

## **Crown Pastoral Land Tenure Review**

**Lease name: GLENTANNER**

**Lease number: PT 006**

### **Public Submissions - Part 3**

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

**August**

**10**

South Canterbury Branch  
29a Nile St  
Timaru 7910

10.03.10

Darroch Limited  
43 Tarbert St  
P.O.Box 27  
Alexandra

DTZ ALEXANDRA  
12 MAR 2010  
RECEIVED



FOREST  
& BIRD

Royal Forest and Bird  
Protection Society  
of New Zealand Inc

attn: Ken Taylor

Dear Mr Taylor

Please find enclosed the submission, on behalf of the South Canterbury Branch, Royal Forest and Bird Protection Society of NZ Inc, for the Review Under Part 2 Crown Pastoral Land Act: Glentanner Pastoral Lease.

Yours sincerely

Fraser Ross  
for the South Canterbury Branch  
Royal Forest and Bird Protection Soc, NZ Inc.

Darroch Limited  
43 Tarbert St  
P.O.Box 27  
**ALEXANDRA**

08.03.10

Dear Ken Taylor

**Submission on the Preliminary Proposal  
for the review of tenure  
Glentanner Pastoral Lease  
under the Crown Pastoral Land Act 1998**

This submission is on behalf of the South Canterbury Branch, Royal Forest and Bird Protection Society of NZ Inc, (the Branch). Glentanner Pastoral Lease falls within the area of interest for the Branch and it contains many special features and values, which we would like to see protected and maintained for the long term. The Branch appreciates the opportunity to submit on the Preliminary Proposal for the Review of Tenure of Glentanner Pastoral lease.

The **Mission Statement of the Society**, which the Branch also subscribes to, is;  
*"To preserve and protect indigenous flora and fauna and natural features of New Zealand for the benefit of the public including future generations."*

One of the Goals of the Society is; *Crown lands with high biodiversity values receive appropriate protection through addition to the conservation estate..."*

And, another Goal, for the South High Country includes;

- *To protect the full range of high country biodiversity, landscape and recreational values in new public parks, reserves and conservation areas managed by DoC.*
- *Achieve ecologically sustainable management on remaining pastoral lease lands.*
- *Sustained control of woody weeds and wildling trees.*

**General observations:**

Glentanner is a highly visible, open upstanding mainly tussock covered rangelands that contributes in a major way to the character and quality of the upper Tasman Valley leading to Aoraki Mount Cook National Park. Its mid-altitude to high altitude lands has a highly natural appearance, with a very high degree of intactness and visual coherence. At the lower levels of the property there are many natural areas, which are significant, such as wetlands and native shrublands.

Glentanner Station adjoins, or is close to, Aoraki Mount Cook National Park and a

contains a number of widely know outstanding attractions for local and overseas visitors.

**The overall objectives of the Branch:**

The Branch has an overall objective for most Pastoral Leases, to see that all significant natural areas are retained and managed for their inherent natural values. And, at the same time important landscapes values are not unduly disturbed, especially in areas where landscapes are significant nationally. The Branch takes a long-term view and advocates to ensure important landscapes and natural areas remain for the longer term.

**Acknowledgement:**

The Branch would like to acknowledge the help and assistance given to our group, by Ross and Helen Ivey, when we visited the property on Saturday 20th February 2010. This enabled us to view much of the property and gave us a much greater appreciation of the values present and the care and attention that has been made to retain important natural values and significant landscapes on Glentanner by the Ivey family. It was most pleasing to hear about (and see) the efforts that have been made recently to remove wilding trees on the Pastoral Lease, including the large plantation near the Acland Lagoon. However, rowan and other tree species, that are present in the area, could be a problem in the future.

**The Preliminary Proposal:**

The preliminary proposal document describes Glentanner Pastoral Lease and associated land "as occupying an iconic part of New Zealand". And "The mix of designations is designed to retain or enhance the ecology and vistas associated with the property, Lake Pukaki and the adjacent Aoraki Mt Cook National Park". The comments made by the Branch, in this submission, are intended to support the protective designations and, hopefully, will indeed retain and enhance the ecology and vistas that are associated with this iconic property.

**2. Description of proposed designations:**

**2.1 Approximately 268 ha to be restored to full Crown ownership and control as conservation area under section 35(2)(a)(i) Crown Pastoral Act (outlined in pink and labelled "CA1" on the plan included in Appendix 2).**

The Branch fully supports that his area, "CA1" be restored to full Crown ownership and control as a conservation area. Because it contains significant inherent natural values, including tall tussock and extensive shrublands with high endemic values, on the true right terrace faces of Whale Stream. We also fully support that a small area of land, east of SH80, between the stream and the next door property. be included as well. As it will provide practical access down Whale Stream to Lake Pukaki, from the main highway.

