

## **Crown Pastoral Land Tenure Review**

**Lease name : THE WANDLE**

**Lease number : PO 328**

### **Conservation Resources Report**

As part of the process of Tenure Review, advice on significant inherent values within the pastoral lease is provided by Department of Conservation officials in the form of a Conservation Resources Report. This report is the result of outdoor survey and inspection. It is a key piece of information for the development of a preliminary consultation document.

Note: Plans which form part of the Conservation Resources Report are published separately.

These documents are all released under the Official information Act 1982.

**December**

**05**

**DOC REPORT TO THE  
COMMISSIONER OF CROWN LANDS ON TENURE REVIEW  
OF THE WANDLE PASTORAL LEASE**

**PART 1**

**1.1 INTRODUCTION**

The lessees of The Wandle Pastoral Lease have applied to the Commissioner of Crown Lands for a review of tenure. The property was inspected in February 1997 and again in March 2001 by DOC staff and their assessments have been incorporated into this conservation resources report.

The Wandle is a small pastoral lease of 1262 ha located on the northern end of the Rock and Pillar Range. The property is located on State Highway 87, 15 km north of Middlemarch, and extends from the highway frontage to about 1200 metres asl on the Rock and Pillar Range.

Approximately 268 ha of high altitude land above this contour and extending up to the range summit was recently surrendered as part of an Otago Catchment Board soil and water conservation plan. This land has high conservation values and is now conservation area administered by DOC along with about 156 ha of similarly surrendered land of the adjoining Taieri Lake Station which was occupied by The Wandle. Approximately 48 ha of low-mid altitude land formerly part of Taieri Lake and also occupied by The Wandle has been incorporated into The Wandle.

The Wandle is situated in the Rock and Pillar Ecological District which includes the entire Rock and Pillar Range. In 1982/83, the Department of Lands and Survey at the request of the Land Settlement Board undertook an assessment of the conservation values of the pastoral leases on the range. This request arose from an invitation to the Board by the Government to oversee trial assessments of the findings of the Report of the Committee of Inquiry in Crown Pastoral Leases and Leases in Perpetuity (The Clayton Report).

This assessment identified a potential reserve along the summit of the range, spanning the majority of properties on Rock and Pillar. The Wandle portion of that potential reserve equated to the land surrendered under the Catchment Board soil and water conservation plan.

## PART 2

CONSERVATION RESOURCE DESCRIPTION  
AND ASSESSMENT OF SIGNIFICANCE

## 2.1 LANDSCAPE

The Landscape Assessment has been compiled from information gained from adjacent property inspections.

As adopted for other assessments of the high country, the pastoral lease has been divided into a number of landscape units. The boundaries for each of these units follow marked changes in the local topography, as well as distinguishable changes in the ground cover and landuse patterns.

Besides describing the physical attributes and important landscape values, each unit has been placed into three broad categories:

1. **Natural Landscapes :**  
Natural ecosystems, containing unspoilt and distinctive geological/physiographic features.
2. **Managed Natural Landscapes:**  
Still a predominantly natural ecosystem, but where some modifications have occurred to the native vegetation through mainly extensive sheep grazing.
3. **Cultural Landscapes:**  
Land influenced by human use. This includes historic and intrinsic values.

Depending on which category the landscape unit falls within, a suggestion has been made on the orientation on future management of that particular unit.

**Landscape Unit 1**

This landscape unit comprises the belt of tall snow tussock just below the eastern crest of the tops. Its most distinctive physical feature is the ripple and hummock type of landform which is a characteristic of high mountain slopes, especially in the headwaters of streams. Within this landscape unit the frequent small streams are marked by a pattern of ill-defined water courses which become more defined further down the steep slope.

The tussock cover is in very good condition, and due to its density and stature very few intertussock species are present. From a landscape perspective the key feature is the tussock cover which gives these upper mountain slopes a feeling of coherence in both vegetation pattern and colour. This unit's general impression of uniformity helps to merge the whole of the eastern flank of the Rock & Pillars into one large landscape type, which collectively form a high country landscape of regional significance.

This landscape unit acts as a transition between the high altitude country on The Wandle which has already been surrendered and the more modified lower country.

## Landscape Unit 2

This landscape unit comprises the predominately native grasslands which fall within the altitudinal range from about 900 metres down to 500 metres. The numerous streams are entrenched into the steep slopes and where they emerge from the mountains onto the plains form wide fans.

The degree of naturalness of this landscape unit is influenced greatly by grazing pressure and past burn-offs but similar to landscape unit 1 the overall impression of this mid-altitudinal land is that it still conveys an appearance of continuous native grass cover (tawny colour, and fine texture). This unit is highly vulnerable to further change in land use, particularly the conversion of native grasses into exotic grasses, as well as other modifications, such as further access tracking and sub-divisional fencing.

## Landscape Unit 3

This unit encompasses the precipitous deep gullies that are emergent onto the valley floor. The most spectacular of these gullies would be that of lower Last Creek which contains a diverse population of regenerating native woody species including Matagouri, Kowhai, Halls Totara and broadleaf.

This landscape unit would fall within the natural landscape category.

All three landscape units described above are located within the Dunedin City Proposed District Plan "Outstanding Landscape Areas".

## Significance of the Landscape

The eastern side slopes of the Rock and Pillar Range are a significant natural landscape setting for the developed farmland and settlements of the Strath Taieri Plain. Landscape Units 1 and 3 are the most important components given their high level of naturalness.

## 2.2 LANDFORMS AND GEOLOGY

The Wandle spans an altitudinal range from 300 metres on the Strath Taieri Plain to 1200 metres up the eastern face of the Rock and Pillar Range. Approximately  $\frac{1}{4}$  of the property occurs on the floor of the Strath Taieri and the remainder is on the flanks and mid slopes of the range. Lowland to low alpine bioclimatic zones are covered by this sequence. Basement geology and lithology of the Rock and Pillar Range consists of foliated quartzofeldspathic schist and lesser chlorite schist of the Haast Schist Group (NZ Geological Survey 1963). No genuine alpine topography is included.

