

Crown Pastoral Land Tenure Review

Lease name : Mt BENDER

Lease number : PO 245

Due Diligence Report (including Status Report) - Part 2

This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

Part of the information relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

The report attached is released under the Official Information Act 1982.

June 09

452



LANDCORP
LANDCORP PROPERTY LIMITED

Our Ref: P245

1 June 1993

The Regional Conservator
Department of Conservation
P O Box 5244
DUNEDIN

Copied for purposes of CPL
tenure review due diligence from
file: P245 Vol 3/452

Attention: Tony Perrett

Dear Sir

TENURE REVIEW - MT BENDER

I discussed the Tenure Review proposal with Mr Eckhoff on 31 May 1993. I attach notes of this discussion.

My understanding of the conservation perspective both from within DOC and from the NGO's is that the Top Block being surrendered is critical to any deal. Within the bounds of Mr Eckhoff's farming operation this would be unacceptable. Therefore unless there is a willingness by Conservation to move away from this area, the proposal could be regarded as dead.

I did not directly discuss the river faces area proposed under the PNA programme. Mr Eckhoff did however volunteer information that the river face area could have other values for production purposes. He would therefore expect a more substantial offer for any protection of this area.

My conclusion is that we write up a report on the proposal and forward this to the Commissioner of Crown Land with a recommendation that the Tenure Review not proceed at present.

Yours faithfully

K R Taylor
Manager, Alexandra
LANDCORP PROPERTY LIMITED

① Deleted ✓
② File.

ALEXANDRA OFFICE
4 LIMERICK STREET
PO BOX 27
ALEXANDRA NZ
PHONE 0 3 448 6935
FAX 0 3 440 9099



P245

**NOTES OF DISCUSSION 31/5/93
WITH GERRY ECKHOFF**

- Surrender of Top Country is not a possibility. Upsets balance of property.
- Would possibly consider Top Block to remain in P L or similar. *Sp. 2000/1/1*
- Used 6 years out of past 8.
Is essential to property in those years.
- Cushion Bogs are not a problem, tussock is the critical issue.
- If alternative summer grazing could be provided, would be better. *pl. 2000/1/1*
- If a more favourable proposal:
 - retain balance in property (ie Top Block)
 - better dollars
- May consider, but probably best placed on back burner.
- Current proposal so unacceptable that he didn't reply.
- River faces - may have alternative land use options.

**K R Taylor
Manager
LANDCORP PROPERTY LIMITED**



ALEXANDRIA
21 MAY 1993
RECEIVED

PLEASE ADDRESS ALL
REPLIES TO

Dunedin OFFICE

CONSERVATION

Manager

Landcorp Property

Box 27

Alexandra

Attention Ken Taylor.

OUR REF: P245

YOUR REF: _____

19 May 1993

SUBJECT Change of Tenure - Mt Benger.

My recollection was that Gerry Eckhoff is cool on the offer for tenure change but that you intended to approach him again to see if you could make some progress.

Have you been able to do this yet and if so, what is the outcome?

My interest stems from the fact that I have Forest Heritage Fund money available which was originally allocated when DOC and Eckhoff were considering the outright purchase of his freehold RAP. This money cannot be held onto forever and if change of tenure is a dead issue, I will try and complete the FHF purchase. Probably won't have any luck but the attempt has to be made.

Can you update me please,

Regards

Tony Barrett

Mgr PNAP/Pastoral

ACTION BY: Ken

JOB No: 2091

COMPLETION: 31/5

BACKGROUND TO PROPOSAL.



FILE: P245
PROPERTY NAME: Mt Bengier
LESSEE: G M Eckhoff
LEGAL DESCRIPTION: Run 509, Teviot Survey District. CT 386/45
AREA: 1740.1483 ha
LOCATION:

South East flanks of Old Man Range, and forms main catchment area to Washpool Creek. North boundary formed by Waikaia Bush Road. Property lies 2 km north of Roxburgh Hydroelectric Dam, off SH8.

KNOWN CONSERVATION VALUES:

Ecological:-

The upper portion (above 1200m) of the pastoral lease adjoins the RAP UMB3 and part RAP OM 1/7. Both RAP's overlap in this area, and the broad plateau with macra snow tussock grasslands and blanket bogs are identified as key ecological features. The landform comprises a small part of the plateau and a larger area of the plateau crest/nivation hollows and heads of gullies with clearly defined seepage areas and stream headwaters. A gradation from macra to the more dominant rigida snow tussock is a feature of note.

Landscape:-

The Old Man Range summit area above 1200m is ranked as a landscape management unit with high natural landscape values, and extends south of the Waikaia Bush Road to include land on Mt Bengier pastoral lease down to about 600m.

The upper landscape is characterised by expansive panoramic views, homogenous colour of the vegetation and human influence being unobtrusive.

The lower landscape (600 - 1200m) exhibits the retention of an open tussock grassland appearance but contains modifying elements such as fencelines, water races and the road itself.

The landscape is essentially modified, short tussockland grading into tall tussockland.



KNOWN PUBLIC USE:

The Otago Tramping and Mountaineering Club advises that current recreational uses broadly include;- winter snowcaving, snowcraft and cross-county ski-ing over the upper part of Area A; and tramping activities by various Clubs and some school groups. Actual numeric usage cannot be precise. Access is normally via the Waikaia Bush Road which is normally closed to vehicle use in the depths of winter.

KNOWN HISTORIC VALUES:

There are no known recorded sites. Campbells track is a legal road which bisects the property, and was used originally as a miners' pack track to provide a shortcut access from Roxburgh to the Waikaia Bush Road. The track is largely overgrown within Area A.

BRIEF PROPOSAL:

DOC's preferred position is to negotiate with the lessee, the surrender of the Top Block estimated at 550 ha (comprises Area A 510 ha plus part Area B 40 ha), with a Conservation Covenant over the balance of Area B estimated at 120 ha, which lies outside the Top Block.

RAP UMB 10 estimated at 34 ha is on freehold land near Lake Roxburgh, and may possibly tie in with any negotiations.

The negotiation process would eventually enable the freeholding of the balance of the pastoral lease.

MAP ATTACHED.

David,

Re: M+ Bengen

Please prepare background paper
as outlined in appendix B3 of the
manual by Wed 25 Nov as the
application will be publicly advertised
that day.

Please send a copy direct to
Bue Maturin and others you
may consider appropriate.

Thanks,

Ken.

* 49 Sutcliffe St
St. Clair

Our Ref: P245

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tenure review due diligence from
file: P245 Vol 3/432



23 November 1992

G M Eckhoff
Mt Benger Station
RD
ROXBURGH

Dear Mr Eckhoff

TENURE CHANGE CONSIDERATIONS - DISCUSSION DRAFT

Following the visit to you by Tony Perrett and myself on 5 November 1992, I have set out some options in monetary terms as per our table discussions, which you may care to consider for further discussion. Please appreciate that while the figures may reflect current market values, they are of course open to negotiation.

The Land Exclusive of Improvements (LEI) value for the pastoral lease remains at \$130,000, as valued in May 1991 for renewal of the pastoral lease. The values on your freehold areas which are the subject of conservation interest to DOC, are as provided by DOC valuation. DOSLI have advised that the pastoral lease is adequately defined on Survey Office Plan 1165 but requires substantial area amendments following a re-calculation estimated to cost \$300 inclusive of GST, which cost would be offset against the LEI value.

Options: (These should be studied in association with DOC's submission dated 24 July 1992).

1. Considering RAP UMB 10 (approximately 34ha) on freehold, alone:

Total LEI (\$130,000) less RAP (\$30,000) = \$100,000 to freehold pastoral lease

2. Considering RAP UMB 10 plus adjoining freehold land (approximately 40ha; \$12,000):

LEI less (RAP plus adjoining 40ha) = \$130,000 - (\$30,000 + \$12,000)
= \$130,000 - \$42,000
= \$ 88,000 to freehold pastoral lease

(A mix of options is possible from here on, and becomes a rather complicated exercise, therefore the discussion basis only of each following option is outlined).

ALEXANDRA OFFICE
4 LIMERICK STREET
PO BOX 27
ALEXANDRA NZ
PHONE 0-3-448 6935
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3. The following options relate to the Top Block, either in part or in total area (estimated at 550ha), which represents total Area A of DOC's submission (510ha) plus part Area B (40ha):
 - (a) Surrender of upper portion only (above the 4,000' contour) which is estimated at 130ha. This portion of Area A essentially comprises the upland bogs, seepages and macra tall tussock grassland. Lessee's interest is \$10,000.
 - (b) Conservation covenant over the total Top Block area, the covenant to include the present summer grazing use as under the present block limitation of 2000 dry ewes for one summer month annually, or at a grazing level as may be agreed to by negotiation. Lessee's interest is \$13,000.
 - (c) Surrender of the total Top Block, which is DOC's preferred option. (DOC may be prepared to offer up to 10 years continued grazing use until (for example) some irrigation development may be able to provide the offsite grazing for displaced stock). Lessee's interest is \$40,000.
 - (d) Conservation Covenant over total Area B only, estimated at 160ha. (The present pastoral use - including the application of maintenance fertiliser - would continue, less the opportunity for: cultivation, tracking, siting of utilities/structures, and possible restrictions on burning). Lessee's interest is \$12,000.
4. Conservation Covenant over the balance of Area B (extending east beyond the Top Block) estimated at 120ha, should option 3(b) or 3(c) be taken up. Lessees interest is \$9,000.

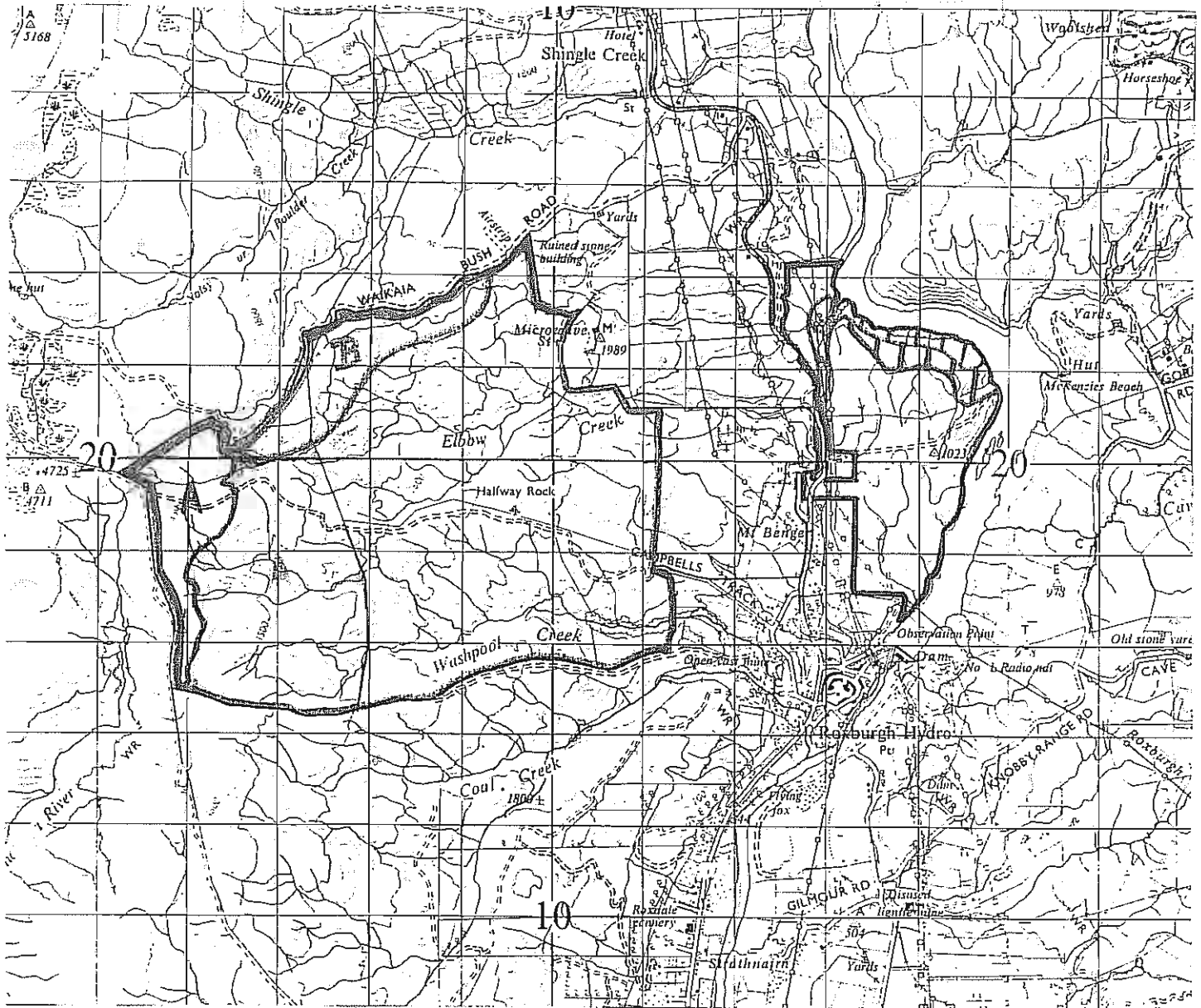
In summary, and as outlined in principle with you, DOC's preferred position is to negotiate with you the transfer to Conservation Land of RAP UMP 10 plus adjacent area totalling approximately 74ha (option 2), and options 3(c) and 4 which, in monetary terms towards the freeholding of the balance of the pastoral lease, would approximate a net cost to you of:

\$130,000 less \$91,000 = \$39,000




I leave these considerations with you in the meantime, and either Tony or myself will contact you in the near future.

Yours faithfully






D V Pickens
Consultant
LANDCORP PROPERTY LIMITED



LEGEND

-  Pastoral Lease "Mt Benger"
-  Deferred Payment Licence
-  Freehold

TOP
 BACK

-  High ecological and landscape values
 - major tussockland or scapages / bog
 - above 4000' contour
 -  High ecological value - rippled tussockland
 -  High visual landscape value
 -  RAP UMB 10 (234ha)
 -  Adjoining area of interest (240ha)
- } on Freehold land

LOCALITY MAP Blocks II, V, VIII & IX Teviot Survey District

LAND DISTRICT OTAGO

LOCAL AUTHORITY TUAPEKA COUNTY

SCALE: 1:63 360

PREPARED BY J.A.T
 CHECKED BY

FILE P/245
 DATE FEB 1985

Map Reference

NZMS 1
 Sheet 143, 152



LG-SN4

LANDCORP
LAND CORP PROPERTY LIMITED

19 November 1992

G M Eckhoff
Mt Benger Station
RD
ROXBURGH

Dear Mr Eckhoff

TENURE CHANGE CONSIDERATIONS - DRAFT ONLY

Following the visit to you by Tony Perrett and myself on 5 November 1991, I have set out some options in monetary terms as per our 23rd discussions, which you may care to consider for further discussion. Please appreciate that while the figures may reflect current market values, they are of course open to negotiation.

The Land Exclusive of Improvements (LEI) value for the pastoral lease is $\$130,000$ as valued in May 1991 for renewal of the pastoral lease. The value for your 30ha of UMB 10 which are the subject of conservation interest to DCC, are as provided by the CLM and are $\$30,000$. We are still awaiting an estimate for surveying costs (if required, from DCS) and these costs involved would be offset against the LEI value.

see amendment.

Options: (These should be studied in association with DCC's proposals dated 25 July 1992).

1. Considering RAP UMB 10 (approximately 40ha) on freehold, etc.
Total LEI ($\$130,000$) less RAP ($\$30,000$) = $\$100,000$ to freehold pastoral lease.
2. Considering RAP UMB 10 plus adjoining freehold land (approximately 40ha)
LEI less RAP plus adjoining 40ha ($\$120,000$) = $\$88,000$ to freehold pastoral lease.
(ie $30,000 + 120,000 = 150,000$) = $\$88,000$

(A mix of options is possible from here on, and becomes a rather complicated exercise, therefore the discussion basis only of each following option is outlined).

$$\text{LEI } \frac{1}{2} \text{ less (RAP + adj. 40ha)} = \frac{130,000}{2} - (30 + 12)$$

$$= 130 - 42$$

$$= 88,000$$

ADVISORIAL OFFICE
ADMINISTRATIVE STAFF
RESEARCH
ACCOUNTS AND
PROPERTY MANAGEMENT
MANAGEMENT SERVICES



Surrender of

- 3. Upper portion only (above 4,000' contour, estimated at 130ha) of the Top Block - Part area of DOC's submission - which essentially comprises the upland bog, seepages and macro tall tussock grassland: \$10,000 = Lessees interest

What is the effect of a covenant on lessees interest?? *What would be the effect of a covenant on lessees interest??* *Covenant would have grazing at future date level or less as determined by negotiation of terms as per below*

- 4. Total Top Block Area estimated at 550ha. Total Area A of DOC's submission: \$40,000 = Lessees interest

Ideally DOC would prefer the total Top Block to be considered under a Conservation Covenant within which DOC may be prepared to offer up to 10 years continued grazing use until e.g. irrigation development is able to provide the offsite grazing for displaced stock.

- 5. Total Area B of DOC's submission, estimated at 160ha (if only option 3 considered within total Top Block area): \$12,000 ?? *Present this is \$10,000 option 3 and \$2,000 for Area B covenant.*

DOC would seek protection under a Conservation Covenant. The present pastoral use including maintenance fertilizer would continue, less the opportunity for cultivation, tracking, siting of utilities/structures and possible restrictions on burning.

- 6. Balance of Area B estimated at 120ha (should option 4 be taken up): \$9,000

A conservation covenant would apply, as for option 5.

In summary, and as outlined in principle with you, DOC's preferred position is to negotiate with you the transfer to Conservation Land of RAP UNIT 10 plus adjacent area totalling approximately 74ha (option 2), plus options 3 and 4 which in monetary terms towards the freeholding of the balance of the pastoral lease would approximate a net cost to you of:

\$130,000 less \$91,000 = \$39,000

I leave these considerations with you in the meantime, and either Tony or myself will contact you in the near future.

Yours faithfully

D V Pickens
Consultant
LANDCORP PROPERTY LIMITED



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ALEXANDRIA
12 NOV 1992
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PLEASE ADDRESS ALL
REPLIES TO

CONSERVATION

Landcorp

Box 27

Alexandria

Attention Ken Taylor / Dave Pickens.

Dunedin OFFICE

OUR REF: P245

YOUR REF: _____

12 November 1992

SUBJECT Change of Tenure - Mt Benzer

Further to our discussions with Gerry Eckhoff last week, I enclose copies of the DOC report and P&C and OTM submissions to replace your copies which were left with Gerry.

The meeting concluded with Gerry indicating a willingness to discuss further the change of tenure of his pastoral lease and to utilize his freehold RAP to offset the cost of freeholding the lease.

He was made aware of the extent of DOC interest in his pastoral lease i.e. areas A and B as per the map attached to the DOC report. He is prepared, without commitment, to consider a written proposal, essentially a draft joint report (DOC/Landcorp) which outlines the options and the costs involved.

The land options appear to be as follows for tenure change.

- ① - Lake Roxburgh RAP (on freehold)
- ② - Lake Roxburgh RAP plus balance of Lake Faces block (freehold)
- ③ - The upper part of the top block i.e. area A of the p.1. i.e. this is essentially the wetlands and *Chionocholea macra* grasslands.
- ④ - The total area of the top block i.e. Area A.
- ⑤ - NB DOC would prefer to negotiate transfer of 1, 2 and 4



CONSERVATION

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_____ OFFICE

OUR REF: _____

YOUR REF: _____

_____ 19 _____

SUBJECT _____

to DOC for conservation land. Areas 1 and 2 ideally should be
reserve and area 4 should become conservation area.

Gerry grazes 2000 sheep for 3 months an area A and is
not very willing to relinquish this area in total. He may however
be persuaded if the costs of the overall deal dictate and
if DOC was prepared to offer say ^{up to} a 10 year grazing phase
out of Area A.

⑤ - Protection by way of covenant over Area B - essentially
status quo farming use less the opportunity for cultivation,
(burning?) tracking, siting of utilities/structures. AOSTD
would continue to apply as usual.

⑥ Freehold title being offered over the balance of the p.l.

We were not able to get a definite fix on the
mixture of options likely to be agreed to with any
certainty as we were not able to discuss valuations.

The future discussions clearly need to have this information
presented with the costs of the individual components
of land being identified and negotiations will be able to
be advanced.

I have enclosed details of our valuations of Areas 1 and 2



CONSERVATION

PLEASE ADDRESS ALL
REPLIES TO

_____ OFFICE

OUR REF: _____

YOUR REF: _____

_____ 19 _____

SUBJECT _____

re: Station by Dave Gage.

*Can you please review your valuations of the p1
(done for lease renewal in 1991) and put our and your
valuation information together to reflect the costs of
the different land tenure options and present formally to
Geary Eckhoff (with a copy to DOC) for discussion.*

*Tony Bennett
& RIC*

6/11/92.

Attention Tony Perrett.

Eckhoff land adjoining Lake Roxburgh
Estimate of Fair Sale Value

See my comments of 29.5.91 (F12)
No significant change in value since then for this
type of subdivision

Estimate Fair Sale Value of the 34ha @ \$30,000

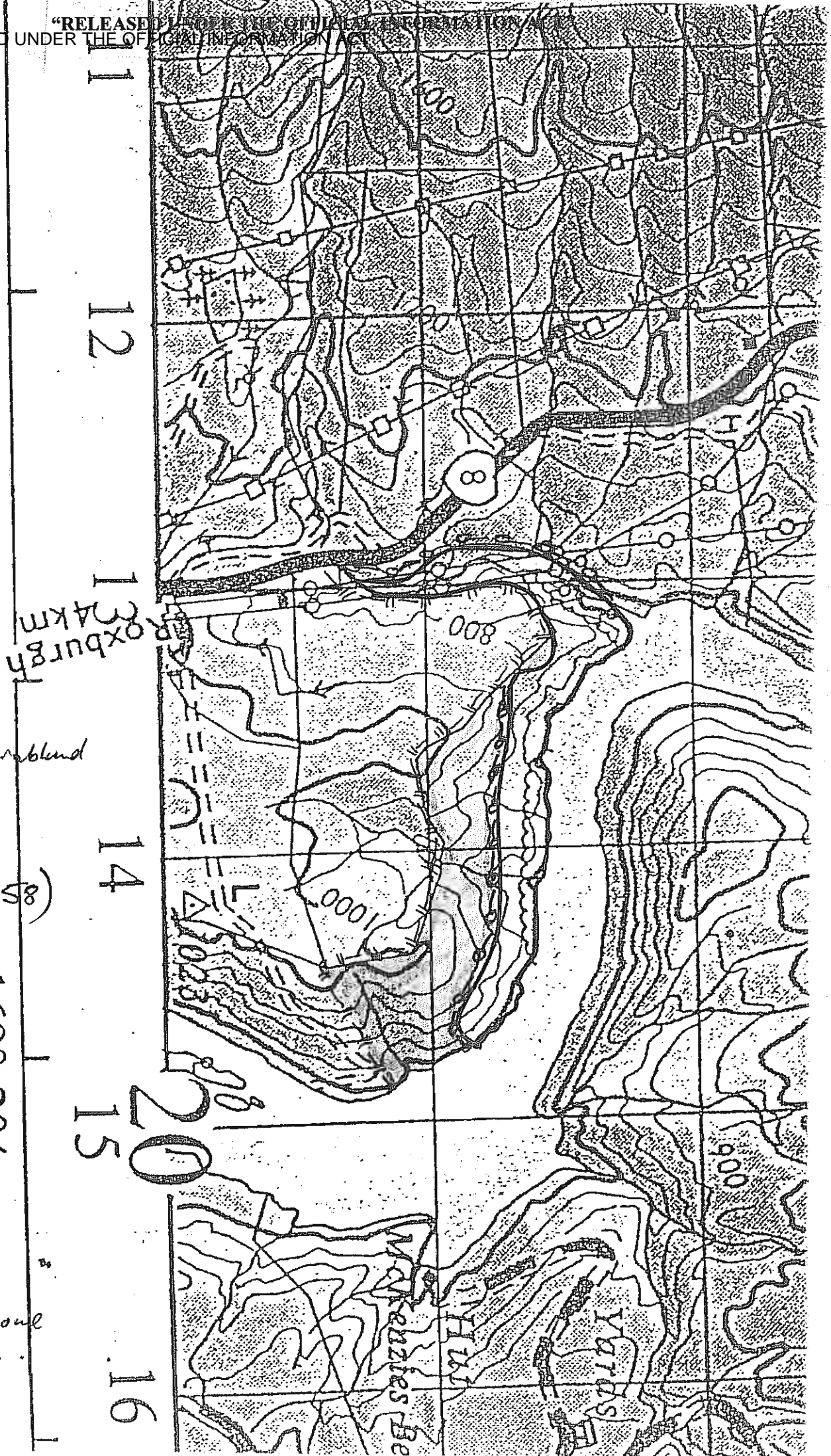
Fair Sale Value of 74ha including the balance
of the lake face.

34ha as above	\$ 30,000
+ 40 ha @ \$300	\$ 12,000
	<hr/>
	\$ 42,000 as a

surveyed and fenced block.
Note: -

The increment for the subdivision and
the location occurs only once, not on a per
hectare basis.





Lake Roxburgh Shrubland
(RAP only)

40 ha
- 6 ha (Sec 58)
3+ ha

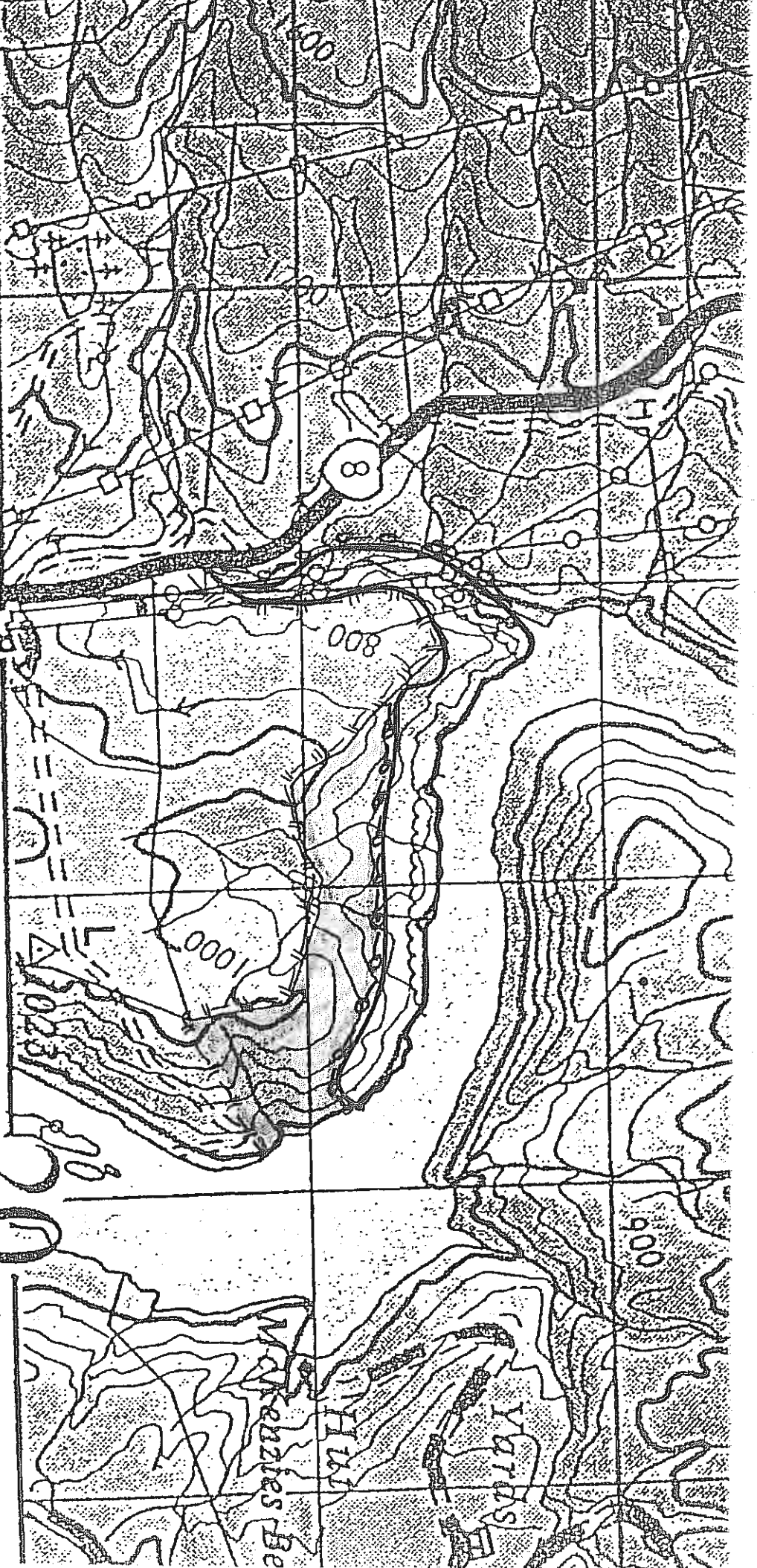
Lance Lake
ices block
169° 20'

approx 40 ha

- - -
existing fences
- - -
proposed fences
depending on outcome
of negotiations

Roxburgh
34 km

1
12
14
15
16



PUBLIC LANDS COALITION

Federated Mountain Clubs
P.O. Box 1604
Wellington

N.Z. Fish & Game Council
P.O. Box 22 021

Royal Forest & Bird Protection Society
P.O. Box 631
Wellington

Mr Jeff Connell
Regional Conservator
Department of Conservation
Box 5244
Dunedin

Wellington DEPARTMENT OF CONSERVATION REGIONAL OFFICE
- 7 - 1992
RECEIVED

Mr	
Ms	
Mrs	
Miss	
Mr	
Ms	
Mrs	
Miss	
LEGAL	
INVOICE	
FINANCIAL	✓

Attention Tony Perrett

Dear Jeff

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file: P 245 Vol 3/424

Change of Tenure Investigation - Mt Benger

Thank you for discussing this proposal with me. The PLC considers that there is potential for conservation gains in a tenure rationalisation on this lease and associated free hold. In this letter I wish to indicate where the conservation and recreation values lie, and state this is an interim assessment. We would appreciate on going consultation as negotiations proceed.

Conservation Values

This lease lies in the Old Man Ecological District which is distinctive within the Central Otago region in retaining a fairly continuous cover of native vegetation above approximately 1000m. These areas of lesser modified tussock grasslands are of great significance at local, regional and national levels in that they contribute to the character that defines this part of Otago, and are important for our sense of identity. They also greatly contribute to the "scenic attractiveness" of New Zealand and as such are a tourism asset.

The upper portion of this lease is characterised by largely unmodified tall tussock grasslands, some of which are visible from the Alexandra high way and/or the Waikaia Bush Road. The Waikaia Bush Road is one of the most accessible routes for people in cars to the summit of the Old Man Range. It is also one of the easiest routes to the tops for all of the Central Otago Block Mountains. As such it is often peoples first exploration into the tussock grasslands of Otago. PLC considers it especially important that these tussock dominated panoramas be protected. Important elements include;

- tussock stature
- tussock and inter tussock patterns including seepages - texture/colour contrasts
- tussock density
- open space - low levels of intrusive human modifications, especially structures and earth disturbances, over extensive areas.
- colour

The tussock grasslands also have an ecological value in that they contain a sequence from *C rigida* tussock grasslands to *C macra* dominated tussock grasslands.

Although these areas have not been identified as a RAP, this does not mean they are not deserving of protection for reasons other scientific representation.

Recreation

The upper portion of this lease provides more of a recreational setting rather than a recreational destination. Mason, 1988, refers to the Skiers Rock and environs beside the Waikaia Bush Road, as an area that requires protection.

Recommendations

Protection for the Roxburgh shrublands is definitely worth pursuing. However, in achieving protection for the shrublands the PLC is concerned to ensure that important areas of the existing Crown estate are protected and retained in Crown ownership.

The PLC considers that the area of tall tussock grassland above the snowline fence and a landscape corridor over all the area that can be viewed from the Waikaia Bush Road be retained in Crown Ownership. Crown ownership is the best option for ensuring certainty of protection of the above values.

The skiers hut and environs should also be retained in Crown ownership. I look forward to continuing discussions.

Yours sincerely



3.9.92

Sue Maturin
Regional Conservation Officer

Our Ref: P245

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file: 245 3/421



18 August 1992

Commissioner of Crown Lands
Office of Crown Lands
Department of Survey & Land Information
CPO Box 170
WELLINGTON

Dear Sir

**EXCHANGE OF PROPERTY RIGHTS: MT BENDER RUN, ROXBURGH
LESSEE: G M ECKHOFF**

The Dunedin office of the Department of Conservation has approached Landcorp to develop with them a proposal to exchange property rights on the above pastoral lease.

DOC has negotiated an agreement in principle to purchase the Lake Roxburgh Shrubland RAP UMB 10 (approximately 40 hectares) which is located on adjacent freehold (DPF) land owned by G Eckhoff.

Throughout the negotiations, Mr Eckhoff has preferred to seek an exchange of his freehold interest in the RAP for the Crown's interest in an area of equivalent value on his pastoral lease and thus obtain freehold title.

Summary

Conservation interest on Mt Bender pastoral lease is confined principally to ecological and landscape values in the upper portion of the property, above the snowline fence which comprises a practical boundary for management purposes.

The ecological values recorded complement those found on the Old Man Range upland plateau on adjacent properties identified as RAPs during PNAP surveys. Some of these proposals are not formally protected as part of the DOC estate. The RAPs tend to be representative samples of natural or predominantly natural ecosystems and do not imply that conservation interest is limited to these proposals only. There are landscape and ecologically interesting features present on the upper part of the Mount Bender pastoral lease which deserve protection.

A comparatively narrow landscape management zone on the lease, ie, a visual corridor along part of the Waikaia Bush Road to be managed to retain an open tussockland character has also been proposed.

The lessee has a RAP identified in the Umbrella district PNAP survey located on his freehold land, ie, the Lake Roxburgh shrubland (RAP UMB 10). He has expressed a firm wish to use the RAP plus possibly some adjoining land of conservation interest to offset the cost of freeholding that part of his pastoral lease more suited to farmland.

DOC would seek, as part of a change of tenure investigation, to protect those parts of the pastoral lease possessing conservation features, in addition to the protection of the Lake Roxburgh Shrubland RAP and adjacent land (also approximately 35-40 hectares).

It is likely that the extent of the land adjacent to the RAP that would be offered would depend on the assessment of valuations of change of tenure over the pastoral lease but it is possible to define the extent of this additional area of interest to DOC. This is illustrated on the attached map.

At this stage the lessee has not been advised of the extent of conservation interest on the pastoral lease. DOC has a preference to acquire the Lake Roxburgh Shrubland RAP for reserve purposes but the method of protection of areas of conservation interest on the pastoral lease should be subject to discussion with the lessee and decided on following completion of assessment of valuations.

DOC has previously completed a valuation of the Lake Roxburgh Shrubland RAP and will provide this information or any review of this information for further negotiations.

Landcorp appreciates the opportunity to carry out this work on your behalf at a fee of \$4,000 (exclusive of GST) to the completion of a submission.

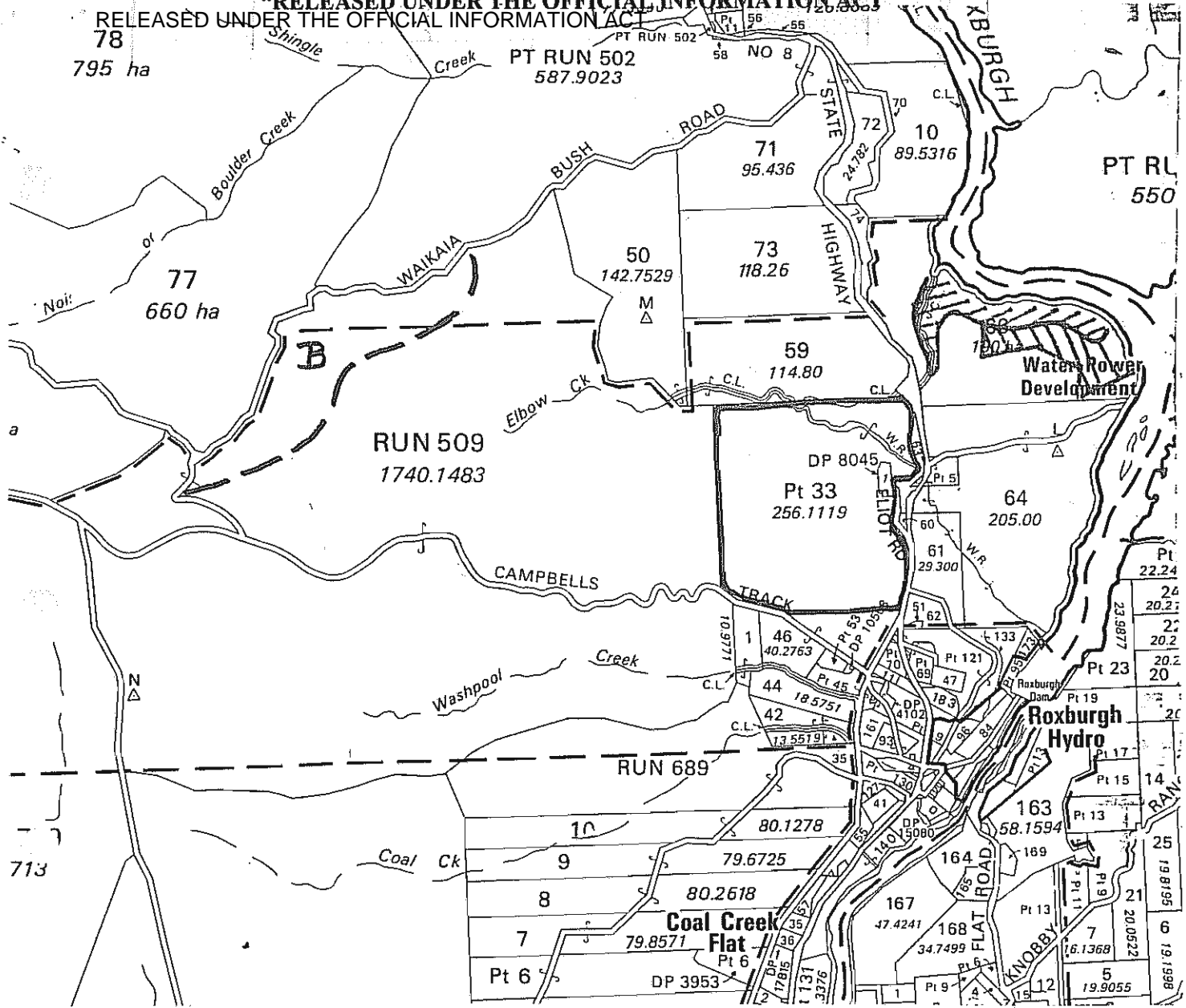
Recommendation

That a proposal to exchange interests in Mt Benger pastoral lease be developed by Landcorp in consultation with DOC.




Yours faithfully








K R Taylor
Manager, Alexandra
LANDCORP MANAGEMENT SERVICES LTD



LEGEND

-  Pastoral Lease 'Mt Benger'
-  Deferred Payment Licence
-  Freehold

-  RAP UMB 10
-  Possible addition to RAP.
-  High visual landscape value
-  High ecological and natural landscape values
-  Areas proposed for formal protection

BLOCK II, V, VIII & IX		TEVIOT SURVEY DISTRICT		SCALE 1:50 000	
LOCAL AUTHORITY TUAPEKA COUNTY				OTAGO LAND DISTRICT	
DRAWN BY J.A.T	CHECKED BY	DATE FEB 1985	FILE P/245	REF. PLANS R.M. 822, 823	AIR PHOTOS





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file: P245 Vol 418

CONSERVATION
TE PAPA ATAWHAI

Our ref: P 245, ~~RAP UMB 10~~

24 July 1992

Managing Consultant
Landcorp
Box 27
ALEXANDRA

Blup
27/8/92
30/9/92
30/10/92

ATTENTION Ken Taylor

Dear Sir

CHANGE OF TENURE INVESTIGATION - MOUNT BENDER PASTORAL LEASE

For the last couple of years the Department of Conservation has been negotiating the protection of the Lake Roxburgh shrublands (RAP UMB 10) located on Gerry Eckhoff's freehold property. Whilst negotiations had reached a stage of agreement for DOC to purchase the RAP using Forest Heritage Fund finance, the owner, who also holds the Mount Benger pastoral lease finally declined to accept the DOC purchase offer.

Throughout the negotiations he has consistently preferred to deal with the Crown on the basis that he wanted to trade his freehold RAP to offset the cost of freeholding his pastoral lease. Whilst this previously has not been thought possible, recent advice from the Office of Crown Lands has confirmed that the Commissioner of Crown Lands would be prepared to consider such a proposal under the Land Act 1948.

After consulting with yourself, I then discussed the proposal for a pastoral lease tenure change investigation with Gerry Eckhoff and outlined the procedure that will need to be followed. After some discussion he indicated a willingness to proceed with the proposal. Since then, DOC has completed its investigations into determining what conservation features exist on the pastoral lease, and I can now report on these interests.

1 ECOLOGICAL SURVEY RESULTS

The property has previously been surveyed as part of the Umbrella PNA survey. The only RAP identified in this survey on the Eckhoff property is the Lake Roxburgh shrublands (RAP UMB 10) which is located on Eckhoff's freehold. The pastoral lease lies south of the Waikaia Bush Road which is the boundary between the Umbrella and Old Man Ecological Districts. The upper portion of the pastoral lease adjoins the RAP UMB 3 (Pomahaka River and Boulder Creek headwaters) and part RAP OM 1/7 (Obelisk-Old Man Ranges). Both RAPs are contiguous, ie, overlap, in this area and the broad plateau with extensive slim snow tussocklands and blanket bogs are identified as key ecological features.

The pastoral lease in its upper portion contains some of these ecological features especially above 1200 metres asl. The landform comprises a small part of the plateau and a larger area of the plateau crest/nivation hollows and heads of gullies with clearly defined seepage areas and stream headwaters. A gradation from *Chionochloa macra* tussocklands to the more dominant *C. rigida* tussockland is a feature of note. *C. rigida* tussocklands in an intact, largely unmodified condition occur down to an altitude of 900-950 metres asl.

Whilst the above ecological features are noteworthy, they are represented within Bains Block and that part of Mt Hope pastoral lease subject to an exchange with DOC. However, the ecological features are of conservation interest and warrant protection down to a practical boundary, eg, the snowline fence. It is suggested the area warranting protection comprises the top block of the property, based on the information held in this office from general inspections of the locality. It could be that a further specific assessment may be needed to confirm this suggestion.

Entomological surveys in the north-west part of the pastoral lease indicate that the seepages and stream headwaters support a diverse fauna, eg, up to 20 species of aquatic caddis fly including two undescribed species with flightless adults. Other aquatic invertebrate species are also of scientific interest, and include nationally rare, poorly known or undescribed species.

The grasslands and herbfields above 1200 metres asl contain a characteristic assemblage of grasshoppers, beetles and moths typical of the southern Old Man Range. Species richness is high and the fauna is a mix of both Central Otago and Lammermoor Range species.

2 LANDSCAPE ASSESSMENT

This conservation feature had previously been covered in part by the landscape assessment of Shingle Creek and other Old Man Range pastoral leases.

The Old Man Range summit area above 1200 metres asl is ranked as a landscape management unit with high natural landscape values. This LMU extends south of the Waikaia Bush Road to include land on Mount Bengier pastoral lease above 1200 metres asl. The LMU is characterised by expansive panoramic views, homogenous colour of the vegetation and man-made impacts being unobtrusive. It is an ideal setting for backcountry recreation.

A second LMU was identified within the altitude range of 600-1200 metres asl which has high visual landscape values. It is characterised by the retention of an open tussock grassland appearance but contains modifying elements such as the high number of fencelines, water races and the road itself. It is essentially modified, short tussockland grading into tall tussockland.

The predominantly natural character of this native vegetation adjacent to the upper section of the Waikaia Bush Road adds to the user's visual appreciation and serves as an introduction to a high country experience.

A copy of the landscape assessment report is attached.

3 HISTORICAL/ARCHAEOLOGICAL

There are no known recorded sites located on the pastoral lease. Campbells Track, a legal road, bisects the property. This is a former pack track which was established last century to provide a shortcut access to the Waikaia Bush Road from Roxburgh. Both tracks were used to transport supplies to the scattered groups of miners working in Potters, Campbells Creek and the Waikaia Valley.

Campbells Track has partly been developed as a 4WD farm track although parts of the original alignment will still remain at higher altitudes. It does not require any specific protection.

4 RECREATION

The Waikaia Bush Road has provided traditional access for recreationalists, despite various closures during winter months. Recreational activity is focused on the alpine uplands of the Old Man Range principally. Most summer recreation activities occur in association with the existing formed legal roads and access tracks, eg, 4WD and trail biking, with some botanising and related low impact activities. Cross country skiing enthusiasts use the Waikaia Bush Road when available, to gain access to the southern Old Man Range. The Mount Benger pastoral lease provides little appeal or opportunity for these recreational uses and the upper area adjacent to the Waikaia Bush Road serves as a starting point only, for activities such as cross country skiing which occurs on other nearby properties. It can be said therefore that recreation interest is generally low in the property.

5 CONCLUSIONS

Conservation interest on Mt Benger pastoral lease is confined principally to ecological and landscape values in the upper portion of the property, above the snowline fence, which comprises a practical boundary for management purposes.

The ecological values recorded complement those found on the Old Man Range upland plateau on adjacent properties identified as RAPs during PNAP surveys. Some of these proposals are not formally protected as part of the DOC estate. The RAPs tend to be representative samples of natural or predominantly natural ecosystems and do not imply that conservation interest is limited to these proposals only. There are landscape and ecologically interesting features present on the upper part of the Mount Benger pastoral lease which deserve protection.

A comparatively narrow landscape management zone on the lease, ie, a visual corridor along part of the Waikaia Bush Road to be managed to retain an open tussockland character has also been proposed.

The lessee has a RAP identified in the Umbrella district PNAP survey located on his freehold land, ie, the Lake Roxburgh shrubland (RAP UMB 10). He has expressed a firm wish to use the RAP plus possibly some adjoining land of conservation interest to offset the cost of freeholding that part of his pastoral lease more suited to farmland.

DOC would seek, as part of a change of tenure investigation, to protect those parts of the pastoral lease possessing conservation features, in addition to the protection of the Lake Roxburgh shrubland RAP and adjacent land.

It is likely that the extent of the land adjacent to the RAP that would be offered would depend on the assessment of valuations of change of tenure over the pastoral lease but it is possible to define the extent of this additional area of interest to DOC. This is illustrated on the attached map.

At this stage the lessee has not been advised of the extent of conservation interest on the pastoral lease. DOC has a preference to acquire the Lake Roxburgh shrubland RAP for reserve purposes but the method of protection of areas of conservation interest on the pastoral lease should be subject to discussion with the lessee and decided on following completion of assessment of valuations.

DOC has previously completed a valuation of the Lake Roxburgh Shrubland RAP and will provide this information or any review of this information for further negotiations.

RECOMMENDATIONS

- 1 That Landcorp and DOC proceed with the change of tenure investigation on Mount Benger pastoral lease in consultation with the lessee.
- 2 That the lessee's preference for exchanging the Lake Roxburgh Shrubland RAP plus adjoining land of conservation interest on freehold title to offset the cost of freeholding suitable parts of his pastoral lease be accepted as the basis for future agreement with the Crown.

Yours faithfully

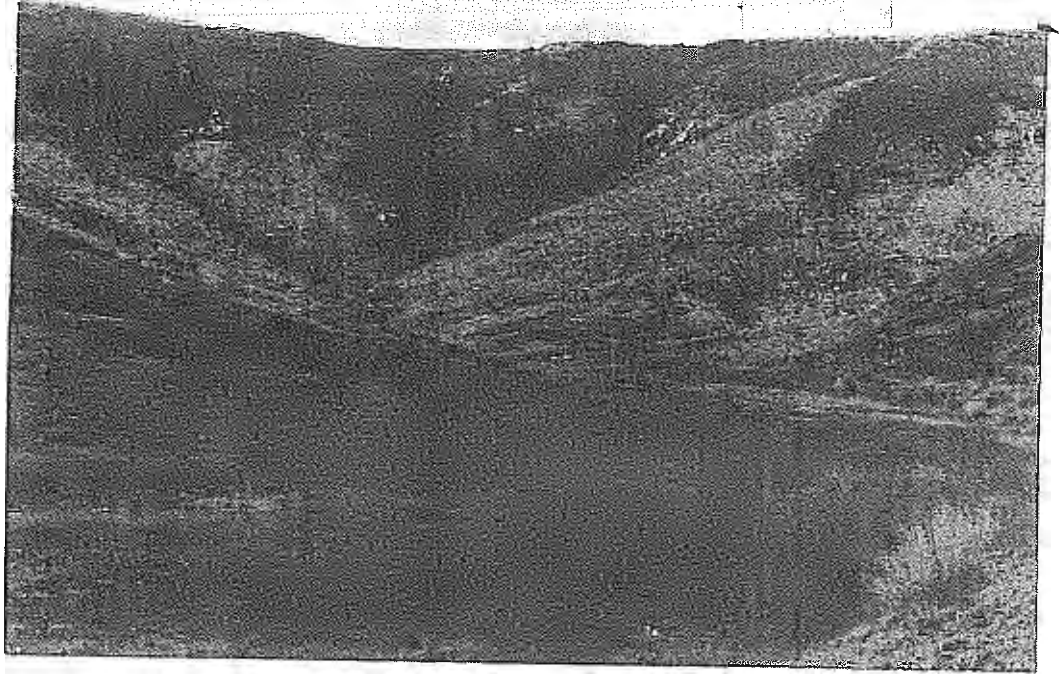


T Perrett
Manager PNAP/Pastoral
for Regional Conservator



typical streams and seepages, Mt Bungee
perennial lease





Plateau crest, nivation hollow, Mt Benger
pastoral lease.



Blanket bog on terrace, with *C. macra* tussockland
on better drained sites, Mt Benger pastoral lease.



Southern Old Man Range -- Blanket bogs, herb fields
and *Chionochoa macro* tussocklands on the plateau.



Southern Old Man Range plateau crest, with
nivation hollows and seepages on Mt Benjer
pastoral lease.



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tenure review due diligence from
file: P245 Vol 3/417.

DEPARTMENT OF CONSERVATION
100 WATERLOO AVENUE

Our ref: P 245, RAP UMB 10

13 May 1992

Managing Consultant
Landcorp
Box 27
ALEXANDRA

ATTENTION Ken Taylor

Dear Sir

PNAP IMPLEMENTATION - G ECKHOFF

Over the last 18 months DOC has negotiated an agreement in principle to purchase the Lake Roxburgh Shrublands RAP UMB 10. This area is located on freehold (DPF) owned by G Eckhoff. Approval and funding from the Forest Heritage Fund has been obtained to complete the acquisition.

Throughout the negotiations Mr Eckhoff, who is the pastoral lessee of P 245 Mt Benger, has preferred to seek to exchange his freehold interest in the RAP for the Crown interest in his pastoral lease, and thus obtain freehold title of his pastoral lease.

He has attempted to obtain confirmation of this approach from the Minister of Lands. In a recent conversation with Dave Gullen of the Office of Crown Lands, I was advised that such a deal could be considered by the Commissioner of Crown Lands under section 61 Land Act 1948, ie, a similar deal to that recently approved by the CCL for PNAP implementation on Moutere Station.

After discussion with yourself and obtaining your support for such a proposal involving the Mt Benger pastoral lease, I have met with Mr Eckhoff to obtain his agreement to the proposal and to outline the procedure to be followed.

Our meeting occurred on the evening of 7 May and concluded with Mr Eckhoff's agreement to proceed with the freeholding investigation of his pastoral lease and exchange of Crown interest in his lease for his freehold interest in the RAP, with this area being acquired by DOC. The "in principle" negotiated deal involving the Forest Heritage Fund outright purchase of the RAP has therefore been put to one side whilst the change of tenure investigation and exchange option is explored.

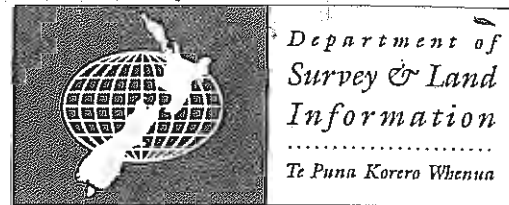
I have commenced the process of change of tenure investigation by collation of the various DOC interests "in house". I expect to be able to provide you with a report within three weeks which will identify the DOC conservation interest in the pastoral lease. In the meantime I would appreciate Landcorp commencing its assessment of the property.

Yours faithfully

T Perrett
for Regional Conservator

*David, I anticipate
DOC doing most of
the work on this
as per Moutere, please
deal with them.*

DEPARTMENT OF CONSERVATION
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OFFICE OF CROWN LANDS

To: John Galilee
Firm: DOC
Location: H.O. Wellington
Fax No: 4711 082
From: David Gullen
Date: 13 April 1992
File Reference: 5200-D14
Page 1 of 2

FAXED

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tenure review due diligence from
file: P 245 Vol 345

(If complete message is not received please phone)

Subject: G Echhoff, Millers Flal

John,

Attached is a request from the Minister of Lands office for information re your Regional Office's negotiations with Mr Echhoff. Landcorp is not up with the play concerning the negotiations.

I would appreciate it if you would assist with a brief report so I can advise the Minister of Lands what is happening.

Thanks
David Gullen

① David ✓
(I think the land is actually freehold)

② P 245



52-0-017

OFFICE OF THE MINISTER OF LANDS
WELLINGTON, N.Z.

David Gullens

I would like to see this report before it goes to the ministers office

9 April 1992

10/4
Dept of Conservation
LAND OFFICE

The Commissioner of Crown Lands

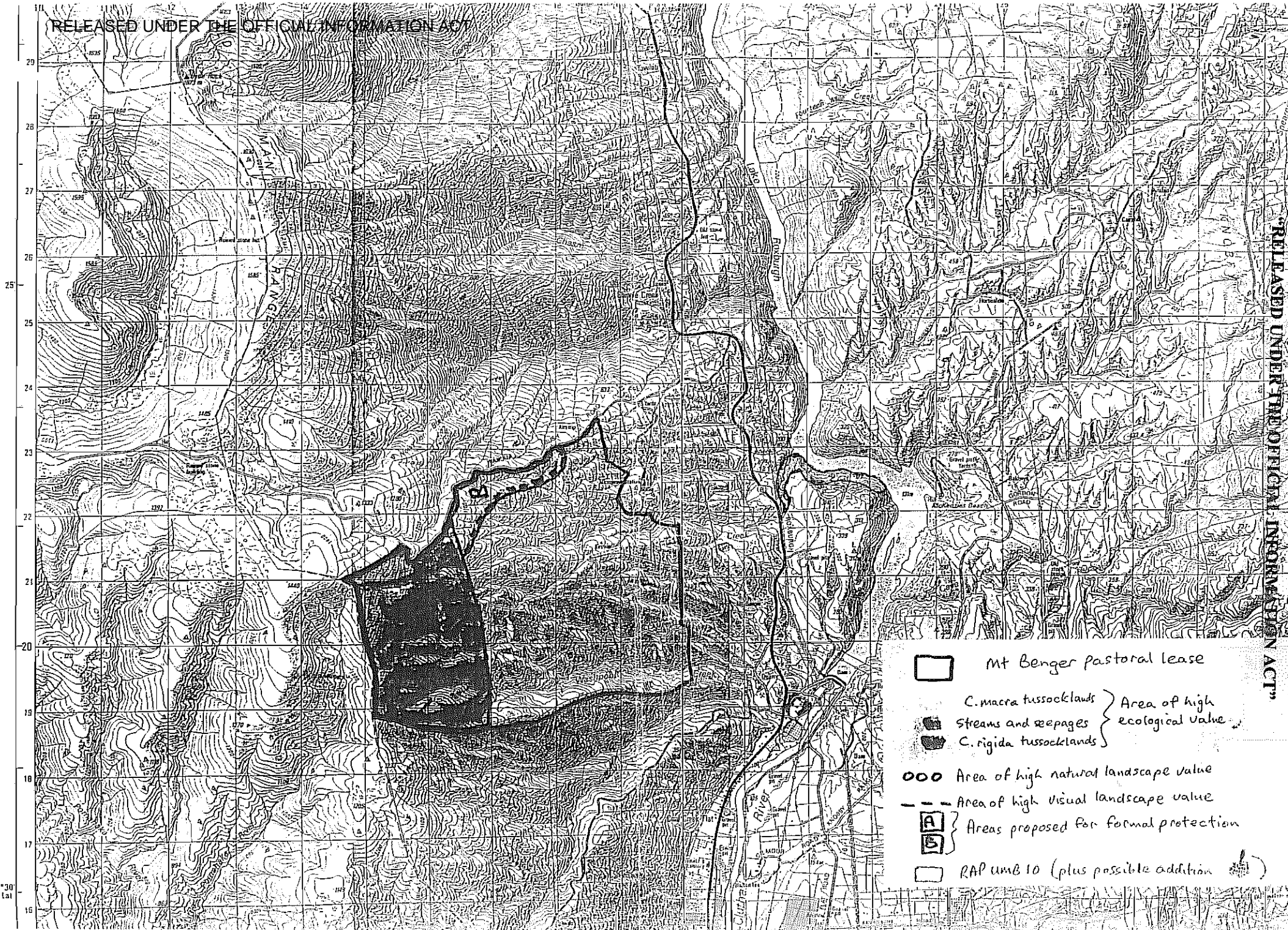
G Echoff, Millers Flat

The Hon Robin Gray MP has had a query from one of his constituents, Mr Echoff.

In essence we understand that some 60-180 hectares of Mr Echoff's pastoral lease property are under discussion for surrender/retirement. Mr Echoff has indicated that, in return, he would prefer rights to freehold land of equivalent value rather than monetary compensation. I understand that Tony Perrott of the Department of Conservation in Dunedin has been involved in the discussions.

The Minister would like you to provide a brief report on the current situation, please, for passing to Hon Robin Gray MP.

Peter Bollmann
Private Secretary



- Mt Bengier pastoral lease
- *C. macra* tussocklands
 - Streams and seepages
 - *C. rigida* tussocklands
 } Area of high ecological value
- ooo Area of high natural landscape value
- - - Area of high visual landscape value
- A
 - B
 } Areas proposed for formal protection
- RAP umb 10 (plus possible addition)

15°30' S Lat



- Pastoral Lease boundaries
- - - RAP boundary
- Landscape Character Types

PHYSICAL FEATURES

- A**
- * land above 4000'
 - * edge of alpine plateau
 - * slim snow tussock grassland
 - * carex - mossbogs
 - * mountain tors

- B**
- * land approx between 2000' - 4000'
 - * dissected steep gullies
 - * irregular slumping areas
 - * modified short tussockland
 - * tors and rocky outcrops

- C**
- * land below 2000'
 - * entrenched gorge
 - * predominantly exotic grasslands with a scattering of both native and exotic shrubs
 - * silver tussock on ridges

LANDSCAPE CHARACTERISTICS

- * character closely related to adjoining Old Man Range crest
- * expansive panoramic views
- * homogenous golden colour in vegetation
- * man-made impacts in-outtrusive
- * ideal setting for back country recreation

- * parallel ridgelines confining outward views
- * vegetation a distinctive tawny brown colour
- * modifying elements include water races, public road and harsh fencelines
- * retains an open tussock grassland appearance

- * foreground to an extensive pastoral scene within a high-country setting

LANDSCAPE MANAGEMENT UNITS

- 1** LMU with high natural landscape values
- 2** LMU with high visual landscape values

land on Mt Range which is an important component of the Waikare-Moehi landscape corridor

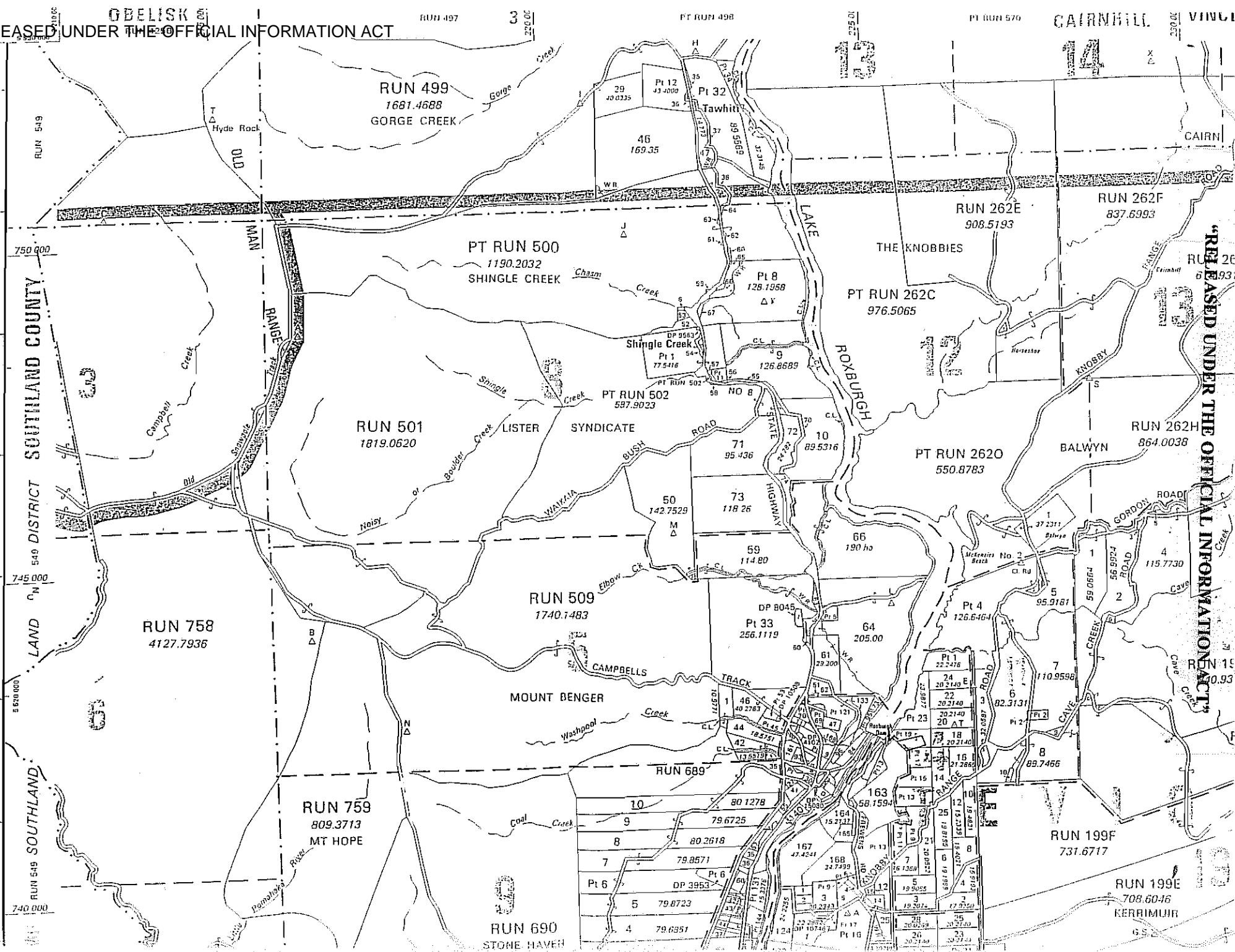


SHINGLE CREEK

landscape assessment

advised 5/4/83

- Victoria
- 21
- 12
- 16.5414
- TE PUKE



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