

Crown Pastoral Land Tenure Review

Lease name: HOME HILLS

Lease number: PO 383

Public Submissions - Part 6

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

October

06

The potential values of the Park are further undermined by separating CA 1 from CA2 and failing to adequately protect the critically under protected N environments as shown on the attached map. It is clear from the Conservation Resources Report that this area has extensive significant inherent values that warrant protection under the CPLA. The Society accepts that this area has been modified and includes pasture species. However according to the Conservation Resources Report it also contains significant populations of indigenous species that are surviving on critically under protected environments. Eventual removal of grazing will enable the restoration of these ecosystems, including a natural progression towards shrublands.



Falls Dam looking south towards the dam. These hill slopes retain significant inherent values, (predominantly indigenous vegetation on environments that are under represented in the current conservation estate) and landscape values beyond the margins of the proposed covenants. They warrant being added to CA1.

I was not able to inspect the area between CA 1 and CA 2. From the files it appears that a discretionary consent to clear 'scrub' may have been granted over this before the CRR was completed, but had not been activated. It may since have been activated. Although this will have degraded the original 'SIV's' the area is likely to retain sufficient indigenous vegetation to warrant it's protection, given that it is mapped as threatened environments. Protection of threatened environments is warranted provided seed sources remain, either onsite or nearby and provided there is a significant presence of indigenous vegetation.



The Society recommends that the backdrop to Falls Dam be returned to full crown ownership as discussed above.

The Society considers the proposal fails to adequately meet the CPLA objectives and the Government's High Country Policies of protecting the full range of biodiversity as it fails to adequately protect threatened environments, which also have significant biodiversity values especially for invertebrates and landscape and recreation values.

The Society also considers that the proposal has not provided for the basic ecological principles of reserve design and given that the Conservation Areas will eventually become a Park it is important that the boundaries make ecological and recreation sense. Fragmentation of ecosystems increases risk to biodiversity.

The Society is dismayed to see that the Commissioner of Crown Lands approved the Fiddlers Flat cultivation despite knowing that it had been identified as having significant inherent values.

Recommendation

The Society recommends that the proposed CA 1 be extended to meet proposed CA 2 as shown on the attached map, in order to protect the remaining indigenous vegetation on threatened environments, to protect significant landscape and recreation values, and provide for good park design.

Grazing Concessions

Continued grazing will retard the restoration of the modified ecosystems and the natural regeneration of the tussock species, various ground covers, broom, and shrublands. Research and experience shows that removal of grazing enables previously rare species to thrive, and significant natural regeneration of shrublands. Ideally grazing should only be permitted for another 5 years, time to allow a management transition following tenure review.

In this situation the Society believes that the priority must be to return to full crown ownership all the significant inherent values on threatened and under protected ecosystems, by extending CA 1 to meet CA 2 as outlined above.

The Society accepts that this may lead to the need for a longer term grazing concession than is desirable, in order to provide for the more significant management impacts on the farming operation. Provided that the grazing is monitored, and stock numbers can be reduced should irreversible damage begin to occur, then a 10 year grazing concession for sheep only could be acceptable for 1,400SU reducing by 10% after 5 years for the enlarged CA 1.

Proposed Conservation Area 2

The Society supports the need to protect the area identified as CA2 but requests that it be connected to CA 1.

Proposed Conservation Area 3

The Society supports protecting the Dam's margin to provide recreation access and also to provide protection from the incursion of stock into the water. CA 3 should be incorporated into CA1.

Recommendation

Under our proposal CA 3 would abut the extended CA2 as shown in Appendix 1.

Conservation Covenants on the proposed 1,658ha freehold

The Society supports the protection of the shrublands and indigenous dominated ecosystems along the margins of the creeks. However as noted above the proposed freehold area between CA 1 and CA2 including the proposed covenant areas contains a range of significant inherent values on threatened ecosystems that require restoration to full crown ownership. Consequently we do not support retention of only a fraction of the significant values in the covenants. The Covenant documents do not require fencing should monitoring show damage and regeneration failure or decline. Without provision for fencing these covenants may not contribute to the long term survival and health of these important ecosystems.

The Society recommends that the covenants be incorporated into CA1 as shown on the attached map.

