

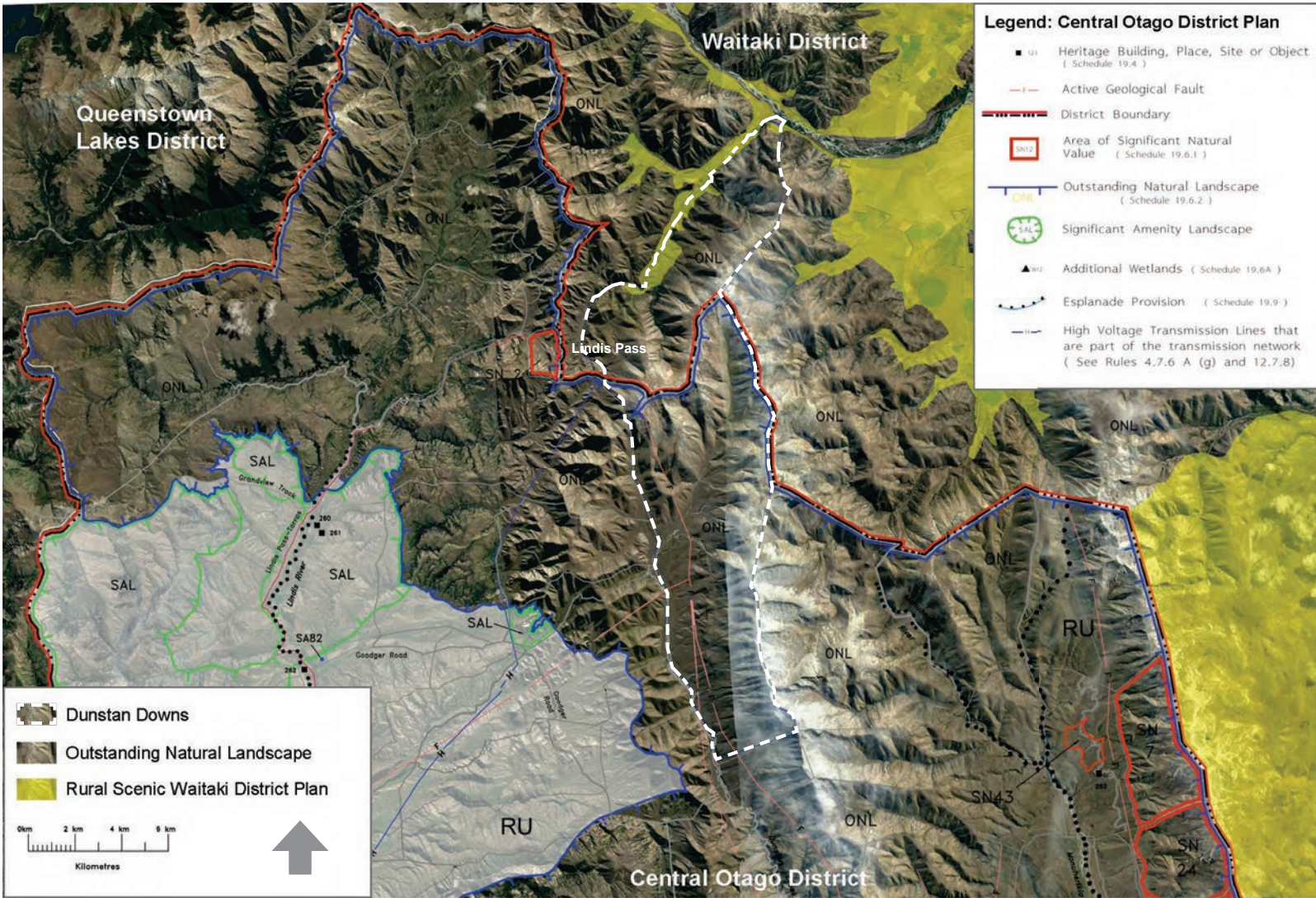
Crown Pastoral Land Tenure Review

Lease Name: Dunstan Downs

Lease Number: Po019

Public Submissions - Part 3 (Submission 8 Part 2)




These submissions were received as a result of the public advertising of the Dunstan Downs Preliminary Proposal



Sheet 15

Dunstan Downs ONL





-  District Boundary
-  District Outstanding Natural Landscape
-  Waitaki District Rural Scenic

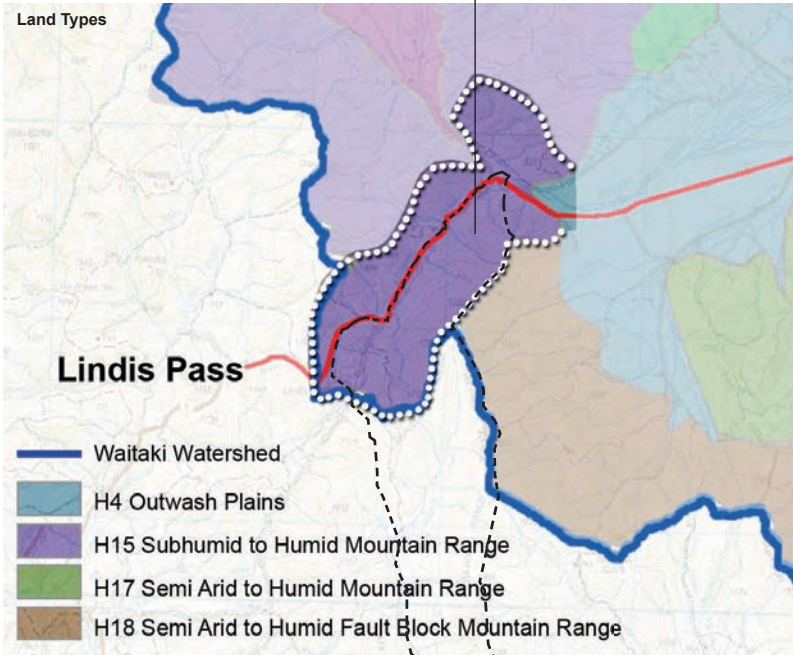
Canterbury Regional ONL



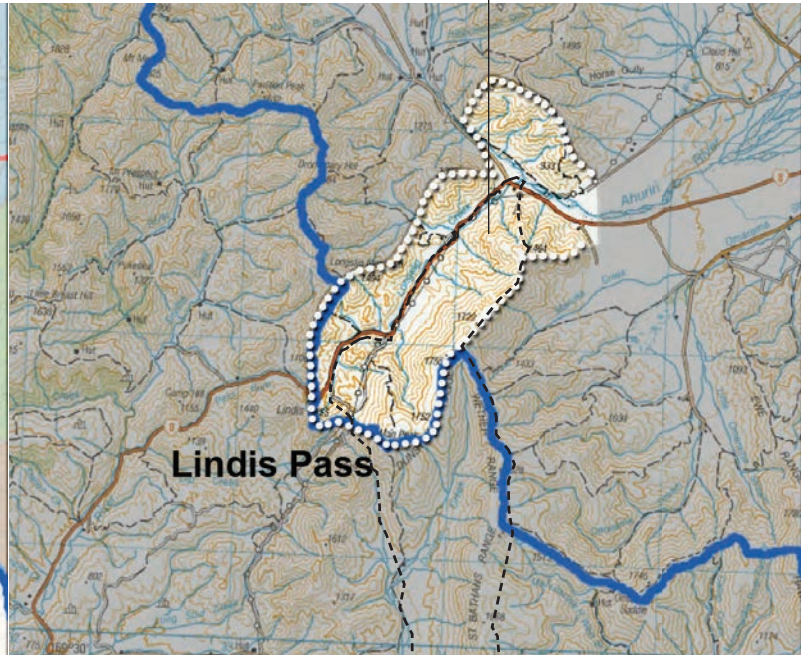
Note: Otago Regional Council have not mapped the Outstanding Natural Landscapes for the region, as per phone call with ORC planning department 4/12/2018

