



**QEII NATIONAL TRUST**

Ngā Kairauhi Papa Forever protected



## **VOLUME II OPEN SPACE VALUES AND BACKGROUND INFORMATION TO ACCOMPANY VOLUME I**

Queen Elizabeth II National Trust

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<b>APPENDIX ONE - PREFACE.....</b>	<b>4</b>
<b>APPENDIX TWO – OVERALL CONTEXT .....</b>	<b>6</b>
<i>Historic Land Use .....</i>	<i>6</i>
<i>Ngai Tahu Perspective .....</i>	<i>7</i>
<i>Early Pastoral Land Use .....</i>	<i>10</i>
<b>APPENDIX THREE - OPEN SPACE VALUES OF MOTATAPU STATION .....</b>	<b>12</b>
OVERVIEW .....	12
VISUAL - LANDSCAPE VALUES .....	12
HISTORIC - ARCHEOLOGICAL VALUES .....	13
CULTURAL VALUES .....	14
EDUCATION AND RECREATION VALUES .....	15
CATCHMENT VALUES .....	15
BIODIVERSITY VALUES .....	16
<i>Assessment of Values under the National Policy Statement on Indigenous Biodiversity.....</i>	<i>20</i>
<i>Weka Re Introduction Programme. ....</i>	<i>21</i>
<b>APPENDIX FOUR - OPEN SPACE VALUES OF GLENCOE STATION .....</b>	<b>23</b>
OVERVIEW .....	23
VISUAL - LANDSCAPE VALUES .....	23
HISTORIC - ARCHAEOLOGICAL VALUES.....	24
CULTURAL VALUES .....	25
EDUCATION AND RECREATION VALUES .....	26
CATCHMENT VALUES .....	27
BIODIVERSITY VALUES .....	27
<i>Assessment of Values Under the National Policy Statement of Indigenous Biodiversity. ....</i>	<i>29</i>
<b>APPENDIX FIVE - OPEN SPACE VALUES OF CORONET PEAK STATIO .....</b>	<b>31</b>
OVERVIEW .....	31
VISUAL - LANDSCAPE VALUES .....	31
HISTORIC – ARCHAEOLOGICAL VALUES .....	32
CULTURAL VALUES .....	33
EDUCATION AND RECREATION VALUES .....	34
CATCHMENT VALUES .....	34
BIODIVERSITY VALUES .....	35
<i>Assessment of Values under the National Policy Statement on Biodiversity .....</i>	<i>37</i>
<b>APPENDIX SIX - OPEN SPACE VALUES OF MOTATAPU STATION .....</b>	<b>40</b>
OVERVIEW .....	40
VISUAL - LANDSCAPE VALUES .....	40
HISTORIC - ARCHAEOLOGICAL VALUES.....	40
CULTURAL VALUES .....	41
EDUCATION AND RECREATION VALUES .....	42
CATCHMENT VALUES .....	43
BIODIVERSITY VALUES .....	43
<i>Assessment of Values under The National Policy Statement on Biodiversity .....</i>	<i>45</i>
CURRENT LAND USE .....	46

<b>APPENDIX SEVEN - CONSULTATION, PARTNERSHIPS AND OTHER BODIES WITH ADMINISTRATIVE RESPONSIBILITIES .....</b>	<b>47</b>
<b>APPENDIX EIGHT - OTHER PARTNERSHIPS .....</b>	<b>50</b>
<b>APPENDIX NINE - LEGISLATIVE CONTEXT: RELEVANT ACTS.....</b>	<b>52</b>
<i>Queen Elizabeth the Second National Trust Act 1977.....</i>	<i>52</i>
<i>Reserves Act 1977 .....</i>	<i>52</i>
<i>Resource Management Act 1991.....</i>	<i>52</i>
<i>Conservation Act 1987 .....</i>	<i>52</i>
<i>Crown Minerals Act 1991.....</i>	<i>52</i>
<i>Land Act 1948 .....</i>	<i>52</i>
<i>Crown Pastoral Land Act (1998) .....</i>	<i>52</i>
<i>Heritage New Zealand Pouhere Taonga Act 2014.....</i>	<i>52</i>
<i>Wild Animal Control Act 1977.....</i>	<i>53</i>
<i>Fencing Act 1978.....</i>	<i>53</i>
<b>APPENDIX TEN -OPERATIONAL AREAS .....</b>	<b>54</b>
<b>APPENDIX ELEVEN - LARGE SCALE BIODIVERSITY PROJECTS BY THIRD PARTIES .....</b>	<b>57</b>
<b>APPENDIX TWELVE -PUBLIC TRACKS &amp; SIGNS .....</b>	<b>58</b>
<b>APPENDIX THIRTEEN - TRACKS ADVISORY GROUP MOU (SIGNED COPY HELD BY QEII) .....</b>	<b>62</b>
<b>APPENDIX FOURTEEN: QLDC MOU MAHU WHENUA TRACK MANAGEMENT .....</b>	<b>71</b>
.....	<b>73</b>
<b>APPENDIX FOURTEEN - ARCHAEOLOGICAL HISTORICAL AND CULTURAL HERITAGE .....</b>	<b>74</b>
<b>APPENDIX FIFTEEN - FAUNA REINTRODUCTION ZONE (CAPTIVE BREEDING AND RELEASE OF NATIVE WILDLIFE) .....</b>	<b>75</b>
<b>APPENDIX SIXTEEN - HUTS AND BUILDINGS.....</b>	<b>77</b>
<b>APPENDIX SEVENTEEN- RESERVES ACT COVENANTS (DUAL COVENANT AREA).....</b>	<b>78</b>
<b>APPENDIX EIGHTEEN – OPEN SPACE COVENANT DOCUMENTS .....</b>	<b>79</b>
<b>APPENDIX NINETEEN - UNIVERSITY OF OTAGO RESEARCH PROPOSALS .....</b>	<b>111</b>
<b>APPENDIX TWENTY - DRAFT MOU WITH UNIVERSITY OF OTAGO .....</b>	<b>114</b>
<b>APPENDIX TWENTY-ONE - MOUNTAIN TURK LOCATION MAP .....</b>	<b>121</b>
<b>APPENDIX TWENTY-TWO - THREEPWOOD MEETING SUMMARY .....</b>	<b>122</b>
<b>APPENDIX TWENTY-THREE - KATRINE GELATLY RECREATION PROJECT .....</b>	<b>128</b>

## Appendix One - Preface

The purpose of Volume II is to provide background information to provide context to the Mahu Whenua Management Document (Volume I).

The Mahu Whenua covenants were established following an initial contact in September 2013 initiated by Russell Hamilton, who manages Coronet Peak, Glencoe, Mount Soho and Motatapu Stations for the Crown Pastoral leaseholder, Soho Property Limited. The sole shareholder of Soho Property Limited is Switzerland based Robert 'Mutt' Lange.

Soho Property sought to enter into partnership with the Trust to ensure the protection of around 53,000 hectares of iconic New Zealand high country. The resulting Open Space Covenants were formally registered on the 2 February 2015 and officially opened by the National Trust's Patron, His Excellency, Lt Gen the Rt Hon Sir Jerry Mateparae, GNZM, QSO, Governor-General of New Zealand on 7 March 2015.

The separate covenants which protect the majority of the four stations collectively make up the Mahu Whenua covenant. Together they make an outstanding contribution towards protecting one of New Zealand's most iconic natural and cultural landscapes. A copy of each covenant document is attached as Appendix One.

The covenants protect high alpine environments, alpine and montane grasslands, wetlands, riparian zones, forest and shrubland remnants. The landscape is overlain with a rich suite of gold mining archaeological sites which showcase a long mining history spanning from the discovery of gold in the Shotover and Arrow Rivers in 1862 through to the depression era. A comprehensive summary of values is presented in Appendix One.

Before European settlement, Ngāi Tahu moved around nearly the whole of Te Waipounamu, hunting and gathering a range of resources. Movements were according to the seasons, following the lifecycles of animals and plants. The high country was a fundamental element of these systematic seasonal food gathering patterns.

Today, a network of existing and proposed public access tracks allow for public enjoyment over large parts of the covenants.

Although there is no statutory requirement, framework or process under the Queen Elizabeth the Second National Trust Act 1977 requiring the preparation of a covenant management plan, each of the four covenant agreements do provide for the preparation of a management plan as agreed between the National Trust and the Covenantor. A pragmatic approach of preparing a single management plan covering all four areas has been adopted (clause 6.3 of the agreement).

The Management Plan has in part been prepared to clarify respective roles of the Covenantor, QEII, public agencies and private groups. This management plan is consistent with the purposes and objectives for which the covenants were established (all four covenants share a common purpose and objective).

The Trust has prepared this Management Plan in conjunction with the leaseholder, and through consultation with Ngai Tahu. Where appropriate, comments from the WAC, CCL, DOC and other interested groups have been incorporated.



A meeting was held at Threepwood Community Centre on July 16, 2020 where views on recreational issues were canvassed from a wide section of users. Meeting notes are attached as Appendix 22.

Katrine Gellatly, a student from at the Open Polytechnic of New Zealand undertook a research project towards her graduate Diploma in Sustainable Management Environmental Research in 2020. Her research topic was to investigate stakeholder attitudes to recreational trails and facilities on Mahu Whenua Open Space Covenants. Her project and most useful public survey results are appended as Appendix 23.

Volume II provides a snapshot of projects taking place, key contacts and a summary of the Open Space Values.

## Appendix Two – Overall Context

### Historic Land Use

Fires lit during the early Polynesian settlement cleared much of the original beech forest and most of the mixed beech/podocarp/hardwood forest from the Covenant Area. These fires are likely to have occurred between about 600 and 1,000 years ago, based on radiocarbon dates of fossil wood and buried charcoals obtained from similar landscapes in the Southern Lakes District.

These fires resulted in the fragmentation of beech forest, depressed tree limits below the climatic timberline (1,100-1,200m).

At one time, most slopes below about 1050 m would have been clothed in beech forest, primarily mountain beech. In places, a narrow band of subalpine shrubland would have been present, with tall snow tussockland, alpine cushionfields and herbfields, above.

Beech forest remnants are still present in the following areas:

**Motatapu Station.** Remnant pockets of mountain, silver and red beech forest are present in the Motatapu Valley and most of its sub catchments.

**Mount Soho Station.** Beech forest has been almost entirely removed from the property with only small patches of mountain beech remaining in the head waters of the South Branch of the Motatapu River.

**Coronet Peak Station.** Remnant pockets of mountain beech forest are present to the west (Mt. Aurum Recreation Reserve and The Branches Station) and within the covenant area in south facing gullies near Arrowtown and tributaries of the upper Shotover.

**Glencoe Station.** Beech forest has been entirely removed from the property although there are some trees present in the Arrow River marginal strip on the boundary.

Fires lit through the pastoral era and extensive grazing further reduced forest and shrubland cover and depleted snow tussock grasslands (particularly on sunny aspects).

Vegetation on the floors and lower slopes of the Motatapu, Golspie Burn and Soho Creek has been subject to the greatest modification. Cultivated and some oversown and topdressed areas are fenced and excluded from the covenant. On the lower slopes within the covenant many areas support an induced, predominantly native cover with snow tussock being found above 800 m and short tussock grassland and extensive shrublands taking the place of the original native forest at lower altitudes. Introduced grasses and herbs form part of these lower communities. These species become less prevalent with increasing altitude.

Anecdotal evidence and monitoring results suggest that most parts of the Covenant Area are responding positively to the removal of stock and wild goats. Since the removal of stock there has been a rapid expansion of shrublands in many areas whilst beech forest margins are slowly expanding.

Most of the covenants which lie above 1050 m support a vegetation cover that probably closely resembles that present in the pre-human era.

Some montane and alpine snow tussock lands (particularly those subject to past burning) contain a significant component of hawkweed (particularly tussock hawkweed).

Anecdotal evidence suggests that most parts of the Covenant Area are responding positively to the removal of stock; in particular lower altitude, short tussock grasslands and tall tussock grasslands on sunny warm faces previously favoured by domestic stock and wild goats.

## Ngai Tahu Perspective

### **Manawhenua**

There are seven Ngāi Tahu Papatipu Rūnanga with a manawhenua interest in the area between Lakes Wānaka and Whakatipu-wai-Māori. They are Kati Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Te Rūnanga o Moeraki, Hokonui Rūnanga, Waihopai Rūnanga, Te Rūnanga o Awarua and Te Rūnanga o Oraka Aparima. The respective takiwā (areas of authority) of these Rūnanga as stated in Schedule 1 of the Te Rūnanga o Ngāi Tahu Act 1996 follow:

#### ***Te Rūnanga o Moeraki***

The takiwā of Te Rūnanga o Moeraki centres on Moeraki and extends from Waitaki to Waihemo and inland to the Main Divide.

#### ***Kati Huirapa ki Puketeraki***

The takiwā of Kati Huirapa ki Puketeraki centres on Karitane and extends from Waihemo to Purehurehu and includes an interest in Ōtepoti (Dunedin) and the greater harbour of Ōtākou. The takiwā extends inland to the Main Divide, sharing an interest in the lakes and mountains to Whakatipu-Waitai with Rūnanga to the south.

#### ***Te Rūnanga o Ōtākou***

The takiwā of Te Rūnanga o Ōtākou centres on Ōtākou and extends from Purehurehu to Te Matau and inland, sharing an interest in the lakes and mountains to the western coast with Rūnanga to the north and to the south (includes the city of Dunedin).

#### ***Hokonui Rūnanga***

The takiwā of Hokonui Runaka centres on the Hokonui region and includes a shared interest in the lakes and mountains between Whakatipu-Waitai and Tawhitarere with other Murihiku Rūnanga and those located from Waihemo southwards.

#### ***Waihopai Rūnanga***

The takiwā of Waihopai Rūnanga centres on Waihopai (Invercargill) and extends northwards to Te Matau sharing an interest in the lakes and mountains to the western coast with other Murihiku (Southland) Rūnanga and those located from Waihemo (Dunback) southwards.

#### ***Te Rūnanga o Awarua***

The takiwā of Te Rūnanga o Awarua centres on Awarua and extends to the coasts and estuaries adjoining Waihopai sharing an interest in the lakes and mountains between Whakatipu-Waitai and Tawhititarere with other Murihiku (Southland) Rūnanga and those located from Waihemo southwards.

#### *Te Rūnanga o Oraka Aparima*

The takiwā of Te Rūnanga o Oraka Aparima centres on Oraka (Colac Bay) and extends from Waimatuku to Tawhititarere sharing an interest in the lakes and mountains from Whakatipu-Waitai to Tawhititarere with other Murihiku Rūnanga and those located from Waihemo southwards.

### **General Statement of Ngāi Tahu Values in the Central Otago High Country**

Before European settlement, Ngāi Tahu moved around nearly the whole of Te Waipounamu hunting and gathering the island's resources. Movements were according to the seasons, following the lifecycles of animals and plants. The high country was a fundamental element of these systematic seasonal food gathering patterns.

The most treasured of all-natural resources for Ngāi Tahu was pounamu (also known as greenstone, jade or nephrite). The principal deposits of pounamu are in the Taramakau and Arahura Rivers in Westland, coastal South Westland and the Whakatipu-wai-Māori (Lake Wakatipu) area. Pounamu is not only entrenched in mythology and spirituality but was essential for survival, and was manufactured to make tools such as adzes, chisels and knives, which were essential for daily living. Items of personal adornment were also made from pounamu, such as amulets and hei tiki (human neck pendants).

Ngāi Tahu used a comprehensive integral network of trails which ensured the safest journey from coast to coast and inland into the high country. Trails were from north to south and east to west crossing plains and following rivers, valleys and coastlines. Trails followed food resources which were consumed by travellers on their journeys. This was critical to their survival. These trails became the arteries of economic and social relationships.

Trails followed significant food resources, which was critical for survival and overhanging rock faces provided a night's recovery before the next day's journey. Ngāi Tahu Whānui established settlements, both seasonal and permanent, in strategic positions in the high country, especially around the lakes. Trails were memorized and passed on through careful learning and practice. Over generations of use, Ngāi Tahu developed extensive knowledge of the place-names, stories, food resources, resting places and natural features of the trails.

The high country was an invaluable source of resources for Māori, both for those living in coastal settlements passing through, and those living permanently inland. Traditionally wetlands and forests were used as hunting grounds for bird life and waterfowl. Harakeke was also taken from wetlands for the weaving of paraerae (sandals) and kākahu (clothes). Other valuable plants often found in the high country were ti kouka (cabbage trees) which were a source of starch as well as footwear and clothing, taramea (spear grass) for its perfumed resin, āruhe (fernroot) and the tikumu or mountain daisy. Moa

and weka were once plentiful on the fringes of the bush, and Māori travelled inland to hunt these birds. Rivers and streams provided both freshwater fish and tuna (eel).

Māori had a permanent settlement, Manuhaea, between Lakes Wānaka and Hawea, and there were many other permanent and temporary settlements dotted throughout the interior for Māori travelling from coast to coast. The Orau (Cardrona River) provided a trail that linked the two lakes, Wānaka and Wakatipu, while the Routeburn and Hollyford trails took Māori in this area to the West Coast. Other major river ways such as the Waitaki linked the East Coast to the inland high country.

The combination of Ngāi Tahu values such as tribally significant mountains, large flowing rivers, the great inland lakes, pounamu and the trails make the high country a place of immense significance to Ngāi Tahu. Not only are all these values interlinked but when combined they tell us great stories that together constitute a major part of New Zealand's history.

Although Ngāi Tahu use and occupation has diminished since the land purchases by the Crown in the nineteenth century, Ngāi Tahu spiritual, cultural and historical values are still present in the high country today. The locations of ancient settlements deemed in Ngāi Tahu traditions and stories are still standing, and the ancient place names and whakapapa that is entrenched in the high-country landscape still exist. The descendants of those first people of Te Waipounamu - Waitaha, Ngāti Mamoe and Ngāi Tahu – seek to preserve these historical and spiritual sites, and areas of mahinga kai for future generations.

### ***Ara Tawhito - Traditional Travel Routes***

Ara Tawhito are the traditional travel routes that Ngāi Tahu Whānui used in their travels throughout Te Waipounamu. There are several significant traditional travel routes associated with Coronet Peak, Glencoe, Motatapu and Mount Soho Stations. These are described below.

#### ***Mata-au - Clutha River***

The Mata-au was a traditional travel route that provided travellers access into Central Otago from the Otago coastline. Travellers travelled along the Mata-au, which lead directly to Lakes Wanaka and Hāwea. Travellers could also travel along the Mata-au and then when at the junction of the Kawarau and Mata-au, follow the Kawarau directly to Whakatipu-wai-Māori.

#### ***Kawarau***

The Kawarau River was a trail that connected Whakatipu-wai-Māori with the major trail of the Mata-au. Located on the Kawarau River near Te Wai o Koroiko (Roaring Meg) was a natural rock bridge that crossed over the Kawarau, which was traditionally used by Māori.

#### ***Orau - Cardrona River***

The Orau was a travel route between the region of Lakes Wanaka and Hāwea to Whakatipu-wai-Māori. From Lake Wanaka travellers travelled along the Kawarau River Orau and then dropped into the Kawarau River, which then directly lead to Whakatipu-wai-Māori. An alternative route was from the Kawarau River travel along Te Wai o Koroiko, then to the Orau and then to Lake Wanaka.

## **Mataura**

The Mataura River was one of the main southern trails to Whakatipu-wai-Māori. From the south people travelled along the Mataura River, which leads directly to the foot of Whakatipu-wai-Māori, of which then all the settlements and food gathering sites became accessible.

## **Early Pastoral Land Use**

### **Motatapu Station**

In the early 1860s land around the Motatapu River was taken into the huge Wanaka Station initially held by Robert Wilkin and Archibald Thomson. The Rose brothers (after whom Roses Saddle was named) appear to have held tenancy over 11,000 acres of what now comprises Motatapu Station in 1878, while Robert Paterson purchased the grazing rights in 1896. Over the following decades, Wanaka Station lands were split off and regrouped with several different occupiers.

Glencoe and Motatapu used to be one station (Glencoe station). The property comprising several expired grazing licences was purchased by Lloyd Ewing and Bertie Emmerson in the early 1940's who briefly ran it as a partnership. In 1956 pastoral leases were issued with Emmerson retaining Motatapu as a standalone operation while Ewing was allocated Glencoe.

The property was farmed by Don and Sally McKay between 1969 and 2003.

### **Glencoe Station**

William Paterson and his family farmed the Glencoe run from Ayrburn on the Arrowtown Lake Hayes Road from 1874 to 1913. The property was then purchased by Lloyd Ewing and Bertie Emmerson who briefly ran it in partnership, after which Ewing ran Glencoe on his own. In 1956 expired grazing licences in the name of Loyd Ewing were converted to a pastoral lease and a title issued under his name. Subsequently the property was sold to the BM Waters Farming Company who farmed it through to 1999.

### **Coronet Peak Station**

The 1871 surveyor's map of pastoral leases from the Lake County show that Run 356 was granted to Gammie and Grant in 1859. This run encompassed the block of from Vanguard Peak south and was known as the "Shotover" or "Queenstown". The map does not indicate which run the remaining portion of land which today makes up Coronet Peak pastoral lease was once identified as (Sinclair 2003).

Chandler (1996) notes that Run 356 was cancelled in 1862 due to an outbreak of scab which cost the run thousands of sheep. In 1866, the large runs of the Lake County surrounding and including the "Shotover", which were owned by Gammie, Grant and Rees, were deemed as being subject to disposal and subdivision (Chandler 1996). As the 1871 pastoral run map still showed Run 356, it appears that this block had yet to be sold. The creation of Runs 26, 27 and 34 which make up the current Coronet Peak Pastoral Lease, may therefore have been created during the auction in Queenstown of 22 small runs in March of 1874. Certainly, Millar (1949:246) notes that Alex and Hugh McKenzie were on "Coronet Peak" in the 1870's farming sheep and surviving the harsh winter of 1878 when they managed to save 5000 of the 6000 sheep on their property. In addition, Alex McKenzie is noted as the

lessee of Run 26 in 1880 in the Lake County Run Register. In the same year, the first run-holders recorded for Run 27 were Robert and Thomas Davidson. The first recording in the register for the lessee of Run 34 is James Cumming in 1886. Runs 26, 27 and 34 changed hands individually a number of times until the creation of the Coronet Peak Pastoral Lease in September of 1929, which was first taken up by James and William McLean.

### **Mount Soho Station**

The property is intimately tied into the history of the gold rushes and pastoral farm development in Otago. In the early 1860s land comprising Mount Soho Station is recorded as being taken up in 1874 by William Paterson, a Scot recently arrived from Australia.



## Appendix Three - Open Space Values of Motatapu Station

### Overview

The covenant area comprises 16322 ha which includes land above 1100m protected under three Reserves Act covenants administered by DOC. This area is simultaneously protected by the Open Space and Reserves Act covenants.

The property is located west of Glendhu Bay near Lake Wanaka in the Queenstown Lakes District. The Motatapu Road provides legal vehicle access to the property boundary in the Motatapu valley. The covenant area is situated at the southern end of the Harris Mountains, and includes the northern end of the Crown Range. It is bound by the Harris Mountain tops between Mt Motatapu and End Peak to the west and north, and the range crest on the western side of the Cardrona Valley, from Mt Cardrona northwards to Middle Peak. The Motatapu and Golspie Burn are the most significant waterways which flow through the area.

The covenant area contains outstanding Open Space values. The natural environment is identified in the Queenstown Lakes District Plan as playing a significant role in the quality of life in the District by providing recreation, economic and conservation opportunities<sup>1</sup>. The covenant area contains some of the very best of these values in the District. Today it is a setting for a range of domestic and international visitor activities. The Open Space values to be protected, are described below.

### Visual - Landscape Values

The entire covenant area has been identified as an Outstanding Natural Landscape (District wide). The outstanding natural landscapes are the romantic landscapes comprising the mountains and lakes that have a high degree of openness and naturalness. It is these landscapes that many New Zealanders think of as “our place”; our inheritance<sup>2</sup>.

The tributaries of the upper Motatapu River North Branch predominantly comprise steep tussock-covered mountain slopes, with alpine cushionfield and fellfield present on the summits of End Peak (2088 m) and Mt Motatapu (2027 m). Broad bands of the distinctive reddish-brown *Dracophyllum* also contrast with the dominant tussock colours.

Remote upland tussocklands of the Motatapu catchments are showing signs of a marked recovery following removal of sheep and cattle. Landforms are striking and distinctive. The feeling of remoteness and distinct lack of human modification contributes to this significance. This area is part of a larger backcountry tussock landscape, which incorporates the upper Shotover and Arrow catchments. Together they are recognised as one of the best remaining examples of tussock grassland landscapes and are valued as an iconic landscape, characteristic of prehuman New Zealand<sup>3</sup>.

The Motatapu River, comprising the North and South Branches, is the largest river that runs through the property. The North Branch is a significant catchment and is SW-NE trending, with the flatter

farming land being excluded from this covenant proposal. The valleys are surrounded by steep tussock covered hillslopes with numerous deeply incised tributaries, with patches of beech forest a feature in gullies.

A significant visual/geological feature is the Motatapu Gorge on the northern property boundary. This slot gorge was formed Sometime in the last 100,000 years, Lake Wanaka basin was breached to the east, and the Makarora began to flow out into the Clutha catchment. At that time, the Motatapu River reversed its flow, and it now flows north into Lake Wanaka (*Burridge, C.P., Craw, D., Waters, J.M. 2006. River capture, range expansion, and cladogenesis: the genetic signature of freshwater vicariance. Evolution 60: 1038-1049*).

This area has been identified as both an outstanding natural landscape with exceptional aesthetic values, and a regionally significant natural area, being a good example of typical schist mountain communities that lie in the alpine rain shadow<sup>4</sup>.

## Historic -Archeological Values

A desktop assessment of historic values on Motatapu was commissioned by Boffa Miskell (2005). Five archaeological sites have been recorded in the NZ Archaeological Associate Site Recording Scheme along the lower Motatapu River. These are a Chinese hut sites, two hut sites and two 1930s camp sites. These sites are well preserved and legible due to the dry climate and open landscape. There are numerous other un recorded sites.

All sites that pre-date 1900 are protected under the Historic Places Trust Act 1993. Many of these are already registered on the NZ Historic Places Trust database. The Open Space Covenant protects all historic and archaeological sites irrespective of their age.

Ngāi Tahu Papatipu Rūnanga representatives have not undertaken an inspection of Motatapu Station, however the general statement of Ngāi Tahu values in the high country (see section 2. above) is applicable.

There are two traditional Ngāi Tahu wāhi ingoa (place names) recorded on the Station. These are Whakapuru Rauāruhe and Te Whenua Hou. These place names were recorded during the 1879 Royal Commission on the Ngāi Tahu Land Claims (Smith-Nairn Commission). At that time, a map was produced, commonly known as the Ngāi Tahu 1880 map, showing the location of mahinga kai sites and settlements as identified by Ngāi Tahu informants. This information and an accompanying manuscript containing additional detail about the mapped place names, was collated by the respected Ngāi Tahu Rangatira (Chief), H.K. Taiaroa:

Whakapuru Rauāruhe: a mahinga kai site located in or near the Harris Mountains. It is recorded that āruhe (fernroot), tuna (eel) and weka were gathered there.

Te Whenua Hou: a mahinga kai site located in the mountains between Lake Wanaka and Whakatipu-wai-Māori. It is recorded that āruhe (fernroot), tuna (eel) and weka were gathered there.

A comprehensive archaeological survey would likely reveal archaeological sites associated with Māori occupation and activity.

