

Crown Pastoral Land Tenure Review

Lease name: LAUDER

Lease number: PO 376

Public Submissions - Part 2

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

September 10

The Tenure Review Manager
Darroch Ltd.,
PO Box 27
Alexandra, 9340.



Dear Sir,

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

Thankyou for the opportunity to make submissions on this proposal.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Janet Ledingham".

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

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

Submission on the Preliminary Proposal for Lauder Pastoral Lease

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

This submission is written on behalf of the Dunedin Branch of the Forest and Bird Protection Society which has approximately 900 members, many with strong interests in the High Country values and recreational opportunities as well as in botany and natural history in general. Many of the members enjoy active recreation in the back country and are very aware of the need to ensure the protection of natural values, vegetation and landscape, historical sites and to improve public access through the tenure review process.

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

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

Introduction

The Lauder Station Pastoral Lease covers an area of 4225 hectares, on the Northern Dunstan Mountains and its northwestern boundary is with Cluden station. The lease extends to the crest of the Dunstan Mountains at over 1500m and it contains the upper catchments of Donald Stuart Creek, Woolshed Creek and Lauder Creek, all of which have outstanding landscape and natural values. The windswept tor landscape on the crest of the range, and the plants of the tors, tussock, rock and herbfield communities, which include several rare species, have high ecological and landscape values. Above the headwaters of Donald Stuart Creek is the Lauder Tussock Reserve/Conservation Area which includes a recommended area for protection, RAP A1. The eastern boundary of the top part of the lease also adjoins the western boundary of the tussock reserve.

Around the homestead there are a number of striking historic buildings dating back to the 1850s which are still in use, and also some mine sluicing areas.

We had the opportunity to inspect Lauder Station in 2006, with the kind permission of Mr Calder, and our submission to DOC at that time re the outcome of the review and our comments on the Preliminary Proposal are informed by what we noted at that time.

The proposal:

Conservation Area CA1.

3,000ha approximately to be designated as land to be restored to full Crown ownership and control as a conservation area (under Section 35(2)(a)(i) Crown Pastoral Land Act 1998)

This area includes the Donald Stewarts Creek basin, the Lauder Creek/Lauder Basin and the head basin of Woolshed Creek. The significant inherent values (SIVs), ecological, landscape and recreational, have been well described in the Conservation Resources Report and in the proposal

and fully warrant the status of a Conservation Area as we recommended in our submission to DOC after an extensive inspection trip in 2006. The ecological values are particularly high as are the iconic landscape values. The recreational potential is high, especially given the access which has been negotiated.

We enthusiastically and unreservedly support the designation of this area as a Conservation Area, CA1.

Area to be freeholded

1,225ha approximately to be disposed of by freehold disposal to Calder Farming Company Ltd (under section 35(3) Crown Pastoral Land Act 1998) subject to four protective mechanisms.

We have no objection to the proposed freeholding of this area subject to the protective mechanisms as described.

Protective Mechanisms:

(i) CC1. Woolshed Creek Conservation Covenant

A conservation covenant over an area of approximately 190ha (under section 40(1)(c) and 40(2)(a) Crown Pastoral Land Act 1998).

This covenant will provide protection for a range of SIVs, shrubland which includes threatened and less common species, wetland and alluvial terraces. There is also a diverse invertebrate fauna present. We note that it is fully fenced. We suggest that the covenant conditions should include provision for photopoint monitoring to check that stocking rates are appropriate for maintenance of the values as outlined in the CRR and in the proposal.

We fully support the creation of CC1 to protect SIVs in Woolshed Creek and suggest that provision for photopoint monitoring should be included in the covenant document.

(ii) CC2. Lauder Coal Pit Conservation Covenant.

A conservation covenant over an area of approximately 6ha (under section 40(1)(c) and 40(2)(a) Crown Pastoral Land Act 1998).

This covenant will provide protection for the important historic values, the coal pit itself, machinery water races and other traces of goldmining activity. We believe the terms of the covenant are appropriate and will achieve such protection.

We fully support the creation of CC2 to protect the historic values of the Lauder Coal Pit area.

(iii) CC3. Lauder Coal Pit Conservation Covenant.

A conservation covenant over an area of approximately 17ha (under section 40(1)(c) and 40(2)(a) Crown Pastoral Land Act 1998).

