

Crown Pastoral Land Tenure Review

Lease name : GLENLAPA

Lease number : PS 020

Conservation Resources Report

As part of the process of Tenure Review, advice on significant inherent values within the pastoral lease is provided by Department of Conservation officials in the form of a Conservation Resources Report. This report is the result of outdoor survey and inspection. It is a key piece of information for the development of a preliminary consultation document.

Note: Plans which form part of the Conservation Resources Report are published separately.

These documents are all released under the Official information Act 1982.

October

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DOC REPORT TO COMMISSIONER OF CROWN LANDS ON TENURE REVIEW OF GLENLAPA PASTORAL LEASE

PART 1 : INTRODUCTION

The lessee, Glenlapa Station Ltd, has applied to the Commissioner of Crown Lands for a review of tenure. The property has been inspected and reported on by relevant DOC staff and their individual assessments have been incorporated into this conservation resources report.

Some of these individual assessments were originally undertaken in 1989 during the implementation phase of the Protected Natural Areas Programme, following survey of the Nokomai Ecological District which was completed in 1986/87. Negotiations for protection of RAPs (recommended areas for protection) arising from the survey and other areas of conservation interest resulted in 768.5 ha, ie the major part of RAP Nokomai 5, East Dome, which was located on this property being voluntarily surrendered and transferred to DOC.

This area corresponded with that part of the property which had previously been retired under a Southland Catchment Board run plan. It has since been gazetted in 1992 as the East Dome Scenic Reserve.

The reserve protects a diverse variety of native plant communities including red beech and silver beech forests on colluvial slopes, gullies and alluvial flats, subalpine shrublands and tussocklands on colluvial slopes, scree slopes and rockfields, herb tussocklands and herb fields on colluvial slopes and ridge crests, of particular interest are the significant scree habitats and their flora which is of biogeographic and scientific importance.

An additional area of conservation interest was also at that time agreed to be protected. This area, comprising 172 ha, is contained within a conservation covenant registered on the lease title. The covenanted land is located approximately 1 km south of the East Dome Scenic Reserve and extends from the Mataura River terraces to the crest of the main ridge which extends northwards through the property towards East Dome.

Glenlapa Pastoral Lease is a medium sized property currently covering 4486.9 ha with supporting freehold land. It is located on the southern end of the Garvie Mountains, between the Dome Burn and the Mataura River. The property is situated on Glenlapa Road, 24 km north of Balfour in Northern Southland.

PART 2 : CONSERVATION RESOURCE DESCRIPTION AND ASSESSMENT OF SIGNIFICANCE

1. Landscape Assessment

This report describes the western slopes of Glenlapa, from East Dome Scenic Reserve in the north, down to the more rolling hill country in the south.

Regional Context

The western slopes of Glenlapa form the final section of the Mataura River corridor, which starts at Parawa in northern Southland, then winds its way through the enclosed Nokomai Gorge and out to Cattle Flat.

The vegetation pattern is fairly typical of the district, having been modified over 100 years of pastoral farming with the darker/shady gullies and side valleys containing large amounts of regenerating forest and shrublands with tussocklands at higher altitudes. A balance would now appear to have been struck between the country which is practical to develop into more intensive farmland, and areas which are now being allowed to regenerate back into their original state.

These western slopes form the immediate backdrop to one of New Zealand's best known brown trout fisheries, with many overseas anglers visiting this section of the Mataura River on a regular basis. This area's amenity values are well known. *"Steep tawny-hills enfold the sparkling river. The country is not picturesque - it is beautiful and the walking well worth it. Several days will be needed to explore the fishing around Nokomai and Cattle Flat."*¹

2. Landscape Values

The slopes in the north are highly visible from the Ardlussa - Cattle Flat Road and for local recreational users, while the southern rolling hill country is quite a conspicuous feature in the Balfour district. In the broader context, the more natural country at the northern end of Glenlapa complements the characteristics contained within the Mataura Range Scenic Reserve on the opposite side of the valley where in places the beech forest comes down to the valley floor.

3. Areas of Vulnerability

(a) East Dome Scenic Reserve to Conservation Covenant

For the existing landscape character to be maintained and enhanced, the steeper and more visible slopes on Glenlapa should be managed to enable natural succession to occur. The side slopes and regenerating gullies between the East Dome Scenic Reserve and the existing covenant area are included in this area of vulnerability. Apart from recent and obvious oversowing along the dividing ridgeline, there is a strong successional trend to woody native vegetation occurring. To allow this block to fully regenerate would mean that the physical linkage between East Dome Scenic Reserve and the covenant area is protected and enhanced.

(b) Gully System South of Covenant Area

For similar reasons, this gully with its regenerating forest should be managed for landscape protection.

¹ Turner B: "The Guide to Trout 'Fishing' in Otago", OAS, 1983

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Significance of the Landscape

The western slopes of East Dome and the Mataura River corridor with their forests shrublands and tussocklands contribute to the natural character of the river setting and associated recreation use and add to the quality of the recreational experience.

2. Landforms and Geology

Glenlapa is located at the southern end of the Garvie Mountains between the Mataura River and the Dome Burn, a major tributary of the Waikaia River which in turn drains into the Mataura River.

The major landform feature is the massif of East Dome, a prominent Northern Southland landmark. Whilst East Dome is no longer part of the property, Glenlapa encompasses the ridge systems which lie to the south and east of this feature. These ridges have deeply incised gullies radiating off.

The geology is complex over the Ecological District with Lower Mesozoic greywackes of the Caples Group prevailing.

Soils are high country yellow brown earths (Kaikoura and Fairlight soils) derived from greywacke and greywacke detritus, argillite and semischist. Texture varies from silt loams to sandy loams and stony loams. Deeper soils formed from loess occur on terraces and rolling land with compact, pale-coloured subsoils and poor winter drainage. Small areas of well drained alluvial soils occur on Mataura and Dome Burn river flats. These recent soils are of the Mataura group comprising alluvium from schist and greywacke parent material.

Significance of the Landform

The East Dome massif is a highly significant landform feature in northern Southland.

3. Climate

The Nokomai Ecological District is characterised as cool and temperate, with rainfall varying from 800 mm pa at low altitudes and up to 2000 mm pa at higher altitudes. NW and SW winds prevail. Snow may lie above 800 m altitude for weeks in winter after S-SW blizzard conditions.

4. Vegetation

(i) General Description

Lower easier parts of the property have been extensively oversown and topdressed and subdivided. Improved pasture and modified lowland short tussockland occurs on foothills, with *Chionochloa rigida* tall tussocklands occurring generally above 800 metres. Some cultivation has occurred on river flats. Manuka and other native shrubland species are regenerating strongly on south facing slopes.

Scattered pockets of beech forest occur in dissected gullies which are old fire refuges. The beech species is mostly silver beech with some red and mountain beech, the larger remnants occurring in gullies facing the Mataura River. The Domé Burn has a residual but broken ribbon of beech forest along its margins.

At higher altitudes, shrubland communities occur, dominated by *Dracophyllum longifolium* and *Brachyglottis revolutus*.

Rock bluff communities are restricted to a few sites above 900 metres and include *Dracophyllum longifolium* and *Brachyglottis revolutus* with other shrub and herb species.

(ii) Major Communities

The most intact and diverse areas of native vegetation are located in the gullies and river faces to the south, west and north of Trig J. This ridge and gully system west of Trig J is currently protected by a section 77 Reserves Act conservation covenant. It comprises one block of 172 ha with a limited amount of grazing (300 sheep for 6 months) of the tall tussocklands provided for in the covenant agreement. The altitude range is 240 m to 990 m asl.

The vegetation contains the following broad types:

a Lowland Zone (240 - 330 m asl)

Moderately steep (25°) colluvial slopes of southerly aspect. The two main forest communities consist of silver beech dominant with a small component of red beech, and marble leaf (*Carpodetus serratus*), *Coprosma linariifolia*, pepper tree, (*Pseudowintera colorata*), broadleaf (*Griselinia littoralis*) and *Coprosma crassifolia*.