Motatapu Station is intimately tied into the history of the gold rushes and pastoral farm development in Otago. In the early 1860s land around the Motatapu River was taken into the huge Wanaka Station initially held by Robert Wilkin and Archibold Thomson. The Rose brothers (after whom Roses Saddle was named) appear to have held tenancy over Motatapu Station in 1878, while Robert Paterson purchased the grazing rights in 1896. Over the following decades, Wanaka Station lands were split off and regrouped with different occupiers.

The 1860s saw the Central Otago gold rushes come into full swing. An 1873 Goldfields Warden's report notes that Motatapu "is daily becoming more favourably known". There was a hydraulic sluicing claim on Motatapu River in the late 1890s, held by a man named Weir. Tailings observed downstream of Highland Creek may include those of Weir and the McLaren brothers. The McLaren brothers held a mining right over 300 acres near the current Motatapu Homestead.

## Cultural Values

The covenant area is rich in cultural heritage. The first settlers were the Maori travelling through Central Otago to the West Coast on pounamu expeditions, as well as in search for seasonal food resources.

The first European explorer to the Wanaka area was Nathaniel Chalmers, who in 1853 accompanied by two Maori guides, Reko, and Kaikoura fought his way inland as far as Wanaka and Hawea. Then came the runholders. The Rose brothers appear to have leased Motatapu station in 1878, while Robert Paterson purchased it in 1896.

The early gold rush in the 1860s saw some gold mining activity in the Motatapu Valley, including some Chinese.

However, the biggest influx of people to Motatapu has occurred in recent years. Since 2004, each year, hundreds of local and international competitors are drawn to this stunning area to compete in the gruelling "Motatapu Challenge" adventure race between Glendhu Bay at Lake Wanaka to Arrowtown. In addition, the development of the Motatapu Alpine tramping track, which is part of the national Te Araroa Trail, sees visitors from all corners of the globe hiking across the covenant area. Both the race and the track have heightened the public awareness and appreciation for this area. For several years prior to purchase by SPL a smaller event, the Motatapu Bash was run along the same course.

Vast areas of intact tussocklands are very much part of all New Zealander's cultural heritage, as are the birds and lizards that inhabit them. New Zealanders also have a culture of getting 'out there',

enjoying the outdoors. The covenant area is already an important part of many New Zealander's outdoor cultural heritage.

## Education and Recreation Values

The covenant area provides a spectacular setting for a range of activities including day walks, tramping, team building activities, mountain biking, horse trekking, heli-skiing and ski touring.

The development of the Motatapu tramping track from the Fern Burn, up the Motatapu valley to Roses Hut and beyond was required by the Overseas Investment Office on the purchase of the property by SPL. It now forms part of the national Te Araroa Trail - New Zealand's Trail, which is a continuous 3,000 km walking track from Cape Reinga to Bluff. Two DOC managed huts are present within the covenant area on the Te Araroa Trail (Highland Hut in the Headwaters of Highland Creek and Roses Hut in the headwaters of the Motatapu River South Branch). The Te Araroa Trail is formalised by way of an easement in favour of DOC which contains provisions for the establishment and maintenance of the huts.

Commercial heli-skiing takes place in the winter, and the annual internationally recognised "Motatapu Challenge" adventure race goes through the area. This event currently offers athletes four options. Competitors can enter a mountain bike, marathon run, or triathlon event that follows a 4WD track up the Motatapu River South Branch into Soho Creek, while the more gruelling 'adventure' mountain run follows the Motatapu Tramping route up the Fern Burn and Highland Creek, to Roses Hut in the Motatapu River South Branch.

Recreational opportunities within, and at the periphery of, the covenant area, form an important part of the spectrum, in an area where outdoor recreation and an appreciation of the natural environment is a vital part of the social and economic fabric of the community.

## Catchment Values

Most of the property has steepland Class VII or VIII soils<sup>5</sup>, which are liable to severe erosion. The gold rush in the 1860s, with its method of sluicing and altering watercourses, exacerbated natural erosion.

The indigenous vegetation cover that dominates the Motatapu catchment plays a vital role in soil and water conservation and water yield. Many people in the Clutha catchment rely on these services as a basis for their livelihood, a source of drinking water and for water-based and outdoor recreational/tourist activities, while nationally, their role in water harvesting is important for downstream hydro-electric generation at the Clutha Dam. Tall tussock density and cover of woody species is increasing under current management, resulting in improved vegetation cover, reduced erosion rates and increased carbon sequestration. Carbon storage in regenerating shrubland and tall tussocklands makes a modest contribution to ameliorating current anthropogenic induced rise in atmospheric carbon dioxide levels.

## Biodiversity Values

The covenant area contains outstanding representation of the plants and plant communities of the Shotover and Wanaka Ecological Districts, particularly in the alpine and montane bioclimatic zones. These communities host a range of indigenous fauna including some rare or threatened species. A '\*' is used to denote a Threatened or At-Risk species, with details provided in Table 1.

### ALPINE ZONE

Extensive cushionfields are found on the harshest sites, characterized by shallow soils with much rock and wind exposure. They occur in the vicinity of Knuckle Peak, End Peak, Mount Motatapu, and the tops between the upper tributaries of the Arrow and Motatapu North Branch Rivers. Although mostly high alpine, examples also occur in the montane zone along disturbed stream beds and terraces. *Dracophyllum* shrublands (*Dracophyllum pronum* and *D. uniflorum*) occur with many cushion plants on cold, south- and east-facing ridges characterized by shallow soils. They are extensive in the upper basins between Knuckle and Basin Peaks, and between End Peak and Pt.1602 m. Snowbank communities are found where snow lies for extended periods.

Slim snow tussock (*Chionochloa macra*) is found above c.1500 m where soil depth increases. It extends downslope on the colder south and east-facing slopes. At sites subject to historical high grazing pressure, cover is much reduced. This community displays a high degree of natural character, with few associated exotic species. Within a narrow altitudinal zone, hybridization between slim-leaved and narrow-leaved snow tussocks occurs. Extensive intact slim snow tussocklands are uncommon in Otago.

Narrow-leaved snow tussocklands (*Chionochloa rigida*) are the dominant community below c.1500 m. On warmer aspects, it occurs to the ridge tops. On drier western and northern faces and steep stony faces, tussock cover is more open and shorter in stature. With the historic removal of forest and subalpine shrublands, snow tussockland now descends to ~1000 m.

Tussocklands up to 1600 m are suitable habitat for the widespread McCann's and Common skinks, while rock outcrops within the tussocklands to 1300m may provide habitat for Cromwell gecko. Tussocklands and boulderfields, generally in wetter areas up to about 1400 m, are moderately likely to support green\* and cryptic skink\*. Alpine areas above 1000 m likely support invertebrate species that are regionally endemic or typical of south-eastern South Island.

South Island pied oystercatcher\*, spur-winged plover, harrier hawk, and paradise shelduck are present. Kea\* are found along the Harris Mountain tops, while NZ pipit\* are widespread in tussock grasslands. Tussocklands form part of the range for eastern NZ falcon\*.

### MONTANE ZONE

Short tussockland is common towards the Roses Saddle area, Golspie Burn and Soho Creek. Dominated by hard tussock (*Festuca novae zelandiae*), it occupies a narrow zone between 900-1000 m asl. The exotic component increases with decreasing altitude.

Exotic grassland dominates at lower levels, but can be found above 900 m on some sunny west faces.

Induced Narrow Leaved Tussocklands dominate the upper montane zone.

Wetlands occur in the Golspie Burn and head of Soho Creek. Virtually all wetlands and sensitive riparian zones along the valley have been fenced off and have undergone rapid recovery. Native species include sedges, marsh marigold, buttercups, willowherb, and daisy.

Small seepages in tussockland contain moss species, *Laginifera barkeri*, *Uncinia divaricata*, *Gunnera monoica* and *Juncus gregiflorus*. Large alpine wetlands and bogs below End Peak have a similar, but more diverse species composition with several herbs present.

Grey shrublands are extensive below about 1000 m, mainly in damp gullies and along stream courses, although scattered plants are found in both the tall and short tussockland communities. The most extensive shrublands occur on south facing slopes of the tributaries flowing into Motatapu River downstream of Roses Hut. Matagouri and manuka are common, with bush lawyer, several *Coprosma* and other shrub species present, including uncommon ones (e.g. *Olearia lineata*\* and *Carmichaelia compacta*\*).

Grey shrublands provide habitat for passerine bird populations, which the Eastern falcon\* prey upon. Dense falcon populations are present in the nearby Arrow Gorge. Grey warblers, silvereye, riflemen and tomtits are found in the gully shrublands throughout, with fantails rare. These shrublands may also provide potential habitat for jewelled gecko\*.

Bracken fernland occurs on some sunny faces above the Motatapu River and lower slopes of End Peak. Natural regeneration by shrubland species, manuka and/or beech forest is taking place. Regeneration is particularly strong in the vicinity of Mount Kennedy/Highland Creek on the east side of the Motatapu Valley.

Rocky outcrops above 900m provide suitable habitat for Roy's Peak gecko\*, which has been recorded on nearby Mt Alpha.

Remnants of mainly mountain beech forest with occasional silver beech and red beech, are common in the Motatapu valley, with several gullies supporting extensive stands. A range of other species are recorded including the rare yellow mistletoe\*. Forests are regenerating since cattle were removed from the property in early 2005. The forest is the most underrepresented vegetation type in the covenant area and in the ecological districts. Formerly it would have dominated cover below 1050 m but now it covers less than 5% of that area.

Species planted to date under the restoration programme in the Motatapu Valley are listed in the tables below.

**Table 1: Native Species Planted Under a Seed Trial**

Scientific Name	Common Name(s)
<i>Aristotelia spec</i>	
<i>Carpodetus serratus</i>	Wineberry
<i>Coprosma cheesmanii</i>	
<i>Coprosma lucida</i>	Karamu
<i>Coprosma parviflora</i>	
<i>Coprosma robusta</i>	
<i>Coprosma rugosa</i>	
<i>Cordyline australis</i>	Cabbage Tree or ti kouka
<i>Coriria arborea</i>	Tree tutu
<i>Griselinia littoralis</i>	Broadleaf
<i>Nothofagus soalndrai var cliffordiodes</i>	Mountain Beech
<i>Nothofagus</i> spp.	
<i>Olearia</i> spp.	Tree Dasiy
<i>Phormium cookianum</i>	Mountain Flax
<i>Phormiu tenax</i>	flax, harakeke
<i>Pittosporum</i> spp.	
<i>Pittosporum tenuifolium</i>	Kohukohu, kohuhu, black matipo
<i>Plagianthus regius</i>	ribbonwood, Manatu
<i>Pseudopanax arboreus</i>	five finger, whauwhaupaku
<i>Pseudopanax crassifolius</i>	Lancewood
<i>Sophora microphylla</i>	Kowhai

**Table 2: Species Planted as Seedlings and Saplings**

Scientific Name	Common Names	Found in Ecological Region
<i>Aristotelia fruticosa</i>		Y
<i>Aristotelia serrata</i>	Makomako Wineberry	Y
<i>Astelia chathamica</i>		N Chatham Islands
<i>Brachyglottis</i>		?
<i>Austroderia richardii</i>	Toe toe	Y
<i>Carmichaelia</i>		?
<i>Chionochloa conspicua</i>	hunangamoho, broad-leaved bush tussock	Y
<i>Chionochloa rubra</i>	Red or Copper Tussock	Y
<i>Coprosma cheesmanii</i>		Y
<i>Coprosma conspicua</i>		Y
<i>Coprosma crassifolia</i>		Y
<i>Coprosma foetidissima</i>	Stinkwood	Y
<i>Coprosma lobster</i>		?
<i>Coprosma propinqua</i>	Mingimingi	Y
<i>Coprosma rugosa</i>		Y
<i>Coprosma tenuifolia</i>		N North Island
<i>Coprosma virescens</i>		Y
<i>Cordyline australis</i>	cabbage tree, ti	Y
<i>Corokia cotoneaster</i>		Y



<i>Corokia crassifolius</i>		?
<i>Corokia silver ghost</i>		?
<i>Dacrycarpus dacridioides</i>	Rimu	Y
<i>Festuca novae zealandiae</i>	Hard tussock	Y
<i>Fuscospora cliffortioides</i>	Mountain beech	Y
<i>Fuscospora solandrii</i>	Black beech	?
<i>Fuchsia excorticata</i>	Kotukutuku, tree fuchsia	Y
<i>Griselinia littoralis</i>	Broadleaf	Y
<i>Halocarpus bidwillii</i>	Bog Pine	Y
<i>Hebe albicans</i>		N Nth West Nelson
<i>Hebe anomalia</i>		?
<i>Hebe buxifolia (odora or pauciramosa)</i>		Y
<i>Hebe cupressioides</i>		Y
<i>Hebe elliptica</i>		N Coastal
<i>Hebe odora</i>		Y
<i>Hebe parviflora</i>		N Eastern NI
<i>Hebe salicifolia</i>		Y
<i>Hebe sapphire</i>		Y
<i>Hebe stricta</i>		N North Island
<i>Hebe sutherlandii</i>		?
<i>Hebe topiaria</i>		N Northern SI
<i>Hebe townsonii</i>		N North-West Nelson
<i>Hebe traversii</i>		N Nth Eastern SI
<i>Hoheria angustifolia</i>	Narrow-leaved Houhere	Y
<i>Hoheria sexstylosa</i>		N Central NZ
<i>Kunzea ericoides</i>	Kanuka	N
<i>Leptospermum scoparium</i>	Manuka	Y
<i>Lophomyrtus</i>		?
<i>Melicytus ramiflorus</i>	Mahoe	Y
<i>Metrosideros umbellata</i>	Southern rata	Y
<i>Myrsine australis</i>	Red matipo	Y
<i>Myrsine divaricata</i>	Weeping matipo	Y
<i>Olearia arborescens</i>	Common tree daisy	Y
<i>Olearia avicenniifolia</i>	Mountain akeake	Y
<i>Olearia bullata</i>		Y
<i>Olearia dartonii</i>		N Garden cultivar
<i>Olearia frimbrata</i>		Y
<i>Olearia hectorii</i>	Hectors tree daisy	Y
<i>Olearia linifolia</i>		?
<i>Olearia lineata</i>		Y
<i>Olearia macradonta</i>		?
<i>Olearia moschata</i>		Y
<i>Olearia nummerfolia</i>		Y
<i>Olearia odorata</i>		Y
<i>Olearia paniculata</i>	Akiraho, golden akeake	N E. Cape to S. Canterbury

<i>Olearia solandri</i>	Coastal tree daisy	N NI and Northern SI
<i>Olearia traversi</i>	Chatham Island akeake	N Chatham Islands
<i>Olearia virescens</i>		?
<i>Ozothamnus</i>		?
<i>Phormium cookianum</i>	Mountain Flax	Y
<i>Phormium tenax</i>	flax, harakeke	Y
<i>Phyllocladus trichomanoides</i>	Tanekaha, celery pine	N Northern SI Northwards
<i>Pittosporum eugenoides</i>		
<i>Pittosporum tenuifolium</i>	Kohukohu, kohuhu, black matipo	Y
<i>Plagianthus regius</i>	Lowland ribbonwood, Manatu	Y
<i>Poa cita</i>	Silver tussock	Y
<i>Poa colensoi</i>	Blue tussock	Y
<i>Podocarpus totara</i>	Totara	?
<i>Pseudopanax arboreus</i>	five finger, whauwhaupaku	Y
<i>Pseudopanax colensoi</i>	Mountain five-finger	Y
<i>Pseudopanax crassifolius</i>	Horoeka, lancewood	Y
<i>Pseudopanax ferox</i>	Fierce lancewood	Y
<i>Pseudowintera colorata</i>	mountain horopito, alpine peppertree	Y
<i>Sophora microphylla</i>	Kowhai	y

## Assessment of Values under the National Policy Statement on Indigenous Biodiversity

The Proposed National Policy Statement on Indigenous Biodiversity<sup>6</sup> provides national guidance on the evaluation of significant indigenous vegetation and/or significant habitats of indigenous fauna on private land. Values present on the covenant area that meet criteria for any of the Policy 2 items are outlined below:

### ***Policy 2 (c) To protect indigenous vegetation associated with sand dunes and wetlands; ecosystem types that have become uncommon due to human activities:***

The large wetland in the upper Golspie Burn is recovering under current land management.

### ***Policy 2 (d) Land environments, defined by Land Environments of New Zealand at Level IV (2003), that have 20 per cent or less remaining in indigenous vegetation cover***

Four areas of acutely or chronically threatened LENZ Units (K3.3a, K3.3b, N4.1d and N5.1c) are located on Motatapu Station.

### **Policy 2(e) habitats of threatened and at-risk species**

The communities present provide habitats for Threatened and At-Risk flora and fauna species (ranking according to the most recent threat classification systems<sup>7,8,9</sup>), as shown in Table 3 below:

**Table 3: Threatened and At-Risk Flora and Fauna of Motatapu Station**

<b>THREATENED - NATIONALLY ENDANGERED</b>	
Kea	Harris Mountains
<b>THREATENED - NATIONALLY VULNERABLE</b>	
Native dandelion <i>Kirkianella novae-zelandiae</i>	Occasional; present in short tussock grassland above a wetland in Golspie Burn.
Roy's Peak gecko <i>Mokopirirakau</i> "Roys Peak"	Not recorded but highly likely present on rock outcrops > 900m.
<b>AT RISK- DECLINING</b>	
Yellow mistletoe <i>Alepis flavida</i>	Beech forest in Highland Creek
<i>Elymus tenuis</i>	Grasslands
<i>Olearia lineata</i>	Occasional in grey shrublands.
NZ pipit	Found in tussocklands
South Island pied oystercatcher	Found in tussocklands
Jewelled gecko	Not recorded but suitable shrubland and beech forest habitat
Green skink	Not recorded but suitable tussockland, boulderfield habitats to 1500 m
Cryptic skink	Not recorded but suitable tussockland, boulderfield habitats to 1500 m
<b>AT RISK – RECOVERING</b>	
Eastern falcon	Tussocklands, shrublands and forest
<b>AT RISK- NATURALLY UNCOMMON</b>	
<i>Carex lachenalii</i>	Occasional, in snow banks
<i>Carmichaelia compacta</i>	Rare, in shrubland on steep roadside bank.
<i>Epilobium purpuratum</i>	Scree, potentially present

### Weka Re Introduction Programme.

The buff weka (*Gallirallus australis hectori*) reintroduction project is part of the larger buff weka translocation programme. On Motatapu Station the project was initiated and driven by Ngai Tahu and Soho Property Ltd, with technical and legislative input from DOC. The University of Otago joined the project to provide the resources and technology to carry out the post-release monitoring which was the basis for a Masters of Science thesis project by completed by Jim Watt in 2013. Through a series of releases, Motatapu Station has an overall aim to establish a self-sustaining mainland population of buff weka in the Motatapu Valley, thereby expanding the species' current range in Central Otago. This will be the first mainland population of buff weka.

While the Soho captivity breeding programme has been extremely successful the initial release of wekas into the wild failed due to high rates of predation. Nineteen buff weka (15 males, 4 females) were transferred from predator-free islands in Lake Wakatipu, South Island, to Motatapu Station. Buff weka were held in a soft-release enclosure for six weeks prior to release to allow for acclimatisation

to the release site. However, by the end of the study 15 (79%) buff weka had died due to predation by introduced mustelid species, ferrets (*Mustela furo*) and stoats (*M. erminea*). Remaining birds were recaptured and placed back into captivity to further the breeding programme whilst improvements are being implemented in the predator control programme.

## Appendix Four - Open Space Values of Glencoe Station

### Overview

The Open Space covenant area protects comprises 6300 ha of Glencoe Station, which is located immediately north of Arrowtown in the Queenstown Lakes District. The historic Macetown Road provides 4WD vehicle access from Arrowtown to the north-western part of the covenant area, while the Crown Range Road forms the easternmost boundary in the Cardrona Valley. Glencoe Road, accessed from Crown Range Road (SH89), provides access to the front faces above the Crown Terrace.

The Crown Range peaks of Crown Peak (1735 m) and Mt Sale (1708 m) form the backbone of the covenant area. An area of Glencoe Station in the vicinity of Cardrona Ski Field near Mt Cardrona (1938 m), and farmed flats in Soho Creek are excluded from the covenant.

On the eastern side of the range three major catchments drain into the Cardrona Valley (altitude 680 m). In the west, Brackens Gully is the largest tributary feeding into the Arrow (480 m). Four smaller catchments drain into the upper portion of Soho Creek.

The covenant area contains outstanding Open Space values. The natural environment is identified in the Queenstown Lakes District Plan as playing a significant role in the quality of life in the District by providing recreation, economic and conservation opportunities<sup>1</sup>. The covenant area contains some of the very best of these values in the District. Today it is a setting for a range of domestic and international visitor. The Open Space values are described below.

### Visual - Landscape Values

Most of the covenant area has been identified as an Outstanding Natural Landscape (District wide) (ONL-DW), while the Wakatipu faces that enclose the Wakatipu basin, forming an important backdrop to the Queenstown locality, are an ONL in their own right. The outstanding natural landscapes are the romantic landscapes comprising the mountains and lakes that have a high degree of openness and naturalness. It is these landscapes that many New Zealanders think of as “our place”; our inheritance<sup>2</sup>.

Remote upland tussocklands on the west side of the Crown Range are already showing a marked recovery following the removal of sheep and cattle and the vast reduction in the feral goat population. Landforms are striking and distinctive. This area is part of one of the best remaining examples of tussock grassland landscapes and is valued as an iconic landscape, characteristic of prehuman New Zealand<sup>3</sup>.

Upland tussocklands elsewhere within the covenant area are intact. Past grazing management, which necessitated the construction of few fence lines, has resulted in a homogeneous landscape from the

front faces to the tops. Intact tussocklands in the vicinity of the Crown Range Road are particularly significant as they are readily visible from a popular tourist highway.

The southern end of the covenant area, comprising the Arrow River gorge, Arrowtown faces and western slopes of Mt Sale and Crown Peak, have been identified as being part of the Wakatipu Faces ONL. The Arrowtown faces are dominated by exotic trees including sycamore and black poplar.

The lower Arrow River locality has also been included within the Macetown Heritage Landscape in the District Plan. Within the Arrow Gorge, steep sided slopes, and a colourful array of (often weedy) exotic trees and herbs originally brought into the area by the miners, are an integral and valued part of the Arrow Gorge and historic Macetown Road landscape. The historic Macetown Road is part of an iconic Otago landscape and plays host to high visitor numbers. This landscape appears in many tourist publications.

## Historic - Archaeological Values

The ara tawhito passing through the high-country region served as access to mahinga kai resources. On Glencoe Station, these ara tawhito include the tributaries of the Haehaenui (Arrow River) and the Orau (Cardrona River). The important mahinga kai (food and resource gathering) areas on Glencoe are predominantly within the freshwater wetland and riparian habitats. These include the rivers and creeks inhabited by waterfowl and in some cases native fish species (e.g. Māori Gully with Koaro). The higher altitude areas also have mahinga kai values particularly given the abundance of taramea.

Land modifications, particularly over the lower altitude flats, have reduced the extent of the wetland/riparian areas throughout Glencoe Station. These areas would have once been used for birding (eg: weka) and fishing (eg: tuna (eels)) by Māori, as would the streams and rivers that transect the property.

While there are currently no recorded archaeological sites on Glencoe station, a comprehensive archaeological survey may reveal archaeological sites associated with Māori occupation and activity.

The covenant area includes sites that are part of one of the greatest concentrations of early gold rush activities in New Zealand. Key historic features include a network of races present in the Arrow catchment, which link gold workings in the Arrow River valley, Brackens and New Chums Gullies and those on the Crown Terrace. The most important sites are those dating back to the Arrow River gold rush of the 1860s and 1870s; these sites are relatively uncommon, usually having been destroyed by later sluicing, modern gold mining or farming activities.

Workings at Bracken Gully are notable because they show a clear gradation from early gold rush mining, to settled mining and hydraulic sluicing, practically employed until 1910. A 60m tall rock rib bears testament to a sudden change in the creek's course induced by this mining activity.

The Cardrona goldfield is geographically separate, and comprises a long string of small workings, with a small coal pit worked to fuel dredges working the Cardrona River.

The Macetown Road was built along the Arrow valley in 1881 to provide access to the big quartz mines further upstream at Macetown. Another visible historic access route is the Brackens Pack Track which probably dates back to the 1860s, that runs to the head of New Chums Gully.

All sites that pre-date 1900 are protected under the Historic Places Trust Act 1993. Many of these are already registered on the NZ Historic Places Trust database. This covenant protects all historic and archaeological sites irrespective of their age.

## Cultural Values

The covenant area is rich in cultural heritage. The first settlers were the Maori travelling through Central Otago to the West Coast on pounamu expeditions, as well as in search for seasonal food resources. No Maori archaeological sites are known on covenant area; however, the Cardrona Valley would have been an important route between Lakes Wanaka and Wakatipu.

The first Pakeha who came to the Wakatipu area were the explorers of the mid 1830s, including Nathaniel Chalmers, Chubbin and MacFarlane.

The biggest influx of people was the gold miners, beginning in 1862, when thousands of people flooded into the Arrow valley in search for gold from every corner of the globe. Chinese miners represented at times most of the population, and yet their role in the area is largely unknown. Goldfields in the vicinity of Macetown, while significantly smaller than those in the Shotover, saw major sluicing and later gold battery activity that gives the Arrow its distinctive cultural character.

The covenant area has a pastoral history spanning some 125 years. Over the last 20 years, the area has been farmed conservatively with low stocking rates, minimal subdivision and tracking, necessitating regular movement of stock around the property. More recently the covenant area has been completely destocked. Extensive intact tussocklands epitomize a landscape that is very much part of New Zealander's identity. Those located near to the Crown Range Road are some of the more accessible for New Zealanders and overseas visitors to enjoy from the highest State Highway in Otago. This iconic landscape has featured in television car advertisements, as well as tourist publications.

Since 2004, each year, hundreds of local and international competitors are drawn to this stunning area to compete in a gruelling 47km mountain bike or 49km adventure run between Glendhu Bay at Lake Wanaka to Arrowtown, passing through the covenant area along Soho Creek and Arrow River. In addition, thousands of visitors each year make their way up the Lower Arrow River on the historic Macetown Road, enjoying the stunning views, and historical landscapes. The race has broadened the public awareness and appreciation for this area.



Vast areas of intact alpine tussocklands are very much part of all New Zealander's cultural heritage, as are the fauna that inhabit them. New Zealanders also have a culture of getting 'out there', enjoying the outdoors. The covenant area is already an important part of New Zealanders outdoor cultural heritage.

## Education and Recreation Values

The superb historic and cultural matrix of the Arrow goldfield, including heritage sites at Brackens and New Chums Gullies, attracts many visitors. Guidebooks on the wildflowers and historic sites of the Arrowtown area are available at the Lakes District Museum in Arrowtown, thus enabling the public to better understand the area. Guided environmental and educational trips are undertaken within the covenant area.

The covenant area provides a spectacular setting for a range of activities including day walks, tramping, team building activities, mountain biking, horse trekking and ski touring.

The dramatic historic Macetown Road, much of which is within the covenant area, links Arrowtown to Macetown and is a popular destination on foot, bike, 4WD or horseback. Gold fossicking takes place in the river.

There are several walkways that provide access from either Arrowtown or Glencoe Road onto the front faces. Parapenters also utilise the front faces for their sport.

The Crown Range offers a variety of recreational opportunities, being accessible from the Crown Range Saddle and Crown Range Road. In winter, people climb to the range and ski the faces and basins. Cardrona Ski field to the north provides ready access to 1600m for back country skiing and heli-skiing in the upper basins.