The steep range flanks are typical of those on adjoining properties with evidence of solifluction lobes present.

A belt of rock tors are a prominent landform feature at mid altitude rising from about 850 metres and extending across the convex slopes to 1150 metres on the adjoining Taieri Lake Station.

Streams drain off the faces with many being deeply incised.

There are no geopreservation sites recorded from the property.

## Soils

Soils on the property are classified as follows :

### Upland and High Country Yellow Brown Earths

- \* Dunstan Steepland Soils

At high altitude, covered with snow tussock, subalpine scrub and localised fellfield with low to very low natural nutrient status.

### Yellow Grey Earths

- \* Blackstone Hill Soils

On rolling ridges, steep gullies, with rock tors, native cover of fescue tussock with high natural nutrient status.

- \* Arrow Steepland Soils

On steep to moderately steep land with very steep rocky gorges, native cover of fescue tussock and matagouri, snow tussock on shady faces, with medium to high natural nutrient status.

- \* Cluden Soils

On lower slopes, gently rolling dissected fans, native cover of fescue tussock and matagouri with medium natural nutrient status.

### Recent Soils

- \* Gladbrook Soils

On sloping fans, native cover of fescue tussock and matagouri scrub with low to medium natural nutrient status.

## 2.3 CLIMATE

The Rock and Pillar Range is subject to a coastal weather influence, especially from the southerly quarter. This cooling and more changeable influence has resulted in alpine vegetation occurring at 1200 m, markedly lower than occurring on more inland ranges where the climate is more continental.

Snow lies on the crests and flanks of the range above 1200 m during winter and can persist for up to six months of the year, with considerable redistribution by wind into drifts in depressions and leeward gullies. Snow can lie on the property for several weeks at a time. Rainfall on the property varies from 600 mm at low altitude to 1200 mm at higher altitudes. Winds are predominantly northerly. Frosts are frequent and can be severe in winter. Summer temperatures reflect the hot dry Central Otago influence.

## 2.4 VEGETATION

On the upper part of the property there is low stature *Chionochloa rigida* tussockland with scattered shrubs of *Hebe odora* and *Cassinia fulvida*. Towards watercourses stature of tussock improves and shrubs become more dominant eventually coalescing into a narrow band following the water channel. Inter-tussock vegetation consists mostly of native species with *Pentachondra pumila*, *Leucopogon fraseri*, *Gaultheria depressa*, *Pimelea oreophila* and clubmoss particularly common. Pavements of bare soil and hawkweed are locally common. The vegetation is recovering from burning 10 years ago.

Small flushes are scattered throughout. These are dominated by *Bulbinella* and moss on interfluves but contain an increasing diversity of small herbaceous plants at higher fertility sites near creek beds. Some wet terraces have toetoe and *Carex* spp.

Small stream-side rock outcrops provide refuges for *Astelia nervosa* and the large speargrass *Aciphylla scott-thomsonii*. Other rock outcrops support localised concentrations of low shrubland, particularly snow totara, inaka and *Coprosma ciliata*.

A predominance of *Aciphylla aurea* and low stature, resprouting tussock on some north facing slopes are evidence of recent fire.

In October 2000 approximately 50 ha within the top block was burnt. The vegetation on this area now consists of resprouting *Chionochloa rigida* tussock bases with sparse tiller extensions 30-50 cm tall depending on site conditions. Few if any tussocks have been killed by the fire. Inter-tussock groundcover remains dominated by native herbs and shrubs. Particularly abundant are *Helichrysum filicaule*, *Anaphalioides bellidioides*, and *Brachyglottis bellidioides*. Other common species include *Lycopodium fastigiatum*, *Raoulia subsericea*, *Celmisia gracilentia*, *Geranium microphyllum*, *Anisotome aromatica*, *Pentachondra pumila* and *Gaultheria depressa*. Catsear (*Hypochoeris radicata*) is the most abundant and widespread exotic herb with occasional localised patches of *Hieracium pilosella*, *H. lepidulum* and sweet vernal (*Anthoxanthum odoratum*).

Most of the *Hebe* and *Dracophyllum* dominated shrublands along watercourses were little affected by the fire, either escaping completely or suffering the loss of individuals at the margins only. A few small shrublands on interfluves were completely burnt with little prospect of recovery.

Below approximately 900 metres there is significant invasion of introduced pasture grasses and fragmentation of tussock cover.

The mid and lower sections of Last Creek contain significant shrubland and low treeland. At the upper limit of this continuous vegetation zone (approx. 600 metres asl) scattered trees of broadleaf and marbleleaf are surrounded by a low shrubland of matagouri, *Coprosma rugosa*, *C. ciliata*, *Carmichaelia* and koromiko.

In the lower reaches tall broadleaf trees in association with occasional kohuhu and five-finger form a narrow band over topping the creek bed. Adjoining this on both sides of the creek is a dense shrubland dominated by matagouri and coprosma but also including *Corokia cotoneaster* and *Melicope simplex*.

Pohuehue (*Muehlenbeckia australis*), the climbing fuchsia (*Fuchsia perscandens*) and bush lawyer are common throughout. At least two kowhai trees are present on dry slopes above the main shrub concentration.

The downlands of the property have improved pasture on the interfluves with scattered matagouri remnants in the gullies.

### Summary

The vegetation of this property retains a moderate degree of naturalness (down to approximately 900 metres), as characterised by a generally even cover of narrow-leaved snow tussock and predominantly native inter-tussock species. Below 900 metres there is significant invasion of introduced pasture grasses and fragmentation of tussock cover however a significant shrubland and low treeland with good species diversity occurs in the mid - lower portion of Last Creek. The downlands observed have little botanical conservation value.