The aim of this covenant is to protect the historic values, i.e., the archaeological sites which include a sod walled hut as well as water races and gold mining remnants.

We fully support the creation of CC3 to protect the historic values of the Lauder Sluicings and believe that the terms of the Covenant are appropriate and will achieve this.

(iv) CC4. Lauder Station Buildings Conservation Covenant.

A covenant over three historic buildings with a combined area comprising approximately 1ha (under section 40(1)(c) and 40(2)(a) Crown Pastoral Land Act 1998). Note Appendix 2 on terms and conditions included in the proposal at Appendix 3 (sic) actually Appendix 7.

Lauder Station was of the original Central Otago Stations and these buildings have high historic value being part of the original core station buildings dating back to the late 19C. We agree that the covenant conditions will ensure the continued protection of these important buildings.

We fully support the creation of CC3 to protect the historic values of the Lauder Station Buildings and believe that the terms of the Covenant are appropriate and will achieve this.

Qualified Designations:

(v) An easement in gross to provide for public foot, mountain bike, horse and vehicle access and conservation management access (under section 36(3)(b) Crown Pastoral Land Act 1998) and shown as a dashed orange line marked "a-b" on the designations plan Appendix 2 including a car park at "a" on terms and conditions included in the proposal at Appendix 3.

We fully endorse these access provisions which will allow less able people to enjoy the values of the higher parts of the Conservation Area when the 4WD track conditions allow. It will also now be possible for the public to access the Lauder Conservation Area which is to be applauded. We note that it should be possible to access CC1 from its upper boundary but suggest that foot access only also be provided to the lower part of CC1, perhaps opposite point 'W' so that it is possible for those interested in the values within CC1 to easily access the covenant area.

We fully endorse the access provisions but ask for foot access only to be available to the lower boundary CC1 for those who appreciate the values within it.

(vi) Continuation in force of easements 16D/601 and 16D/997 (under section 36(3)(c) Crown Pastoral Land Act 1998). A copy of these easements is included in the proposal at Appendix 3.

We have no objection to the continuation of the above easements.

We are delighted to see that the outcome of this review is pretty much that which we promoted in our original submissions to DOC in 1960. The gains for both Conservation and recreation are high indeed.

Thankyou for the opportunity to comment on this proposal .

Janet Ledingham,

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



NEW ZEALAND FOUR WHEEL DRIVE ASSOCIATION INC.
PO Box 90960 Victoria Street West
Auckland 1142, New Zealand

www.NZ4WDA.org.nz

18 June 2010

Commissioner of Crown Lands
C/- Darroch Limited
41 - 43 Tarbet Street
PO Box 27
ALEXANDRA 9340



Attention: Luana Pentecost

Dear Luana

**Review Under Part 2 Crown Pastoral Land Act - Submission to Preliminary Proposal:
Lauder Station**

Thank you for your request for submissions on the preliminary proposal for the review of tenure for Lauder Station.

The New Zealand Four Wheel Drive Association is the national body that represents a large proportion of the organised 4WD clubs around New Zealand. Individual memberships exceed some 2100 people, spread throughout 52 member clubs. The number of member clubs affiliated to the association continues to grow, especially in the South Island. These numbers are of the nominated members only and do not include the families of the individual members, many of whom are also heavily involved with 4WDing and NZ4WDA activities. The NZ4WDA is completely volunteer managed, with a National Executive Council and three regional Zone Committees (Northern, Central and Southern).

The SZNZ4WDA wishes to make comment on the preliminary proposal for tenure review of Lauder Station. In particular, while the NZ4WDA is heartened at the provision 4WD access, it is believed that the restrictions imposed on 4WD's for the use of access easement a-b fall short of providing reasonable access to genuine users of the land proposed to be part of the conservation estate. This is especially so when 4WD's are the only user group subject to these conditions - the same conditions are not applied to other users such as trail/dirt bikes, ATV's, horses or walkers. It also appears that this access easement will provide access to a wider expanse of conservation land in future as the result of other adjoining tenure reviews.

These restrictions are:

The access easement being open to motorised vehicle use only between December 1st and April 15th.

Quite simply this period of open access is unreasonably short. The realistic opportunities for recreational 4WD use of the conservation land can and should extend much further than this 4 ½ month window. By way of comparison, the recently opened Oteake Conservation Park allows 4WD access from Labour Weekend through to the end of April, an additional 1 ½ months over what is proposed here.

