

Crown Pastoral Land Tenure Review

Lease name: DUNSTAN PEAKS

Lease number: PO 200

Public Submissions

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

April 10



CORANZ Dunstan Peaks 18Jan09



P O Box 1876 Wellington
Tel&Fax +64 4 934 2244
hugh@infosmart.co.nz

21 December 2009

Luana Pentecost
Darroch Valuations
Box 27, Alexandra
Tel 03 440 0168
alexandra@dtz.co.nz

DTZ ALEXANDRA

22 DEC 2009

RECEIVED

Submission: Dunstan Peaks Tenure Review Preliminary Proposal

This submission is by the Council of Outdoor Recreation Associations of New Zealand (CORANZ). CORANZ is the national association of seven major national outdoor recreation associations – New Zealand Deerstalkers' Association, New Zealand Federation of Freshwater Anglers, New Zealand Four Wheel Drive Association, Option4 – Recreational Sea Fishers' Trust, Public Access New Zealand, New Zealand Bowhunters Society, New Zealand Salmon Anglers Association; Jet Boating New Zealand, and the regional Marlborough Recreational Fishers Association.

CORANZ member associations have approximately 20,000 members in total, and represent one of the larger membership alliances of outdoor recreation associations in New Zealand. Many of our members can and do recreate in the South Island High Country.

Summary of CORANZ submission:

CORANZ supports the Proposal, and especially provision for public access across the former Crown Land to adjacent conservation areas, the re-purchase of the area CA1, and providing vehicle access to Omarama Saddle.

The Proposal: Dunstan Peaks (5,376 Ha plus 344 Ha of unallocated Crown Land) is a lease south of Omarama next to Berwen and Tara Hills, and lying east of the Lindis Pass. The Omarama Stream runs through its eastern and southern sectors. The boundary track/legal road to Omarama Saddle, gives 4WD access to the Manuhereikia Valley and Central Otago.

To be re-purchased by the Crown: CA1 – 2720 Ha of higher land running back to the crest of the Wether Range, the lease's western boundary, that rises to 1800m on the crest of the Wether Range. The area has spectacular landscapes and cirque basins, and spectacular views north into the Mackenzie Basin and South to the Hawkdun and St Bathans Ranges and Central Otago.

Recreational values include tramping in the alpine natural environment, ski-touring in winter, potentially recreational hunting, if the area is WARO (Wild animal helicopter recovery operations) free, cycling, horse-riding etc. Because significant areas of land have been repurchased along the St Bathans Range, and to the east, recreational hunting potential is significant in the area, because of significant area of public land that this re-purchase will add connectivity to.

Another important issue is public access by road over Omarama Saddle, on CA1's south-eastern boundary to the Manuherekia Valley and Central Otago. This is an historic route. The height of the Saddle, 1,748m, means that, as a FWD route it would only be used in summer. It also provides walking, cycling or horse access at any time of the year.

Recommendation: That public vehicular access to Omarama Saddle, as far as this lies in the area proposed for freeholding, should be protected as a public 4WD track. It is not clear that this is the case from the proposal. There should also be assured public access along the crest of the range, as this is an obvious travel route.

Public access is provided by an easement for walking and human powered vehicles across the unallocated Crown land, to two farm tracks on adjacent public land.

Conclusion:

CORANZ strongly supports the Proposal. It provides for re-purchase of scenic and landscape areas with high value also higher land above the over-sowing and topdressing height for outdoor recreational pursuits. Public access across the former UCL is essential, to allow ready access to this adjacent public land, and to allow through trips across to St Bathans and the Manuherekia Valley.

The line of the vehicle track, to the extent it passes through the area to be freeholded, should be designated for public vehicular access. Also it is important to protect the crests of the Wether and St bathans ranges, as will occur if the whole of CA1 is re-purchased.

Yours sincerely

Hugh Barr
Secretary

②

DTZ ALEXANDRA

11 JAN 2010

RECEIVED

Donald W. Ross,
512 Great Station Road,
22 RD,
Geraldine, 7492.

6-01-2010

The Commissioner of Crown Lands,
c/- DTZ New Zealand Limited,
P.O. Box 27,
Alexandria,

Re Hunstan Peaks Tenure Review,

Dear Sir,

Land concerned.

Pastoral lease land Run 201E Hawkdun Survey district
comprising 5376.2488 hectares

The proposal to return 2720 hectares back to Crown.
The objectives of my submission is to point out the
folly of retiring so much summer country from the
property. The reasons for my disagreement with the
proposal include the following.

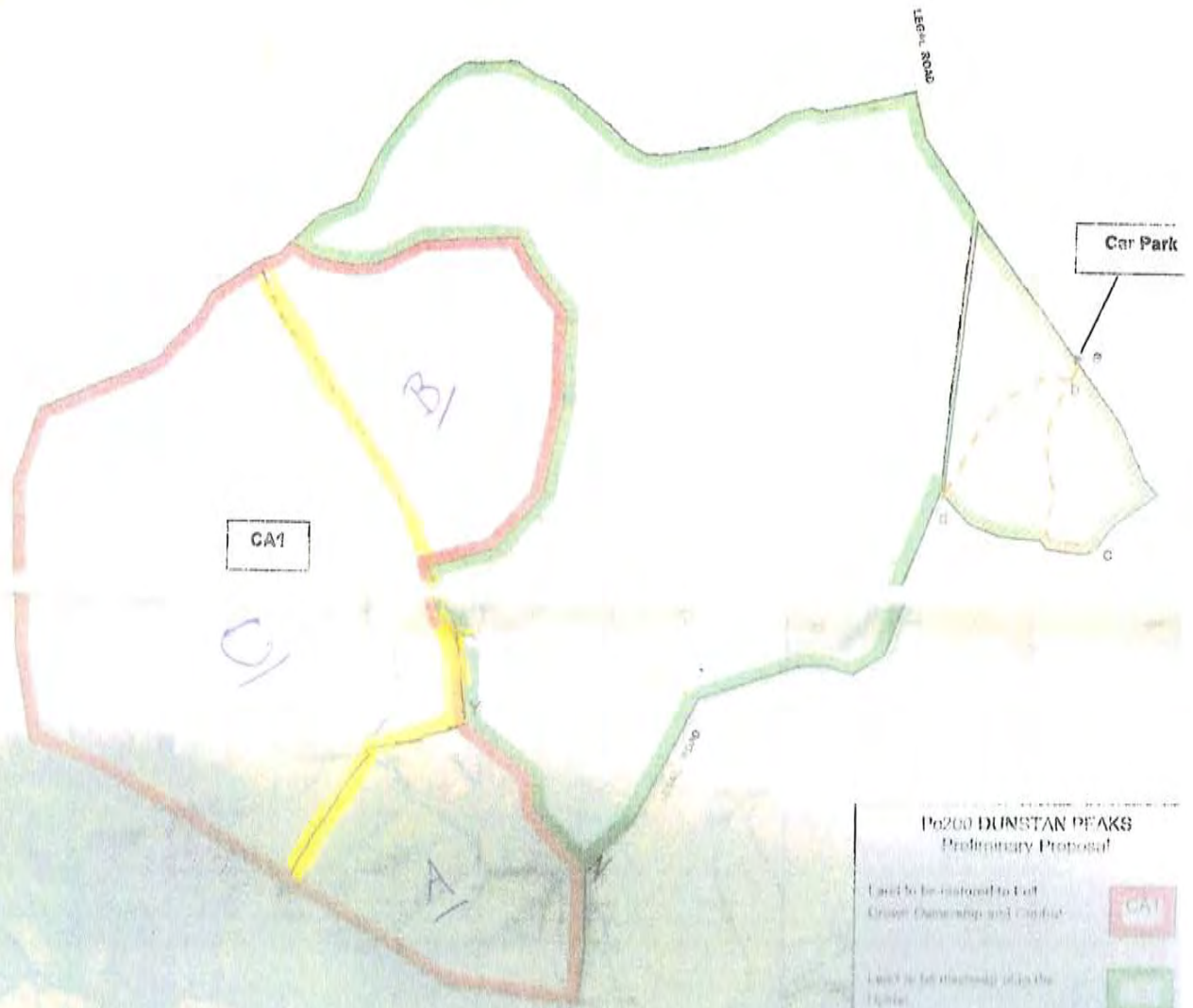
Returning approximately 50% of the property to the Crown
in my view it would make the property unsustainable.
The developed country can not withstand year round
grazing, it needs spelling for three months or more
from mid February till May to allow native
grasses, introduced grasses & legumes to recover from
summer heat.

It is critical that some of the land below the
original summer & winter boundary marked by yellow
line on map be returned for free holding or in the
case area A on map the crown would not have the
expense of new fencing for Y-Z boundary marked
on map.

With area B on map which is already fenced it would
give a better balance & would allow the land to be
farmed in a sustainable way, and also protect the
environment, areas A-B would only be grazed for
the autumn.

I would support area C above yellow line being returned to the
crown. I would be prepared to speak to the above
submission should I be required.

Yours faithfully



Pe200 DUNSTAN PEAKS
Preliminary Proposal

Land to be restored to full Crown Ownership and Control

Land to be transferred to the Trust

Changes and included in land to be transferred to the Trust

More Funding "V.2"

Public vehicle, horse, foot and mountain bike plus conservation management district, a bit of it

How to spend the money (see table)

The boundaries on this plan are for illustrative purposes only and should not be recommended for use.

Dunstan Peaks



Federated Mountain Clubs of NZ (Inc)

P.O. Box 1604
W LINGTON 6140
www.fmc.org.nz

13 January 2010

The Commissioner of Crown Lands
Darroch Ltd.
PO Box 27
ALEXANDRA

DTZ ALEXANDRA

15 JAN 2010

RECEIVED

Dear Sir,

Re: Preliminary Proposal for Tenure Review: Dunstan Peaks (Po 200)

I write on behalf of Federated Mountain Clubs of NZ Inc. (FMC) which represents over 11,000 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 Clark (Labour-led) government's stated 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.*

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

* Note that regardless of the change of government and of government's policy, these objectives are still the law of the land as enshrined in the Crown Pastoral Land Act, 1998.

We recognize that other objectives have been reviewed and modified by the current (National-led) government, but we still believe they are fundamental to the future well-being of the South Island high country and should be given appropriate weight in the tenure review process.

FMC appreciates this opportunity to comment on the Preliminary Proposal for the review of Dunstan Peaks Pastoral Lease.

THE PRELIMINARY PROPOSAL

2.1 2,720 hectares approximately to be restored to full Crown ownership and control as a conservation area under section 35(2)(a)(i) Crown Pastoral Land Act.

2.2 3,000 hectares approximately to be disposed of by freehold disposal to the holder under section 35(3) Crown Pastoral Land Act subject to a qualified designation being an easement under Section 36(3)(b) Crown Pastoral Land Act.

Introduction

Dunstan Peaks pastoral lease is of considerable importance for recreation as it occupies a commanding position on the eastern side of the Wether Range, and provides access to the Omarama Saddle, the St Bathans Range and Oteake Conservation Park. In time it is hoped that the spectacular alpine areas and cirque basins which characterize the new conservation area will be added to the Oteake Conservation Park.

Dunstan Peaks is also part of the ring of high country which encloses the Mackenzie Basin. The Wether Range forms the western margin of the Mackenzie Basin and the higher parts of Dunstan Peaks are very visible from the major tourist highway (SH 8 Christchurch to Queenstown) through the basin. Because of the prominence of Dunstan Peaks when viewed from SH 8 the landscape of the property is important and should be protected from inappropriate land use and development. The Proposed Conservation Area CA 1 generally lies above about 1,000 to 1,300m and is that part of the landscape most obviously visible from the Mackenzie Basin and from the state highway traversing the basin, where landscape protection is most important. There are however, two high points at about 1,350m, on the boundary between proposed freehold and conservation land where additional landscape protection should be considered (see below),

The homestead is situated on Broken Hut Road and the property extends from about 600m in the valley of the Omarama Stream to more than 1,800m on the high ground between the Wether Range and St Bathans Range,

FMC believes that a large area of this property has significant inherent values which should be protected by return to Crown control.

It should be noted that FMC submitted a Report in 2002 entitled "Preliminary Report on the Recreational and Related Significant Inherent Values of Dunstan Peaks, Twinburn and Berwen", This Report is reproduced in full in the Conservation Resources Report (CRR) and appears on the LINZ website. We are pleased to note that some of our recommendations now appear as designations in this proposal. Other recommendations which were not accepted, are revisited in this submission.

FMC Submissions

The structure of this submission matches that of the Summary of Preliminary Proposal.

Proposal 2.1

2,720 hectares approximately to be restored to full Crown ownership and control as a conservation area (CA 1) under section 35(2)(a)(i) Crown Pastoral Land Act,

We note that earlier recommendations for this tenure were for some 3,150ha of high country to be retained in or returned to Crown control. We are concerned that a significantly smaller area is now included in the area proposed for protection under Crown control in this Preliminary Proposal. We question the basis for this re-allocation of land resources and discuss this issue below.

This area (CA 1) includes the upper catchment of the main Omarama Stream and the headwaters of another branch. The proposed conservation area contains a wide diversity of habitats extending over a large altitudinal sequence. The area extends from grey shrublands and wetlands in the valley floor through narrow leaved and slim leaved snow tussock, mountain fescue tussock, cushion field and fell field. Included in the area are three cirque basins containing small tarns, extensive bogs and flushes and associated specialist wetland plants. Also present are *Dracophyllum* shrublands and areas of silver tussock. The CRR states that the vegetation is in good condition despite the effects of burning and grazing in the past.

The proposed conservation area is also the habitat for at least four threatened species. The broom *Carmichaelia vexillata* is present and is thought to be in serious decline nationally. The climber *Clematis marata* is contained within the valley shrublands and is categorised as being sparse. The tiny annual *Gentiana lilliputiana* is widespread in the southern cirque basin, and also occurs elsewhere in the snow banks and bogs. It is categorised as having a restricted range. *Hebe buechananii* is found in rocky areas and also considered to be restricted in its range. In addition, this area is the type locality for a number of species and communities including *Raoulia petriensis*, the scree buttercup *Ranunculus haastii*, *Aciphylla dobsonii* and other scree plants.

CA 1 includes a spectacular landscape with its cirque basins and is part of the defining area for the Waitaki/McKenzie basins. The landform and the landscape are related to the transition from the greywacke of Canterbury to the fault block schist mountains of Central Otago. The high altitude fell field is characteristic of these ranges and the patterned ground is a distinctive and intriguing feature of this area.

CA 1 also offers a variety of terrain which is of high natural value and would be suited to use for a range of high country outdoor recreational activities including cross country skiing, tramping, horse riding and mountain biking. The crest of this range offers spectacular views into both Central Otago and the upper Waitaki and Mackenzie basins.

FMC notes that the form of protection for the lower portion of the Omarama Stream (shown as "A" on the diagram in Appendix 3) and the extent of protection in the tributary on the north east (shown as "B" on the diagram in Appendix 3) is to be reviewed prior to putting a substantive proposal. The holder has requested this review to enable consultation to be undertaken in light of current government policy in relation to future grazing. We note that the Commissioner has agreed to the review.

We note that in 2008 the Crown Agent commissioned a review by DOC of the significant inherent values (SIVs) in Areas "A", "B", and "C" (an area on the northern boundary of the property), and how these might be affected by continued grazing or the cessation of grazing. These would be the alternatives to be considered in a review of the designation of Areas "A" and "B". That review, and subsequent reports in the CRR, identified both landscape and ecological values over both of these areas in their entirety. We have inspected both areas "A" and "B" and our inspection supports this identification. As well as a diverse range of shrublands and extensive tussock grasslands, the presence of *Hieracium* was noted especially in depleted areas on ridge spurs. The point was also made that the

"shrublands' are considered to have significant potential for 'recovery' ,in the absence of grazing and burning",

With regard to risks, the review states that the *"continuation of grazing maintains ongoing depletion and degradation of the native plant communities present"* ,Scientific studies have indicated that ongoing change has been occurring over many decades and has generally been towards a dominance of weeds and a reduction in native plant diversity. The review concluded that *"these impacts in turn compromise the long term health resilience, and sustainability of the wider ecosystem"*.

By contrast with the effects of continued grazing, the review stated that *"the cessation of grazing by domestic stock on areas identified for protection on Dunstan Peaks will bring ecosystem benefits that outweigh the perceived risks to SIVs associated with the removal of stock"*.

It is important to point out that both Areas "A" and "B" are characterized by High Country Yellow Brown Earth Kirkliston Hill and Kaikoura Steepland soils classified in Land Use Capability (LUC) Class VIIe which has severe limitations for pastoral use. We also assert that because of altitude (up to almost 1,600m in "A" and 1,400m in "B"), and hence climatic limitations, pasture response to fertilizer application is low and therefore any use of fertilizer to maintain and replenish nutrients lost through grazing and burning is not economically justified. Without such replenishment of nutrient losses pastoral land use will not be ecologically sustainable in the long term. We also believe that the extent of Hieracium invasion should be suppressed by enhanced tussock grassland vigour and by expansion of the shrublands in the absence of grazing. It would be expected that ongoing pastoral use would involve periodic clearance of shrublands to facilitate grazing. This would interfere with the natural succession to woody vegetation and most likely help Hieracium to persist.

We note that the Proposal Summary quotes the runholder's argument that grazing management is a necessary part of Hieracium control. This assertion is however, not supported by recent scientific literature (Walker et al, 2003). The DOC review referred to above noted that *"although hawkweed invasion remains a significant conservation concern, the available ecological evidence suggests that the best option for controlling its spread is to encourage the recovery of large tussocks and associated thick litter layers"*. The review concluded that *"cessation of grazing 'will allow restoration of the ecosystem over time with the flow-on effect of providing improved habitat for fauna and provide ecosystem services (water yield and quality and soil conservation)"*.

We have also noted that DOC and the Crown Agents have repeatedly confirmed that there are significant inherent landscape and ecological values in both Areas "A" and "B". As recently as March 2009, DOC is on record as reporting that *"The Department is firmly of the view that CA I, Area "A" and Area "B" should be retained by the Crown as public conservation land".....and that..... "grazing of these areas does not provide a conservation benefit and is in fact ecologically unsustainable"*,

FMC therefore argues that to protect existing significant inherent values and to avoid ecologically unsustainable land use, designation as land to be restored to full Crown ownership and control is the proper designation for both Areas "A" and "B". Thus FMC believes that the existing proposal is appropriate in respect of the values described and that the intention to designate both areas "A" and "B" as part of the wider Conservation Area CA I should be upheld.

If on the other hand, subsequent negotiations result in a reversal of the proposed designation, and the land were to be designated for freehold disposal (albeit under a protective Covenant), this would drastically alter the proposal and its outcomes. In this event FMC argues that the revised proposal

should be publicly notified, providing an opportunity for a second round of public submissions. Furthermore, FMC would expect to see solid economic and biophysical evidence which refutes the above position taken by FMC.

FMC Submission

FMC endorses and fully supports the proposal to designate some 2,720ha of high country on Dunstan Peaks as a Conservation Area to be restored to full Crown ownership and control. We believe that in due course the whole area of CA 1 will make a worthy addition to the Oteake Conservation Park.

We have concerns regarding the form of protection of Areas "A" and "B" which the holder has requested should be reviewed in the light of changing government policy. For reasons explained above, FMC argues that the currently proposed designation (that the whole of CA 1, including Areas "A" and "B" should be returned to full Crown ownership and control), is appropriate with respect to the Crown Pastoral Land (CPL) Act. It seems entirely reasonable to us that if changes are made to this Preliminary Proposal as a result of such review, then the new proposal should be publicly notified and open to a further round of public submissions.

Proposal 2.2

3,000 hectares approximately to be disposed of by freehold disposal to the holder under section 35(3) Crown Pastoral Land Act subject to a qualified designation being an easement under Section 36(3)(b) Crown Pastoral Land Act.

FMC notes that the proposed freehold land includes the balance of the lease (after the proposed conservation land has been taken out) plus 344 hectares of Crown land that was formerly part of the Twinburn pastoral lease. The land is predominately mid altitude Class VI land which is suitable to ongoing pastoral use. Approximately 15 to 17% of the land occupies higher altitude rising to nearly 1,400m at one point but it is claimed that this land is not easily separated from the adjacent mid altitude land, and the fencing required could not be justified.