### Problem Plants

The property is generally free of woody weed species. *Hieracium pilosella* and *H. lepidulum* occur in low abundance but are not considered to be a conservation threat.

### Significance of the Vegetation

Though still recovering from recent burning, the native vegetation at altitudes above 900 metres is predominantly intact and able to adequately recover in stature and conditions.

Shrubland and low treeland in Last Creek is significant, in particular the record of climbing fuchsia which is nationally uncommon and increasingly threatened. It has a good population at this site.

## 2.5 FAUNA

### Invertebrate Fauna

Native insects representative of a variety of habitats indicate that while partially modified the communities are still essentially native vegetation. These are representative of the Rock and

Pillar Range as a whole and add significantly to conservation values for the range as identified in Barratt and Patrick (1987).

At the retirement fence, narrow-leaved snow tussock (*Chionochloa rigida*) grassland with shrubland and wet flushes support an array of insects such as the moth *Paranotoreas brephosata*, grasshopper *Sigaus australis*, plant hoppers, butterfly *Lycaena salustius* and cicada *Kikihia angusta*. The rare caddis *Edpercivalia* sp. A. (John Ward Pers. Comm.) was recorded for the first time on the range here. Further down shrubs are confined to rocky areas and narrow gullies. In Last Creek at 700 m the fauna associated with these shrubs is still present. For example, the moth *Athrips zophochalca* from *Carmichaelia* and moth *Caloptilia* n.sp. off *Gaultheria*. The moth *Kiwaia brontophora* was collected from rock faces here and from wetland the moths *Plutella psammochoa* and *Orocrambus scoparioides* were found. These are indicative of a functional and diverse habitat. Another species found was the 28 mm predator beetle *Megadromus bullatus* this is widespread in Otago but not found where pasture grasses dominate.

Below this area broadleaf and putaputaweta along with many shrubs, vines and ferns line Last Creek.. Common aquatic and terrestrial insects were noted here and include; caddis *Oeconesus maori*, stoners *Zealandobius* species, darkling beetle *Mimopeus* species and fern moth *Ischalis fortinata*. These faunal elements are widespread and significant because the assemblage, along with the tree and shrub diversity, are at such a low elevation (~420 m) and are rare on the east escarpment of the Rock and Pillar Range.

#### Vertebrate Terrestrial Fauna

Not surveyed.

#### Aquatic Fauna

WANDLE CREEK		
Map No.1	Grid Ref.	Fish Species
H 43	8740 2915	Salmo trutta (brown trout)
H 43	8675 2950	Salmo trutta
H 43	8640 2955	Nil
NANT CREEK		
H 43	8735 2980	Salmo trutta
LAST CREEK		
H 42	8790 3105	Salmo trutta
H 42	8760 3110	Salmo trutta



There were no native fish species found in any of the three streams and there were significant numbers of brown trout. All three streams are stable mainly due to the riparian margin being in reasonable condition.

### Problem Animals

Pigs are occasionally found on the property but are highly mobile along the range. Adequate control is achieved by recreational hunting. Possums occur in low numbers in lowland shrubland but do not pose a threat to conservation values at existing numbers.

Hares are common throughout the property.

## 2.6 HISTORIC

There are no New Zealand Archaeological Association recorded sites located on the property.

The Strath Taieri area is unusual for the richness of Maori material found in rock clefts. The presence of artefacts found in the district typical of both early moa hunters (the Patea and Waitaha people) and later classic Maori (Kai Tahu and Kati Mamoe) indicates a long period of use and occupation.

The northern end of the Rock and Pillar (Patearoa) has recently been surveyed for Maori sites but none have been recorded on The Wandle.

Pastoral farming occupation commenced in the late 1850s, when the property formed part of the original R213 originally taken up by Harris and Innes, pastoralists from South Canterbury.

Up until 1969, The Wandle was part of the adjacent Kilmory Station (now known as Kinvara). At that date the Matheson Bros partnership split to create separate properties.

## 2.7 PUBLIC RECREATION

### 2.7.1 Physical Characteristics

The Wandle is part of the Rock and Pillar Range. Most recreational activity focuses on the summit plateau, eg cross country skiing and tramping etc on land recently surrendered from the property. The upper eastern faces of the property comprises part of the recreation setting of the range. The summit plateau has several new public accessways from the Strath Taieri plain, arising from other tenure reviews, to complement the original but limited legal roads.

## 2.7.2 Public Access

### Marginal Strips

There are no existing marginal strips on the property. None of the creeks located on the property appear to be of sufficient size to warrant marginal strips being created.

### Legal Roads

There are no legal roads, formed or unformed, contained within the boundaries of the property. An unformed legal road adjacent to State Highway 87 was stopped and incorporated into the lease in 1993. The eastern boundary of the property adjoins the state highway.

Within the property is a good network of farm access 4WD tracks.

### Other Access

A public foot access easement on Taieri Lake Station along the northern boundary of The Wandle is agreed to be created as part of the tenure review of Taieri Lake Station. This easement will provide access to the summit of the range from the state highway.