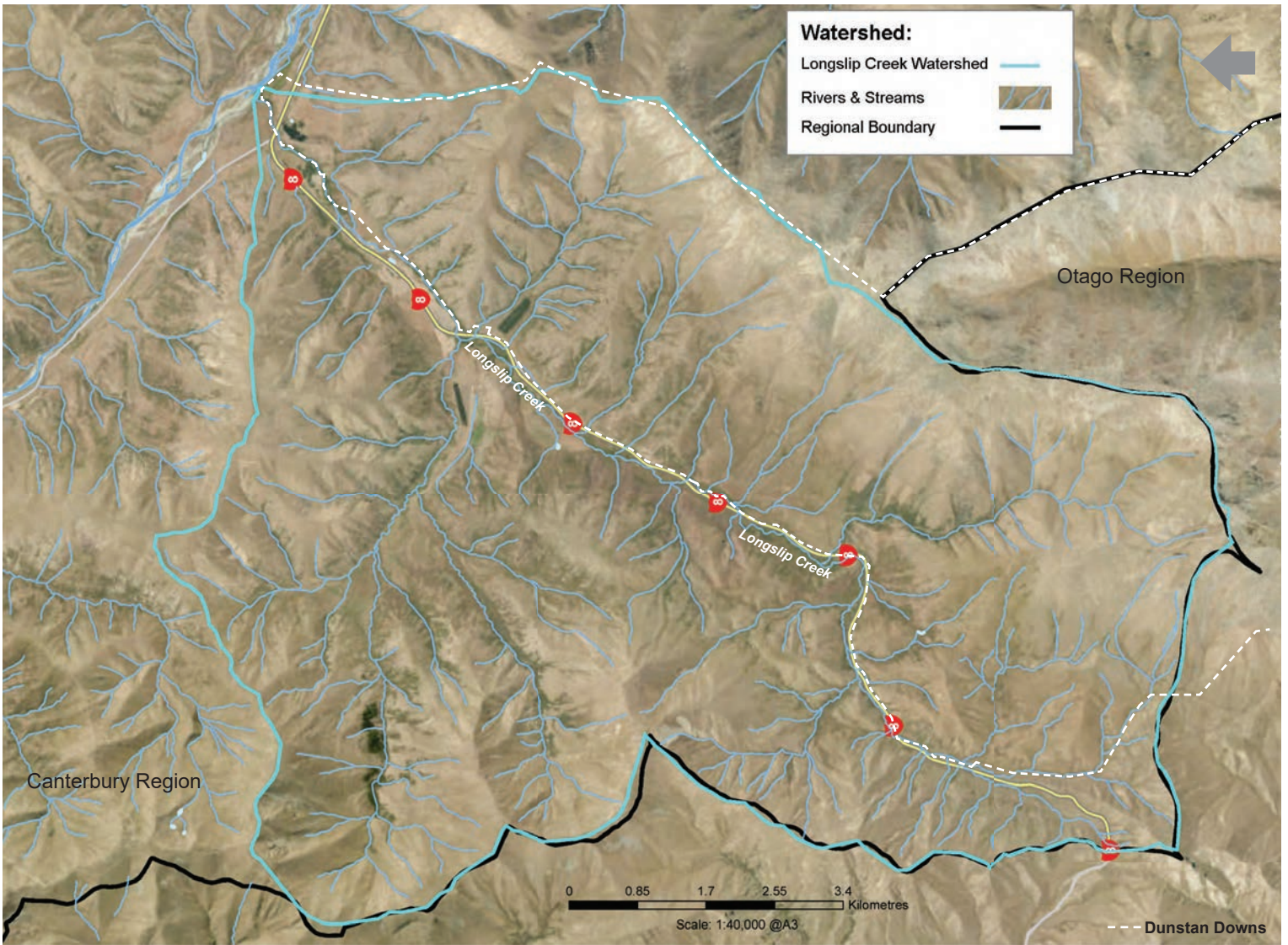
-  Regional & District Boundary
-  Regional & District Outstanding Natural Landscape

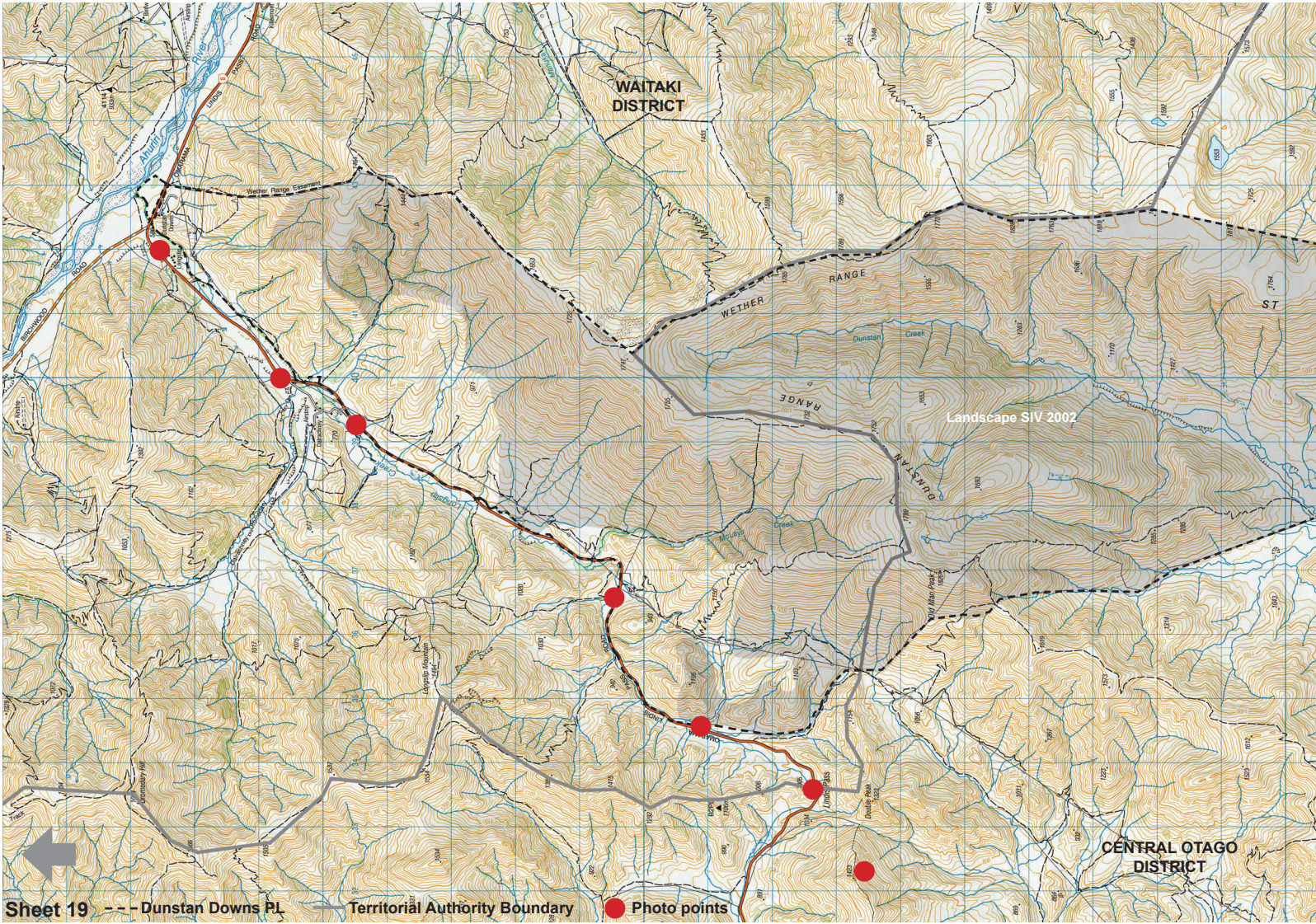
Dunstan Downs (north)