FMC does not accept that this higher land is likely to be capable of supporting ecologically sustainable pastoral use for the following reasons:- The land in question is characterized by High Country Yellow Brown Earth Omarama Steepland soils, Kirkliston Hill soils and Kaikoura Steepland soils which are all classified LUC Class VIIe. Class VIIe land is defined as being of very limited suitability for pastoral farming. Because sheep grazing on high country soils is a depletive process (loss of nutrients through burning and removal of animal products) we believe that the land cannot be managed long term "in a way that is ecologically sustainable" (as required by the CPL Act 1998) unless nutrient removals are replenished by fertiliser applications. However, such applications are not likely to be economically justifiable above about 1,000m because of climatic limits on growth potential. We therefore argue that this higher land cannot be managed in a way that is ecologically sustainable in the long term.

The natural values of Area "C" on the northern boundary of the property were included in the review undertaken by DOC in 2008. That review stated that *"generally the vegetation pattern is similar to that in Area "B", containing diverse shrublands, in the gullies and around rock bluffs, which grade into extensive snow tussock grasslands upslope ... This area also contains some botanical features not present in the other two areas (A and B), such as the extensive silver tussock grasslands that occupy the northern slopes and/ans in the top corner a/the site and the largest local population seen a/the threatened mat broom (Carmichaelia vexillata)."*

The review concluded that *"It is the Department's advice that the SIVs are best protected and the risks managed through the land being restored to Full Crown Ownership and Control for Areas "A", "B" and "C".* We are aware that DOC has recently reviewed its opinion with regard to Area "C", but we believe that the values which had been earlier recognized, still need proper protection. Furthermore, if pastoral land use was ecologically unsustainable in 2008, then surely it must still be so.

FMC is therefore convinced that freeholding of Area "C" is inappropriate. The Proposal states that the fencing required to separate these areas could not be justified. FMC believes that the combined arguments of unsustainable land use, and the need to protect SIVs as recommended above, combine to make a strong case for reconsidering fencing. We suggest that an appropriate fence already exists.

The current land use on Dunstan Peaks is for a sheep, cattle and deer grazing operation. The current cover comprises 125ha border dyke irrigated, 45ha flood irrigated, 1,580ha warm over sown and topdressed country, 750ha colder oversown and topdressed country and approximately 500ha of native tussock hill country with some limited shrublands. We do not accept that there are 'limited shrublands' over the proposed freehold area as we observed numerous areas with extensive areas of native shrublands especially on valley sides, gully floors and out on the Omarama Stream floodplain. Under appropriate management these shrublands have the potential to expand.

We accept that much of the proposed freehold area is probably capable of supporting ecologically sustainable pastoral land use and is therefore suitable for freehold disposal. It is the 500ha of tussock grassland (some 15 to 17% of the proposed freehold area) which we assert should not become freehold because we believe that it is not capable of supporting ecologically sustainable pastoral use in the long term. Furthermore, we note that the CRR records that this area contains both landscape and significant inherent ecological values. Instead of freeholding, we therefore recommend that the possibility of incorporating this area into Conservation Area CA 1 should be re-examined. There is an existing fence (which runs from Map Reference H40: 573.185 to 584.193) which may be suitable. We are aware that this would result in more land in the conservation area, but the cost saving in not having to construct a new fence across difficult terrain should also be taken into account.

In our introduction we referred to two areas within the proposed freehold which are high and visible from much of the Mackenzie Basin. For this reason we consider these parts of the landscape deserve protection from inappropriate land use and development. These areas are adjacent to, and on the eastern side of the proposed boundary between freehold and conservation land in the vicinity of two high points on the boundary: - Map References H 40. 553.182 and 564.154. FMC recommends that a simple landscape protection covenant designed to restrict land use changes down to the 900m contour would capture the pertinent ridgetop areas that are visible from further afield, and would provide appropriate protection over these sensitive areas.

FMC accepts that the proposed public and conservation management easement provides important vehicle, foot, mountain bike and horse access to the proposed conservation land and adjacent conservation areas. This includes part of the through route from Omarama to St Bathans. We support the notion that the proposed cal' park will be a hub for recreation in this area.

Although the proposals for public access are welcome, FMC believes that an important opportunity exists for a round trip within this property. The old track (legal road) up the Omarama Stream from map reference H40 604.143 to the point "Z" could be used for foot and mountain bike travel to enter CA 1, with a return to the Omarama Stream at 612 154, along the track which passes high points 1,388,

1,153, 1,136 and 994, partly along the proposed freehold/conservation land boundary, and a new easement (for foot and non-motorised vehicle use) from map reference 577.161 down to the Omarama Stream at 612.154 and finally out at the gate at 615.161. We recommend that an easement over the proposed freehold should be established to permit foot and non-motorised vehicle use of this route.

FMC Submission

FMC accepts that much of the balance of the property, up to about 1,000m (after the conservation land is taken out) is likely to be capable of supporting ecologically sustainable pastoral production so long as nutrient reserves are replenished with appropriate fertilizer applications. We believe it is appropriate that this area should be disposed as freehold to the holders.

FMC concerns about landscape protection are largely met by the proposed designation of the high country in the conservation area CA 1 but two areas within the proposed freehold area are still vulnerable. Our concerns would be met by a simple landscape protection covenant designed to restrict land use changes above the 900m contour over the sensitive areas described above.

There is a relatively small, high area (less than 500ha) of the proposed freehold land (hitherto referred to as Area "C", adjacent to the northern boundary of the property), which we do not believe is capable of long term ecologically sustainable pastoral use and which is known to contain important SIVs. Those SIVs are reported in the CRR and include both ecological and landscape values. We recommend that the possibility of incorporating this area into the proposed Conservation Area CA 1 should be re-examined. A fenceline which could be utilized is suggested.

FMC supports the proposal for public access easements "a-b-c" and "c-d" and for the proposed car park at "a". FMC also recommends the establishment of a round trip route up the legal road beside the Omarama Stream to point "Z" and into CA 1, and returning via a new easement for foot and non-motorised vehicle use of the track over some of the higher ground in the proposed freehold area, to the Omarama Stream at map reference 612.154 and out at 615.161 (route described above).

Qualified Designation

Being an easement under Section 36(3)(b) Crown Pastoral Land Act:

We understand that this proposed public and conservation management easement provides vehicle, foot, mountain bike and horse access to the proposed conservation land and adjacent conservation areas.

Although the Summary of the Proposal is not clear we assume the easement(s) to be the access routes 'a-b-c' and 'a-b-d' across former Twinburn land, and to include the car park at 'a'.

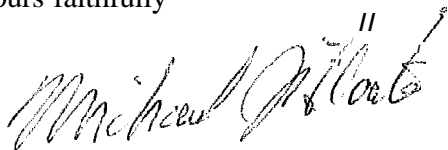
FMC accepts that these are important new access routes for both public recreational use and for conservation management. We believe that the car park will be increasingly well used as a hub for recreation in the area as these opportunities become better known.

FMC Submission

FMC supports the proposed easement over the access routes 'a-b-c' and 'a-b-d', and the car park at 'a'.

Finally, FMC appreciates this opportunity to comment on the tenure review of Dunstan Peaks Station, and is grateful to the agent, Darroch Ltd., for making appropriate arrangements for the inspection, and to Bryan Patterson for permission to inspect the property, and for facilitating our inspection.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Phil Glasson". The signature is written in dark ink and is positioned above the printed name and title.

Phil Glasson.

Hon Secretary, Federated Mountain Clubs of NZ Inc.

New Zealand Historic Places Trust
Pouhere Taonga



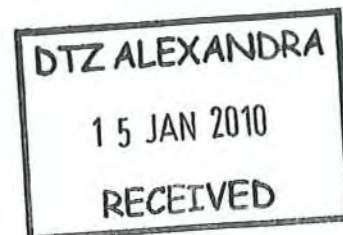
Our Ref: 22015-001
Your Ref: Po200/1



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

14 January 2010

The Manager
Darroch Ltd
PO Box 27
ALEXANDRA 9340



Attn.: Luana Pentecost
Property Administrator

Dear Ms Pentecost

RE: DUNSTAN PEAKS PASTORAL LEASE – TENURE REVIEW UNDER PART 2 CROWN PASTORAL LAND ACT 1998

Thank you for your letter of 2 November 2009 concerning the above.

The NZHPT is a Crown Entity and is New Zealand's lead agency in historic heritage management. Its purpose is to promote the identification, protection, preservation and conservation of the historical and cultural heritage of New Zealand, as provided for in Section 4(1) of the Historic Places Act 1993. The NZHPT's powers and functions are set out in Section 39 of the Historic Places Act.

The NZHPT has developed guidelines based on internationally recognised best practice to assist in the identification and protection of historic heritage values. This includes guidelines on assessing impacts on historic heritage. NZHPT monitors 'one off' opportunities such as this to ensure that the Crown's commitment to the identification, recognition and protection of significant inherent historic heritage values on pastoral lease lands subject to the tenure review process, is adequately dealt with.

The NZHPT notes that neither the Summary of Preliminary Proposal nor Conservation Resources Reports (CRR) for Dunstan Peaks Pastoral Lease mentions historic heritage values in terms of survey or presence. Communication with the Department of Conservation (DOC) in Christchurch, however, suggests that organisation is willing to arrange to have such information provided, so long as Land Information New Zealand (LINZ) is happy for that to happen.

The NZHPT is very supportive of DOC's offer to better inform this tenure review in such a manner, and would ask that Darroch as contract manager for the review:

- Encourages LINZ to allow DOC to arrange, complete and furnish it with a copy of an historic heritage survey of Dunstan Peaks. It is assumed that DOC would recommend any modifications to the CRR and Preliminary Proposal; and
- Ensures a copy of the report and any consequential amendments to the CRR and preliminary proposal are provided to the NZHPT. This will enable the NZHPT to offer

1

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

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better informed comment on the review in terms of land allocation and protection mechanisms.

I note that the notice of this review was initially sent to the NZHPT's Southern Regional Office (which includes the Canterbury/West Coast Area Office) in Christchurch. Because the NZHPT's Otago/Southland Area Office deals with the Waitaki District inclusive southwards (based on District, c.f. Regional, Council boundaries), it will deal with the NZHPT's interest in this case.

Please let me know if you have any queries in the interim.

Yours sincerely



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

CC Canterbury Conservator, Department of Conservation, Private Bag 4715,
CHRISTCHURCH 8140, Attn.: Mike Clare (HCTR Manager) and Ian Hill (TSO, Historic)

CC Secretary, North Otago Branch Committee, NZHPT

The Commissioner of Crown Lands
Darroch Ltd.
PO Box 27
Alexandra.

⑤



FOREST
& BIRD

Dunedin Branch

PO Box 5793
Dunedin

14.1.10

Dear Sir,

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

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

Yours sincerely

A handwritten signature in blue ink, appearing to read "Janet Ledingham".

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

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

Submission on the Preliminary Proposal for Dunstan Peaks Pastoral Lease

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

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

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

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

Introduction

Dunstan Peaks pastoral lease is bounded on the southeast and southwest by Conservation Land which is now part of the Oteake Conservation park (ex Twinburn and Michael Peak leases). It has some spectacular alpine areas with a number of significant inherent values (SIVs) including wetlands, cirque basins and also significant shrublands. The landscape values are high since the lease forms part of the southern bounds of the Mackenzie Basin and the proposed Conservation Area is visible from both the Lindis Pass - Omarama and the Omarama - Pukaki highways.

The outcome of this review will be of considerable importance for a number of forms of recreation as it will provide further access to the Oteake Conservation Park and the Wether Range and the proposed Conservation Area will be a valuable extension to the Oteake Conservation Park.

The Proposal

CAI

2,720 hectares approximately to be restored to full Crown ownership and control as a conservation area under section 35(2)(a)(i) Crown Pastoral Land Act.

This area includes the upper catchments of three major tributaries of the Omarama Stream and rises in altitude from approximately 700m in the tributary on the Northern boundary to over 1800m on the crest of the Wether Range.

As stated in the proposal - "The proposed conservation area contains a wide diversity of habitats extending over a large altitudinal sequence. This area extends from grey shrublands and wetlands in the valley floor through narrow leaved and slim leaved snow tussock, mountain fescue tussock, cushion field and fell field. Included in the area are three cirque basins containing small tarns, extensive bogs and flushes and associated specialist wetland plants. Also present are *Dracophyllum* shrublands and areas of silver tussock. The Conservation Resources Report (CRR) states that the vegetation is in good condition despite the effects of burning and grazing in the past."

Also, as stated in the proposal - "The proposed CA is also the habitat for at least four threatened species. The broom *Carmichaelia vexillata* is present and is thought to be in serious decline nationally. The climber *Clematis marata* is contained within the valley shrublands and is categorised as being sparse. The tiny annual *Gentiana lilliputiana* is widespread in the southern cirque basin, and also occurs elsewhere in the snow banks and bogs. It is categorised as having a restricted range. *Hebe buchananii* is found in rocky areas and also considered to be restricted in its range. In addition this area is the type locality for a number of speciesincluding *Raoulia petriensis*, the scree buttercup *Ranunculus haastii*, *Aciphylla dobsonii* and other scree plants".

CAI has the potential for many forms of recreation including tramping, botanical tramping, mountain biking and 4WD access would be available up to Omarama Saddle through the ex-Twinburn Crown land in Oteake and thence on to CAI via the track along the boundary with Oteake Park which means people of all ages can enjoy and appreciate the high country.

We fully support the return of CAI to full Crown ownership and control both for the SIVs outlined in the CRR which include strong landscape values relating to the unique character of the Mackenzie Basin, as well as for recreational potential.

We note that within CAI the form of protection for the lower portion of the Omarama Stream, area 'A' on the diagram in Appendix 3, and for the tributary on the north east, 'B' on the diagram in Appendix 3, is to be reviewed prior to putting a substantive proposal. The holder has requested this review to enable consultation to be undertaken in light of current Government policy in relation to future grazing.

We inspected both 'A' and 'B' and noted the ecological and landscape values identified in the CRR that warrant full protection for both areas as part of CAI. We also note that both areas are characterized by soils classified as Land Use Capability (LUC) Class VIIe which has severe limitations for pastoral use especially since the altitude of up to 1600m in 'A' and up to 1400m in 'B' and the consequent climatic limitations. If these areas continue to be grazed pastoral use will not be sustainable owing to the continued loss of nutrients. The hieracium present now would only increase if grazing is continued whereas cessation of grazing would allow the tussock to recover and thus shade out the hieracium*. Allowing grazing on 'A' and 'B' would also decrease the value of the altitudinal sequence extending down to the Omarama Stream. Such sequences are even more important to secure in the light of the current climate change scenario. The shrublands in at the lower altitudes are of particular importance in preserving and extending the diversity of key species including native insects and birds.

*Contrary to the view expressed by Dr Espie, Sir Alan Mark and other prominent botanists do not support the contention that continued grazing would control hieracium, but rather contend that encouraging tussock regrowth will lead to suppression of hieracium. (Rose and Frampton 1999, Meurk et al. 2002. Mark and Dickinson 2003)

We strongly assert that areas 'A' and 'B' should have full protection as part of the CA and should not be subjected to further grazing so that the SIVs present can be best protected.

If changes are made to this PP re the outcome for areas 'A' and 'B' we ask that we have the opportunity to comment further before the substantive proposal is drawn up.

Land to be freeholded

3,000 hectares approximately to be disposed of by freehold disposal to the holder' under section 35(3) Crown Pastoral Land Act subject to a qualified designation being an easement under Section 36(3)(b) Crown Pastoral Land Act

The proposal states that the proposed freehold land includes the balance of the lease together with 344 hectares of Crown land, formerly part of the Twinburn Pastoral Lease. The land is predominately mid altitude Class VI land which is suitable to ongoing pastoral use. Approximately 15% of the land occupies higher altitude rising to nearly 1,400m at one point but (it is claimed that) this land is not easily separated from the adjacent mid altitude land.

The higher altitude land, which was part of the Conservation Area as originally proposed as 'C' is classed as LUC Class VIIe. defined as being of very limited suitability, for pastoral farming and therefore unlikely to be capable of supporting ecologically sustainable pastoral use. It has a number of ecological and landscape SIVs as described in the eRR including quite extensive grey shrublands adjacent to the Omarama Stream which are of particular importance in preserving and extending the diversity of key species including native insects and birds. The landscape SIVs should be protected by a covenant over this area if it is not included in CAL

We believe that this area 'C' should be added to CAL.

We believe that there should be a landscape protection covellant restricting land use changes on the land above 900m,

We support the public access easements but suggest that the possibility of Non-motorised, i.e. foot and bike access up the Omarama Stream to point Z and into CAL to allow for a round trip be explored. This may require all easemellt across the proposed new Freehold area.

We have no objection to the proposal to freehold the rest of the area, nor any to the incorporation of a portion of the Twinburn Crown land within the proposed freehold

Forest and Bird Dunedin branch appreciates this opportunity to comment on the tenure review of Dunstan Peaks Lease and wishes to thank Darroch Ltd., for facilitating arrangements for the inspection, and to Bryan Patterson for permission to inspect the property, and for discussions with us

Janet Ledingham

Janet Ledingham,

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



CENTRAL OTAGO RECREATIONAL USERS FORUM

15 January 2010

Address for Service

186 Faulks Road.
RD2.
Wanaka 9382.

Name

Jan Kelly. Secretary of CORUF.

DTZ ALEXANDRA

18 JAN 2010

RECEIVED

To

The Commissioner of Crown Lands
c/o The Property Administrator.
Darroch Limited.
PO Box 27.
ALEXANDRA
9340

Submission to Preliminary Proposal, Dunstan Peaks Pastoral Lease Po 200

Dear Sirs.

CORUF appreciates the opportunity to submit to the Review of Dunstan Peaks 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.

We sincerely thank Darroch Ltd. and the Lessee Mr B. Patterson for the courtesy of making this visit possible. and to Mr Patterson for coming to speak with us.

Central Otago Recreational Users Forum

The Central Otago Recreational Users Forum is a voice for a diverse group of user interests. representing over 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 to. and able to be enjoyed by. the general public.

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 public conservation land.

The Central Otago Recreational Users Forum makes the following submission.

Dunstan Peaks Pastoral Lease Po 200. Preliminary Proposal for Tenure Review.

PROPOSAL

2.1 CAI. Land to be restored to full Crown ownership and control as a conservation al'ca undcl' section 35(2)(a)(i) Crown Pastoral Land Act - 2720 hectares approximately.

2.2 Land to be disposed of by freehold disposal to the holder under section 35(3) Crown Pastoral Land Act subject to a qualified designation being an easement under Section 36(3)(b) Crown Pastoral Land Act - 3,000 hectares approximately

We are disturbed to find that a further designation has been added to the Proposal, without qualification, in the form of a second map (Appendix 3) which has two areas A and B marked on it, inside the CAI designation, and a caption which notates them as "Areas Subject to Further Consultation". We believe that the holder requested this, and that the Commissioner has agreed, in light of "government policy".

We are placed in the uncomfortable position of having to argue these designations without their being properly included in the Proposal, and so find ourselves ill-informed, As part of the public consultation process. this is improper.

If there is to be a further argument made, We request that the whole Proposal be re-notified so that we may properly comment from known information. on potential outcomes,

CORUF supports the original intent of the proposal. that

"the land labelled CAI and edged in pink on the plan, being 2720 hectares (approximately) is designated as land to be restored to or retained in full Crown ownership as a Conservation Area."

This is a valuable part of the High Country. a high quality landscape that is also very visible on the front of this range. and has great views north to the McKenzie basin; to the hills and mountains east and south; and westwards from its summit. It has landscapes that are both spectacular and gently pleasing. Its conservation values are high. at a macro and micro level. As an area open to future recreational use. we are very pleased to see it being set aside out of the Crown estate for full public ownership and control.

Our members have a wide range of interests in the mountains. from outdoor exercise. walking. hiking on overnight trips. biking, horse-riding. snowshoeing and skiing the snow in winter. strolling to appreciate the great views. to exploring the natural features such as the upland cirques and small lakes. the herb fields. wetlands. shrubland complexes. and their botany. birds. insect life. skinks and geckos: and walking out to find locations for landscape photography and for art.

