Public Submissions - Part 3

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

May

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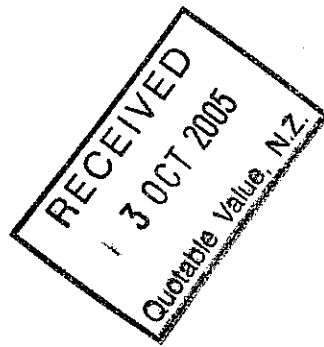
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FEDERATED MOUNTAIN CLUBS OF NEW ZEALAND (Inc.)
P.O. Box 1604, Wellington.

Ph/Fax (04) 233-8244
Email: fmcsec@xtra.co.nz

26 September 2005



The Commissioner of Crown Lands,
C/- Quotable Value Ltd.
PO Box 13-443
Christchurch

Dear Sir

Re: PRELIMINARY PROPOSAL FOR TENURE REVIEW: CASTLE DENT PASTORAL LEASE

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 recreation clubs throughout NZ, and indirectly represents the interests and concerns of many thousands of private individuals who also enjoy recreation in the back country.

On their behalf, FMC aims to enhance and have formally recognised, the recreation opportunities on leases under review, to protect significant inherent values, and to ensure public access on high country pastoral leases 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 is grateful for this opportunity to comment on the preliminary proposal for Castle Dent Pastoral Lease.

FMC POSITION

FMC supports the general principles of tenure review. We note that this property is adjacent to the Te Papanui Conservation Park and is more readily accessible to the population centre of Dunedin than many other reviewable properties. It therefore has significant recreational potential in its own right and could provide a valuable addition to the Te Papanui Conservation Park.

The general thrust of the proposal would see gains from both conservation and recreation perspectives. We are pleased to note that the proposed allocation of land is very similar to our suggestions made in the Field Survey and Assessment submitted as part of the consultation prior to the completion of the Conservation Resources Report.

We would see merit in establishing a landscape protection covenant on the upper proposed freehold block (adjacent to the proposed conservation area CA1). Primarily, the covenant would need to prevent burning and exotic afforestation. Either of those activities would significantly impact on the recreational experience obtained by enjoying the landscape from within CA1, as well as introducing serious risks of spread of wilding pines and fire into CA1 and thus affect its significant inherent values. Such a covenant would have no effect on the suitability of the proposed freehold block for grazing.

The absence of a requirement to fence the proposed conservation covenant area CC1 means the value of the covenant will be seriously limited. Grazing will prevent proper regeneration. If preventing grazing will mean that this block has no value as freehold, then it should become part of conservation area CA2. This is in line with recommendations contained in our Field Survey and Assessment.

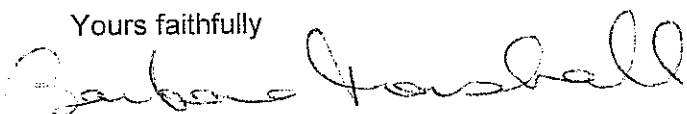
Access for recreation is a primary concern of FMC's. We are pleased to note that appropriate provisions for access are proposed.

CONCLUSIONS

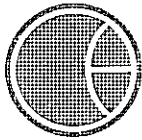
FMC is largely supportive of the proposals for the review of Castle Dent pastoral lease. This tenure review provides an ideal opportunity to add to the protection of the natural, recreational and landscape values of the Lammermoor/Lammerlaw area landscape. The Preliminary Proposal for the review of Castle Dent, together with enhancements suggested above, will better enable that protection to be achieved. It will also result in a valuable addition to the Te Papanui Conservation Park.

We appreciate this opportunity to comment on the Preliminary Proposal and wish to be heard in support of this submission if a hearing is held. We would be happy to be involved in further discussions regarding any of the issues discussed in this submission.

Yours faithfully



Barbara Marshall
Secretary, Federated Mountain Clubs of NZ (Inc.)