Regarding the intention to exchange conservation land at Catherine Fields for "CA1"

it may be considered in this instance. But we feel that the area "CA1" is worthy of being restored to full Crown Control and ownership as a conservation area, in its own right. However, if an exchange swap of these lands is indeed undertaken, then it must be taken as a one off event and not taken as a precedent for similar situations on other Pastoral Leases.

**2.2 *Approximately 440ha to be designated as land to be restored to Crown Control as a reserve under section 35(2)(b)(ii) Crown Pastoral Act , for the purpose of a scenic reserve subject to a concession to Glentanner Park (Mt Cook) Limited to conduct tourism activities, commercial filming and photography (outlined in pink and labelled "SR" on the plan included in Appendix 2). A draft concession document is also included in Appendix 2.***

The Branch fully supports that this area of approximately 440ha be designated to Crown Control as a Scenic Reserve. Because, the area contains significant inherent values which include landscapes of special natural quality and integrity, distinctive land forms and geological features of moraine, kettle holes, wetlands and outwash fans. There are also extensive stands of matagouri shrublands with high conservation values, and wetland habitats for a variety of wading birds, including the endangered black stilt. The waters of the ponds and streams, contain a variety of native fresh water fish species which should benefit greatly from the area being de-stocked..

Removal of grazing livestock from this proposed Scenic Reserve, would allow for the restoration of important natural values that are still found there. It is appreciated that this intention to de-stock the area, which is presently important for grazing livestock, is a significant gesture by the Lessee, in order to protect and maintain a special area for native plants, native wildlife and outstanding vistas. This area will provide outstanding unhindered views towards Aoraki Mt Cook National Park, a World Heritage Area.

This Scenic Reserve area, between SH80 and the Tasman River system, will allow practical access for the public, from the roadway to the river margins themselves.

Regarding the proposed concessions, to Glentanner Park (Mt Cook) Ltd, to conduct tourism activities, commercial filming and photography, this needs to be very well managed, controlled and monitored from time to time. As the area is used by endangered species of native wildlife, including the black stilt. This area is a particularly important habitat for this special bird. There must be a high level of consideration given for these vulnerable native species at all times. In particular, noise levels must be kept to the lowest acceptable levels, vehicles must be restricted to formed tracks or restricted altogether and hunting of game birds not form part of any tourism concession activity.

While the present lessee appears to have a high level of regard and appreciation

for the values present in this area, however we ask that concession conditions take a long term view. It is critical that the conditions are appropriate in order to maintain the important values that are present there, regardless of whom holds the concession. Environmental monitoring, at set regular intervals, be such a condition and there be reviews of any existing concession conditions at regular intervals. The term of the existing concessions should not extend for any longer than 10 years. And consideration should be given to bringing the fees for any existing concession, in line with those that are now standard for the type of activity that is now permitted in this area.

If there are applications, in the future, for further concessions for this "SR" area, then we ask that the cumulative effects of more than one operator in the area, be given a high level of consideration. And, at the same time, one concession holder should not have sole or exclusive rights to this important natural area.

This proposed Scenic Reserve, is an important habitat area for native wildlife and we ask that activities associated with concessions be relevant and limited to small scale operations.

- 2.3** *Approximately 8,750 ha to be designated as land to be restored to or retained in Crown control under section 35(2)(b)(i) and section 36(1)(1) Crown Pastoral Act as conservation area, subject to a concession to Glentanner Park (Mt Cook) Limited to conduct tourism activities, commercial filming and photography (outlined in pink and labelled "CA2" on the plan included in Appendix 2). A draft concession document is also included in Appendix 2.*

The Branch fully supports that approximately 8,750ha be designated as land to be restored to or retained in Crown Control as a conservation area. Because the area was land previously retired from grazing and surrendered from the pastoral lease under a soil and water conservation plan. And, the area contains significant natural values, including dramatic landscapes of the high peaks of the Ben Ohau Range, a diverse range of habitats and plant communities from shrublands to alpine herb fields, stands of beech trees and other interesting native eco-systems.

We also support the inclusion within this area, the bed and berm areas of Freds Stream and Twin Streams. Not only because they provide an important visual corridor to the high mountain tops in the background, but also because the streambeds and berms contain a diverse range of interesting native shrubland vegetation. Retaining these streambeds and berm areas in full crown control, will also provide practical access to the "backcountry" upstream from the State Highway, for the more active members of the public.