That the area is adjacent to Oteake Conservation Park is an added bonus. extending the range for outdoor activities. As public recreationists. we will make very good use of the CAI area. and will visit it with great enjoyment.

We have looked at the areas marked A and B in the ground. and cannot support their being separated out for any reason. CAI should not be amended or reduced, The area of Conserved Land left over becomes too small, which is not a fair outcome in tenure review,

Area A is a steep gully rising to a mountain ridge, with complex plant associations and varied landscapes and geology. Any potential value for grazing would seem to be much lesser than the conservation and landscape gain obtained by setting it aside. We submit that it should stay in CAI, as proposed, so that it can recover to its full natural potential.

Area A also contains the existing road that runs from Omarama Saddle to the crest of the range, a significant recreational route to which the recreating public should have full and unqualified access, including a full right to wander off it over Conservation land.

If Area A is taken out of CAI then a marked altitudinal disparity is created, between land considered valuable conservation land in Oteake Conservation Park to the south of the Omarama Saddle road, and the land north of the same road which would thus be open to grazing right up to the Saddle. This is illogical in terms of the already recognised values, and few would support it.

Area B on the north side of CAI has an interesting range of native species, its dense small tussock, well chewed at present, could recover if grazing was removed (see photos).

Both areas A and B have very high landscape values, one is an interesting and complex valley head rising towards the crest of the range, and the other is an open hillside that rolls away to the tops in a most pleasing way. Just being up there is a pleasure.

CORUF submits that all of CAI, as designated in the original proposal, should be set aside in full public ownership and control, and that sub-areas "A" and "8" be removed from CAI as categories.

Annexure Schedule:

2 ACCESS.

To pass and re-pass at any time over and along the Easement Area "a,b,c" and "b,d", on foot or accompanied by horses or by non-motorised vehicles... or any off road vehicle... and to stop and park any vehicle on the Parking Area at Point "a".

We are in agreement with this access arrangement. We have seen the Parking area provided, and have used the new segment of road, and find both to be most acceptable, and obviously an asset to public recreation. The fenced parking area is described as a hub, it will be of value to a number of outdoor destinations and activities in the area, both on Dunstan Peaks conservation land and on adjacent lands.

We also believe that an interesting public easement / public loop track for walking, biking and perhaps horse riding, could be created using the farm track which departs from the middle part of the Omarama Stream (on the Plan, the track starts at a location between "d" and the ford upstream of it, on the Omarama Saddle road.) The track zig-zags up the spur north-westwards, until it enters CAI near the head of the Omarama Stream. Various tracks can then be employed within CAI, to come back south to the Saddle, and to the old track on the boundary of CAI, a zig-zag down-hill to the legal road which parallels the Omarama Stream. All of this loop track could be served by the Parking Area "a".

We recommend that the additional easement and route, as described, be considered.

Jan Kelly,

Secretary,

Central Otago Recreational Users Forum 15 January 2010.



In "Area B" within CAI, Dunstan Peaks pastoral lease

- Dense small tussock, and the landscape west to the summit of the Wether Range.
- Carmichaelia in flower, showing the health and vigour of native species here.

Central Otago Recreational Users Forum, January 2010.

⑦

Southern Lakes Deerstalkers Club
SL-NZDA
c/. Alan Mackie
30 Earnsclough rd.
Alexandra
17/01/2010

Attn. Luana Pentecost
Darroch Limited
Box 27
Alexandra

RE: Dunstan Peaks Tenure Review proposal

Submission on Preliminary proposal

DTZALEXANDRA

18JAN 2010

RECEIVED

Deal' Luana,

The Southern Lakes Deerstalkers club is a local member of New Zealand Deerstalkers Association NZDA with numerous members throughout Central Otago. Another club the Central Otago Deerstalkers Club whose main membership is local to this area is affiliated to NZDA .

Summary

Southern Lakes Deerstalkers Club supports the proposal because this review is adding to a very important local red deer hunting area.

Recreational Values

There will be many recreational values in this area.

Both clubs have had members recreational hunting in neighboring blocks for a number of years and will appreciate the extension proposed.

As long as WARO licensing remains closed in Central Otago, interest in open country hunting will continue to grow.

Public Access

We support the 4WD access link proposed, with the legal road to the Omarama saddle (b -d) and (a-b-c) for additional access.

We also support having a car park available for those biking ,walking and horse riding etc. enthusiasts.

Reason

There needs to be vehicle access to all Conservation estate boundary's.

Parking for vehicles left when differing types of pursuits are under taken is very important.

Conclusion

1. We support the addition of this area to the Conservation estate.
2. The proposed public access
3. The proposed Public Car park.

Thank You for the chance to submit.

Alan Mackie

Luana Pentecost

From: Ken Taylor
Sent: Monday, 18 January 2010 9:33 a.m.
To: Luana Pentecost
Subject: FW: Dunstan Peaks Tenure Review proposal
Attachments: Dunstan Peaks Tenure Review.doc

Ken Taylor
Manager, Alexandra

Darroch Limited

Phone Direct: +64 (0)3 440 0179, Reception: +64 (0)34400168 , Fax: +64 (0)34489099 , Mobile: +64 (0)27 436 7728

Email address: ken.taylor@darroch.co.nz
43 Tarbert Street, Alexandra
PO Box 27 , Alexandra, 9340, New Zealand

www.darroch.co.nz

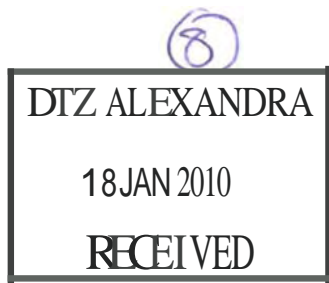
In international alliance with DTZ

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From: Alan Mackie [mailto:ajaemackie@xnet.co.nz]
Sent: Monday, 18 January 2010 9:28 a.m.
To: Alexandra
Subject: Dunstan Peaks Tenure Review proposal

Hello Luana
Please find our submission attached
Thanks for the chance to submit
Alan Mackie



Central Otago-Lakes Branch

Denise Bruns (Secretary)
4 Stonebrook Drive
Wanaka



**FOREST
& BIRD**

Royal Forest and Bird
Protection Society
of New Zealand Inc

15th January 2010

The Commissioner of Crown Lands
C/o Darrock Valuations
41-43 Tarbert Street
PO Box 27
ALEXANDRA 9340

(Alexandra@dtz.co.nz)

Dear Sir

Dunstan Peaks, Po200 - Tenure Review, Preliminary Proposal

We thank you for forwarding to us a copy of this proposal; we would be pleased if you would accept this submission and comments on it. We also thank you for the help you have given us in arranging an inspection of the property and wish to thank the lessees for allowing us to do so.

Our branch of the society fully supports the aims and objectives of the Crown Pastoral Lands Act 1998. We have been involved in the process of tenure review and the writing of submissions on tenure review proposals for many years now. We have within our membership people who are well qualified to comment on any preliminary proposal: a soil scientist, a botanist, a landscape architect and a retired tussock grassland farmer.

The land being returned to the Crown out of this proposal will give protection for all time those significant inherent values present on the northern end of the Wether Range. Dunstan Peaks will be a very good addition to the Oteake Conservation Area further to the south.

We have read and studied the Conservation Resources Reports. We have with other NGOs made an inspection of the property.

With regard to the holder's request, which has been agreed to, in the light of current Government policy in relation to future grazing, to review two areas ("A" and "B" on the diagram in appendix 3 of the proposal) prior to putting a substantive proposal; we cannot see that there could be any alteration made to the proposal in this respect unless the Government were to change the CPL 1998 Act itself.

Indications are that the present Government intends to rescind some of the previous Government's policy arrived at between June and November 2007 contained in [CAB Min (07) and CBC (07)] pertaining to Lakeside properties; the intent to create more conservation areas and that the Commissioner of Crown Lands required from the Minister of Lands funding approval before any tenure review proposal could proceed

We make this submission in accordance with the CPL Act as it stand

If the Commissioner were to revisit any particular issue, it is only right and proper that any who have made submissions be also consulted

-2-

1.0 General.

Dunstan Peaks is part of the Wether range which forms the southern boundary to the Omarama Basin and the Greater McKenzie Basin.

It has significant inherent values in its landscape, it can be seen from as far north as Lake Pukaki.

Dunstan peaks lies within the Rural S (Rural Scenic) zone in the Waitaki District Plan. The majority of this zone lies above 400masl.

There are significant inherent values in the high altitude cirques and basins with their associated fauna and flora.

A notable feature of this area of the Omarama basin is the amount of good woody vegetation present in the Omarama Stream and the tributaries flowing into it.

The result of this review will be of benefit to those who recreate both in winter and in summer, and it will also give further direct access to the northern end of the Oteake Conservation Area.

2.0 The Proposal as Presented.

2.1 CA1 - 2,720 hectares more or less to be restored to full Crown ownership and control as conservation land under section 35(2)(a)(i) of the Crown Pastoral Land Act.

This area, although it drops down to 700ms in a relatively few places due to the way the property is fenced, takes in all the higher ground above 1000ms to the top of the property at more than 1800ms on the Wether Range. This gives a very good altitudinal sequence of the ecology, flora and fauna representative of the southern end of the Omarama Basin. We would agree with the Conservation Resources Reports which states that the vegetation is mostly in good order despite the effects of burning and grazing in the past. We will not repeat the names of the various species threatened, or becoming sparse, mentioned in the reports, except, the woody vegetation in the various creeks and gullies; it is outstanding; apart from there being much coprosma and matagouri present in the gullies there is also much *olearia odorata*.

Also as mentioned in the CRR report, **2.4.3, Lower grasslands**, we note, although most of the country below about 1200ms has been top-dressed and over-sown the results of this are only conspicuous below about 900ms. This once again reinforces the fact that it is not economically viable to fertilise land above this level to replace the nutrients taken off the country in the way of meat and wool, therefore it is not ecologically sustainable to farm it

We fully support the return of CA1 to full Crown ownership and control for all the Significant Inherent Values it contains in its outstanding landscape and the flora and fauna present. Also for the reason that it is not ecologically sustainable to farm it.

2.2 We inspected the areas A and B as described and presented on the designation map appendix 3 in the proposal:

2.3 A- While there is a small percentage of this area below the 900m contour (just above point Z on the map) the far bigger percentage rises up to .1573 on the south side of the creek and to .1327 on the north side of the creek to point Y on the map. As it has already been stated that there is very little response to fertilizing country above 900ms, and also, as it is an area that could be over-grazed at certain times, especially in winter as it lies to the sun, to fulfill the requirements of the Act, i.e. *"to promote the management of reviewable land in a manner that is ecologically sustainable"* the area should be fenced off (Y-Z) as intended in the proposal as we cannot see that whatever the Government Strategy regarding grazing might become, the Act has to still be observed.

2.4 B- Here again while there is a small percentage of this area below 900ms the vast bulk of the area is high. We visited the northern end of B (.1034 directly south of: map reference **H40 - 574201**) where it did not take us long to see from the ridge we were on and looking into the basin that the area was mostly hieracium with a smattering of fescue tussock, it also carried some carmichaelia which had been chewed down but would recover well if allowed to.

2.5 We do not agree with Mr Espies opinion that grazing is the answer for hieracium. While sheep will eat the flower heads of hieracium when in flower, they will never eat them all and also hieracium spreads quite effectively through the root system. In our experience, the only way to effectively deal with hieracium in hill pasture where it cannot be ploughed and adequately and regularly fertilized, it must be destocked to allow the tussock to slowly come back in. This area should be treated as intended regardless of what Government decides to do and be returned to the Crown as part of CA1 as it is not ecologically sustainable.

2.6 The northern end of the property which we passed through after leaving the stream to view B, also goes to a high point at .1348. The sunny face and ridge which the farm track follows up is another area which in our considered opinion should be returned to the Crown for protection for similar reasons as A and B especially so as it carries much woody vegetation intermixed with some silver and tall tussock and being at a lower altitude.

While we concede it is both difficult and undesirable to fence hill country on a contour we see no reason why this area could not be fenced between the proposed freehold and the proposed area CA1 by running a fence from the creek on the northern boundary of the property. from 574201, up the ridge to the point .1034. or. alternatively using the present fence running down from .1034 in a north-easterly direction down into the same creek as the boundary.

We strongly recommend that this last mentioned area be added to CA1.

3.0 An area of approximately 3,000 hectares to be disposed of to the holder under section 35(3) of the Crown Pastoral Land Act 1998 subject to a qualified designation being an easement under section 36(3)(b) Crown pastoral Land Act.

3.1 This comprises the balance of the property which is classed as mainly Class VI. which is suitable for pastoral farming, rising to Class VII at the higher points. If the small area we mention in 2.6 is not made freehold and is added to CA1 we would see this as a good proposal and more fully meet the requirements of the Act

-4-

4.0 Crown land to be disposed of to the Holder.

4.1 We see no reason why this land, part of Twinburn previously purchased by the Crown, should not be disposed of to the holder.

As it is mostly modified, by cultivation and irrigation it will give the occupier of Dunstan Peaks more low arable land capable of being irrigated to replace that being returned to the Crown and thus make easier the management of Dunstan Peaks.

4.0 Access.

4.1 We note that access is being provide by way of an easement through the Crown land ex Twinburn to join up with the legal road to the Omarama saddle and through to Central Otago.

We approve of this, although there could be more signage where the new track, after cutting around the face of the hill, joins the old track running up the Omarama Stream after it leaves the Crown land to be added to Dunstan Peaks.

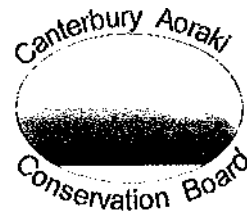
We thank you for the opportunity to make these comments and await the outcome with interest.

Yours faithfully



Denise Bruns
Secretary
Central Otago Lakes Branch

9



18 January 2010

DTZ ALEXANDRA
18 JAN 2010
RECEIVED

The Commissioner of Crown Lands
Per Darroch Limited (**Attention: Luana Pentecost, Property Administrator**)

Dear Sir

Please find attached the Submission on the preliminary Tenure Review proposal for Dunstan Peaks Pastoral lease, by the Canterbury/Aoraki Conservation Board.

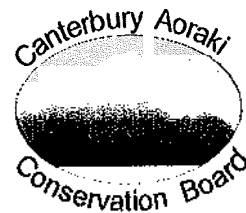
We appreciated the opportunity to submit on this proposal. Thank you

Yours sincerely

John M Keogh
Canterbury/Aoraki Conservation Board

Contact: *Brenda Preston (bpreston@doc.govt.nz)*
Board Liaison Officer
Department of Conservation
Private Bag 4715
Christchurch 8011

Telephone: (03) 371 3756



TENURE REVIEW P0200, Dunstan Peaks

The Conservation Resources Report for Dunstan Peaks is both comprehensive and compelling. It leaves no doubt that the wide range of conservation resources on this property should be protected.

The Canterbury/Aoraki Conservation Board strongly recommends the establishment of the proposed Conservation Area. The Preliminary Proposal for Dunstan Peaks comprehensively complies with the objectives of tenure review described in the Crown Pastoral Land Act 1998 and also those recently stated by Government for the South Island high country.

Tenure review for Dunstan Peaks as described in the Preliminary Proposal will:

- **clearly promote ecologically sustainable high country management,**
- **protect significant inherent values (SIVs),**
- **secure and enhance public access to and enjoyment of this area of our high country through a wide range of recreational activities, and**
- **ensure conservation outcomes that are consistent with the New Zealand Biodiversity Strategy.**

We encourage the successful resolution of any outstanding issues in order to formulate a Substantive Proposal that closely matches the Preliminary Proposal.

Landscape Values Are High

Dunstan Peaks occupies 5,376 hectares (ha), a significant part of the southern boundary of the Mackenzie inter-montane Basin and transitional between the mica-schist block fault mountains of Central Otago and the greywacke mountains of Canterbury. It is a spectacular alpine area including broadly rolling summits, shallow cirque basins, large ridges and deep winding stream valleys with wetlands and steep slopes. Dunstan Peaks has a 3 km-long range crest reaching 1,800 metres above sea level (masl).

Consequently, the landscapes and landforms of Dunstan Peaks have high inherent visual qualities and, importantly, they are highly visible when viewed from the Mackenzie Basin floor.

Proposed Conservation Area

The proposed conservation area of approximately 2,720 ha includes the upper catchments of the main Omarama Stream and the headwaters of a major tributary. The proposed

boundary between conservation area and freehold land enables an altitudinal sequence of 1,100 m extending from 700 masl to 1,800 masl on the Wether Range summit ridge.

It is imperative that this large altitudinal sequence is retained in the Substantive Proposal.

This ensures the widest possible diversity of habitats extending from grey shrublands and wetlands in the valley floor to valuable cushion plant communities on the exposed ridge tops, consequently supporting the widest possible diversity of flora and fauna. The three cirque basins contain small tarns, extensive bogs and flushes supporting a wide range of specialist wetland plants including the threatened tiny annual, *Gentiana lilliputiana*. Shrubland areas include the threatened *Carmichaelia vexillata* and also *C. petriei*, *Olearia odorata* (scented tree daisy), *Mrysiine alpinus* (Porcupine shrub), *Coprosma propingua* (Mingi Mingi), *Muehlenbeckia australis* and *M. complexa* and the threatened climber, *Clematis marata*. The threatened *Hebe buechananii* is found in scree and other rocky areas as are *Raoulia petriensis* and *Aciphylla dobsonii*. Protection from grazing will enable the highly palatable scree buttercup, *Ranunculus haastii* to increase from its current very small numbers. The proposed conservation area contains prominent areas of the tall/snow tussock species, *Chionochloa rigida* (narrow-leaved) and *C. macra* (slim-leaved) depleted by heavy grazing and burning. Protection will ensure their increase in vigour and spread. Conversely, such management has enhanced the prominence of short-tussock species such as *Festuca novae zealandiae* (Hard tussock) and *F. mathewsii* (Alpine fescue).

Many of the plant species (eg, *Dracophyllum pronum* and *Olearia odorata*) host a particularly wide range of invertebrates including the parasitic wasps and *Tachinid* fly predators of moth species.

Importantly, the proposed conservation area will be a valuable extension of the Oteal Conservation Park to the Wether Range and facilitate improved access for recreational activities.

Within the proposed conservation area are two large areas marked 'A' and 'B', to be reviewed at run-holder request, prior to finalising the Substantive Proposal. 'A' enables protection for the lower Omarama Stream and 'B', for the tributary in the north-east.

We strongly recommend the retention of both areas under full protection in order to fully preserve the large altitudinal sequence and protect its full range of SIVs. Of particular importance is protection of the grey shrublands (eg, containing *Olearia odorata*), an important habitat for birds and a wide diversity of invertebrates.

Furthermore, we believe that these areas are not essential to ensure profitable and sustainable farming operations.

1 In the extreme (last resort) case of a 'stalemate' in negotiations preventing progress to a Substantive Proposal, we suggest consideration be given to reclassification of 'B' (and only 'B') as a conservation area with a highly constraining grazing concession stipulating grazing at low stocking rates only and for less than one month each year.

Proposed Freehold Land

This area of approximately 3,000 ha includes the balance of the pastoral lease plus 344 ha of Crown Land, formerly part of the Twinburn pastoral lease. We support the freeholding of this particularly valuable farming acquisition for Dunstan Peaks Limited. It includes a significant addition to the currently irrigated area (170 ha) on Dunstan Peaks. These intensively managed areas, together with the 1,580 ha of sunny-aspect oversown and topdressed (OSTD) country, 750 ha of shady-aspect OSTD country and approximately 500 ha of unimproved native-tussock hill country for summer grazing, form a well balanced pastoral operation.

The total area proposed, with its excellent balance of landscape/land use units and its potential for significant improvements through the uptake of new and improved technologies, management practices and production options, is fully sufficient to support a profitable and sustainable farming operation.

The 500 ha of unimproved native tussock is not essential for a profitable and sustainable farming operation but rather, it will add an element of grazing management flexibility and convenience. We recommend that a covenant is placed on this area stipulating that it remains unimproved (no OSTO) and is grazed at a low stocking rate and for less than one month each year.