Ground tiers are dominated by the fern *Blechnum discolor*. Litter cover is moderately high and rock and bare ground are negligible. There is a strong regeneration trend evident to woody vegetation in the absence of burning.

b Subalpine Zone (330 - 990 m asl)

The beech forest diminishes in size but silver beech continues to dominate, with some mountain beech as a minor canopy component, rising to a timberline at 840 metres. Species richness is moderate, enhanced by some of the habitat being inaccessible to introduced herbivores, with species such as inaka (*Dracophyllum longifolium*), *Coprosma parviflora*, *C. rhamnoides*, *C. ciliata*, *C. cuneata*, three finger (*Pseudopanax colensoi*), broadleaf, *Hebe salicifolia*, *H. rakaiensis* and *Brachyglottis buchananii* plus the herbs *Hymenophyllum sanguinoleutum*, *Asplenium terrestre*, *Brachyglottis southlandica*, *Astelia nervosa* and *Uncinia clavata* recorded.

Mid altitude moist tussockland and shrub-tussockland occur from 790 metres to 980 metres asl. These vegetation communities occur on moderate to steep slopes of varying aspect. Prominent shrub canopy species include mountain flax (*Phormium cookianum*) *Coprosma ciliata*, *C. rigida*, inaka (*Dracophyllum longifolium*) and narrow leafed snow tussock (*Chionochloa rigida*). Within the snow tussockland, prominent species to be found include *Gaultheria antipoda*, mountain tauhini (*Cassinia vauvilliersii*), *Hebe odora*, turpentine scrub (*Dracophyllum uniflorum*), *Aciphylla glaucescens*, *Celmisia verbascifolia*, *C. semicordata*

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v. aurigans, *Brachyglottis southlandicus*, blue tussock (*Poa colensoi*), snowberry (*Gaultheria depressa*) and *Hebe propinqua*.

The vegetation and flora of typical rock bluffs at 900 metres asl and above include *Grammitis poeppigiana*, *Hebe biggarii*, *Anisotome caudicola*, turpentine scrub, inaka, and *Myrsine nummularia*.

These communities and species are also well represented in the East Dome Scenic Reserve, which because of its greater size and altitude, contains more extensive examples of these ecological features. The covenant area due to its maximum altitude of only 990 metres, does not contain examples of herbfields and screes, which feature significantly in the reserve.

The native vegetation contributes to the landscape character of this part of the Maitara Valley and its forested hill slopes. In the absence of burning, woody vegetation is regenerating strongly at lower altitudes in particular. Oversowing and topdressing has occurred in the tussockland in the upper part of the southern most gully below 800 metres.

Significance of the Vegetation

Native vegetation sequences on the faces and gullies adjoining the Maitara River and the East Dome Scenic Reserve are the most significant botanical feature on the property. These sequences are largely intact and where disturbance has occurred, strong regeneration is evident especially at lower altitudes where the trend is towards woody vegetation and ultimately a forest community would develop. Whilst oversowing and top dressing of some mid altitude tussocklands has occurred, the tall tussockland vegetation is still largely intact.

5. Fauna

(i) Terrestrial

(a) Vertebrates

In forest remnants, native bird species include grey warbler, brown creeper, bellbird, South Island tomtit, New Zealand Pigeon, fantail and silvereye plus introduced species such as blackbird, chaffinch and redpoll.

In 1980, the New Zealand Wildlife Service Fauna Survey Unit, assessed the covenanted forest remnant and recorded the above species and ranked the habitat as moderate in importance.

Birds of open country include New Zealand pipit, skylark starling, song thrush, harrier, goldfinch and the occasional New Zealand falcon. The alluvial flats of the Maitara Valley recorded black fronted tern, paradise shelduck, and South Island pied oystercatcher.

(b) Invertebrates

Apart from the summit area of the East Dome Scenic Reserve (RAP Nokomai 5), none of the pastoral lease has been surveyed. There is no information available from any sources.

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(ii) Aquatic

(a) Vertebrates

The Mataura River has been recognised by the Planning Tribunal and more recently by the High Court as a river on which there should be gazetted a National Water Conservation Order to protect its brown trout fishery. There is no dispute that these particular waters in the reach adjacent to Glenlapa meet the strict requirements of a National Water Conservation Order. The Dome Burn is an important trout fishing stream. There are no records of the presence of native fish species in these watercourses adjacent to Glenlapa.

The Garvie Burn is important for trout spawning and contains two native fish species, the common river galaxis and the upland bully.

(b) Invertebrates

No survey information is available from these or any minor tributaries draining the property.

Significance of the Fauna

Two nationally threatened species of native birds have been recorded from the property, namely New Zealand Pigeon and New Zealand Falcon. Both species are ranked as category B which means they are second priority species for conservation (ref: "Setting Priorities for the Conservation of New Zealand's Threatened Plants and Animals" Molloy and Davis, 2nd edition, October 1994").

The Mataura River is an internationally recognised brown trout fishery.

6 Historic Values

Archaeological and Historic Features

No archaeological evidence of early pastoralism was found on Glenlapa, which was originally part of Hyde Home Station.

Evidence of a pack track with two routes from the Southland Plains to Nokomai is still clear on the ground, though parts of the original formation on Glenlapa have been modified for use as a farm track. Last century the track provided a more direct and more open route from Southland to Nokomai, the Nevis and ultimately Central Otago than did the bogs and forests of the valleys. The fact that it climbs to 4000 feet over East Dome indicates how difficult travel in the valleys must have been. It is likely that the line on the ground over East Dome and beyond is still visible.

The remains of a flax mill on the Mataura boundary of Glenlapa is interesting. Flax milling was an important New Zealand industry from the 1860s onwards, with a maximum of 177 mills throughout New Zealand exporting about 21,000 tons of fibre per year in the 1890s. Southland had a large flax milling industry in the early part of this century, and a mill still survives at Otaitai Bush. After 1950 flax fibre was gradually replaced by jute and then

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synthetics. It ceased to be used for woolpacks in 1972 and the industry collapsed. The mill sites seem to have been very vulnerable, and it is usually impossible now to find even a trace of most mills. The only trace known on Glenlapa is some rusting machinery and concrete foundations.

Gold mining proper occurred in the Dome Burn and consists of about 10 discrete sets of river edge sluicings. Each consists of one or more small sluice pits, worked into the river edge gravels which lie on terraces varying in height from 4 metres above the river level in the lower valley to 12 metres in the upper valley. The sluice hollows also become deeper in the upper valley, with overburden of only 1.5 m in the lower valley and up to 7 m in the upper valley. The sluice pits are seldom more than 20 m long and many are only 4 m across. Faint races can still be discerned running from side creeks through the long grass on the terraces to the heads of the pits. Shallow reservoirs are to be found on some of the terraces and the foundations of one or two stone chimneys at the larger sites.

There was no way of distinguishing any of the sites as early (say 1870s) or late (say 1930s). The fundamentally simple technology used over the whole period means that physically the sites all look alike. Only excavation for dateable artefacts would provide useful evidence of when the sites were formed. Their intactness and setting make these interesting sites for visitors to discover. They are however not visually impressive and of minor social and technological importance.

The other historic feature in the Dome Burn is of considerably more value. Muddy Terrace Race is one of the largest mining races in Otago and Southland in terms of volume. Its trench is about 4-6 feet deep, 6 feet across the bottom and widening to 9-12 feet across the top. Rights for 40 heads of water were taken out but the diameter of the pipe used to carry the race across the Dome Burn (about 30 inches) suggests about 30 head capacity. It has a fall of one foot in about 850 feet over about 15 miles (23 km).

Only three or four other mining races in Otago and Southland are known to be comparable in size. The Mount Ida Race to Naseby is longer (about 70 kilometres), but not so large. Ports Race in the Longwoods to Round Hill, the Tinkers Gold Mining Company race from lower Thompsons Gorge to Matakanui and some of the large races in the upper Nevis, designed more for hydro power than mining, are similar in length and volume.

The gentle fall of the Muddy Terrace race has dictated the position of the race along the river bank and has resulted in some major works to keep it up to level. The deep trench enclosing the river encouraged the race builders to start with a full dam across the river when the race was first built in 1907-9, but when this washed away in 1913 they shifted to a weir about 600 metres upstream. This forced them to carry the race in a pipe bridge across the Dome Burn in a location where a massive berm 100 m long was required to separate the race from the river. The berm was constructed with rock taken from a rock face about 500 m downstream. To transport the rock a light railway was installed to run a truck along. The section of the race (about 4 kilometres) through Glenlapa is largely intact with some major rock cuttings and revetment work near the southern boundary. It has been heavily overgrown with scrub, but Sutherland (1992) reported major fluming and rock cuttings in the scrub.