Regarding the proposed concessions to Glentanner Park (Mt Cook) Ltd, to conduct tourism activities, commercial filming and photography, within this area, any such activities must to be undertaken with having first regard for protecting

and maintaining the significant inherent values that are present on "CA2". We ask, if not already included in the concession conditions, that there be conditions which aim to prevent accidental fires (no smoking), to keep noise levels low, in order to preserve the natural quiet, and that all rubbish and debris be regularly removed from the sites where the concession holder operates.

The proposed management access easement, which would follow the true right bank of Twin Stream before climbing up the escarpment to the terrace between Twin and Whale Streams, is supported. (However, reference to this easement has not been sighted in the Preliminary Review Document, but in another report. Regardless, access for management should be available to this area.)

**2.4 *Approximately 25ha to remain conservation area under section 37(1)(a) Crown Pastoral Act (outlined in pink and labelled "CA3" on the plan included in Appendix 2).***

The Branch fully supports that approximately 25ha, labelled "CA3" on the map, remain as a conservation area. Because of its important location at the southern end of Lake Pukaki and for its visual importance. This area also contains diverse shrubland and dryland indigenous plant communities as well as an interesting kettle hole formation.

However, maintaining these inherent significant natural values on this small area, cannot be seen in isolation. And activities on the adjoining land should aim to be compatible so that the existing values on this important site are indeed protected and maintained

The public access walkway, from the highway, across the existing conservation area, must be maintained, even if part of the land is exchanged and becomes freehold title. It is understood there will a legal easement to cover this situation. The Branch would support such an easement as being essential for public access.

**2.5 *Approximately 62ha to be disposed of to Glentanner Station Limited by way of exchange with other land designated by the proposal under the Conservation Act 1987, under section 37(1)(c) Crown Pastoral Land Act and subject to the continuation in force of Deed of Easement 368176 (outlined in green and marked "FH4" on the plan included in Appendix 2).***

The proposal to dispose of 62ha of conservation land to Glentanner Station, by way of exchange, is something the Branch would be most reluctant to support. We have had a look at this area of public land and indeed found it to be highly modified, with little or no significant natural values remaining. However, any development, other than for sustainable sheep grazing, should not be permitted.

And there should be restrictions on buildings of any type or form, within this area.

When viewing this area, it was understood from the lessee that a new fence will be constructed below the ridgeline, on the southern side. So that there will be no suitable platform sites on which a building could be erected. If that intention is indeed correct, and there are restrictions on developments over all this area, then the exchange proposal could possibly be acceptable to the Branch.

However, another preferred option for this land, "FH4" would be to retain this area as Crown Land, and continue with the lease to the present lessee, for grazing only. This option would ensure the area retains its open spaces and interesting postglacial landforms.

**2.6 *Approximately 1603 ha to be designated as land to be disposed of by freehold disposal to the Holder (Glentanner Station Limited) under section 35(3) CPL Act (outlined in green and marked "FH1", "FH2" and "FH3" on the plan included in Appendix 2) and subject to the continuation in force of Deed of Easement 30F/682 a copy of which is included in Appendix 2.***

The proposal to dispose of 160ha by freehold disposal, to the Holder (Glentanner Station Ltd) would probably be acceptable to the Branch. Especially, following our visit to the area "FH3" and the explanations provided to us by the Lessee. This area appears to be highly modified and appears to contain very little in the way of natural values, except perhaps some landforms left after the retreat of the glacier. However, if this land was ever irrigated the whole character of this landscape would change, detrimentally for some including the Branch.

Regarding the land "FH1", on the low hill country of the Pastoral Lease, between Twin Stream and Bush Stream. the Branch feel this is of some considerable significance for landscapes values, in particular. Because the landscapes of this area link directly with other land of high landscape significance on the property, including "CC1" and then further on to the nearby Aoraki Mt Cook National Park itself. This area of "FH1" does contain natural vegetation, in parts at least, which are also an important part of the overall landscapes that link visually to the nearby National Park.

It was pleasing to be reassured that the landscapes of "FH1" are valued by the present Lessee. And his intention to retain the overall landscape appearance of this area is commendable. However, the Branch takes a longer-term view and sees that it is important to retain, and enhance the present landscapes and natural values, found on them, well into the future. A **landscape protection covenant**, at least, should be placed on this area, with conditions for on-going monitoring by an independent agency, to ensure that no adverse modifications take place.

So, the Branch **recommends that a protective covenant** be placed on this area,



“FH1”, with appropriate conditions, including regular monitoring, so that the landscapes of this area are indeed maintained for the longer term.

