

## **Crown Pastoral Land Tenure Review**

**Lease name : TWIN PEAKS**

**Lease number : PO 204**

### **Summary of Preliminary Proposal**

A Preliminary Proposal is advertised for public submissions as per Section 43 of the Crown Pastoral Land Act 1998.

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

# **SUMMARY OF THE PRELIMINARY PROPOSAL FOR THE TENURE REVIEW OF TWIN PEAKS PASTORAL LEASE**

**NOVEMBER 2016**



**SUMMARY OF THE PRELIMINARY PROPOSAL FOR THE TENURE  
REVIEW OF TWIN PEAKS PASTORAL LEASE UNDER THE CROWN  
PASTORAL LAND ACT 1998**

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- 1. Details of Land under consideration**
- 2. Summary of Proposal and description of proposed designations**

## 1. Details of lease:

<b>Lease Name:</b>	Twin Peaks
<b>Lessee:</b>	Twin Peaks Station Limited
<b>Location:</b>	890 Broken Hut Road, Omarama
<b>Legal Description:</b>	Run 201G situated in Ahuriri and Hawkdun Survey Districts, Otago Land District Survey Districts.
<b>Area:</b>	3,532.9057 hectares
<b>Type of tenure:</b>	Pastoral Lease
<b>Term of lease:</b>	33 years from 1 July 1991
<b>Computer interest register identifier:</b>	OT386/94

## 2. Summary of proposal and description of proposed designations:

The designation plans, all covenant, easement and concession instruments and existing easement documents can be found in the proposal document.

### 2.1. *Area to be restored to or retained in Crown Control as Conservation Area ("CA1")*

An area of approximately 1,475 hectares designated as land to be restored or retained in Crown control as Conservation Area, pursuant to Section 35(2)(b)(i) Crown Pastoral Land Act 1998 (CPLA), edged pink and marked "CA1" on the designation plan included in the proposal document. Subject to qualified designations under Section 36(1)(a) CPLA.

The area is to be managed by the Department of Conservation (DOC) for the purpose of protecting its Significant Inherent Values (SIVs).

The area comprises the upper slopes and summit of the Wether Range and takes in the three upper blocks on the property. It is bounded by existing fences.

"CA1" falls within Landscape Unit 3 (CRR 2012) and captures the rocky higher altitude ridges and basins. Its predominant features include shattered rock, scree slopes, and (at times severely) depleted and degraded vegetation; all combining to create a sense of barrenness and isolation against a prominent landform. It is rated highly in terms of naturalness, legibility, aesthetic and visibility. The landforms within this proposed conservation area are distinctive by their scale and prominence, and essentially augment the wider landscape of the Mackenzie and Waitaki basins.

There are extensive views in various directions from the proposed conservation area "CA1", including a spectacular 360 degree panoramic view from the summit, extending to Aoraki/Mount Cook, the Waitaki Basin, and along the

Manuherikia River to the Pisa Range. These higher slopes are a cohesive part of the region's attraction to tourists, being visible from an important tourist highway.

The area contains several existing tracks including a zigzagging trail along the south-western corner of "CA1", which extends across to the neighbouring Killermont Conservation Area. Another track bisects the area; this follows on from the track through the mid-wether block and also extends into the Killermont Conservation Area on the Wether Range.

Qualified Designations (under Section 36(1)(a) CPLA):

A grazing concession under Section 17Q(1) Conservation Act 1987 to Twin Peaks Station Limited for 3 years, over the land shown crosshatched pink and labelled "CA1". The concession allows the grazing of up to 2,000 ewes for up to 30 days total within the period from 1 February to 30 April inclusive, during each year of the term. The inclusion of the grazing concession over "CA1" for 3 years provides a realistic and finite timeframe within which the lessee can modify pastoral farming practices and eliminate grazing over this area of the property.

An easement concession under Section 17Q(1) Conservation Act 1987 to Twin Peaks Station Limited for farm management purposes over the land marked as a blue line and labelled "c-d". The easement is over an existing formed track and will provide practical access for the lessee to the upper sections of the proposed freehold for farm management purposes.

There is an existing unregistered easement in gross to Airways Corporation of New Zealand for establishing and maintaining a calibration beacon for a term of 18 years, from 1 April 2013. The beacon and associated facilities are located within the proposed "CA1", bordering on the rear boundary which follows the ridgeline of the Wether Range.



Figure 1. Located on the proposed “CA1” adjoining the easement point ‘d’ looking towards the southwest corner of “CA1” which is located on the Wether Range ridgeline.



Figure 2. Located on the proposed “CA1” adjoining easement point ‘d’ looking towards the western / rear boundary of “CA1” which follows the ridgeline of the Wether Range.