Public Access Easement a-b over existing Falls Dam Track

The Society considers this easement should allow public 4 wheel drive access as it is the most direct route to the recreationally important Falls Dam. It is a sound track capable of public 4 wheel drive access. It is difficult to see how this would be an inconvenience to farming operations.

Public Access to Trig F

Forest and Bird believes provision for an access route up to Trig F from Fiddlers Flat road would significantly enhance future recreational opportunities of the proposed Oteake Park. The view of the Manuherikia Valley and the Hawkdun Range from Trig F is magnificent and a truly significant natural landscape value. It would also provide an opportunity to interpret the context of the whole upper Manuherikia valley.

Conclusions

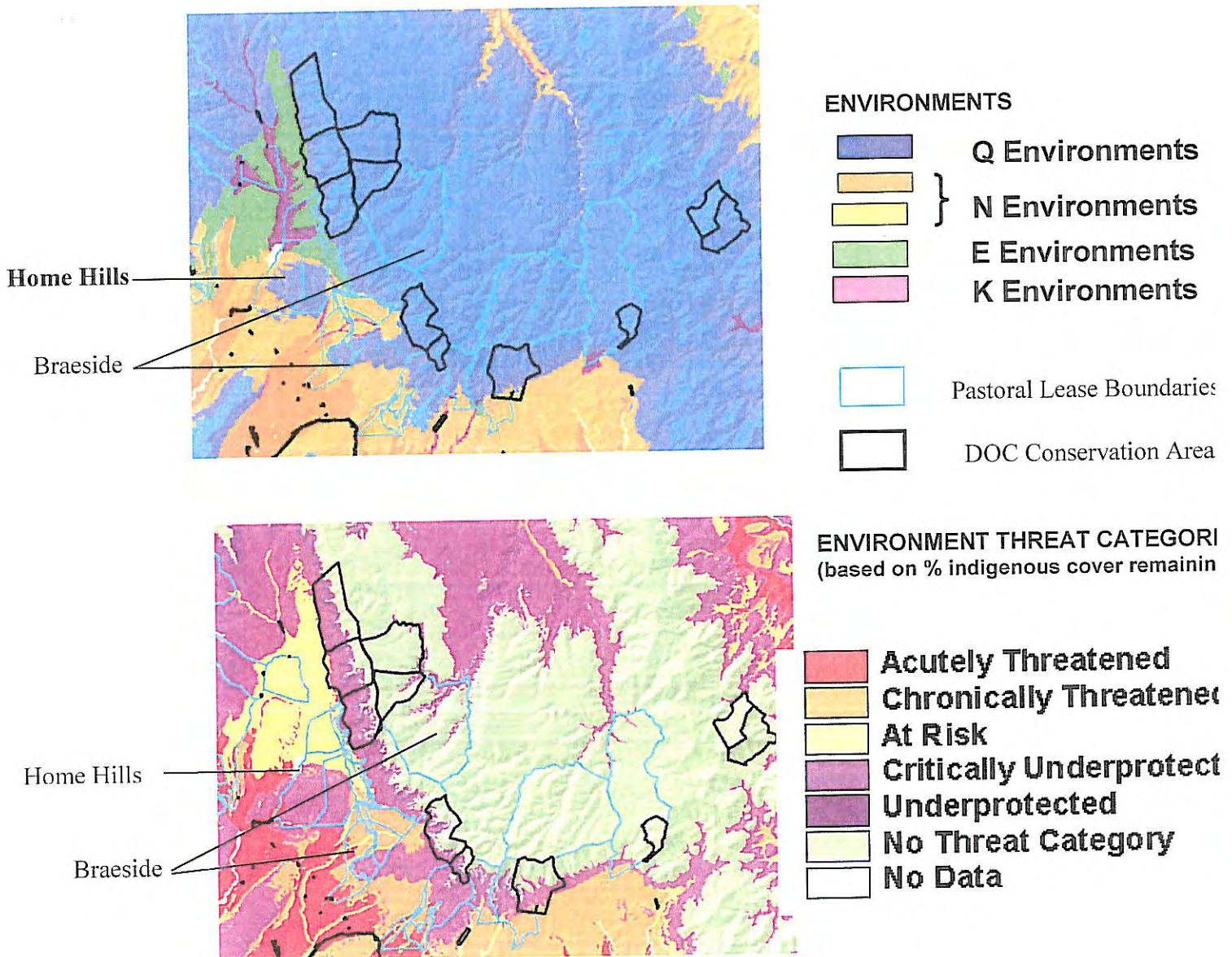
This tenure review is significant as Home Hills contains some important ecosystems that are not adequately represented in the existing conservation estate.