Regarding the proposed public access through “FH1”, on an existing 4WD-farm track, which would follow the true left bank of Twin Stream, before heading up to the escarpment terrace above the Glentanner Homestead area, this proposed unrestricted public access route is supported by the Branch.

And, we also support that this existing farm track, have an easement designation on it, for management access purposes.

Regarding the Glentanner Tourist Area, “FH2” on the map, provisions of the Mackenzie District Plan allows for such developments and possible expansion. While such developments may be permitted, the Branch still has concerns about the changes that could happen to this visually significant area. The Branch asks that all future developments here must be undertaken so that they are in harmony with the existing landscapes and at the same time protect the natural plant environments which still exist in that area.

The Branch would **recommend in particular** that the extensive area of tall matagouri shrublands, on the north side of Twin Streams (FH2), below the SH80, be retained intact and protected by a suitable covenant, at least. Matagouri provides an important function of protecting and stabilising shingle river fans, as found on this site and also has amenity values for the people who visit and holiday in this area. Matagouri also provides an important habitat for native species, including the jeweled gecko, which is known to be present on some parts of Glentanner Station.

And, the Branch would also **recommend** that all wilding trees, including any rowans, in this area of “FH2” be removed. As has been done, successfully, on the hill slope above the Twin Streams bridge, opposite the Tourist facilities.

The Preliminary Proposal on P6, states that “public access to the lake and river is well catered for over adjacent areas.” While this may be true on paper, the Branch questions if indeed there is practical access to the lake and river, for the public, on the north side of the Twin Streams in particular. Because the area appears to have little public space available for parking, access to the river appears to be blocked by trees and shrubs, and the riverbed itself is made up of large boulders. All of which would make access difficult to the lake and river, for most people at least.

We **ask that further consideration** be given to providing practical legal access, on the north side of the Twin Streams, to the river itself and the lake margins, for all active members of the public.

**2.7 *Approximately 1657ha to be designated as land to be disposed of by freehold disposal to the Holder (Glentanner Station Limited) under section 35(3) CPL Act subject to a Conservation Covenant and sections 40(1)(b) and 40(2)(a) Crown Pastoral Land Act (outlined in green, shaded yellow and marked "CC1", "CC3" and "CC4" on the plan included in Appendix 2), A draft covenant document is also included in Appendix 2.***

The proposal to dispose of by freehold to the Holder (Glentanner Station Limited) of 1675ha of the Pastoral Lease has been considered carefully by the Branch. There are indeed some botanical SIVs present within this area and some, at least, should be protected.

There are some stands of mountain beech existing on "CC1" in particular, above Freds Stream on the north side, which are within the area to be freeholded. The stand of beech trees proposed to be included in the freeholded title, needs to be protected, by a covenant at least. Which should provide them with long term protection. And, a buffer area should be provided around the stands of beech so that regeneration can occur outwards around the existing trees.

The Branch **recommends** that all remnant stands of beech and other native trees, on land proposed for freeholding, be protected, preferably in the Conservation Estate. Not only for their habitat value for native wildlife but also for the role they play in preventing or controlling erosion on steep sided mountain slopes. However, if these areas are protected only by a covenant, it be a condition of any protective covenant, that areas of beech and other native trees not be subjected to controlled burn offs, if they occur nearby. And that a buffer area be provided around each stand of beech or native trees, so that they can regenerate outwards from the existing mature trees.

The areas of both "CC1" and "CC2", are highly important for their landscape significance, as they provide an important visual linkage to the higher rugged mountains tops up above, and northwards towards the dramatic vistas of Aoraki Mount Cook National Park. Protection of these highly visual landscapes is necessary for their long term retention. And while there is some protection in the local District Plan, the Branch **recommends** that there is more formal long term protection for these two specific areas, "CC1" and "CC2" and also for "FH1", by way of binding and enforceable landscape and conservation covenants.

Regarding the "holding paddock" "CC4", adjacent to SH80, the Branch does not oppose that this area be disposed of by freehold disposal to the Holder (Glentanner Station Ltd) provided that all the restrictions on the covenant are appropriate. But Clause 3.1.6, which would allow for the cultivation of areas previously cultivated, is not appropriate as there are no area presently cultivated areas on this site. So, any cultivation on this site should not be permitted at all.

And, the covenant does not allow for the subdivision of any of CC4 itself, and such a restriction is appropriate and supported by the Branch.