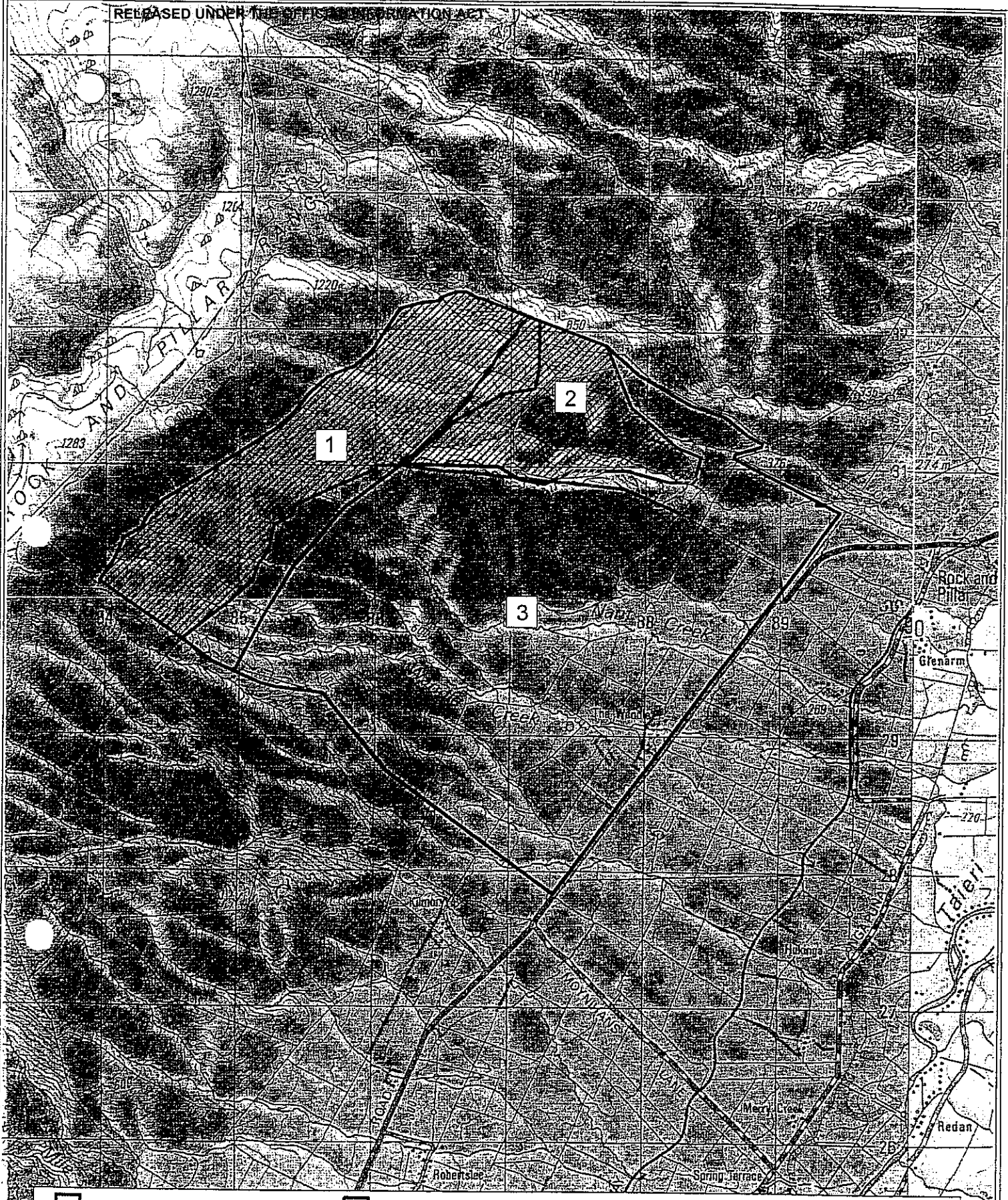
To the south, public foot, mountain bike access and vehicle access by arrangement has been created through the acquisition by DOC of the Kinvara Station track. This track will provide access from the highway to the Rock and Pillar Scenic Reserve and the summit of the range.

## 2.7.3 Activities

Recreational use of this part of the Rock and Pillar Range is concentrated on the summit plateau and upper slopes, ie essentially the land recently surrendered out of the pastoral lease. Activities involve cross country skiing, tramping, mountain biking and 4WD vehicle use of the track along the summit.

Little recreational use occurs on the pastoral lease although the upper slopes with their intact natural cover would contribute to the recreation setting. The surrendered land is reasonably close to the two tramping club huts on Glencreag to the south, which provide an important base for overnight trips.

Actual recreational use of the pastoral lease is limited to casual pig hunting.



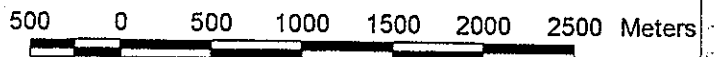
- Landscape Units 1, 2, & 3
- Shrubland/Low Treeland
- Shrub/Tussockland
- Existing Fence