Dunstan Downs (north)







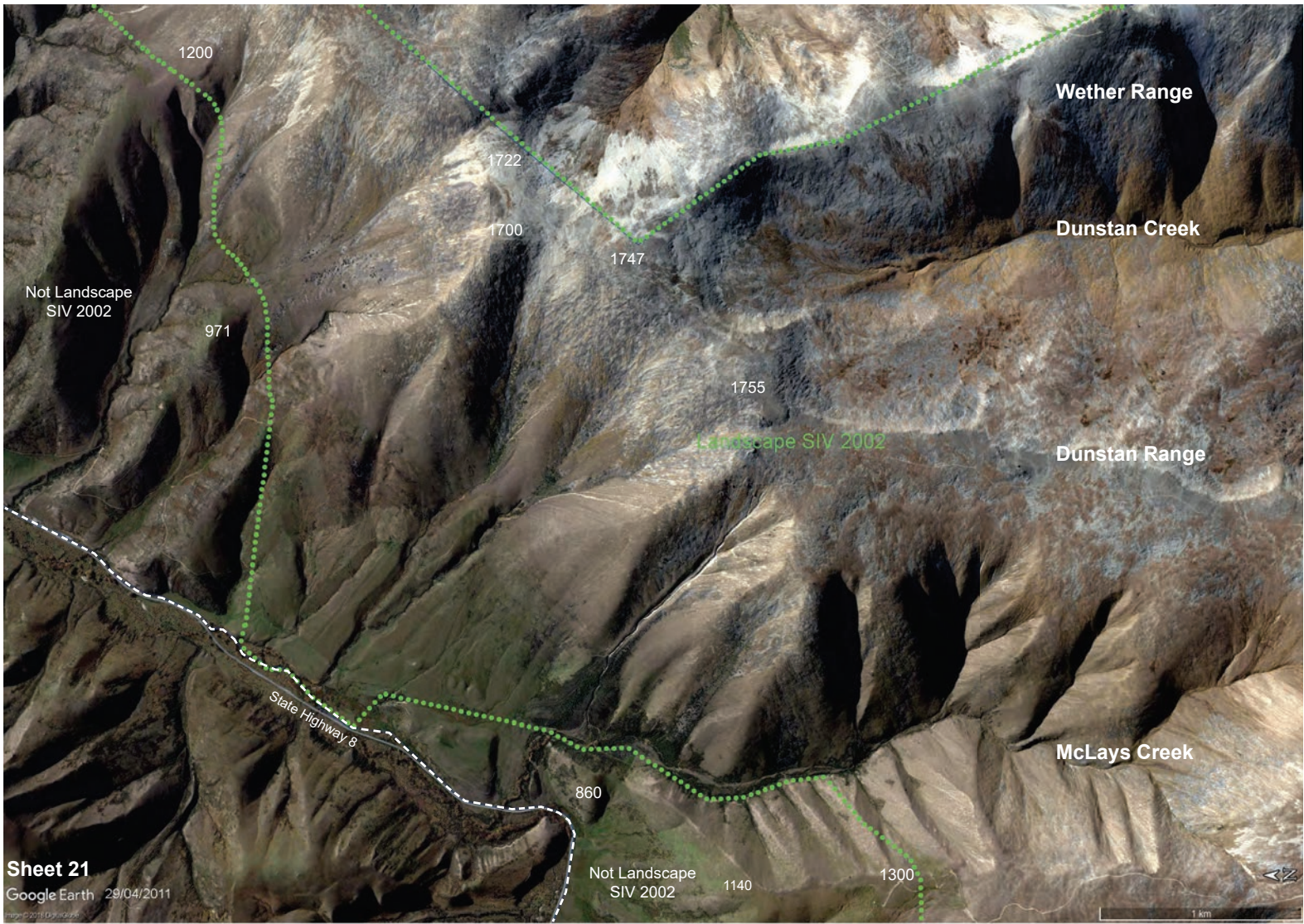
Sheet 19

--- Dunstan Downs PL

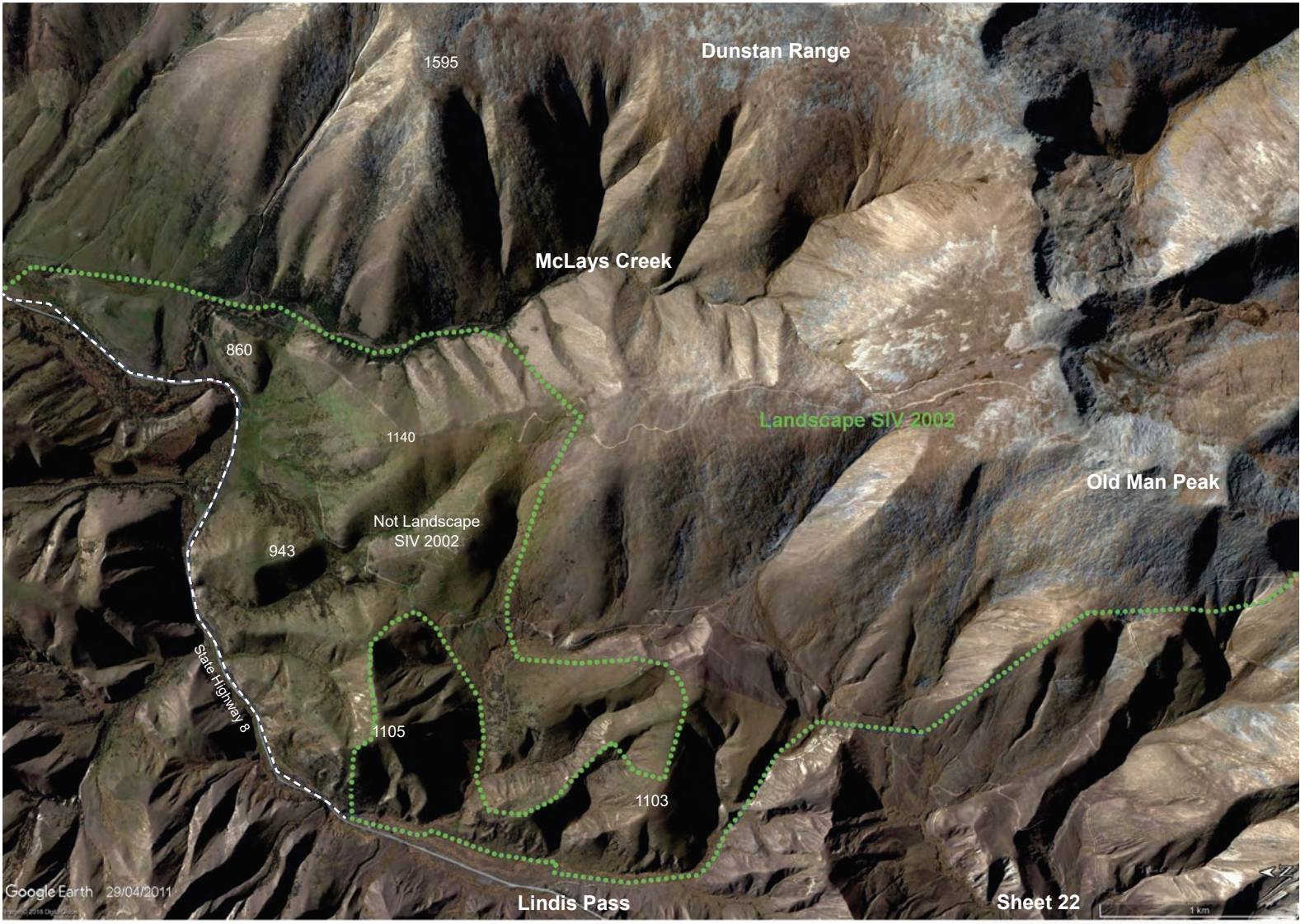
— Territorial Authority Boundary

● Photo points





Sheet 21
Google Earth 29/04/2011



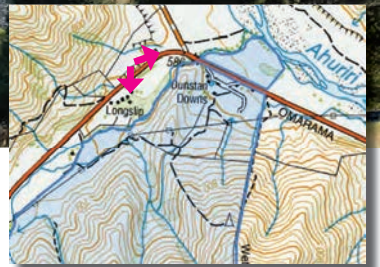


Dunstan Range from SH8 toward Ahuriri Valley, Diadem Range

Longslip Creek



Longslip Creek Mountain slopes of Dunstan Downs beyond the Longslip Creek boundary





Longslip Creek

Longslip Station foreground, Dunstan Downs on mountain slopes beyond



Longslip Station farm node foreground, Dunstan Downs on mountain slopes beyond



Longslip Creek (foreground paddocks Longslip Station)



Longslip Creek

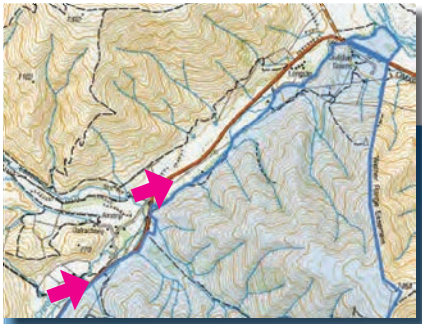
Dunstan Downs on mountain slopes beyond Longslip Creek (foreground paddocks Longslip Station)



Longslip Creek

Dunstan Range from SH8 January 2019

Sheet 26



Dalrachney entrance

(foreground paddocks Longslip Station) Longslip Creek

802



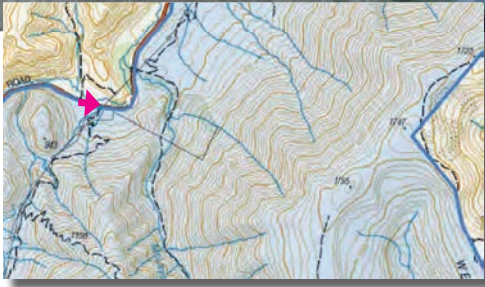
Sheet 27 Dunstan Range from SH8 January 2019 (refer Sheet 20)