Three racekeepers' huts were built along the race, of which only the top one survives. It is fully built of sods on stone foundations, 5.5 x 4 metres, with a stone paved floor. It is unusual to find a hut built only of sod and with no shuttered cob or mud bricks in its walls. Work done on it in the latter half of this century has replaced the roof, chimney wall and

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door. Though no longer of such historic value as it would have been in its original state, any racekeeper who had occupied it would have heartily approved of the modifications.

The workings which the race runs to are still visible on a terrace above Freshford but were not visited. The Muddy Terrace company operated from 1907 to 1925, taking two years to build the race. In 1910-11 they sluiced more than 30 acres of ground and probably nearly as much in many of the following years. The workings on the flat were back filled but at least one elevator hole is visible from the road. The workings on the top of the terrace must be massive. For all their efforts it is doubtful if the company paid a dividend because of a heavy debt load from building the race, the final cost of which was more than £30,000. The race was used intermittently and unsuccessfully during the 1930s for elevating below the lower gorge of the Dome Burn, and the last known date of use was 1939. Under the high rainfalls of Southland it was not needed for irrigation.

Significance of the Historic Values

The Muddy Terrace race is sufficiently intact over the upper section and its course still clear enough over much of the lower section to provide interesting information on its construction. The system of massive sluicings which it created are still partly intact on the upper terraces at Freshford. It is historically significant for its size and complex engineering. Though constructed after 1900 the technology used, both on the race and on the surviving hut, are typical of nineteenth century gold mining. The whole system is totally unprotected under the Historic Places Act 1991.

7 Existing Land Status

(i) Marginal Strips

A marginal strip derived from section 58 Land Act 1948 exists along the true left bank of the Glenlapa frontage with the Mataura River. The strip, because it was created under this earlier legislation, does not move with changes in the river channel as do marginal strips created under Part IVA of the Conservation Act 1987.

There is no marginal strip along the lease frontage with the Dome Burn even though one exists on the Glenaray side of the creek. Marginal strips exist on both sides of the creek upstream of Glenlapa, ie, between Nokomai and Glenaray Stations and downstream of Glenlapa, ie, between Glenaray and Moonlight Stations.

(ii) Legal Roads

Glenlapa Road, a formed legal road, provides access to the southern boundary of the pastoral lease. There are no other legal roads, either formed or unformed within the pastoral lease.

(iii) Unallocated Crown Land

A narrow strip of unallocated crown land exists adjacent to the south eastern boundary of the pastoral lease in the Dome Burn. This land contains part of Muddy Terrace water race. The land is administered by Land Information New Zealand.

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8 Recreation/Access

Little recreational use appears to be made of the pastoral lease. What use that does occur tends to focus on the Mataura River for fishing. The river has an international reputation as an outstanding fishery and there is action underway to see a National Water Conservation order gazetted over it to protect the brown trout fishery. Some limited access and use of the existing marginal strip occurs. More importantly, the two wheel drive standard farm track along the river terrace is used, by arrangement with the lessee, to gain access to the upper reaches of the river. Two foot access routes off this track are used to get to the riverbank.

The 2WD track also provides for good vehicle access to near the covenant lower boundary. Limited use of the Dome Burn by anglers also occurs. The stream is an important trout fishery.

9 Existing Management

(i) Wilding Pines

Glenlapa and East Dome Scenic Reserve lie southeast of the main *Pinus contorta* infestation on the nearby Mid Dome. Wilding pines are already well established on the intervening upland grasslands and some evidence of spread across the river is apparent. Infestation is currently limited to scattered trees but unless a concerted control programme is put in place and rigorously pursued, it is inevitable that upland grasslands on Glenlapa and the reserve will become infested.

(ii) Noxious Weeds

Broom is well established in the Dome Burn catchment especially along the berm margins of the main creek.

Along the lower river terraces adjoining the Mataura River, gorse is a significant weed problem.

Other problem plant species include matagouri and manuka on developed hill country.

(iii) Animal Pests

Rabbits occur in moderate numbers along the Mataura River terraces but existing pest control is effective in limiting their numbers.

Possoms and red deer occur in low numbers and do not present a management concern for conservation.

(iv) The lower river terrace boundary of the East Dome Scenic Reserve is unfenced. Proposals to develop terrace land to pasture will put stock pressure on the reserve vegetation. Approximately 1700 metres of new boundary fence will be required to exclude stock from the reserve if development proceeds.

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A discussion on Southland Fish and Game Council interests occurred with Maurice Rodway, manager of the council on 26 April 1995.

Written comments have also been received from the Southland Fish and Game Council, a copy of which is attached. (See letter dated 12 July 1995).

The key concerns of the council are as follows:

- adoption as legal road the 2WD section of the farm track along the Mataura River terrace as far as the end of the metalled section near the lower boundary of the covenant with foot access easements to be created at two strategic points to provide access to the river.
- a moveable section 24 Conservation Act marginal strip should replace the existing section 58 Land Act marginal strip along the lease frontage of the Mataura River.
- a marginal strip should be created along the Dome Burn Frontage to protect the fishery.

In discussion with DOC staff on 26 April 1995, council staff also identified a need for marginal strips along the Garvie Burn through pastoral lease and existing freehold held by Glenlapa. It was also suggested that the existing berm fencing along the Dome Burn be adopted as the marginal strip boundary.

An NGO early warning meeting occurred in Invercargill on 29 November 1995. In attendance were representatives of the Southland Fish and Game Council, New Zealand Royal Forest and Bird Protection Society and Southland Tramping Club.

Key points raised by this group are:-

- the farm access track along the Mataura River terrace provides the most practical public access to East Dome Scenic Reserve.
- support for replacing the existing unmoveable marginal strip along the Mataura River with a moveable strip.
- no new information on recreational use of the pastoral lease, but a strong case was made for the above two access proposals to be created.
- the pastoral lease has also been inspected by Trevor Howse of the Ngai Tahu Maori Trust Board.

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PART 4 : JUSTIFICATION AND RECOMMENDATIONS

Glenlapa pastoral lease is a property which has largely been developed to an intensive farming operation, reliant on improved pastures. There are however parts of the property which, because of constraints such as altitude, aspect and native forest cover, have not been developed to the same extent. These areas extend southwards from the southwestern boundary of the East Dome Scenic Reserve, along the Mataura River faces to include the gully west of the airstrip.

There are important requirements for access to the east bank of the Mataura river and to existing and proposed conservation lands that need to be addressed.

Additionally a significant historic feature, the Muddy Terrace water race and associated structures exist and warrants recognition.

The following areas of high inherent value warrant protection:

1 Mataura River Faces

The protection of this area is based on the following justification :-

a Landscape

This area extends southwards from the southwestern boundary of the East Dome Scenic reserve along the Mataura river faces and gullies. It includes the forested gully west of Trig J. The western slopes of East Dome and the Mataura River corridor with their forests, shrublands and tussocklands contribute to the natural character of the river setting and associated recreation use and add to the quality of the recreational experience.

b Vegetation

Native vegetation sequences on the faces and gullies adjoining the Mataura River downstream of the East Dome Scenic Reserve are the most significant botanical feature on the property. These sequences are largely intact and where disturbance has occurred strong regeneration is evident especially at lower altitudes where the trend is towards woody vegetation and ultimately a forest community. Tall tussockland vegetation is still largely intact despite some oversowing and top dressing below 800 metres.

c Protected Area Design

Whilst there are no species and communities present not already represented in the adjoining East Dome Scenic Reserve, the acquisition of this area can be justified on the grounds of deficiencies in the design of the boundaries of the existing scenic reserve. The southern boundary of the reserve conforms with that selected for the RAP Nokomai 5 during the PNAP survey and largely was based on representativeness criteria. This resulted in the adoption of the forest margin as the southern boundary which cuts in half the largest catchment that drains off East Dome into the Mataura River.

The reserve boundary is unfenced and the forest margin cannot be readily protected from adverse impacts such as intensive grazing and probably burning to control shrubland

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regeneration on the adjacent predominantly shrub and tussock covered southern part of this catchment.

The adoption of ridgelines to protect sensitive natural and catchment values is the most effective long-term strategy for protected area management. The protection of this southern part of the catchment will therefore benefit both the existing scenic reserve as well as the remaining area of relatively intact native vegetation sequences along the Mataura River Faces.

This area also consolidates an expanded protected natural area by expanding to encompass the existing conservation covenant.

