



# Crown Pastoral Land Tenure Review

Lease name: ISLAND HILLS

Lease number: PC 034

## Summary of review outcomes

A Substantive Proposal has been adopted by the Commissioner of Crown Lands. This is a detailed summary of the Substantive Proposal.

The summary supports the designations plan depicting the outcomes of the review.

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

*JULY*

*2019*

# Summary of the Substantive Proposal for the Island Hills Pastoral Lease

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**1. Details of the Lease**

**Lease Name:**

Island Hills

**Holder:**

Island Hills Station Ltd

**Location:**

Island Hills pastoral lease is located within the Organ Range beyond the end of Tekoa Road approximately 39 kilometres west of Culverden

**Legal Description:**

Part Run 261 Canterbury Land District

**Area:**

5082.6 ha more or less

**Type of tenure:**

Pastoral Lease

**Computer interest register identifier:**

CIR CB529/39

**Registered lease number:**

Pc 034

**2. Information on the current use of the land**

The Island Hills operation is a sheep and cattle property made up of 1,851 hectares of adjoining freehold land run in conjunction with limited use of the Island Hills pastoral lease land for cattle grazing during December through to March/April.

The Island Hills operation also includes beekeeping and the production of honey. While there are no improvements associated with this operation on the pastoral lease, bees are fed from flora on the pastoral lease land.

The Holders have also been active in developing commercial tourism opportunities within the area and have developed a 30km commercial walking track referred to as the Hurunui High Country Track (Hurunui Track) together with horse trekking trips. The walking track passes through private property and the Island Hills pastoral lease with approximately one third passing through the pastoral lease along its eastern boundary below Nicholson's Knob on the Mandamus Faces. The lessees have previously held a recreation permit for tramping, use of motorised vehicles on tracks, mountain biking on existing formed tracks, farm tours, outdoor recreation courses and pursuits and camping associated with any of the above activities.

### **3. Description of designations**

#### **3.1 CA: Approximately 1617 hectares designated as land to be restored to or retained in full Crown ownership and control as a Conservation Area pursuant to s.35(2)(a)(i) of the Crown Pastoral Land Act 1998 (CPLA) shown edged pink and labelled CA on the Designation Plan.**

CA includes the west faces of the Organ Range in the Gorge Stream catchment as well as a south facing basin in the upper right branch of the Silver Brook. Starting at the north end the boundary follows a prominent ridge out of Gorge Stream on a steep north facing slope. The boundary then follows the main ridge of the Organ Range over Mt Skedaddle, the Spider Web and over Clay Knob where it thereafter drops a south facing ridge into the Silver Brook.

CA is characterised by the following Significant Inherent Values;

##### Landscape Values

CA contains landscape values characterised by rock tors and outcrops occurring in steep tussock land which forms an extensive cover interspersed with a diverse mix of native sub-alpine herbs, grasses and shrubs. Summit ridges are a visually impressive intact mountain landscape and are visible from a distance. CA has high landscape values due to the above factors and due to intactness and integrity of the landform and vegetation. The land represents an important intact example of a Canterbury high country landscape at a transition between the plains and the Southern Alps.

##### Botanical Values

CA is dominated by a uniform cover of slim snow tussock across much of its western aspects in the Gorge Stream catchment. Tussock lands are highly natural and support a range of associated sub-alpine herbs, grasses and shrubs. At the southern end of CA, the south facing basin which is a tributary of the Silver Brook contains extensive beech forest and associated plant communities. Botanical values in CA are highly representative of native plant communities and provide examples of intact ecological sequences and indigenous biodiversity.

##### Fauna Values

The area provides a habitat for a number of species of native fauna including the threatened New Zealand pipit, falcon and kea. The area also provides habitat for notable invertebrate species such as weta, weevils and two species of grasshopper as well as providing habitat for non-threatened species of lizard and other natives.

##### Recreation Values

CA contains recreation values associated with public access and enjoyment of the land. Recreation opportunities may include tramping, hunting, nature study and appreciation of the environment from surrounding areas.