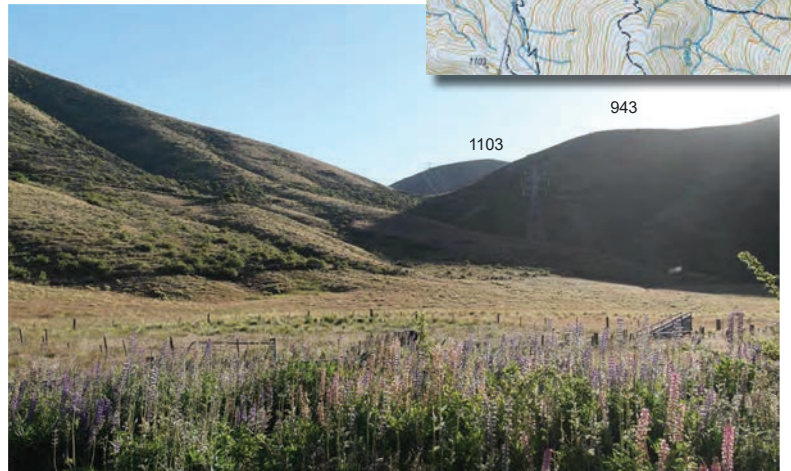


January 2019



October 2018





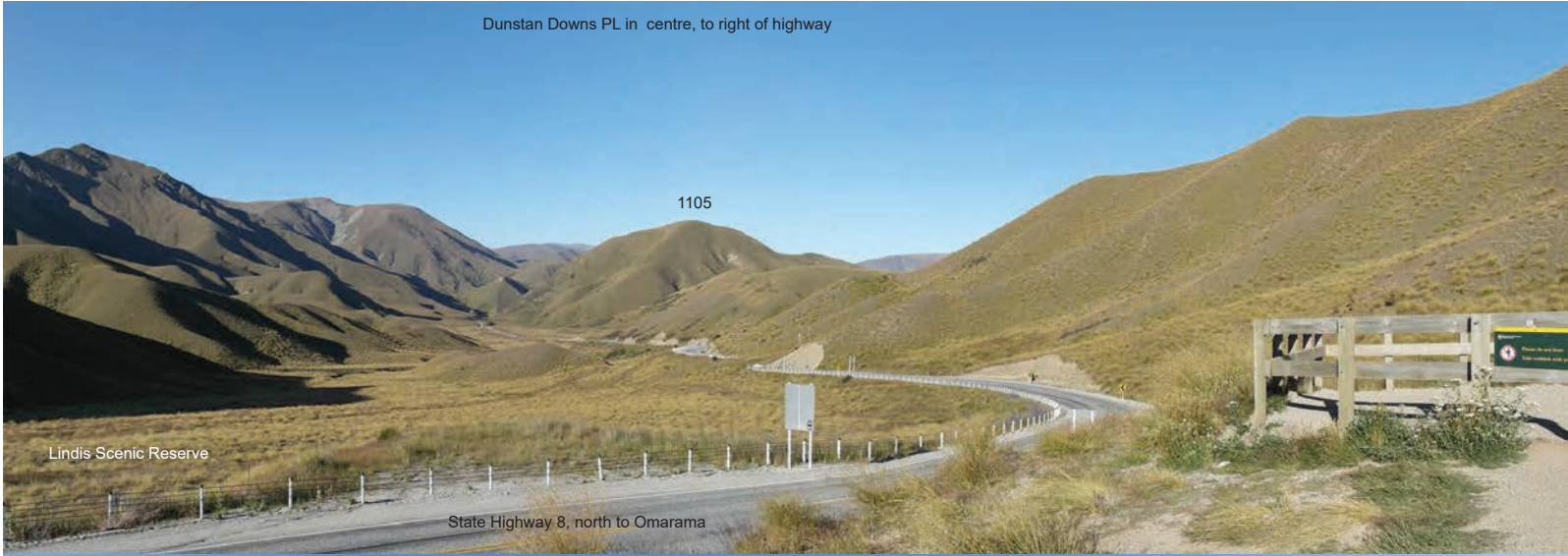
January 2019



October 2018

Sheet 29 Dunstan Range from SH8 (refer Sheet 22)

Dunstan Downs PL in centre, to right of highway



Lindis Scenic Reserve

State Highway 8, north to Omarama