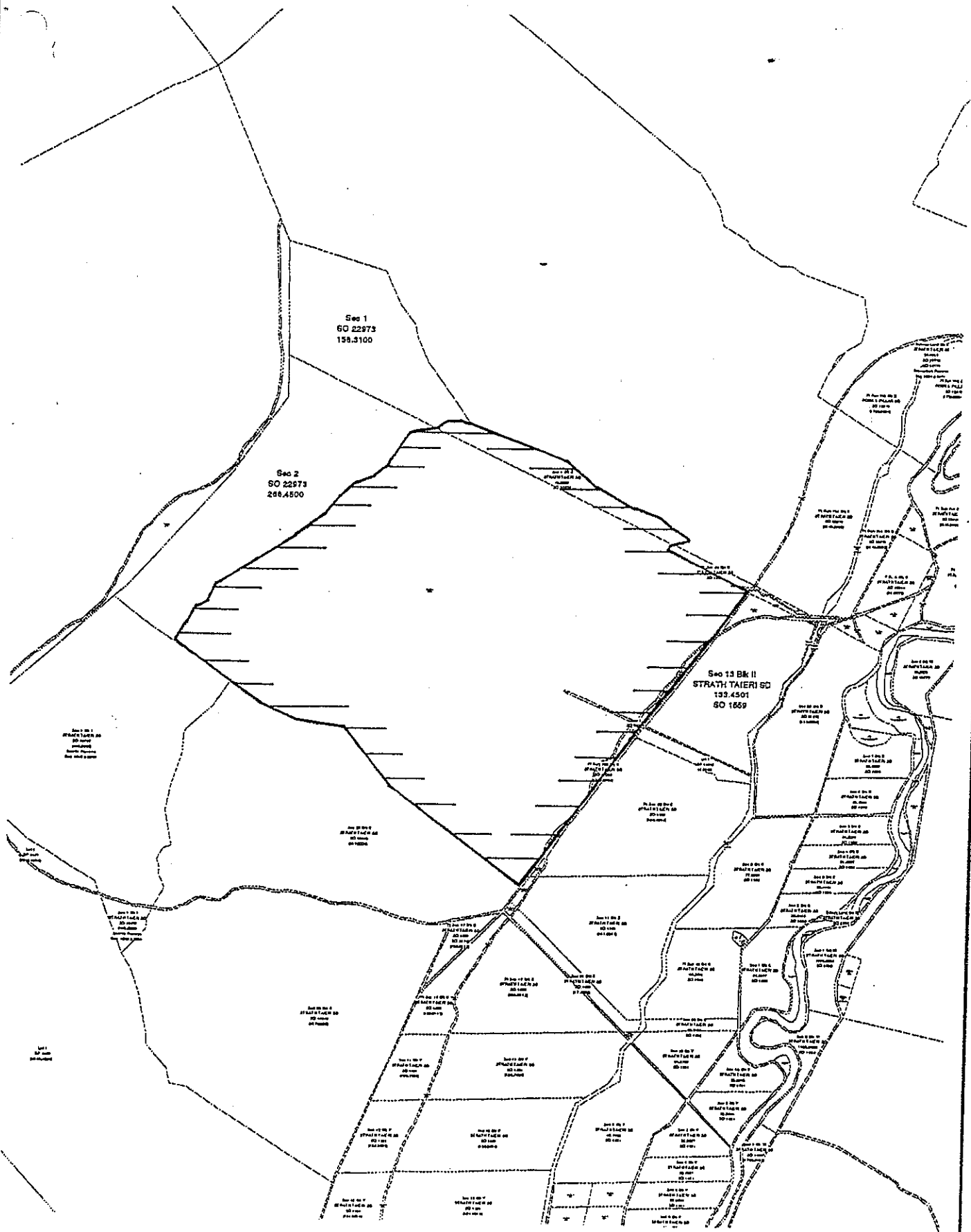
Map 2 - Conservation Resource

File Ref: P253 Map Ref: H43 & H42



The Wandle  
Pastoral Lease

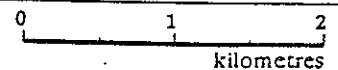




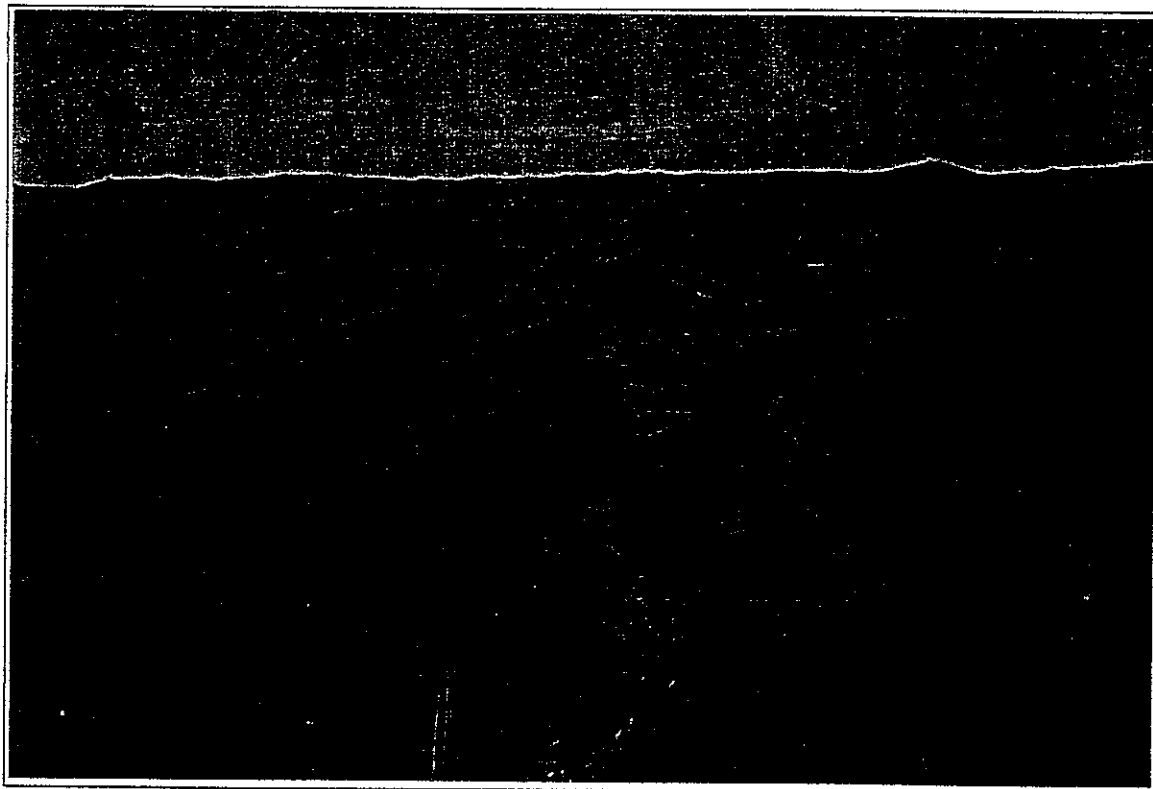
Map 1 - Cadastral

The Wandle  
Pastoral Lease

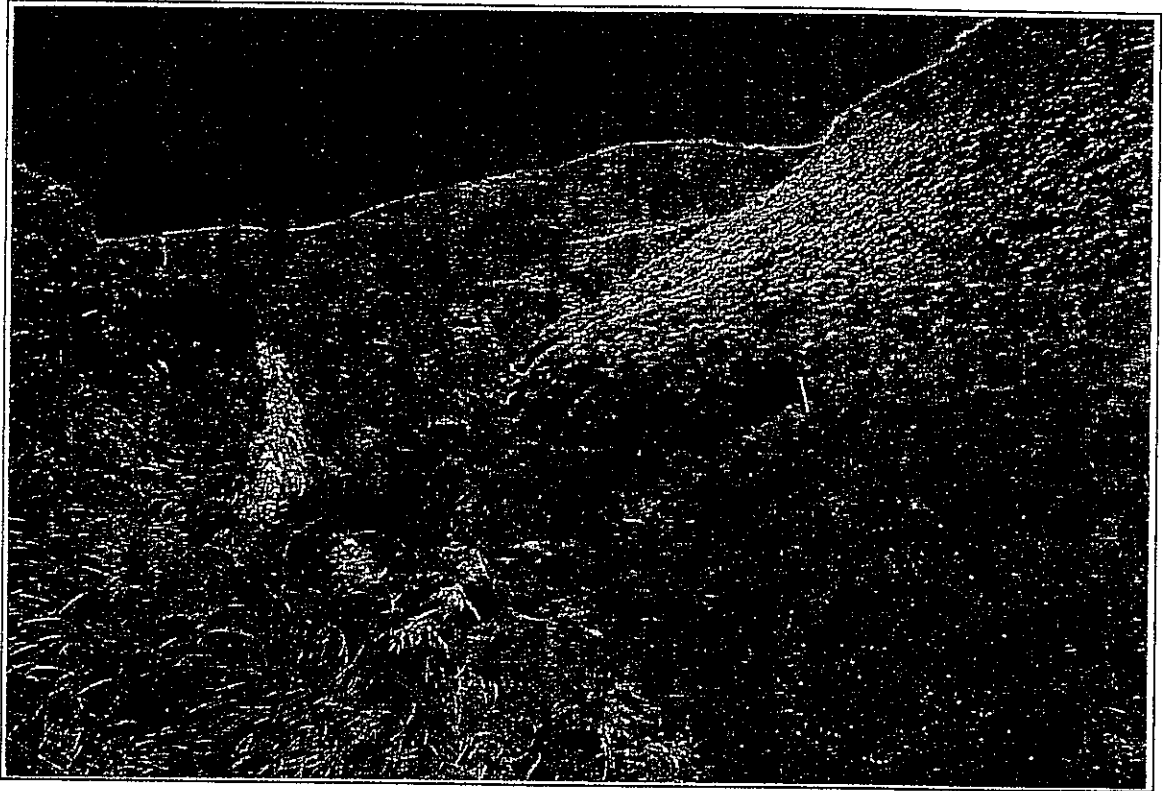
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Department of Conservation  
Te Papa Atarohat



The property extends from the highway up the eastern faces of the Rock and Pillar Range to the boundary just below the subalpine shrubland zone.



View up Last Creek from 620 m. Inaka and snow totara are on the rock in the foreground.



Last Creek tree and shrubland from 520 m. The foreground vegetation is recently affected by fire.



*Leonobete odera* shrubs and *Chionocloa rigida* narrow-leaved snow tussock surrounding a flush zone at 1080 m.



View from 900 m. Though modified the vegetation elements visible in the foreground are all native.



Pohuehue on shrubs and trees in Last Creek at 450 metres.



Last Creek at 440 m.



## PART 3

## CONSULTATION AND DISTRICT PLANS

## 3.1 CONSULTATION

The property was commented on by NGOs at an early warning meeting on 6 March 1997. Key points raised were :

- \* Upper slopes above 800 metres have a good cover of intact snow tussockland.
- \* No requirement for public access through the property given the close proximity of the Kinvara Track and public access easement at Taieri Lake Station.

Additional written comment was supplied by Mike Floate representing Federated Mountain Clubs and is as follows :

- 1 All land above 1100 m to be transferred to DOC (or a lower altitude limit if quality of tussock grassland and co-ordination of the boundary along the front of the range merits this). This should be included in the Rock and Pillar Conservation Park which would include the top block and historic water races.
- 2 The Upper Block (approximately 900 to 1200 m) contains high natural values, includes a significant area of LUC Class VIIe land, contains high landscape values, and is adjacent to land on Taieri Lake Station to be transferred to DOC. It should therefore be transferred to DOC for inclusion in the Rock and Pillar Conservation Park.