#### **3.2 Approximately 3466 hectares to be disposed of by freehold title to the Holder pursuant to s.35(3) of the CPLA shown edged green on the plan attached subject to protective mechanisms.**

The area primarily comprises the east faces of the Organ Range within the pastoral lease draining into the Mandamus River along with northern aspects in the Gorge Stream catchment. The boundary follows the boundary of the pastoral lease and CA described above.

The area is made up of generally class 8, 7 and 6 soils along with small amounts of class 4 land on the valley floor slopes. The area is characterised by an area of existing QEII covenant in the Bush Creek catchment and includes an area of broom infestation on the south face of Clay Knob.

Significant inherent values are contained within this area including landscape, botanical and fauna values (described in more detail below) and it is proposed that these be protected by way of covenants. An existing QEII covenant in place over the Bush Creek catchment is intended to be brought down against the freehold title. Surrounding areas will be subject to a conservation covenant to ensure the adequate protection and sustainable management of the SIVs. The area of land infested by broom on the south face of Clay knob is intended to be disposed of without any protection mechanisms.

### ***Protective Mechanisms***

#### **QEII: Continuation of an Open Space Covenant under s.22 Queen Elizabeth the Second National Trust Act 1977 under Section 114 of the Land Act 1948 over approximately 619 ha of land shown shaded blue and labelled as QEII on the Designation Plan.**

QEII generally comprises all land contained within the Bush Creek catchment extending from the valley floor to summit ridges. This area contains significant inherent ecological and landscape values characterised by the high degree of naturalness and the aesthetics of the sequence of native vegetation from valley floor to ridge top rocky environments in the Bush Creek catchment. A dominate feature of the area is its remnant beech forest which contributes heavily to the high ecological and landscape values.

The land provides an important habitat for healthy populations of non threatened species of indigenous birds and lizards as well as being a potential habitat for threatened or at risk species of birds.

The land also contains part of the Hurunui Track and Bush Hut which support potential recreational values. In addition Bush Hut has some historic and cultural value.

The Island Hills pastoral lease is subject to an existing QEII Open Spaces Covenant. The existing covenant will be brought down in its existing form to protect the ecological and landscape values on the land.

The QEII covenant seeks to protect and maintain open spaces values of the land and to protect native flora and fauna particularly the beech forest. The covenant prevents the owner from undertaking activities which would be prejudicial to the land as an area of open space. Specifically the covenant contains conditions preventing grazing and subdivision. It also provides constraints to vegetation removal, soil disturbance, taking or damming of water, introduction of plants and the construction of structures. It provides for the Holder to maintain the Hurunui Track and to maintain and upgrade Bush Hut including clearing tree growth to within 40 metres of the buildings. The covenant provides for public access with the Holder's consent.

#### **CC1: Conservation Covenant under s. 77 of the Reserves Act 1977 pursuant to s.40(1)(b) and s.40(2)(a)&(b) of the CPLA over approximately 852 ha shown shaded yellow and labelled as CC1.**

This area comprises undulating terrain over the northern corner of the Island Hills pastoral lease within the lower Organ Stream and upper Mandamas River Catchment areas. The land also includes the lower northern end of the Organ Range and an area of north facing slopes into the Gorge Stream catchment.

Significant inherent values of the land include high botanical values associated with areas of remnant and regenerating native vegetation. This includes extensive manuka and kanuka hillslope cover as well as mountain beech, porcupine shrub, matagouri,

mountain tauhinui, *Hebe* spp, *Helichrysum lanceolatum*, mountain wineberry and native broom. These botanical values in turn support high landscape values and recreation values.

The land also provides habitat for indigenous fauna which is representative of the original communities including lizard, bird, fish and invertebrate species including eastern falcon (nationally vulnerable), black shag (naturally uncommon), NZ pipit (declining), South Island rifleman (declining) and South Island Robin (declining).

The land contains remnant formation of a pack track constructed in part by Sir Charles Upham. This feature has some interest from a cultural perspective.

Some areas generally below 600m within CC1 are identified as critically under protected land environments in terms of the LENZ threat categories.