Dunstan Downs PL left of highway & Lindis Scenic Reserve



Old Man Peak

1103

Lindis Scenic Reserve

Double Peak
1323

Lindis Scenic Reserve

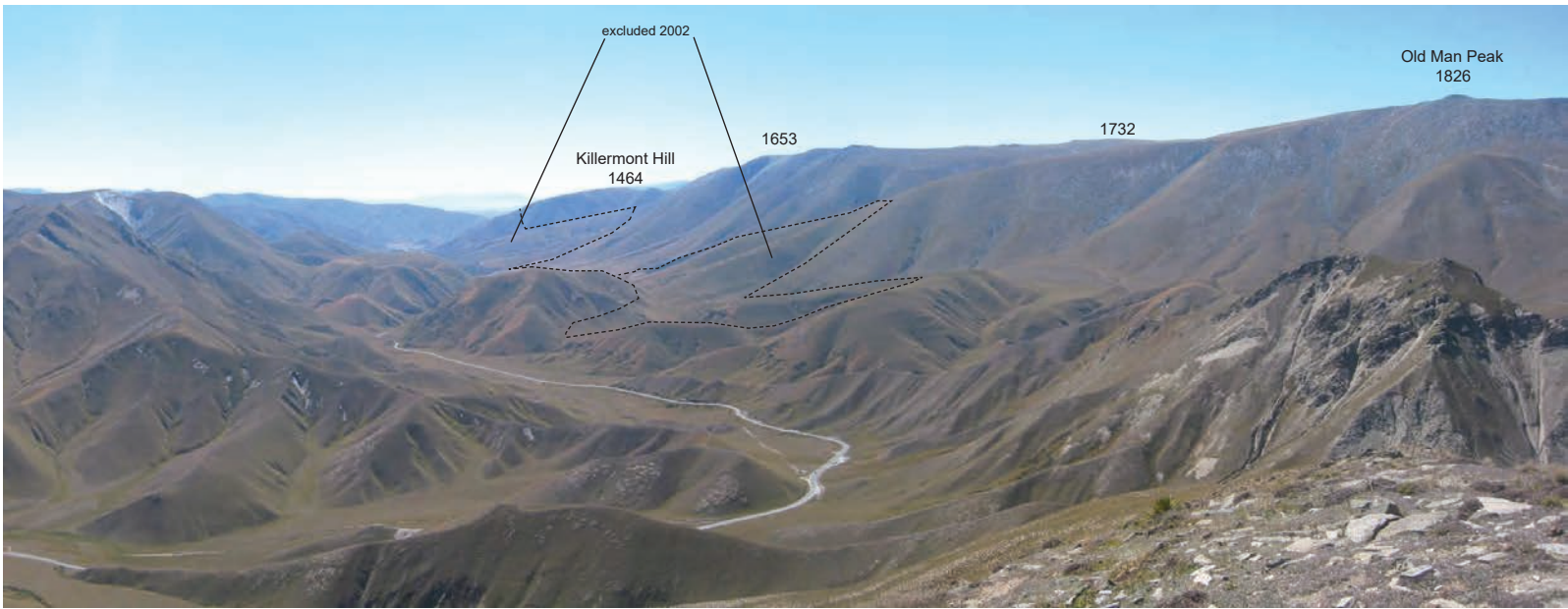
Lindis Scenic Reserve

Dunstan Downs

State Highway 8, south to Tarras

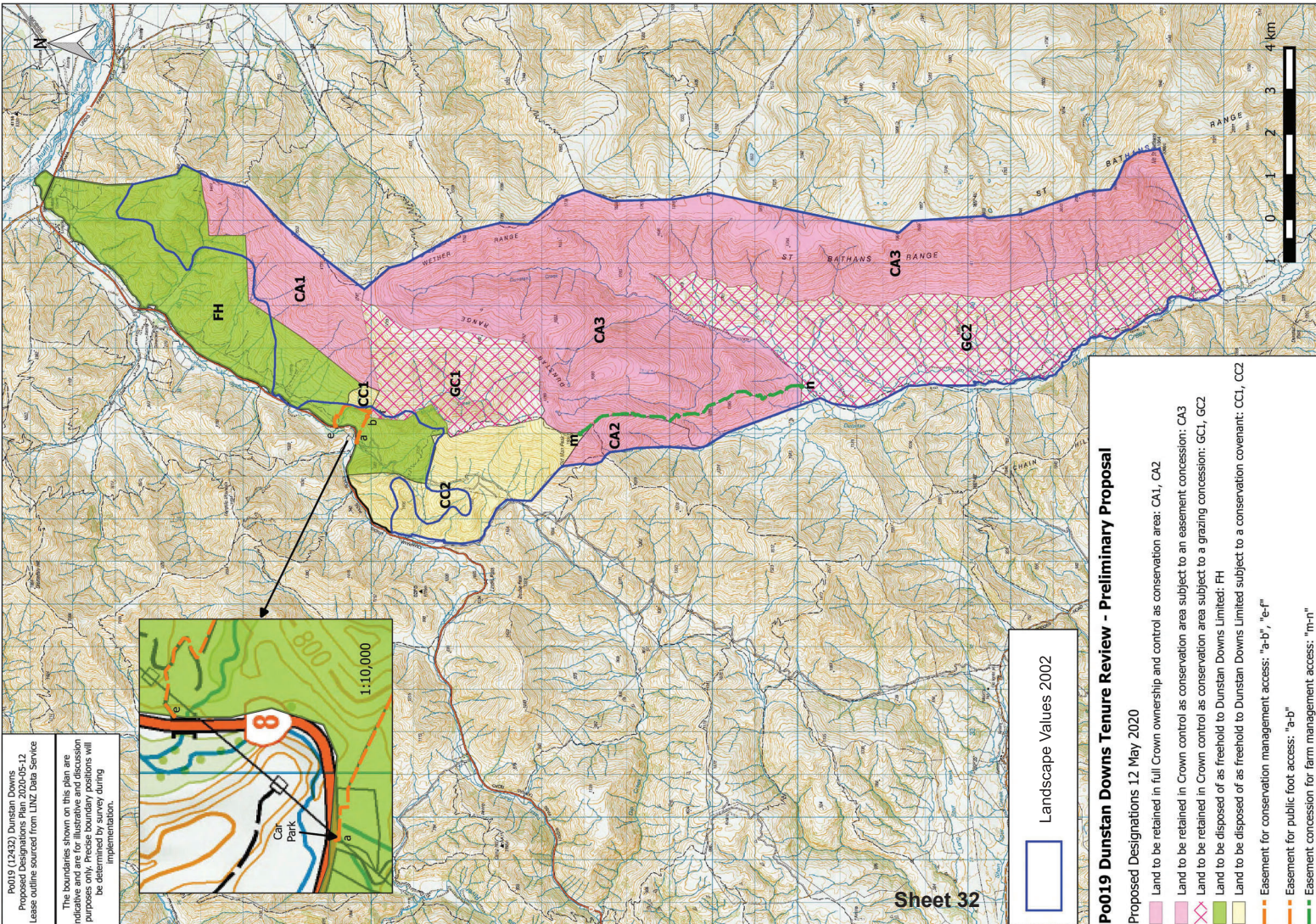
(refer Sheet 22)