While the Branch supports the condition here not to allow for any subdivision of this site "CC4". we would recommend that there be an additional clause, which requires the owner to remove all wilding trees, including rowans and other like trees, on this block of land. (It was noted, with some satisfaction, that the lessee had recently felled most or all of the wilding trees growing within this so-called "holding paddock.")

**2.8** *Approximately 200ha to be designated as land to be disposed of by freehold disposal to the Holder (Glentanner Station Ltd) under section 35(3) Crown Pastoral Land Act and subject to a Conservation Covenant under sections 40(1)(b) and 40(2)(b) (outlined in green, shaded yellow and marked "CC2" on the plan included in Appendix 2). A draft covenant document is also included in Appendix 2.*

The intention here to freehold 200ha of land at higher altitude, and above the retirement fence, has been considered carefully by the Branch. The area does contain some significant inherent values, including species of snowgrass, dracophyllum shrublands and wetlands. It is also appreciated that the area forms an important part of the tourism operation for Glentanner Tourist Park. It was noted from the report that the Crown Pastoral Land Act does express a preference for areas with SIVs to be protected by restoration of the land concerned to full Crown ownership and control, and at the same time allowing for alternative protective mechanisms.

Given that the area "CC2" does contain significant natural values, and is at a higher altitude level, was previously taken out of the Pastoral Lease above the retirement fence line, the Branch feels that this area should remain under Crown control as a Conservation area. We believe, in order to maintain the integrity of the significant values, including the protection of soils and water, for the long term, it should remain as Crown land for conservation purposes. It would still be possible for concessions to continue which would allow for appropriate tourism activities on this more vulnerable retired land.

So, the Branch **strongly recommends** that the area marked "CC2" on the plan, be retained by the Crown for conservation and soil and water protection purposes. And that concessions, for appropriate uses of this important natural area, be permitted by the normal processes for considering and issuing such concessions.

**Additional comments:**

And there is a site known as the *Rest Area* which has had public usage for a long time. There appears to be no mention in the Preliminary Proposal of the status and future of this area which is within or adjacent to the Glentanner Pastoral Lease. Regardless of its status, because it has had long usage by the public, this area must remain as Crown land, preferably within the Conservation Estate. So, the Branch **recommends** that the *Rest Area* remain as public land, if it is indeed part of the Glentanner Pastoral Lease.

At least one stand of red tussock, *Chionochloa rubra*, grasslands occurs on a lateral moraine, and if this area occurs on part of the property to be freeholded, it requires strict protection from grazing. Continued grazing of this grassland would lead to the destruction of the present high conservation values. So, the Branch asks that this area, of red tussock, be strictly protected from grazing in order to ensure its long term survival.

**Concessions:** appropriate conditions for all concessions are indeed needed and these need to be monitored on a regular basis. So, regarding *Environmental Monitoring*, as a requirement, this is supported as being essential towards maintaining the values currently present. And we ask that such monitoring be carried out as stated and at specified intervals by an independent monitor with the results reported to the agent of the Minister concerned.

On P 24 of Schedule 4, *Environmental Care Code*, the aims here are generally acceptable to the Branch. However, with regards to the aim to; *Take care with fires*" this should also include a ban on smoking in the open. And the *Environmental Care Code* should apply to the New Zealand Army as well who use Glentanner Station for military exercises. Which includes the firing of small arms blanks and live ammunition, smoke and illuminations rounds, HE explosives, HE rounds and the use of pyrotechnic devices. It would be of interest to the Branch, to know if the approval of the Minister of Lands has been given to allow such disrupted exercises to take place on this Pastoral Leasehold Land. Especially when the NZ Army has its own land nearby which could be used for such exercises.

Also on P24 of Schedule 4, *Water Care Code*, this is generally acceptable, especially when taken with Schedule 5, *Didymo Prevention Guidelines* on page 26 of the Document.

**In Conclusion:**

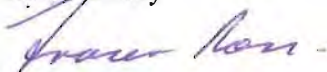
Many significant natural values and outstanding landscape features exist on Glentanner Station. The Branch feels this review of tenure presents a once only opportunity to protect and maintain these highly important values for the long

term. Not only for the benefit and enjoyment of the present generations but also for future generations that come after us. So, that future generations will still be able to see and appreciate some of the near natural ecosystems and landscape vistas that we have been privileged to see and enjoy.

And the Branch would like to again thank Ross and Helen Ivey, for allowing our group the opportunity to see much of this iconic pastoral lease property in the heart of the high country of New Zealand.

The Branch awaits with much interest the final decisions on the review of this Pastoral Lease Tenure review. And we trust that full consideration will be given to this submission, and its recommendations, from the South Canterbury of the Royal Forest and Bird Protection Society of New Zealand.