An internationally recognised commercial adventure mountain bike or running race, the "Motatapu Challenge" is held annually. Competitors cross the covenant area when they follow a track down Soho Creek and the lower Arrow River. As part of the Motatapu Challenge, competitors can also walk or run the 15km "Arrowtown Miners Trail" which follows a spectacular loop on the front faces of the covenant area.

The New Chum Gully, New Chum Ridge, Brackens Saddle, Tobins Drop and Crown Peak Tracks have been developed as a condition of the Overseas Investment Office, and are now form part of the Wakatipu Trails Trust Network. Peters Way and the Miners Track which link the Arrow River to Brackens Saddle have been developed voluntarily by SPL. Tobins Track lies on a legal road line. The popular Macetown Road largely lies within the covenant.

Recreational opportunities within, and at the periphery of, the covenant area, form an important part of the spectrum, in an area where outdoor recreation and appreciation of the natural environment is a vital part of the social and economic fabric of the community.

## Catchment Values

Most of the property has steepland Class VII or VIII soils<sup>4</sup>, which are liable to severe erosion. The gold rush in the 1860s, with its method of sluicing and altering watercourses, exacerbated natural erosion.

The indigenous vegetation cover that dominates the Arrow catchments plays a vital role in soil and water conservation and water yield. Many people in the Kawarau and Clutha catchments rely on these services as a basis for their livelihood, a source of drinking water and for water-based and outdoor recreational/ tourist activities, while nationally, their role in water harvesting is important for downstream hydro-electric generation at the Clutha Dam. Tall tussock density and cover of woody species is increasing under current management, resulting in improved vegetation cover, reduced erosion rates and increased carbon sequestration. Carbon storage in regenerating shrubland and tall tussocklands makes a modest contribution to ameliorating current anthropogenic induced rise in atmospheric carbon dioxide levels.

## Biodiversity Values

The covenant area contains a variety of natural features characteristic of the Shotover Ecological District, particularly in the alpine and montane bioclimatic zones. These communities host a range of indigenous fauna<sup>3</sup> including some rare or threatened species. A ‘\*’ is used in the report to denote a Threatened or At-Risk species, with details provided in Table 2.

### ALPINE ZONE

Small areas of cushionfields are found on the harshest sites, characterized by shallow soils with much rock and wind exposure. They are mostly confined to the ridge above Blackmans Creek, northward towards Mt Cardrona and at the top of some high basins. Although mostly high alpine, examples also occur in the montane zone along disturbed stream beds and terraces. Common species include *Dracophyllum muscoides*, *Raoulia hectori*, *Chionohebe myosotoides*, snowberry, and *Celmisia laricifolia*.

**Slim snow tussock** (*Chionochloa macra*) is found between c.1300 m to the crest of the Crown Range. Within a narrow altitudinal zone, hybridization between slim-leaved and narrow-leaved snow tussocks occurs. Extensive intact slim snow tussocklands are uncommon in Otago.

**Narrow-leaved snow tussockland** (*Chionochloa rigida*) is the dominant community within the covenant area, extending down to 800 m in the upper Soho Creek area. While tussock stature and density varies with aspect and altitude, in general cover is exceptional and reflects the past conservative grazing regime, and more recently total retirement from stocking. Dense tussock cover

results in few inter-tussock species, which include false spaniard, dainty daisy, harebell, and mountain daisy.

On drier ridges, blue tussock and extensive mats of *Dracophyllum* shrubland are present.

Wetlands comprise small bog rush dominated seepages within tussocklands that are generally in near pristine condition. They provide habitat for nine diurnal moth species including a Lake Wakatipu endemic moth *Aoraia senex*. Moth *Ascerodes prochlora* is at its eastern distributional limit.

Aquatic caddis and stoners are also present including *Tiphobiosis fulva*, which is common in the covenant area, but generally rare in Western Otago. The presence of the native fish koaro (recorded from Maori Gully, a tributary of Cardrona Valley) and the diverse invertebrate fauna in the upper reaches of streams reflects an environment where natural ecosystems are pristine.

No lizard survey has been conducted. However, tussocklands up to 1600m are suitable habitat for the widespread McCann's and common skinks, while rock outcrops within the tussocklands to 1300m may provide habitat for Cromwell gecko. Tussocklands and boulderfields, generally in wetter areas up to about 1400m, are moderately likely to support green\* and cryptic skink\*.

The alpine areas at the northern end of the covenant have a wide variety of microhabitats in pristine condition that have high invertebrate richness that includes three moth species that are more characteristic of the Richardson Mountains and west Otago alpine areas than Central Otago.

South Island pied oystercatcher\*, spur-winged plover, harrier hawk, and paradise shelduck are likely present. Kea\* are found along the Crown Range tops, while NZ pipit\* are widespread in tussock grasslands. Tussocklands form part of the range for eastern NZ falcon\*.

#### **MONTANE – LOWLAND ZONE**

Modest sized montane wetlands are present at the head of Soho Creek. Virtually all wetlands and riparian zones along the valley have been fenced off, so while modified, these large wetlands are now recovering rapidly. Native species include sedges, marsh marigold, buttercups, willowherb, and daisy.

**Mixed short-tall tussockland** occurs below 1000 m, with tall tussock forming a greater component on cool aspects. Fescue tussock increases in dominance with decreasing altitude. Inter-tussock species include pasture species and native harebell. Hawkweeds are locally present. Matagouri, porcupine shrub, cottonwood and briar are scattered throughout.

**Short tussockland** is present on the eastern flank of Mt Beetham, where a strong cover of silver tussock grows with introduced inter-tussock herbs and grasses.

Montane shrublands are confined to the steep side of the Arrow and Soho Rivers, and lower sections of New Chums and Brackens Gullies, below about 800 m. Briar and matagouri dominate, with *Coprosma* spp, tutu, NZ broom, bush lawyer and koromiko present. Exotic species, many of which are

weedy include: lupin, gooseberry, apple trees, pine trees, elderberry, plums, sycamores and black poplars.

The most diverse shrublands occur at the head of New Chums Creek with turpentine shrub, shrub daisy, native broom, bush snowberry and mountain ribbonwood common. The threatened dandelion *Kirkianella novaezealandiae*\* is present on a bluff area within this shrubland.

Areas of more modified remnant shrublands are present throughout the lower slopes of the property. Kowhai (*Sophora microphylla*) is present behind the homestead. In the Cardrona Valley the lower catchments support a mix of brier and matagouri on the lower terraces, fans and along stream margins. The upper reaches of Soho Creek often support an attractive fringe of mountain ribbonwood, mountain flax (*Phormium cookianum*) and scented tree daisy (*Olearia odorata*).

Grey shrublands provide habitat for passerine bird populations, which the Eastern falcon\* prey upon. Dense falcon populations are present in the Arrow Gorge. Grey warblers, silvereye, riflemen and tomtits are found in the gully shrublands throughout, with fantails rare. These shrublands may also provide potential habitat for jewelled gecko\*.

#### Assessment of Values Under the National Policy Statement of Indigenous Biodiversity.

The Proposed National Policy Statement on Indigenous Biodiversity<sup>5</sup> provides national guidance on the evaluation of significant indigenous vegetation and/or significant habitats of indigenous fauna on private land. Values present on the covenant area that meet criteria for any of the Policy 2 items are outlined below:

##### ***Policy 2 (c) To protect indigenous vegetation associated with sand dunes and wetlands; ecosystem types that have become uncommon due to human activities:***

A large montane wetland is located at the head of Soho Creek and intact alpine wetlands are present.

##### ***Policy 2 (d) Land environments, defined by Land Environments of New Zealand at Level IV (2003), that have 20 per cent or less remaining in indigenous vegetation cover***

Four areas of acutely or chronically threatened LENZ Units (K3.3b, N3.1d, N4.1d and N5.1c) are located within the covenant area.

##### ***Policy 2(e) habitats of threatened and at-risk species***

The communities present provide habitats for Threatened and At-Risk flora and fauna (ranking according to the most recent threat classification systems <sup>(6, 7, 8, 9)</sup> as shown in Table 4 below:

**Table 4: Threatened and At-Risk Flora and Fauna – Glencoe Station**

<b>THREATENED - NATIONALLY ENDANGERED</b>	
Kea	Crown Range
<b>THREATENED - NATIONALLY VULNERABLE</b>	
Native dandelion <i>Kirkianella novae-zelandiae</i>	Bluffy area amongst shrubland in New Chums Creek
<b>AT RISK- DECLINING</b>	
Coral Broom <i>Carmichaelia crassicaulis</i> subsp. <i>crassicaulis</i>	Lower extent of tall tussock grasslands on Crown Range
NZ pipit	Found in tussocklands
South Island pied oystercatcher	Not recorded but suitable tussockland habitat
Green skink	Not recorded but suitable tussockland habitats to 1500 m
Cryptic skink	Not recorded but suitable tussockland habitats to 1500 m
Fish Koaro	Upper Maori Creek
<b>AT RISK – RECOVERING</b>	
Eastern falcon	Tussocklands and shrublands

## Appendix Five - Open Space Values of Coronet Peak Station

### Overview

The covenant area comprises 21,909 ha of Coronet Peak Station, and is located immediately north of Arrowtown in the Queenstown Lakes District. The Skippers and The Branches Roads provide road access to the remote western part of the property, while the front country is accessed from the Wakatipu Basin. The covenant area is situated at the southern end of the Harris Mountains. It is bound by the Shotover River to the west, Polnoon Burn to the north, Arrow River to the east, and the northern Wakatipu Basin to the south.

The covenant area contains outstanding Open Space values. The natural environment is identified in the Queenstown Lakes District Plan as playing a significant role in the quality of life in the District by providing recreation, economic and conservation opportunities<sup>1</sup>. The covenant area contains some of the very best of these values in the District. Today it is a setting for a range of domestic and international visitor activities, which this proposal will protect in perpetuity. The Open Space values to be protected, maintained or enhanced are described below.

### Visual - Landscape Values

Virtually the entire covenant area has been identified as an Outstanding Natural Landscape (District wide) (ONL-DW), while the Wakatipu faces that enclose the Wakatipu basin, forming an important backdrop to the Queenstown locality, are an ONL in their own right. The outstanding natural landscapes are the romantic landscapes comprising the mountains and lakes that have a high degree of openness and naturalness. It is these landscapes that many New Zealanders think of as “our place”; and our inheritance<sup>2</sup>.

The remote upland tussocklands of the Shotover and Arrow catchments are already showing a marked recovery following the removal of sheep and cattle and the vast reduction in the feral goat population. Landforms are striking and distinctive. The feeling of remoteness and distinct lack of human modification contributes to this significance. This area is part of a larger backcountry tussock landscape, which incorporates the upper Shotover and Motatapu catchments. Together they are recognised as one of the best remaining examples of tussock grassland landscapes and are valued as an iconic landscape, characteristic of prehuman New Zealand<sup>3</sup>.

The tussock covered, rugged slopes of the Upper Shotover Faces and Polnoon Burn, and associated narrow gorges, bare rock and bluffs form part of the Upper Shotover glacial landscape, which as a whole is recognised as an outstanding and iconic New Zealand landscape<sup>2</sup>.

Downstream of Deep Creek, the landscape associated with the Shotover River is striking and iconic. The river has carved precipitous bluffs known as Devil’s Elbow, and is bound to the west by the

renowned Shotover Canyon. The famous Skippers Road, which was built by hand in the 1880s to service the early gold mining settlements at Skippers, clings precipitously to the cliff edge around Devil's Elbow. Today the road provides access for many international and domestic visitors participating in rafting, jet boating, kayaking and cultural appreciation tours. The landscape is equally dramatic from the river.

The Wakatipu Faces ONL forms a major part of the northern enclosing mountain slopes of the Wakatipu Basin. Beech forest remnants within Station and McMullan Creeks are significant landscape features. Further east, slopes on either side of Brow Peak form the immediate backdrop to Arrowtown, the Arrow Gorge and historic Macetown Road. Arrowtown is enclosed by rugged tussock covered slopes, which are an important part of the town's character and context<sup>3</sup>.

The Shotover and Macetown localities have been identified as Heritage Landscapes in the District Plan:

The ***Skippers Heritage Landscape*** includes the lower slopes and terraces of Long Gully, Deep Creek, and the Shotover Faces as far upstream as the Sandhill Cut Diversion. These landforms provide a striking landscape and context for the appreciation of the important historic values associated with the early gold mining era. This heritage landscape is of high significance to New Zealanders. The views from Skippers Road are widely recognised as an iconic Otago landscape, appearing in tourism promotional materials, and is repeatedly photographed and painted.

The ***Macetown Heritage Landscape*** includes the steep sided Arrow Gorge with its impressive bluffs, and a colourful array of (often weedy) exotic trees and herbs originally brought into the area by the miners. It is an integral and valued part of the Arrow Gorge and historic Macetown Road landscape. The Macetown Road, which is excluded from the covenant area, is part of an iconic Otago landscape and plays host to high visitor numbers. This landscape appears in many tourist publications.

## Historic – Archaeological Values

The covenant area includes sites associated with its pastoral history, and sites that are part of one of the greatest concentrations of early gold rush sites in New Zealand. These are well preserved and legible due to the dry climate and open landscape. The most important are the workings left by the early gold mining endeavours of the 1860s and 1870s, located near Macetown; on the true left of Shotover River, Polnoon and Long Gully areas; Green Gate, Deep and Eight Mile Creeks, and Maori Gully, (these sites are associated with both the Macetown and Shotover communities and gold rushes along the Shotover and Arrow Rivers).

Historic gold mining sites are scattered across much of the area, and include a diverse range of races, huts, tailings, river diversions, heavy mining equipment, the Old Skippers Track, "Welcome Home Hotel", and the Chinese 'Wong Gong' store and dam<sup>4</sup>. Also important are the 60 m deep Sandhill Cut Diversion Channel in the Shotover River above Skippers, established in 1926, and associated carbide store and Sandhills Electric Dredge.

Notable archaeological sites associated with Macetown include batteries and associated mines, cableways, tramways and tracks that were active from 1876 to 1905, and are part of the Macetown Heritage Landscape. Downstream of Macetown are good examples of hydraulic sluicing fed by water races high up above the sluiced faces.

Pastoral sites include the old Coronet Peak Homestead located above Deadman's Terrace in the Shotover valley, which was inhabited by John Gemmel in the 1870s. An historic surveyor's trig station is present on Mt Vanguard, the stone cairn marking the site was built during the 19<sup>th</sup> century.

All sites that pre-date 1900 are protected under the Historic Places Trust Act 1993, many of which are already registered on the Heritage New Zealand database. This proposal will protect all historic and archaeological sites irrespective of their age.

## Cultural Values

The covenant area is rich in cultural heritage. The first settlers were the Maori travelling through Central Otago to the West Coast on pounamu expeditions, as well as in search for seasonal food resources. No records of Maori archaeological sites exist on the covenant area, but this can probably be attributed to the intensity and extent of subsequent gold mining activities.

The first Pakeha who came to the Wakatipu area were the explorers of the mid 1850s, including Nathaniel Chalmers, Chubbin and MacFarlane. Then came the runholders. In 1871 a block known as the "Shotover" was leased to Gammie and Grant. The MacKenzies are recorded as farming on "Coronet Peak" during the 1870s.

The biggest influx of people were the gold miners, beginning in 1862, when thousands of people flooded into the Shotover and Arrow valleys in search for gold from every corner of the globe. The Shotover was considered in the late 19<sup>th</sup> century to be the second richest river in the world. Chinese miners represented at times the majority of the population, and yet their role in the area is largely unknown. Sites such as Wong Gong's store<sup>4</sup> provide context for that Chinese history, and provide a starting point in the recognition of the Chinese presence in Skippers, and in Otago. Wong Gongs Terrace Historic Area was one of the sites identified for registration as part of the Chinese Sites Registration Project in 2001<sup>4</sup>.

The historic Skippers Road, which was hand-built in the Shotover Valley to provide better access for large gold mining machinery to the goldfields, and later to the pastoral runs, now provides New Zealanders and international visitors with access to a place that has special cultural and social significance. This area is internationally recognised for its qualities, having featured in overseas publications on New Zealand tourism. It is held in great affection by locals and outsiders alike for its unique character and rugged ambience. Today, the road is mostly used for recreation and tourism.



Goldfields in the vicinity of Macetown, while significantly smaller than those in the Shotover, saw major sluicing and later gold battery activity that gives the Arrow its distinctive cultural character.

Vast areas of intact alpine tussocklands and patches of beech forest are very much part of all New Zealander's cultural heritage, as are the birds and lizards that inhabit them. New Zealanders also have a culture of getting 'out there', enjoying the outdoors. The covenant area is already an important part of many New Zealander's outdoor cultural heritage.

The covenant protects a cultural setting that is of significance to all New Zealanders, including tangata whenua. This area is of particular value to descendants of the Chinese and pakeha miners, and pastoral farmers, whose forbearers made this harsh environment their home.

## Education and Recreation Values

The superb historic and cultural matrix of Skippers and Macetown make these areas suitable for educational trips, which are available commercially from Queenstown. The covenant area provides a spectacular setting for a range of activities including day walks (e.g. near Arrowtown, Deep Gully pack track, Advance Peak/Sawyers Burn Gold Burn track), tramping, team building activities, historic site appreciation, 4WD trips up Skippers and to Macetown, hunting, mountain biking, horse trekking, ski touring, heli-skiing and access for whitewater kayaking, jet boating and rafting. An annual mountain bike and mountain run event uses the Macetown Road as part of "The Motatapu Challenge". Public access is available over several tracks, with more currently being formalised as per requirement of the Overseas Investment Office.

Sign posted and marked routes awaiting registration of easements comprise the Brow Peak Route, Bush Creek Track, the Big Hill Walkway, Sawpit Gully, Arrow Gorge Track, Sawpit Gully Walkway, and the Hayes Creek Walkway.

Work is underway to secure easements and consents for a mountain bike/walking track around Coronet Peak via the front faces, Deep Creek and Eight Mile Creek. This track has been offered by SPL in addition to those required by the Overseas Investment Office.

Recreational opportunities within, and at the periphery of, the covenant area, form an important part of the spectrum, in an area where outdoor recreation and the appreciation of the natural environment is a vital part of the social and economic fabric of the community.

## Catchment Values

Most of the property has steepland Class VII or VIII soils<sup>5</sup>, which are liable to severe erosion. The goldrush in the 1860s, with its method of sluicing and altering watercourses, exacerbated natural erosion. To this day, the Shotover River yields a high sediment load which exacerbates flooding downstream in the Clutha River.

The indigenous vegetation cover that dominates the Shotover and Arrow catchments plays a vital role in soil and water conservation and water yield. Many people in the Kawarau and Clutha catchments rely on these services as a basis for their livelihood, a source of drinking water and for water-based and outdoor recreational/ tourist activities, while nationally, their role in water harvesting is important for downstream hydro-electric generation at the Clutha Dam. Tall tussock density and cover of woody species is increasing under current management, resulting in improved vegetation cover, reduced erosion rates and increased carbon sequestration. Carbon storage in regenerating shrubland and tall tussocklands makes a modest contribution to ameliorating current anthropogenic induced rise in atmospheric carbon dioxide levels.

The outstanding intrinsic and amenity values of the Shotover catchment have been recognised and protected through its inclusion in the Kawarau Water Conservation Order (1997)<sup>6</sup>, which specifically highlights this river's 'wild and scenic characteristics; natural characteristics and scientific values associated with the return flow when the upper section is in high flood; its recreational value to rafting jet boating and kayaking; and historical purposes, in particular gold mining.

## Biodiversity Values

The covenant area contains outstanding representation of the plants and plant communities of the Shotover and Richardson Ecological Districts, particularly in the alpine and montane bioclimatic zones. These communities host a range of indigenous fauna<sup>2</sup> including some rare or threatened species. A '\*' is used in the report to denote a Threatened or At-Risk species, with details provided in [Table 3](#).

### ALPINE ZONE

Extensive cushionfields are found on the harshest sites, characterized by shallow soils with much rock and wind exposure. Although mostly high alpine, examples also occur in the montane zone along disturbed stream beds and terraces. *Dracophyllum* shrublands (*Dracophyllum prunum* and *D. uniflorum*) occur with many cushion plants on cold, south- and east-facing ridges characterized by shallow soils. Snowbank communities are found where snow lies for extended periods.

Slim snow tussock (*Chionochloa macra*) is found above c.1500 m where soil depth increases. It extends downslope on the colder south and east-facing slopes. At sites subject to historical high grazing pressure, cover is much reduced. This community displays a high degree of natural character, with few associated exotic species. Extensive intact slim snow tussocklands are uncommon.

Narrow-leaved snow tussockland (*Chionochloa rigida*) is the dominant community below c.1500 m. On warmer aspects, it occurs to the ridge tops. With the removal of forest and subalpine shrublands, largely through Polynesian burning, snow tussockland now descend to 1000 m.

Tussocklands up to 1600m are suitable habitat for the widespread McCann's and Common skinks, while rock outcrops within the tussocklands to 1300m may provide habitat for Cromwell gecko. Tussocklands and boulderfields, generally in wetter areas up to about 1400m, are moderately likely to support green\* and cryptic skink\*. Only one specimen was recorded during a tenure review field

survey<sup>1</sup> at Mt St Just in the Upper Shotover. It had characteristics of cryptic skink\* but could possibly be a new skink species (tagged *Oligosoma "Mt St Just"*). Alpine areas above 1000m also support invertebrate species that are regionally endemic or typical of south-eastern South Island.

South Island oystercatcher, spur-winged plover, harrier hawk, and paradise shelduck are present in both catchments. Kea\* are found along the Harris Mountain tops, while NZ pipit\* are widespread in tussock grasslands. Tussocklands form part of the range for eastern NZ falcon\*.

#### **MONTANE ZONE**

Short tussockland, dominated by hard tussock (*Festuca novae zelandiae*), occupies a narrow zone between 900-1000 m asl. The exotic component increases with decreasing altitude. Native grassland/herbfield communities of Deep Creek, Green Gate Creek & Coronet Peak valleys are species rich and are suitable habitat for the moth *Orocrambus sophistes*\*. Montane slopes below Coronet Ski Field have many insects with a Type locality nearby and are highly representative of Wakatipu Basin.

Exotic grassland dominates at lower levels where shrublands are not present, but can be found above 900 m on some sunny west faces.

Wetlands are not common and occur as small bogs in the alpine zone, seepages in tussockland, ephemeral tarns in the montane zone, and along stream edges. A notable wetland complex, comprised of bog, fen, shallow water tarn and ephemeral wetland, is present east of the lower Polnoon Burn extending as far south as Stockyard Creek.

Ephemeral tarns between Church Hill Creek and south of Carmichaels Creek are dominated by turf species including willowherb *Epilobium angustum*\*. The uncommon sedge *Carex rubicunda*\* occurs at one location.

Montane Shrublands occur below about 1000 m, mainly in damp gullies and along stream courses. Gullies draining towards the Shotover River contain dense grey shrublands (dominated by common tree daisy- *Olearia odorata*, *O. bullata*; *Coprosma propinqua* and mountain ribbonwood) that also extend along the steep faces. A small population of a threatened whipcord hebe (*Leonohebe cupressoides*\*) occurs on a slip near Deep Creek. The lower Arrow River faces and Sawpit Gully contain dense exotic trees and shrubs as well as the native species broadleaf, *Olearia avicenniaefolia*, *O. arborescens* and *O. odorata*.

Diverse mature shrublands are a rare ecosystem. The covenant area has some excellent examples due to their size, intactness and distinctive associations e.g. at Carmichaels Creek and Stockyard Creek. Common tree daisy in grey shrublands along Skippers Road and Carmichaels Spur host a suite of threatened moth species. Grey shrublands provide habitat for passerine bird populations, which the Eastern falcon\* prey upon. Important falcon breeding sites are present in Deep Creek with dense populations in the Arrow Gorge. Grey warblers, silvereye, riflemen and tomtits are found in the gully shrublands throughout, with fantails rare. These shrublands may also provide potential habitat for jewelled gecko\*.

Remnants of mountain beech forest are confined to small pockets on the Wakatipu faces; the lower Arrow River and its small tributaries, and a tiny area in the Shotover River. These remnants are highly significant relicts of the former forest cover that would have clothed the lower slopes in pre-human times. The importance of woody vegetation in Central Otago has been given prominence by Walker *et al.* (2003).

Most of the covenant area has significant biodiversity values. At least 301 native vascular species are present, representing approximately 70% of the plant diversity recorded for the Harris Mountains<sup>8</sup>.

### Assessment of Values under the National Policy Statement on Biodiversity

The Proposed National Policy Statement on Indigenous Biodiversity<sup>9</sup> provides national guidance on the evaluation of significant indigenous vegetation and/or significant habitats of indigenous fauna on private land. Values present on the covenant area that meet criteria for any of the Policy 2 items are outlined below:

**Policy 2 (c) To protect indigenous vegetation associated with sand dunes and wetlands; ecosystem types that have become uncommon due to human activities:**

The wetland complex near Polnoon Creek: New Zealand wetland turf plants and their communities are of high significance in a global context for they appear to have no analogues in the Northern Hemisphere, where ephemeral wetlands are typically vegetated with plants of much taller stature.

**Policy 2 (d) Land environments, defined by Land Environments of New Zealand at Level IV (2003), that have 20 per cent or less remaining in indigenous vegetation cover**

One tiny area at the mouth of Deep Creek has 'Chronically Threatened' Unit (N4.1d) present.

**Policy 2(e) habitats of threatened and at risk species**

The communities present provide habitats for Threatened and At Risk plant and fauna species (ranking according to the most recent threat classification systems <sup>10, 11, 12,13</sup>) as shown in Table 5 below:

**Table 5: Threatened and At-Risk Flora and Fauna of Coronet Peak Station**

THREATENED - NATIONALLY CRITICAL	
Moth <i>Stigmella</i> n. 'Olearia'	<i>Olearia</i> grey shrubland along Skippers Rd and Carmichaels Spur
THREATENED - NATIONALLY ENDANGERED	
Whipcord hebe <i>Leonohebe cupressoides</i>	Shrubland above Deep Creek near Shotover confluence
Kea	Harris Mountains
THREATENED - NATIONALLY VULNERABLE	
Sedge <i>Carex rubicunda</i>	Ephemeral wetland near Polnoon
Slender coral broom <i>Carmichaelia crassicaulis</i> subsp. <i>racemosa</i>	Snow tussocklands in Deep Creek & upper Arrow valley
Native dandelion <i>Kirkianella novae-zelandiae</i>	Present in short tussocklands and upper slopes of point 1646m near Vanguard Peak

Native cress <i>Pachycladon cheesemanii</i>	Rock outcrops below Coronet Peak Road & near Polnoon wetlands
Moth <i>Stathmopoda</i> sp. "Olearia"	<i>Olearia</i> grey shrubland along Skippers Rd, Shotover River and Carmichaels Spur
Moth <i>Declana</i> sp. 'grey toreuta'	<i>Olearia</i> grey shrubland along Skippers Rd, Shotover River.
Moth <i>Maoritenes</i> n. sp "Olearia"	
Moth <i>Pyrotis</i> n. sp. "Olearia"	
Moth <i>Pasiphila</i> n. sp. "Olearia"	<i>Olearia</i> grey shrubland near Devil's Elbow, Shotover River.
Moth <i>Orocrambus sophistes</i>	Likely present in grassland/herbfield communities of Deep Creek, Green Gate Creek & Coronet Peak valleys
<b>AT RISK- DECLINING</b>	
Mistletoe <i>Alepis flavida</i>	Beech forest below Coronet Peak Road
Shrub <i>Coprosma intertexta</i>	Deep Creek shrublands
Wood sedge <i>Luzula celata</i>	Stream terrace in lower Stockyard Creek
Pygmy forget-me-not <i>Myosotis pygmaea</i> var. <i>pygmaea</i>	Near Malings Peak
Native aniseed moth <i>Gingidiobora subobsurata</i>	Devil's Elbow, Shotover River
Alpine flightless shield bug <i>Hypsithocus hudsonae</i>	In open areas on Carmichael's Spur at 1550 m; likely present on many other peaks on property.
NZ pipit	Found in tussocklands
Jewelled gecko	Not recorded but suitable shrubland habitat
Green skink	Not recorded but suitable tussockland, boulderfield habitats to 1500 m
Cryptic skink	One recorded (or possible new species) at Mt St Just.
<b>AT RISK – RELICT</b>	
<i>Meterana exsquisita</i> Moth	Stockyard Creek, Shotover River
<b>AT RISK – RECOVERING</b>	
Eastern falcon	Tussocklands & shrublands, with breeding sites in Arrow Gorge
<b>AT RISK- NATURALLY UNCOMMON</b>	
<i>Aciphylla lecomtei</i> speargrass	Mt St Just. An Otago endemic, found here at its north and eastern distributional limit.
<i>Carex berggrenii</i> sedge	Damp grassland near Polnoon wetlands, Carmichaels Creek and upper Arrow
<i>Epilobium purpuratum</i> herb	Screes on Coronet Peak and Dirty Four Creek
<i>Ranunculus maculatus</i> herb	Small wetland below Coronet Peak Road
<i>Uncinia purpurata</i> sedge	Tall tussockland at head of Bush Creek, near Vanguard Peak.