It is recognised that during the winter period, access to this area by 4WD is not practical; however the conditions of such access tracks in the shoulder seasons to the winter do vary from year to year and there are many occasions when it is reasonable to access these tracks outside the nominated period. It is noted that the Dept of Conservation still retains the management right to close the access when conditions dictate and it the NZ4WDA considers that it is far better to only restrict access when conditions dictate instead of applying an arbitrary closure for a period when conditions are otherwise suitable.

For these reasons it is recommended that the open period of the access easement to 4WD's is extended to the period from Labour Weekend to April 30 inclusive. This period remains outside the separate closed period for all access during the lambing and calving period.

It is also noted that the open period for access only applies to 4WD vehicles, it does not apply to trail/dirt bikes or ATV's.

The access easement being closed to motorised vehicles between 8:00pm and 7:00am.

This condition of access puzzles us. Restricting access to such hours is commonly done in built up areas to avoid issues of evening noise. However this cannot be the case here as the special conditions of easement still permit the use of trail/dirt bikes and ATV's along the access easement at all hours of the day. In this regard, it appears that 4WD's have been singled out for the most onerous of access conditions.

In terms of practical use, during the long days of the Central Otago summer months, recreational pursuits can and do make use of the full daylight hours. Why waste daylight time driving to a recreational area when this can be done at dawn and dusk? The NZ4WDA would recommend that this restriction on use of the access easement be removed from the proposal.

A locked gate is to be erected at the road end of the access easement with keys being made available to those wishing to take motorised vehicles along the easement. In such cases, the licence number and other vehicle details will be passed onto the landowner (the transferor).

Sadly, locked gates with a permit key access system appear to be on the increase for access to certain areas. The NZ4WDA find this a disappointing circumstance, but recognise that such a system can be used to good effect as a management tool. However, the need to pass vehicle details onto the landowner is questioned? For what reason would this be done? Does this presume that the drivers of motorised vehicles (for this special condition of easement, motorcycles and ATV's are included) are somehow prone to illegal or illicit activities? Or is this to provide the landowner with some right of veto over what vehicles make use of the easement. The implications of such a requirement are distasteful, especially when it is considered that no other recreational group is subject to similar constraints. The reasons behind the inclusion of such conditions requires further explanation.

The NZ4WDA recommends that if the locked gate is to be implemented, its management is dealt with wholly by the Department of Conservation.

The NZ4WDA would welcome and encourage direct communication with the Commissioner of Crown lands to discuss any issues relating to 4WD access and recreation associated with any proposed Tenure Review or any other issues that may be appropriate.

Yours sincerely

A handwritten signature in blue ink, appearing to read "R. Macdonald".

Ross Macdonald

Public Relations Officer – Southern Zone

New Zealand Four Wheel Drive Association.

Central Otago-Lakes Branch

Secretary -- Denise Bruns
4 Stonebrook Drive
WANAKA 9305



FOREST
& BIRD

Royal Forest and Bird
Protection Society
of New Zealand Inc

17th June 2010

The Commissioner of Crown Lands
C/o Darrock Limited
PO Box 27
ALEXANDRA 9340



Dear Sir,

Tenure Review - Lauder Station Po 376 - Preliminary Proposal

We thank you for sending us a copy of this proposal and we appreciate this opportunity to comment on it. We carried out an inspection of the property early in 2006 prior to making an early report to the Department of Conservation on 17th April of that year. It is pleasing to see that some heed has been taken of the suggestions we made in that report.

We see this as a good proposal which in the main complies with the CPL Act 1998 securing some very good gains for conservation, access and recreation, despite the avowed policy statements being made by the present government regarding tenure review.

Lauder Station; having been one of the earlier runs taken up in the 1850s, has a considerable historic background in its remaining buildings (some of which are still in use today) and also in its gold and coal mining relics. That these are going to be protected by suitable covenants is to be commended.