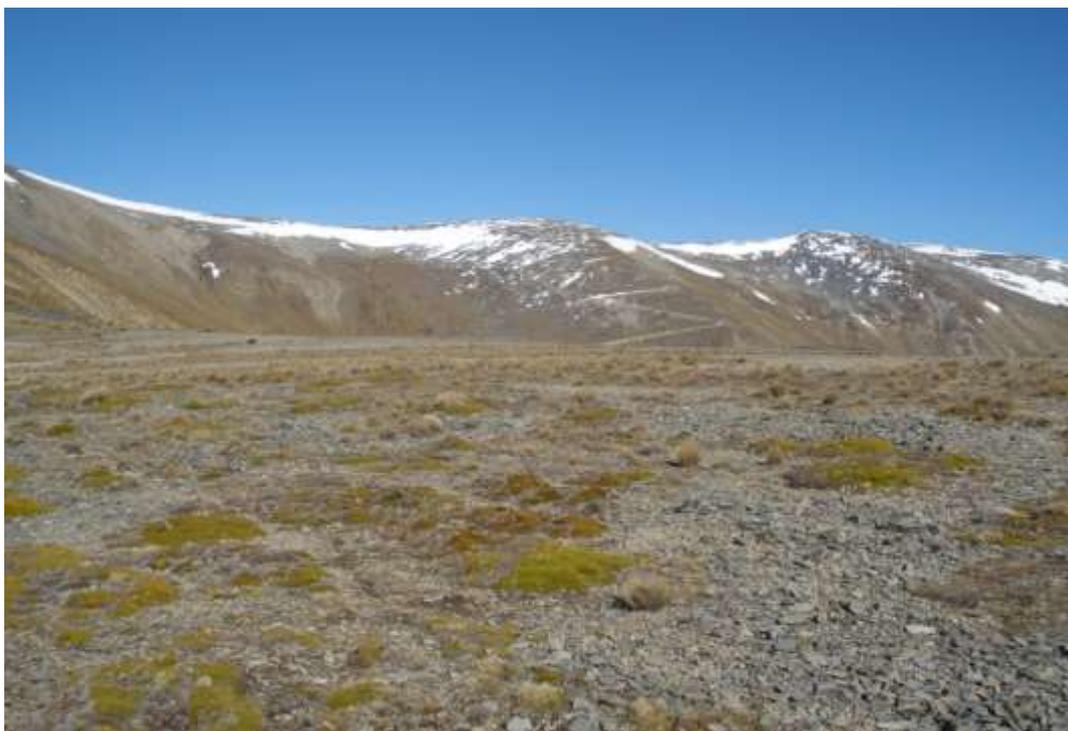


Figure 3. Located on the proposed “CA1” adjoining easement point ‘d’ looking towards the western corner of the “CA1” which is located on the Wether Range ridgeline.

## **2.2** *Area to be restored to or retained in full Crown ownership and control as Conservation Area (“CA2”)*

An area of approximately 140 hectares designated as land to be restored to or retained in full Crown ownership and control as Conservation Area, pursuant to Section 35(2)(a)(i) CPLA, edged pink and marked “CA2” on the designation plan included in the proposal document.

The area is to be managed by DOC for the purpose of protecting its SIVs.

The area includes part of the 640 block, also known as the Ahuriri Outwash Terrace. This block sits at the northern most end of the leased area, and borders Short Cut Road, which provides both legal and physical access.

The area is part of the expansive Waitaki Basin floor and was formed by fine scale deposition of alluvium associated with post glacial ice melt. It is uniformly flat with subtle topographical undulations and habitat variations associated with numerous outwash channels. Although substantially modified, it is considered a significant ecosystem, being one of the last sizeable areas of an undeveloped alluvial outwash ecosystem remaining in the Ahuriri Ecological District.

Sufficient area has been allowed for within the perimeter of “CA2” to create an untouched central core. This is intended to preserve the authenticity of the undeveloped basin and to prevent its infiltration by weeds, pests and agricultural contaminants from the cultivated plains which surround it.



Figure 4. Located near point 'X' on the proposed "CA2" looking in a north westerly direction over the proposed "CA2".



Figure 5. Located near point 'W' on the proposed "CA2" looking in a north easterly direction towards the northern corner of "CA2". The existing fence follows the boundary between Twin Peaks and the former Killermont Pastoral Lease.

### **2.3** *Area to be to be disposed of as freehold*

An area of approximately 1,918 hectares designated as land to be disposed of by freehold disposal to Twin Peaks Station Limited, pursuant to Section 35(3) CPLA edged green on the designation plan included in the proposal document. Subject to protective mechanisms under Sections 40(1)(b), 40(2)(a) and 40(2)(b) CPLA and a qualified designation under Sections 35(3) and 36(3)(b) CPLA.

Protective mechanisms include a Conservation Covenant over approximately 25 hectares, under Section 77 Reserves Act 1977 for the purpose of protecting the natural environment of the areas shown coloured yellow and marked "CC1" on the designation plan, and subject to the terms and conditions included in the proposal document.

The qualified designation is an easement in gross for public access and DOC management purposes, under Section 7(2) Conservation Act 1987.

The area of proposed freehold has few remaining natural features with vegetation highly modified from farming and historical burning. It includes the developed flats on the north-eastern portion of the property.