Montane slopes below Coronet Ski Field have many insects with a Type locality nearby and are highly representative of Wakatipu basin. A further eight invertebrate species recorded at Coronet Peak are either at their distributional limit or have their Type locality close by<sup>3</sup>.

## Appendix Six - Open Space Values of Motatapu Station

### Overview

The covenant area comprises 7022 ha of Mt Soho Station. The property is located north of Arrowtown in the Queenstown Lakes District. The historic Macetown Road provides 4WD access to the southern tip of the covenant area, and to the remote western part. Situated at the southern end of the Harris Mountains, the covenant area is bound by the Arrow River to the west, Soho Creek to the south and east, and the Motatapu River South Branch/Golspie Burn to the east.

Two Reserves Act covenants are concurrently registered against the pastoral lease title. These protect biodiversity, landscape and historic values on land above 1000 m on Mount Soho and in the upper Arrow catchment. The Open Space values described in this summary include those protected under existing covenants.

The covenant area contains outstanding Open Space values. The natural environment is identified in the Queenstown Lakes District Plan as playing a significant role in the quality of life in the District by providing recreation, economic and conservation opportunities<sup>1</sup>. The covenant area contains some of the very best of these values in the District. Today it is a setting for a range of domestic and international visitor activities, which this proposal will protect in perpetuity. The Open Space values to be protected, maintained or enhanced are described below.

### Visual - Landscape Values

Most of the covenant area has been identified as an Outstanding Natural Landscape (District wide). The outstanding natural landscapes are the romantic landscapes comprising the mountains and lakes that have a high degree of openness and naturalness. It is these landscapes that many New Zealanders think of as “our place”; our inheritance<sup>2</sup>.

Remote upland tussocklands are generally in good condition reflecting conservative grazing in the years prior to purchase and subsequent destocking and control feral goats. Landforms are striking and distinctive. This area is part of one of the best remaining examples of tussock grassland landscapes and is valued as an iconic landscape, characteristic of prehuman New Zealand<sup>3</sup>.

### Historic - Archaeological Values

Ngāi Tahu Papatipu Rūnanga representatives have not undertaken an inspection of Mt. Soho Station, however the general statement of Ngāi Tahu values in the high country (see 2.2. above) is applicable. While there are currently no recorded archaeological sites on Mount Soho Station, a comprehensive archaeological survey may reveal archaeological sites associated with Māori occupation and activity.

Mount Soho Station is intimately tied into the history of the gold rushes and pastoral farm development in Otago. In the early 1860s land around the Motatapu River was taken into the huge Wanaka Station by Robert Wilkin and Archibald Thomson. Over the following decades, Wanaka Station lands were split off and regrouped with a number of different owners. By 1874, Mt Soho was taken up by William Paterson, a Scot recently arrived from Australia.

Archaeological sites within the covenant area are poorly documented, but include tailings and water races at Eight Mile Creek (recorded in the NZ Archaeological Associate Site Recording Scheme), and sites upstream of Macetown. These sites are part of the wider archaeological landscape associated with the Macetown goldfield that saw thousands of miners arrive in the 1860s and 70s. They are well preserved and legible due to the dry climate and open landscape.

A bridle track shown on early plans provided access up the Motatapu River. It was later reported to have been constructed to Macetown. This track links the history of gold mining and pastoral farming; the current track in a large part lies on the original formation.

All sites that pre-date 1900 are protected under the Historic Places Trust Act 1993. Many of these are already registered on the NZ Historic Places Trust database. The covenant protects all historic and archaeological sites irrespective of their age.

## Cultural Values

The covenant area is rich in cultural heritage. The first people to visit the area were the Maori travelling through Central Otago to the West Coast on pounamu expeditions, as well as in search for seasonal food resources. No records of Maori archaeological sites exist on the covenant area, but this can probably be attributed to the intensity and extent of subsequent gold mining activities.

The first Pakeha who came to the Wakatipu area were the explorers of the mid 1850s, including Nathaniel Chalmers, Chubbin and MacFarlane. William Paterson was the first recorded runholder of Mt Soho Station in 1874.

The biggest influx of people were the gold miners, beginning in 1862, when thousands of people flooded into the Shotover and Arrow valleys in search for gold from many points of the globe. In January 1863, miners overflowing from the Shotover and the Arrow goldfields moved into the Macetown area. They established a settlement to service the miners, with alluvial mining in the river, stream beds and banks as its economic base. The higher river terraces were worked once races were constructed to bring water to the claims. Goldfields near Macetown, while significantly smaller than those in the Shotover, saw major sluicing and later gold battery activity that gives the Arrow its distinctive cultural character. Those sites within the covenant area are part of the wider archaeological cultural heritage of Macetown.



Chinese miners at times made up a significant proportion of the mining population, with huts and sluicings at Macetown goldfield attributed to their presence. Their history within the covenant area is not well documented.

The historic Macetown Road, which was built in the Arrow valley to enable transportation of large gold mining machinery to the goldfields, now provides New Zealanders and international visitors with access to a place that has special cultural and social significance. This area is internationally recognised for its qualities, having featured in overseas publications on New Zealand tourism. It is held in great affection by locals and outsiders alike for its unique character and rugged ambience. Today, the road is mostly used for recreation and tourism.

Since 2004, each year, hundreds of local and international competitors are drawn to this stunning area to compete in the gruelling “Motatapu Challenge”, many of whom enjoy it so much, regularly return. Both the race and the Te Araroa Trail have heightened the public awareness and appreciation for this area.

Vast areas of intact alpine tussocklands are very much part of all New Zealander’s cultural heritage, as are the fauna that inhabit them. New Zealanders also have a culture of getting ‘out there’, enjoying the outdoors. The covenant area is already an important part of many New Zealander’s outdoor cultural heritage.

The Open Space values detailed above protects a cultural setting that is of significance to all New Zealanders, including tangata whenua. This area is of particular value to descendants of the Chinese and pakeha miners, and pastoral farmers, whose forbearers made this harsh environment their home.

## Education and Recreation Values

The superb historic and cultural matrix of Macetown makes this area suitable for environmental and educational trips. Guided trips are available commercially from Queenstown. The covenant area provides a spectacular setting for a range of activities including day walks, tramping, team building activities, historic site appreciation, 4WD trips up to Macetown, hunting, mountain biking, horse trekking and ski touring.

The development of the Motatapu tramping track across Mt Soho (between Roses Hut in the Motatapu valley, over Roses Saddle to Macetown), was a condition required by the Overseas Investment Office on purchase of the property by SPL. It now forms part of the national Te Araroa Trail - New Zealand’s Trail, which is a continuous 3,000 km walking track from Cape Reinga to Bluff. This track has made accessible what was once considered a remote and little visited part of the Harris Mountains, to domestic and international visitors alike. The Motatapu Track is formalised by way of an easement under Section 7(2) of the Conservation Act.

The Te Araroa Trail is the only public track on Mount Soho. At the time of writing there are no additional tracks proposed on this property. The popular Macetown Road lies close to the property boundary

between the Soho Creek Arrow River Junction and Macetown. This section of the road appears to lie entirely within the marginal strip.

Commercial heli-skiing takes place in the winter. An annual internationally recognised commercial ‘Motatapu Challenge’ adventure race goes through the area. This event offers athletes four options. Competitors can enter a mountain bike, marathon run, or triathlon event that goes through the covenant area, which follows a 4WD track down Soho Creek to the Arrow Junction, while the more gruelling ‘adventure’ mountain run follows the Motatapu Track from Roses Hut over Roses Saddle to Macetown, and down the Macetown Road towards Arrowtown.

Recreational opportunities within, and at the periphery of, the covenant area, form an important part of the spectrum, in an area where outdoor recreation and an appreciation of the natural environment is a vital part of the social and economic fabric of the community.

## Catchment Values

Most of the property has steepland Class VII or VIII soils<sup>5</sup>, which are liable to severe erosion. The gold rush in the 1860s, with its method of sluicing and altering watercourses, exacerbated natural erosion.

The indigenous vegetation cover that dominates the Arrow catchments plays a vital role in soil and water conservation and water yield. Many people in the Kawarau and Clutha catchments rely on these services as a basis for their livelihood, a source of drinking water and for water-based and outdoor recreational/ tourist activities, while nationally, their role in water harvesting is important for downstream hydro-electric generation at the Clutha Dam. Tall tussock density and cover of woody species is increasing under current management, resulting in improved vegetation cover, reduced erosion rates and increased carbon sequestration. Carbon storage in regenerating shrubland and tall tussocklands makes a modest contribution to ameliorating current anthropogenic induced rise in atmospheric carbon dioxide levels.

## Biodiversity Values

The covenant area contains outstanding representation of the plants and plant communities of the Shotover and Wanaka Ecological Districts, particularly in the alpine and montane bioclimatic zones. These communities host a range of indigenous fauna<sup>4</sup> including some rare or threatened species. A ‘\*’ is used in the report to denote a Threatened or At-Risk species, with details provided in [Table 4](#).

### ALPINE ZONE

This zone is almost entirely protected by the existing Reserves Act Covenants. Extensive cushionfields are found on the harshest sites, characterized by shallow soils with much rock and wind exposure. These alpine communities occur along the Mt Soho (1752 m) ridge, the tops of the Arrow catchment, and between Mt Hyde (2056 m) and point 1781 m asl. Although mostly high alpine, examples also

occur in the montane zone along disturbed stream beds and terraces. *Dracophyllum* shrublands (*Dracophyllum pronum* and *D. uniflorum*) occur with many cushion plants on cold, south- and east-facing ridges characterized by shallow soils. Snowbank communities are found where snow lies for extended periods.

Slim snow tussock (*Chionochloa macra*) is found above c.1500 m where soil depth increases. It extends downslope on the colder south and east-facing slopes. At sites subject to historical high grazing pressure, cover is much reduced. This community displays a high degree of natural character, with few exotic species. Within a narrow altitudinal zone, hybridization between slim-leaved and narrow-leaved snow tussocks occurs. Extensive intact slim snow tussocklands are uncommon.

Narrow-leaved snow tussockland (*Chionochloa rigida*) is the dominant community below c.1500 m. On warmer aspects, it occurs to the ridge tops. On drier western and northern faces and steep stony faces, tussock cover is more open, shorter stature, with less species diversity. With the removal of forest and subalpine shrublands, largely through Polynesian burning, snow tussockland now descend to 1000 m.

Tussocklands up to 1600 m are suitable habitat for the widespread McCann's and Common skinks, while rock outcrops within the tussocklands to 1300 m may provide habitat for Cromwell gecko. Tussocklands and boulderfields, generally in wetter areas up to about 1400 m, are moderately likely to support green\* and cryptic skink\*. Alpine areas above 1000m likely support invertebrate species that are regionally endemic or typical of south-eastern South Island.

South Island pied oystercatcher\*, spur-winged plover, harrier hawk, and paradise shelduck are present. Kea\* are found along the Harris Mountain tops, while NZ pipit\* are widespread in tussock grasslands. Tussocklands form part of the range for eastern NZ falcon\*.

#### **MONTANE ZONE**

Short tussockland is common towards the Roses Saddle area, Golspie Burn and Soho Creek. Dominated by hard tussock (*Festuca novae zelandiae*), it occupies a narrow zone between 900-1000 m asl. The exotic component increases with decreasing altitude.

Tall and short tussocklands are the most widespread communities.

Exotic grassland dominates at lower levels, but can be found above 900 m on some sunny west faces. These grasslands have a significant component of native herbs and grasses.

Wetlands are not common but do occur in the Golspie Burn and at the head of Soho Creek. Virtually all wetlands and riparian zones along the valley have been fenced off, so while modified, these large wetlands are now recovering rapidly. Native species include sedges, marsh marigold, buttercups, willowherb, and daisy.

Small seepages in tussockland contain moss species, *Laginifera barkeri*, *Uncinia divaricata*, *Gunnera monoica* and *Juncus gregiflorus*.

Montane grey shrublands are extensive below about 1000 m, mainly in damp gullies and along stream courses, although scattered plants are found in both the tall and short tussockland communities. The most extensive shrublands occur on south facing slopes of the lower Soho Creek, and are also present on slopes between Roses Saddle and Roses Hut, and in Golspie Burn below Basin Peak. Matagouri and manuka are common, with bush lawyer, several Coprosma and other shrub species present, including uncommon species (e.g. *Olearia lineata*\* and *Carmichaelia compacta*\*).

Diverse mature shrublands are a rare ecosystem. The covenant area has some excellent examples attributable to their size, intactness and distinctive associations. A good example can be found in lower Soho Creek.

Grey shrublands provide habitat for passerine bird populations, which the Eastern falcon\* prey upon. Dense falcon populations are present in the nearby Arrow Gorge. Grey warblers, silvereye, riflemen and tomtits are found in the gully shrublands throughout, with fantails rare. These shrublands may also provide potential habitat for jewelled gecko\*.

Rocky outcrops above 900 m provide suitable habitat for Roy's Peak gecko\*, which has been recorded on nearby Mt Alpha.

Most of the covenant area lies above 1050 m and is largely in a natural state that probably closely resembles the original vegetation that is likely to have been found in these mountains prior to the arrival of humans.

## Assessment of Values under The National Policy Statement on Biodiversity

The Proposed National Policy Statement on Indigenous Biodiversity<sup>6</sup> provides national guidance on the evaluation of significant indigenous vegetation and/or significant habitats of indigenous fauna on private land. Values present on the covenant area that meet criteria for any of the Policy 2 items are outlined below:

### ***Policy 2 (c) To protect indigenous vegetation associated with sand dunes and wetlands; ecosystem types that have become uncommon due to human activities:***

The large wetland in the upper Golspie Burn is recovering under current land management.

### ***Policy 2 (d) Land environments, defined by Land Environments of New Zealand at Level IV (2003), that have 20 per cent or less remaining in indigenous vegetation cover***

One tiny area of Nationally Critical LENZ Unit (N4.1d) is present on Mt Soho Station.

### ***Policy 2(e) habitats of threatened and at risk species***

The communities present provide habitats for Threatened and At Risk flora and fauna (ranking according to the most recent threat classification systems<sup>7, 8, 9</sup>), as shown in Table 6 below:

**Table 6: Threatened and At-Risk Flora and Fauna of Glencoe Station**

<b>THREATENED - NATIONALLY ENDANGERED</b>	
Kea	Harris Mountains
<b>THREATENED - NATIONALLY VULNERABLE</b>	
Native dandelion <i>Kirkianella novae-zelandiae</i>	Occasional; present in short tussock grassland above a wetland in Golspie Burn.
Roy's Peak gecko <i>Mokopirirakau</i> "Roys Peak"	Not recorded but highly likely present on rock outcrops > 900 m.
<b>AT RISK- DECLINING</b>	
<i>Elymus tenuis</i>	Grasslands
<i>Olearia lineata</i>	Occasional in grey shrublands.
NZ pipit	Found in tussocklands
South Island pied oystercatcher	Found in tussocklands
Jewelled gecko	Not recorded but suitable shrubland habitat
Green skink	Not recorded but suitable tussockland, boulderfield habitats to 1500 m
<b>AT RISK – RECOVERING</b>	
Eastern falcon	Tussocklands & shrublands, with breeding sites in Arrow Gorge
<b>AT RISK- NATURALLY UNCOMMON</b>	
<i>Carex lachenalii</i>	Occasional, in snow banks
<i>Carmichaelia compacta</i>	Rare, in shrubland on steep roadside bank.
<i>Epilobium purpuratum</i>	Scree, potentially present

## Current Land Use

The Covenant Area (four covenants) has been retired from grazing and is managed for conservation and recreational purposes.

The covenant area provides a spectacular setting for a variety of activities (both commercial and non-commercial) described more fully under "EDUCATION AND RECREATION VALUES" above.

## Appendix Seven - Consultation, Partnerships and Other Bodies With Administrative Responsibilities

### Ngai Tahu

**Topic:** Ngai Tahu Tribal Authority – South Island, from Kaikoura Ranges to Stewart Island.

**Date:** 15 Oct 2019

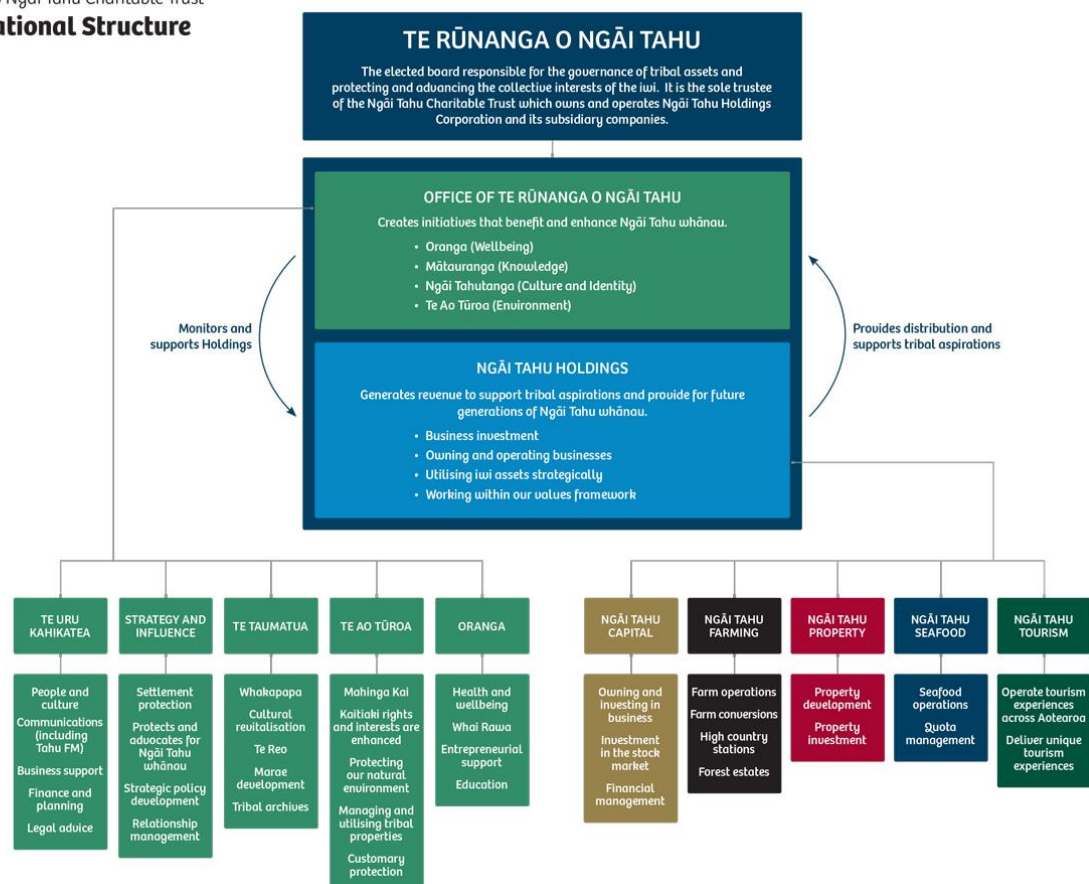
Te Rūnanga o Ngai Tahu is the collective of 18 'papatipua rūnanga' that are the indigenous communities that represent the tribe that have the largest tribal area in NZ.

Figure 1 below sets out Ngai Tahu tribal authorities organisational structure and how they operate to conduct and ensure their treaty partner responsibilities are given effect.

**Figure 1: Ngati Tahu Tribal Authorities Organisational Structure**

Te Rūnanga o Ngāi Tahu Charitable Trust

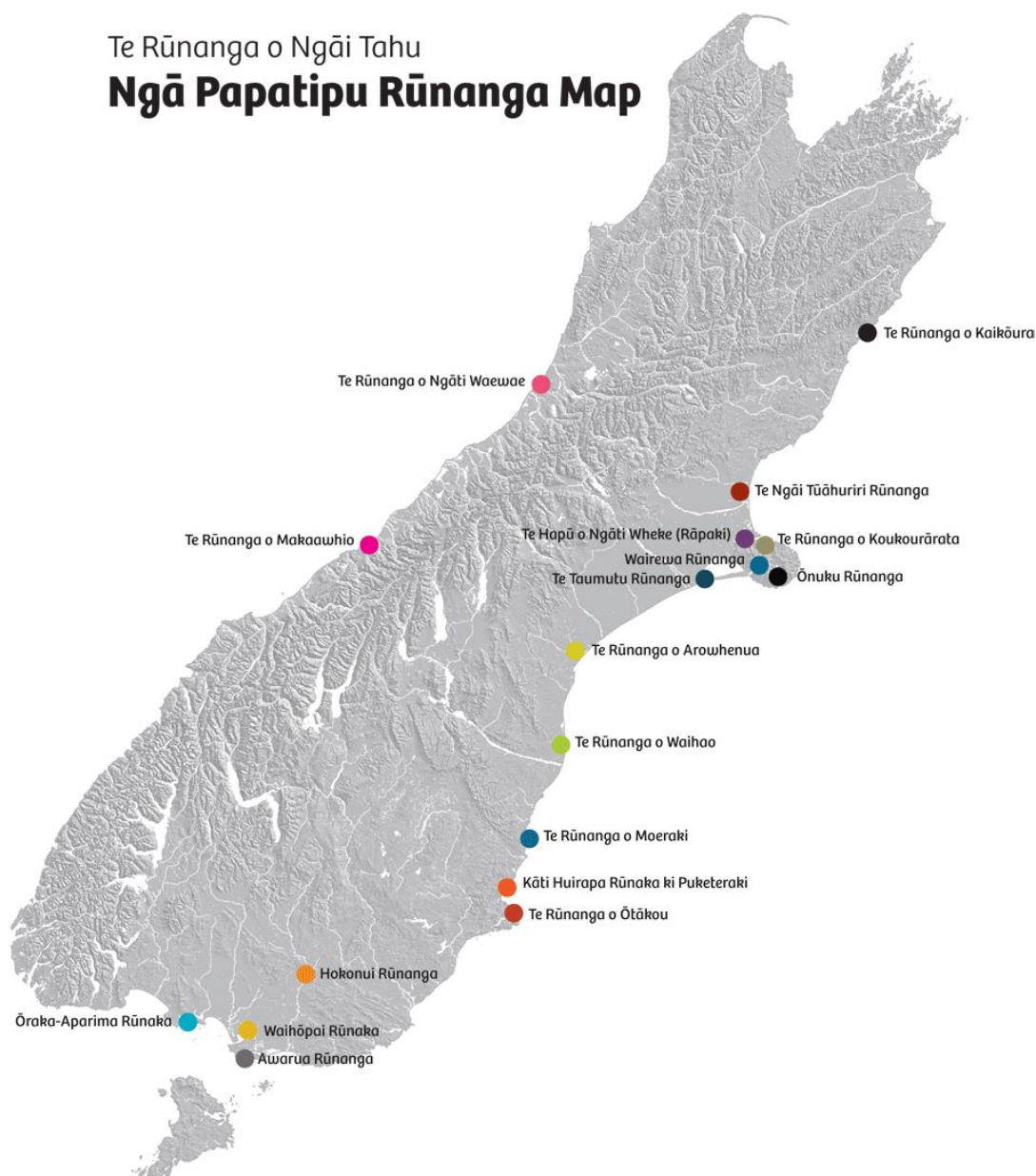
#### Organisational Structure



Ref: <https://ngaitahu.iwi.nz/te-runanga-o-ngai-tahu/>

In 1996, Ngai Tahu was one of the first tribal authorities that completed the treaty settlement process. As a result of this process, Ngai Tahu's financial settlement amounted to \$170m plus some interest and commercial opportunities and was received in late 1998. It also subsequently involved fisheries and aquaculture assets valued at \$71m. Since the time of settlement (1998), the asset base has grown from approximately \$10m in 1996 to over \$658m as at June 2012. Over that time Te Rūnanga has made distributions and invested over \$254m in tribal development, much of that being direct to our Papatipu Rūnanga and tribal members through a matched savings programme, education scholarships and grants and the like.

**Figure 2: Location Map of Papatipu Runanga.**



Below is a list of key contacts by district as a first contact step for QEII in its interactions with Ngai Tahu for QEII business purposes.

See link for more details: <https://ngaitahu.iwi.nz/te-runanga-o-ngai-tahu/papatipu-runanga/>

**Table 7: Ngai Tahu First Point of Contact List.**

Rūnanga	Area in South Island	Contact Details	Email contact
Te Rūnanga o Arowhenua	Arowhenua is the primary Māori kainga of South Canterbury and lies between the junction of the Temuka and Opihi Rivers just 2kms south of Temuka.	<a href="#">Quentin Hix</a> Address: 38 Huirapa Street, Temuka Phone: (03) 615 9646	<a href="mailto:Arowhenua.admin@ngaitahu.iwi.nz">Arowhenua.admin@ngaitahu.iwi.nz</a>
Awarua Rūnanga	Te Rau Aroha Marae is the southern-most marae. Located in Bluff, the marae was originally established in the late 1800s as a hostel for local Māori who lived on islands off the Southland coast.	<a href="#">Gail Thompson</a> Address: 12 Bradshaw Street, PO Box 19, Bluff 9814 Phone: (03) 212 8652	<a href="mailto:office@awaruarunaka.iwi.nz">office@awaruarunaka.iwi.nz</a>
Te Rūnanga o Hokonui	Established in 1987, Hokonui Rūnanga provides well-being for members through management of spiritual, cultural, educational, moral, social and economic needs in the Gore region. Hokonui Rūnanga currently has about 14,000 members represented by up to 24 Executives of Hokonui Rūnanga Society.	<a href="#">Terry Nicholas</a> Address: 140 Charlton Road, PO Box 114, Gore 9740 Phone: (03) 208 7954	<a href="mailto:hokonui@xtra.co.nz">hokonui@xtra.co.nz</a> Website: <a href="#">Hokonui Rūnanga</a>
Oraka Aparima Runaka	The takiwa of Te Rūnanga o Ōraka Aparima centres on Ōraka (Colac Bay) and extends from Waimatuku to Tawhitare with other Murihiku Runanga and those located from Waihemō southwards.	<a href="#">Ann Wakefield</a> Address: 175 Palmerston Street, Riverton Phone: (03) 234 8192	<a href="mailto:office@orakaaparima.org.nz">office@orakaaparima.org.nz</a>
Aukaha	Rūnaka based consultancy service with Governance from five Rūnaka owners: <ul style="list-style-type: none"> <li>• Te Rūnanga o Waihao</li> <li>• Te Rūnanga o Moeraki</li> <li>• Kāti Huirapa Rūnaka ki Puketeraki</li> <li>• Te Rūnanga o Ōtākou</li> <li>• Hokonui Rūnanga</li> </ul>	Rachel Wesley (CE) 268 Stuart Street, Dunedin Central, Dunedin 9016	<a href="mailto:rachel@aukaha.co.nz">rachel@aukaha.co.nz</a>



## Appendix Eight - Other Partnerships

The nature of partnerships/relationships with the Trust is summarised in Table 8.