Most of the land within the 3,000 ha is at mid-altitude and suitable to sustain pastoral development and use; particularly on sunny faces, 1,000 masl is a useful 'rule-of-thumb' altitudinal limit. A small proportion of the proposed freehold is higher than this and up to 1,400 masl. The runholder has claimed that such areas will not be easily separated by fencing. This may be debatable but we see the need to simplify the demarcation of freehold and conservation areas and accept the runholder's case.

Access

It is imperative that public access to the Omarama Saddle and along the crest of the Wether Range from the north to the south is assured.

We support the proposed public access easements.

*Prepared by: John M Keoghan
Canterbury/Aoraki Conservation Board*

16 January 2010

*Contact: Brenda Preston (bpreston@doc.govt.nz)
Board Liaison Officer
Department of Conservation
Private Bag 4715
Christchurch 8011*

Telephone: (03) 371 3756

Luana Pentecost

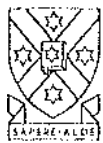
From: Garden View B&B [enquiries@gardenviewbandbnz.com]
Sent: Monday, 18 January 2010 2:50 p.m.
To: Luana Pentecost
Cc: bpreston@doc.govt.nz
Subject: Tenure Review P0200, Dunstan Peaks
Attachments: TENURE REVIEW P0200--Letter.doc; TENURE REVIEW P0200, Dunstan Peaks.doc

Dear Luana

Please find two attachments relating to the *above*.

Kind regards

John M Keogh
Canterbury/Aoraki Conservation Board



Department of Botany



University of Otago
Te Whare Wananga o Otago

Division of Sciences
PO Box 56, Dunedin
NEW ZEALAND

Tel: National 03 479 7573 International 64 3 479 7573
Fax: National 03 479 7583 International 64 3 479 7583
Email: amark@otago.ac.nz

Manager,
c/o Darroch Limited,
PO Box 27,
ALEXANDRA.

D17 ALEXANDRA

18 JAN 2010

RECEIVED

January 15, 2010.

SUBMISSION ON PROPOSED TENURE REVIEW: DUNSTAN PEAKS PASTORAL LEASE

Dear Sir,

Thank you for sending me a copy of this document and I appreciate the opportunity to comment on it, based on my good knowledge of the general area, in relation to my long-term involvement with ecological research in the South Island high country and Central Otago in particular.

I have read the report of the Preliminary Proposal prepared for this 5376 ha property plus ~344 ha of existing adjacent Crown Land ex Timburn Pastoral Lease. I am **concerned** that, although some 2720 ha (47.5% of the total area) is being recommended for transferral to full Crown ownership and control as a single Conservation Area (CAI), there is an additional area of high-altitude snow tussock grassland that should also be included, given the unlikely situation that it could be sustainably managed for pastoral farming, as required by the Crown Pastoral Land Act 1998, which drives this process and must be conformed with. In addition, the identification of two substantial areas, designated Blocks "A" and "B" in Appendix 3 and the supplementary map in the plan, which are stated to be "Areas subject to further consultation", I find quite **unacceptable**, being unprecedented in the Tenure Review process under the CPLA 1998. I will discuss this issue in more detail later in my submission.

The area of 2720 ha proposed as CAI, to be restored to full Crown ownership and control as a conservation area under the CPLA, includes the upper catchments of three tributaries of the upper Omarama Stream and extends from the upper limits of these catchments on the crest of the Wether Range at >1820 m, down to ~1000 m.

As stated in the proposal, this area contains a wide range of habitats across an extensive and ecologically important altitudinal gradient, from areas of grey shrublands and localised wetlands on the lower slopes, through extensive areas of narrow-leaved and slim snow tussock grasslands, and some management-induced alpine fescue tussock (*Festuca matthewsii*) grassland, and localised areas of *Dracophyllum uniflorum* shrublands, that grade into fellfield and cushionfield, with associated frost-active patterned ground, on the upper slopes and summit plateau. Three large and impressive cirque basins under the crest of the Wether Range, with their associated small tarns, flushes and bogs, provide impressive, important and representative glacial and periglacial geomorphological features of the area. Moreover, the importance of this area, scientifically, is greatly enhanced by its transitional nature between the distinctive greywacke substrate and geomorphology of Canterbury and the contrasting schistose, block-faulted mountains of Central Otago.

The area also contains several important plant species, particularly the generally localised endemics *Raoulia petriensis* and the minute annual gentian *Gentianella lilliputiana* (otherwise known only from limited areas on the northern Dunstan Mountains to the south and the Kirkliston Range to the north). Other important species are outlined in the report.

The condition of the vegetation in this extensive area is generally very good, as the Conservation Resources Report (CRR) acknowledges, despite its long period of pastoral use, but clearly it would be improved and its indigenous biodiversity enhanced, with the cessation of pastoral farming practices.

The CAI area is bounded to the southeast and southwest by conservation land which has recently been designated as a Conservation Park (Oteake C. P.), which will clearly be complemented by the addition of this conservation area, in terms of the overall high and diverse intrinsic values it contains. Moreover, it is readily accessible on its southern boundary via the legal road over Omarama Saddle.

This **proposal is strongly recommended**, but there should be an addition of some ~200 ha of land in the north, running due north from the spot height 1034 m to the property boundary. This area was originally proposed as Area "C", being the upper tributary of a branch of Omarama Stream, with high intrinsic values (including grey shrublands), and of very limited production potential, being designated Land Use Capability Class VIIe, and therefore very likely unable to support ecologically sustainable productive use. It is **strongly recommended** that this area "c" of some 200 ha be added to the proposed CAI and that the western boundary be fenced (Note this fence of ~1.5 km would be shorter than the only new fence proposed: "Y__ Z").

I **strongly object** to the two areas, identified as Areas "A" and "B" in Appendix 3 ("areas for further consultation") being reassessed by the lessee after the conclusion of the "Preliminary Proposal Response" phase. Both of these areas are known to have high intrinsic values, they are also at high altitudes, and one of the blocks (A), is the only part of the proposed CAI Block which has adjacent legal vehicle access (Omarama Saddle road). Such a provision for further consultation would be unprecedented and is not provided for in the relevant legislation (CPLA), which directs this tenure review process. If such a provision is made (presumably as part of the new National Government's policy regarding this and any future tenure review of a high country pastoral lease), the interested public (i.e., all those submitting on this preliminary proposal) should be given the opportunity to formally respond through another round of submissions. Otherwise, a breach of faith by the government could be claimed. Any review of government policy regarding the grazing of high country lands should not be relevant to either of these two blocks, given their relatively high altitudes, up to 1600 m in Block A and 1400 m in B, and their associated soil, climatic and land use capability (Class VIIe in both blocks) characteristics. Note, I have been unsuccessful in obtaining the report by Peter Espie (2008) referred to in the proposal (Appendix A, which was missing from my copy of the report. I was subsequently informed by Darroch Ltd staff that it could not be released and had been mentioned in error). Espie's report predictably refers to the role of grazing in the management of the weedy hawkweed species in the snow tussock grasslands. I have recently had some disagreement with Espie's interpretation and associated recommendations regarding this issue based on our recent collaboration on another Central Otago pastoral leasehold property and am thus concerned as to the tenor of his report on this property. I strongly endorse the interpretation given in Section 2 ("What are the risks to the SIVs?"; pp. 4-6) of the C.R. Report on this property.

The area proposed to be freeholded, 3000 ha, being the balance of the property, but also including 344 ha of Crown Land ex Twinburn P.L., on the western boundary, and subject to a qualified designation (an easement), is predominantly mid-altitude LUC Class VI land which has limited SIVs and which is considered suitable for continued pastoral use. The exception is the area

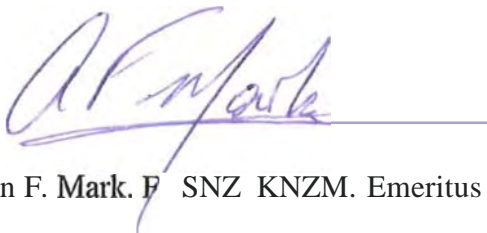
already referred to as Area "C", alluded to in the proposal (Para. 5 in Section 2.2), and discussed above, with my **recommendation** that it be transferred to the area CA1 which it adjoins. A new fence of ~1.5 km would be required along a suitable ridgeline boundary to protect this area from grazing on the adjoining area to be freeholded.

The proposed car park and two easements ("a-b-c" and "b - d"), to provide for public access (vehicle, foot, mountain bike and horse) and also conservation management access to conservation land and adjacent conservation areas, are **endorsed**, as is the proposed new fencing "Y - Z".

It is further **recommended**, that a **Landscape Protection Covenant**, restricting land use changes and erection of buildings, above 1000 m, be imposed on the land to be freeholded given the important backdrop provided by this part of the upper Omarama Stream.

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'A F Mark', with a horizontal line extending to the right.

Alan F. Mark. F SNZ KNZM. Emeritus Professor.



OTAGO CONSERVATION BOARD

Box 5244, Dunedin 9058

Phone: (03) 474 6936

Email: mclark@doc.govt.nz

Our Ref: SBC-08-34

18 January 2010



Commissioner of Crown Lands
c/- Darroch Ltd
Land Resources Division
Box 27
ALEXANDRA 9340

Dear Sir,

SUBMISSION ON TENURE REVIEW OF DUNSTAN PEAKS PASTORAL LEASE

The Otago Conservation Board is grateful for the opportunity to comment on the preliminary proposal for the tenure review of the Dunstan Peaks 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, the enhancement of recreational opportunities and the conservation of natural and historic resources throughout Otago. The Board takes a strong interest in tenure review and makes submissions on all proposals which have implications for conservation management in Otago.

The Board's three main areas of interest in connection with tenure review are:

- 1 the protection of biodiversity, including a representative sample of habitats (preferably an altitudinal sequence) of sufficient area to be viable as fully functioning communities;
- 2 the provision of adequate public access and recreational opportunities;
- 3 the sustainability of the land use, in terms of the ongoing preservation of vegetation cover for soil and water conservation purposes.

When considering this proposal, it is important to remember that irrespective of the current leaseholder's inclinations, both leasehold and freehold land occasionally changes hands, and that other circumstances can change. For example, at least two pastoral leases in the Upper Clutha that are currently in the tenure review process (i.e. Cloudy Peak and Lake Hawea Stations) are up for sale.

For this reason, it is crucial that the tenure review for Dunstan Peaks be future-proofed to ensure that conservation values and public rights of access are preserved - not just for the next 10 years or so, but for all future generations. In this process of privatising Crown land, the public has the right and expectation that their needs will be met.

In general, it is the Board's view that the proposed creation of conservation areas and the provision of public access as an outcome of this tenure review proposal will protect significant areas of natural communities in the St Bathans-Omarama region, open up recreational opportunities, and facilitate public enjoyment of the area.

THE PRELIMINARY PROPOSAL

Proposal 2.1 Land to be Restored to full Crown ownership and control

2,720 hectares approximately to be restored to full Crown ownership and control as a conservation area (**CA 1**) under section 35(2)(a)(i) Crown Pastoral Land Act.

The Board supports this proposal as it will satisfy all three of the general requirements outlined above. In particular, it will protect a range of alpine and subalpine habitats, and open up public access (including 4WD access to Hidden Lake, an outstanding natural feature) to the crown of the St Bathans Range - one of the most spectacular and prominent features of the Otago skyline.

This area, **CA1**, would be a valuable addition to the Otago Conservation Park and would further elevate its national significance.

Areas A & B

The suggestion that the leaseholder would like to renegotiate the inclusion of parts of **CA1** (**Areas A & B**) is an issue that should have been resolved before the proposal was presented. It is a step backwards in the process and, if pursued further, should trigger another round of consultation within the community.

The inclusion of at least **Area A** within **CA1** is essential to preserve a full altitudinal sequence and to protect representative samples of all the communities, in particular: the gully shrublands and rock bluff habitats. **Area B** should also remain within **CA1**, as large parts of this catchment have severely depleted vegetation cover and actively eroding slopes.

If the proposal to reconsider the inclusion of **Areas A & B** proceeds, a comprehensive audit of the erosion status of these areas should also be required, in order to comply with the sustainability requirement of the review.

Proposal 2.2 Land to be disposed of by freehold

3,000 hectares approximately to be disposed of by freehold disposal to the holder under section 35(3) Crown Pastoral Land Act, subject to a qualified designation being an easement under Section 36(3)(b) Crown Pastoral Land Act.

This proposal is acceptable to the Board, despite some concerns about the sustainability of land use on some areas within this zone - in particular, loss of vegetation cover, increased erosion and invasion by *Hieracium*. The results of research in the Tekapo Scientific Reserve clearly show that the smothering of *Hieracium* by the regeneration of tussock and other native ground cover is the most successful control method.

Proposed easements for public and conservation management access

The Board supports the proposed routes for public access (outlines a-b-c & a-bod). We do wonder why, however, they are not specified in the summary proposal - the normal and clearest method of presentation used in previous tenure review proposals.

Public access is referred to only briefly in the section on freehold disposal. The lack of an access easement to the northern portion of **CA1** is one glaring omission in this proposal. At present, the only feasible access to the entire block would be up the southern ridge leading to

Hidden Lake. This is fine as access to the summit ridge, but the value of this whole tenure review proposal would be magnified considerably by the provision of a public foot and mountain bike access from hill 1136 - to 994 - to the valley floor (Omarama Stream).

Discussion of proposed designations and freehold proposal

Overall, the tenure review proposal has made a good attempt at balancing the requirements to set aside areas of biological significance as well as a representative sample of habitats: with the desirability of maintaining an economically-viable farm unit.

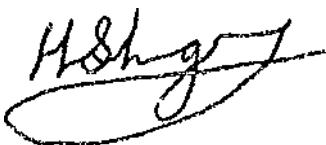
The Board supports the relatively simple approach of dividing the lease into straightforward conservation land and land to be disposed of by freehold. This avoids any 'grey areas' of conservation covenants, with their ongoing expenses in monitoring the covenants; and it removes the potential for any disputes over land management in the future.

The proposed access easements **a-b-c** and **b-d** are regionally important, and a significant outcome of the review. The proposal to revisit the inclusion of **Areas A & B** within **CA1** introduces a whole new element to the process, and, in effect, represents a quite different proposal which should be treated as such. If this happens, the provision of the extra easement outlined above should be included in the mix

In conclusion, the Board supports most of the preliminary proposal, as it will produce significant conservation outcomes and provide good public access and recreational opportunities.

We appreciate the opportunity to provide comments on this proposal and would like to thank the leaseholder for permission to inspect the property.

Yours faithfully

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

Hoani Langsbury
Chairperson

12

60 Riccarton Road,
East Taieri,
Mosgiel 9024

17th January 2010

The Manager,
Darroch Ltd,
POBox 27
Alexandra. 9340

DTZ ALEXANDRA

18 JAN 1010

RECEIVED

Dear Sir,

I would like to submit to the proposed Dunstan Peaks tenure review. I have been a neighbour all my life and I am very well aware of all aspects concerned in the running of the property.

To subdivide the areas A and B from the rest of the property would be a grave mistake. The balance of the whole property would change very detrimentally if this occurred. These areas (A and B) are essential for summer grazing thus retaining balance over the whole property to maintain its sustainability. Area B is also safe "winter country."

Over my lifetime I have seen Dunstan Peaks improve. This has been particularly noticeable since the Patterson family took over the lease some 30 odd years ago. The improvements had been brought about by subdivision and careful and judicious grazing management. To now take this significant area out of grazing management will see a marked deterioration in well under a decade.

Government policy has stated quite clearly that the Crown no longer requires high altitude lands, as it has enough of this land type. Policy also Supports the retention of land for farming. Areas A and B very clearly fall into this category.

The areas I am submitting on is clearly not needed for the Oaetake Park and would have little benefit to that Park, either through access or use by the public. This Park already has access to Mt St Bathans and the Wether Range.

Therefore I submit that areas A and B be excluded from the tenure review and become part of the freehold of Dunstan Peaks.

Yours faithfully,



V.G. Waldron.



19 January 2010

The Commissioner of Crown Lands
C/- Darroch Limited (formerly DTZ)
PO Box 27
ALEXANDRA

58 Kilmore Street, PO Box 345, Christchurch

General enquiries: 03 365 3828

Customer services: 03 353 9007

Fax: 03 365 3194

or: 0800 EC INFO (0800 324 636)

Email: ecinfo@ecan.govt.nz

Website: www.ecnn.govt.nz

Attention: Ken Taylor

Dear Ken

**DUNSTAN PEAKS PASTORAL LEASE
SUBMISSION ON PRELIMINARY PROPOSAL FOR TENURE REVIEW**

DTZ ALEXANDRA

19 JAN 2010

RECEIVED

Thank you for advising Environment Canterbury of the release of the Preliminary Proposal for tenure review of Dunstan Peaks Pastoral Lease. We appreciate the opportunity to review the proposal and make a submission in relation to the future management of this land.

Environment Canterbury has statutory responsibilities under the Resource Management Act 1991 (RMA) for the sustainable management of natural and physical resources of the region, including soil conservation, water quality and quantity and maintenance of biodiversity; and under the Soil Conservation and Rivers Control Act 1941 for the establishment and management of Land Improvement Agreements and Soil and Water Conservation Plans. In addition, Environment Canterbury also has statutory responsibilities under the Biosecurity Act 1993 for the management or eradication of animal and plant pests, in accordance with regional pest management strategies. These responsibilities are entirely compatible with achievement of the objectives of Tenure Review, specifically to "promote the ecologically sustainable management of High Country land" and protecting land with "significant inherent values" by retaining it in Crown ownership.

The Canterbury Regional Policy Statement 1998 (CRPS) provides an overview of the resource management issues of the region, and sets out how natural and physical resources are to be managed in an integrated way to promote sustainable management. Key to the management of soils is the maintenance or restoration of a resilient vegetative cover over non-arable land that is sufficient to prevent land degradation or the onset of erosion (Ch7 Objective 1). Sustainable management of water resources requires safeguarding the life-supporting capacity of water, including associated aquatic ecosystems and careful management of land within the headwaters and the riparian zone. Large landscapes are a feature of the Canterbury high country and the CRPS recognises the importance of protecting both the interconnectedness of landscape components and the vast, open nature of these landscapes.

Environment Canterbury has notified its Proposed Natural Resources Regional Plan (NRRP) to address the resource management issues identified in the CRPS and to provide more specific standards and methods, including rules, to achieve the objectives. The NRRP recognises the close relationship between land and water ecosystems by promoting the integrated management of soil and water resources across the region. In particular, the provisions of the plan emphasise the links between land use practices and the management of water quality.

The Canterbury Regional Pest Management Strategy (2005) [which is a revised combination of the former CRPMS (1998) and the Canterbury Regional Pest Management Strategy Biodiversity Pests (2002)] identifies a number of species of plants and animals for control or management as pest species.

Under the 2004 amendment to the Resource Management Act, regional councils have been given the responsibility to protect indigenous biodiversity (s32(1)(g)) in association with their functions for land

Our Ref: PL5C-103; AG5T/116L

Your Ref:

Contact: Cathie Brumley

and water management. Recognising the important services provided by indigenous ecosystems together with the requirements for their long-term protection is inherent in providing for this responsibility.

In addition, Environment Canterbury and Waitaki District Council are signatories to *A Biodiversity Strategy for the Canterbury Region*. This non-statutory strategy sets out a common vision, goals and actions to protect and enhance biodiversity, and will contribute, at a regional level, towards achieving the goals of the New Zealand Biodiversity Strategy. The purpose of the strategy is to provide guidance and a common focus for policy and decision making, resource allocation, voluntary effort, and on-the-ground projects and initiatives relating to biodiversity management in the region. It aims to build on the good work already occurring, to raise awareness of biodiversity values, to facilitate the coordination of agency efforts through synergies and partnerships, and to support and encourage the efforts of communities and individuals.

In line with these statutory responsibilities and documents, and Section 24 of the Crown Pastoral Lands Act (1998) (CPLA), Environment Canterbury technical and planning staff have reviewed the information held by the Council on land and water resources relevant to the Dunstan Peaks pastoral lease to assess the impacts, if any, of this Preliminary Proposal on the long-term sustainable management of the land and water resources. Our comments and recommendations are listed below.