Dunstan Downs PL in centre, to right of highway



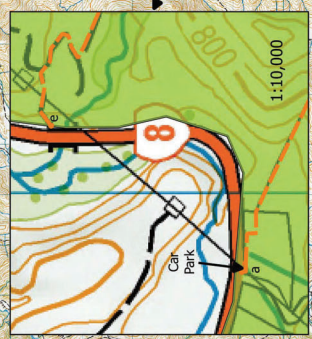
Sheet 31 Dunstan Range from Peak 1423 Lindis Scenic Reserve

---- excluded from 2002 (indicative only)



P0019 (12432) Dunstan Downs
 Proposed Designations Plan 2020/05/12
 Lease outline sourced from LINZ Data Service

The boundaries shown on this plan are indicative and are for illustrative and discussion purposes only. Final boundaries will be determined by survey during implementation.



Sheet 32

Landscape Values 2002

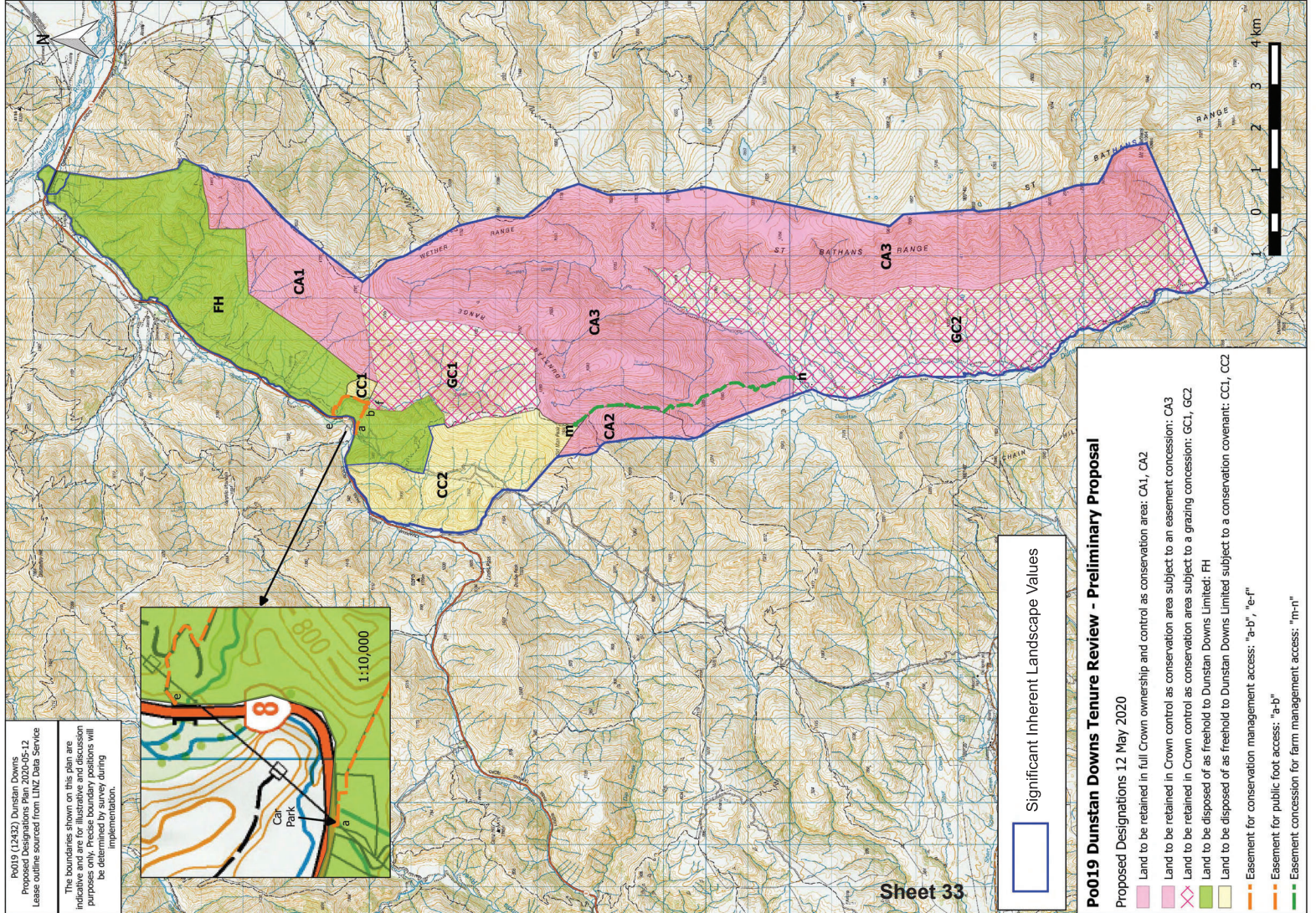
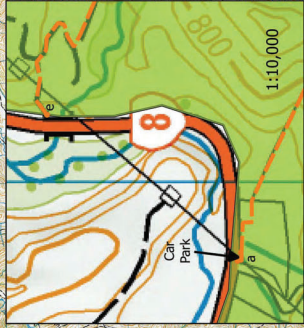
P0019 Dunstan Downs Tenure Review - Preliminary Proposal

Proposed Designations 12 May 2020

- Land to be retained in full Crown ownership and control as conservation area: CA1, CA2
- Land to be retained in Crown control as conservation area subject to an easement concession: CA3
- Land to be retained in Crown control as conservation area subject to a grazing concession: GCI, GC2
- Land to be disposed of as freehold to Dunstan Downs Limited: FH
- Land to be disposed of as freehold to Dunstan Downs Limited subject to a conservation covenant: CCI, CC2
- Easement for conservation management access: "a-b", "e-f"
- Easement for public foot access: "a-b"
- Easement concession for farm management access: "m-n"

P0019 (12432) Dunstan Downs
 Proposed Designations Plan 2020-05-12
 Lease outline sourced from LINZ Data Service

The boundaries shown on this plan are indicative and are for illustrative and discussion purposes only. Precise boundary positions will be determined by survey during implementation.