**Table 8:** Partnerships, roles and contacts

Partner	Role	Key Contact/s
<b>AC</b>  <b>Arrowtown Choppers</b>	Group of Volunteers who undertake wilding tree control	Anton Schmitz Email: <a href="mailto:anton@schmitz.co.nz">anton@schmitz.co.nz</a>  Karl Walker Email: <a href="mailto:arrowtownchoppers@gmail.com">arrowtownchoppers@gmail.com</a>
<b>APBA</b>	Spearheading Arrowtown Mahu Whenua Gateway Project	<i>Manager:</i> Nicky Busst – Email: <a href="mailto:info@arrowtown.com">info@arrowtown.com</a>
<b>AVA</b>	Historic Involvement in track maintenance and signage. Umbrella group for AWG & Arrowtown Choppers as they are a registered Charitable Trust	<i>Current Chairperson (May 2021):</i> Susan Rowley Email: <a href="mailto:chairperson@arrowtownvillage.nz">chairperson@arrowtownvillage.nz</a>
<b>AWG</b>	Spearheading Arrowtown Strategy for Willding Tree Control behind Arrowtown – including deciduous species	Ben Teele Email: <a href="mailto:benteele@mac.com">benteele@mac.com</a>
<b>Central Lakes Trust</b>	Community Funding Agency – funded cadastral survey work for Mahu Whenua – major contributor to WWCCG	<i>Chief Executive:</i> Susan Finlay Email <a href="mailto:sfinlay@dt.net.nz">sfinlay@dt.net.nz</a> <i>Grants Programme &amp; Policy Manager:</i> Vicci Lawrence Email: <a href="mailto:vicci.lawrence@dt.net.nz">vicci.lawrence@dt.net.nz</a>
<b>DOC</b>	Joint covenanting agency, adjoining land manager, advisor to CCL on inherent values, partner in track management, administer WAC and decision maker on wildlife releases. Member of Access Advisory Group.	<i>Operations Manager Wakatipu:</i> David Butt -. Email: <a href="mailto:dbutt@doc.govt.nz">dbutt@doc.govt.nz</a>
<b>LINZ/CCL</b>	Landlord, consenting agency, easement issuer. Open Space Covenant registered on pastoral lease titles.	<i>Commissioner of Crown Lands:</i> Craig Harris. <i>Deputy Chief Executive Crown Property:</i> Jerome Sheppard Email: <a href="mailto:JSheppard@linz.govt.nz">JSheppard@linz.govt.nz</a>
<b>Heritage New Zealand</b>	Open Space Covenants protect historic/archaeological values in place of Heritage NZ covenant as required by OIO.  Consenting Authority for archaeological disturbance.	email: <a href="mailto:infodeepsouth@heritage.org.nz">infodeepsouth@heritage.org.nz</a> . <i>Area Manager Otago Southland:</i> Jane Macknight
<b>Mountain Bikers</b>  <b>Queenstown Mountain Bike Club</b>	Major existing & potential users of covenants	<i>President:</i> Adam Carlson Email: <a href="mailto:president@queenstownmtb.co.nz">president@queenstownmtb.co.nz</a> Phone: 0210481193  <i>Treasurer:</i> Bruce McLeod Email: <a href="mailto:treasurer@queenstownmtb.co.nz">treasurer@queenstownmtb.co.nz</a> Phone: 0274182104
<b>Mountain Turk Club</b>	Operate Mountain Turks	<i>President:</i> Erik Bradshaw Email: <a href="mailto:erik@exobindings.com">erik@exobindings.com</a> Phone: 027 241 8571

<b>NZWAC</b>	Easement holder of public tracks.  Member of Access Advisory Group.	<i>Chief Executive:</i> Rick Cullinane <i>Email:</i> ric.cullinane@walkingaccess.govt.nz  <i>Local Field Officer:</i> Ange Van der Laan – <i>Email:</i> Ange.vanderLaan@walkingaccess.govt.nz
<b>QLDC</b>	RMA Consenting Agency, Partner in track management. Member of Access Advisory Group.	<i>Parks and Reserves Planning Manager:</i> Jeannie Galavazi <i>Email:</i> Jeannie.Galavazi@qldc.govt.nz
<b>QTT</b>	Facilitate creation of new tracks. Charged with attaining consents for Coronet Loop Trail	CEO: Mark Williams <i>Email:</i> mark.williams@queenstowntrail.org.nz Lou Vincent – Executive Officer <i>Email:</i> lou@queenstowntrail.org.nz
<b>University of Otago</b>	Research Partner	Professor Phil Seddon – Dept of Zoology  <i>Email:</i> philip.seddon@otago.ac.nz  Dr Janice Lord – Department of Botany <i>Email:</i> janice.lord@otago.ac.nz
<b>Wakatipu Tramping Club</b>		<i>President:</i> Sarah Pearson <i>Email:</i> <a href="mailto:wakatipu.tramper@gmail.com">wakatipu.tramper@gmail.com</a>
<b>Wakatipu Walkers</b>		<i>President:</i> Keith Milne <i>Email:</i> kashmilne@gmail.com
<b>WCG</b>	Multi Agency umbrella body for wilding tree control in the Wakatipu Region.	<i>Manager (QLDC):</i> Brianna Pringle <i>Email:</i> Briana.Pringle@qldc.govt.nz <i>Chair:</i> Grant Hensman. <i>Email:</i> <a href="mailto:grant@beaver.net.nz">grant@beaver.net.nz</a> <i>Funding Manager:</i> Sue Rose <i>Email:</i> srose@wakatipuwilding.co.nz

## Appendix Nine - Legislative Context: Relevant Acts

### Queen Elizabeth the Second National Trust Act 1977

Act establishes the national trust to encourage and promote the provision, protection, and enhancement of open space for the benefit and enjoyment of the people of New Zealand. Primary piece of legislation which guides administration and decision making for the Mahu Whenua covenants.

### Reserves Act 1977

Act under which duplicate DOC administered covenants are held (see Section 7).

### Resource Management Act 1991

Primary legislation governing land use irrespective of land tenure. Provides legislative context for district Plans and land use consents. In the Mahu Whenua context requires QLDC consents for new tracking and other earthworks.

### Conservation Act 1987

Core organic legislation behind DOC. The Act promotes the conservation of New Zealand's natural and historic resources.

### Crown Minerals Act 1991

Sets legal framework for several existing mining permits within the covenants.

### Land Act 1948

The Act provides the legal framework for the administration of Crown owned pastoral leases which form the land tenure for the covenants. It contains instruments for managing grazing, commercial recreation, non-pastoral activities and mechanisms for the issue of easements providing easements, covenants and other encumbrances on the land.

### Crown Pastoral Land Act (1998)

The Act operates alongside the Land Act 1948. It provides a legal basis for protection of inherent values and establishes a process for pastoral lease tenure review.

### Heritage New Zealand Pouhere Taonga Act 2014

This Act replaced the *Historic Places Act* 1993 in 2014. The legislation reforms the governance of the New Zealand Historic Places Trust in line with its status as a Crown entity. The new provisions are

intended to improve efficiency, reduce costs, and improve alignment with the *Resource Management Act 1991*.

#### Wild Animal Control Act 1977

An Act to provide for the control of harmful species of introduced wild animals and the means of regulating the operations of recreational and commercial hunters, including wild animal recovery hunting using aircraft, so as to achieve concerted action and effective wild animal control, and to consolidate and amend the Noxious Animals Act 1956.

#### Fencing Act 1978

An Act which sets out rights and obligations in respect to fencing on property boundaries.

## Appendix Ten -Operational Areas

### Biodiversity

#### NATIVE BIODIVERSITY / NATIVE ECOSYSTEMS

This operational area covers most of the covenant area and overlaps with other operational areas. The area comprises alpine fell fields, alpine and montane grasslands, sub alpine and montane shrublands and discrete areas of beech forest, wetlands and riparian environments. Condition ranges from near pristine to areas of secondary native vegetation recovering from past land use practices and wild animal infestations.

This area provides ecosystem services; particularly in the form of water harvest and flood/erosion control.

#### RARE AND THREATENED SPECIES

**Table 9: ‘Threatened’ and ‘At Risk’ Flora and Fauna.** Individual Tables with location descriptions for each property are presented in Appendix Two. (CP- Coronet Peak, MS – Mount Soho, GC – Glencoe and M – Motatapu. Additional species can be found in University of Otago and Te Papa reports held by QEII.

THREATENED - NATIONALLY CRITICAL		
SPECIES	PROPERTY	PROPOSED MONITORING
Moth <i>Stigmella</i> n. ‘Olearia’	CP	
THREATENED - NATIONALLY ENDANGERED		
Kea	Throughout	QEII Rep to record bird sightings during routine monitoring
Whipcord hebe <i>Veronica cupressoides</i>	CP	Photo points and population count
THREATENED - NATIONALLY VULNERABLE		
Native dandelion <i>Kirkianella novae-zelandiae</i>	MS.GC. M	QEII Rep to locate population and monitor as part of routine visits.
Sedge <i>Carex rubicunda</i>	C P	University of Otago?
Slender coral broom <i>Carmichaelia crassicaulis</i> subsp. <i>racemosa</i>	CP	
Native cress <i>Pachycladon cheesemanii</i>	CP. GC	
Roy’s Peak gecko <i>Mokopirirakau</i> “Roys Peak”	Not recorded but highly likely present on rock outcrops > 900m.	Encourage periodic herpetological survey work
Moth <i>Stathmopoda</i> sp. “Olearia”	CP	

Moth <i>Declana</i> sp. 'grey toreuta'	CP	
Moth <i>Maoritenes</i> n. sp. "Olearia"	CP	
Moth <i>Pyrotis</i> n. sp. "Olearia"	CP	
Moth <i>Pasiphila</i> n. sp. "Olearia"	CP	
Moth <i>Orocrambus sophistes</i>	Likely present in grassland/herbfield communities of CP	QEII Rep to locate population and monitor as part of routine visits.
<b>AT RISK – DECLINING</b>		
Mistletoe <i>Alepis flavida</i>	CP.M.	
Shrub <i>Coprosma intertexta</i>	CP	
Wood sedge <i>Luzula celata</i>	CP	
Pygmy forget-me-not <i>Myosotis pygmaea</i> var. <i>pygmaea</i>	CP	
<i>Elymus tenuis</i>	MS	No specific monitoring
<i>Olearia lineata</i>	MS, M, C	QEII Rep to locate population and monitor as part of routine visits.
Coral Broom <i>Carmichaelia crassicaulis</i> subsp. <i>crassicaulis</i>	GC.	Coral Broom <i>Carmichaelia crassicaulis</i> subsp. <i>crassicaulis</i>
Native aniseed moth <i>Gingidiobora subobsurata</i>	CP.	
Alpine flightless shield bug <i>Hypsithocus hudsonae</i>	CP	
NZ pipit	Throughout	
South Island pied oystercatcher	Throughout	QEII Rep to record bird sightings during routine monitoring
Jewelled gecko	Not recorded but suitable shrubland habitat	
Green skink	Not recorded but suitable tussockland, boulderfield habitats to 1500 m	
Cryptic skink	CP.	
Fish Koaro	GC	
<b>AT RISK – RELICT</b>		
<i>Meterana exquisita</i> Moth	CP.	
<b>AT RISK – RECOVERING</b>		
Eastern falcon	Throughout	QEII Rep to record bird sightings during routine monitoring
<b>AT RISK- NATURALLY UNCOMMON</b>		
<i>Carex lachenalii</i>	MS.	Encourage periodic botanical survey work

<i>Carmichaelia compacta</i>	MS.	QEII Rep to locate population and monitor as part of routine visits.
<i>Epilobium purpuratum</i>	Screes, potentially present	Encourage periodic botanical survey work
<i>Aciphylla lecomtei</i> speargrass	CP.	
<i>Carex berggrenii</i> sedge	CP	
<i>Epilobium purpuratum</i> herb	CP	
<i>Ranunculus maculatus</i> herb	CP	
<i>Uncinia purpurata</i> sedge	CP	

## Appendix Eleven - Large Scale Biodiversity Projects by Third Parties

### UNIVERSITY OF OTAGO INITIATIVE

#### Brief Description of the Research

Production of a habitat map for selected areas within the Mahu Whenua covenant area between Lake Wanaka and Arrowtown, including compilation of selected existing geo-information on the site (elevation models and landcover) and production of database layers relating to floral and faunal elements, both exotic and native, as a basis for future ecological restoration research and management.

A summary of research projects/proposal is presented in Appendix Six.

#### Funding

Funding for first year of the projects was covered by an UO grant.

It is anticipated that the UO will carry the primary costs for the Research Project and provide support and supervision for the students.

Additional funding will be sought from alternate sources.

For the 2016/2017 season The Trust Contributed \$10,000 towards the program and SPL \$20,00 while DOC funded a Summer Studentship Programme for two botany students to undertake a threatened plant survey.

The Trust funds the Regional Representatives time to liaise with UO staff and students and to provide some assistance provision of information and assistance in the field.

#### MOU

The draft MOU formalises the intention of the Parties to collaborate on the research project, for access to be granted to students, supervisors, and affiliates

The agreement records the intent of the parties to establish long term collaboration on the topics of land management and ecological restoration, possibly involving applications to external parties for funding. Such applications will not be submitted without prior agreement by all parties.

The draft MOU is attached as Appendix Seven (*As of June 2021 – shortly to be replaced by an updated and executed version*)



## Appendix Twelve -Public Tracks & Signs

Most tracks were required by the OIO and others voluntarily offered by SPL. Tracks are to be legalised by way of easements in favour of the WAC with QEII as controlling authority.

Track construction and ongoing maintenance may occur in this zone subject to approval from relevant authorities (including the CCCL and QLDC).

The Walking Access Commission compiled an application to LINZ for easements over 22 sections of track. In March 2017 LINZ agreed to grant 20 of these easements under section 60(1) of the Land Act. Upon advice from DOC, partial consent was granted for walking only over two sections of the proposed 'Round the Mountain' Coronet Peak dual use mountain biking/cycle trail. This decision was on the basis that effects cannot be sufficiently mitigated to avoid adverse visual impacts.

WAC applied to LINZ for a re hearing of the LINZ decision. WAC, DOC, SPL, QTT and the Trust have worked behind the scenes to prepare a revised proposal which addresses DOC's concerns. The CCL subsequently approved a dual use easement for the entire track in 2018.

The Trust is the controlling authority for easements issued to WAC. Each track will be managed by a locally based agency (DOC and QLDC) by way of a separate MOU with the Trust, as outlined in (Table Ten). *As of March 2021, in lieu of actively managing the tracks, QLDC has agreed to pay an annual allocation of \$10,000 per year to QEII which will be spent through QTT. This agreement has been formalised through an MOU which is attached as AppendixFourteen*

The Trust has, in conjunction with SPL and other parties, developed a standard signage template which has been used throughout the Mahu Whenua covenant, except for the Glendhu Bay to Macetown section of the Te Araroa Trail, where DOC Signage has been in place for over a decade.

The Trust made a partially successful bid to the Community Conservation Partnerships Fund (CCPF) in 2015 to assist with the design and manufacture of directional and interpretation signage. Additional funds were contributed by the WAC, whilst the Trust has invested a substantial commitment in time and resources. Signage has been placed on all existing tracks.

Upgrade of signs, damage repair and placement of new signs where there is evidence that some users have faced difficulty navigating continues on an ongoing basis.

The QLDC contribution to the maintenance of the tracks to not exceed \$10,000 per annum, and to be effective three years from completion of all track works. This maintenance budget could be Walker Lee Rogers

**Table 10:** Tracks to be Managed by DOC

Track Name	Currently Formed / Marked	Easement Consented to by CCL	Management Agency	Construction Standard
<b>Brow Peak Route</b>	Yes	Yes	DOC	Back Country Adventure
<b>Big Hill Walkway</b>	Yes	Yes	DOC	Back Country Adventure <span style="color: red;">May be transferred to QTT</span>
<b>Arrow Gorge Track</b>	Yes	Yes		
<b>Hayes Creek Walkway</b>	Yes	Yes	DOC	Back Country Adventure
<b>Advance Peak Track</b>	Yes	Yes	DOC	Back Country Adventure
<b>Polnoon Route</b>	Partially	Yes	DOC	Back Country Adventure
<b>Crown Peak Route</b>	Yes	Yes	DOC	Back Country Adventure

**Table 11:** Tracks to be Managed by the Queenstown Lakes District Council *(Modified to QTT-QEII under MOU dated ... attached as Appendix Fourteen)*

Track Name	Currently Formed / Marked	Easement Consented to by CCL	Management Agency	Construction Standard
<b>Brackens Saddle Track</b>	Yes	Yes	QLDC	Back Country Adventure /Back Country Comfort
<b>Tobins Track</b>	Yes	N/A – Legal Road	QLDC	N/A
<b>Tobins Drop</b>	Yes	Yes	QLDC	Back Country Adventure /Back Country Comfort
<b>Coronet Peak Round the Mountain Track (Long Gully, Deep Creek, Bush Creek Water Race Sections)</b>	No with exception of Bush Creek. The QTT is applying for necessary consents from QLDC and LINZ.	Yes	QLDC	Grade 3 or 4 standard as per the New Zealand Cycle Trail Standards
<b>Allan Reids Road (Saddle Exit Trail)</b>	No. Propose that consents are applied for by QTT.	Yes	QLDC	Grade 3 or 4 standard as per the New Zealand Cycle Trail Standards
<b>Sawpit Gully</b>	Yes	Yes	QLDC	Back Country Adventure /Back Country Comfort
<b>New Chum Gully Track</b>	Yes	Yes	QLDC	Back Country Adventure /Back Country Comfort
<b>New Chum Gully Link Track</b>	Yes	Yes	QLDC	Back Country Adventure /Back Country Comfort
<b>New Chum Ridge Track</b>	Yes	Yes	QLDC	Back Country Adventure /Back Country Comfort
<b>Miners Track</b>	Yes	Yes	QLDC	Back Country Adventure /Back Country Comfort
<b>Peters Way</b>	Yes	Yes	QLDC	Back Country Adventure /Back Country Comfort

**Table 12:** Unconsented Tracks Not Subject to Easements

<b>Track Name</b>	<b>Predominant Use</b>	<b>Constructed/Adopted by</b>	<b>Potential Manager</b>	<b>Construction Standard</b>
Coro Town	Down Hill MTB	QTMBC?	QTMBC	Rudimentary – issues with erosion & damage peripheral to track
Murphys Run	MTB	Arrow Bikes?	?	
Mount Beethan	Walking	?	QTT?	Marked Route
Dry Weather Macetown Track	MTB-Walking	?	?	Generally good – marked – requires regular maintenance

## Appendix Thirteen - Tracks Advisory Group MOU (signed copy held by QEII)

### MEMORANDUM OF UNDERSTANDING

#### Mahu Whenua Tracks

##### PARTIES

- |   |        |
|---|--------|
| 1. QEII National Trust                  | (QEII) |
| 2. The Director-General of Conservation | (DOC)  |
| 3. Queenstown Lakes District Council    | (QLDC) |
| 4. Soho Property Ltd                    | (SPL)  |
| 5. Arrowtown Village Association        | (AVA)  |
| 6. Queenstown Trails Trust              | (QTT)  |
| 7. Walking Access Commission            | (WAC)  |

**The Parties are also collectively referred to as the Access Advisory Group.**

##### INTRODUCTION

The Mahu Whenua Covenants are four QEII National Trust open space covenants registered over Crown pastoral leasehold land held by SPL. QEII administers the covenants and is charged with promoting the Open Space Values which they protect.

SPL have developed public access tracks (Mahu Whenua Tracks), which are located on Glencoe and Coronet Peak Stations, for the most part within the Mahu Whenua covenants. SPL wish to see these tracks managed efficiently and effectively without undue negative impacts on the surrounding land.

Public access on these tracks, and the conditions of that access, have been secured by easements under the Walking Access Act 2008 (WAA 2008). The NZ Walking Access Commission is the grantee under those easements. QEII is the controlling authority for each easement in accordance with the WAA 2008.

The Mahu Whenua Tracks include well-formed combined walking and cycling tracks, benched 4WD tracks, narrow walking paths, and unformed or lightly formed marked routes. Some tracks have been in use by the public on an informal basis for many years, others have been opened by SPL since purchase of Glencoe Station in 2008 and Coronet Peak Station in 2011. Further tracks are planned but are yet to be completed.

The Mahu Whenua Tracks are to be managed by several organisations working together in close partnership as the Access Advisory Group. Each organisation will have a specific role determined by their interest in both the Mahu Whenua Tracks and the wider area.

The Access Advisory Group have agreed that a Memorandum of Understanding would be beneficial to ensure that all works related to the Mahu Whenua Tracks are coordinated and effective.

## **ACCESS ADVISORY GROUP**

QEII is an independent statutory organisation and a registered charity. QEII was set up in 1977 to 'encourage and promote, for the benefit of New Zealand, the provision, protection, preservation and enhancement of open space', and is responsible for achieving these aims within the Mahu Whenua Covenants. As perpetual trustee of the Mahu Whenua Covenants, QEII has taken on the role of Controlling Authority for the public access easements on Glencoe and Coronet Peak Stations.

SPL is the holder of the leasehold land subject to the Mahu Whenua Covenants and is subject to Overseas Investment Office consent conditions related to public access. SPL have expressed their commitment to, and investment in, management of the Mahu Whenua Tracks above and beyond what has been required of them under their consent conditions.

WAC is the grantee for the 22 easements securing public access over the Mahu Whenua Tracks, and consequently has an interest in the effective management and maintenance of the tracks, and particularly in facilitation and enhancement of public access.

DOC has agreed to manage certain back-country tracks within the network of Mahu Whenua Tracks, as is compatible with their role of promoting the enjoyment of natural areas and is complimentary with their management of other tracks and public lands in the area.

QLDC has agreed to manage certain front-country tracks within the network of Mahu Whenua Tracks, as is compatible with their role of providing strategic recreation facilities for the community near to urban centres.

AVA has historically been involved in track maintenance and revenue collection on the Mahu Whenua Tracks and may continue to undertake day to day maintenance of tracks in partnership with the Access Advisory Group.

QTT has a general interest in promoting and facilitating the establishment of a track network in the Wakatipu Basin and have agreed to obtain required consents for the Coronet Loop Trail and the Saddle Exit Track.

## OPERATIVE PART

### 1. Purpose:

- a. The purpose of this Memorandum of Understanding (MOU) is to record the principles and objectives that the Access Advisory Group expect to underpin their ongoing relationships regarding the Mahu Whenua Tracks.
- b. This MOU is intended to describe in general terms the projects related to those tracks, both those that exist now, as well as those the Parties hope to develop in the future.
- c. The Access Advisory Group acknowledge that the landowner of the land on which the Mahu Whenua Tracks are located is the Commissioner of Crown Lands. Nothing in this MOU is intended to derogate from the landowner's rights.

### 2. Mahu Whenua Tracks Projects:

- a. Projects which this MOU is intended to cover include: Mahu Whenua Tracks construction, maintenance, upgrade, and improvement, construction and maintenance of signage and structures related to tracks, management of events or commercial activities on the tracks, decision making regarding route changes and access arrangements (foot/cycling/horse riding/ etc.) for the tracks, and any other decisions or works related to the use, maintenance, or funding of the Mahu Whenua Tracks.

### 3. Term:

- a. The Parties wish this MOU to be effective for twenty years from the date of execution.
- b. The intention is for this MOU to be renewed thereafter at ten-yearly intervals subject to agreement of the Parties.

## ROLES OF PARTIES UNDER THIS MOU:

### 4. QEII will:

- a. Act as the Controlling Authority for easements issued to WAC.
- b. Administer the Mahu Whenua Covenants as perpetual trustee.
- c. Administer the Operational Account detailed at clause 16 of this MOU.
- d. Retain ownership of all signage and continue to coordinate design and construction of new and replacement signage, for the Mahu Whenua Tracks.
- e. Take on ownership of all stiles and other minor structures on the Mahu Whenua Tracks (unless specified elsewhere in this MOU or agreed between the Access Advisory Group).

**5. DOC will:**

- a. Manage certain back-country tracks within the Mahu Whenua Tracks, as is compatible with DOC's role of promoting the enjoyment of natural areas and is complimentary with their management of other tracks and public lands in the area.
- b. Inspect each of the Mahu Whenua Tracks to ensure that all markings are optimally placed, and request that SPL complete any reasonable modifications to those markings.
- c. Retain ownership of the 'Norman Smith' bridge across the Arrow River.

**6. QLDC will:**

- a. Manage certain front-country tracks within the Mahu Whenua Tracks, as is compatible with QLDC's role of providing strategic recreation facilities for the community near to urban centres.
- b. Provide an agreed representative to oversee formation of tracks for which QLDC is responsible, and to inspect tracks following formation to ensure they comply with required standards.
- c. Contribute not more than \$10,000 per annum to maintenance of the Mahu Whenua Tracks, effective three years from completion of track works pursuant to clause 12(b) of this MOU. This amount is to be reviewed at the renewal of each MOU term. It is acknowledged that this maintenance budget could be supplemented by revenue from events or commercial activities related to the tracks.
- d. Take on ownership of three bridge structures in Bush Creek, located close to or on a legal road.
- e. Act in accordance with the QLDC Decision in Respect to Adoption of Mahu Whenua Tracks 30 June 2016 as set out in Schedule Four.

**7. SPL will:**

- a. Coordinate with the Access Advisory Group to ensure that they meet obligations relating to public access imposed by their Overseas Investment Office consent.
- b. Erect effective barriers at the start and end of the Advance Peak Track to prevent illegal use by motor bikes and ATVs.
- c. Form and mark all tracks to the standards listed in Schedule One.
- d. Maintain, for three years from the completion dates listed in Schedule One -Table 2, those of the Mahu Whenua Tracks which will be thereafter be managed by QLDC.
- e. Complete any modifications to the Mahu Whenua Tracks reasonably requested by DOC pursuant to clause 5(b) of this MOU.



**8. AVA will:**

- a. Be invited to join the annual track maintenance and management meetings
- b. Provide feedback on track conditions.

**and may:**

- c. Continue with voluntary track maintenance in consultation with QLDC and QEII.

**9. QTT will:**

- a. Obtain any consents required to develop approved trails which are currently unformed.

**10. WAC will:**

- a. Provide input regarding management of the Mahu Whenua Tracks and facilitation of public access.
- b. Be the interest holder in the public access easements.
- c. Provide statutory advice on the management of the public access easements.

**SPECIFIC MATTERS COVERED UNDER THIS MOU:**

**11. Overall responsibility for the Mahu Whenua Tracks:**

- a. The Controlling Authority for the walking access easements is QEII.
- b. Overall responsibility, control, and management of all matters to do with the Mahu Whenua Tracks will lie with QEII, acknowledging always that the owner of the land subject to the easements is the Commissioner of Crown Lands.
- c. The QEII Regional Representative for the Mahu Whenua Covenants will be the first point of call in the event of any matter related to the Mahu Whenua Tracks that is not otherwise addressed by this MOU.