The designation of this land as freehold land subject to a conservation covenant aims to protect the above mentioned significant inherent values while providing for continued economic uses including summer grazing, farm management access over the pack track and to Valley Camp Hut, recreational walking tracks and bee farming. The conservation covenant aims to achieve this by introducing the following terms and special conditions;

#### **Schedule 2 Special Conditions**

- a. Allowing grazing by beef cattle only at a stocking rate not to exceed 250 cows with calves or 350 dry cows. The stock may graze for any continuous 120 day period during the period from 1 November to the 30th of April in each calendar year;
- b. Allowing the land to be over sown with pasture grass and fertilised except for a 20 metre margin adjoining any waterways. The Minister of Conservation (MoC) is required to approve the pasture grass seed to be applied;
- c. Use and maintenance of the existing vehicle track to Valley Camp Hut. Use of the pack track route from Valley Camp Hut to Gorge Stream for motor vehicles and horses including clearance of vegetation along the route but new earthworks to be subject to MoC consent.
- d. Allowing spraying for continued stock access and grazing areas; however spraying may not exceed 10 hectares in any calendar year. The areas to be sprayed must be consented to by the Minister of Conservation and must specifically exclude all areas of mature forest and woody vegetation over three metres in height;
- e. Require the owner to control wilding pines, exotic broom and gorse on the land and to prevent them seeding. The covenant provides the MoC with remedies to complete such work on behalf of the owner, at their cost, if the owner fails to comply with this obligation;
- f. Require that the owner must control wild animals including rabbits, deer, goats and pigs to a level low enough to avoid damage to the Land. The covenant also provides the MoC with remedies to complete such work on behalf of the, at their cost, if the owner fails to comply with this obligation;
- g. The owner may continue to use, maintain and enhance the Hurunui Track. Enhancements may include benching or creation of steps. It may also include creating additional small tracks off the main track to key vantage points; but such tracks will require the pre-approval of the MoC;

#### **Owners Obligations**

Unless agreed to in writing by the parties the owner may not carry out on or in relation to the land;

- a. Planting of any species of tree, shrub or other plan;
- b. Felling, removal, or damage of any tree, shrub or other plant;
- c. Erection of any fence, building, structure or other improvement for any purpose;
- d. Any burning;
- e. Any cultivation, earth works or other soil disturbances;

- f. Archaeological or other scientific research involving disturbance of the soil
- g. Damming diverting or taking of natural water;
- h. Any action which will cause deterioration in the nature flow, supply, quantity, or quality of water of any stream, river, lake, pond, marsh or any other water resource affecting the land; and
- i. Any other activity which may have an adverse effect on the values of the land.

No fencing is proposed or considered necessary for the boundary of CC1 with CC2. Access to feed, cover, contour and aspect restrict cattle access outside of CC1.

**CC2: Conservation Covenant under s. 77 of the Reserves Act 1977 pursuant to s.40(1)(b) and s.40(2)(a)&(b) of the CPLA over approximately 1795 ha shown as shaded yellow and labelled CC2.**

CC2 comprises higher altitude areas within the Mandamus River and Gorge Stream catchments with prevailing east faces. More specifically this includes east faces below Nicholsons Knob, the upper Organ Stream Catchment along with the north end of the Organ Range and its north facing slopes into the Gorge Stream catchment. Altitude generally ranges from 500 to 1600m with the majority of areas being at the higher end of that altitude range.

Significant inherent values of the land include high botanical values associated with areas of remnant and regenerating native vegetation. This includes extensive manuka and kanuka hillslope cover as well as mountain beech, *Coprosma* spp, porcupine shrub, matagouri, mountain tauhinu, *Hebe* spp, *Helichrysum lanceolatum*, mountain wineberry, *Corokia cotoneaster* and native broom.

Habitats on the covenant support populations of three plants species at the extremity of their range or very uncommon in this area: *Hebe hectorii* subsp. *demissa*, *Pachycladon fastigiata* and *Helichrysum depressum* X *filicaule*. Additionally, kanuka forest and manuka scrub on sunny slopes support populations of two at risk plant species: *Traversia baccharoides* and *Senecio dunedinensis*. Other threatened plant values include *Coprosma acerosa* (declining) on montaine screes and *Stenostachys gracilis* (data deficient) in beech forests.