We wish to comment as follows:

1.0 Approximately 3000 ha to be returned to full Crown ownership and control - shown as CA1 on the designation plan.

- This is to be commended, it has our full support as it will take in a large part of the headwaters of Lauder Creek, the headwaters of Woolshed Creek and a portion of the upper reaches of Donald Stuarts Creek; areas containing significant inherent values.
- We endorse the comments in the proposal (pages 5 & 6) regarding the Significant Inherent Values: *The Ecological Values, Recreational values and the Landscape.*
- It will be a very good addition to the North Dunstan Conservation Area, which was created to protect the slim leaved snow tussock (*C. macra*).
- Rising from approximately 1000-m to 1565-m on the crest of the north Dunstan Mountains, there is a good altitudinal sequence of vegetation present. The tussock although modified is still in relatively good condition.
- Much of this country cannot be regarded as being ecologically sustainable to farm as it would be uneconomic to replace the nutrients taken off the place in the way of meat and wool by topdressing with fertilizer, due in the main to its altitude.

-2-

- There is much in the way of woody shrubs along the banks of the creeks in this country that will now be protected.
- Having this area of land returned to the Crown, and the securing of reasonable access to it, will be a very real gain for the public and for recreation in the North Dunstan Mountains.
- It will open up opportunities for tramping to, and for the crossing of, these mountains. It will also be popular with cross-country skiers.

2.0 Land (approximately 1225 ha) to be disposed of by freehold disposal to Calder Farming Co Ltd. (Under Section 35(3) CPLAct 1998) subject to qualified designation (under Section 36(3)(b) CPLAct) and protective mechanism (under Sections 40(1)(c) and 40(2)(a) CPLAct 1998).

- This area takes in the balance of the property on the lower eastern slopes of the Dunstan Mountains. It is mostly land below 1000-m which has been modified through cultivation on the lower slopes, and over sowing and topdressing above this.
- It has been classed as Class III and IV under the Land Use Classification system and therefore is should be capable of being farmed in an ecologically sustainable manner.
- Woolshed Hill shrublands – in our early report we identified the remnant grey shrubland on Woolshed Hill as worthy of protection (matagouri, coprosma, olearia, melicytus). These shrublands were not mentioned in the Conservation Resources Report and no protection is proposed in this Proposal. Whilst the species themselves are not rare or threatened, native shrublands on basin floors are rare now; and these shrublands are in an Acutely Threatened environment. They should be accorded protection. No protection is offered by district plan mechanisms. Furthermore the proposed public access easement goes through this area. It would be fitting to retain the shrubland as a setting.
- We submit that a covenant be placed over these shrublands protecting them from burning, spraying, mechanical removal; and cattle, deer and goat grazing. Ideally they should also be retired from sheep grazing.

2.1 Protective Mechanism, Conservation Covenant (covering approximately 190 ha), shown as CC1 on the designation map.

- This area is on the darker side of the spur running in a northwesterly-southeasterly direction between the two main branches of Woolshed Creek; it contains extensive and diverse woody native vegetation very worthy of protection. We approve of this providing it is adequately monitored.
- To ensure the retention of these significant values contained in the vegetation we believe a regime of monitoring on a regular basis should be established. If the values are not being protected sheep numbers should be reduced or grazing should cease. Criteria for ecologically sustainable management would be demonstrable regeneration of the native species. There is little value in protecting native shrubland if it eventually going to become senile and disappear

- The area is to be grazed by sheep only, and there is to be no removal or burning or clearing of any of the vegetation.
- We note that the extensive kanuka shrublands on the true right of the south branch are not included within the covenant area (they were identified as a notable feature in the Conservation Resources Report and as "rare in the Ecological District"); neither is the extensive area of grey shrubland and riparian vegetation on the north branch or at the mouth included. We find this disappointing but can appreciate the extent of new fencing that would be required to achieve proper protection. We submit that these shrublands be at least protected by covenant from burning, spraying, mechanical removal and cattle, deer and goat grazing. The effect of absence of protection has already been demonstrated, with spraying dead of a large area of diverse shrubland at the mouth of the valley, above the coal pit, including native broom, olearia and mature matagouri.

2.2 Protective Mechanism, Conservation Covenant shown as CC2 (approximately 6 ha) and CC3 (approximately 17 ha) on the designation map.

- These historic coal and gold mining relics and sites are of public interest and we approve that they be given protection and have noted the conditions of the covenant.
- As the coal pit (CC2) will be of public interest there should be access to it; no mention is made of access in the proposal. As far as we can see the public access being provided (a-b) to the crest of the range passes close to the coal pit; we see no reason why this route cannot be used to access this site.