**12. Public access easements**

- a. The Access Advisory Group recognise that, although this MOU has been drafted to be consistent with rights and responsibilities created by the public access easements over the Mahu Whenua Tracks, and the rights of the Commissioner of Crown Lands as owner of the land subject to those easements, this MOU and any other arrangements made by the Access Advisory Group are subject to those easements and rights.
- b. The Access Advisory Group will ensure that all activities related to the Mahu Whenua Tracks are carried out in compliance with the public access easements and the rights of the Commissioner of Crown Lands.

**13. Track formation and maintenance:**

- a. SPL will be responsible for forming the Coronet Loop Trail (Water Race Trail, Green Gate, Deep Creek) to the standards set out in Schedule One - Table 2 of this MOU.
- b. SPL will be responsible for maintenance of those tracks to be managed by QLDC for the first three years from either the date of track completion, or in the case of existing tracks, QLDC confirmation that the track meets standards set out in Schedule One - Table 2. The date from which SPL will take over management will be recorded in Schedule One - Table 2 of this MOU.
- c. DOC will adopt management of tracks described in Schedule One - Table 1 once satisfied that conditions set out in the letter from Geoff Owen - Operations Manager, Wakatipu District, dated 14<sup>th</sup> June 2016 (appended as Schedule Three) have been met. The date of this approval will be recorded in Schedule One - Table 1 of this MOU.
- d. Changes to the agency responsible for management of any track will be agreed to within the Access Advisory Group and recorded by variation to this MOU.
- e. Placement of new and replacement signage will be the responsibility of the agency responsible for management of the relevant track.
- f. For the avoidance of doubt, while QEII will take ownership of stiles and other minor structures on the Mahu Whenua Tracks (subject to any rights of the Commissioner of Crown Land as landowner), the management agencies responsible for maintenance of the tracks on which the stiles and other minor structures are located will be responsible for their day-to-day maintenance.
- g. All agencies carrying out maintenance on the Mahu Whenua Tracks will take all reasonable steps to minimise damage to SPL's leaseholdland.

**14. Commercial use and events:**

- a. Any commercial use or other event proposed to be held on the Mahu Whenua tracks will be dealt with in accordance with Schedule Five of this MOU.

**15. Track uses:**

- a. Expansion of the uses permitted on the Mahu Whenua Tracks, such as allowing bicycle use on tracks currently designated as 'walking only', will be by agreement of the Access Advisory Group, and subject to any required consent from the Commissioner of Crown Lands. WAC will be responsible for seeking variations of the public access easements to recognise those changes as necessary.
- b. Specific uses (such as dog access, cycling, walking, horse riding, etc.) permitted on each track are to be determined by the uses permitted in the relevant easements.

**16. Misuse and misconduct:**

- a. Day to day issues relating to misuse of the Mahu Whenua Tracks will be attended to by the agency responsible for maintenance of the track in question, in consultation with the Access Advisory Group where appropriate.
- b. Should serious misconduct occur such that a legal remedy may be considered, QEII as Controlling Authority will take responsibility for the issue, in consultation with the Access Advisory Group, and the Commissioner of Crown Lands as required.

**17. Operational Account:**

- a. Subject to the requirements of any relevant permit from the Commissioner of Crown Lands, any income derived by any of the Parties from commercial use of the Mahu Whenua Tracks will be paid into an account (Operational Account).
- b. The Operational Account will be administered by QEII, for maintenance and enhancement of the Mahu Whenua Tracks and associated structures.
- c. Funds in the Operational Account will be allocated at regular meetings of the Access Advisory Group. Such funds will generally be proportioned to the organisations responsible for managing the Mahu Whenua Tracks used in whichever event generated the funds in question.

**18. Meetings:**

- a. The Access Advisory Group will meet on at least an annual basis, or at an alternative interval determined by the Advisory Group.
- b. Meetings will be coordinated by QEII, who may invite external parties to attend, in consultation with the Access Advisory Group.

**19. Communication within the Access Advisory Group:**

- a. The Parties will consult each other whenever it may be appropriate concerning the matters covered by this MOU and will use their best endeavours to ensure that they cooperate in good faith with one another in relation to that consultation.
- b. As contacts for the Parties change regularly, each agency will ensure that a handover process is in place so that incoming responsible persons are prepared and able to carry out their responsibilities under this MOU.
- c. Contacts for each party are as follows:

**QEII contact:**

Rob Wardle

M: 020 4012 6483

Email: rwardle@qeii.org.nz

**DOC contact:**

David Butt

M: 027 304 2026

Email: dbutt@doc.govt.nz

**QLDC contact:**

Jeannie Galavazi

Email: jeannie.galavazi@qldc.govt.nz

**SPL contact: Russell Hamilton**

M : 027 4344 305

Email: admin@sohoproperty.co.nz

**AVA contact:**

Noel Beggs

M: 0272234479

Email : beggsy@xtra.co.nz

**QTT contact:**

Mark Williams

M : 027 554 0941

Email: mark.williams@queenstowntrail.org.nz

**WAC contact:**

Ange van der Laan

M : 0274844677

Email: ange.vanderlaan@walkingaccess.govt.nz

**19. Data Sharing and Intellectual Property:**

- a. All intellectual property brought into the relationship under this MOU by any party remains in the ownership of that party.
- b. Ownership and management of any intellectual property developed in relation to any project under this MOU, or any required standards for data management and protocols for data sharing, will be dealt with by agreement of the Access Advisory Group, through a management agreement or other contractual arrangement if necessary.
- c. Use of logos or other corporate identification will be subject to the prior written consent of each Party on a case-by-case basis.

**20. Publicity and Press Releases:**

- a. Where any member of the Access Advisory Group considers that a matter regarding the Mahu Whenua Tracks is, or is likely to be, controversial in any way, QEII will be advised prior to release so that appropriate action can be considered, which will ordinarily include consultation with the Access Advisory Group. Media releases will be undertaken by QEII.

**21. Dispute Resolution:**

- a. If a dispute arises between the Parties regarding this MOU, the Parties will, without prejudice to any other rights or entitlements they may have, attempt to resolve the dispute by agreement using informal dispute resolution techniques such as negotiation, mediation, and independent expert appraisal. The rules governing any such technique adopted are to be agreed between the Parties.
- b. The Parties acknowledge that in certain circumstances disputes may need to be dealt with under the dispute resolution clauses in the public access easements .

**22. Variation and Amendment:**

- a. If required, any changes to this MOU will be agreed to by the Access Advisory Group, recorded in writing, and inserted or attached as a variation to this MOU. Any such variation will be signed in the same manner as this document and will become an addendum to it. •

**23. Electronic communication:**

- a. The Parties agree that this M OU, and any other document associated with this MOU, has effect whether in electronic or paper form.
- b. An electronic communication from a party allowing agreed changes to the MOU will have the same effect as a pa per original.

**24. Official Information Act:**

- a. The Parties acknowledge that if any member of the Access Advisory Group receives a request for information which includes data held by another member, that request will be more a appropriately responded to by that member who holds the data in question.
- b. In such a case, the member who received the request will, under section 14 of the Official Information Act, transfer the request to the appropriate party for a response.

**25. Severability:**

- a. If a clause or part of a clause of this MOU can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
- b. If any clause or part of a clause of this MOU is illegal, unenforceable, or invalid, that clause or part is to be treated as removed from this MOU, but the rest of this MOU will not be affected .

**26. Counterparts**

- a. This MOU may be signed in any number of counterparts. All counterpartrts, when taken together, will constitute one and the same agreement.

## Appendix Fourteen: QLDC MOU Mahu Whenua Track Management



### MEMORANDUM OF UNDERSTANDING (MOU) ANNUAL GRANT

A Memorandum of Understanding (MOU) between Queenstown Lakes District Council (QLDC) and QEII National Trust of an Annual Plan Grant, for the purposes of trail maintenance on the Mahu Whenua QEII Covenant Tracks.

### PARTIES

1. Queenstown Lakes District Council
2. QEII National Trust

### GRANT APPROVED

3. The Council has approved this community grant in response to the Mahu Whenua Tracks MOU (Attachment 1), to which QLDC and QEII are partners, and through commitments put forward in the QLDC 2021-2023 Ten Year Plan.
4. The community grant approved is for the amount of \$[10,000] each financial year.
5. The grant is for seven (7) years, when the Mahu Whenua Tracks MOU will be reviewed.
6. The community grant approved is for the purpose of trail maintenance on the Mahu Whenua QEII Covenant.

### INTENT OF THE MOU

7. This MOU is to confirm the purpose of the grant, the outcomes this funding aims to support, the funding criteria and the process for payment of this grant.

### PURPOSE OF MAHU WHENUA QEII COVENANT TRACKS GRANT

8. The Mahu Whenua Covenants are four QEII open space covenants registered over Crown Pastoral Leaseshold land held by Scho Property Ltd (SPL). QEII administers the covenants and is charged with promoting the open space values which they protect.
9. The Mahu Whenua Tracks are being managed by several organisations working together in close partnership as the Access Advisory Group (of which QLDC and QEII are partners of). The Access Advisory Group agreed a Memorandum of Understanding (Mahu Whenua Tracks MOU) to ensure that all works related to the Mahu Whenua Tracks are coordinated and effective.

## Memorandum of Understanding



10. Section 6 (c) of the MOU states QLDC will:

- c. Contribute not more than \$10,000 per annum to maintenance of the Mahu Whenua Tracks, effective three years from completion of track works pursuant to clause 13(a) of this MOU. This amount is to be reviewed at the renewal of each MOU term. It is acknowledged that this maintenance budget could be supplemented by revenue from events or commercial activities related to the tracks.

11. It has subsequently been agreed by the Access Advisory Group that the most effective way of undertaking trail maintenance pursuant to clause 13(a) of the MOU, is that the QEII National Trust will administer the funds committed by QLDC on behalf of the Access Advisory Group, who will then direct the Queenstown Trails Trust to engage contractors and volunteers to undertake the agreed trail maintenance work.

### CRITERIA

12. In signing this Memorandum of Understanding the parties agree to adhere to the following criteria:

- a. QLDC will pay QEII National Trust \$10,000 + GST each financial year upon receipt of an invoice from QEII National Trust.
- b. The grant must be used only for trail maintenance on the Mahu Whenua Covenant Tracks, as agreed by the Mahu Whenua Tracks MOU.
- c. Regular engagement with Council officers as requested.
- d. The grant must not be used for any of the following activities:
  - retrospective projects
  - debt servicing or repayment
  - legal expenses
- e. The grant can accumulate over consecutive years if required.
- f. QLDC will not require the funds to be refunded to QLDC, provided that it is demonstrated that the funds are being spent as required by this MOU.

### PROCESS FOR PAYMENT OF THIS COMMUNITY GRANT

13. The following steps must be completed in order for the grant to be paid out by QLDC to the recipient.

- a. **BANK ACCOUNT:** Please provide QLDC with evidence of your bank account number.
- b. **NEW CREDITOR:** If you haven't been set up as a creditor in the QLDC finance system you will need to do this before the grant can be paid. QLDC will send the "new supplier form" to complete if this is required.

## Memorandum of Understanding

A unique place. An inspiring future. He Wāhi Tāhāhā, He Āmua Whakaaoooho



- c. PURCHASE ORDER: Once your organisation is set up as a new supplier QLDC will send you a purchase order number for payment of your grant.
- d. INVOICE: Send QLDC an invoice for payment of the grant. Include the purchase order number on the invoice as a reference.
- e. PAYMENT: The grant will be paid on the 20th of the month following QLDC's receipt of your invoice.


14 If you have any questions about the payment process please contact:

Jeannie Galavazi, Senior Parks and Reserves Planner, Community Services  
Email: jeannie.galavazi@qldc.govt.nz

ATTACHMENT 1: Maui Whenua Tracks Memorandum of Understanding August 2018

### SIGNATORIES | NGĀ KAIHAINA

Queenstown Lakes District Council	
Name	Briana Pringle
Role	Parks and Open Spaces Planning Manager
Signature	
Date	14 May 2021

Grant recipient organisation	
Name	DANIEL COUP
Role	CEO
Organisation Name	QEL National Trust
Signature	
Date	27 May 2021



## Appendix Fourteen - Archaeological Historical and Cultural Heritage

### **Zone Description**

This zone incorporates all historical, archaeological and cultural sites throughout the covenant area. Values are described in some detail in Appendix Two. The zone covers the entire covenant and includes both known and unrecorded sites.

## Appendix Fifteen - Fauna Reintroduction Zone (Captive Breeding and Release of Native Wildlife)

### Zone Description

The project area incorporates the upper Motatapu Valley on Motatapu Station spanning three catchments: the main Motatapu Valley, the Motatapu North Branch and Highland Creek (Map 1).

The initial focus project is the reintroduction of buff weka (*Gallirallus australis hectori*) as part of the larger buff weka translocation programme. The project was initiated and driven by Ngai Tahu and Soho Properties, with technical and legislative input from DOC. The University of Otago joined the project to provide the resources and technology to carry out the post-release monitoring which was the basis for a Master of Science thesis project by completed by Jim Watt in 2013. Through a series of releases, Motatapu Station has an overall aim to establish a self-sustaining mainland population of buff weka in the Motatapu Valley, thereby expanding the species' current range in Central Otago. This will be the first mainland population of buff weka.

Complimentary to the Weka project through the regeneration of natural habitats, SPL has a vision to entice native birds back to the area and to reintroduce other threatened and endangered species including mohua, kaka, blue duck (whio), and New Zealand pigeon (kereru).

This programme is a natural follow on from other conservation measures including encouraging the flora to be restored towards its pre-human state through cessation of burning, grazing by domestic stock, an extensive planting programme, control of mammalian pests, weed and wilding pine control and an intensive predator control programme in the Motatapu Valley.

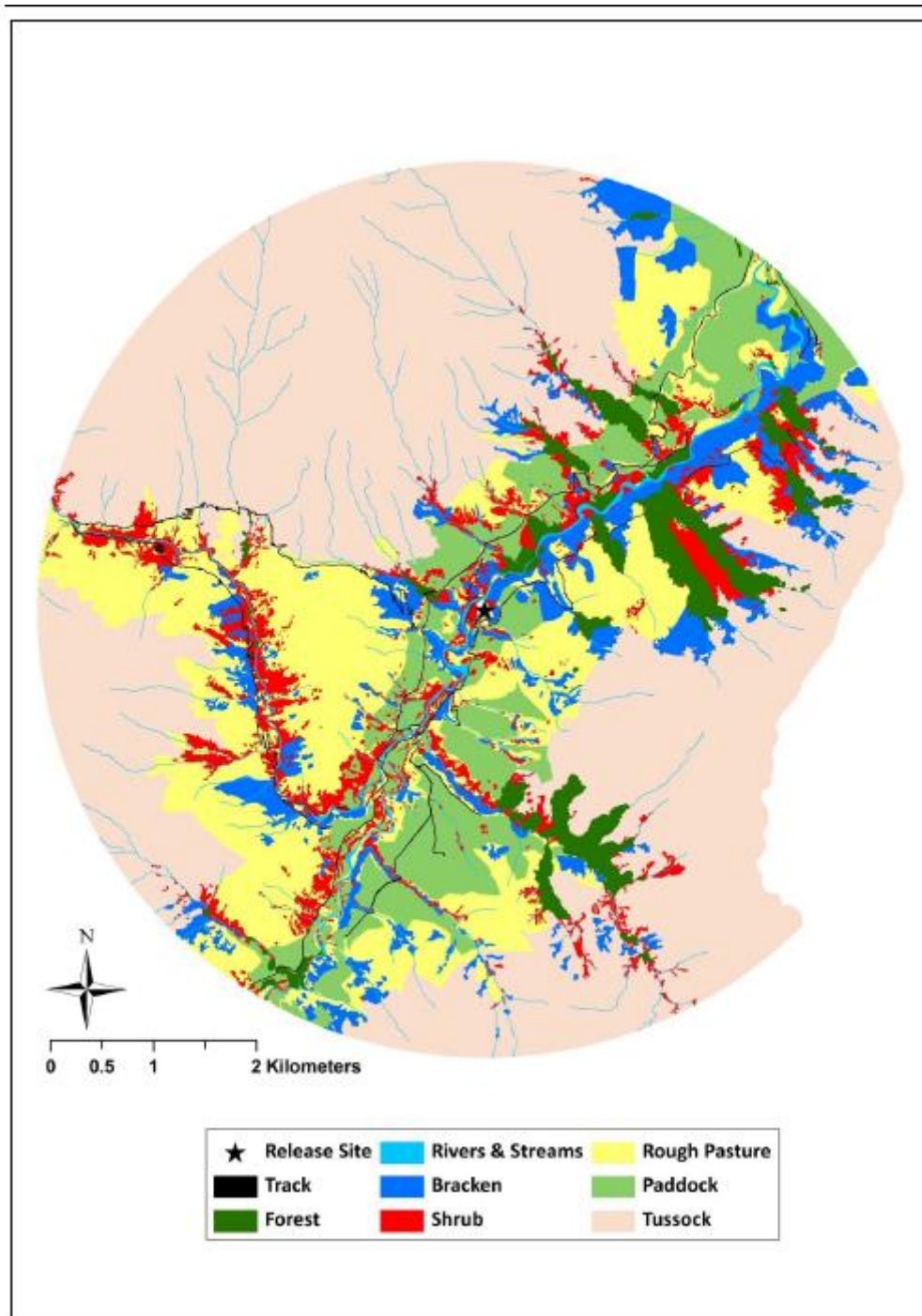
While the SPL captivity breeding programme has been extremely successful the initial releases of wekas into the wild in 2011 and 2012 failed due to high rates of predation. Nineteen buff weka (15 males, 4 females) were transferred from predator-free islands in Lake Wakatipu, South Island, to Motatapu Station. Buff weka were held in a soft-release enclosure for six weeks prior to release to allow for acclimatisation to the release site. However, by the end of the study 15 (79%) buff weka had died due to predation by introduced mustelid species, ferrets (*Mustela furo*) and stoats (*M. erminea*). Remaining birds were recaptured and placed back into captivity to further the breeding programme whilst improvements are being implemented in the predator control programme.

As of 2017 there are five main weka enclosures, a single .75 ha enclosure, a 2 ha enclosure which has been fenced into two large pens, a 2.4 ha enclosure fenced into 2 large and 3 small pens, a fenced safe haven covering some 20 ha in the vicinity of Highland Creek comprised of 5 cells on a terrace and a 15 ha safe haven in Bakers Bowl south of Highland Creek.

The intention is to build another four large pens. It is intended that collectively large pens will provide safe havens protecting a total length of 5 km of valley.

SPL employ a full-time worker to control small animal pests including cats, mustelids, possums, rabbits and hares. Numbers are now very low with the focus now being on controlling boundaries to maintain the excellent progress to date.

Map One.



Habitat map of the defined study area on Motatapu Station. From “Reintroducing Buff Weka (*Gallirallus australis hectori*) to an Unfenced Mainland Island” Jim Watts Master of Science (Wildlife Management) Department of Zoology, University of Otago Dunedin, New Zealand, 2013.

## Appendix Sixteen - Huts and Buildings

### Zone Description

This zone includes 14 existing buildings within the covenant area:

#### Motatapu Station

<b>Upper North Branch Hut:</b>	GR NZTM 1270563 5043579
<b>Lower North Branch Hut:</b>	GR NZTM 1272990 5039580
<b>Stockyard Hut:</b>	GR NZTM 1274275 5033902
<b>Fern Burn (DOC):</b>	GR NZTM 1282079 5038109
<b>Highland Creek (DOC):</b>	GR NZTM 1278892 5034122
<b>Roses (DOC):</b>	GR NZTM 1272799 5030444

#### Coronet Peak Station

<b>Shamrock Hut:</b>	GR NZTM 1273523 5019102
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**Petes Hut:** GR NZTM 1261708 5027035  
Permanently occupied by a third party by arrangement with SPL

**Wong Gong Terrace Hut:** GR NZTM 1258973 5023853  
Occupied by third party by arrangement with SPL

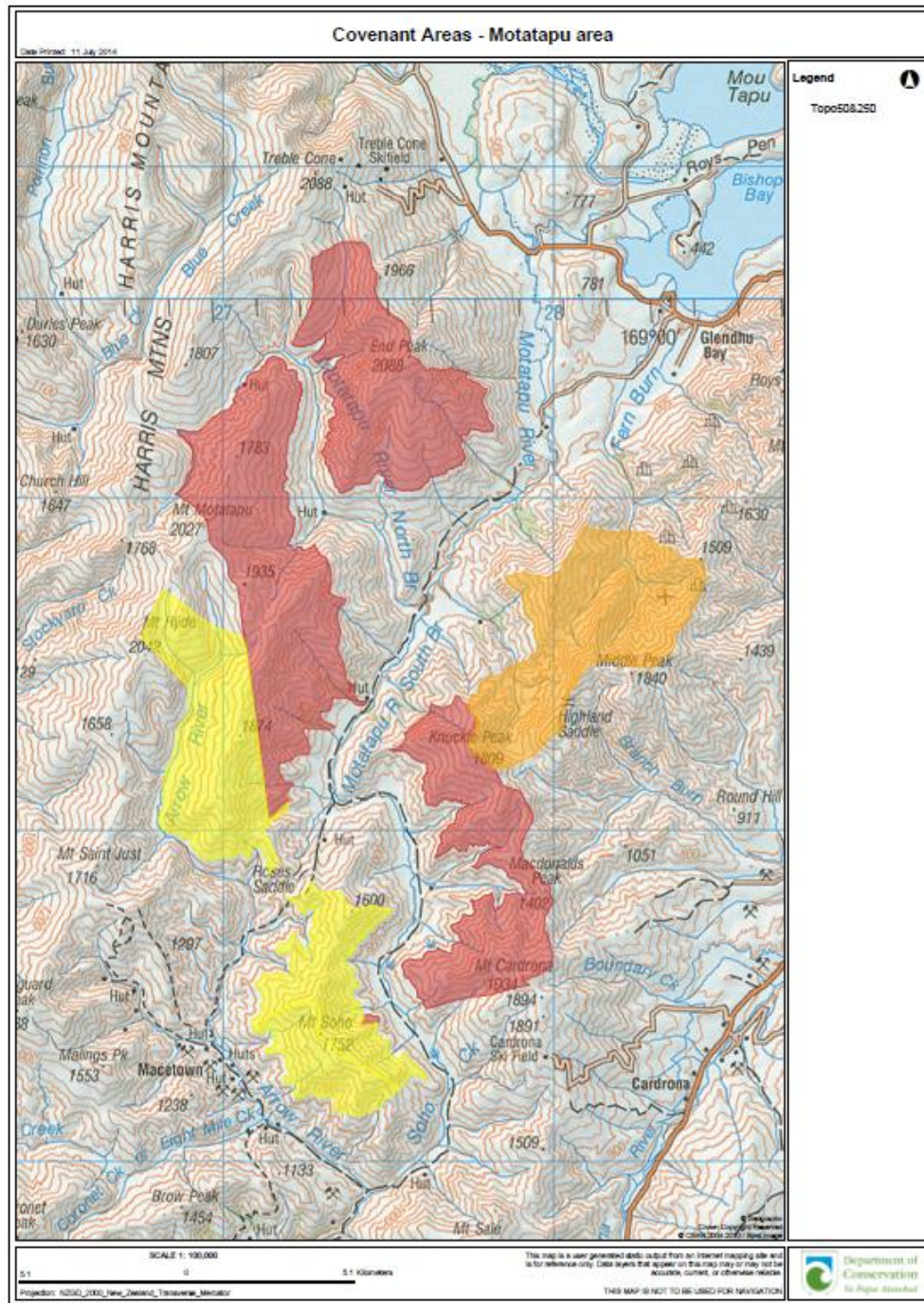
**Strohles Hut:** GR NZTM 1263024 5031014  
Historic Hut used as a signage and interpretation site for Shotover tracks.

**Cabin Hut:**  
Used as an emergency shelter on the Polnoon route.  
GR NZTM 1265587 5042198

**Greengate Huts:** GR NZTM 1259827 5019263

## Appendix Seventeen- Reserves Act Covenants (Dual Covenant Area)

Map Two – Reserves Act Covenants Motatapu and Mount Soho Stations





## Appendix Eighteen – Open Space Covenant Documents

**Sample Covenant – Coronet Peak** *(Note some loss of format and minor content from conversion of file type)*



QEII National Trust

Open Space New Zealand

Ngā Kairauhi Papa

# Open Space Covenant Coronet Peak

Soho Property Limited

The Queen Elizabeth the Second National Trust

### Parties

Soho Property Limited (Soho)

The Queen Elizabeth the Second National Trust (National Trust)

### Background

The National Trust is established under the Queen Elizabeth the Second National Trust Act 1977.

B Soho is the registered proprietor of the Crown Pastoral Lease in schedule 2 and wants to protect and preserve the Covenant Area as an area of Open Space.

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c The Covenant Area includes the Open Space Values more particularly described in Schedule 3.

D Soho and the National Trust now wish to record the agreed objectives, terms and conditions of the open space covenant in this deed.

## Operative provisions

### Part A — Purpose and objectives

#### I CREATION OF OPEN SPACE COVENANT

- 1.1 The Covenantor and the National Trust agree to enter into an open space covenant, in perpetuity, within the meaning of section 22 of the Act in favour of the National Trust on the terms and conditions set out in this deed.
- 1.2 The Covenantor and the National Trust acknowledge that the establishment and the terms of this open space covenant (the Covenant) are:
  - 1.2.1 conditional on the consent of the Commissioner of Crown Lands pursuant to section 89 of the Land Act 1948 and section 22 of the Queen Elizabeth the Second National Trust Act 1977; and
  - 1.2.2 subject to the terms and conditions of the underlying Crown pastoral lease and the Land Act 1948 and the Crown Pastoral Land Act 1998.

#### 2 PURPOSE AND OBJECTIVES

- 2.1 The Covenantor and the National Trust agree that the purpose of the Covenant is to protect, maintain and enhance the Covenant Area with the overriding objectives of:
  - 2.1.1 Managing the area as a Kohanga, by protecting and enhancing (including by way of new plantings) the indigenous biodiversity (as described further in the Open Space Values), and encouraging the restoration of indigenous vegetation and animal species, including any threatened species indigenous to the area; and
  - 2.1.2 Protecting the Covenant Area, its aesthetic natural landscapes and features which are national landmarks and which contribute to New Zealanders' sense of place (as described further in the Open Space Values), so that the Covenant Area is not materially adversely affected by human modification, and remains free from the effects of farmed animals, weeds and pests, cultivation, mining or mineral exploration, commercial

forestry or other activities detrimental to the natural state of the Covenant Area.

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2.2 Provided that to do so would not be inconsistent with the overriding objectives in clause 2.1 above, the Covenant is also established to:

- 2.2.1 Protect and enhance Open Space Values other than those referred to in clause 2.1;
- 2.2.2 Avoid Historic places and Archaeological sites being damaged;
- 2.2.3 Prevent fires;
- 2.2.4 Recognise and acknowledge Ngāi Tahu cultural values;
- 2.2.5 Prevent subdivision (within the meaning of the Resource Management

Act

1991 or any other equivalent replacement legislation) of the Covenant Area.

## PART B — TERMS AND CONDITIONS

### 3.0 DISPOSITION OF THE LAND COMPRISING THE COVENANT AREA

3.1 If the Covenantor wishes to sell or otherwise dispose of all or any part of the land comprising the Covenant Area (which shall for the purposes of clause 3 include any change in the ownership or control of the Covenantor) the Covenantor must:

3.1 .1 Notify the National Trust of this and provide the National Trust with the name and contact address of the new legal / beneficial owner/s, lessee/s, licensee/s or other relevant party/ies; and

3.1 .2 If any such sale, disposition or other alteration in beneficial ownership or control occurs before registration of this deed by the Registrar-General of Land: .