We strongly recommend that the proposal is amended as we outline above. If these proposals are not accepted we request the opportunity for further discussion with the CCL, DOC and if possible the holder.

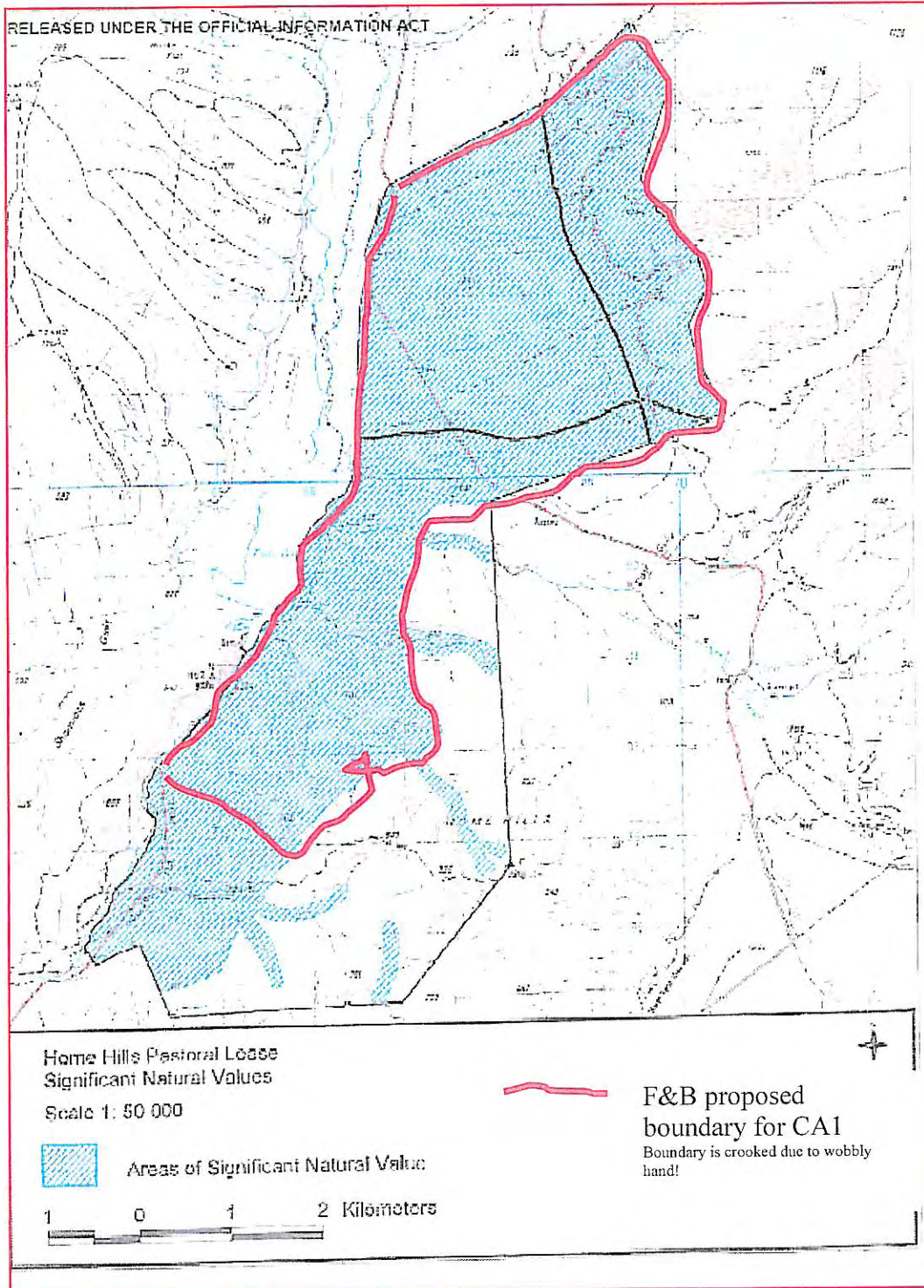
Yours sincerely

Sue Maturin
Southern Field Officer
Forest and Bird

Appendix One LENZ Environments – Home Hills and Braeside



Map showing the extent of significant inherent values identified in the Conservation Resources Report and Forest and Bird boundary recommendations for CA1