2.3 Protective Mechanism, Conservation Covenant shown as CC4 (approximately 1 ha) on the designation map.

- We fully support the creation of this covenant to protect the remaining old farm buildings which date back to the late 1800s.

3.0 Qualified Designation, an Easement in Gross shown as a-b on the designation map (Under section 36(3)(b) CPL Act 1998)

- Securing this public access to the North Dunstan Mountains is to be applauded, we fully endorse its creation.
- That it is to be available for 4WD under certain conditions is fully appreciated.
- That it is to be under the control of the Department of Conservation meets with our approval.
- However we are a little concerned that it involves constructing yet another 4WD track, especially around Woolshed Hill where it will make a considerable scar and up the ridge, creating an effect of parallel tracks. However we can see there is little alternative if access is to be provided for vehicles, bikes and horses. We wonder whether access via the unformed legal road parallel to the south boundary has been considered however as a better long term option. On Woolshed Hill the track should wind around the contour as close to the base of the hill as possible to minimise the scarring.

-4-

- Regarding closure periods, we submit that in summer – between 1 December and 1 April, that vehicles be permitted to use the track from 6am rather than 7am, to allow people to make the most of long summer days.
- We also submitted previously that there be a public access link across the mouth of Woolshed Creek mouth, between the proposed track and the unformed legal road, to provide a range of choices for future access. This would involve a short length of track or route, only some 150m.

3.1 Qualified Designation, (Under section (36(3)c CPL Act 1998)

- We have no objection to these two easements 16D/601 and 16D/997 to convey water remaining in force.

4.0 In Conclusion.

We see no reason why this proposal cannot be implemented subject to public access to CC2 being secured, and also, that a regime of monitoring be set up to ensure the protection of the values present in CC1: if it is seen that the values are not being protected the sheep numbers must be reduced. We also submit protection for other important shrublands including those on Woolshed Hill. We submit also that the hours of access up the easement be extended from 6am rather than 7am; and that a public link be created between the access track and the unformed legal road.

We thank you for the opportunity to comment on this proposal and we await the outcome with interest.

Yours faithfully



Denise Bruns

Secretary – Central Otago Lakes Branch
Royal Forest and Bird Society

115 Emailed
 PM 21/6/2010

New Zealand Historic Places Trust
 Pouhere Taonga



13

Our Ref: 22015-001
Your Ref: P0376/1

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

21 June 2010



Area Manager
 Darroch Ltd
 PO Box 27
 ALEXANDRA 9340

Attn.: Luana Pentecost
 Property Administrator

Dear Ms Pentecost

RE: LAUDER STATION PASTORAL LEASE – TENURE REVIEW UNDER PART 2 CROWN PASTORAL LAND ACT 1998

Thank you for your letter of 22 April 2010 concerning the above.

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

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

The NZHPT is pleased to note that the preliminary proposal for this tenure review has been well informed with respect to historic heritage values. Also pleasing is the intention to protect those areas identified as possessing significant heritage values, within the area of the lease proposed for freeholding, by means of specific heritage focussed conservation covenants. The terms and conditions of proposed conservation covenants CC2 (Lauder Coal Pit Conservation Covenant) and CC3 (Lauder Sluicings Conservation Covenant) are supported.

The NZHPT supports in principle the intention to protect the historic heritage values of the old woodshed, smithy/cookshop/wooden shed and stables via conservation covenant CC4 (Lauder Station Buildings Conservation Covenant). It believes, however, that this covenant would be strengthened by:

- Specifically defining the area protected as the three buildings themselves plus a five metre *curtilage* around each of them. A five metre curtilage is desirable in this instance and should ideally be measured from the outer walls of the three buildings inclusively.

The term "curtilage" defines the area immediately surrounding a building or structure. It contains the area which contributes to the enjoyment of the building or structure and/or the fulfilment of its purposes. It is a term in historic heritage management that is preferable to "perimeter" (which refers more to distance from mid-point relative to the shape of an object) and is used on page 11, paragraph 3 line 5 of the Summary of Preliminary Proposal Report (Summary Report); and

- Providing for stabilisation of the buildings in the shorter term. It is noted in page 11 paragraph 4 of the Summary Report that "restoration" is not planned at this stage. Stabilisation is however an interim measure which would go a considerable way towards preventing further deterioration of the three buildings. The cost of stabilisation would be significantly less than attempting full restoration at this time.