The river faces between the covenant and the existing reserve display the greatest disturbance of native vegetation sequences but shrubland regeneration is very strong and given time and the removal of burning and grazing, vegetation should eventually return to a more natural forest/shrubland sequence. The shrubland communities have current intrinsic value also. Shrubland communities may provide good habitat for mobile invertebrate and bird species and potentially enhance unsurveyed native faunal elements.

d Fauna

Nationally threatened species are present, ie New Zealand Falcon and New Zealand Pigeon which occur in suitable habitats on the Mataura River faces and gullies as well as the East Dome Scenic Reserve. These species continued existence will be enhanced by protection of more suitable habitat. Both species are ranked as Category B species for conservation. Improved protected area design would also increase the suitability for reintroduction of recently lost mohua (*Mohoua ochrocephala*) (Foord 1995), a species ranked Category B for conservation. M Foord (1995) *The Waikaia Forest Mohua Survey 1995*, *Ornithological Society of New Zealand, Newsletter 77*.

e Recreation

The Mataura River faces and gullies with their predominantly natural character enhance the recreation setting of the Mataura River fishery. Also there is the potential for a future short walk into the beech forest (covenant) at the road end near the river as well as the possibility of improved public access to the East Dome Scenic Reserve and to East Dome summit. The lack of practical access currently limits use of this large reserve.

Land Status Sought

Retention in Crown ownership and transfer to DOC as an addition to the East Dome Scenic Reserve. Vehicle access easements for DOC management purposes will be required along the designated farm track off Glenlapa Road and along the farm access track along the Mataura River terraces.

The acquisition of this area on the boundaries proposed will partly avoid the need for any fencing of the upper boundary of the existing East Dome Scenic Reserve. All proposed boundaries except for that adjacent to the top river flat are already fenced. The top river flat boundary may require 1.7 km approx. new fencing given the landholders intentions for development in this area. Some gorse occurs on lower hill slopes and on this river flat but is not considered to be a threat to conservation values.

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A major farm access track exists along the main ridge, ie the eastern boundary of this proposed conservation land. The track in part is located within this proposed conservation land and an easement may need to be granted to the landholder for farm access purposes. The gully system south of the existing covenant was identified as being important for landscape protection. The gully contains two small discontinuous beech forest remnants, part of the property's airstrip and extensive developed ridges. Because of these factors, conservation protection and management would be difficult to justify and implement and therefore this gully system has not been incorporated into the protected area proposal.

2 Recreation Access

The 2WD standard farm access track extending from the end of Glenlapa Road to near the lower part of the conservation covenant along the river terraces provides good access. Use is mainly by anglers who gain access to the river via two foot access routes. Use of the track is by permission only.

The tenure review provides the opportunity to negotiate a legal right of way for vehicle access over this track and the foot only access routes to the river. Foot only access would also be desirable along the 4WD farm track extension which runs further upstream towards the East Dome Scenic Reserve. Currently there is a lack of defined access which limits public use of the reserve. A short length of easement is required to gain foot access to the covenant area, which could increase the opportunities for future walking/tramping.

At present, the only legal access on the south side of the Mataura River is the marginal strip.

The 2WD farm access track could be suitable for adoption as legal road and Southland District Council should be approached to ascertain whether it would accept this responsibility.

Land Status Sought

The 2WD farm access track from Glenlapa Road to the lower covenant boundary should become legal road. If the council will not accept this responsibility, then a fallback position would be the creation of a section 7(2) Conservation Act easement to provide for public foot access, and vehicle access only being available with landholders' permission.

The two short river access routes, the easement to the covenant area and the longer upstream extension along the river terrace towards the East Dome Scenic Reserve should become section 7(2) Conservation Act easements to provide for public foot access.

Management/Boundary Notes

The District Council is to be requested to take over the legal responsibility for this proposed legal road. The issue of maintenance is a separate issue but will need to be discussed with the council at the same time.

The formation and alignment of the track is of a sufficiently high metalled standard now that future maintenance is not seen as a major cost.

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The two access routes down to the river would primarily benefit anglers. The Southland Fish and Game Council should assume responsibility for signposting and defining these routes.

DOC will assume responsibility for signposting and defining the foot access easement which extends upstream towards the East Dome Scenic Reserve, and the foot access easement to the existing covenant lower boundary.

3 Marginal Strips

A former section 58 Land Act 1948 originated marginal strip exists along the true left Mataura River bank. This marginal strip is fixed and does not move with any changes in the channel of the watercourse. The Mataura River is recommended for protection by a National Water Conservation Order due to its outstanding international reputation as a brown trout fishery. Legal riverbank access is crucial to enable public use and enjoyment of this resource. It is proposed to negotiate during the tenure review the replacement of this unmoveable marginal strip with a moveable marginal strip under Part IVA Conservation Act 1987.

The Glenlapa Station frontage along the Dome Burn warrants a marginal strip being created. There is already a marginal strip along the Glenaray frontage of this section of the watercourse. Marginal strips exist along both banks of the creek upstream of the Glenlapa boundary.

Considerable berm fencing along the creek was erected as a component of a former Southland Catchment Board run plan being completed on the property. It is understood that it was intended to use this berm as a marginal strip but this action was never followed through.

It is also possible that the lower part of the Garvie Burn may be sufficiently wide to warrant marginal strips being laid off. The Garvie Burn flows through Glenlapa freehold and for some reason, no section 58 Land Act marginal strips were created at the time of freehold title being issued. The Southland Fish and Game Council are particularly keen to see marginal strips created and are anxious that the matter be considered as part of the pastoral lease tenure review negotiations.

Land Status Sought

For habitat protection and public access reasons, a moveable Part IVA Conservation Act 1987 marginal strip should replace the existing unmoveable section 58 Land Act marginal strip along the Mataura River frontage. A Part IVA Conservation Act 1987 marginal strip should also be created along the Dome Burn and marginal strips along the Garvie Burn if possible and extending down stream through existing Glenlapa freehold.

Management/Boundary Notes

The Dome Burn marginal strip may need to be wider than 20 metres along that section of the creek adjacent to the Muddy Terrace water race unallocated crown land. A normal 20 metre wide marginal strip may leave small parcels of land between it and the water race land. The land between the water race land and the creek contains important historic sites

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associated with early gold mining. Section 24(6) Conservation Act 1987 should be used to justify this action being taken.

Where the existing berm fencing is more than 20 metres from the creek upstream of the unallocated crown land, it is suggested that the berm fencing be adopted as the boundary of the new marginal strip.

5 Muddy Terrace Water Race

This is the most important feature of historic value recorded on Glenlapa. This section of the race through Moonlight Station has been destroyed by bulldozing to create a farm access track. The race cannot be protected under the Historic Places Act as an archaeological site prior to 1900 and requires some appropriate form of protection. It has been surveyed out of the pastoral lease from the pipe bridge to the Glenlapa boundary but not beyond, and since the licence for it has lapsed, the surveyed strip is now unallocated crown land.

The historic value of the race is sufficient reason for the land on which it lies to be allocated to DOC. The physical protection of the race would be enhanced if the land between the race and the Dome Burn were also acquired by the department. This land contains the racekeepers hut and two small sets of workings. See comments under section 3 Marginal Strips above.

An additional small part of the pastoral lease should be acquired to protect the rail embankment associated with the Muddy Terrace water race as well as a small water race nearby. This area of land is located adjacent to the northern end of the unallocated crown land.

The area is defined on the attached sketch plan Map 3a taken from Hamel's report.

The historic value of the race and its associated features should be noted in the DOC Southland Conservancy CMS inventory.

The whole system should be registered as a historic place with the New Zealand Historic Places Trust, including the whole length of the race, the existing racekeepers hut and the big sluice pits and elevator ponds at Freshford.

Registration will provide the local body with reasons and the powers for protecting the whole system (especially where it lies on privately owned land) during resource consent processes. It can be registered as an archaeological site, with each section of the race, hut and major workings that are under different ownership listed as separate items. The system's significance should be justified under the headings historical, archaeological and technological. This work would be best done by staff of the Invercargill office of the department, since they have access to the appropriate Land Titles Office. The inclusion of the Freshford sluice pits and elevator ponds will require further field work, to at least locate the more important ones on land titles.

The only other historic site warranting further consideration are the remains of part of the flax mill on the Mataura River terraces above the homestead. This feature is associated with related remains on the opposite side of the river, on Cattle Flat pastoral lease.

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The Glenlapa flax mill remains may need to be reconsidered for protection following a detailed assessment of the Cattle Flat remains which will be undertaken when that property undergoes tenure review. The Glenlapa part of the mill should merely have its existence noted at this stage.