- 3 Access via the spur on the true right of Last Creek would provide a round trip to include the Kilmory Track. This should be negotiated.

## 3.2 DISTRICT PLAN

There are two operative plans covering the property.

## (i) Silverpeaks Country Transitional Plan

The property is zoned Rural B which provides for pastoral farming as a predominant use. Reserves under the Reserves Act 1977 are a conditional use.

## (ii) Dunedin City Proposed District Plan

The property has a Rural zoning which provides for farming and forestry as predominant activities. Recreation is a controlled activity provided no significant buildings are involved. The large part of the property is in the Outstanding Landscape Area (High Country). Under the Proposed District Plan landscape

provisions forestry and the erection of structures require resource consent but there are no restrictions on pastoral intensification, tracking or clearance of vegetation.

### 3.3 DOC CONSERVATION MANAGEMENT STRATEGY (CMS)

The Otago Conservancy CMS is in draft form awaiting final approval. The CMS identifies 41 Special Places in Otago. These locations are considered by DOC to be important for conservation. The Rock and Pillar Range is one of these special places. The Wandle is one of more than 20 pastoral leases on the range. Relevant sections of the Special Place, Rock and Pillars is extracted as follows :

#### "Description

The Rock and Pillar Range block range rises to 1450 metres overlooking the broad relatively flat valley of Strath Taieri. Composed of Otago schist it has many imposing tors along its summit. Fellfield with scattered low herbs and cushion plants occupy the highest and most exposed crests where patterned ground is a feature while seepages with stepped tarns surrounded by snow bank plant species are found in sheltered hollows below the summit. An alpine shrubland, diverse and thick in places, provides an upper border to extensive snow tussockland areas that clothe the range. Numerous torrents cascade off the range through shrublined gullies. Wetlands are common at all altitudes.