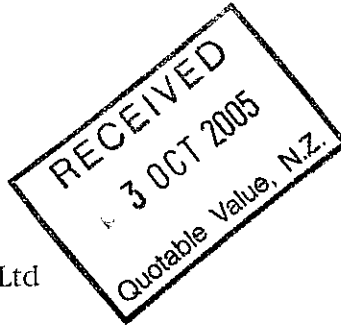


OTAGO CONSERVATION BOARD

Our ref: SBC-08-34

29 September 2005

Commissioner of Crown Lands
c/- Quotable Value New Zealand Ltd
Box 13 443
CHRISTCHURCH



Dear Sir

SUBMISSION ON TENURE REVIEW OF CASTLE DENT PASTORAL LEASE

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

The Otago Conservation Board supports the following aspects of the preliminary proposal:

- the designation of about 2397 ha in total as land to be restored to Crown control as conservation areas or scenic reserve;
- the proposed 85 ha conservation covenant (CC1);
- the proposed easements.

While the board supports the whole proposal in principle, it advocates an additional covenant to prevent the establishment of exotic forestry in the northern block of the land to be freeholded.

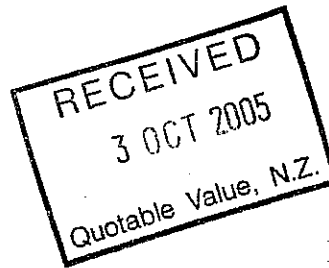
We appreciate the opportunity to provide comment on this proposal and we are willing to elaborate on any of the issues we have raised.

Yours faithfully

P P

Fergus Sutherland
Chairperson

Commissioner of Crown Lands,
C/o Quotable Value Ltd.,
PO Box 13 443,
CHRISTCHURCH..
29.9.05



FOREST
& BIRD
Dunedin Branch

Dear Sir,

Submission on the proposed outcomes from tenure review of Castle Dent pastoral lease

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

This submission is written on behalf of the Dunedin Branch of the Forest and Bird Protection Society which has approximately 565 members with strong interests in botany and natural history in general and in the High Country. 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 made on the basis of an inspection trip to the property in September 2005 and on knowledge of the area. It 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.*

We are delighted at the potential expansion of Te Papanui Conservation Park as a consequence of this review and the overall gains for conservation from the process.

The proposal consists of 4 main points as listed below.

1. Area R (Scenic) to be designated as land to be restored to or retained in full Crown ownership as an approximately 130 ha Scenic reserve and covering the riparian margins of Bowlers Creek.

We fully support this reserve which will form an altitudinal gradient from the ridge crest to the valley floor, thus adding to and becoming contiguous with the existing Bowlers Creek reserve. We applaud the proposal for new fencing to protect the forest

(silver beech, kanuka/manuka) and shrublands containing some rare plants within the new reserve. We note the provisions for public access to be negotiated to Bowlers Creek from SH 8; certainly at present the indeterminate track through an awkwardly placed gate and across a paddock to Bowlers Creek is unsatisfactory as access to this pleasant valley.

2. An area of approximately 4ha (CA3) to be designated as land to be restored to or retained in full Crown Ownership and control as a conservation area in the NE corner of the home block.

We support the creation of this small conservation area, a riparian strip along the Tuapeka River the majority of which has been fenced off and protected from stock. We note its close proximity to conservation area CA2.

3. An area of approximately 150 ha (CA2) to be designated as land to be restored to or retained in full Crown Ownership and control as a conservation area in the NE corner of the home block just below CA3.

This area is of mixed intact shrubland and includes two threatened plant species also found in area R1, *Olearia bullata* and the orchid *Thelymitra formosa*. It provides another altitudinal gradient this time from the crest at the western side of the area down the steep faces to the valley floor of the Tuapeka River and Young Valley and includes a riparian strip between the Tuapeka and Youngs Valley. We support the creation of CA2 and the new fencing to ensure the exclusion of stock (E-F) on part of its northern boundary. Access for the public v-w, from Young Road via Gardeners track and Medwin Road seems adequate. We assume the existing fenceline will be the western boundary.

4. On the northern Run block adjoining Te Papanui Conservation Park an area of approximately 2000ha (CA1) is designated as land to be restored to or retained in full Crown Ownership and control as a conservation area.