The land provides habitat for indigenous fauna including lizard, bird and invertebrate species including eastern falcon (nationally vulnerable), black shag (naturally uncommon), kea (naturally uncommon), NZ pipit (declining), South Island rifleman (declining) and South Island Robin (declining). The area also provides habitat for the large ground beetle (*Megadromus rectalis*) at the extremity of its range.

All parts of the area retain a high level of naturalness which supports high landscape and recreational values. The fluted rock formations (organ pipes) on the Organ Range are iconic and striking and hold high significance for landscape values.

Certain areas generally below 600m within the Mandamus valley are identified as being critically under protected land environments in terms of the LENZ threat categories with numerous small wetlands along terraces existing.

The designation of this land as freehold land subject to a conservation covenant aims to protect the above mentioned significant inherent values while providing for continued economic uses including recreational walking tracks and bee keeping. The conservation covenant aims to achieve this by introducing the following terms and special conditions;

**Schedule 2 Special Conditions**

- a. Require that the owner must control wilding pines, exotic broom and gorse on the land and must prevent them seeding. The covenant provides the MoC with



- remedies to complete such work on behalf of the owner, at their cost, if the owner fails to comply with this obligation.
- b. Require that the owner must control wild animals including rabbits, deer, goats and pigs to a level low enough to avoid damage to the land. The covenant provides the MoC with remedies to complete such work on behalf of the owner, at their cost, if the owner fails to comply with this obligation.
  - c. The owner may continue to use, maintain and enhance the walking route which is part of the Hurunui Track. Enhancements may include benching or creation of steps. It may also include creating additional small tracks off the main track to key vantage points; but such tracks will require the pre-approval of the Minister.

#### **Owners Obligations**

Unless agreed to in writing by the parties the owner may not carry out on or in relation to the land;

- a. Grazing of the land by livestock.
- b. Planting of any species of tree, shrub or other plant.
- c. Felling, removal, or damage of any tree, shrub or other plant.
- d. Erection of any fence, building, structure or other improvement for any purpose.
- e. Any burning.
- f. Any cultivation, earth works or other soil disturbances.
- g. Archaeological or other scientific research involving disturbance of the soil.
- h. Damming diverting or taking of Natural Water.
- i. Any action which will cause deterioration in the nature flow, supply, quantity, or quality of water of any stream, river, lake, pond, marsh or any other water resource affecting the land.
- j. Any other activity which may have an adverse effect on the values of the land.

#### **3.2.1 A public access and DOC management purposes easement in gross under s.7(2) of the Conservation Act 1987 pursuant to s.40(1)(b) and s.40(2)(c)&(d) of the CPLA shown as a dashed orange line and marked "a-b".**

The purpose of this easement is to make provision for public and DOC management purposes access from an unformed legal road adjoining Island Hills to the new Conservation Area (CA) created as part of this review. Access to CA is otherwise available through the Lake Sumner Forest Park by foot (some days travel) or via helicopter. The easement is approximately 3.2km in length and is intended to provide for greater opportunity for the public to access and enjoy the area to become Conservation Area. The route is likely to be of interest to hunters, trampers and DOC management personnel. The route is not currently formed and passes through regenerating beech forest up a steady gradient to Clay Knob from which it is possible to travel through CA.

The easement is to be over land subject to the existing QEII open spaces covenant and as such consultation has been completed with the QEII Trust representatives. QEII Trust have approved the registration of this easement over part of the QEII covenant and have confirmed that the terms and conditions of the proposed easement are compatible with the QEII covenant objectives.

#### **Special conditions of the easement include**

- Public foot and non-motorised vehicle access, without dogs.
- Public foot access with a gun when issued with a hunting permit from the DGC for CA.
- DOC access on foot or by non-motorised vehicle or motorised vehicle, with or without machinery, implements, guns or dogs for Management Purposes.
- No horses.