Land Status Sought

The Muddy Terrace water race is located on the strip of unallocated crown land in the Dome Burn. This land, due to the significance of the historic features present, should be allocated to DOC as conservation area. A vehicle access easement for DOC management purposes is required over an existing farm track.

The small area of pastoral lease containing the associated rail embankment and a small water race, adjacent to the northern end of the unallocated crown land should be retained by the crown and transferred to DOC as conservation area.

Management/Boundary Notes

Both of these areas of land are fenced into the property. Whilst cattle trampling can damage fragile historic features, those features present are considered to be robust enough to withstand current stocking levels. If there is a change in the grazing management of these areas in the future, fencing to exclude cattle would need to be considered.

Broom is a major infestation along the water race unallocated crown land.

6 Lessees' Support for Conservation

In 1989, the lessees voluntarily surrendered for conservation the East Dome retirement area on the property. This area contained the important RAP Nokomai 11. The lessees received no compensation from the Crown for this act of goodwill. This generosity should be acknowledged by the Commissioner of Crown Lands in establishing the cost to the lessee of undergoing tenure review.

7 NGO Consultation

NGOs consulted primarily raised concerns about the need for improved public access to the East Dome Scenic Reserve along the Mataura River terraces and the need to make the 2WD farm access track a legal road, with foot access at strategic points to the Mataura River. Requirements for marginal strips were also raised along the Mataura River and Dome Burn frontage.

The concerns raised are all generally supported by DOC except for the proposal to replace the section 58 Land Act marginal strip along the Mataura River with a Part IVA Conservation Act marginal strip. Legal advice indicates that this is not possible under existing legislation. A Part IVA Conservation Act marginal strip will automatically be laid off along the river where the channel no longer conforms to the fixed location of the section 58 strip. The section 58 strip would remain in its entirety.

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SUMMARY OF RECOMMENDATIONS

(Refer to Maps 3 and 3a)

1. That pastoral lease tenure review negotiations on Glenlapa Station proceed on the basis that the Crown seeks to retain ownership and transfer to DOC for conservation purposes all that land hatched black, being:
 - a. The Mataura River faces. This area should be protected by addition to the East Dome Scenic Reserve.
 - b. The small area centred on the Muddy Terrace race and associated structures located in the Dome Burn (see Map 3a), including the unallocated Crown land.
2. That the 2WD farm access track along the Mataura River terrace from Glenlapa Road become legal road. (Failing this, a section 7(2) Conservation Act 1987 foot only access easement be created with public vehicle access being available with landholders' permission. A vehicle access easement for DOC management purposes will also be negotiated.)
3.
 - a. That section 7(2) Conservation Act 1987 foot only access easements be created to provide access off the road referred to in recommendation 2 above to the Mataura River bank at the two points as shown.
 - b. That an easement under section 7(2) Conservation Act 1987 public foot access and DOC vehicle access for management purposes be created along the 4WD farm access track along the Mataura River terraces.
 - c. That an easement under section 7(2) Conservation Act 1987 public foot access easement be created from the end of the 2WD farm access track to the lower boundary of the East Dome Scenic Reserve.
 - d. That a section 7(2) Conservation Act 1987 vehicle access easement for DOC management purposes be created along the designated farm access track off Glenlapa Road to provide access to the upper parts of the East Dome Scenic Reserve and the Muddy Terrace water race historic reserve.
4. That marginal strips under Part IVA Conservation Act 1987 be created as follows:-
 - a. Glenlapa Frontage along the Dome Burn
 - b. Along the Mataura River bank where the river has moved from being adjacent to the existing section 58 Land Act marginal strip.
 - c. Along the Garvie Burn where the watercourse is of the required width to warrant a marginal strip through both the pastoral lease and existing freehold.
5. That the East Dome scenic reserve boundary along the Mataura River terraces be fenced as part of the negotiated tenure review agreement. Approximately 1.7 km of new fencing is required and cost to be charged to the Land Tenure Reform Account.

NB: An accurate assessment of fencing costs will need to be calculated once boundaries are agreed to in principle.

5. That DOC seeks the allocation for conservation purposes of the Muddy Terrace water race unallocated crown land.
7. That the Commissioner of Crown Lands acknowledge the past generosity of the lessee who voluntarily surrendered retired land for conservation purposes by discounting the cost of freeholding accordingly.
8. The entire Muddy Terrace system, the whole race, the racemans hut and the sluicings at Freshford should be registered as an historic place with the NZHPT. This could best be done by DOC Southland staff.

PART V: ATTACHMENTS

1. Appendices

- a Submission from M A Rodway, manager of Southland Fish and Game Council dated 12 July 1995.

2. Photos of Areas of Conservation Interest on Glenlapa Pastoral Lease.

3. Illustrative Maps

Map 1	Cadastral Map		
Map 2	Topographic Map	-	Conservation Values
Map 3	Topographic Map	-	Recommendations
Map 3a	Figure 6 (Hamel)	-	Historic Site Recommendations

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SOUTHLAND FISH & GAME COUNCIL

P.O. BOX 159, INVERCARGILL, NEW ZEALAND
231 DEE STREET, INVERCARGILL
PHONE AND FAX 03-214 4501

12 July 1995

The Regional Conservator
Otago Conservancy
Department of Conservation
P O Box 5244
DUNEDIN

For the attention of Tony Perrett

Dear Tony

Pastoral Lease Tenure Review: Access to Mataura and Waikaia Rivers

1. Glen Lapa

Access to the mainstem of the Mataura in the reach adjacent to Glen Lapa is very important. The Mataura River is recognised in the proposed Southland District Plan as a river requiring an esplanade mechanism (Schedule 6.3 No 28 Parawa to Ardlussa). It is recognised there are, at present, some problems with access there.

On the right bank of the river a legal formed road exists to a ford over a small stream just north of the Cattle Flat Huts at NZMS 260 E44 695957. Legal walking access over an unformed legal road is available from this point upstream along the river edge.

Legal access to the left bank in this vicinity is available upstream to a point at NZMS 260 F44 734913 which is some 5-6 km south of the previously mentioned access at the Cattle Flat Huts.

A private farm track on the Glen Lapa Pastoral Lease does provide vehicle access in the vicinity of F44 725925 and at F44 704974. Due to the lack of access on the left bank over this reach it is highly desirable that the farm track be made into a legal road administered by the District Council. In addition a marginal strip should be created under S24 of the Conservation Act 1987 from the southern most boundary of the Glen Lapa lease to the northern most boundary where this abuts the Mataura River.

The Mataura River has been recognised by the Planning Tribunal, and more recently by the High Court as a river on which there should be gazetted a National Water Conservation Order to protect its brown trout fishery. There is no dispute that these particular waters, in the reach adjacent to Glen Lapa, meet the strict requirements of a National Water Conservation Order. The Dome Burn is an important trout fishing stream and a marginal strip along its banks is necessary to protect this.

RC		
MANAGER FUNCTIONS		
MANAGER OPERATIONS		
MANAGER PERSONNEL		
MANAGER FINANCE		
LEGAL		
SCIENCE		
PINW/PAST		✓
KA MNGR		
LIBRARY		

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2. Argyle

Access to the mainstem of the Waikaia River along the reach where it abuts the pastoral lease is required. These waters are included in the Matura National Water Conservation Order and listed in Schedule 6.2 in the Proposed Southland District Plan. The fishery values are equal to those on the Matura in the reach near Glen Lapa.

It is understood that some land on the true right bank of the Waikaia has already been "freeholded". If there is an opportunity to secure a marginal strip along the right and left banks in the reach from NZMS 260 F44 913978 upstream to the northern boundary which adjoins the river at F43 941013 (approx) this would be the most desirable outcome. In this reach, especially in the vicinity of F44 920985 and thereabouts, there are a number of cut-off meanders which form lagoons and backwaters. These contain trout and wildlife and probably several species of native fish so they should be included in the marginal strip. These lagoons would comply with the definition of a river since they do contain flowing water at times of high flow and contain still water at all other times. I enclose a map to indicate where these are.

If possible an access strip should be negotiated at about D44 912987 where the river flows close to the road. There already exists a legal unformed road at this point. (See Cadastral NZMS 261 F44). Another legal unformed road also occurs at a point a little further north, Huttons Road (see Cadastral F44). Access to the river is also possible via Argyle Road along a formed legal road. This should be retained.