General comments

This is the second proposal prepared for tenure review of the Dunstan Peaks lease. A previous tenure review of Dunstan Peaks was started then discontinued in 2006.

The area proposed in the current Preliminary Proposal to be retained by the Crown as Conservation Area CA1, has been extended from the original proposal in 2006 (see **Attachment 2**) to include the most severely eroded land, including a large branch of the Omarama Stream catchment. However Environment Canterbury has significant reservations about the capability of the remaining land proposed to be freeholded to be either productively or ecologically sustainable.

The past failure of the leaseholding company to complete works proposed under a Soil & Water Conservation Plan for the property, or to pursue effective erosion control management provides little confidence that future management of land proposed for freeholding will be undertaken in a manner consistent with the objectives of the CPLA or the RMA for the ecologically sustainable management of the land.

The conservation resources report identifies a range of significant inherent values for the lease that are not provided with adequate protection under the Preliminary Proposal. In spite of the statement in the PP that "key significant values identified in the conservation resources report are contained within the adjacent areas proposed for full conservation protection", there are important montane-lowland environments that are not represented within the CA1 area. Agreement by the Commissioner to a further review of the protection mechanisms for the area proposed as conservation area CA1 raises doubts that even the current level of protection within CA1 will be retained.

Environment Canterbury considers that this process of review and protection does not meet the objectives of the CPLA for tenure review.

Based on the resource information and technical knowledge held by Environment Canterbury, the following sections provide a more detailed discussion of the key issues for resource use and protection, and the extent to which the Preliminary Proposal has provided for the integrated and long-term, ecologically sustainable management of land and water resources of the Dunstan Peaks lease and the protection of the significant inherent values identified for the land.

Soil Conservation

Much of the land above 800m is Class VII and VIII land with severe limitations for productive use. Most of the lower slopes are classified as Class VIe with greater potential for productive use though erosion is still the dominant limitation (see attached **Plan 4**).

The following discussion of issues relating to the management of soil conservation values has been based on soil and vegetation information sourced from satellite imagery, Land Use Capability (LUC) mapping and the former Waitaki Catchment Commission property maps prepared for the Soil and Water Conservation Plan programmes undertaken as part of the Land Improvement Agreements (LIAs) applying to this lease. Achieving the objective for the "ecologically sustainable management" of high country land will rely on the protection of the quality and quantity of soils on this lease. The quality of soils will determine their ability to support a healthy *vegetation cover* and to prevent the onset of erosion which could lead to a permanent loss of soil fertility, together with the risk of sedimentation of water bodies.

A Soil & Water Control Plan (S&WCP) was prepared by the Waitaki Catchment Commission in 1970 to cover both the Dunstan Peaks and Birdwood pastoral leases. At the time these two leases were held by Mr W V Kerr.

From 1976 to the present day the Dunstan Peaks lease has been held by P J Patterson's family company, Dunstan Peaks Ltd. This company also held the leases for Birdwood, Longslip and TWinburn pastoral leases.

Following earlier tenure *review* processes, the freehold title for the land to be disposed of on Longslip was issued on 4 February 2008 and all of Twinburn PASTORAL LEASE was purchased by the Crown.

The two remaining leases (Birdwood and Dunstan Peaks) together with the Longslip freehold land are farmed as an integrated unit. See Plan 1 for their location.

Land Improvement Agreement (LIA)

A Land Improvement Agreement (LIA) with the previous occupier W V Kerr, was signed and sealed by the Waitaki Catchment Commission on 14 December 1971.

For the reasons explained in the S&WCP section below, financial authority from Government for the approved 5-year works programme under the S&WCP Programme, and its subsequent amendment, ended in 1979 with an uncompleted plan.

The agreement which only *covered* the completed portion of the works up to 19 March 1979 (shown in red in **Plans 2a & 2b**) expired on 19 March 1984.

After this date, the regional council had no further legal interest in the Dunstan Peaks lease.

Soil & Water Conservation Plan (S&WCP)

The following report prepared by A W Robinson (Soil Conservator) on 6 June 1979 explains the stalemate that occurred between the Waitaki Catchment Commission and P J Patterson (Dunstan Peaks Ltd) after he took up the lease on 16 September 1976.

"DUNSTAN PEAKS BIRDWOOD SWCP NO. 66

Following field inspection by a Commission party on 27 April 1979 and subsequent discussion at the May Commission meeting, the Commission requires a report and recommendations for future action.

A soil and water conservation plan was prepared for the previous occupier of the properties, Mr W V Kerr, in 1970. The principle object of the plan was the retirement of Class VII and VIII land on the Birdwood face, an eroded northerly face at the upper end of the Ahuriri Gorge and Mr Kerr's initial informal agreement was to retirement of that land only. The subsequent Soil Conservation and Rivers Control Council approval of the plan required the retirement of adjacent Class VII and VIII land facing south-west and after some discussion Mr Kerr signed a soil and water conservation plan agreement on those terms. During his period of ownership alternative grazing was provided by developing lucerne paddocks and associated irrigation at Dunstan Peaks) the community share of which totalled \$4,600 ~ an amount currently worth about \$9,000.

On purchasing the property in 1976, Mr P J Patterson gave undertakings that he was prepared to continue the soil and water conservation plan which he has subsequently repudiated, being now of the opinion that permanent retirement of the Class VII and VIII land is unnecessary. He has, however, sought continued subsidy assistance for works which, in his opinion, will have much the same effect as those of the original proposal and of alternative proposals (involving retirement of Class VII and VIII land on Dunstan Peaks as well and the Crown purchasing Birdwood) which he has rejected. It is his hope that notwithstanding a 20% over-run of his stock limitation) he will achieve revegetation of sheet and gully eroded areas, but experience shows that revegetation of such severely eroded land as that

on Birdwood is impossible in the presence of even small numbers of grazing animals. It is acknowledged that Mr Patterson is making good use of the alternative grazing as a base for further pastoral development of the Ewe and Hogget blocks of Dunstan Peaks, but erosion control per se is not being pursued with great vigour:

During the most recent discussion of the impasse with Mr Patterson, he indicated that negotiations might well be resumed after the current reviews of both Land Settlement Board and NWASCO policy had been finalised. Other commentators have suggested that the original land capability classification may be erroneous and that resurvey is justified. A third point of importance is that the Commission, not having registered its land improvement agreement against the title of the properties, is not in a strong position to recover the grant monies expended, or to require Mr Patterson to continue with the original programme. On the other hand there is ample evidence available from the Department of Lands and Survey that he was fully aware of his obligations under the soil and water conservation plan.

The final point which is of general importance to the Commission's relationship to all its co-operating landholders is that if the Commission accepts that a change of ownership of a property is sufficient reason to apply reverse thrust to a well-conceived plan which is founded on rational policy it will erode goodwill and weaken confidence leading to a serious retardation of progress with the improvement of high country land management.

Recommendations

1. *That no attempt be made to recover from Mr Patterson or Mr Kerr the grant monies expended on the soil and water conservation plan.*
2. *That Dunstan Peaks and Birdwood receive priority in the Waitaki Catchment Land Resources Assessment.*
3. *That following publication of the respective policy reviews of the Land Settlement Board and NWASCO, the Dunstan Peaks/Birdwood soil and water conservation plan be reviewed. "*

Unfortunately there is no information on file as to what the outcome was from these recommendations. It appears the Plan was left to languish.

Apart from providing DTZ (NZ) Ltd With copies of the SWCP Programme Maps and LI & LUC Maps (8 July 1998), the Regional Council has had no further involvement with the S&WCP matters for this lease.

The works completed under the S&WCP between 1972 and 1979 are shown in red on Plan 2a. The Single Practice Community Strategic Fire Access Track (SFAT) was completed between 1979 and 1981 and is also shown on the attached **Plan 2a**.

For your interest, the works put forward in the full retirement option and subsequently rejected by Mr Patterson have been displayed in orange on the attached **Plan 3c**.

File records show that burning was also a contentious issue between P J Patterson and the Waitaki Catchment Commission with a number of burns exceeding approved areas. Interestingly Environment Canterbury has no record of burning on this property since 1991.

Current Preliminary Proposal

The attached **Maps 1 and 2** show respectively the vegetation cover in 2003 for the land in the lease and the predicted changes in "living" cover over the years between 1990 and 2003. **Map 2** (Predicted changes) provides a good indication of the sustainability of the current management. The CA1 area has been superimposed over each map to show the areas proposed for protection and freehold. **Map 1** (%living cover) shows that the most severely eroded areas are included within the CA1 area which is supported by Environment Canterbury. However there are still considerable parts of the portion proposed for freehold that have limited cover and it is these areas that Environment Canterbury wishes to focus discussion on in this SUBmission.

Map 2 shows that vegetation cover has deteriorated significantly over large areas of the lease over the years between 1990 and 2003, and that these areas are predominantly found over the Class VI land proposed for freeholding. The S&WCP **Plan 2a** shows that these areas were SUBJECT to subsidised offsite development, including fencing, oversowing and top dressing, irrigation and cultivation. However there is not much evidence that these "improvements", or the subsequent management regimes put in place over these areas, have enabled the restoration of this land, and in particular have not shown any ability to stop the ongoing depletion of the vegetation cover.

On the basis of this information Environment Canterbury doubts that this land is appropriately classed as Class VI. The dry nature of these lower faces and the relatively slow response to management shows the severe limitations of this fragile country. In addition, Map 3 attached provides an assessment of the "Rabbit proneness" of the land with the lower Class VI land having the highest rating. This is a potential concern for this country with the current resurgence in rabbit numbers generally across the Mackenzie area.

In tandem, these limitations illustrate that this country has limited resilience and would be more appropriately classed as Class VII land with severe limitations for pastoral use. The potential for improvement of this land is also very limited considering the inability of past management to halt the ongoing degradation of the land.

There is the assumption in the Preliminary Proposal that the 3000ha area proposed for disposal as freehold land (with the Twinburn addition included) will be ecologically sustainable, however there is no evidence to support this. No indication is given in the proposal as to the class of stock or stocking rate or management regime could be implemented to achieve a sustainable farming system over this land. There is 200-300ha flat land of which most has already been irrigated, and the rest of the land is very dry hill country with very limited productive capability. Environment Canterbury suggests that on its own this land has very little potential for further improvement and does not consider that the land proposed for freehold will be ecologically or economically sustainable.

On this basis the Council cannot support the Preliminary Proposal as meeting the objectives of tenure review under the Crown Pastoral Lands Act for the ecologically sustainable management of the land.

CA1 proposed area

Some significant changes have been made to the areas proposed for retention by the Crown from the earlier preliminary Proposal that was discontinued in May 2006.

The area proposed to be restored to full Crown ownership and control in the current Preliminary Proposal is more extensive than either the original retirement option or the previous Preliminary Proposal (see **Attachment 2**). The original CA 1 & 2 areas have been combined, the grazing concession removed and the area extended.

The current CA1 area is also a better fit with the LUC ratings as shown on attached Plan 4, although on the basis of these ratings Environment Canterbury would like to see CA1 extended out to the red dotted line shown in the LUC **Plan 4** (see further comment below) to include all of the Class VII land. This will provide a greater level of protection for the headwaters of Omarama Stream which are important for water conservation Within the catchment and for the downstream water quality of the receiving waters in the Ahuriri catchment.

A Grazing Concession for a short 3-year transition period prepared along similar lines to that proposed in the earlier discontinued proposal (see **Attachment 1**) could be applied over the recommended extension to the CA1 area to enable adjustments to be made to current farming practices.

Area CA1 has been superimposed onto the LUC in **Plan 4** to assist interpretation. The recommended extension to CA1 is also shown on the property **Plan 4** and has been included in the overall Recommended Changes shown on the attached **Map 5**.

Land to be disposed of by freehold

From the description in the proposal (and looking at the more recent aerial photo), it appears that most of the Class VI land has been well subdivided and OS&TO. However there are still significant areas where the vegetation cover is severely depleted (less than 50% cover). This indicates that the current management is exceeding the capability of the land for productive use. Retaining this area as pastoral lease, rather than freehold would provide the opportunity to put in place and monitor grazing and management regimes that would be more in line with the limited capability of this land.

Recommendations:

Environment Canterbury considers that the proposal as presented will not meet the objectives of tenure review for the ecologically sustainable management of the land.

To provide for the long-term ecologically sustainable management of the land, Environment Canterbury makes the following recommendations for changes to the Preliminary Proposal:

1. *That CA 1 is extended to the existing lower fenceline of the Summer Ewe Block to include all the severely limited Class VII land (See attached **Recommendations Map 5**)*
2. *That a short term 3-year grazing concession over the recommended extension to CA 1 is provided to enable the lessee to adjust stocking management*
3. *That the remainder of the lease remains as pastoral lease with management regimes put in place that are compatible with the capability of the land.*

Indigenous vegetation, fauna and wetlands values

Tenure review provides a valuable opportunity to help achieve two key objectives of the Reserves Act 1977 and the New Zealand Biodiversity Strategy (2001). These are, respectively, upreservation of representative samples of all classes of natural ecosystems and landscapes" and to maintain and restore a full range of remaining natural habitats and ecosystems to a healthy functioning state." A complementary objective of the tenure review process is to ensure that conservation outcomes are consistent with the New Zealand Biodiversity Strategy.

Indigenous vegetation

The Land Environments of New Zealand landscape classification system (Leathwick et al. 2003)¹ provides a framework for securing protection and/or restoration of examples of the full range of terrestrial vegetation and habitats. Land environments, and potential natural vegetation cover (in the absence of human modification) are classified at four different national scales: Level I (20 land environments nationally), Level II (100 land environments nationally), Level III (200 nationally) and Level IV (500 nationally). Each is nested within higher levels. The 500 Level IV environments provide the most detailed information on the diversity of New Zealand's terrestrial environments and is the best nationally comprehensive estimate of the 'full range' of ecosystems, habitats and biodiversity.

Analysis of Land Environments in conjunction with spatial data depicting indigenous vegetation cover (from Land Cover Data Base) and current legal protection has recently been carried out by Landcare Research (Walker et al. 2005)², for the Department of Conservation. This analysis offers a useful method of identifying the most threatened environments, and therefore determining what should be priorities for protection of indigenous biodiversity as part of tenure review. In reporting this work, the authors recommended that threat classification analysis be carried out using Level IV Land Environments, as these provide a more accurate, efficient and plausible assessment at regional and local scales.³

Examples of 13 Level IV Land Environments are present on Dunstan Peaks Pastoral Lease (Leathwick et al. 2003):

- Q1.1a, Q1.1b, Q1.1c, Q1.2a, Q2.1b-Southeastern Hill Country and Mountains
- K3.1 a - Central Upland Recent Soils
- N4.1 b, N4.1 c, N4.1 d, N4.1 e, N5.1 a, N6.1 a, N6.1 b - Eastern South Island Plains

These 13 Land Environments are listed, in approximate altitudinal sequence (highest to lowest) as they occur on Dunstan Peaks pastoral lease, in the table below. The table also shows the percentage of indigenous vegetation remaining in each land environment nationally, and the proportion of each environment that is already protected in existing reserves or conservation covenants. Threat categories are assigned on the basis of these figures (from Walker et al. 2007).

¹ Leathwick J.R., Wilson G., Rutledge D., Wardle P., Morgan F., Johnston K., McLeod M., Kirkpatrick R. 2003. *Land Environments of New Zealand*. David Bateman, Auckland, New Zealand.

² Walker S., Price R., Rutledge D. 2005. *New Zealand's remaining indigenous cover: recent changes and biodiversity protection needs*. Landcare Research Contract Report LC0405/038. Prepared for Department of Conservation, March 2005.

³ Walker S., Cieraad E., Grove P., Lloyd K., Myers S., Park T., Porteous T. 2007. *Guide for Users of the Threatened Environments Classification*. Landcare Research. 35 pp.

Level IV Land Environment	% Indig Cover Remaining	% Protected	Threat category	Comment
Q1.1a	98.37	23.74	>30% left, > 20% protected	Comparatively secure from clearance
Q1.2a	98.99	36.51	>30% left, > 20% protected	Comparatively secure from clearance
Q1.1c	91.23	19.26	>30% left; 10-20% protected	Underprotected
Q1.1b	77.1	11.99	>30% left; 10-20% protected	Underprotected
Q2.1b	66.39	4.72'	>30% left, <10 % protected	Critically Underprotected
N4.1c	48.6	1.3	>30%left; < 10% protected	Critically underprotected
N4.1b	17.5	1.7	10-20% left	Chronically Threatened
K3.1a	27.2	3.5	20-30% left	At Risk
N4.1d	18.6	2.3	10-20% left	Chronically Threatened
N4.1e	23,7	3.8	20-30% left	At Risk
N5.1a	3.3	0.1	<10% left	Acutely Threatened
N6.1b	66.4	3.1	>30% left, <10% protected	Critically underprotected
N6.1a	33.0	1.3	>30% left, <10% protected	Critically underprotected

Map 4, attached, shows the distribution of the land environments over the lease with the boundary of the proposed CA1 area superimposed.

Conservation Resources Report (CRR)

It is noted that the CRR did not cover the 344 ha of Crown land south and east of Twinburn homestead that is also included for freeholding as part of this Preliminary Proposal. The lack of any landscape and ecological information for this area, which is comprised of examples of threatened environments 02.1 b, N4.1 c, K3.1 a and N6.1 a, is a serious omission and should be rectified - and made public – prior to the Preliminary Proposal being confirmed..

From the eRR, ecological values on the Dunstan Peaks pastoral lease appear (the map is not very clear) to have been identified on examples of:

- mountain and hill country land environments 01.1 a, Q1.2a, Q1.1 c, Q1.1 band 02.1 b;
- dry plains environments N4.1c, N4.1a and N5.1a.
- upland recent soils environment K3.1 a

The examples of Land environments N4.1 b, N4.1 e, N6.1 a and N6.1 b present on Dunstan Peaks pastoral lease were not identified as having any significant ecological values. There were also areas of modified/developed farm land on examples of Land Environments Q1.1 b, Q2.1 b, K3.1 a, N4.1 c, N4.1 a, and N5.1 a that did not support significant ecological values.

Level IV Land Environment	Ecological values present?	Where present?	Protection proposed?	Comment
01.1a Not threatened	Yes	Wether Range tops	Yes	More or less fully protected within CA1.
01.2a Not threatened	Yes	Localised on Wether Range tops	Yes	Very little of this land environment present on Dunstan Peaks PL.
01.1c Underprotected	Yes	Upper slopes of Wether Range	Yes	All areas of ecological value included in CA1.
Q1.1c Underprotected	Yes	Upper slopes of Wether Range	Partial	Approximately half of areas with ecological value included in CA1.
02.1b Critically underprotected	Yes	Wether Range mid-to-lower slopes	Partial	Approximately half of areas with ecological value included in CA1.
N4.1c Critically underprotected	Yes	Lower slopes and foothills of Wether Range	No. Only a very small area included within CA1.	Most of ecologically important areas identified in CRR excluded from PP.
N4.1d Chronically Threatened	Yes	Fringe of valley floor.	No.	Small area of N4.1 d with ecological values identified, but excluded from PP.
N4.1b Chronically Threatened	No	N.A.	No	Only small area of this Land Environment on Dunstan Peaks.
K3.1 a At Risk	Yes	Omarama Stream valley floor.	No	All ecologically important areas identified in CRR excluded from PP.
N4.1e At Risk	No	N.A.	No	Only small area of this Land Environment on Dunstan Peaks.
N5.1a Acutely threatened	Yes	Valley floor west of Dunstan Peaks homestead.	No	Ecologically important areas identified in CRR excluded from PP.
N6.1b Critically Underprotected	No	N.A	No	Only small area of this Land Environment on Dunstan Peaks.
N6.1a Critically Underprotected	No	N.A	No	

Assessment of proposed conservation and freehold areas

The proposed conservation area occupies the highest-altitude, western portion of Dunstan Peaks pastoral lease. It is almost entirely comprised of mountain and hill country land environments, including examples of three 'underprotected' and 'critically underprotected' land environments (Q1.1 b, Q1.1 c, Q2.1b). Only a very small area of montane valley floor land environment ('critically underprotected' N4.1 c) is included in the proposed CA. So while, the proposed conservation area may contain "a wide

diversity of habitats extending over a large altitudinal sequence" (page 3, PP), the great majority of the area is subalpine and alpine habitats.