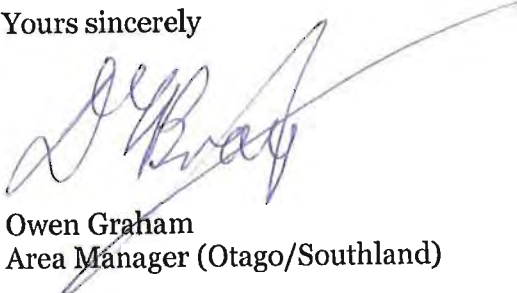
The NZHPT encourages Land Information New Zealand to consider providing as part of the substantive proposal to settle this tenure review some funding for immediate building stabilisation, and possible future restoration works. The lessee is being requested to retain three historically significant buildings and their stabilisation, prior to restoration, would be of considerable value to present and future generations.

The NZHPT notes the provision in conservation covenant CC4 to allow for possible superseding by a Heritage Covenant in accordance with Section 6 of the Historic Places Act 1993, should NZHPT registration proceed. That is a matter which NZHPT is willing to discuss further with the lessee should this proposal be confirmed.

Please address any queries you have to:

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

Yours sincerely


pp.
Owen Graham
Area Manager (Otago/Southland)

CC. Otago Conservator, Department of Conservation, PO Box 5244, Moray Place, DUNEDIN 9058, Attn.: Tony Perrett (HCTR Manager) and Shar Briden (TSO, Historic)

CC. Secretary, Central Otago Branch Committee, NZHPT

Doug Bray

From: Doug Bray
Sent: Monday, 21 June 2010 3:54 p.m.
To: 'alexandra@dtz.co.nz'
Subject: LAUDER PASTORAL LEASE TENURE REVIEW: NZHPT SUBMISSION
Attachments: Lauder Pastoral Lease TR.pdf

TO: Luana Pentecost
Property Administrator

Kia ora Luana

Thank you for your letter of 22 April 2010.

Attached refers. Copy follows by mail

Any queries, please let me know.

Cheers

Doug Bray
Heritage Adviser (Planning)
Otago/Southland Area Office
New Zealand Historic Places Trust (Pouhere Taonga)
PO Box 5467 (L4, Queens Bldg, 109 Princes Street)
DUNEDIN 9058
Ph (03) 477-9871
DDI (03) 477-9819
Mob (027) 241-3624
Fax (03) 477-3893
Email: dbray@historic.org.nz
Shop online at www.historic.org.nz and help keep New Zealand's heritage places alive

CENTRAL OTAGO RECREATIONAL USERS FORUM

21 June 2010

Address for Service

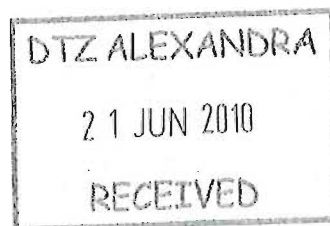
186 Faulks Road,
RD 2,
Wanaka 9382.

Name

Jan Kelly, Secretary of CORUF.

To

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



Submission to Preliminary Proposal, Lauder Pastoral Lease Po 376

Dear Sirs,

CORUF appreciates the opportunity to submit to the Review of Lauder Pastoral Lease.

I have seen the Lease, not during this present process but previously when we inspected the adjacent Cambrians Lease in 2006, using the road through Lauder Station to get there. We talked with Mr Calder at that time.

We are generally quite familiar with the area.

We sincerely thank Darroch Ltd. and the Lessee Mr Calder for putting together this Preliminary Proposal.

Central Otago Recreational Users Forum

The Central Otago Recreational Users Forum is a voice for a diverse group of user interests, representing over 60 recreational clubs and groups. A significant part of our brief is to communicate between the public who recreate in the public lands, and the statutory managers of that land.

A fundamental principle guiding us is the belief that public lands should be accessible to, and able to be enjoyed by, the general public.

An associated principle is for due care and respect, to the land, the landscape, natural and historical values, and to the private landowners whose properties have easements on them, giving us access to public conservation land.

The Central Otago Recreational Users Forum makes the following submission.

LAUDER Pastoral Lease Po 376. Preliminary Proposal for Tenure Review.