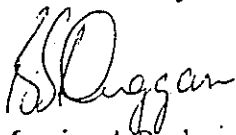
Glenlapa (again)

We have yet to identify wetland values for Glen Lapa, in the area beside the Matura River and the fisheries values in the Garvie and Dome burns, as well as the Argyle Burn. It may not be possible to do this until November now. Please advise if there is a particular problem with this.

I hope this information is of use to you. I have not included detailed information about the trout fishery values of the Matura and Waikaia Rivers. I assume that the recommended Conservation Order status would convince any person that these values are very high and such details are not necessary.

Please contact me if you would like any further information.

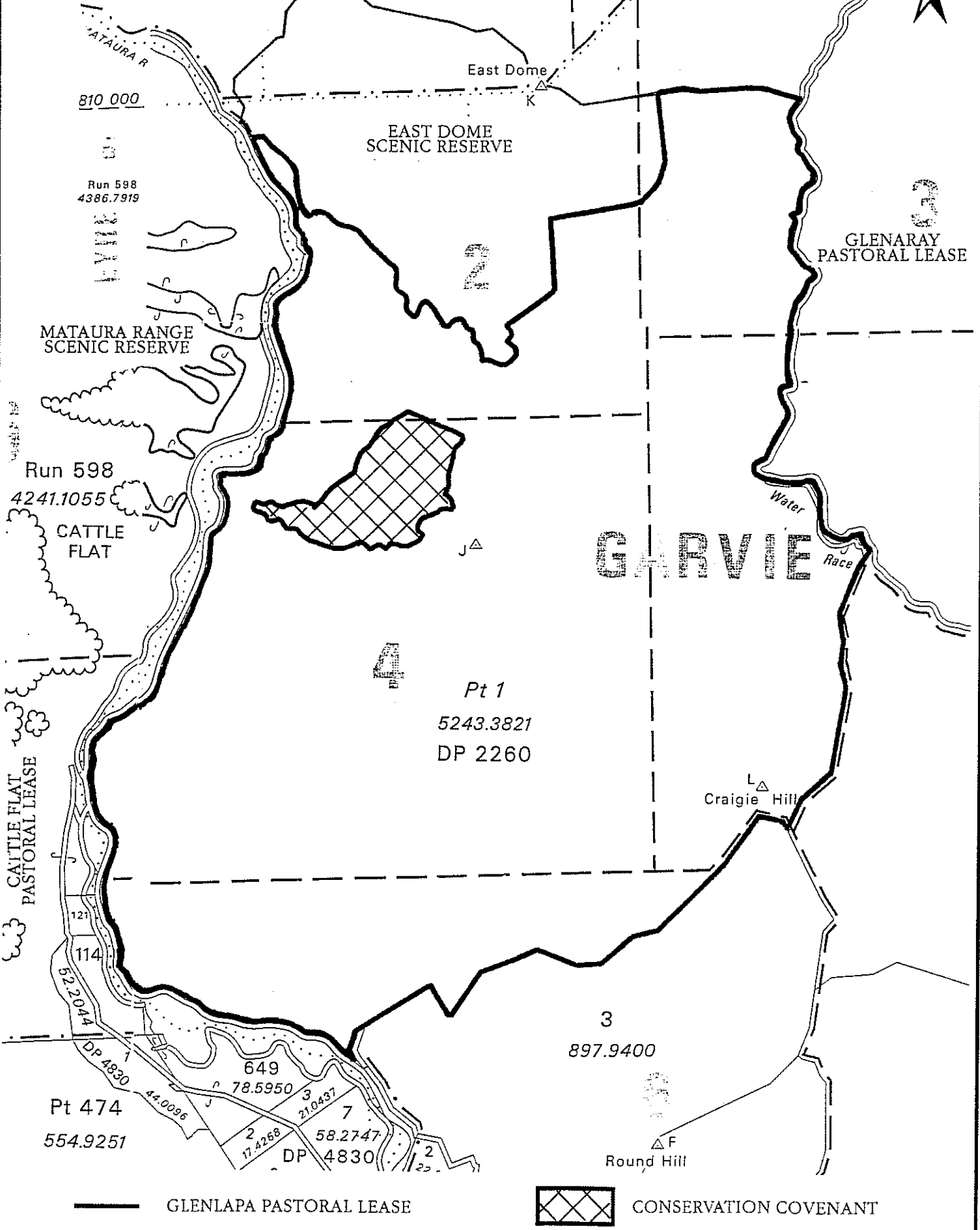
Yours sincerely



Maurice A Rodway
Manager.

SOUTHLAND FISH AND GAME COUNCIL

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kilometres
scale 1:50,000

File Ref : PS 20 Map Ref : E44, F43, F44

MAP 1
GLENLAPA PASTORAL LEASE





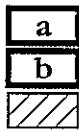
EAST DOME SCENIC RESERVE

GLENARAY PASTORAL LEASE

MATAURA RANGE SCENIC RESERVE

a

b



LANDSCAPE MANAGEMENT ZONES

PRIORITY AREA

PRIORITY AREA

REGENERATING FOREST/SHRUBLAND



Muddy Terrace Water Race



High Ecological Value / Reserve Design

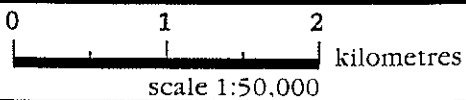
RECREATION ACCESS



Vehicle



Foot



MAP 2
GLENLAPA PASTORAL LEASE
CONSERVATION VALUES



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CONSERVATION
TE PAPA ATAWHAI

NOKOMAI PASTORAL LEASE



EAST DOME SCENIC RESERVE

easement 4

MATAURA RANGE SCENIC RESERVE

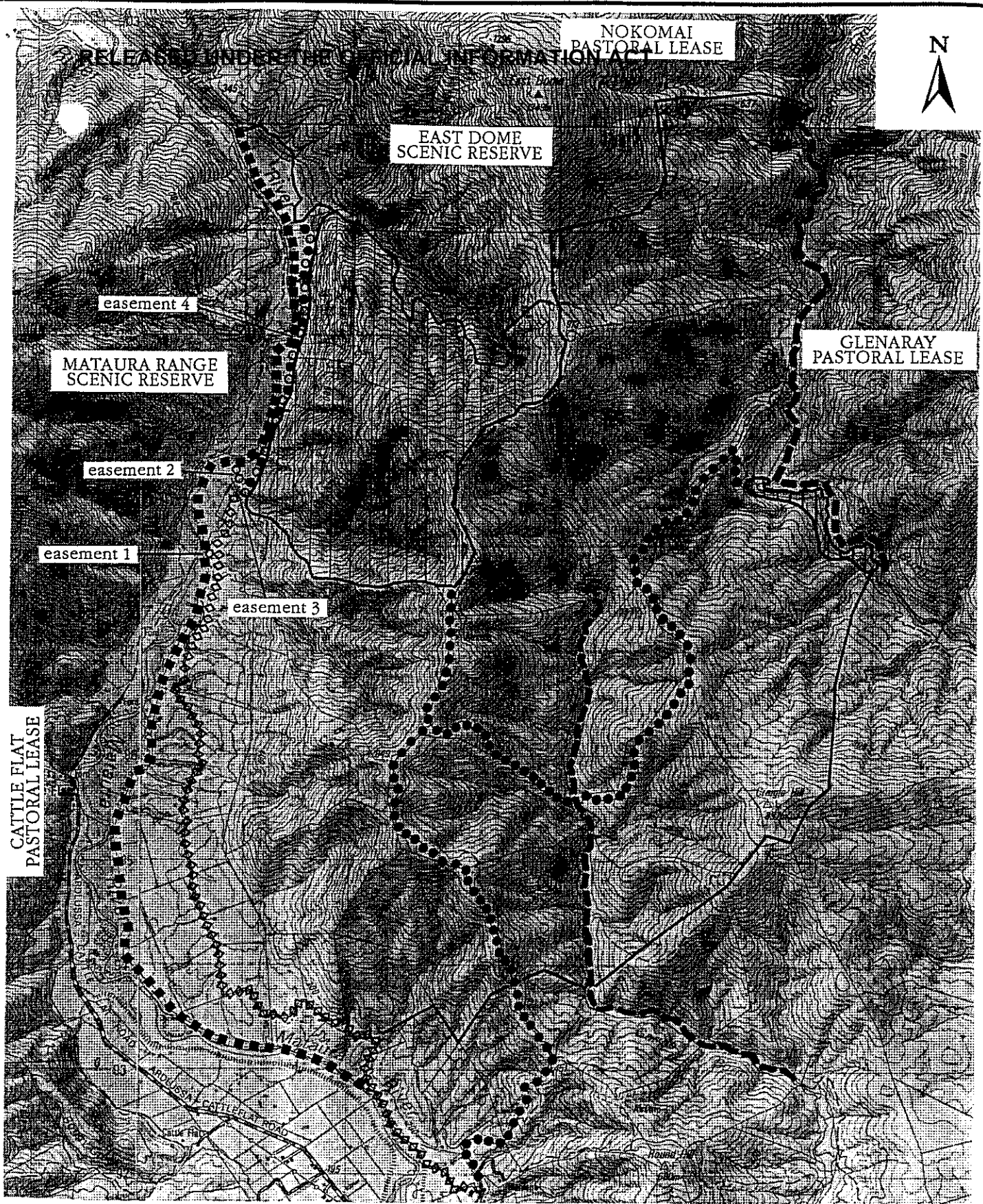
easement 2

easement 1

easement 3

GLENARAY PASTORAL LEASE

CATTLE FLAT PASTORAL LEASE



Proposed Conservation Lands.