The PP describes the conservation area as descending to an altitude of 700 m at its lower extension in the Omarama Stream, however my reading of the topographical map puts lowest point of the CA here (NZMG E2258002 N5612452) at about 800m. The 700 m contour is more than 2km further down-valley (NZMG E2260342 N5614419).

Significant omissions in the proposals for protection of ecological values

The main areas of ecological value identified in the CRR that are *not* proposed for protection are:

1. Slopes and foothills at the north-central 'bulge' of the pastoral lease with extensive native dry shrublands (threatened environments 01.1b, Q1.1c, Q2.1b and N4.1e);
2. Slopes, foothills and valley floor centred around a tributary of Omarama Stream supporting dry shrublands and short tussock grassland habitats ('critically underprotected' land environments 02.1 b, N4. 1a and 'acutely threatened' valley floor environment N5.1 a)
3. Omarama Stream valley floor and adjoining foothills also supporting a mix of shrubland, tall- and short-tussock grassland habitats ('critically underprotected' environments 02.1 b, N4.1 c; and 'at risk' 1<3.1a).

The CRR draws particular attention to the diverse shrublands present on valley floors and lower hill slopes. These were considered to be ecologically important in their own right and as habitat for invertebrates, lizards and birds, and to have the potential to spread back into areas where they have been removed (CRR p.11). The PP largely ignores the existing ecological value and restoration potential of indigenous vegetation and habitats on these most highly threatened foothill and valley floor land environments.

As mentioned, there is no independent description and assessment of the ecological values within the 344 ha of Crown land, formerly part of Twinburn pastoral lease, that is also proposed for freehold.

The PP states (p4) that while there are "some inherent values with moderate significance" within the proposed freehold, the "key significant inherent values identified in the conservation resources report are contained within the adjacent areas proposed for full conservation protection". It is difficult to see how all the "key significant inherent values" could be contained within the largely subalpine-alpine environments of CA1 when most of the lowland-montane environments identified as supporting threatened environments in the CRR lie outside this area.

The criteria used to rank or assess these 'moderate' and 'key' values were not discussed, but this assessment does not appear consistent with the findings of the CRR. It also runs counter to generally understood principles of biodiversity conservation that any indigenous vegetation/habitats remaining on most highly threatened environments (Le. the low-altitude footslopes and valley floors in this instance) would have the highest ecological value and should therefore be priorities for protection.

On this basis, Environment Canterbury considers the proposal for the protection of significant inherent values to be unacceptable in terms of the objectives of the CPLA.

Grazing and 'active management'

The CRR drew attention to the deleterious effects of grazing (and burning) on indigenous vegetation of parts of the pastoral lease, particularly high altitude tussock grasslands and associated wetland and snowbank plant communities. It noted that, if not burnt or grazed, the snow tussock grasslands would recover slowly and *Dracophyllum prunum* shrublands would probably expand (p.11).

The suggestion on p.4 of the PP that the management of part of this area is to be further reviewed after the public submission period is considered to be unsatisfactory and inconsistent with the tenure review process. Continued grazing of parts of the conservation area, as might occur following the review, will impede recovery of the vegetation and would be inconsistent with the recommendations of the CRR.

Any such review of the Preliminary Proposal should be completed and made available for public comment prior to the Substantial Proposal being notified.

The final two paragraphs on page 5 of the PP are also difficult to follow. By not making the Espie report available to submitters, the PP has failed to provide any information to support the ambivalent

claim that Uactive management of such areas is required to promote ecological sustainability". What type of Uactive management" is proposed to (presumably) try and control the spread of *Hieracium lepidulum*? How much of a threat to ecological values does the spread of *H. lepidulum* actually pose?

It is possible this claim follows a recent report prepared for LINZ by Day and Buckley (2009)⁴, which concluded that stock grazing reduces the spread of *Hieracium*, especially *H. lepidulum*, and is therefore preferable to the cessation of grazing. However a review of this report by Landcare Research scientists could find no support for this conclusion in the data and results of Day and Buckley's analysis. The reviewers were also unaware of any other evidence that suggests grazing has reduced *H. lepidulum* invasion of tussock grasslands (Walker et al. 2009)⁵. By contrast, the benefits in tussock grassland of grazing removal are documented and supported by a range of pUblished literature (e.g. review by Ewans 2004)⁶.

Environment Canterbury does not consider that the terms of the Preliminary Proposal will provide for the ecologically sustainable management of these values over land proposed for freeholding.

Recommendations

Environment Canterbury recommends the following changes as necessaty to provide for the long-term, sustainable protection of the range of significant biodiversity values identified on this land:

1. *Expand tile Conservation Area CA 1 as shown on Map 4 to include a/l sites of ecological value identified in the CRR, and pa/ticulatly to provide protection for the most tl1reatened lowland and montane land environments of the low-altitude footslopes and valley floors.*
2. *Carry out a full eoo/gica/ assessment of the additional 344 ha of Crown Land proposed for freeho/ding from the Twinburn lease, and provide proteotion for any significant values identified on this land.*
3. *Remove any option for the grazing of conservation areas.*

Water quality and aquatic ecosystems

Dunstan Peaks lease contains much of the upper catchment of the Omarama Stream which flows into the Ahuriri River. The Ahuriri River is highly valued both nationally and internationally for its recreational opportunities all of which are dependent on maintaining the inherently high water quality of the river system.

The Ahuriri River Conservation Order states that the river is to be managed for its outstanding wildlife and fisheries values and the waters are to be retained in a natural state. Therefore, tributaries of the Ahuriri River need to be maintained in a high quality state to ensure that there is no decline in the water quality or the values of the river.

Omarama Stream is typical of the streams found in the inland basins of Canterbury. Surveys by Environment Canterbury have shown that gravel bed streams in the Waitaki Basin generally have very high water quality and "clean gravels" - very low concentrations of nutrients (nitrogen and phosphorus) and little evidence of sedimentation of the bed by fine sediments. Maintaining the inherently low nutrient system of the Omarama Stream will be critical to sllstaining the values of both Omarama Stream and the Ahuriri River.

Under current management, the condition of the existing grasslands has continued to deteriorate thereby increasing the potential for runoff of sediment and other contaminants into water ways. A

⁴ Day, N. and Buckley, H. 2009. Colonisation and spread of *Hieracium* spp. in the South Island high country over 25 years. Report prepared for Land Information New Zealand, August 2009

⁵ Walker, S., Lee, Wand Monks A. 2009. Review of Day & Buckley August 2009 report for L1NZ entitled 'Colonisation and spread of *Hieracium* spp. in the South Island high country over 25 years'. Landcare Research Internal Report: LC091 0/045

⁶ Ewans R. 2004. Effects of removing grazing from native grasslands in the eastern South Island of New Zealand, a literature review. DOC Science Internal Series 168. Department of Conservation, Wellington.

change in land status or intensification of land adjacent to Omarama Stream could potentially lead to an increase in sedimentation and nutrient concentrations. The impact of intensive agricultural land use activities on water quality and ecosystems is well documented. Tributary streams because of their size and limited assimilative capacity are particularly susceptible to degradation. Grazing of riparian margins, for example, reduces vegetation stature and trampling of soils and banks results in an increase in sedimentation. One of the most effective ways of maintaining water quality is to restrict stock access to water ways and to maintain well vegetated riparian margins to trap pollutants in runoff from adjacent land.

Once pastoral lease land becomes freehold through tenure review, the property can be used for a wide range of land uses, subject only to the Resource Management Act 1991 and the various local authority plans. It is reasonable to expect that in this case the property will be developed more intensively in future to improve its economic viability. The tenure review process offers an opportunity to protect existing water ways and their aquatic ecosystems. Adequate riparian margins should be identified for all permanently flowing streams crossing the proposed freehold part of the property and established as conservation covenants to protect indigenous riparian vegetation and to prevent stock access to the beds and banks of the waterways.

The suggestion that the management of part of the proposed CA1 area is to be further reviewed after the public submission period is considered by Environment Canterbury to be unsatisfactory and inconsistent with the purpose of the tenure review process. Any such analysis or review should be completed and made available for public comment prior to the Substantive Proposal being notified.

Should any grazing or production be allowed in the area CA1 proposed for protection, then it is critical that adequate protection of the rivers and their margins is provided for. Many of these small upper tributaries will not have marginal strips set aside! so the prevention of stock access to all permanently flowing streams should be a condition of any future Use of the area. Where riparian margins retain areas of indigenous vegetation, it is recommended that tenure review provides for these areas to be adequately protected from disturbance by stock or development.

Recommendations:

To provide for the long-term protection of water quality and aquatic habitats in the Omarama Stream, and the greater Ahuriri River habitat Environment Canterbury recommends that:

1. *The area identified as CA1 provides for the long-term protection of the water quality and riparian margins of all Omarama Stream tributaries*
2. *The Preliminary Proposal provides for the protection of the riparian margins of all permanently flowing tributaries of the Omarama Stream where these cross areas of land freeholded under tenure review by applying conservation covenants sufficient to prevent stock access to riparian vegetation and the beds of the streams.*

Landscape and amenity

Almost the entire lease is identified as an Outstanding Landscape Area in Variation 2 (Landscapes) to the Proposed Waitaki District Plan. When compared with the Values Map from the eRR Report, the Waitaki District Plan classification is much more extensive, and reaches well down on the north-facing frontal country. The proposal for protection of values within the CA1 area of the Preliminary Proposal does not appear to have any obvious correlation with the landscape values as identified in either the CRR or the Waitaki District Plan. Indeed, it appears that the determination of boundary alignment rests more on the grounds of expediency than significant inherent values. The description of land proposed for freeholding identifies that more than 500ha of land above 1000 metres is to be included - not because of the absence of inherent values, but because *further fencing of these areas would be difficult and could not be justified.*" (page 5 of the PP).

These criteria for determining the boundaries of the land proposed for freeholding are not considered to provide sound reasoning in terms of the justification of the Preliminary Proposal. Environment Canterbury seeks that the positioning of the boundary line between freehold and Crown land is

discussed in terms of the identified landscape values and that the proposal includes specific provisions for protection of these values as they relate both to the freehold and conservation land. If further fencing is required to achieve this protection, then a discussion of the options for providing such fencing should occur as part of the review process.

Recommendations:

To provide for the sustainable protection of the landscape values identified for this lease, Environment Canterbury recommends that the following changes are made to the Preliminary Proposal:

1. *That the boundary between freehold and conservation land is adjusted to provide effective protection of the landscape values identified in the CRR and the Preliminary Proposal.*
2. *That the Preliminary Proposal recognises and provides for the long-term sustainable protection of significant landscape values on the areas proposed for conservation and for freeholding.*

Public Access

Tenure review offers an opportunity to resolve public access difficulties to the conservation estate, and to put in place access ways that meet the needs of the public while minimising interference with farming operations.

The Canterbury Regional Policy Statement seeks to improve public access to and along rivers and lakes in the Canterbury Region⁷ by developing new opportunities for public access especially where links can be established to isolated areas. Similarly, the Department of Conservation will, as part of the tenure review process, negotiate for enhanced public access to the conservation estate.⁸

Because the assessment of preliminary proposals tends to occur in isolation from a larger strategic view, and is specific to the immediate property in question, it is difficult to determine the overall strategy for protection of and access to the wider land units. For the Dunstan Peaks Preliminary Proposal, while it appears that public access (on foot or by vehicle) is available along lines shown as "a-b-c" and "a-b-d", it is not at all clear that public access is adequately provided for beyond (south of) these points. The land proposed as Conservation Area CA1 to be restored to Crown ownership is remote and at relatively high altitude. It is therefore imperative that adequate provision is made for public access to this area and, ideally, that access is available to both pedestrians and motorised vehicles. This aspect should be clearly addressed in the proposal.

Recommendation:

Environment Canterbury recommends the following changes be made to the Preliminary Proposal to ensure effective provision of public access:

1. *That specific provision is made for public access beyond the areas marked "a-b-c" and "a-b-d" to and including the CA1 area. This should allow for access both on foot, and by off-road vehicle, horse or cycle. An alternative to securing access along the southern boundary of the property is to secure an easement for this purpose along an existing farm track which connects with the area shown as CA1.*

⁷ Objective 4, Policy 7 Canterbury Regional Policy Statement pg 159 -160

⁸ Canterbury Conservation Management Strategy pg 193 Objectives and Implementation point 5

Overall Recommendations

Environment Canterbury considers that the Preliminary Proposal for Dunstan Peaks pastoral lease currently fails to provide for the protection of the range of inherent natural values identified for the land in a manner that will be ecologically sustainable in the long-term or consistent with the objectives of the CPLA.

Specifically Environment Canterbury requests the following changes to the Preliminary Proposal:

Soil conservation:

1. That CA1 is extended to the existing lower fenceline of the Summer Ewe Block to include all the severely limited Class VII land (See attached Recommendations Map 5)
2. That a short term 3-year grazing concession over the recommended extension to CA1 is provided to enable the lessee to adjust stocking management
3. That the remainder of the lease remains as pastoral lease with management regimes put in place that are compatible with the capability of the land.

Indigenous biodiversity:

1. Expand the Conservation Area CA1 to include all sites of ecological value identified in the CRR, and particularly to provide protection for the most threatened lowland and montane land environments of the low-altitude footslopes and valley floors.
2. Carry out a full ecological assessment of the additional 344 ha of Crown Land proposed for freehold from the Twinburn lease, and provide protection for any significant values identified on this land.
3. Remove any option for the grazing of conservation areas.

Water quality and aquatic ecosystems

1. The area identified as CA1 provides for the long-term protection of the water quality and riparian margins of all Omarama Stream tributaries
2. The Preliminary Proposal provides for the protection of the riparian margins of all permanently flowing tributaries draining the Omarama Stream where these cross areas of land freehold under tenure review by applying conservation covenants sufficient to prevent stock access to riparian vegetation and the beds of the streams.

Landscape:

1. That the boundary between freehold and conservation land is adjusted to provide effective protection of the landscape values identified in the CRR and the Preliminary Proposal.
2. That the Preliminary Proposal recognises and provides for the long-term sustainable protection of significant landscape values on the areas proposed for conservation and for freeholding.

Public access

1. That specific provision is made for public access beyond the areas marked "a-b-c" and "a-b-d" to and including the CA1 area. This should allow for access both on foot, and by off-road vehicle, horse or cycle. An alternative to securing access along the southern boundary of the property is to secure an easement for this purpose along an existing farm track which connects with the area shown as CA1.

Map 5 attached to this submission shows the Recommended Changes requested to the Preliminary Proposal designations for conservation and freehold land.

Thank you for the opportunity to comment on this Preliminary Proposal.

Yours sincerely



Don Rule

DIRECTOR RESOURCE PLANNING AND CONSENTS

Attachments:

- Attachment 1 Terms of the Grazing Concession as proposed in the 2006 Preliminary Proposal
- Attachment 2 Proposed land designations from the 2006 Preliminary Proposal
- Plan 1 Location of Crown leases managed by Dunstan Peaks Limited
- Plan 2a: Soil & Water Conservation Plan for Dunstan Peaks Station
- Plan 3c: Proposed Full Retirement Option offered as alternative S&WCP proposal
- Plan 4: Land Inventory and Land Use Capability map for Dunstan Peaks
- Map 1: The % vegetation cover (%Living) on land within the lease 2003
- Map 2: The predicted change in % vegetation cover from 1990 to 2003
- Map 3: Rabbit proneness assessment for Dunstan Peaks
- Map 4: The extent of the land environments (LENZ) represented within the Dunstan Peaks pastoral lease.
- Map 5: Recommended changes to the land designations in the Preliminary Proposal

ATTACHMENT 1

This Grazing Concession prepared as part of the earlier 2006 Preliminary Proposal for Dunstan Peaks.

DRAFTING INSTRUCTIONS: SCHEDULE Gl'azillg Concession.
Dunstan Peaks Pastoral Lease.

Information on proposed concession provided by Director-General of Conservation
 (section 39 CPL Act)

Explanation note: This information is required in the event that the CCL accepts the recommendation of the Director-General to designate land as land to be restored to or retained in Crown control subject to the granting of a Concession or over which a Concession is granted. This information must be provided for each Concession if more than one is proposed. The Concession may require the provisional consent of the Minister of Conservation (section 41 CPL Act)

1. Description of proposed activity:

Grazing Concession for 465 sheep at any time during the proposed term of the Grazing Concession.

2 Description of area where proposed activity to be carried out and proposed status:

The location of the Grazing Concession is in the valley extending to the west from the Omarama Saddle following the Omarama Stream along the valley floor, and rising to the ridgeline either side. The area will be designated as land to be restored to Crown control as a Conservation Area and adjoins a larger area of land designated as land to be restored to full crown ownership and control.

3 Description of potential affects of proposed activity and any actions proposed to avoid, mitigate or remedy any adverse affect:

The area contains extensive tussock cover with dense grey shrublands in gullies and valleys. The range of vegetative communities present contribute to the important altitudinal sequence of plants from the Omarama Stream up to the top of the range.

Grazing has traditionally been a component of this area. In order to achieve an outcome as part of the tenure review process some controlled grazing was agreed to as being essential to the farming operations of the property. It was considered that in order to avoid, mitigate, or remedy any adverse effect on the land during the term of the Grazing Concession, the Grazing Concession should contain a number of conditions including, but not limited to, the following:

- a) Stock unit limits as detailed in Clause 1 above during the proposed term of the Grazing Concession.
- b) A limitation of three years for the concession activity with no right of renewal.
- c) Pest control *if* required by the Minister of Conservation, the costs to be borne by the Concessionaire.

- d) The Minister of Conservation may set up a monitoring system to ascertain the effects of on-going grazing and this monitoring system will be reviewed every year. The Minister of Conservation reserves the right to adjust the stock numbers in order to meet conservation objectives.

4 Details of the proposed type of concession:

A Grazing Licence Concession under section 17Q of the Conservation Act 1987.

5 Proposed duration of concession and reason for proposed duration.

Proposed duration: Three years from settlement date. No right of renewal.

Reason for proposed duration:

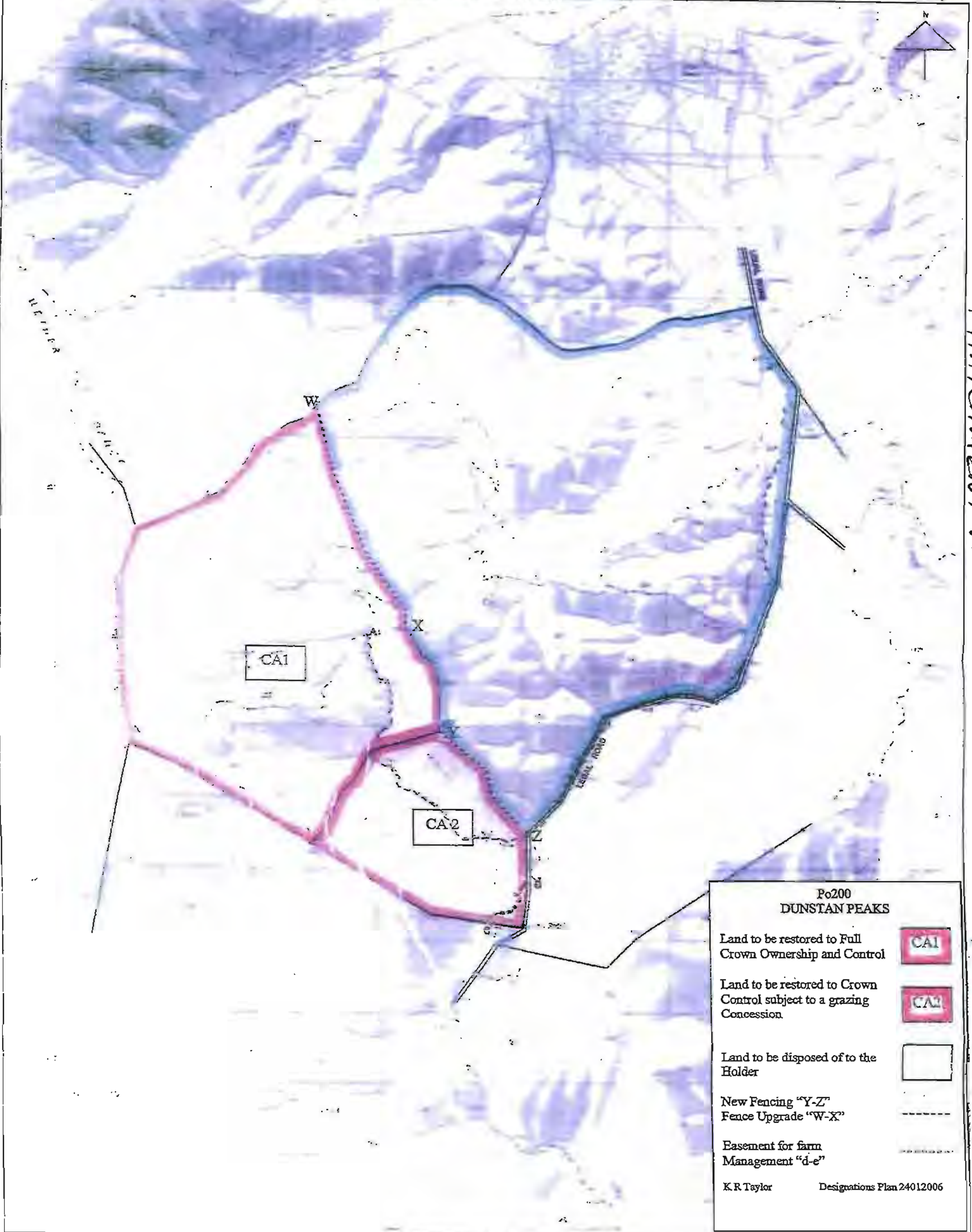
- a) allow some security of tenure to the Concessionaire for farm management purposes while adjustments are made to the current farming practises; and
- b) to allow for monitoring results and adjustments in sheep numbers if required.

6 Relevant information about the proposed Grantee including information relevant to the Grantee's ability to carry out the proposed activity:

Proposed Grantee: Dunstan Peaks Limited.

Relevant information: The Pattersons, who own Dunstan Peaks, have owned and ran the property for a significant period of time. The significant inherent values have been surviving under the current grazing regime. The Pattersons have the ability to farm the area for conservation objectives, subject to the conditions of the Grazing Concession for the term of 3 years while adjustments are made to their farming practises.

MAY 2006 PP DISCONTINUED ATTACHMENT 2.



ATTACHMENT 2

ATTACHMENT 2

The boundaries shown on this plan are indicative and are for illustrative and discussion purposes only. No guarantee of accuracy can be given until the survey data supporting the boundary positions is researched thoroughly when the survey prescription is prepared.

Dunstan Peaks

Scale - 1:50,000
1 km 2 km 3 km

Marginal Strip Subject to Sec 24(9)
Conservation Act A-B

This plan accurately portrays the boundary of Dunstan Peaks Pastoral Lease and the land status is unchanged from that certified by the Chief Surveyor on 23/03/01. Murray Bradley, Crown Accredited Surveyor

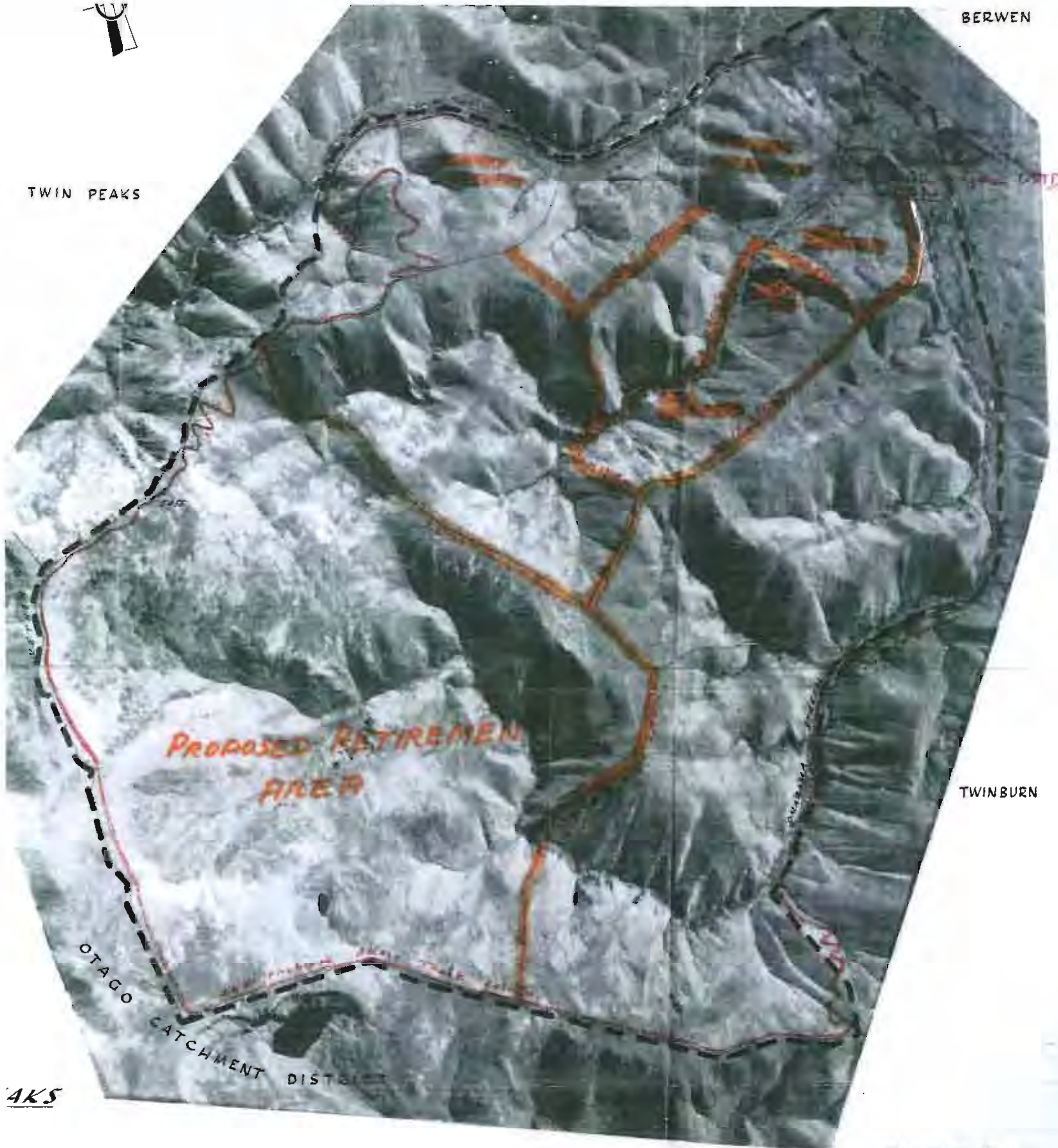
Version	2	3	4	5
Ofago Land District Topographical Map 260 - H39 & H40	Sheet 1 of 1 Date 16.03.2005			

McMeckling Mapping
Independent Contractor to
DTZ Ltd, Dunedin
03 474 0571
16.03.2005



BERWEN

TWIN PEAKS



TWINBURN

AKS

PLAN 3C

WAITAKI CATCHMENT COMMISSION

C. Nos 711317, 318

BIRDWOOD & DUNSTAN PK'S W.V. KERR

SCALE: 1" = 30 ch. (APPROX.)



Dunstan Peaks

Land Inventory

Soils	Depletion (ha)						Total	%
	0	1	2	3	4	5		
on Steeplands								
Ks Kalkouro	-	175	241	260	145	57	877	65
Da Deunaru	-	76	300	564	51	-	1167	
Tg Tongawai	-	316	316	80	-	-	712	
Or Ouarana	-	-	291	291	-	-	602	
							1206	22
on Hills								
Ks Kalkouro Hill, cirque floor	-	10	71	-	51	-	132	
Da Deunaru Hill	-	91	51	158	70	149	519	
Ks Kalkouro Hill	-	40	175	-	-	-	215	
Tg Tongawai Hill	-	86	-	-	-	-	86	
Or Ouarana Hill	-	102	150	16	-	-	268	
							529	10
on Rolling Lands and Plains								
Da Deunaru, cirque floor variant	-	-	9	7	-	-	16	
Da Deunaru	-	17	87	-	-	152	256	
Ks Kalkouro	-	76	-	-	-	-	76	
Da Deunaru	-	11	-	-	-	-	11	
Gd Glenrock deep	-	39	-	-	-	-	39	
Gd Glenrock deep	-	19	-	-	-	-	19	
Gd Glenrock stony	-	6	-	-	-	-	6	
							203	4
on Terraces and Floodplains								
Sd Shallow deep	-	32	-	-	-	-	32	
Sd Shallow shallow	-	1	-	-	-	-	1	
Sd Shallow stony	-	35	-	-	-	-	35	
Ed Edwards shallow	-	62	-	-	-	-	62	
Ed Edwards stony	-	66	-	-	-	-	66	
							196	4
Total							5376	100%
%	-	22	37	28	6	7	100%	

Capability - units according to National Land Use Capability Unit System

Land suited to Arable Use	ha	%
Class III - Moderate limitations to Arable Use	90	-
Class IV - Severe limitations to Arable Use	31	1

Land unsuited to Arable Use

Class VI - Moderate limitations to Pastoral Use	1913	37
V1a1	306	
V1a2	41	
V1a3	80	
V1a4	54	
V1a5	23	
V1a6	102	
V1a7	176	
V1a8	50	
V1a9	36	
V1a10	161	
Class VII - Severe limitations to Pastoral Use	2372	40
V1b1	189	
V1b2	284	
V1b3	376	
V1b4	453	
V1b5	169	
V1b6	504	

Land unsuited to Pastoral Use

Class VIII	1106	20
V1c1	209	
V1c2	229	
V1c3	4	
V1c4	72	
V1c5	301	

Total	5376	100%
%	100%	

PLAN 4

surveyed
designed
drawn
traced
approved
amendments

by

date

catchment no.
aerial photo ref.
level book no.

Property Boundary

Fence Line

1:100000 Edy

DUNSTAN PEAKS

INVENTORY & CAPABILITY

P.J. PATTERSON

total area 5376 ha

scale 1: 23 760

file

plan no. S & W 66

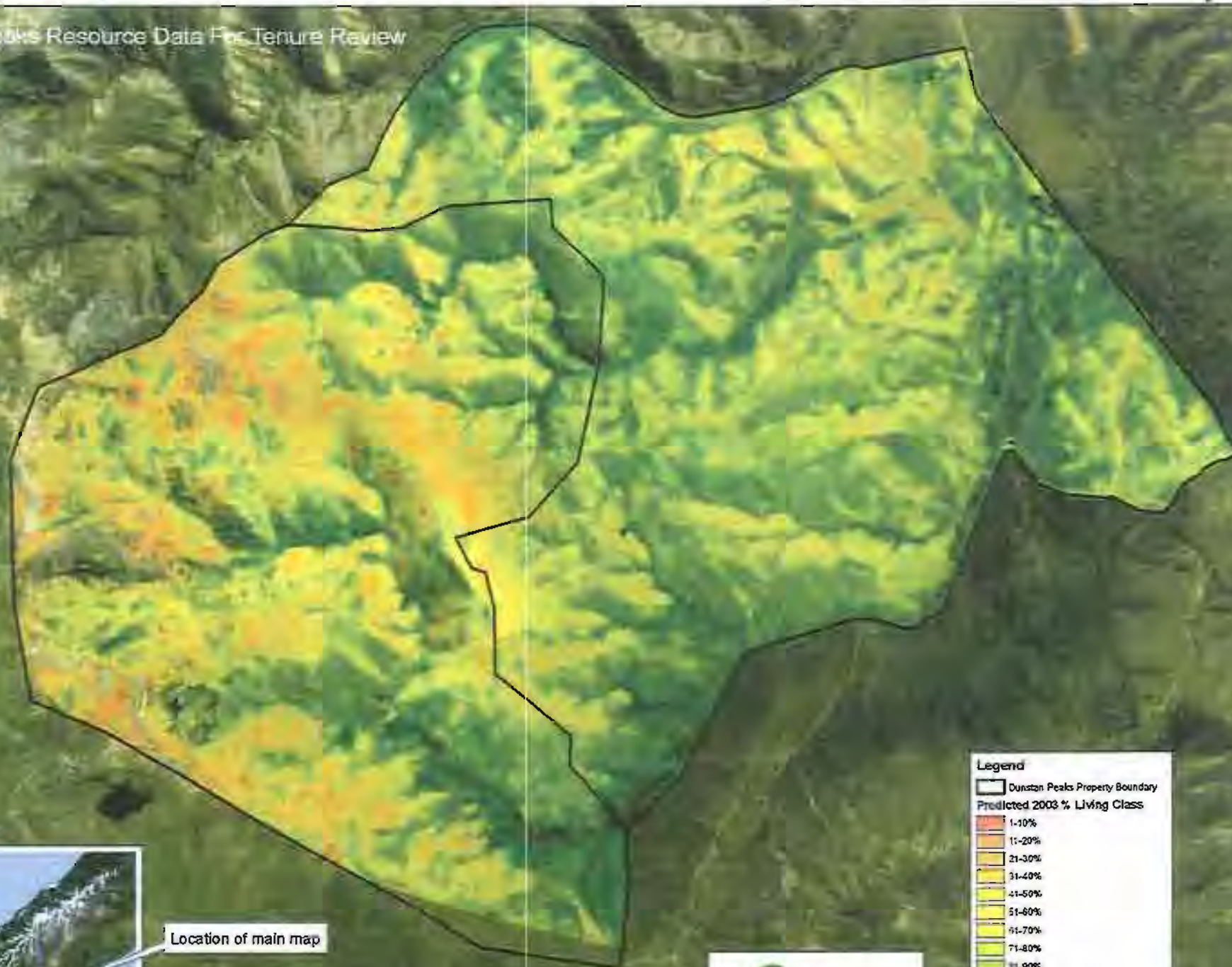
sheet of sheets

WAITAKI CATCHMENT
COMMISSION AND
REGIONAL WATER
BOARD

KUROW



Dunstan Peaks Resource Data For Tenure Review



Location of main map

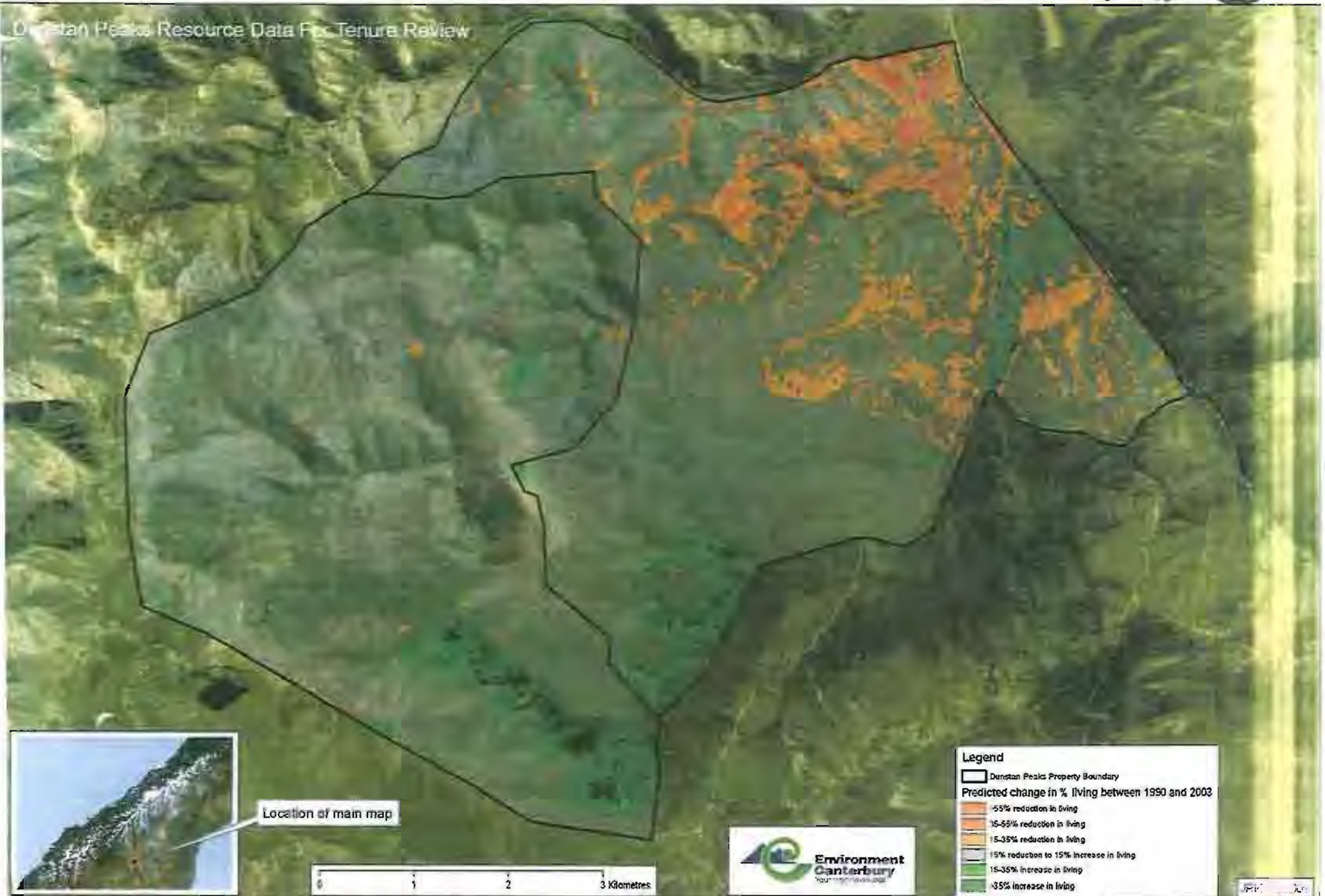
0 1 2 3 Kilometres



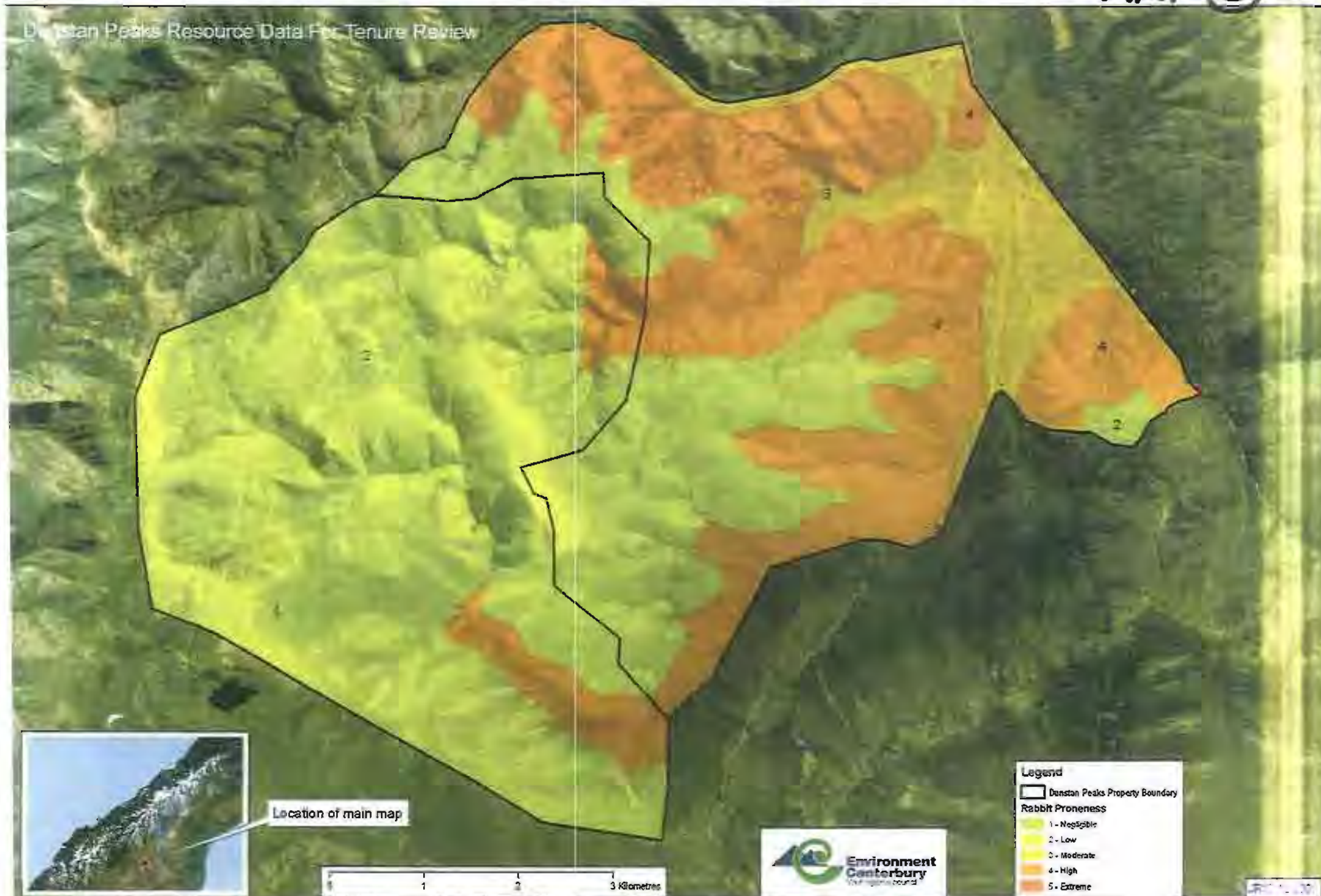
Legend

- Dunstan Peaks Property Boundary
- Predicted 2003 % Living Class
- 1-10%
- 11-20%
- 21-30%
- 31-40%
- 41-50%
- 51-60%
- 61-70%
- 71-80%
- 81-90%
- 91-100%
- Probable 100% OSD
- Probable 100% OSD and/or woody