114

Dave Payton

From: John Hollows [J.Hollows@fish-game.org.nz]
Sent: Monday, 26 June 2006 15:49
To: dave.payton@opus.co.nz
Subject: Home Hills
Attachments: Fish and Game Additional Resources Report.doc

Hi Dave

Attached is a submission for legal access for boat launching to be created in the lower end of Falls Dam reservoir.

Regards
John

<<Fish and Game Additional Resources Report.doc>>

John Hollows
Environmental Officer
Otago Fish & Game Council
PO Box 76
DUNEDIN

(Wk) 03 479 6552
(Mobile) 0274 823 440
(Fax) 03 477 0146



Fish and Game Additional Resources Report for the Home Hills Pastoral Lease.

Prepared by the
Otago Fish and Game Council

Otago Fish & Game wish to submit on the need for the need for legal boat access at the lower end of Falls Dam Reservoir.

The following was included in the Otago Fish & Game Resources Report for the Home Hills pastoral Lease in Section 4.5 Public Access:

Vehicle access above the dam wall should be allowed up as far as a point that will allow for boat launching at the southern end of Falls Dam (NZMS 260 H41 6550 8815, approximately 150m past the dam wall).

The grid reference points and distance from the dam wall submitted in the initial report is inaccurate. These should read NZMS H41 2265675E, 5588285N and approximately 480m past the dam wall.

Access for boat launching has not been included in the preliminary proposal despite our submitting on this point.

Recent conversations with Anne Johnstone (wife of lessee) indicated that the gate at the dam was not locked and therefore there was the ability to launch boats from the lower end of the reservoir. However, if the property was to undergo a change of ownership there is guarantee that this access would continue hence our request for legal access to be created.

Dated: Monday June 26 2006

A handwritten signature in cursive script that reads 'John Hollows'.

John Hollows
Environmental Officer

Statutory managers of freshwater sports fish, game birds and their habitats

Otago Region

Cnr Hanover & Harrow Sts, PO Box 76, Dunedin, New Zealand. Telephone (03) 477 9076 Facsimile (03) 477 0146
www.fishandgame.org.nz

(15)

Dave Payton

From: Neil Gillespie [njg@pioneer.gen.co.nz]
Sent: Monday, 26 June 2006 17:49
To: dave.payton@opus.co.nz
Subject: Home Hills Tenure Review - Submission to Preliminary Proposal
Importance: High
Attachments: Home Hills Tenure Review - Submission 26 Jun 2006.pdf

Good Evening Dave

Below is the text of the submission to the Preliminary Proposal for the tenure review of Home Hills as notified by the commissioner of Crown Lands. Also attached is a pdf version of the submission. The original is in the mail to you. Please confirm receipt.

Regards.

Neil.

Neil Gillespie - Asset Development Manager
Pioneer Generation Limited,
Ellis Street, PO Box 275, Alexandra
mailto: njg@pioneer.gen.co.nz
P 03 448 6081, F 03 448 9439, M 027 433 4856

The information contained in this transmission is confidential and may be legally privileged. It is intended for the named addressee only. If you are not the named addressee you may not copy, distribute or take any action in reliance upon this transmission.

2.45.3

26 June 2006

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

Dear Sir

Home Hills Tenure Review

Thank you for the opportunity to make this submission to the preliminary proposal for tenure review of the Home Hills pastoral lease. Pioneer Generation Limited is the owner and operator of the hydro electricity generation plant and associated facilities that were installed at the Falls Dam during 2002/03 through various arrangements with the Falls Dam Company Limited, the Department of Conservation, the Commissioner of Crown Lands and the Home Hills lessee.