PROPOSAL

2.1 CA1. Land to be restored to full Crown ownership and control as conservation area, outlined in pink and shown as CA1 on the Plan, being 3000 hectares (approximately)

We agree that this land is of high value for conservation, and also has good recreation qualities. We are pleased that it links so effectively into the Lauder Tussock Reserve, with the potential for an onward track.

We also appreciate very much the opportunity to visit the tor landscape on the ridge at the top of the property, and to experience the views from the top of the ridge.

We are happy with the designation as mapped and described.

2.2 Land to be disposed of by freehold disposal to Calder Farming Co Ltd. under section 35(3) Crown Pastoral Land Act subject to a qualified designation and protective mechanism, being 1.225 ha approximately

We have no problem with this designation, provided that the access arrangements described in the Special Easement Terms in the Annexure Schedule, providing for controlled public access through the property, are put in place as outlined.

2.2.1. CC1. Protective mechanism.

We approve of the setting aside of a complete area of grey shrub woodland with a fence around it. This is valuable for a range of wildlife and associated plants at mid to low altitude on the range.

We expect that if monitoring shows that sheep are proving to be damaging to the re-growth of the woodland, then stock numbers will be reduced or stock removed either temporarily or permanently to allow the recovering native vegetation to stabilise.

We assume that with the permission of the landholder, there will be opportunities to visit the CC1 area.

2.2.2. CC2. Protective mechanism.

We approve of the protective mechanism on the historic coal pit and associated works and the intention to monitor the integrity of the historic remains on a regular basis using photo points.

2.2.4. CC3. Protective mechanism.

We approve of the Protective covenant on the Lauder gold sluicings and the intention to monitor the integrity of the historic remains on a regular basis using photo points.

2.2.4. CC4. Protective mechanism.

We are pleased that the historic barn and other buildings will have a protective covenant on them, as this is a recognisably valuable historic property. We appreciate that the buildings and yards are still used for the business of farming.

2.2.5. Qualified Designation, Access: referring also to the Special Easement Terms in the Annexure Schedule

We approve of the intention to establish road access for motor vehicle, foot, bike and horse, within the Lauder Station boundary and generally running close to the line of the northern boundary fence, over the free-held portion of the land. We appreciate that some parts of this road might be steep.

It is of high importance to us that this route is made available as planned.

When we submitted on the adjacent Cambrian Lease in 2006, and also spoke with Mr Calder, we discussed, and wrote that,

We would accept a system of 'registering' to use the road for motorised transport -- on the same principle that one would apply for a fishing licence - with a vehicle-barrier gate on the easement track, and a key collectable from DoC Alexandra, with a suitable deposit to be paid and refunded. Bookings could be implemented via the DoC web site to save on administrative costs. Vehicle users who fail to respect the special environment of the ridge top and Lauder Tussock Reserve would not have their permission to visit renewed.

We still hold to this opinion, and so are pleased to see that the idea has been included in this Proposal as a workable solution. We appreciate that some such compromise is necessary to provide both public access and farm security, and we accept this outcome.

We also understand that the road through Lauder Tussock Reserve has a high probability of continuing through Cluden Lease onto the Lindis Road, which will involve having a gate at both ends of the route, and a key system which is also linked to other DoC offices.

When the scheme is established, we are prepared to consult on how it might work in detail.

For the other parts of the access agreement, we are in agreement with the proposed period of winter closure; and also the control of the route at the discretion of DoC Central Otago.

We find it appropriate that hunting dogs will need to be confined to a vehicle for the trip up the hill, as it is important for hunters to be able to have their dogs with them, by whatever arrangement. We understand from the wording in the Special easement terms that hunters may walk on the easement carrying a gun, as it does not say that they may not.

Our only argument with the proposed arrangement is the closure times of the road in summer. The restriction on access to the hours of 7am and 8pm is confining, given the length of summer daylight. If one wanted to photograph the tors in evening light, that would not be possible within these hours.

We propose that **6 am to 9.30 pm**, at earliest, is more realistic, and kinder to recreationists who wish to linger.

A suggestion made by our committee is that 4WD clubs wishing to use the road for multi-vehicle outings would take responsibility for their members appropriate use of the road, including looking out for damage. This would be in keeping with their established codes of conduct.

We appreciate the access, thank you.

Jan Kelly,

Secretary,

Central Otago Recreational Users Forum 21 June 2010.