Yours sincerely

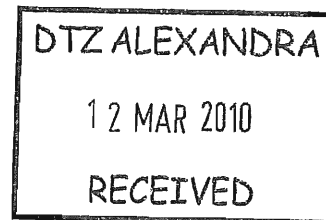


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Philip Todhunter  
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Ken Taylor  
Darroch Limited  
43 Tarbert Street  
P.O.Box 27  
Alexandra.

12 March 2010.

Dear Ken,

Below is my submission on the Glentanner Tenure Review.

To Whom it may concern

As part of the proposed Glentanner tenure review there are areas of the current pastoral lease which have had a long history (in excess of 100 years) of sheep and cattle grazing which are proposed to become scenic reserve and conservation land.

I wish to advocate for ongoing sheep grazing on the land to be retained in crown control as a scenic reserve (SR) and on part of the proposed conservation area (CA 2), specifically near Birch Hill Stream.

On these areas the vegetation has adapted to the judicious grazing management of the current and past lessees of Glentanner Station. Granting a grazing concession on these lands will help balance the feed demand / supply equation of the remaining ewe flock, especially during the critical summer - autumn period in the Birch Hill Stream area where there are much cocksfoot and other introduced grasses.

Continued grazing of these lands will be beneficial to the ongoing management of the wilding conifer seed bank. These areas have benefited from the active management and stewardship of the Ivey family. Grazing will also assist with the control of English broom, gorse, sweet briar, willows, lupins and vipers bugloss. All of which are either present or close by.

Across the valley on Mount Cook Station and down the south side of Lake Pukaki where grazing pressure on the tussock grasslands has been reduced or ceased the change to woody vegetation has been rapid. Sadly the woody vegetation is mostly not native and the landowners and crown have had to spend huge sums of money to control many of the weeds i.e. wilding conifers, gorse, broom and others.

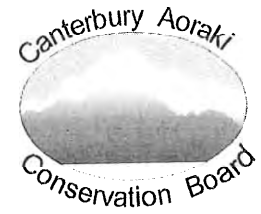
The existing fences and tracks enable the easy management of sheep in these areas. The fences have been constructed and maintained to a high standard. There has not been a history of sheep straying into the National park from these areas.

Farming in the High Country is part of the New Zealand story and it is very much part of our culture. Glentanner Station is featured proudly on numerous images which are used to sell New Zealand to the world. There are many classic photos of Glentanner merino sheep, musterers / horsemen and Mount Cook. This is iconic New Zealand and a living part of the Mackenzie basin and its history.

I contend that sheep have a valued and continuing role for the ongoing management on some of the land to be retained in crown control and the granting of a grazing concession to Glentanner Station Ltd is appropriate.

Yours sincerely,

Philip Todhunter



9 March 2010

The Commissioner of Crown Lands  
C/- Darroch Limited  
Alexandra.



## **Response to the preliminary proposal for tenure review of Glentanner (PT 006)**

### **Preamble**

Glentanner is a well-maintained, thoughtfully-developed property of great prominence, ecologically, historically, agriculturally, geographically, and in the contexts of tourism and recreation. The high-quality stewardship applied to Glentanner and its various parts over a long period of time has made it a fine gateway to the Aoraki/Mount Cook National Park.

Though this has largely been a de facto position to date, tenure review provides the opportunity to give more formality to the situation. The preliminary proposal allows, also, and more specifically, for the enshrinement of a significant quantity of Tasman River frontage as scenic reserves, of a large amount of mid-altitude and tops country as a Conservation Area, and of several protective covenants over land to be made freehold.

During the process of formulating a response to the preliminary proposal, the Canterbury Aoraki Conservation Board has been impressed by the complexity and high quality of the Glentanner operation and the way in which its farming, tourism and other commercial strands work together. The board supports the continuation of this situation and wishes to encourage appropriate diversification while also securing and promoting ecological and landscape values and the public's right to enjoy this iconic place's natural qualities.

### **Ecological, landscape and recreational values**

The close connection to Aoraki/Mount Cook National Park in terms of approach by air or road (the property runs approximately 17 kilometres along State Highway 80 to its boundary with the park), and in terms of landscape and ecological features make Glentanner significant. The property spans elevations of below 600 metres above sea level to above 2,500 m.a.s.l. and, just in this, represents an enormous variety of landscapes and ecosystems; a spectrum of geographical and environmental niches within this span (river flats, wetlands, streams' outwash fans, lake frontage, indigenous shrublands, variously-incised stream gullies, moraine features including the lateral moraine that runs the length of the property, kettleholes, scree, forest remnants, tussock hillsides, tarns, and glaciated tops) ensures the extension of the complexity and refinement of this range of ecosystems and biodiversity with plant communities ranging from sphagnum-based wetland through lower shrublands, short and tall tussock, and high cushion plant and scree-based systems.