New Marginal Strip Requirements



DOC Management vehicle access easement.



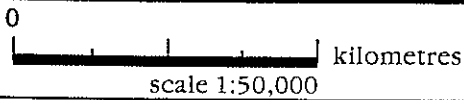
Public vehicle access easement or road to be legalised.



Public foot access easements (4)



Sec 58 Land Act Marginal Strip to become part IVA Conservation Act 1987 Marginal Strip



File Ref : PS 20 Map Ref : E44, F43, F44

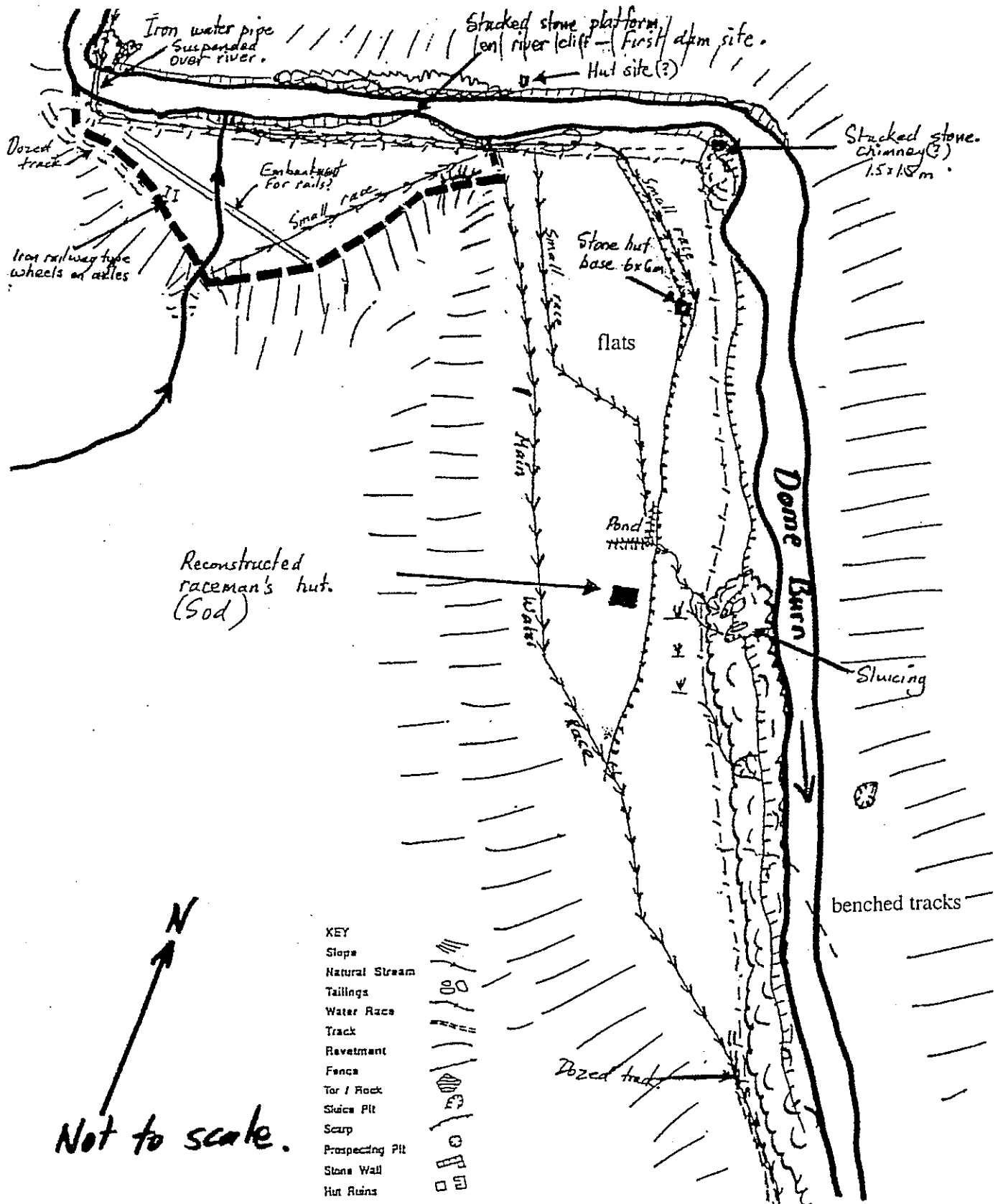
MAP 3 GLENLAPA PASTORAL LEASE RECOMMENDATIONS



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Dome Burn Mining Relics Surveyed Nov 1992. Plan No. 5
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Figure 6. Sutherland's Plan 5 of the Dome Burn near the Raceman's Hut..



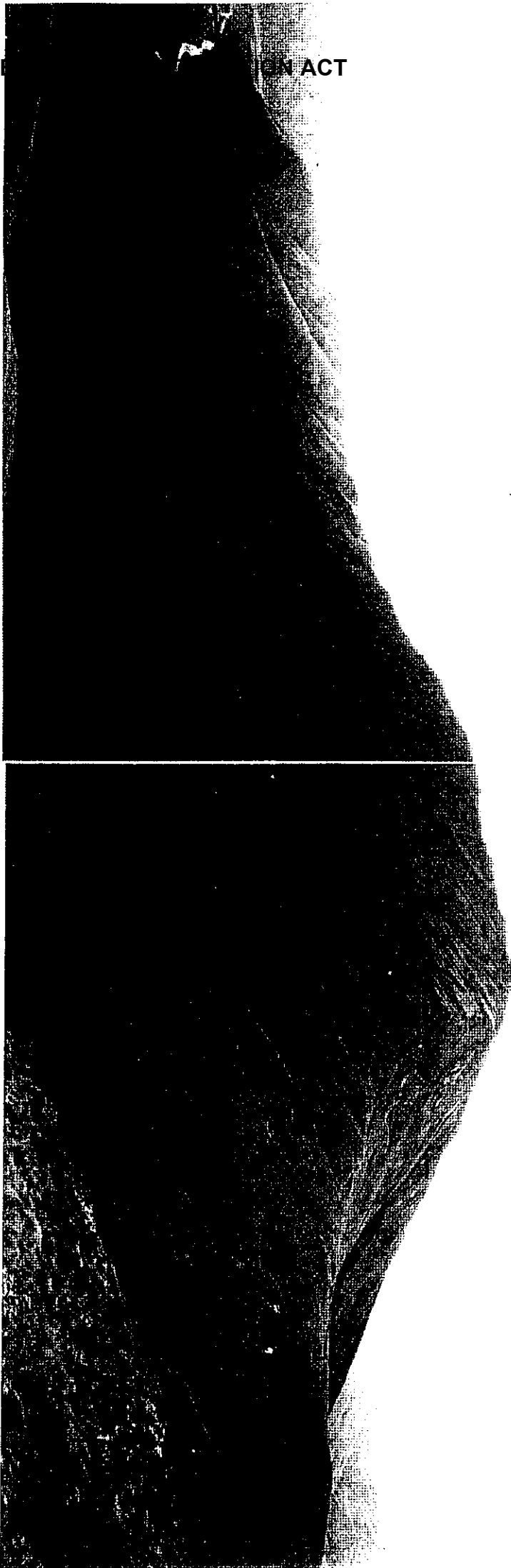
N
 Not to scale.

Drawn: F. Sutherland.