CA1 is a plateau between 600 and 940m with largely tussock grasslands containing narrow-leafed snow tussock, small wetlands and flushes and shrubland. It has the Beaumont River as its western boundary and is a worthy extension to Te Papanui which we strongly support. There is a station hut sheltered by a group of trees at GR 498 865 (Figure 3) which should be retained within the CA1 boundary as an emergency shelter as well as a hut for overnight stays in view of the extreme weather conditions that can arise suddenly in this area. Dr Kelvin Lloyd noted that it seemed to be frequently used overnight by locals and this usage is likely to continue and increase for those wishing to explore and botanise that end of the range who do not have 4WD vehicles. The proposed access along the legal road seems satisfactory.

We have a concern that there is the potential for fire to spread from the true right of the Beaumont River boundary as there had been a big burn on Beaumont Station just prior to our visit which had crossed the river and burnt a small strip on the Castle

Dent side below the water race (Figures 1,2). We suggest that some thought should be given to some legal way to prevent this happening in the future.

5. That a conservation covenant CC1 of 85ha be created on the eastern side of the home block which is proposed for freeholding.

This covenant is proposed to protect to protect the significant indigenous vegetation (kanuka dominated shrubland) and natural environment, but grazing by sheep and/or cattle is approved, as is topdressing and sowing seed "to the extent traditionally carried out" and there is no proposal to fence the area as far as we can tell. We suggest that some consideration be given to fencing of this area to help preserve the ecological potential.

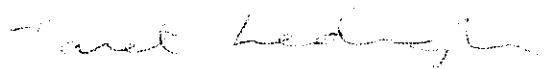
6. There are two areas proposed for freeholding, one on the Home block and a smaller area on the Run block to the west of CA1.

We support this proposal, but suggest that on the area to be freeholded to the west of CA1, burning ploughing and conifer planting should not be permitted in perpetuity. We do not believe the present lessees would either burn, plough or plant but if ownership changed in the future there is the potential for these things to happen to the detriment of the landscape at the southern end of Te Papanui and also damage in case of fire. Figure 4 shows the close proximity of the Run Block area proposed for freeholding to the plantation on its southern boundary. The preservation of this area as largely open country is desirable as a buffer for the landscape transition from the rolling tussockland of CA1 to the plantations on the block between the Run and Home blocks of Castle Dent.

We note that the wetland in Youngs Valley is not protected in any way and suggest that fencing it to exclude stock would be desirable to allow its recovery to a wetland typical of the area and ideally to protect it by covenant.

We appreciate the opportunity to comment on this proposal.

We would also like to thank Mr Ray MacDonald for helpful comments and allowing us access for the inspection.



Janet Ledingham

On behalf of the Dunedin Branch Management Committee of Forest and Bird.
PO Box 5793
Dunedin



Figure 1 An extensive burn on Beaumont Station which has crossed the river and the boundary into Castle Dent on proposed CA1. Hut position is at GR 496 902



Figure 2. Further detail showing the fire spread across the river to just below the water race on Berwen.



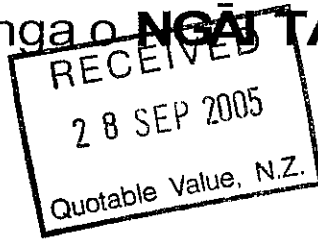
Figure 3. The hut at GR 499 865 (which should be retained as emergency shelter), yards and trees to the east of the road on proposed CA1 with a typical mist just clearing.



Figure 4. The area on the Run Block proposed for freeholding, showing the adjacent plantation on the southern boundary.



Office of Te Rūnanga o **NGĀI TAHU**



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27 September 2005

Barry Dench
Quotable Value Limited
PO Box 13 443
CHRISTCHURCH

Tēnā koe Barry

TENURE REVIEW – CASTLE DENT PRELIMINARY PROPOSAL

Te Rūnanga o Ngāi Tahu have considered the information provided in the Castle Dent Preliminary Proposal, and consider that the values identified in the Ngāi Tahu Cultural Values Report have been integrated into the Preliminary Proposal. (10)

If you have any queries please do not hesitate to contact me.

Heoi anō

David O'Connell
Manager Kaupapa Taiao