A large number of bird species, many of which are in various states of decline nationally, have been seen on the property or its margins. These include kaki (black stilt), karearea, rock wrens and bitterns. Common skinks and common geckos appear throughout the property and the jewelled gecko has been recorded close to the Tasman River and Lake Pukaki. Invertebrate life, though not well known at this point, appears to be full and representative of the ecological niches present. The completeness of the altitudinal sequence and its flora and fauna components is significant and should be protected.

The landscapes represented in Glentanner (and including, from a more historical perspective, John Brown's grave, the old Birch Hill settlement and grave sites, which offer opportunities for exploration and interpretation by interested parties) give rise and entry-points to an array of interests and activities such as tramping, mountain biking, photography, climbing, skiing, botanising, bird-watching (particularly at the nearby kaki breeding area), fishing and so on, most of which involve low-impact self-interpretation and most of which are beneficial to the well-being of participants. The permanent availability and accessibility of this land for such use is vital.

The significance of the landscape Glentanner represents is nationally recognised: the Protected Natural Areas Programme has identified Lake Pukaki as a significant area, and the Tasman riverbed and the Bush Stream and Twin Stream deltas have been found to be areas of high natural significance by other surveys. With the Mackenzie country in the latter stages of becoming a World Heritage Area based around its relatively unimpeded access to clear night sky, Glentanner's positive contribution to this project, environmentally as well as commercially, will be valuable. Enshrining the upholding, support and growth of biodiversity values, unobstructed, uninterrupted views and ready access to quiet public space are the significant potential benefits to accrue to the common good through this review.

### **Proposed freehold land**

The present appearance of the Glentanner business is of a sophisticated commercial mix, given the restraints that a lease applies. It is easy to see how this has the potential to grow and change in shape and flavour with the passage of time, ownership and demographic, economic and climatic shifts, once a split between conservation land and freehold land has come about. The demarcation of land for freehold is reasonable in this respect at first glance and for the most part; areas for increased agricultural focus, pragmatic subdivision, other commercial growth and 'farming as usual' present themselves well.

The board has concerns about the potential for FH1 to depart substantially from the 'farming as usual' model that currently serves the Glentanner operation and conservation and landscape needs reasonably well, however, and we strongly urge that, with the exception of the approximately five per cent of this block that surrounds the homestead (to be settled around topography, homestead garden layout etc.), covenants be applied to the block to protect it from subdivision, roading, anything other than domestic and farm building, and any other commercial development. Though burning has been managed well on Glentanner in recent times, we urge that covenanted protection from burning, for the stands of beech and the established stands of matagouri and other shrubs, through use of substantial fire breaks and backburning, be put in place. Obviously, these native plant communities should also be protected from spraying. Such covenants will allow present practices to continue to support the farming operation while caring for significant plant groupings and the Glentanner eastern face and lateral moraine vista/Aoraki Mount Cook National Park approach seen by State Highway 80 users. These restraints will best serve conservation, tourism and recreation in the long term.

Below this area, FH2 presents itself as a block with the ability to absorb some of the demand on the national park in a range of ways commercially. It is well-situated as a lead-in to the park, where high-quality, sympathetic division and growth could contribute to visitor expectations of respectful interaction with the environment. The work the Glentanner lessees have done to date, with their sensitive farming practice and wilding tree control has established foundations for such development. The board supports the unencumbered freeholding of FH2.

Blocks FH3 and FH4, as easy rolling land with access to water, offer the opportunity for the Glentanner agricultural operation's focus to shift. The location of these blocks, at the lower end of Lake Pukaki, behind the crest of the terminal moraine reserve area, makes them mostly invisible from the road despite their proximity to it. Given the rarity and scenic value of a relatively undisturbed landscape giving clear lines of view, such as that around Lake Pukaki, the board proposes covenants to safeguard these blocks from subdivision and from building other than domestic and farm-supporting. The block FH4 is particularly sensitive in terms of the contribution it makes to the landscape by virtue of its being undeveloped and if the way to a substantive proposal should become difficult, we suggest that this area be prioritised for protection.