The flats are somewhat atypical compared to the fertile flats on other high country stations. Their stony, friable and windswept nature makes them particularly porous and limits their cultivability and arability. They are, however, suited to direct drilling which is common practice on the station.

Moisture retention on the large improved hill blocks is more favourable, making these areas suitable for grazing from mid-September through to July. These blocks, which carry the majority of the breeding ewes for most of the year, provide an important balance to the flats. Their topographical range e.g. from sunny to shady, lower to higher slopes, and ridgelines to creek bottoms, provides an especially varied vegetation cover. Pastoral production is improved by over-sowing and top-dressing, which is applied fairly evenly across the blocks.

Freehold disposal will allow the lessee to better pursue appropriate farming practices, provide more certainty of tenure and enable specific focus on areas of productive land. The economic benefits of disposal will enable subdivision of the hill blocks, which will enhance both herbage and animal productivity through better utilisation.



Figure 6. Located on the irrigated flats of the proposed freehold looking in a north westerly direction towards the Wether Range in the background.



Figure 7. Located in the irrigated flats of the proposed freehold looking in a northerly direction, with the Wether Range in the background.



Figure 8. Located on the proposed freehold area on the upper plateau (Airstrip Block). Looking towards the west and towards the Wether Range in the background.

#### Protective mechanism “CC1” – Part Ewe Block

Conservation Covenant under Section 77 Reserves Act 1977, pursuant to Section 40(1)(b), Section 40(2)(a) & (b) CPLA over approximately 25 hectares coloured yellow and marked “CC1” on the designation plan included in the proposal document for the purpose of protecting SIVs.

The proposed freehold disposal subject to a covenant is intended to protect the SIVs present and enable grazing to continue. The covenant encompasses part of Ewe Block and is designed to protect the botanical values of the block, along with the natural landscape of the area particularly as viewed from the highway.

The vegetation over the 25 hectares includes diverse native shrublands, such as mountain wildberry, matagouri and tauhinau, and the area forms part of the catchment of Manuka Creek.

Special conditions in the covenant allow for grazing by sheep and cattle only and over sowing and topdressing, except within 20 metres of watercourse margins. Also included is a provision for DOC to undertake a monitoring programme over the area. The conditions allow for routine maintenance of all existing tracks and fences within the existing alignment. Any maintenance undertaken outside the existing alignment, or further upgrading of tracks and fences or new tracks and fences within the covenant area, requires written consent from Minister of Conservation.

While the covenant allows entry by DOC staff and contractors at all times, an exception prevails between 1 October and 20 November inclusive, where the owner may need to close entry for livestock management purposes.



Figure 9. "CC1" located in the proposed freehold



Figure 10. "CC1" located in the proposed freehold

### Public access easements

An easement in gross for public access, under section 7(2) Conservation Act 1987 for access on foot, on or accompanied by horses, or by non-motorised vehicle powered by a person or persons, over that part of the land marked as an orange line and labelled "a-b" on the designation plan included in the proposal document.

The easement takes up at point "b", the place where the existing trampers track on the adjoining Killermont Conservation Area crosses the Manuka Stream and enters Twin Peaks. The track follows the stream on the western boundary to point "a" on the boundary to the proposed "CA1".

This section of public access easement complements the existing Killermont public access easement as it provides a more practical access along an existing track through to "CA1".

The public access easement does not allow for passage by motor vehicles, similar to the adjoining public access on the former Killermont Pastoral Lease, which this access is connected to. The public access easement does not allow for the carrying of guns or accompaniment of dogs.

### Conservation management access easements

An easement in gross for DOC management purposes, under section 7(2) Conservation Act 1987. To provide access for tenants, agents, contractors and invitees of the Minister and any employee or contractor of the Director-General of Conservation on foot, or on or accompanied by horses, or by non-motorised vehicle, or by motor vehicle, with or without machinery and implements of any kind, and with or without guns and dogs, for management purposes over that part of the land marked as an orange line and labelled "a-b" and "b-c" on the designation plan included in the proposal document.

The easement "a-b" takes up at point "b", the place where the existing trampers track on the adjoining Killermont Conservation Area crosses the Manuka Stream and enters Twin Peaks. The track follows the stream on the western boundary to point "a" on the boundary to the proposed "CA1".

The easement "b-c" takes up at point "b", the place where the existing track on the adjoining Killermont Conservation Area crosses the Manuka Creek and enters Twin Peaks. The easement follows the existing track to the top end of Noels Block. It then turns directly east to follow the lower slopes to the northern tip of Ewe Block. From here it turns immediately south to follow the fenceline that runs along the southern boundary of Bill Block. The point "c" connects with the existing track that bisects the proposed conservation area "CA1" and runs through beyond this parcel to link up with the track along the Wether Range.

The access easement provides for travel by motor vehicles, and allows DOC staff to carry guns and be accompanied by dogs when at least 24 hours' notice is given to the lessee. There is provision for the lessee to close the easement between 1 October and 20 November inclusive, for livestock management purposes.

The easements provide more practical access to "CA1" than is available from the neighbouring Killermont Station, and complements the existing Killermont easement.