(a) Ensure such sale, disposition or other alteration in beneficial ownership or control is made expressly subject to the objectives, terms and conditions of this deed; and

(b) Obtain, for the benefit of the National Trust, the agreement of the new legal / beneficial owner/s, lessee/s, licensee/s or other relevant party/ies to adhere to, comply with and be bound by the objectives, terms and conditions of this deed.

3.3 If the Covenantor sells or otherwise disposes of all or any part of the land comprising the Covenant Area to a company, the covenants contained in this deed will bind a mortgagee in possession, receiver, the Official Assignee, liquidator, statutory manager or statutory receiver to the fullest extent permitted by law.

### 4 EFFECTS ON THE COVENANT AREA



- 4.1 Nothing may be done or be permitted to be done nor may anything be permitted to remain on the Covenant Area which in the opinion of the Board materially

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adversely alters the appearance or condition of the Covenant Area or is prejudicial to the Covenant Area as an area of Open Space.

- 4.2 The Covenantor must not do nor permit others to do any of the following on and in respect of the Covenant Area:

4.2.1 Plant any exotic trees, shrubs or plants or scatter or sow any seed of any exotic trees, shrubs or plants;

4.2.2 Introduce any weeds or pests, noxious substance or substance otherwise injurious to animal or plant life except for the purpose of controlling weeds or pests; and

4.2.3 Carry out any prospecting, exploration, mining or quarrying for any minerals, petroleum or other substance or deposit.

4.2.4 Directly or indirectly cause harm to any animal on the Covenant Area except to the extent necessary to protect native plants and animals.

4.3 The Covenantor must also not do nor permit others to do any of the following on and in respect of the Covenant Area without the prior written consent of the National Trust, which consent will not be unreasonably withheld (and if given may be given subject to reasonable conditions imposed in respect of such consent):

4.3.1 Fell, remove or damage any native trees, shrubs or plants of any kind or in any state whatsoever;

4.3.2 Move or remove rock or stone, blast, mark, paint, deface or otherwise disturb the ground in a way that which would materially adversely affect the Open Space Values of the Covenant Area;

4.3.3 Construct or erect any building or structure or undertake any exterior alterations to any existing building or structure that is materially prejudicial to the Open Space Values of the Covenant Area;

4.3.4 Erect or display any sign, notice, hoarding or advertising material of any kind prejudicial to the Open Space Values of the Covenant Area except for signs identifying the Covenant Area, providing interpretation of open space values or indicating walking tracks that are or may be established on the Covenant

4.3.5 Undertake any works including disturbing the ground, planting or fencing within any Historic place or Archaeological site

4.3.6 Deposit any rubbish, debris or other materials, except in the course of undertaking maintenance or approved construction works, provided that on completion of any such maintenance or construction works all rubbish, debris and other materials not required for the time being are removed as promptly as possible and the Covenant Area is left in a clean and tidy condition;

4.3.7 Allow any livestock on the Covenant Area except for the purposes of passing through the Covenant Area on existing farm tracks;

- 4.3.8 Knowingly compromise the natural flow, supply, quantity or quality of water of any river, stream, lake, wetland, pond, marsh or any other water resource affecting the Covenant Area. For the avoidance of doubt, this clause 4.3.8 shall not be considered to have been breached by virtue of stock being permitted to drink from any of the above water resources.
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In considering whether to consent under this clause 4.3 and, if so, on what terms, the National Trust shall principally have regard to the purposes and overriding objectives of the Covenant as set out in clause 2.

## 5 THIRD PARTY ACCESS TO THE COVENANT AREA FOR WORKS

5.1 If the Covenantor is notified by any person or authority of an intention to erect any structure or infrastructure, or to carry out any other works on the Covenant Area, the Covenantor must:

- 5.1 .1 As soon as reasonably possible inform the person or authority of the existence of the Covenant.
- 5.1 .2 As soon as reasonably possible inform the National Trust of the proposed intentions of any such person or authority; and
- 5.1 .3 Not consent to the undertaking of the proposed works or any other works by such person or authority without the prior written consent of the National Trust.

The acts or omissions of any such person or authority will be the responsibility of the Covenantor during the course of any approved works being carried out within the Covenant Area.

## 6. MANAGEMENT OF THE COVENANT AREA

6.1 The National Trust may offer the Covenantor technical advice or assistance to facilitate the Covenantor in meeting the purposes and objectives of the Covenant. Damage to Covenant Area

6.2 If the Covenantor or any third party damages or causes to be damaged any plant, animal or thing in or on the Covenant Area other than as permitted by this deed, the Covenantor must:

- 6.2.1 Notify the National Trust as soon as possible of the nature of the damage;
- 6.22 Provide a proposal for restoration of the damage;
- 62.3 Comply with any reasonable direction of the National Trust relating to the restoration of the damage.

Management Plan

- 6.3 A management plan may be agreed between the National Trust and the Covenantor in relation to the Covenant Area.
- 6.4 The National Trust and the Covenantor will consult with Ngäi Tahu in relation to the Management Plan.

- 6.4 All activities and things undertaken in keeping with the management plan shall be treated as having the consent and approval of the National Trust. If the

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Covenantor and the National Trust wish to amend the Management Plan, any proposed amendment must not materially compromise the purposes and overriding objectives of this deed. No variation to the terms of this Management Plan will have any force or effect unless it is in writing, signed by the National Trust and the Covenantor and consented to by the Commissioner of Crown Lands where such consent is required.

### Default by the Covenantor in management of the Covenant Area

- 6.5 If the Covenantor is in default of its obligations under this deed:
- 6.5.1 The National Trust may give notice to the Covenantor stating the nature of the Covenantor's default, the reasonable actions required to remedy the default and providing a reasonable timeframe within which the Covenantor must remedy the default (Default Notice);
  - 6.5.2 If, on expiry of the timeframe specified in any Default Notice, the Covenantor's default has not been remedied the National Trust will give further notice to the Covenantor advising that if the default advised of in the Default Notice is not remedied within a further reasonable timeframe then the National Trust will be entitled to arrange for the undertaking of any works required to remedy the default and may recover the cost in all things of doing so from the Covenantor as a debt payable on demand; and
  - 6.5.3 If, on expiry of the further reasonable timeframe specified in clause 6.5.2, the Covenantor's default has not been remedied the National Trust may arrange for the undertaking of any works required to remedy such default and may recover the cost in all things of doing so from the Covenantor as a debt payable on demand.

## 7 WEEDS AND PESTS

7.1 The Covenantor must control all weeds and pests in the Covenant Area to the extent required by law, in compliance with the provisions of, and any notices given under, the Biosecurity Act 1993 and the Wild Animal Control Act 1977 and as required to meet the purposes and overriding objectives of the Covenant as set out in clause 2.

- 7.2 The Covenantor must keep the Covenant Area free from any exotic species specified in any management plan for the Covenant Area.

## 8

8.1 The Covenantor must not undertake or permit anyone else to undertake any burning of the Covenant Area and, if fire threatens the Covenant Area, the Covenantor must, as soon as practical notify the appropriate fire authority and take all reasonable steps to extinguish the fire.

## 9 FENCES AND GATES

- 9.1 Subject always to the Crown Pastoral Land Act 1998 the Covenantor and the National Trust will agree from time to time on fencing requirements on the boundary of the Covenant Area as reasonably required for practical land management and in order to protect the Covenant Area from stock.
- 9.2 Subject always to the Crown Pastoral Land Act 1998 and except when the provisions of the Fencing Act 1978 apply, the Covenantor must keep and maintain all Fences and gates on the boundary of the Covenant Area in good order, repair and condition (including replacement when that is reasonably required) for the purposes of protection of the Covenant Area.
- 9.3 Subject always to the Crown Pastoral Land Act 1998 if in the reasonable opinion of the National Trust, the presence of certain stock types and/or stock levels on the land adjacent to any unfenced portion of the Covenant Area is likely to have a detrimental effect on the Covenant Area, then the Covenantor must at the Covenantor's cost erect appropriate stock proof fencing on the affected unfenced boundary of the Covenant Area.

## 10 ENTRY AND ACCESS

### National Trust access

- 10.1 The Covenantor permits the National Trust and its officers, employees, contractors or agents a reasonable right of access over its land to the Covenant Area and to enter the Covenant Area for the purpose of:
- 10.1.1 Viewing the state and condition of the Covenant Area and undertaking remote monitoring;
  - 10.1.2 Ascertaining compliance by the Covenantor with the objectives, terms and conditions of this deed; and
  - 10.1.3 Remedying any default by the Covenantor pursuant to clause 6.5.3.

- 10.2 Subject always to any consent that may be required from the Commissioner of Crown Lands, the Covenantor may, in its sole discretion, invite representatives of Ngāi Tahu to enter and have access to the Covenant Area for purposes consistent with the Ngāi Tahu cultural values, provided that the Covenantor and Ngāi Tahu:
- 102.1 Give due consideration to any specific management issues relating to the Covenant Area from time to time;
  - 1 0.2.2 Ensure that nothing is done or omitted to be done that compromises the overriding objectives of this deed; and
  - 1 0.2.3 Ensure that, subject to clause 3 of Schedule 4, the prohibitions set out in clause 4 are complied with.
- 1 0.3 Subject always to any consent required from the Commissioner of Crown Lands, the Covenantor may, in its sole discretion, invite guests (including members of the public) to enter and have access to the Covenant Area provided that in giving any such permission the Covenantor must:
- 10.3.1 Give due consideration to any specific management issues relating to the Covenant Area from time to time;
  - 1 0.3.2 Ensure that that nothing is done or omitted to be done that compromises the overriding objectives of this deed; and
  - 10.3.3 Ensure that the prohibitions set out in clause 4 are complied with.

### Monitoring

- 10.4 For the purposes of monitoring the state of the Covenant Area, the Covenantor permits the National Trust and its officers, employees, contractors or agents to collect information about the Covenant Area.

### Part C — General provisions

#### 11 CONFIDENTIALITY AND PRIVACY

- 1 1 .1 In recognition of the Covenantor's rights as a private person and/or landowner and the close relationship of trust and co-operation between the Covenantor and the National Trust, the National Trust will keep confidential all information about the Covenantor (including any information relating to or belonging to the Covenantor's beneficial owner/s or the Covenantor's related entities, or to family, friends or associates of the Covenantor's beneficial owner/s), the Covenantor's activities in the Covenant Area and the management of the Covenant Area by the Covenantor and the monitoring of the Covenant Area by the National Trust and will not disclose any information without the prior written approval of the Covenantor. For the avoidance of doubt, the National Trust will ensure that its officers, employees, agents and advisers also comply with this clause 11.1. Nothing in this clause shall

prohibit the National Trust from disclosing information that the National Trust reasonably needs to disclose so as to have any breach of this Covenant remedied.

- 1 1 .2 The Covenantor acknowledges that the National Trust is subject to the Official Information Act 1982 and under that Act the National Trust may be required to release information about the Covenant Area. The National Trust shall at all times seek the approval and advice of the Covenantor before releasing any information under the Official Information Act 1982.
- 1 1 .3 In recognition of the Covenantor's rights as a private person and/or landowner and the close relationship of trust and co-operation between the Covenantor and Ngāi Tahu, Ngāi Tahu will keep confidential all information about the Covenantor (including any information relating to or belonging to the Covenantor's beneficial owner/s or the Covenantor's related entities, or to family, friends or associates of the Covenantor's beneficial owner/s), the Covenantor's activities in the Covenant Area and the management of the Covenant Area by the Covenantor and will not disclose any information without the prior written approval of the Covenantor. For the avoidance of doubt, Ngāi Tahu will ensure that its members, officers, employees, agents and advisers. also comply with this clause 11.3.

## 12 VARIATIONS

- 12.1 The Covenantor may, by agreement with the National Trust, vary the terms of this deed from time to time to provide for the necessary and appropriate protection, maintenance or enhancement of the Covenant Area, provided that any such variation is designed to enhance the purpose and objectives of this deed.
- 12.2 No variation to the terms of this deed will have any force or effect unless it is in writing, signed by the National Trust and the Covenantor, consented to by the Commissioner of Crown Lands where such consent is required and registered by the Registrar-General of Land.

## 13 Costs

- 13.1 The Covenantor may be required, at the Board's discretion, to pay the Board's legal costs (as between solicitor and client) of and incidental to the enforcement of the Board's rights, remedies and powers arising under and from this deed.
- 13.2 The Covenantor may be required, at the Board's discretion, to pay the Board's costs, including administration costs, associated with any variation to this deed, requested by the Covenantor.

## 14 DISPUTE RESOLUTION PROCESSES

14.1 If any dispute or any questions arises in relation to the interpretation of this deed or management of the Covenant Area or any other matter touching or concerning this deed between the Covenantor and the National Trust in connection with this Covenant, the parties must without prejudice to any other rights they may have under this Covenant, attempt to resolve the dispute by negotiation in good faith or other informal dispute resolution technique agreed between the parties.

#### Mediation

14.2 If the dispute is not capable of resolution by negotiation or agreement within 14 days of written notice by one party to the other (or such other further period as the parties may agree to in writing) either party may refer the dispute to mediation with a mediator agreed between the parties.

14.3 If the parties do not agree on a mediator, the President of the branch of the New Zealand Law Society in the region in which the Covenant is situated is to appoint a mediator.

#### 15 NOTICES

15.1 Any consent, approval, authorisation or notice to be given by the Board or the National Trust may be given in writing signed by the Chief Executive and delivered or sent by ordinary post to the last known residential or postal address of the Covenantor or to the solicitor acting on behalf of the Covenantor.

#### 16 SEVERABILITY

16.1 If a clause or part of a clause of this Deed can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause of this deed is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this deed, but the rest of this deed will not be affected.

#### 17 GOVERNING LAW

17.1 This deed is governed by the law of New Zealand. The Covenantor and the National Trust submit to the non-exclusive jurisdiction of its courts and will not object to the exercise of jurisdiction by those courts on any basis.

#### 18 WAIVER

18.1 A waiver of any right, power or remedy under this deed must be in writing signed by the party granting it. A waiver is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of

any other obligation or breach or, if the waiver is limited to a particular occasion, as an implied waiver of that obligation or breach in relation to any other occasion.

- 1 8.2 The fact that a party fails to do or delays in doing something the party is entitled to do under this deed does not amount to a waiver.

19 DEFINITIONS AND INTERPRETATION

- 19.1 In this deed unless the context requires otherwise, the following definitions apply:

Act means the Queen Elizabeth the Second National Trust Act 1977;

Archaeological site means an archaeological site as defined under Section 6 of the Heritage New Zealand Pouhere Taonga Act 2014;

Board means the board of directors of the National Trust in terms of section 4 of the Act

Chief Executive means the person appointed under section 18(1 )(a) of the Act;

Covenant Area means the area or areas of the land described in Schedule 2 subject to the terms of this deed, outlined and indicated on any plan annexed to this deed;

Covenantor means the person, persons or other entity that from time to time is registered as proprietor of the Crown pastoral lease comprising the Covenant Area;

Fences means a fence approved by the National Trust and which provides protection to the Open Space Values of the Covenant Area;

Historic place means an historic place as defined under Section 6 of the Heritage New Zealand Pouhere Taonga Act 2014;

Kohanga means an area designated as a breeding ground for indigenous animals and as a nursery for indigenous plants;

Ngäi Tahu has the meaning given to Ngäi Tahu Whānui in Te Rūnanga o Ngäi Tahu Act 1996 and includes any member or group of members of Ngäi Tahu Whānui.

Ngäi Tahu cultural values means the values described in Schedule 3.

Open Space has the meaning given to it in section 2 of the Act as at the date of this deed;

Open Space Values means those values set out in Schedule 3;

- 19.2 In the event of any inconsistency between the general terms and conditions contained in Parts B and C of this deed and the special conditions contained in



Schedule 1, Schedule 1 will prevail and in the event of any conflict between this deed (apart from Schedule 1), Schedule 1 and the Act, the Act will prevail.

19.3 In this deed, unless the context otherwise requires:

19.3.1 A reference to any law or legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision;

19.3.2 A reference to any agreement or document is to that agreement or document as amended, novated, supplemented or replaced from time to time;

19.3.3 A reference to a prohibition against doing anything includes a reference to not permitting, suffering or causing that thing to be done;

19.3.4 An expression importing a natural person includes any company, National Trust, partnership, joint venture, association, body corporate or governmental agency.

19.3.5 A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this deed unless otherwise stated; and

19.3.6 Any reference to this deed includes any schedules and attachments to this deed.

20 NO ACTION CONTRARY TO LAW

20.1 Notwithstanding any other provision of this deed, no party to this deed:

0.1.1 shall be required to do or not do anything where to do or not do that thing would be in breach of any statutory obligation

20.1 .2 shall be required to permit an activity to be undertaken in breach of any statutory obligation imposed on that party;

20.1 .3 shall be in breach of this deed by doing (or allowing others to do) anything which is permitted by statute notwithstanding any provisions to the contrary in this deed.

21 COUNTERPARTS

21 .1 This deed may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement and delivered by exchange of facsimile or scanned and emailed copies.

## Schedule 1 — Special Conditions

### SPECIAL CONDITIONS RELATING TO THE COVENANT AREA

The standard conditions are read subject to the following special conditions which apply in respect of the Covenant Area.

#### 1 Naming

- 1.1 The Covenantor and the National Trust agree that the Covenant Area shall be known as Coronet Peak.

#### 2 Historic places and archaeological sites

- 2.1 The Covenantor and the National Trust acknowledge the existence of Historic places and Archaeological sites in the Covenant Area in the Historic places and Archaeological site in Schedule 3.
- 2.2 The Covenantor will avoid damaging the Historic places and Archaeological sites in accordance with the terms of this deed and the requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and will notify Heritage New Zealand Pouhere Taonga if any Historic place or Archaeological site is damaged.
- 2.4 If a dispute arises between the Covenantor and the National Trust that concerns Historic places or Archaeological sites, Heritage New Zealand Pouhere Taonga will be involved in any discussions or resolutions.
- 2.5 If the Covenantor requests consent to undertake works on an Archaeological site or Historic place, the Covenantor will consult Heritage New Zealand Pouhere Taonga.

#### 3 Sequestered carbon

- 3.1 If the Covenantor enters into any arrangements with any body responsible for acknowledging or confirming that all or any part of the Covenant Area qualifies as a site guaranteed for permanent carbon storage, the following will apply:
  - 3.1.1 Such arrangements must be without prejudice to the terms and conditions of this deed.
  - 3.1.2 The Covenantor must advise the National Trust of such arrangements.
  - 3.1.3 The National Trust will not be required to be party to such arrangements.
  - 3.1.4 Such arrangements must not involve the use of exotic species or species considered to represent a risk of wildings harmful to the surrounding area being spread.

#### 4 Other permits

4.1 Any person including the leaseholder of the Covenant Area may apply to the Commissioner of Crown Lands for a permit authorising the use and or occupation of the land for activities other than those contemplated by the Crown Pastoral Lease. The Covenantor may consent to the issue of a permit on the Covenant Area provided that in doing so:

4.1 .1 The Covenantor shall have particular regard to the purpose and objectives contained in clause 2 of this deed.

4.1 .2 The Covenantor shall advise permit holders that the land is a protected area and that permit holders must acquaint themselves with the covenant terms and obligations.

4.1 .3 Where it is necessary, the Covenantor obtains the National Trust's prior written approval in relation to the prohibitions contained in clause 4.3 of this deed.

4.1 .4 The Covenantor obtains all necessary consents and permissions required from other responsible authorities, including the Commissioner of Crown Lands.

4.1 .5 Any activities do not:

- (a) breach any terms and obligations of this deed;
- (b) include any illegal or offensive activity, trade or business;
- (c) otherwise have any adverse effect on the Covenant Area.

#### 5 Farm track under section 16 of the Crown Pastoral Land Act 1998

5.1 Subject always to consent from the Commissioner of Crown Lands under section 16 of the Crown Pastoral Leases, the Covenantor may continue to use and maintain the existing farm tracks on the Covenant Area for vehicle, foot and stock access purposes provided that stock is not permitted to linger or graze or cause damage to the native vegetation or identified Historic places on the Covenant Area.

#### 6 PETS

6.1 The Covenantor shall not introduce or keep, or allow to be kept on the Covenant Area, any non-indigenous animal species, including dogs, cats, birds and fish, except for;

6.1.1 approved purposes consistent with the aim and purpose of the covenant as contained in Part A of this Deed. However the Covenantor shall not be deemed to be in breach of this provision where the non-indigenous animal

species is self introduced or introduced by another person without the consent of the Covenantor;

6.1.2 where utilised for reasonable land management purposes.

## 7 Enhancement planting under section 16 of the Crown Pastoral Land Act 1998

7.1 . Subject always to consent from the Commissioner of Crown Lands under section 16 of the Crown Pastoral Leases, the Covenantor may enhance the indigenous vegetation of the Covenant Area including by relocating seedlings and small native plants. These works must not adversely affect any historic place or archaeological sites unless agreed on by Heritage New Zealand Pouhere Taonga.

## 8 Monitoring

8.1 The Covenantor and the National Trust agree to work cooperatively in monitoring the Covenant Area and ongoing monitoring work.

8.2 Upon registration of this covenant, the Covenantor and the National Trust will establish a monitoring programme.

8.3 The National Trust will inspect the Covenant Area for compliance and management purposes by way of evaluation of the photos from the established photo points and where appropriate, evaluation of the vegetative plot sites.

## 9 Surrender of lease

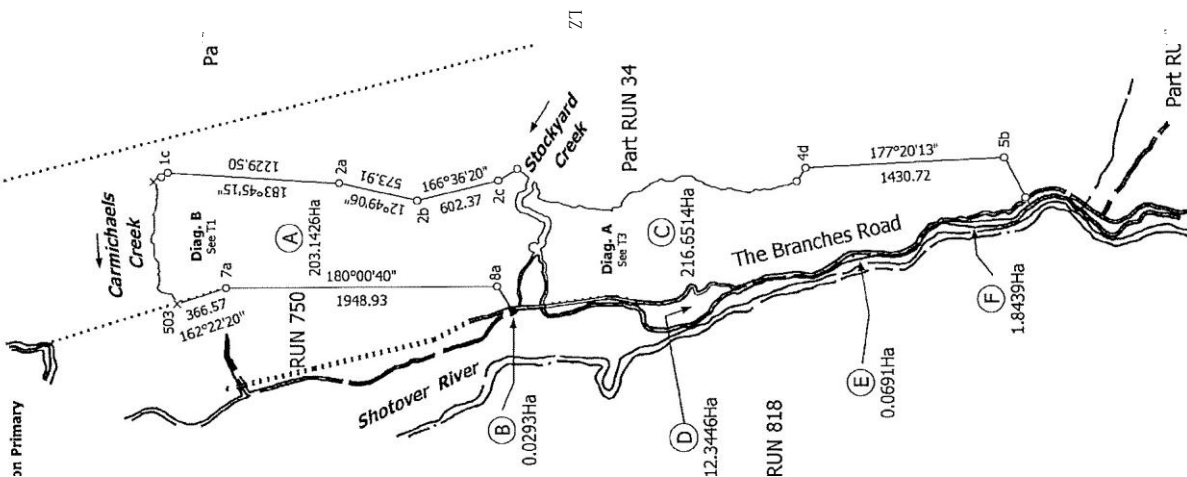
9.1 The Covenantor shall not enter into any agreements to surrender the lease without the approval of the National Trust.

9.3 The National Trust shall treat any request by the Covenantor under this clause as a variation to the covenant under clause 12 of this deed and section 22A of the Act requiring unanimous Board agreement.

### [Schedule 2 — Schedule of land comprising the Covenant Area](#)

Estate:	Lease under s83 Land Act 1948
Area:	21909.62 hectares more or less

Legal Description	<p>Run 26, Part Run 27, Part Run 34, Block I Town of Macetown,</p> <p>Section 1, Section 2 and Section 3 Block II Town of Macetown, Section 1, Section 6, Section 7, Section 9 and Section 10 Block III</p> <p>Town of Macetown, Block IV Town of Macetown, Section 4,</p> <p>Section 5, Section 6, Section 7, Section 10, Section 13 and</p> <p>Section 14 Block V Town of Macetown, Block VI, Block VIII, Block 'X, Block X, Block XI, Block XII and Block XIII Town of Macetown and all unsectionized areas in the Town of Macetown.</p> <p>Excluding all areas contained in DP 482612 &amp; DP 483009</p>
Part of Computer Interest Register	OTA2/1228



*Marginal Strip*  
Pursuant to Sec 24(9) of the Conservation Act 1987

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Surveyor: Steven Mark Cops!  
Firm: TL Survey Services Ltd

## SCHEDULE 3 — OPEN SPACE VALUES TO BE PROTECTED, MAINTAINED AND ENHANCED

### OVERVIEW

The covenant area comprises 21,508 ha of Coronet Peak Station, and is located immediately north of Arrowtown in the Queenstown Lakes District. The Skippers and The Branches Roads provide road access to the remote western part of the property, while the front country is accessed from the Wakatipu Basin. The covenant area is situated at the southern end of the Harris Mountains. It is bound by the Shotover River to the west, Polnoon Burn to the north, Arrow River to the east, and the northern Wakatipu Basin to the south.

### VISUAL LANDSCAPE VALUES

Virtually the entire covenant area has been identified as an Outstanding Natural Landscape, while the Wakatipu faces that enclose the Wakatipu basin, forming an important backdrop to the Queenstown locality, is an Outstanding Natural Landscape in its own right. The outstanding natural landscapes are the romantic landscapes comprising the mountains and lakes that have a high degree of openness and naturalness. It is these landscapes that many New Zealanders think of as "our place"; and our inheritance.

The remote upland tussocklands of the Shotover and Arrow catchments are already showing a marked recovery following the removal of sheep and cattle and the vast reduction in the feral goat population. Landforms are striking and distinctive. The feeling of remoteness and distinct lack of human modification contributes to this significance. This area is part of a larger backcountry tussock landscape, which incorporates the upper Shotover and Motatapu catchments. Together they are recognised as one of the best remaining examples of tussock grassland landscapes and are valued as an iconic landscape, characteristic of prehuman New Zealand<sup>3</sup>.

The tussock covered, rugged slopes of the Upper Shotover Faces and Polnoon Burn, and associated narrow gorges, bare rock and bluffs form part of the Upper Shotover glacial landscape, which as a whole is recognised as an outstanding and iconic New Zealand landscape <sup>2</sup>.

Downstream of Deep Creek, the landscape associated with the Shotover River is striking and iconic. The river has carved precipitous bluffs known as Devil's Elbow, and is bound to the west by the renowned Shotover Canyon. The famous Skippers Road, which was built by hand in the 1880s to service the early gold mining settlements at Skippers, clings precipitously to the cliff edge around Devil's Elbow. Today the road provides access for many international and domestic visitors participating in rafting, jet boating, kayaking and cultural appreciation tours. The landscape is equally dramatic from the river.

The Wakatipu Faces ONL forms a major part of the northern enclosing mountain slopes of the Wakatipu Basin. Beech forest remnants within Station and McMullan Creeks are significant landscape features. Further east, slopes on either side of Brow Peak form the immediate backdrop to Arrowtown, the Arrow Gorge and historic Macetown Road.



Arrowtown is enclosed by rugged tussock covered slopes, which are an important part of the town's character and context<sup>3</sup>.

The Shotover and Macetown localities have been identified as Heritage Landscapes in the District Plan:

The Skippers Heritage Landscape includes the lower slopes and terraces of Long Gully, Deep Creek, and the Shotover Faces as far upstream as the Sandhill Cut Diversion. These landforms provide a striking landscape and context for the appreciation of the important historic values associated early pastoralism in the Lakes District and gold mining from the initial gold rush of 1862 to early 20<sup>th</sup> century gold mining endeavours. This heritage landscape is of high significance to New Zealanders. The views from Skippers Road are widely recognised as an iconic Otago landscape.