#### **4. Discussion of designations in relation to the objects of Part 2 CPLA**

The objects of Part 2 of the CPL Act are set out in section 24 of the CPLA

##### **24. Objects of Part 2 - The objects of this part are-**

- (a) To-
  - (i) *Promote the management of reviewable land in a way that is ecologically sustainable;*
  - (ii) *Subject to subparagraph (i), enable reviewable land capable of economic use to be freed from the management constraints (direct and indirect) resulting from its tenure under reviewable instrument; and*
- (b) *To enable the protection of significant inherent values of reviewable land -*
  - (i) *By the creation of protective mechanisms; or (preferably)*
  - (ii) *By the restoration of land to full Crown ownership and control; and*
- (c) *Subject to paragraphs (a) and (b), to make easier -*
  - (i) *The securing of public access to and enjoyment of reviewable land; and*
  - (ii) *The freehold disposal of reviewable land.*

##### **4.1 Object 24(a)(i) – To promote the management of reviewable land in a way that is ecologically sustainable**

###### **a. Proposed conservation area**

The land covered by CA has not been stocked by the holders for many years owing to poor performance, difficult access, and the holders desire to conserve inherent values. By returning this land to full Crown ownership and control and being free from stock pressure, we anticipate further regeneration of SIVs including tussock and native shrub-land flora. Pest plants and animals are a potential risk to sustainable management however can be controlled by direct action.

###### **b. Proposed freehold areas**

The land covered by CC1, CC2 and QEII supports a wide range of existing and regenerating native flora and fauna. This demonstrates that the current management of the land is carried out in a manner which promotes ecological sustainability. However under freehold tenure the life supporting capacity of the land is at risk from development for more intensive pastoral farming, pressure from pests, and greater stock numbers. Ecologically sustainable management of this land is promoted by adoption of the conservation and open spaces covenants proposed which will impose limitations on development, limitation or exclusions on stock access and require pest and weed management action by the owner.

##### **4.2 Object 24(a)(i) - Subject to paragraph (i), enable reviewable land capable of economic use to be freed from the management constraints (direct and indirect) resulting from its tenure under reviewable instrument**

Large parts of the lease have no identified economic use. This, coupled with the requirement to protect significant inherent values present, determines that a portion of the lease should return to full Crown ownership and control as conservation area. The proposal recognises that parts of Island Hills are capable of economic uses both from pastoral farming and other economic uses. Placing the land in freehold tenure subject to appropriate protective mechanisms, will allow limited continued cattle grazing and further development of bee keeping and commercial tourism activities which offer economic benefits to the Holder.

**4.3 Object 24(b) - To enable the protection of significant inherent values of reviewable land –**

- (i) By the creation of protective mechanisms; or (preferably)**
- (ii) By the restoration of land to full Crown ownership and control**

The Island Hills pastoral lease supports a wide range of SIVs across much of its land area. Protection of SIVs can be achieved through the restoration of land to Crown control (preferably), or through the application of protective mechanisms.

Under the proposal 1617 ha or 32% of the lease area will be returned to full Crown ownership and control to enable the protection of significant inherent values.

An area of 3266 ha or 64% is designated as land for freehold disposal subject to the creation or continuance of protective mechanisms. The designation of CC1, CC2 and the continuation of the QEII covenant provide protection to the SIVs which are present in these areas while also recognising the economic uses of the land under freehold tenure and the ability of such uses to contribute to ecological sustainable management.

**4.4 Object 24(c)(i) - Subject to paragraphs (a) and (b), to make easier the securing of public access to and enjoyment of reviewable land**

The designations proposed are considered to promote public access by the addition of significant land areas in the Organ Range to the conservation estate and which adjoin existing Lake Sumner Forest Park.

Island Hills has limited accessibility by formed legal roads, and difficult approaches on unformed legal roads. Existing vehicle access from Tekoa Road to Valley Camp Hut within CC1 is formed and maintained by the Holders and deviates from legal road surveys which do not provide a complete linkage to Valley Camp Hut.

The designation of land for freehold disposal subject to a public access and DOC management purposes easement in gross shown as a dashed orange line and marked "a-b" on the plan in Appendix 3, makes use of available unformed legal road to the boundary of the pastoral lease and provides a linkage to areas to become Conservation Area shown as CA on the Designation Plan. CA is otherwise only accessible by some days travel on foot through the adjoining Lake Sumner Forest Park or by Helicopter.