 Proposed Conservation Land (Historic)

MAP 3a
GLENLAPA PASTORAL LEASE
HISTORIC SITES RECOMMENDATIONS





Glenlapa Station
East Dome Scenic Reserve. Balance of main catchment draining into Mataura River.
Note shrubland and shrub/tussockland communities on south side of catchment.

GLENLAPA STATION



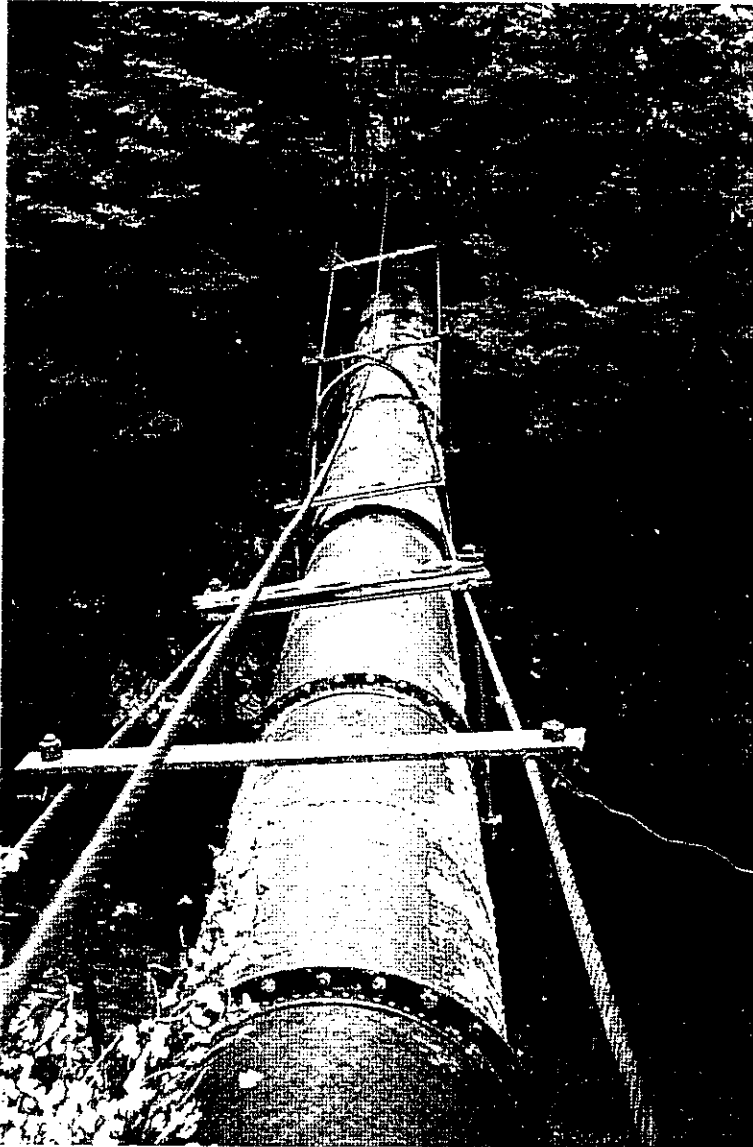
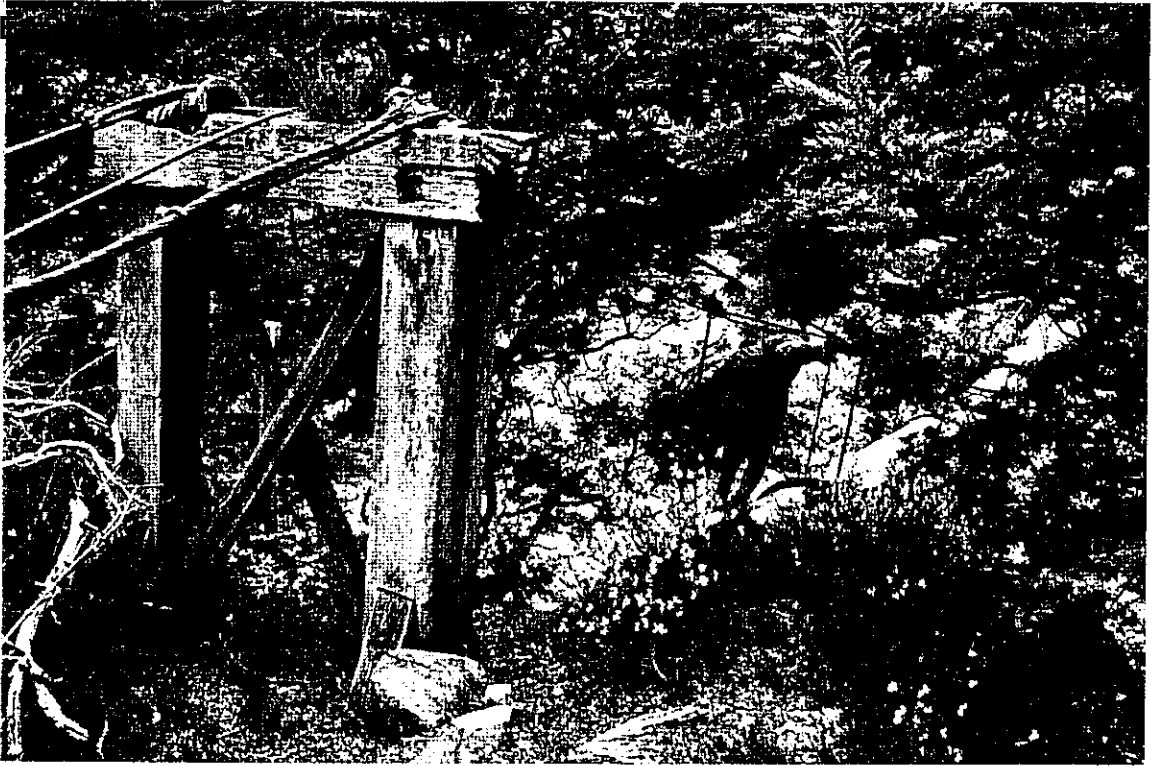
Glenlapa Station
Reconstructed raceman's hut near the Muddy terrace water race.



Glenlapa Station
Dome Burn. Note pockets of beech forest and extensive broom along creek margins.

GLENLAPA STATION

REL



Glenlapa Station
Muddy Terrace water
race pipeline supported
by wooden gantries
across the Dome Burn.

GLENLAPA STATION

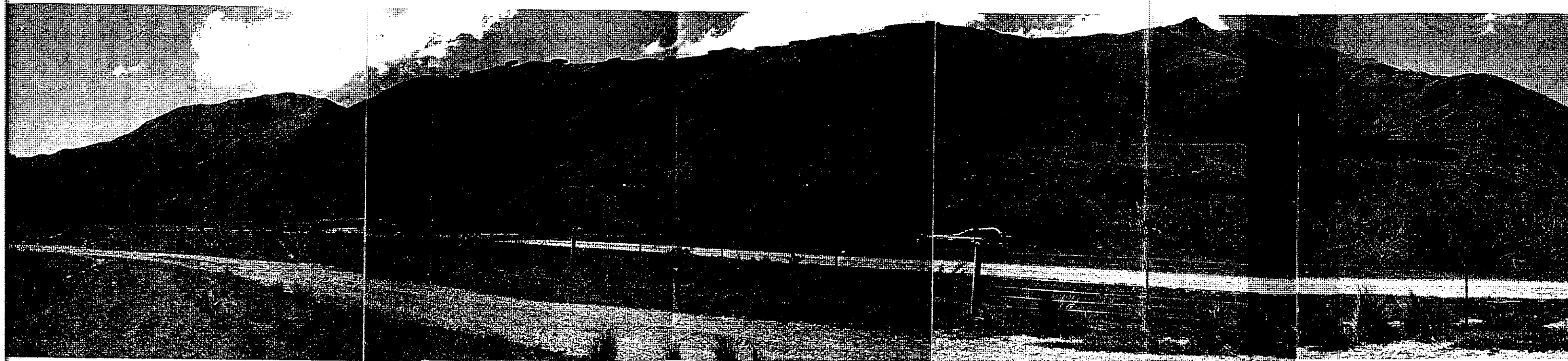


Glenlapa Station
Existing conservation covenant comprising mixed beech forest and shrub/
tussocklands. The metallised 2WD farm access track along the Mataura River
terrace ends near the lower boundary of the covenant



GLENLAPA STATION

Glenlapa Station
View of the conservation covenant shrub/tussockland and upper part of beech forest.



Glenlapa Station - Western Slopes
Priority areas for landscape protection indicated.

APA STATION