Sheet 33

Significant Inherent Landscape Values

P0019 Dunstan Downs Tenure Review - Preliminary Proposal

Proposed Designations 12 May 2020

- Land to be retained in full Crown ownership and control as conservation area: CA1, CA2
- Land to be retained in Crown control as conservation area subject to an easement concession: CA3
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- Easement for conservation management access: "a-b", "e-f"
- Easement for public foot access: "a-b"
- Easement concession for farm management access: "h-r"

Dunstan Downs Pastoral Lease

Landscape Assessment – Lindis Landscape

1. INTRODUCTION

Further to the landscape assessment undertaken in 2002 of the whole of the Dunstan Downs Pastoral Lease, this report provides a more up to date assessment of the Lindis landscape unit, the northern area of the lease. Field assessment involved viewings from the highway.

The SIV assessment method has been updated since 2002, and the 2010 Revision of the Department of Conservation Guidance on SIVs has been applied. The report addresses only part of the pastoral lease.

Section 1 notes the location; the regional landscape context; and, the assessment methodology.

Graphic attachments are provided that show the location, biogeographical context and regional landscape recognition (Sheets 1 – 16).

Section 2 provides the landscape analysis and evaluation. This forms the basis for the identification of Significant Inherent Values (SIVs) as well as management recommendations.

Graphic attachments Sheets 17 – 31 are focused on the northern area of the lease, the area within the Lindis landscape unit.

Sheet 32 shows the Preliminary Proposal with the Landscape SIV 2002 outline overlain, then amended to include the assessed 2020 update on sheet 33.

2. METHODOLOGY (SECTION 1)

The process of landscape assessment included the following steps:

1. **Landscape Unit:** The northern section of the run is assessed to be a single landscape unit. That is, the area lying north of the Waitaki-Clutha watershed along the summit of the Dunstan Range assessed as the Lindis landscape unit.
2. **Landscape Character:** described for the landscape unit, which is divided into landform components.
3. **Visual and Scenic Values:** described for the landscape unit.
4. **Vulnerability:** assessed.
5. **Landscape Values:** assessed regarding:
 - a. **Naturalness** – the condition of the natural vegetation, patterns and processes and the degree of modification present.
 - b. **Legibility** – the expressiveness, how obviously the landscape demonstrates the formative processes leading to it.
 - c. **Aesthetic Factors** – including distinctiveness, the quality making a landscape visually striking; also, coherence, addressing intactness, unity, continuity, and compatibility. Noting intrusions, alterations and disruptions tend to detract from coherence.
 - d. **Historic Values** – historically valued attributes in the context of a high country landscape.

- e. **Visibility** – from public places such as highways and local vantage points.
6. From the above, a determination is made regarding SIVs on the reviewable land using the 2010 Revision of the Department of Conservation Guidance on SIVs. For the landscape unit, the results are compared spatially with the assessment undertaken in 2002.

3. LOCATION AND LANDSCAPE CONTEXT

Dunstan Downs PL extends from the Mackenzie Basin over into Central Otago. In the north Dunstan Downs clothes the Dunstan Range from the summit westwards down to Longslip Creek or State Highway 8 as they closely interweave from near the summit of the Lindis Pass down to the Ahuriri River. (refer maps Sheets 1 and 3)

Dunstan Downs PL straddles three Ecological Regions (ER) and Districts (ED), from the Ahuriri ED of the Mackenzie ER in the north, with the western 20km long block in the St Bathans ED of the Waitaki ER, and, a 20 km long strip in the Lindis ED of the Central Otago ER. The Lindis landscape unit straddles the Mackenzie – Waitaki Regions, and the Ahuriri (63.05) and St Bathans (64.04) Ecological Districts. (refer map Sheet 2)

The St Bathans Range flange of the lease is bordered to the east by the Oteake Conservation Park, formed in 2010. In the north, the Killermont Conservation Area borders from the crest of the Dunstan Range south to the Wether Range. The Lindis Pass Scenic Reserve also adjoins at the highway near the summit. (refer Sheets 2 and 6)

The Dunstan Downs PL straddles the Clutha-Waitaki watershed, hence the Otago-Canterbury Regional boundary, it laps both the Central Otago and Waitaki Districts, and spreads onto the St Bathans, Wether and Dunstan Ranges. The Ōmārama – Lindis Pass Road (SH8) runs through the northern tip of the run alongside the Ahuriri River and along near the western boundary to near the summit of the Lindis Pass. (Sheet 3)

The Dunstan Range defines the run. The central crest divides the run into northern and southern flanges. To the north the Lindis landscape unit all drains to Longslip Creek, a tributary of the Ahuriri. To the south the extensive rangelands all drain to Dunstan Creek.

This report addresses only the land north of the Dunstan Range summit, referred to as the Lindis landscape unit. The unit is part of the dominantly tussock-clad mountain valley that provides a mountain pass and high country gateway experience between the Mackenzie Basin and Central Otago. The Dunstan Downs' Lindis landscape unit has long contributed to the Lindis Pass corridor, an historic, popular and well-travelled route providing a nationally valued high country landscape experience. For tangata whenua this corridor involves the traditional trail, Ōmakō.

As well as the highway running alongside or close by, a transmission line passes through the Lindis landscape unit on the lower slopes and valley floor toward the western boundary.

The whole of Dunstan Downs PL has been identified in RMA documents as contributing to Outstanding Natural Landscapes (ONL). Assessed as per RMA s.6b, the whole of the northern flange, the Longslip catchment of the northern Lindis valley, is recognized as ONFL 17. Lindis and Ahuriri in the Canterbury Region (Sheet 12). The rest of the run is identified as ONL by the Central Otago District. For the Lindis landscape unit of Dunstan Downs at the district scale, most is already recognised as ONL by the (outdated) Waitaki District Plan. (Sheets 13 - 16)

Relevant to the Lindis landscape unit, **Key Landscape Values** of the Lindis Pass area identified in 2010 include:

Aesthetic Values

The coherent appearance of the Lindis Pass slopes with its extensive tussock cover is symbolic of this memorable landscape.

Shared and Recognised Values

The Lindis Pass (SH8) important connection to Otago region.

The Lindis Pass area is an 'iconic' New Zealand landscape.

Inspiration for many artists and authors alike.

Historic Values

Part of Canterbury's high country landscape with a rich history of pastoral farming.

EVALUATION

The Lindis Pass was identified as an ONL due to “*exceptional aesthetic and shared and recognised landscape values, and high natural science, legibility and transient values.*”

“The Lindis Pass area and parts of the Ahuriri Valley are amongst the best examples of accessible tussock landscapes of their kind in the country. The combination of landform and landcover is exceptional.”