**4.5 Object 24(c)(ii) - Subject to paragraphs (a) and (b), to make easier the freehold disposal of reviewable land**

Under this proposal 3466 ha or 68% of the lease area is proposed for freehold disposal, with 199 ha or 4% as not subject to any protection mechanisms.

This proposal recognises the pre-conditions of paragraphs (a) and (b), to which this object of the Act is subject to, by application of protective mechanisms proposed and retention of the balance areas of the lease in full Crown ownership and control. It is considered that freehold disposal will encourage investment in this land.

The proposal therefore meets the object set out in s.24(c)(ii) of the CPLA.

**4.6 Section 25 Crown Pastoral Land Act 1998**

The designations (to the extent those matters are applicable) take into account the matters to be considered by the Commissioner under s.25 of the CPLA. It is considered the objectives of Part 2 of the CPLA have been achieved on balance when considered across all land contained in the pastoral lease. Consultation with Te Rūnanga o Ngāi

Tahu has given recognition to principles of the Treaty of Waitangi. There are no particular purposes intended by the Crown for any part of the property therefore section 25(1)(c) is not applicable.

#### **4.7 Summary discussion in relation to each designation**

##### **CC1**

This area provides summer grazing for cattle and is a highly valued addition to the Holder's farming operation which includes land outside the pastoral lease. The SIVs present demonstrate the ability of the existing land use to promote the management of the land in a way that is ecologically sustainable. The SIVs are at risk of degradation from inappropriate levels of grazing pressure from livestock and or pest animals, invasion of pest plants, vegetation clearance, subdivision and the construction of improvements. The conservation covenant introduces a range of conditions which address these potential risks including stock limitations as well as limitations and requirements for MoC consent for spraying, over sowing of pasture grass seed and top dressing of fertiliser.

##### **CC2**

This area is not utilised for grazing by the Holder and consists of higher altitude areas which are not developed or maintained for grazing. The land is however capable of other economic uses including commercial recreation and tourist activities and bee farming. The potential economic land uses are capable of promoting ecologically sustainable management of the land and introduce only limited risks to SIVs. Risks to SIVs include inappropriate tracking, vegetation clearance, grazing from livestock and or pest animals, invasion of pest plants, vegetation clearance, subdivision and the construction of improvements. The conservation covenant introduces a range of conditions to address these potential risks. Fencing is not considered necessary to restrict stock access given the existing management regime has demonstrated that the lack of available feed, dense land cover and high altitude range is sufficient to restrict cattle access.

##### **QEII**

This area contains an extensive remnant beech forest and is not suitable for grazing. The land is however capable of other economic land uses including commercial recreation and tourist activities as well as bee farming. The SIVs present would be put at risk by the same issues identified with CC2. The continuance of the QEII covenant limits or removes the potential for these risks to occur. The covenant restricts all livestock grazing. No new fencing is required to comply with this condition.

##### **Remainder of Freehold (unencumbered)**

The balance land consists of an area of south face below Clay knob characterised by a large broom infestation. Consequently the land has no values which warrant returning the land to full Crown ownership (the land in fact represents a considerable liability). There are also no identified requirements for protection mechanisms.

#### **5. Summary of the Director General of Conservation's Views**

The Director General of Conservation (DGC) was consulted through the Department of Conservation leading to the Preliminary Proposal. The designations proposed in the Preliminary Proposal were supported by the delegate and Minister of Conservation consent was granted to the proposed designations.

The delegate was further consulted on points allowed and accepted following public advertising. Points on which the delegate expressed a view are.

### **5.1 Additional Easement – Pack Track Route**

The submitter sought to have an easement under Part 3 of the Walking Access Act 2008 created along the pack track to provide for a public access loop with connections to legal roads and marginal strips.

*The DoC advice in this regard was that the idea of a loop track had merit; however the practicalities of this on the ground would not be that feasible. DoC therefore considered that this point did not warrant further investigation or support.*

### **5.2 Additional Easement – Access to CA**

The submitter requests a public access easement on the eastern boundary of QEII to provide access to CA.