Dunstan Peaks Resource Data For Tenure Review



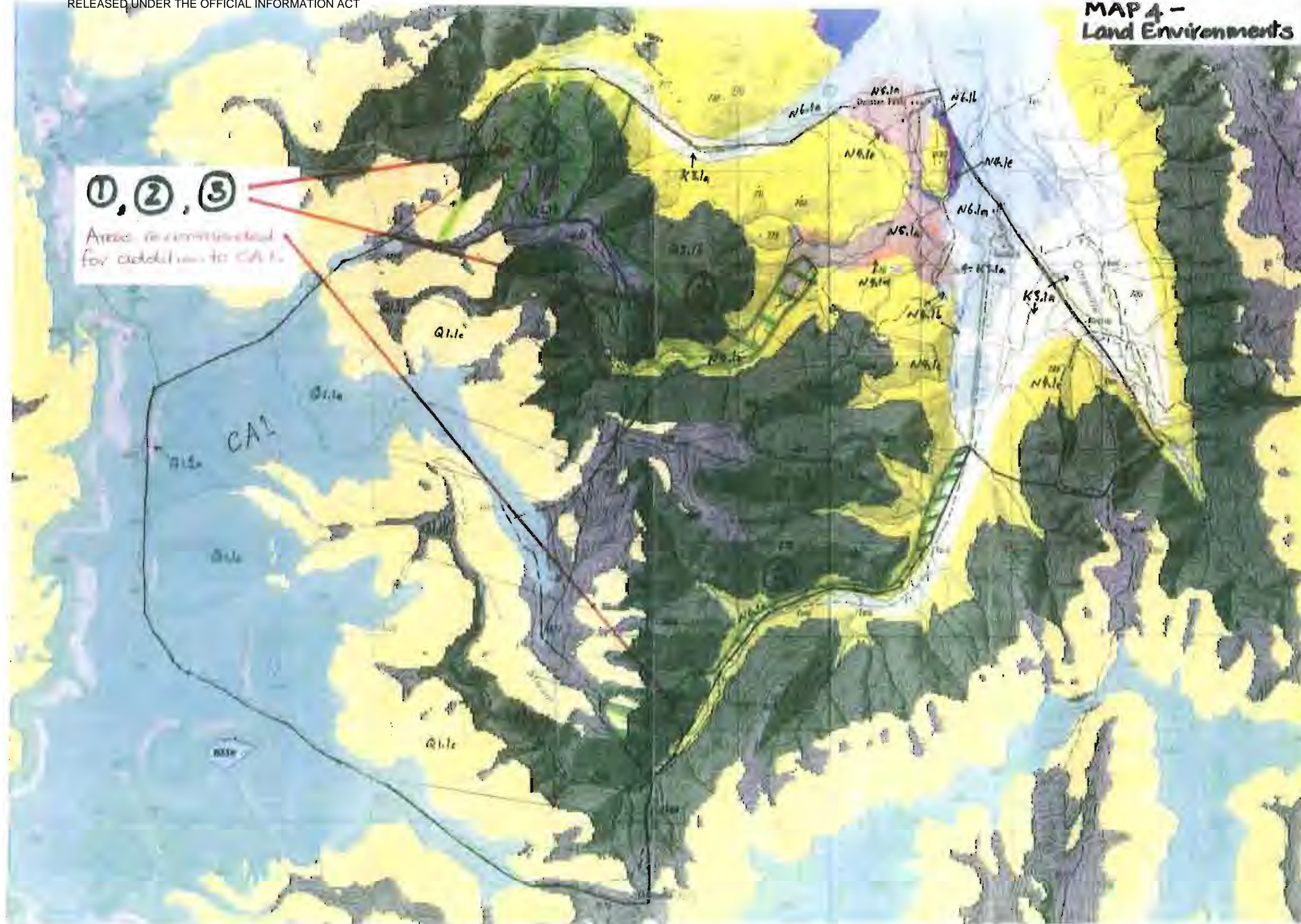
Danstan Peaks Resource Data For Tenure Review



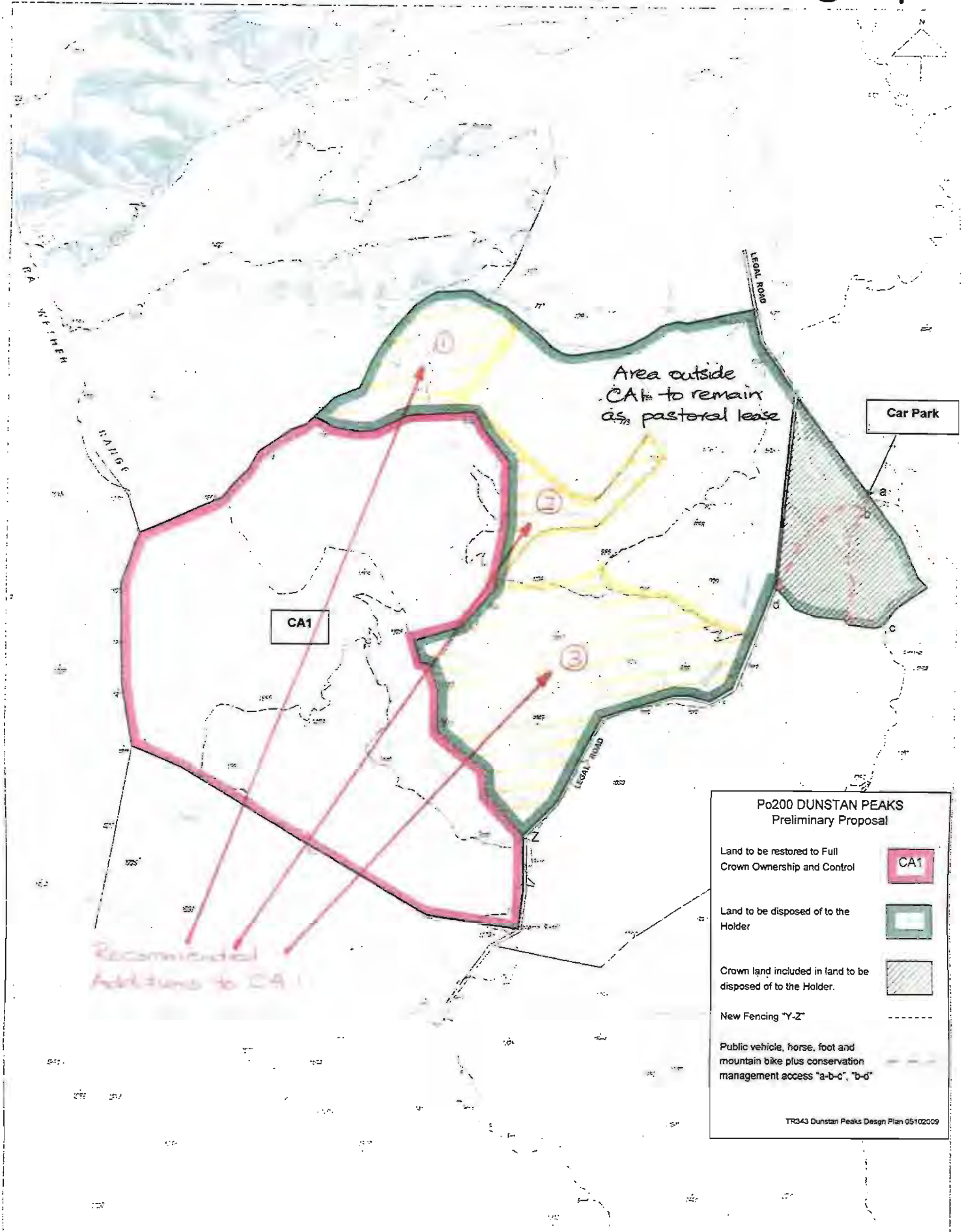
MAP 4 - Land Environments

①, ②, ③

Areas recommended
for addition to CA1



MAP 5 - Recommended changes to Preliminary Proposal



The boundaries on this plan are for illustrative purposes in showing the recommended designations.

Dunstan Peaks

Scale - 1:50,000

0 1 km 2 km 3 km

This plan accurately portrays the boundary of Dunstan Peaks Pastoral Lease and the land status is unchanged from that certified by the Chief Surveyor on 23/03/01. Murray Bradley, Crown Accredited Supplier

McMeeking Mapping
Independent Contractor to
DTZ Ltd, Dunedin
021 851937
04.10.2009

Version	1	2	3	4	5
Otago Land District					
Topographical Map 260 - H39 & H40					
Sheet 1 of 1					
Date 04.10.2009					



WORKS COMPLETED UNDER S.F.W.C.P.
BETWEEN 1972 & 1979

—	6240m	BOUNDARY CATTLEPROOFING
—	4330m	OFFSITE FENCING
—	1210m	OFFSITE IRRIGATION RACE
+	93ha	OFFSITE OVERSOWING & TOPDRESSING
+	38ha	OFFSITE CULTIVATION (LUCERNE)
+		DOZED STOCK CROSSINGS (BIRCHWOOD)
TOTAL COST \$87,818		SUBSIDY \$43,778 (HISTORICAL)

SINGLE PRACTICE WORKS COMPLETED BETWEEN 1979-81

—f—	20.36km	COMMUNITY STRATEGIC FIREBREAK
		ACCESS TRACK WITH TWIN PEAKS & TWINBURN
TOTAL COST \$40,657		SUBSIDY \$27,106 (HISTORICAL)

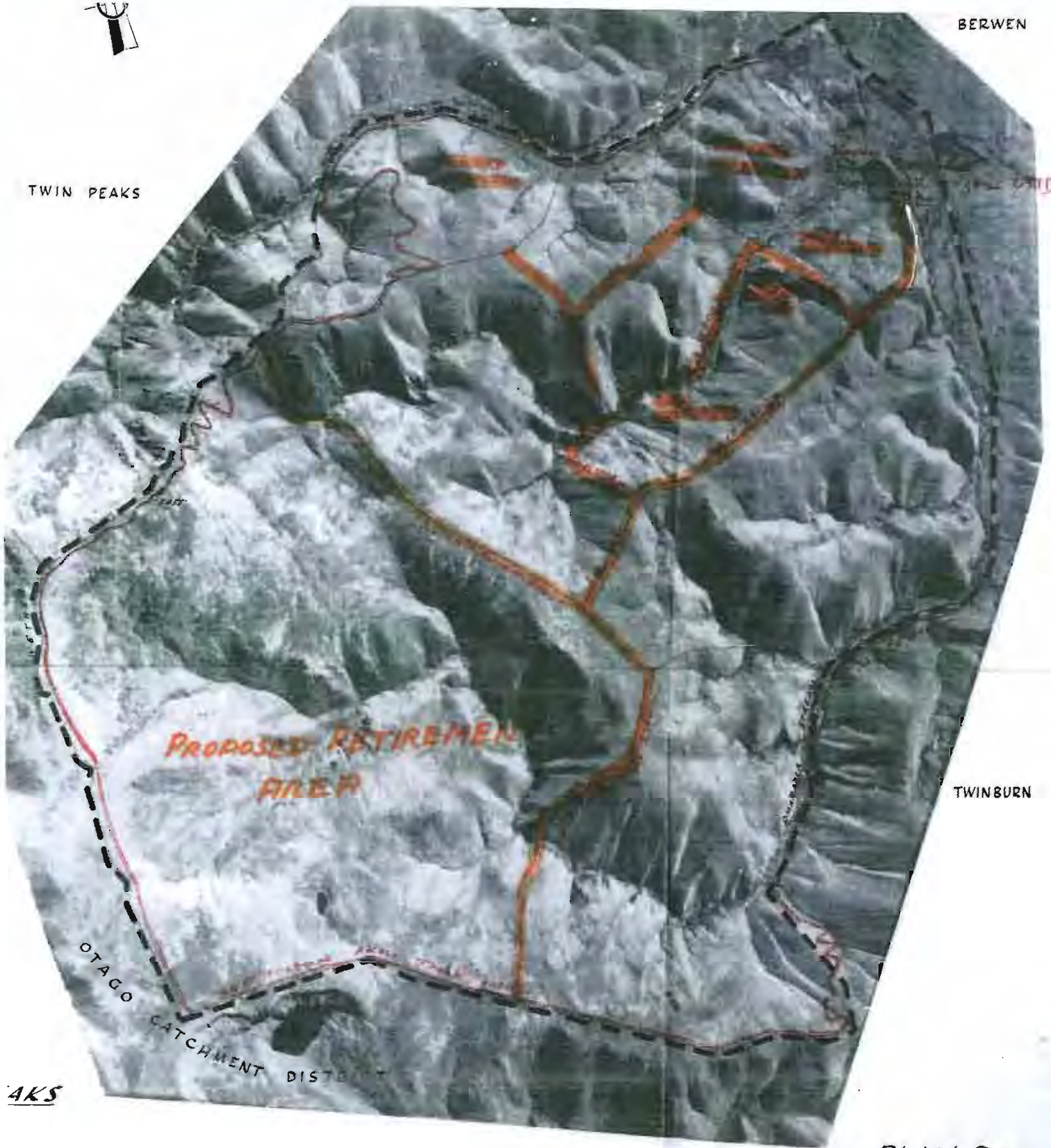
PLAN 2a

Surveyed completed checked typed approved completed	1x	2x	3x	DUNSTAN PEAKS	scale 1:10,000 1cm = 100m 1:10,000 1cm = 100m	



BERWEN

TWIN PEAKS



TWIN BURN

OTAGO
CATCHMENT DISTRICT

AKS

PLAN 3C

WAITAKI CATCHMENT COMMISSION

C. NOS 711317, 318

BIRDWOOD & DUNSTAN PK'S W.V. KERR

SCALE: 1" = 30 ch. (APPROX.)

Dunstan Peaks**Land Use Capability**

Soils	Population (ha)						Total	%
	0	1	2	3	4	5		
on Steeplands							1536	66
Ks Kaitioura	-	174	241	260	144	57	877	
Am Bonmore	-	76	708	540	41	-	1465	
Fg Tongariro	-	216	416	80	-	-	712	
Or Omarama	-	-	391	391	-	-	682	
on Hills							1206	22
18H Kaitioura Hills, cirque	-	10	71	-	51	-	132	
RH Bonmore Hill	-	35	51	158	26	159	541	
4H Bonmore Hill	-	50	123	-	-	-	173	
7H Tongariro Hill	-	56	-	-	-	-	56	
5H Tongariro Hill	-	102	158	16	-	-	276	
on Rolling Lands and Fens							522	10
18r Kaitioura, cirque slope	-	-	9	7	-	-	16	
Am Bonmore	-	17	87	-	-	-	104	
Ks Kaitioura	-	76	-	-	-	-	76	
By Bonmore	-	31	-	-	-	-	31	
GA Bonmore	-	39	-	-	-	-	39	
GA Bonmore	-	19	-	-	-	-	19	
GA Bonmore	-	6	-	-	-	-	6	
on Terraces and Floodplains							203	4
SA Bonmore	-	32	-	-	-	-	32	
SA Bonmore	-	1	-	-	-	-	1	
SA Bonmore	-	31	-	-	-	-	31	
SA Bonmore	-	52	-	-	-	-	52	
SA Bonmore	-	66	-	-	-	-	66	
Total	-	1208	1905	1524	297	162	5376	100%
%	-	22	37	28	6	7		

Capability - soils according to National Land Use Capability Soil System.

Land Suited to Arable Use

Class III - Moderate Limitations to Arable Use	ha	%
IIIe9	20	-
Class IV - Severe Limitations to Arable Use		
IVe4	71	1

Land Suited to Pastoral Use

Class VI - Moderate Limitations to Pastoral Use		
VIe13	1912	32
VIe14	306	
VIe15	11	
VIe16	60	
VIe17	14	
VIe18	1	
VIe21	16	
VIe22	176	
VIe23	40	
VIe24	36	
VIe25	161	
Class VII - Severe Limitations to Pastoral Use		
VIIe1	2172	40
VIIe2	189	
VIIe3	284	
VIIe4	726	
VIIe5	553	
VIIe6	169	
VIIe7	504	

Land Suited to Pastoral Use

Class VIII		
VIIIe1	1105	20
VIIIe2	209	
VIIIe3	329	
VIIIe4	4	
VIIIe5	37	
VIIIe6	301	
Total	5376	100%
%		



PLAN 4

surveyed designed drawn traced approved amendments	by	date	catchment no.	S.N. 2082 Photo No. C-3 & 4	DUNSTAN PEAKS INVENTORY & CAPABILITY	scale 1: 23 760	WAITAKI CATCHMENT COMMISSION AND REGIONAL WATER BOARD
			aerial photo ref.				
			level book no.				
			Property Boundary			file	
			Fence Line			plan no. S & W 66	
			LI-LUC Unit Bdy			sheet of sheets	KUROW

total area 5376 ha

14



WALKING ACCESS
ARA HIKOI AOTEAROA

15 January 2010

Luana Patterson
Darroch Valuations
PO Box 27
Alexander 9340

DTZ ALEXANDRA

21 JAN 2010

RECEIVED

Dear Luana,

Re: Preliminary Proposal for Tenure Review: Dunstan Peaks Pastoral Lease (Pt 200)

Thank you for providing the Walking Access Commission with the opportunity to comment on the preliminary proposal for the tenure review of the Dunstan Peaks pastoral lease. As you will appreciate this is the first opportunity that the Walking Access Commission has had to comment on this proposal.

We note that the proposed access public access to CA1 (as referenced in the map) is at the point the road to the Omarama Saddle passes adjacent to the proposed conservation area.

We have reviewed the proposal and consider that, in its present form, practical public walking access can be improved by making provision by way of an easement in gross for the benefit of the public, by granting access to CA1 via the existing track that commences some 3km from Twinburn on the Broken Hut - Omarama Saddle Road. This proposed easement would provide a link from the proposed easement "a-d" (the planned carpark will be located at "a") via a short section of the road creating an alternate route to the Omarama Stream catchment. The easement would commence at the intersection with the road, cross over the Omarama Stream, then follow the existing track up the ridge to the spot heights marked as 994m, 1136m and 1153m to join the track within CA1 just south of point at 1388m.

The Walking Access Commission would like to discuss the legal nature and content of the proposed easements (if accepted) with you.

Yours sincerely

Mark Neeson
Chief Executive