#### Values

The crest of the Rock and Pillar Range of which the Rock and Pillar Scenic Reserve is a small part, is important as an ecosystem composed of native biota and natural processes. Most abundant plant species on the crest are *Celmisia viscosa*, *Poa colensoi* and *Aciphylla hectori*, while on the flanks of the range, *Chionochloa rigida* grasslands are intact in many places. Although fire and grazing have modified the abundance and structure of these communities, they are still essentially native. Native species diversity is high for both plants and animals, containing both species characteristic of Central Otago block mountains and several endemics.

The Rock and Pillar Range, along with the neighbouring Lammermoor to the south, is recognised as having amongst the most intact, unmodified belt of snow tussock grassland of any of Otago's block mountains.

When viewed from a distance, the range is an imposing feature with little in the way of farm tracking to mar its eastern and western aspects. On its slopes or crest, the viewer stands in a gently sloping or undulating sea of tussock-herbfield-cushionfield studded with castellated tors.

A feature of the range is the large bodied insects such as the weta *Hemideina maori*, moths *Aoraia orientalis* and *A. rufivena* and beetle *Megadromus bullatus*. Also important is the relatively high diversity and localised nature of the high-alpine aquatic insect fauna of seepages and torrents. Many stoneflies and caddis species have their type localities on the range and are typically diurnal and flightless.

The dense subalpine shrublands on the range are the most extensive and diverse of any Otago block mountain. They contain bog pine, celery pine, snow totara, in addition to many *Dracophyllum*, *Hebe* and *Coprosma* species. Lower down (400-900 metres) large areas of native shrubland exist also with *Olearia nummulariifolia*, *Hebe rakaiensis* and *Helichrysum aggregatum* of note, confined however to the deepest gullies. Near the northern end of the range a remnant of Halls totara forest (30-40 trees) is a notable feature. The shrubland near the top of the eastern face forms a continuous belt probably indicating the treeline of pre-human times.

The liane *Fuchsia perscandens*, some ferns and mountain flax are local within broadleaf dominated gullies.

Natural and historic values are high along the Rock and Pillars as are scientific, landscape and recreational values. While Sutton Salt Lake is in a rural setting, the upper slopes and summit peneplain of the Rock and Pillar Range are a back country drive-in setting for recreation. The highest part of the range is snow-covered in winter and takes on more of the characteristics of a remote experience area. Existing recreation includes cross-country skiing, tramping, nature tourism and 4WDing all utilising an extensive network of tracks, and two well-maintained huts, but without secure access.

The Rock and Pillars contain early surveying structures of historic interest.

Patearoa is the traditional name for the Rock and Pillar Range. On it was gathered the tikumu (*Celmisia* sp.) used by weavers in garment making. Tikumu was traditionally known to have been gathered at Paruparu a Te Kaunia (Stonehenge). The resin of the taramea (*Aciphylla* sp.) was also sought as a fragrance used by women.

#### Management Issues - Rock and Pillar Range :

- \* Negotiation of protection and secure access.
- \* Fence maintenance and incidental grazing.
- \* Fire control and fire risk management.
- \* Research facilities and debris from former projects.
- \* Access track maintenance.
- \* Resource information, particularly relating to freshwater fisheries and archaeological sites is still required.
- \* Commercial tourism.

#### Objectives

To continue to document the values and permit research where it will lead to conservation benefits. In the case of the Rock and Pillar Range, to extend the reserve along the summit and to take in altitudinal sequences and secure access where opportunities arise.

#### Implementation - Rock and Pillar:

- (a) Pastoral lease tenure review on properties on the Rock and Pillar Range will provide opportunities to achieve protection of areas of significant landscape, scientific, natural and historic resource and recreational value. Overall management of these new areas with the existing reserve will confer net conservation and management benefits (eg, fencing), and will provide extensive recreational opportunities. Management of contiguous areas will be integrated and public awareness developed through the concept of a Rock and Pillar Conservation Park.
- (b) Research will be encouraged where it provides conservation benefits. All associated structures will be removed at project end.
- (c) Fire risks will be minimised using a range of methods including fire breaks where appropriate, education, liaison and co-operation with neighbours.
- (d) The streams will be surveyed for freshwater fisheries resources as a low priority.
- (e) Legal access to land administered by the department will be negotiated and vehicular access and parking secured at key access points.
- (f) To advocate for the protection of significant natural and historic resources through the Resource Management Act and other relevant legislation.
- (g) Recreation and tourism concessions may be allowed where there is no detrimental affect on natural, cultural and historic values including remote experience recreation, or where concession conditions can minimise such effects.
- (h) Kai Tahu involvement in management and sustainable customary use of resources will be facilitated.

#### Priorities

Negotiation, principally through pastoral lease tenure review, of an extended protected area along the crest of the Rock and Pillar Range will be a priority in this Special Place.

**CONSERVATION COVENANT**  
(Section 77 Reserves Act 1977)

**BETWEEN** COMMISSIONER OF CROWN LANDS ("the Landholder")  
**AND** MINISTER OF CONSERVATION ("the Minister")

**WHEREAS**

- A Section 77 of the Reserves Act 1977 provides that:
- i The Minister may agree with any owner or lessee of land that all or part of the land should be managed so as to preserve the natural environment or landscape amenity or wildlife or freshwater life or marine life habitat or historical value of the land.
  - ii The terms of such agreement may be recorded in a Conservation Covenant which is registered against the title to the land or the lease so as to bind the land or the lease and its owner or lessee to the performance of the terms of the agreement in perpetuity or for such other period as the parties may agree.
- B The Landholder is by virtue of section 80(5)(a) of the Crown Pastoral Land Act 1998 deemed to be the owner for the purposes of section 77 of the Reserves Act 1977 of the land described in the Schedule ("the land") consisting of unimproved shrub/snow tussockland.
- C The Landholder and the Minister have agreed that the land be managed with the conservation objectives of protecting the natural environment.

