

Crown Pastoral Land Tenure Review

Lease name:

MT CECIL - Pt 078

MT STUDHOLME - Pt 079

KAIWARUA - Pt 114

**Public Submissions
- Part 7**

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

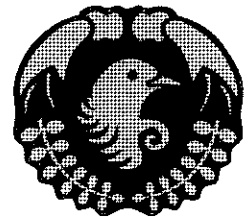
May

06

South Canterbury Branch
854 Fairview Road
Timaru

03.03.06

Mike Todd
Senior Property Consultant
P.O.Box 1482
Christchurch



FOREST
& BIRD

Royal Forest and Bird
Protection Society
of New Zealand Inc

Submission # 7

Dear Sir,

**Re: Tenure Review - Mt Cecil, Mt Studholme and Kaiwarua
Pastoral Leases**

The Branch thanks you for sending us a copy of the *Summary of the Preliminary Proposal for Tenure Review* of the above Pastoral Leases.

Members of the Branch have inspected the property and this submission is based on the observations made during that recent visit. And, we were appreciative of being allowed access, which was willingly given to us by the lessee.

Location: the area under consideration forms a significant part of the Hunter Hills, on the western side and while somewhat remote it does have significant natural and landscape values which we consider to be important for the public, especially in the longer term. We believe in time those areas may become a little better known and better appreciated by the community. So, the provision of reasonably generous access routes and retention of land by the Crown for conservation, is welcomed.

Values: the values on the property, which appear to be important for us, include shrublands, extensive areas of tussock grasslands, isolated native trees and groups of native trees such as kowhai, broadleaf and a stand of manuka. And some species of native fauna, including the pipit and the mountain tussock ringlet which was present in high numbers. The one stand of native mountain flax seen appeared to be a distinctive form and, we understand, there is another stand elsewhere on the property. From a visual standpoint, the overall landscape perspective's of the property and adjacent country was significant, being largely free of wilding trees, and with natural tussock cover over large areas. The snow tussock cover appeared to be in very good condition and is as good or even better when compared with other South Canterbury areas. However, some areas of snowgrass had been burnt but appeared to be recovering with new green leaf regrowth. Any grazing, in the short term of that regrowth, may not be sustainable for this species.

The pastoral leases appeared to include all or parts of three water catchments and so these areas are most important for water yield for three local rivers which arise from these catchments. All of these catchment areas of the Pastoral Lease warrant protection in full.

With regards to the Proposal:

2.1 (a) *As Conservation Area*, the Branch fully supports that this area be restored to or retained in full Crown ownership and control - 4,789.0039ha (approx.) Which includes the Mt Studholme lease and the most easterly portions of the property from the vicinity of Mt Shrivvers to north of Mt Cecil. The Branch supports the retention of this area because it is highly significant visually, especially when viewed from the eastern side of the Hunter Hills but as well as from the western side and beyond. This area contains an interesting range of alpine and sub alpine plants, and associated native fauna. And, the eastern boundary will link up with existing DOC land including Hook Bush, so protecting an indigenous ecosystem as one complete unit. Also, access up to Mt Studholme and beyond will be opened up to the public without restriction.

2.2 Regarding land to be disposed of by freehold to *Kaiwarua Station Ltd*, which totals 3,345 (approx.) from the inspection by branch members, there appeared to be values which we would consider to be significant and in need of protective measures. It is also acknowledged that there are other areas that are not in a high natural state and so could be freeholded.

Areas of significance: there is an area of shrublands on a steep scree slope, just above the North Branch of the Waihao River, and north of the access track to Mt Blyth. This was the only such area seen, has no obvious grazing potential, so we ask, if that area is indeed within the Pastoral Lease, it be retained by the Crown.

To the south of the access track to Mt Blyth, there is a deep valley with significant native vegetation cover and some stands of broadleaf trees, we ask that this area also be retained in Crown control. The quality of the snow grass cover, as mentioned above, appears to be in excellent condition and clearly deserves protection because of its significant indigenous values. So, we ask that all significant snow tussock areas be retained as conservation land as freeholding of such significant areas may be contrary to the Crown Pastoral Land Act.

While it is pleasing that a significant part of the upper catchment of the Otaio River will be retained in Crown control, the Branch asks that all of this catchment be retained and so to maintain or enhance down stream water flows and water quality. In particular, we ask that the area, to be retained for conservation purposes, be extended to the fence line or formed track, starting from just below Mt Blyth and across to the "U" as shown on Sheet 1 *Combined Property Diagram Plan*. So to maintain the total integrity of the whole catchment of the Otaio River system, at least.

There are areas on the land proposed to be disposed of for freeholding, which we believe contain significant natural values. In particular, the valley to the south of the track leading

up to Mt Blyth. This area, and other areas such valleys and south faces with good native vegetation cover, needs to be protected, preferably under crown control.

The scree face just above the true left of the North Branch of the Waihao River, and north of the ford to the track to Mt Blyth, if within the Pastoral Lease, should be protected by being retained by the Crown.

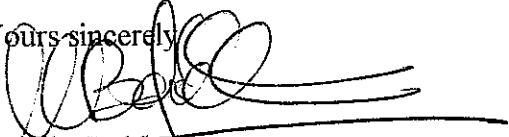
Regarding the isolated stands of kowhai, cabbage trees and manuka, we feel it is important that these trees or stands of trees be retained. Because of their scattered situation, often on modified lands, their retention will largely be over to the goodwill of the land owner if the surrounding areas are freeholded. Their very existence, up to now, is an good indication that goodwill has existed in the past and there is no reason to believe it will not do so in the future by the present lessees.

Access: the Branch fully supports the proposed easements for Public Access and Vehicles for Management Purposes. However, it is acknowledged, that for management purposes in particular for mustering and lambing, public access may need to be restricted on a one off basis. But in general, access should be available for most of the time along the proposed access routes.

River Margins: significant lengths of the boundary of the land proposed to be freeholded borders the banks of the North Branch of the Waihao River. We ask, that there be marginal strips laid down along the river boundary. And there will be public access along these river margins.

Conclusion: the Branch fully supports the retention of land proposed for conservation in Crown control and asks that other areas, as indicated in our submission, also be protected within the Conservation Estate, as outlined above in our submission.

Yours sincerely


Marijke Bakker
Chairperson
South Canterbury Branch

Tenure Review – Kaiwarua, Mt Cecil, Mt Studholm

The proposals under the Tenure Review (TR) of the above Leases is generally appropriate except for small, what would seem, irregularities.

The area of concern is that not all of the Otaio River catchment is being restored to full Crown ownership and control.

Water and the protection of catchments is a significant inherent value. In Canterbury, particularly in coastal catchments that cannot be emphasized enough. The Otaio River flows to coastal farms and provides community water supplies. In the Otaio Gorge there is a Scenic Reserve providing a public recreation area. Without water and protection of the whole upper catchment these inherent values are at risk..

A large part of the catchment is being protected but not parts of the upper catchment. It is imperative that the integrity of the whole catchment is retained within the same jurisdiction.

While some of the area may have had different farming over recent times it does not mean that it will not revert to tall tussock grassland or native scrubland over a relatively short period given changed management. Large areas of the eastern and western Hunters Hills have been retired from grazing under Soil and Water Conservation Plans and have re-vegetated in a satisfactory manner. The reason for that land being retired was due to erosion proness demonstrating that to a greater or lesser degree there is a risk of erosion in the upper catchments of the streams of the Hunters Hills. In general the Otaio catchment has been moderately stocked in recent years which has allowed a degree of regeneration to occur. Such improvement could easily be reversed with burning and overstocking putting at risk the high inherent value of water and soil. To isolate a small area of upper catchment into a freehold tenure while retaining other parts, some lower, does not meet the criteria of *“management of reviewable land in a way that is ecologically sustainable”*.

R A Ward-Smith
Dip Ag., Dip VFM
Registered Valuer

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Alastair Ensor
Glenariffe
Methven

6 March 6, 2006

Mike Todd
Opus Consultants
P.O. Box 1482
Hereford Street
Christchurch
By email: mike.todd@opus.co.nz

Dear Mike Todd,

Submission on Preliminary Tenure Review Proposal for Kaiwarua Station Pastoral Lease

Public Easements:

- 1.) The proposal for public access a-b and c-d will come into conflict with farm management access and grazing management. There are features of this access where due consideration of public safety have not been adequately considered.
- 2.) Public access h-I is more than adequate but this would be better located on a ridge to the east with access to the Mount Studholme summit,
- 3.) Land ex Kaiwarua for Crown ownership is all capable of economic use and all the significant values could be protected with other mechanisms available under the CPLA.

Yours Sincerely

Alastair Ensor



Te Rūnanga o Ngāi Tahu

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22 March 2006

Mike Todd
Opus Consultants Ltd
PO Box 1482
CHRISTCHURCH

Tēnā koe Mike

MT CECIL, MT STUDHOLME & KAIWARUA TENURE REVIEW – PRELIMINARY PROPOSAL

Thank you for forwarding us the Preliminary Proposal for the abovementioned Tenure Review property.

Upon review of the Cultural Values Report Te Rūnanga o Ngāi Tahu are satisfied that the values identified have been appropriately integrated into this proposal.

Nāhaku noa, nā

A handwritten signature in black ink, appearing to read 'D O'Connell'.

David O'Connell
Strategic Environmental Projects Manager
Toitū te Whenua