*Recommendations: \*That covenants be applied to FH1 as detailed above.  
\*That FH2 be an unencumbered freehold block.  
\*That covenants be applied to FH3 and FH4 as detailed above.*

The Glentanner River Faces block (CC1) covenant conditions are supportive of pastoral farming but have the potential to protect and enhance conservation values if changed slightly. Firstly, the board proposes that no burning or spraying take place between Birch Hill and Freds Streams, in order to restore the natural state of the final approach to the national park. Secondly, we propose the removal of the part of the modification to clause 3.1.3 that allows the replacement of existing exotic shelterbelts and woodlots. Additionally, the board proposes that the modification of clause 3.1.4 be altered to allow for applications for domestic or farm-support buildings only to be considered for consent.

The Eastern Upper Face block (CC2), with its substantial wetland and tarns area, would be best safeguarded by becoming part of CA2 as conservation land. As freehold land it would be well-supported by the covenant conditions proposed, but considering all agricultural and other activity, apart from that associated with the long-term concession, would be concluded and the conservation values are high, the board would like to reserve it as public land. If this is a barrier to arriving at a substantive proposal, then the board would be satisfied with the stated covenant conditions with two exceptions: firstly, that the modification of clause 3.1.4 be changed to allow applications for domestic or farm-support buildings only to be considered for consent, and secondly, that the cultivation component of the clause 3.1.6 modification be removed (cultivation should not be needed after the end of grazing).

Block CC 3 (Lake Pukaki Faces) has proposed covenant conditions that will allow pastoral farming to be sustained but will support ecological and landscape values better if altered slightly. The replacement of existing exotic shelterbelts and woodlots that the modification of clause 3.1.3 would allow should be removed from the third point of the CC3 special conditions. Additionally, the board proposes the reworking of the modification of clause 3.1.4 to allow applications for domestic or farm-support buildings only to be considered for consent.

Covenant conditions suggested for the Holding Paddock (CC4) allow for the ease of continuation of the Glentanner farming business without impinging on existing values and are supported.

*Recommendations: \*That covenant conditions for CC1 be altered as detailed above.  
\*That CC2 become part of CA2.  
\*That covenant conditions for CC3 be altered as detailed above.  
\*That covenant conditions for CC4 be enacted.*

### **Proposed conservation land**

The retention by the Crown of much of this highly visible, ecologically and scenically rich land is of great importance. The Glentanner eastern faces of the Ben Ohau Range, Lake Pukaki coastal margin and Tasman riverbed, in future as public land and supported by covenanted freehold land in the medium-to-lower reaches of the property, will represent much of the landscape and ecology of the Mackenzie intermontane area, and more, given its huge altitudinal sequence.

For the blocks CA1 and CA2, this means that the ecological communities based around alpine scree, tall and short tussock, low and cushion plants, alpine stream catchments, tarns and shrubland patches will be given protection and the public will be guaranteed access to this wide-ranging environment. The concession granted over CA2 is generous, but reasonable, considering the concessionaire's standard of stewardship. The board suggests close monitoring of CA2 due to potential changes in public and concessionaire use, after the review is complete.

The creation of scenic reserve land (SR) is strongly supported. The outwash fans, matagouri shrubland, Acland lagoon, Glentanner Swamp and other wetlands and the components of Tasman riverbed are significant areas for protection and, though altered by grazing, are important habitat for numerous bird species, lizards, fish and invertebrates. The views from these locations are immense and representative of the local montane environment and the board backs the view that they and their geological and ecological components should be protected from incursions by grazing animals and remain unsullied by development. The concession granted for activities in SR is supported, as it is for CA2, along with the caution that close monitoring should take place after review closure.

*Recommendations: \*That CA1 be established.  
\*That CA2 and SR be established and monitored for impact of activities.*

### **Fencing**

It is imperative that completion of the fencing of the northern and eastern blocks be expedited to keep stock out of the Tasman riverbed and Aoraki/Mount Cook National Park. To promote conservation gains in the other protected areas, it is suggested that the fencing in those blocks be carried out well within the given timeframe also.

### **Access**

Access either side of State Highway 80 is uncomplicated and direct, along Birch Hill, Freds, Bush, Twin and Whale Streams, by way of marginal strips above, and outwash fans below, the road. Legal access by use of the paper roads in CC1 and CC2 should be maintained. Well-signposted off-road parking will be helpful for road-user safety and in minimising the impact of vehicles on these fragile environments.

## Summary

Glentanner is a high-profile property in terms of the ecological and geographical range it presents and its relevance to New Zealanders, historically, culturally and scenically. This path to a substantive proposal offers the chance to secure a very rare altitudinal sequence of biodiversity and landscape and to thematically develop the avenue for entrance to Aoraki/Mount Cook.

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