“The dramatic Lindis Pass Highway links the Mackenzie Basin with the Central Otago region. This pass has exceptional shared and recognised landscape values. The landscape has many important historic and cultural associations that are important elements of Canterbury's high country.” (Boffa Miskell, 2010. page 144) (refer Sheet 11)

Undertaken in 2010, this regional assessment provides an appropriate context for the Lindis landscape unit of the Dunstan Downs PL and remains entirely relevant in 2020.

4. LANDSCAPE ANALYSIS AND EVALUATION (SECTION 2)

Whilst the Dunstan Downs Pastoral Lease extends south into Otago, the northern flange that lies in Canterbury is the section assessed. This section is defined as a single landscape unit and referred to as the Lindis landscape unit.

Character Description

The lands of the whole lease involve the steep, dissected mountain land type, H 15 (southern subhumid to humid mountain range land type).¹ The Lindis landscape unit presents similar patterns and character along its length, notably as a schist mountain block with:

- 15 (a) Upper mountain slopes with gentle crests along the Dunstan Range, from Killermont Hill in the north to Old Man Peak in the south, delineated as:
 - (a1) upper mountain slopes (>1200 m), and,
 - (a2) upper mountain undulating summits and crests.
- 15 (b) Lower mountain slopes, and,
- 15 (c) Colluvial side slopes, terraces and floodplains of the valley floor below. (Sheets 7 – 9)

¹ Ian Lynn. 1993. *Land Types of the Canterbury Region*. Landcare Research contract Report LC9394/2 for Lucas Associates. 53 pp.

The Lindis landscape unit comprises the northern band of mountain crest and upper slope country of the Dunstan Range and small areas of valley floor and colluvial slopes (Sheets 8-9; Lynn 1993, 2004, 2019).

The lease extends from the range crest down to the valley floor and Longslip Creek. The broader southern areas of the unit drain to McLays Creek, the primary tributary. (Sheets 18 – 19) The Creek and Ōmārama - Lindis Pass Road (State Highway 8) inter-weave with the north-western boundary down to the Ahuriri. The homestead and farm core are located at the northern end (Sheet 3 and 20).

Whilst typically extending down to Longslip Creek or the highway, for the 3.5 km length between the Ahuriri and to opposite the Dalrachney entry, the western extent of the Dunstan Downs PL is not easily legible. A long strip of valley floor Longslip Station paddocks separate Dunstan Downs PL from Longslip Creek and, more extensively, from the highway (Sheets 20, 23 – 27).

Prominently topped along its length by the summit crest and steep eroding upper slopes of the Dunstan Range, the Lindis landscape unit is predominantly lower mountain slope country. Along with several colluvial enclaves, the mountain slopes continue down to, or almost to, the valley floor boundary (Sheet 9). There is scant terrace or floodplain land within this Lindis landscape unit. It is dominantly dry grassland-covered mountain-land.

Visual and Scenic Values

Coming north on the Tarras-Ōmārama highway, from the Lindis Pass summit down to the Ahuriri forms the iconic gateway entry to the Mackenzie Basin. The Lindis landscape unit is a highly visual part of this gateway experience.

People drive across the Mackenzie Basin, or up the Waitaki, past Ōmārama and alongside the Ahuriri to meet the base of the Dunstan Range. Past a sequence of three high country station farm nodes – Killermont, Dunstan Downs then Longslip Station – round the snout of the Range where it meets the Ahuriri. State Highway 8 then leads up through the Lindis Pass. It is a nationally important gateway experience, between the Mackenzie/Waitaki and Central Otago / Southern lakes. Across the mountain slopes of the Dunstan Range, the Lindis landscape unit forms the dominant eastern enclosing lands from the base for 15 km up the highway to the summit and Lindis Scenic Reserve.

The Lindis landscape unit has high inherent visual value due to the classic mountain character, from crest and steep upper slopes, above more gentle lower slopes which drop to colluvial side slopes. The dry grassland-covered slopes contribute importantly to the premier high country tussock landscape character of the Lindis Pass.

The Lindis landscape unit has very high public visibility. The unit forms important enclosure and scene-setting for the Lindis Pass highway when travelling in either direction. From the Pass entrance down by the Ahuriri, or arrival over the summit from Central Otago, the mountain slope lands of the Lindis landscape unit are highly visible. They provide crucial Lindis Pass high country experience.

The Lindis landscape unit is also an important visual contributor to the Lindis Pass landscape as enjoyed in views from surrounding public conservation lands and legal access routes (Sheet 2). For example, in views from the Wether Range easement up the northern boundary from the highway up to Killermont Hill, 1464 m. on the Dunstan Range Also, in views from the Lindis Conservation area to the southwest, including from up on Longslip Mountain, and, from the Lindis Pass Scenic Reserve, such as from Peak 1423 (Sheet 31).

SUMMARY EVALUATION of Lindis landscape unit:

Criteria	Value	Comment
Naturalness	High	Overall high. Much of the unit is undeveloped mountain slopes with a very high natural character. Some lower slope grasslands seasonally exhibit a degree of intensification and are rated moderate-high. The very small terrace and floodplain areas exhibit least naturalness, with pines, homestead node and pylons.
Legibility	High	The differing slope and altitude of the mountain landforms, their evident erosive processes and natural vegetative patterning, exhibit very high legibility.
Aesthetic Factors	High	The scantily vegetated, steep eroding slopes above contrast with the more vegetated lower slopes which are together the scene-setters. The narrow alluvial flats below are part of the access and stream pathway through the landscape. Two small areas of terrace pines and a pylon route detract, but are localised.
Historic/Cultural Values	High	The unit encloses the traditional pathway Ōmakō, the Lindis Pass, between the Waitaki and Mata-Au (Clutha) catchments that has been highly valued for centuries.
Visibility	High	Mostly prominent and on-show to travelers of the Lindis Pass Highway, as well as overviewed from surrounding public conservation lands and accessways.

Vulnerability / Threats

Excepting the upper slopes and pass summit, the lands enclosing the Lindis Pass highway corridor are vulnerable to farm intensification, forestry and development activity that would reduce the landscape naturalness and 'iconic' character.

Assessed as landscape, then, rather than the "cut-outs" on lower north-western areas as recommended in 2002, this re-assessment identifies that significant inherent landscape values continue over the full extent of the unit.

CONCLUSION

From this landscape assessment of the Lindis landscape unit of the Dunstan Downs PL, I conclude that the full extent of the lease area from the Dunstan Range summit down to Longslip Creek, State Highway 8 and the Lease boundary qualifies as demonstrating significant inherent landscape value. Contributing to a nationally highly valued high country landscape and gateway to the Mackenzie Basin, I assess that the lands are both highly significant and also vulnerable.

For this identified SIV, to both support and enable appropriate management of vegetative cover - including tussockland and shrubland recovery and restoration - then briar management and removal of the small terrace areas of wilding and woodlot pines is recommended.

The Preliminary Proposal involves freeholding much of the nationally significant Lindis Pass landscape corridor, including some areas identified as SIV in 2002 (sheet 32). Guided by the updated assessment, to manage the corridor for naturalness and integrity, landscape protection would be expanded, extended to the western and northern boundaries, to include full altitudinal sequences and landscape containment (sheet 33).

November 2020

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