*The proposed easement was discussed in depth and the proposed easement was supported by DOC. There were issues around the best practical location on the ground. The location was later confirmed during a site inspection. The easement and location is now reflected in the Designations Plan and is supported by DoC*

### **5.3 Protection for bush hut**

The submitter suggests that the QEII covenant terms and schedule be reviewed to provide protection for Bush Hut.

*Additional protection for Bush Hut was discussed in depth and initially DoC felt that additional protection may have merit. After further discussions, it was agreed that on balance no further protection was warranted. DOC therefore did not support this submission.*

### **5.4 Boundary of CA and CC**

The submitter partially supported the designation of CC2 but suggested addition of areas to CA along northern region of Organ Range.

*DOC did not support this submission noting that the boundary was chosen because it was a natural clearly defined separation between CA and FH.*

## **6. Summary of the Holder's views**

The Holders supported the designations contained in the Preliminary Proposal.

The Holders were further consulted on points allowed and accepted following public advertising. Points on which the Holders expressed a view are.

### **6.1 Additional Easement – Pack Track Route**

The submitter sought to have an easement under Part 3 Walking Access Act 2008 created along the pack track to provide for a public access loop with connections to legal roads and marginal strips.

*The Holders expressed their desire to be able to freehold the front country and enhance the Hurunui Track. Their view is that allowing public walkers over it would compromise their tourism proposal in the future at the "loop track intersection" part particularly where it then continues onto Valley Camp Hut and out to end "d" Glen Wye. Access or easier suitable access if someone was going would be along the Mandamus River.*

## **6.2 Additional Easement – Access to CA**

The submitter requests a public access easement on the eastern boundary of QEII to provide access to CA.

*The Holders were generally supportive of the submitters point and were consulted on drafting of the easement terms. The Holders are in support of the easement proposed.*

## **6.3 Protection for Bush Hut**

The submitter suggests that the QEII covenant terms and schedule be reviewed to provide protection for Bush Hut.

*The Holders view is that the Hut although old, it is not really that historic. They would be concerned that placing or amending their existing QEII restrictive covenant may impact their ability to repair, maintain and enhance the structure in the future. They were therefore not supportive of changes to the existing QEII covenant.*

## **6.4 Boundary of CA and CC**

The submitter partially supported the designation of CC2 but suggested addition of areas to CA along northern region of Organ Range.

*The Holders view was that this was already discussed by all parties in development of the preliminary proposal and is the most practicable and suitable boundary as it is a natural clearly defined separation between CA and FH. The Holders were not in support of the submission.*

## **7. Summary of the views of other parties**

### **7.1 Te Rūnanga o Ngāi Tahu**

Te Rūnanga o Ngāi Tahu (TRoNT) supplied a cultural values report considered in the preliminary proposal. They were subsequently consulted on the preliminary proposal in accordance with s.44 of the CPLA.

TRoNT made two points in relation to the proposal, both of which were on matters which are to be considered under the CPLA. However, both related to matters or information that had previously been considered.

No further consultation has been undertaken with iwi.

### **7.2 Fish and Game**

The North Canterbury Fish and Game Council (Fish and Game) completed an assessment in relation to the proposed Tenure Review of Island Hills Station in a report dated January 2015. This assessment was considered in preparation of the preliminary proposal.

Fish and Game state that their assessment shows this property to be an important local salmonid fishery and habitat. They do not envisage any major issues with the proposed tenure review process and see some positive advantages. Fish and Game have clearly stated they are supportive of this tenure review.

No response was received from Fish and Game following public advertising. No further consultation has been undertaken with Fish and Game.

### **7.3 Queen Elizabeth II National Trust**

The Trust was consulted in regards to the proposed access easement over the existing QEII Covenant. The Trust have approved the registration of the proposed easement over the open space covenant area of Island Hills having considered the objectives of the open space covenant and the terms and conditions of the proposed easement.

### **8. *Consideration of other options***

From the outset of consultation there has been a high degree of accord between the views and aspirations of the Holders and the DGC.

With the level of agreement on the extensive protective mechanisms proposed over the majority of proposed freehold areas and agreement on those areas to be returned to full Crown ownership and control there has not been a need to consider a wide range of options.