**NOW THEREFORE THIS DOCUMENT WITNESSES** that in accordance with Section 77 of the Reserves Act 1977 the Landholder and the Minister **MUTUALLY COVENANT** that the land shall be managed for the objective listed in recital C above and in particular on the following conditions:

- 1 (a) **THE** Landholder may graze the land to the extent referred to in 1(b) and will maintain all fences and gates on the land and its boundary in a good stockproof condition in order to facilitate proper grazing control.

- (b) THE Landholder will ensure that stock numbers on the land do not exceed *(+ bel inserted)* sheep or such other stock numbers and stock types as may from time to time be agreed between the parties.
- 2 THE Minister may at any time monitor native vegetation on the land in order to determine what trends are occurring in relation to their condition.
- 3 THE Landholder will so far as is practicable:
- a Comply with the provisions of and any notices given under the Biosecurity Act 1993.
  - b Keep the land free from rubbish and other unsightly or offensive material arising from the Landholder's use of the land.

HOWEVER the Landholder may request assistance from the Minister in meeting these obligations if they impose a substantial burden in excess of the legal obligations that would have applied in the absence of this document or as otherwise agreed under clause 8.

- 4 (1) THE Landholder will not carry out or allow to be carried out, without the Minister's prior approval:
- a The erection of any fence, building, structure or other improvements on the land whether for the Landholder's purposes or for other private or public purposes.
  - b Any sowing of seed or topdressing on the land.
  - c Any cultivation earthworks or other soil disturbance on the land.
  - d Any tree planting on the land.
  - e Any burning on the land.
  - f Any prospecting or mining for minerals, coal or other deposit on or under the land.
  - g Any erection of utility transmission lines across the land.
- (2) THE Minister will give effect to the objectives of this document when considering any request for approval under this clause and will not otherwise unreasonably decline approval.
- 5 THE Minister may exercise her right to object to any application which conflicts with the objectives of this document.

THE Landholder will permit members of the public access onto the land for purposes consistent with the objectives of this document and solely at his discretion on conditions that the Landholder may specify.

7 THE Landholder grants to the Minister and any officer or duly authorised agent of the Minister a right of access onto the land with or without vehicles motor vehicles machinery and implements of any kind for the purposes of examining and recording the condition of the land or for carrying out protection or maintenance work on the land consistent with the objectives set out in this document or removing exotic tree species from the land; **HOWEVER** in exercising this right the Minister and officers or agents of the Minister will consult with the Landholder in advance and have regard to all reasonable requests.

8 (1) THE Minister will pay to the Landholder a proportionate share of the following:

- a The cost of new fences or the repair and maintenance of existing fences upon the land if such work has first been approved by the Minister;
- b The cost of a programme under clause 3a if such programme has first been approved by the Minister.

(2) THE proportionate share payable by the Minister under this clause will be calculated having regard to the purpose of any expenditure with the intent that

- a Expenditure essentially for nature conservation purposes only will be borne by the Minister;
- b Expenditure essentially for farming purposes only will be borne by the Landholder;
- c Where the expenditure is partly for nature conservation purposes and partly for farming purposes then the expenditure will be borne by the parties equally or in such other proportion as they may agree and failing agreement as may be determined by arbitration as provided for by clause 12h.

9 (1) THE Landholder will notify the appropriate fire authority (district council or Minister as the case may be - see section 2 Forest and Rural Fires Act 1977) in the event of wildfire threatening the land.

(2) IF the Minister is not the fire authority for the land under threat the Minister will render assistance to the fire authority in suppressing the fire if requested to do so or

if a formalised fire agreement under section 14 of the Forest and Rural Fires Act 1977 is in place between the Minister and the fire authority.

(3) THIS assistance will be at no cost to the Landholder unless the Landholder is responsible for the wildfire through wilful action or negligence (which includes the case where the wildfire is caused by the escape of a permitted fire due to non-adherence to the conditions of the permit).

10 THE Minister may:

- a Provide to the Landholder from time to time and at any time upon request by the Landholder such technical advice or assistance as may be necessary or desirable to assist in meeting the objectives set out in this document.
- b Change individual conditions of this covenant by mutual agreement with the Landholder should there be any change in circumstances in the future.
- c Prepare in consultation with the Landholder a joint plan for the management of the land designed to implement the objectives of this document to the mutual satisfaction of the parties.

11 THE Commissioner of Crown Lands will meet all survey and reasonable legal costs required to complete the registration of this document.

12 FOR the avoidance of doubt:

- a The covenants contained in this document shall bind the Landholder and the Landholder's administrators executors successors and assigns in perpetuity. If a new fee simple title of the land is granted to the Landholder or the Landholder's administrators successors executors or assigns the terms of this document shall continue to apply.
- b The Landholder will not be personally liable in damages for any breach of covenant committed after he has parted with all interest in the land in respect of which such a breach occurs.
- c Where there is more than one owner of the fee simple to the land the covenants contained in this document shall bind each owner jointly and severally.
- d Where the Landholder is a company the covenants contained in this document shall bind a receiver liquidator statutory manager or statutory receiver. Where the Landholder is a natural person this document shall bind the Official Assignee. In either case this document binds a mortgagee in possession.
- e The reference to any Act in this document extends to and includes any amendment to or re-enactment of that Act.





SIGNED by Ian Whitwell an officer of the )  
Department of Conservation pursuant to a )  
designation given to him by the Director- )  
General of Conservation and dated the 30th )  
day of June 1989 acting for and on behalf of )  
the Minister pursuant to section 117 of the )  
Reserves Act 1977 in the presence of: )

Witness:

Occupation:

Address: