

Crown Pastoral Land Tenure Review

Lease name: MT ALFORD

Lease number: PC 052

Public Submissions - Part 3

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

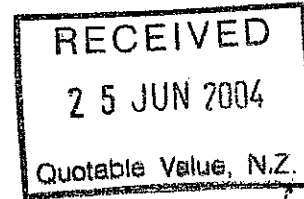
August

05

271 Centaurus Rd
Christchurch 8002
23 June 2004

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Commissioner of Crown Lands
c/- Quotable Value Limited
PO Box 13-443
CHRISTCHURCH



Dear Sir

RE: PRELIMINARY PROPOSAL FOR TENURE REVIEW OF MT ALFORD PASTORAL LEASE

INTRODUCTION

This submission is presented by the Peninsula Tramping Club (Inc). We are one of the larger tramping clubs in Christchurch, with approximately 200 members. We organise over 100 tramps every year, of which a large proportion visit high country pastoral leases.

We occasionally visit the Mt Alford lease, the primary reason being to climb Mt Alford. We usually make a round trip, incorporating the access road up to the telecommunications site, and dropping down a ridge on the east side of Mt Alford and picking up the vehicle track on the west side of the North Branch of the Ashburton River.

We have three major concerns with the proposal.

1. We consider that the extent of the area delineated for full Crown ownership is inadequate.

The forested gullies low on the eastern slopes of Mt Alford are proposed for Crown ownership (R2 and R3). However these represent only a part of the full area of forest and shrubland associations on these slopes that merit full protection under Crown ownership.

The blocks of proposed Crown land on the lower slopes of Mt Alford (R2, R3, R4 and R5) are fragmentary, and disconnected from the existing Alford Scenic Reserve.

As a result:

- They will be more difficult to manage by the Department of Conservation.
- They will be ecologically less viable in the long term than a single contiguous block.
- With the exception of R2, none of these areas will be legally accessible by the public.

We therefore propose that the area delineated for full Crown ownership be expanded to a larger single area encompassing R2, R3, R4 and R5, and be contiguous with the existing Alford Scenic Reserve. We also propose that an easement for Mt Alford Station management purposes be enacted along the sections of the vehicle track that pass through this area (b-e, f-h).

2. The proposal provides for only a single public access route to the summit of Mt Alford. However a round trip would provide a far more satisfactory experience for the public, and there is a history of round trips by tramping* groups. The round trip can be provided for by:
 - Provision of a public access easement off the north-eastern slopes of Mt Alford, down to the North Branch of the Ashburton River. This easement would most logically follow the fence-line on the north-western boundary of the freehold Alford block, where it would have a minimal impact on farm management.
 - Provision of a public access easement along the vehicle track from point j back to the Alford Scenic Reserve.
3. The North Branch of the Ashburton River is a key access route into a large tract of DOC estate bounded by the Rakaia River to the north and Lake Heron on the west side. This tract will be enlarged through the recent purchase by the Crown of the Clent Hills lease, and will probably be enlarged further following tenure review of the Winterslow Pastoral Lease (currently undergoing tenure review). Therefore this large DOC tract will become a very significant conservation and recreational area in the future.

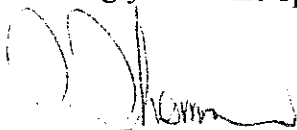
We believe therefore that it is essential that public access up the North Branch of the Ashburton River be safeguarded, as there are few legal public access routes into this DOC tract from the Canterbury plains.

Public access up the North Branch of the Ashburton River to point j would appear to be safeguarded by a legal road on the west side of the river adjacent to the Alford block.

However we are concerned that there is no apparent public access up the Ashburton River adjacent to the Cutty Grass block. Therefore we propose that either:

- The vehicle track (k-l) that is proposed for a DOC management easement be also designated an easement for public access, OR
- A marginal strip be allocated on the North Branch Ashburton River adjacent to the Cutty Grass block.

Thanking you for the opportunity to make this submission.



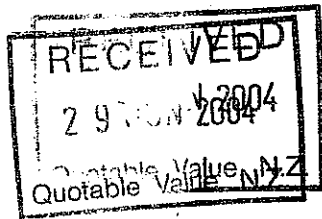
Terry Thomsen

Peninsula Tramping Club (Inc.)



25 June 2004

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Attn: Barry Dench
Team Leader – Tenure reviews

Dear Barry

**Mt Alford Station Ltd Tenure review
Submission on Preliminary Proposal from Environment Canterbury**

Thank you for advising Environment Canterbury of the release of the Preliminary Proposal for Mt Alford Station Ltd Tenure Review. We appreciate the opportunity to review the proposal and make a submission in relation to the future management of this land.

Environment Canterbury has a function under the Resource Management Act 1991 (RMA) to control the use of land for the purpose of soil conservation [sec 30(1)(c)]. In line with this function, the Council has a responsibility to review proposals for tenure review where this involves a review of the future management of land in the region.

Technical and planning staff dealing with land management have looked at the Preliminary Proposal for Mt Alford Station Ltd Tenure Review to assess the impacts, if any, of this proposal on soil conservation management.

Environment Canterbury has a Land Improvement Agreement LIA no. 306610/1 registered on the Pastoral Lease which was registered by the former South Canterbury Catchment Board on 22 December 1980 for a term of 99 years.

The objectives of the Soil and Water Conservation Plan covered by the LIA were:

- (i) The destocking and surrender from the **leases** of 1,440 ha of Class VIII and eroded Class VIIe and VIe land once offsite grazing was established. (NB: 1,207 ha of adjoining Glenrock Pastoral Lease was grazed by Mt Alford).

The two blocks that that make up this total are referred to as the "Glenrock Country" (1,207 ha) and "Cutty Grass Block Higher Slopes" (233 ha) in the agreement and are shown crosshatched in red on an extended copy of the Mt Alford Preliminary Proposal map attached.

This area has been surrendered from the lease and is now administered by Department of Conservation.

Our Ref: PL5C - 103
Your Ref:
Contact: Cathie Brumley

- (ii) Develop grazing by fencing, oversowing and topdressing for the 460 su displaced from the destocked area on the good Class VI land along the Ashburton (north branch) river faces and adjoining Pudding Hill freehold.

This work was completed in 1984 and continues to be maintained.

- (iii) Restrict grazing to Land Use Capability on the lower Cutty Grass block retained in the Pastoral Lease to encourage vegetation recovery on moderately eroded areas.

This area is crosshatched in blue on the attached map.

One monitoring visit was made to the property on 1 February 2001. No stock were seen in the surrendered area, the retirement fence was in good repair and the offsite was being maintained.

When the Soil and Water Conservation Plan was approved by the National Water and Soil Conservation Organisation it was conditional on a further programme being prepared to destock the severely eroded Class VII and VIII land around the top of Mt Alford. However this was left incomplete when grants for soil conservation were withdrawn by the Government. It is pleasing to see that under the Preliminary Proposal this area is to be retained in full Crown ownership as Scenic Reserve R1.

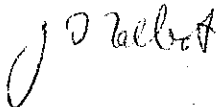
Therefore the Preliminary Proposal as it stands will complete the soil conservation objectives inherent in the Soil and Water Conservation Plan agreement.

Environment Canterbury supports the Proposed Scenic Reserves R2, R3 and R4 (steep bush clad (Class VIII) streams) and R5 as natural extensions to the existing Alford Scenic Reserve.

Environment Canterbury is satisfied that the proposal to freehold most of the property fits in well with the technical advice received on the land use capability of the land, and is unlikely to result in any soil conservation issues of concern for the management of the land identified.

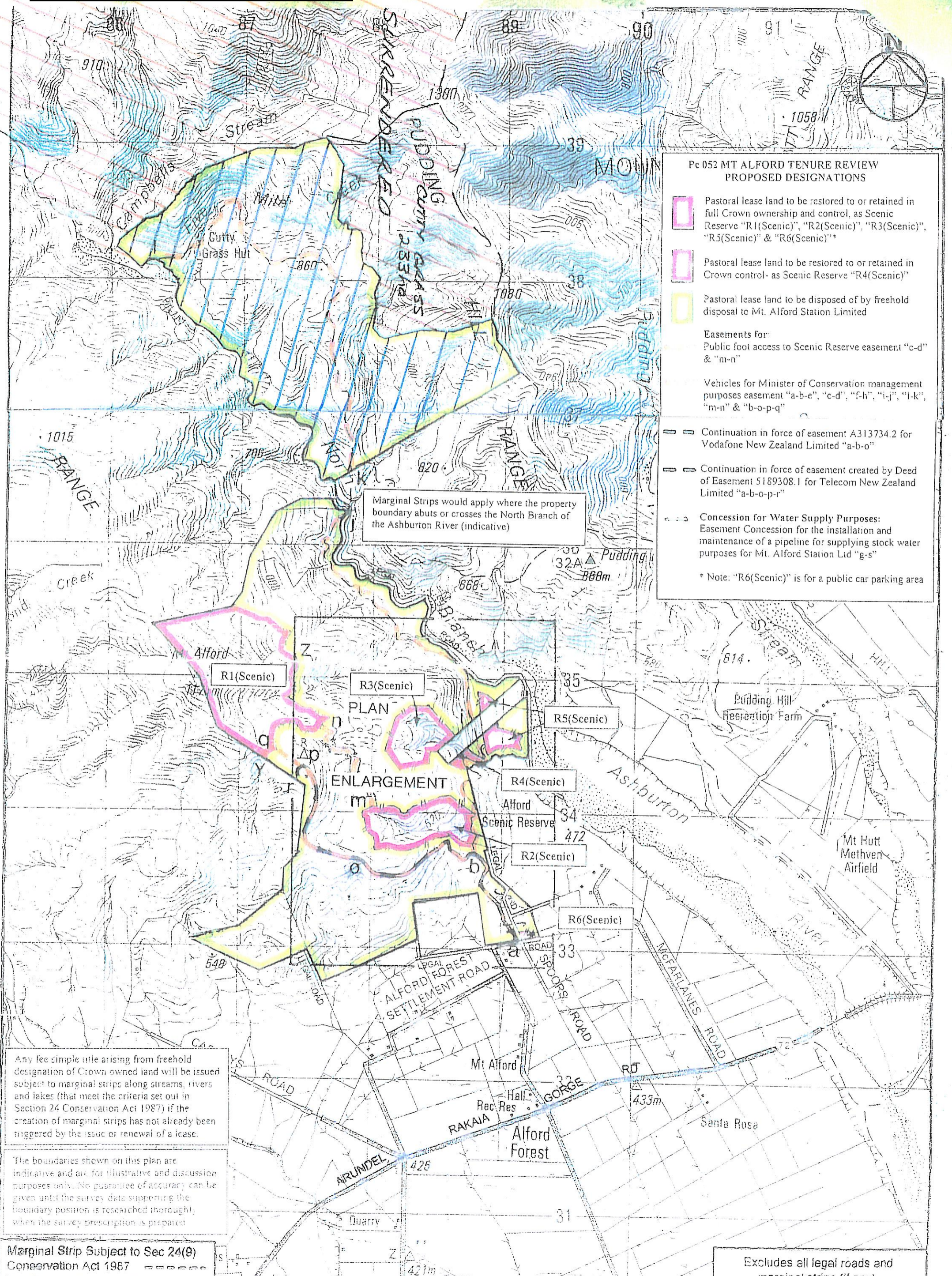
Thank you for the opportunity to contribute to this process.

Yours faithfully



John Talbot

Director of Policy and Planning



Pc 052 MT ALFORD TENURE REVIEW
PROPOSED DESIGNATIONS

- Pastoral lease land to be restored to or retained in full Crown ownership and control, as Scenic Reserve "R1(Scenic)", "R2(Scenic)", "R3(Scenic)", "R5(Scenic)" & "R6(Scenic)"*
 - Pastoral lease land to be restored to or retained in Crown control- as Scenic Reserve "R4(Scenic)"
 - Pastoral lease land to be disposed of by freehold disposal to Mt. Alford Station Limited
- Easements for:
Public foot access to Scenic Reserve easement "c-d" & "m-n"
- Vehicles for Minister of Conservation management purposes easement "a-b-e", "c-d", "f-h", "i-j", "l-k", "m-n" & "b-o-p-q"
- Continuation in force of easement A313734.2 for Vodafone New Zealand Limited "a-b-o"
 - Continuation in force of easement created by Deed of Easement 5189308.1 for Telecom New Zealand Limited "a-b-o-p-r"
 - Concession for Water Supply Purposes: Easement Concession for the installation and maintenance of a pipeline for supplying stock water purposes for Mt. Alford Station Lid "g-s"
- * Note: "R6(Scenic)" is for a public car parking area

Marginal Strips would apply where the property boundary abuts or crosses the North Branch of the Ashburton River (indicative)

Any fee simple title arising from freehold designation of Crown owned land will be issued subject to marginal strips along streams, rivers and lakes (that meet the criteria set out in Section 24 Conservation Act 1987) if the creation of marginal strips has not already been triggered by the issue or renewal of a lease.

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

Marginal Strip Subject to Sec 24(9) Conservation Act 1987

Excludes all legal roads and marginal strips (if any).