There are two aspects of the proposal that are of interest to Pioneer so as to ensure the continued operation of the Falls Dam Power Station.

Submission

1. The power house containing the generation plant is located outside of the pastoral lease area but the infrastructure that serves it is within that area. The interests of Pioneer Generation in respect of this infrastructure are, as noted in the proposal, provided for by an easement in favour of the

27/06/2006

Falls Dam Company Limited (Caveat registered as Transfer 5971197.1).

The qualified designations as detailed in Section 2 of the proposal in respect of the easement in favour of the Falls Dam Company Limited (Caveat registered as Transfer 5971197.1) are supported and Pioneer requests that the Commissioner adopts them.

2. Pioneers access to its Falls Dam facility is from Fiddlers Flat Road via Loop Road. Within the pastoral lease it appears that the formed road does not follow its legal alignment. The formed road appears to follow its legal alignment until it meets the southern end of the pastoral lease at about which point the legal road stops and shifts 200 odd metres west to recommence adjacent to the Manuherikia River and then follows the river upstream. However the actual formed road continues on to the Falls Dam entirely within the pastoral lease.

It is unclear from the proposal as to how physical access will be provided for given that all the land, including the road, is to be retained in Crown ownership as Conservation Area 2.

This matter needs to be resolved and it is requested that the Commissioner ensures that legal access is provided to Pioneer Generation over the existing formed road be this by way of legalising the formed alignment or a public access easement.

I trust that the issues raised in this submission are sufficiently clear so that the Commissioner is able to incorporate the outcome sought in the final proposal. Please contact me should you require any further information or wish to discuss any details further.

Yours sincerely

Neil Gillespie
Asset Development Manager
njg@pioncergen.co.nz



2.45.3

26 June 2006

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

Dear Sir

Home Hills Tenure Review

Thank you for the opportunity to make this submission to the preliminary proposal for tenure review of the Home Hills pastoral lease. Pioneer Generation Limited is the owner and operator of the hydro electricity generation plant and associated facilities that were installed at the Falls Dam during 2002/03 through various arrangements with the Falls Dam Company Limited, the Department of Conservation, the Commissioner of Crown Lands and the Home Hills lessee.

There are two aspects of the proposal that are of interest to Pioneer so as to ensure the continued operation of the Falls Dam Power Station.

Submission

1. The power house containing the generation plant is located outside of the pastoral lease area but the infrastructure that serves it is within that area. The interests of Pioneer Generation in respect of this infrastructure are, as noted in the proposal, provided for by an easement in favour of the Falls Dam Company Limited (Caveat registered as Transfer 5971197.1).

The qualified designations as detailed in Section 2 of the proposal in respect of the easement in favour of the Falls Dam Company Limited (Caveat registered as Transfer 5971197.1) are supported and Pioneer requests that the Commissioner adopts them.

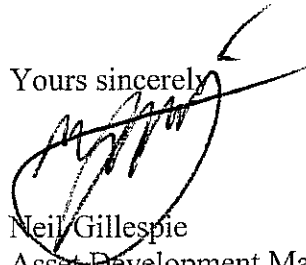
2. Pioneers access to its Falls Dam facility is from Fiddlers Flat Road via Loop Road. Within the pastoral lease it appears that the formed road does not follow its legal alignment. The formed road appears to follow its legal alignment until it meets the southern end of the pastoral lease at about which point the legal road stops and shifts 200 odd metres west to recommence adjacent to the Manuherikia River and then follows the river upstream. However the actual formed road continues on to the Falls Dam entirely within the pastoral lease.

It is unclear from the proposal as to how physical access will be provided for given that all the land, including the road, is to be retained in Crown ownership as Conservation Area 2.

This matter needs to be resolved and it is requested that the Commissioner ensures that legal access is provided to Pioneer Generation over the existing formed road be this by way of legalising the formed alignment or a public access easement.

I trust that the issues raised in this submission are sufficiently clear so that the Commissioner is able to incorporate the outcome sought in the final proposal. Please contact me should you require any further information or wish to discuss any details further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Neil Gillespie', is written over a circular stamp or seal. The signature is fluid and cursive.

Neil Gillespie
Asset Development Manager
nig@pioneer-gen.co.nz