The Macetown Heritage Landscape includes the steep sided Arrow Gorge with its impressive bluffs, and a colourful array of (often weedy) exotic trees and herbs originally brought into the area by the miners. It is an integral and valued part of the Arrow Gorge and historic Macetown Road landscape. The Macetown Road, which is excluded from the covenant area, is part of an iconic Otago landscape and plays host to high visitor numbers. This landscape appears in many tourist publications.

## HISTORIC VALUES

The covenant area includes sites associated with its pastoral history, and sites that are part of one of the greatest gold mining areas in New Zealand with sites dating from the initial gold rush of 1862 to early 20<sup>th</sup> century gold mining enterprises. These sites are well preserved and legible due to the dry climate and open landscape and represent mining associated with European, North American, Chinese and Maori gold miners. Some of the most important workings are those left by the early gold mining endeavours of the 1860s and 1870s, located near Macetown; on the true left of Shotover River, Polnoon and Long Gully areas; Green Gate, Deep and Eight Mile Creeks, and Maori Gully, (these sites are associated with both the Macetown and Shotover communities and gold rushes along the Shotover and Arrow Rivers).

Notable archaeological sites associated with Macetown include batteries and associated mines, cableways, tramways, tracks, hut sites, industrial dumps etc. that were active from 1876 to 1915 with sporadic mining during the 1930s Depression. These are part of the Macetown Heritage Landscape. Downstream of Macetown are good examples of hydraulic sluicing fed by water races high up above the sluiced faces.

Pastoral sites include the old Coronet Peak Homestead located above Deadman's Terrace in the Shotover valley, which was inhabited by John Gemmel in the 1870s. An historic surveyor's trig station is present on Mt Vanguard, the stone cairn marking the site was built during the 19<sup>th</sup> century.

All sites that pre-date 1900 are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and many are recorded in the New Zealand Archaeological Association Site Recording Scheme.

## CATCHMENT VALUES

Most of the property has steepland soils which are liable to severe erosion. The goldrush in the

1860s, with its method of sluicing and altering watercourses, exacerbated natural erosion. To this day, the Shotover River yields a high sediment load which exacerbates flooding in the Clutha River.

The indigenous vegetation cover that dominates the Shotover and Arrow catchments plays a vital role in soil and water conservation and water yield. Many people in the Kawarau and Clutha catchments rely on these services as a basis for their livelihood, a source of drinking water and for water-based and outdoor recreational/ tourist activities, while nationally, their role in water harvesting is important for downstream hydro-electric generation at the Clutha Dam. Tall tussock density and cover of woody species is increasing under current management, resulting in improved vegetation cover, reduced erosion rates and increased carbon sequestration. Carbon storage in regenerating shrubland and tall tussocklands makes a modest contribution to ameliorating current anthropogenic induced rise in atmospheric carbon dioxide levels.

The outstanding intrinsic and amenity values of the Shotover catchment have been recognised and protected through its inclusion in the Kawarau Water Conservation Order (1997) which specifically highlights this river's 'wild and scenic characteristics; natural characteristics and scientific values associated with the return flow when the upper section is in high flood; its recreational value to rafting jet boating and kayaking; and historical purposes, in particular gold mining.

## BIODIVERSITY VALUES

The covenant area contains outstanding representation of the plants and plant communities of the Shotover and Richardson Ecological Districts, particularly in the alpine and montane bioclimatic zones. These communities host a range of indigenous fauna<sup>2</sup> including some rare or threatened species. A '\*' is used in the report to denote a Threatened or At Risk species, with details provided in Table 1.

### Alpine zone

Extensive cushionfields are found on the harshest sites, characterized by shallow soils with much rock and wind exposure. Although mostly high alpine, examples also occur in the montane zone along disturbed stream beds and terraces.

### Montane Zone

Short tussockland, dominated by hard tussock (*Festuca novae zelandiae*), occupies a narrow zone between 900-1000 m asl. The exotic component increases with decreasing altitude.

Native grassland/herbfield communities of Deep Creek, Green Gate Creek & Coronet Peak valleys are species rich and are suitable habitat for the moth *Orocrambus sophistes*\*. Montane slopes below Coronet Ski Field have many insects with a Type locality nearby and are highly representative of Wakatipu Basin.

Exotic grassland dominates at lower levels where shrublands are not present, but can be found above 900 m on some sunny west faces.

Wetlands are not common and occur as small bogs in the alpine zone, seepages in tussockland, ephemeral tarns in the montane zone, and along stream edges. A notable wetland complex, comprised of bog, fen, shallow water tarn and ephemeral wetland, is present east of the lower Polnoon Burn extending as far south as Stockyard Creek.

Ephemeral tarns between Church Hill Creek and south of Carmichaels Creek are dominated by turf species including willowherb *Epilobium angustum*\*. The uncommon sedge *Carex rubicunda*\* occurs at one location.

Montane Shrublands occur below about 1000 m, mainly in damp gullies and along stream courses. Diverse mature shrublands are a rare ecosystem. The covenant area has some excellent examples due to their size, intactness and distinctive associations e.g. at Carmichaels Creek and Stockyard Creek.

Remnants of mountain beech forest are confined to small pockets on the Wakatipu faces; the lower Arrow River and its small tributaries, and a tiny area in the Shotover River. These remnants are highly significant relicts of the former forest cover that would have clothed the lower slopes in pre-human times. The importance of woody vegetation in Central Otago has been given prominence by Walker et al. (2003)<sup>7</sup>.

Most of the covenant area has significant biodiversity values. At least 301 native vascular species are present, representing approximately 70% of the plant diversity recorded for the Harris Mountains<sup>8</sup>.

## EDUCATION AND RECREATION VALUES

Recreational opportunities within, and at the periphery of, the covenant area, form an important part of the spectrum, in an area where outdoor recreation is a vital part of the social and economic fabric of the community.

Public access easements in relation to the Hayes Creek Track, Big Hill walking Track, Long Gully, Green Gate Pack Track, Deep Creek to Coronet Peak Pack Track, ridge Route, Polnoon

Tunnel Track, Bush Creek, Sawpit Gully, Macetown Miners (Dry Access) Track, Macetown Road, and Advance Peak Track will be sought as a result of conditions imposed by the Overseas Investment Office

## CULTURAL VALUES

The covenant area is rich in cultural heritage. Before European settlement, Ngāi Tahu moved around nearly the whole of Te Waipounamu (the South Island) following the lifecycles of animals and plants. Hunting and gathering in the high country was a

fundamental element of the systematic seasonal food gathering patterns of Ngāi Tahu hapū.

Ngāi Tahu used a comprehensive network of trails which ensured the safest journey from coast to coast and inland into the high country. Trails followed rivers, valleys and coastlines, and overhanging rock faces provided a night's recovery before the next day's journey, while food resources gathered en route were critical to the survival of travellers on their journeys. These trails were memorized and passed on through careful learning and practice and became arteries of economic and social relationships. Over generations of use, Ngāi Tahu developed extensive knowledge of the place-names, stories, food resources, resting places and natural features of the trails.

Within the covenant area, ara tawhito (ancient trails) include the tributaries of the Haehaenui (Arrow River) and the Ö Rau (Cardrona River), while the Shotover River (Kimi-ākau) led through to the Matukituki River valley which provided access to the West Coast and the Arrow River (Haehae-nui) led to a saddle over into the south branch of the Motatapu River, the most direct route to Lake Wānaka. Numerous rock shelters in the area are likely to have been utilized by Ngāi Tahu when travelling or hunting.

One of the most highly valued of all natural resources for Ngāi Tahu was pounamu (also known as greenstone, jade or nephrite). The principal deposits of pounamu are in the Taramakau and Arahura Rivers in Westland, coastal South Westland and the Whakatipu-wai-māori (Lake Wakatipu) area, with Te Awa Whakatipu (the Dart River) providing a particularly important source for Southern Ngāi Tahu. Pounamu is not only entrenched in mythology and spirituality but was essential for survival, and was manufactured to make weapons and tools such as adzes, chisels and knives, which were essential for daily living. Items of personal adornment were also made from pounamu, such as amulets and hei tiki (human neck pendants).

Ngāi Tahu established settlements, both seasonal and permanent, in strategic positions in the high country, especially around the high country lakes. The high country was an invaluable source of flora and fauna resources for Māori, both for those living in coastal settlements passing through, and those living permanently inland.

The important mahinga kai (food and resource gathering areas) in the covenant area are predominantly within the freshwater wetland and riparian habitats. These include the rivers and creeks inhabited by waterfowl and, in some cases, native fish species (e.g. Koaro in Māori Gully), though land modifications, particularly over the lower altitude flats, have reduced the extent of wetland/riparian areas. Higher altitude areas also have mahinga kai values particularly given the abundance of taramea.

In pre-European times, Coronet Peak Station, in particular, was covered in extensive forest which Ngāi Tahu tipuna would have utilised for its vast bird population including Korimako (Bellbird), Titipounamu (Rifleman), Weka, Karearea (New Zealand Falcon), Kea, Kakaruai

(Robin), Putangitangi (Paradise Shelduck) and Riroriro (Greywarbler). Several of these manu (bird) species are listed as taonga species in the Ngāi Tahu Claims Settlement Act 1998, in recognition of the special relationship Ngāi Tahu has with them.

More recent Ngāi Tahu history is also recorded on the landscape, such as in the area known as Māori Gully, which was the site of a significant gold strike by Māori, including Ngāi Tahu, in 1862.

In recent years on Motatapu Station, Soho Property Limited has been part of the Buff Weka Translocation Project which is a joint initiative between Soho Property Limited, the Department of Conservation and Ngāi Tahu Papatipu Rūnanga to attempt to reintroduce buff weka to mainland Te Wai Pounamu. Buff weka were once abundant on the East Coast of the South Island and could be found in many areas of native bush and scrublands of Otago.

Although Ngāi Tahu use and occupation has diminished since the land came under Crown control in the nineteenth century, Ngāi Tahu spiritual, cultural and historical values are still present in the high country today. The locations of ancient settlements described in Ngāi Tahu traditions and stories are still standing, and the ancient place names and whakapapa that is entrenched in the high country landscape still exist. The descendants of those first people of Te Waipounamu — Waitaha, Ngāti Mamoe and Ngāi Tahu — seek to preserve these historical and spiritual sites and areas of mahinga kai for future generations.

Ngai Tahu kaitiaki relationship with the taonga in the environment is part of Ngai Tahu culture and identity. There are seven Ngāi Tahu Papatipu Rūnanga with a mana whenua interest in the area between Lakes Wānaka and Whakatipu-wai-māori where Coronet Peak is located. They are Kati Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Te Rūnanga o Moeraki, Hokonui Rūnanga, Waihōpai Rūnanga, Te Rūnanga o Awarua and Te Rūnanga o Oraka Aparima.

The first Pakeha who came to the Wakatipu area were the explorers of the mid 1850s, including Nathaniel Chalmers, Chubbin and MacFarlane. Then came the runholders. In 1871 a block known as the "Shotover" was leased to Gammie and Grant. The MacKenzies are recorded as farming on "Coronet Peak" during the 1870s.

The biggest influx of people were the gold miners, beginning in 1862, when thousands of people flooded into the Shotover and Arrow valleys in search for gold from every corner of the globe.

The Shotover was considered in the late 19<sup>th</sup> century to be the richest river in the world.

Chinese miners represented at times the majority of the population, and yet their role in the area is largely unknown. Sites such as Wong Gong's store<sup>4</sup> provide context for that Chinese history, and provide a starting point in the recognition of the Chinese presence in Skippers, and in Otago.

## SCHEDULE 4 — NGAÏ TAHU HERITAGE

The Covenantor and the National Trust agree that :

- 1 . Ngäi Tahu, and specifically Ngäi Tahu Papatipu Rūnanga, have a historical connection with the area and that they will engage with Ngai Tahu from time to time over protection and management of the Ngäi Tahu cultural values.
2. Subject to any permission that might be required from the Commissioner of Crown Lands:
  - a. The Covenantor will use Ngäi Tahu place names where appropriate within the Covenant Area
  - b. The Covenantor will seek Ngäi Tahu input to the development of interpretation/signage
  - c. The Covenantor will permit Ngai Tahu to erect appropriate markers, such as a pouwhenua, on the Covenant areas
  - d. The Covenantor and the National Trust will consult Ngäi Tahu in relation to the Management Plan and any species recovery opportunities
3. Notwithstanding clause 4 of this deed, the Covenantor and the National Trust may consent to named members of Ngai Tahu to take, in a sustainable manner, a specified quantity of native plants or Weka from the Covenant Area provided that this is:
  - a. for non-commercial purposes;
  - b. not detrimental to the achievement of the overriding objectives;
  - c. not detrimental to the management of the Covenant as a Kohanga;
  - d. consistent with Ngai Tahu cultural values;
  - e. lawful.

Any such consent must be given jointly by the Covenantor and the National Trust in writing.

4. Nothing in this deed shall create an obligation enforceable at the suit of Ngäi Tahu.

Execution and date

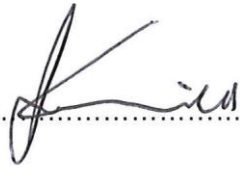
Executed as a deed

*February*

20/5

The Common Seal of the  
QUEEN ELIZABETH THE  
SECOND NATIONAL TRUST  
was affixed in the presence of:

Open Space Covenant – Coronet Peak Covenant  
Chairperson

  
.....

Director

  
.....

Chief Executive

  
.....





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Signed by Soho Property Limited

  
Director Thomas Steinmann

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Director

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Signed by Soho Property Limited

 (Stay Lawn Drift)  
\_\_\_\_\_  
Director  
Director

\_\_\_\_\_  
Director

The Commissioner of Crown Lands consents to the execution of the Open Space Covenant pursuant to section 89(1) of the Land Act 1948 and pursuant to section 22(3) of the Queen Elizabeth the Second National Trust Act 1977 but without prejudice to the rights, obligations and remedies under the Coronet Peak pastoral lease, the Land Act 1948 and Crown Pastoral Land Act 1998.



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Commissioner of Crown  
Lands

in the presence of:  
Witness (Signed)

Name (Print)

Occupation

Address



.....  
SIMON MARK ESQ

.....  
SOLICITOR

.....  
WELLINGTON.

DE J. GULLEN

COMMISSIONER OF  
CROWN LANDS LAND  
INFORMATION NEW  
ZEALAND  
WELLINGTON

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**OPEN SPACE  
COVENANT**

Pursuant to section 22 of the  
Queen Elizabeth the Second  
National Trust Act 1977

Soho Property Limited  
Covenantor

AND

THE QUEEN ELIZABETH  
THE SECOND NATIONAL  
TRUST

Correct for the purposes of  
the Land Transfer Act 1952



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Solicitor  
Solicitor

## Appendix Nineteen - University of Otago Research Proposals

Work undertaken in the summers of 2015/2016 and 2016/2017 was primarily geared towards gathering baseline data from which further research and land management decisions can be based.

Other UoO Departments and Centres could also contribute to a better understanding of the Mahu Whenau area. These include the Department of Geology, and the Centre for Sustainability (interdisciplinary research on sustainability issues).

### **Project Concepts**

#### **1. Land cover and topographic monitoring (Department of Surveying)**

**Contact:** Pascal Sirguey ([pascal.sirguey@otago.ac.nz](mailto:pascal.sirguey@otago.ac.nz))

##### **Aims:**

- Map the land cover and topography to characterise the current situation and establish a baseline geospatial dataset.
- Map and characterise changes in land cover.
- Identify areas with changing topography (e.g., erosion) and initiate small monitoring using Remotely Piloted Aircraft Systems (RPAS).

##### **Purpose:**

Inventory, collect, and process an essential geospatial dataset (imagery and elevation models) to support land management and research activities, such as:

- Identifying and characterising areas exhibiting changing vegetation cover (e.g., wilding pines);
- Mapping habitats to support other activities (e.g., ecological restoration);
- Identifying and characterising erosion prone areas.

##### **Approach:**

Use historical and new imagery from various sources (airborne, spaceborne, RPAS) to map land cover with image classification. Conduct RPAS operations over areas requiring finer spatial resolution to acquire imagery for microhabitat mapping and monitoring. Complete repeated photogrammetric projects on areas with potentially changing topography to map and characterise erosion.

##### **Expected outcomes:**

- Geospatial dataset with various spatial resolutions is available for land managers and researchers to use to prepare research, management and restoration activities.
- Provision of base-line data against which further activities can be compared.
- Land cover classifications and maps of land cover change established to support ecological studies and management activities.

##### **Future ideas:**

- Use area for regular RPAS mapping in the surveying teaching curriculum.
- Develop and test “smart environmental sensors” concept by deploying a spatially enabled wireless sensor network to collect dense spatial data about this environment.

**Resourcing:**

Mapping of land cover, characterisation of land cover change, as well as topographic mapping via RPAS operations, can be done as part of research projects of students enrolled in SURV413/513 (Image processing and resource mapping) starting in S2 2016. Archived imagery (Landsat, Kiwimage) is virtually free of charge. New imagery would come at a cost (e.g., new Digital Globe acquisition ~\$4000/100km<sup>2</sup>). MAppSc GIS are expected to do a 20 weeks project that could be articulated to address such tasks as well. Summer bursary students could be recruited (pending funding) to spend up to 10 weeks focusing on an aspect of the mapping and surveying. Other post-graduate research could also be considered.

**2. Assessments of Stream Fauna Distribution and Abundance (Department of Zoology).**

**Contact:** Gerry Closs ([gerry.closs@otago.ac.nz](mailto:gerry.closs@otago.ac.nz))  
Christoph Matthaei ([christoph.matthaei@otago.ac.nz](mailto:christoph.matthaei@otago.ac.nz))

**Aim:**

- Establish a baseline description of stream habitats and fauna

**Purpose:**

- Describe and quantify baseline stream conditions (biodiversity and habitat quality), and assess for future conservation / restoration needs.

**Approach:**

- Use standard methods of stream invertebrate and fish electrofishing surveys to assess fauna, plus standard protocols to assess fish and invertebrate habitat quality.

**Expected outcome:**

- Biodiversity and habitat quality maps available for land manager and research groups to use for developing specific research questions and restoration activities.
- Provision of base-line data against which the outcomes of further restoration activities can be compared (e.g. using Before-After-Control-Impact study designs).

**Future ideas:**

- Measure mid- and longer-term success of restoration strategies (e.g. riparian vegetation, entire catchments) using targeted faunal surveys and habitat assessments.
- If exotic fish are present these could be removed from certain streams (as done recently in Zealandia Sanctuary, Wellington) using a Before-After-Control-Impact design involving one to several replicate streams, and assess changes in the stream fauna and flora in response to this removal.

**Resourcing:**

Initial data collection (first 1-3 years, not just stream data but also terrestrial data) ideally with about 5-6 summer bursary studentships, possibly funded through one of the new UoO “research themes” and/or a Priming Partnerships grant. Groups of ECOL313 students if the 1-week field research camp in February (currently held in the Catlins) was relocated.

Mid-term/ longer-term: Potential for one or more MSc / PhD projects in area.

### 3. Terrestrial fauna (Department of Zoology)

**Contact:** Philip Seddon ([philip.seddon@otago.ac.nz](mailto:philip.seddon@otago.ac.nz))

**Aim:**

- Conduct baseline biodiversity surveys of terrestrial faunal biodiversity within selected habitat types identified in baseline vegetation mapping.

**Purpose:**

- Ground-truth and characterise habitat classes;
- Provide a baseline of the distribution and possibly relative abundance of selected taxa;
- Start to identify areas of high native biodiversity and areas where specific management could improve native biodiversity values.

**Approach:**

Survey design will be species-specific and take place within either random or systematically selected plots within identified habitat types.

- Bird surveys: 5 or 10 minute bird counts using Distance Sampling at replicate points
- Pest mammal surveys: tracking tunnels for rodents, mustelids and cats at species-specific spacing along transect lines through representative areas; chew cards and wax tags for possums and rodents at point along transect lines. Incidental observations of larger mammals (goats) will be made as possible.

**Expected outcome:**

- Birds: reserve-wide species list; habitat specific species lists; estimates of relative abundance; selected species estimates of absolute abundance (density); derivation of an index of avian biodiversity – all as a basis for assessing future change over time, with area recovery and in response to direct management.
- Pest mammals: reserve-wide species list and habitat or region specific estimates of relative abundance as a basis for assessing future change over time, with area recovery and in response to direct management.

**Future ideas:**

- Quantify avian responses to pest control, e.g. 1080 poison drops, to assess by-kill and enhanced survival and breeding success against measured pest mammal knock-down.
- GPS tracking of feral goats (judas goat) to facilitate control and to understand possible reinvasion pathways.
- Reintroduction of buff weka and other vulnerable native species, assessment of post-release performance in relation to measured residual densities of key mammalian pest species.
- Quantification of avian and pest mammal community responses to changing vegetative cover, e.g. with removal of wilding pines, and as grasslands are replaced by forest cover.

**Resourcing:**

Initial surveys could be undertaken by two postgraduate MWLM students as part of a 6-8 week summer research placement, commencing as early as November 2015. These students could act as team leaders for concurrent student projects in the area. Logistic support in the form of accommodation and transport would be required, and some form of stipend would make the project attractive to a pool of potential applicants.





# Memorandum of Understanding

Between

**Queen Elizabeth II National Trust**

And

**Mahu Whenua (Soho Property Limited)**

And

**University of Otago**

**2021**

## PARTIES

The Queen Elizabeth II National Trust (the National Trust)

and

Soho Property Limited (Soho)

and

The University of Otago

(together “the parties”)

## Background

- A. This documents the parties’ understanding in relation to various matters of mutual interest in the high country stations including four open space covenants, Coronet Peak, Motatapu, Mount Soho and Glencoe.
- B. The parties wish to provide for a coordinated and mutually beneficial approach to monitoring, research, experiential learning opportunities and management decision-making to enhance the landowner’s ability to achieve the specific covenant objectives listed in ‘2.8’ below.

## 1. Objectives

- 1.1. The parties share common interests in:
  - using current science and information to guide the protection and restoration of the natural, sensitive and culturally significant areas of Mahu Whenua
  - providing access for researchers and technicians
  - providing opportunities for student engagement in landscape protection and enhancement
  - enhancing bio-physical understanding of Mahu Whenua through producing appropriate scientific publications that inform management best practice and facilitate knowledge sharing
  - developing a long term relationship to share the benefits of carbon offsetting.

- investigating and developing research and teaching opportunities related to carbon offsetting
- 1.2 This memorandum describes the relationship between the three organisations and the spirit in which the parties agree to work together to:
- identify and prioritise research and monitoring needs on Mahu Whenua;
  - provide learning opportunities for University of Otago students that are integrated with the land management objectives of Mahu Whenua;
  - promote sound land management through integrating research recommendations into management activities when appropriate;
  - target relevant funding towards research and learning opportunities that complement the open space objectives of Mahu Whenua.

## 2. Institutional context

- 2.1 The National Trust's vision is 'inspiring conservation on private land' by 'inspiring private landowners to protect and enhance open spaces of ecological and cultural significance.' It works with landowners to legally protect areas of natural and cultural heritage on their land with covenants.

The Mahu Whenua covenants were established at the instigation of Robert 'Mutt' Lange by Soho Property Limited in partnership with the Queen Elizabeth II National Trust.

- 2.2 The long-term vision for Mahu Whenua is to promote the protection, maintenance and enhancement of the Covenant Area to ensure that it continues to function as a Kohanga. It further aims to contribute to every New Zealander's sense of place by promoting public access to the area and protecting its aesthetic natural landscapes and features which are national landmarks. In so doing, it will ensure that the Covenanted Area is not adversely affected through modification by humans, and it remains free from the effects of farmed animals, weeds, and pests, cultivation, mining or mineral exploration, commercial forestry or other activities detrimental to its natural state.

- 2.3 All four of the Mahu Whenua covenants have specific management aims to:

- Protect and enhance Open Space Values;
- Avoid Historic places and Archaeological sites being damaged;
- Prevent fires;
- Recognise and acknowledge Ngāi Tahu cultural values;
- Prevent subdivision.

- 2.4 The University of Otago was established with a vision to contribute to a prosperous society through education. This vision still applies today. The University is committed to "create, advance, preserve, promote and apply knowledge, critical thinking and intellectual independence to enhance the understanding, development and well-being of individuals, society and the environment. It will achieve these goals by building on foundations of broad research and teaching capabilities, unique campus learning

environments, its nationwide presence and mana, and international links.” (‘University of Otago Strategic Direction to 2020’ document).

### 3 Identification and Approval of specific programs

- 3.1 The parties will consult with each other around areas of specific interest around the objectives in section 1 above.
- 3.2 If unanimous agreement is obtained, and prior to undertaking any works, the proposing party must develop a specific work program for attachment as an appendix to this memorandum. Where the parties wish to conduct a research project under this memorandum, the parties will, where they consider it appropriate to do so agree upon and sign project specifications and may enter into a binding contractual agreement in respect of that Project.

#### **Agreements in relation to this memorandum**

- 3.3 Agreements that are entered into may be appended to this memorandum and such agreements should contain all relevant information, roles, responsibilities, processes, procedures and guidelines and Terms and Conditions for each program.
- 3.4 New agreements in relation to this memorandum and any variations to existing agreements must be agreed to by all relevant parties to those documents before having any effect.
- 3.5 Updating an agreement can be initiated by any party in writing without a requirement to re-sign the memorandum.

### 4 Collaboration and Obligations

- 4.1 Notwithstanding anything to the contrary, this memorandum serves as a statement of the parties’ general intention and neither creates, alters or extinguishes any legal rights or obligations
- 4.2 This memorandum is not intended to constitute, create, give effect to, or otherwise form a joint venture, or other business entity of any kind. No party shall act as an agent for, or partner of, any other party.
- 4.3 The parties acknowledge that the success of any program will be reliant on positive and constructive working relationships at a variety of levels. The parties agree that it is advantageous to:
  - Consult each other as often as may be appropriate on matters of mutual interest.
  - Communicate openly and honestly to each other to ensure effective decision-making. The parties agree to keep the others informed where actions may affect the work or activities of another.
  - Have regard to respective abilities to implement changes that any of the parties may consider desirable.
  - Recognise the respective principles of each organisation.

- Acknowledge that, in accordance with the New Zealand Education Act 1989, that academic freedom and the autonomy of institutions are to be preserved and enhanced.
- Consult each other as soon as possible if there are planned or proposed activities that may have effects on covenant values or affect management where any other party has an interest.
- Consult each other as soon as possible if there are planned or proposed activities by third parties that might affect ongoing or planned activities by any other party; it is an expectation that where practicable priority is given to activities by parties to this memorandum, over potentially conflicting or competing activities proposed by third parties.
- Protocols relating to publications and intellectual property resulting from contract-specific collaborations between the parties should be outlined in any relevant contractual agreements. Where publications and intellectual property result from non-contract specific collaborations, parties should give recognition to involved parties and meet through designated representatives to seek an equitable and fair understanding as to ownership and other property interests that may arise. Any such discussions will strive to preserve a harmonious and continuing relationship between the parties.

## 5 Operational responsibilities

5.1 All parties will strive towards the use of best practice in the delivery of these programmes. All parties intend to:

- share operational costs wherever practicable;
- share appropriate levels of information within the limitations imposed by the Privacy Act, or in line with any agreed terms and conditions of any funding support;
- appoint proficient contractors following an appropriate tendering process if required;
- determine who will be responsible for the ongoing maintenance of management activities before commencing new works; and
- identify respective responsibilities regarding Health and Safety legislation.

5.2 The parties acknowledge that the success of any collaborative program will be reliant on positive and constructive working relationships between personnel from the party organisations at a variety of levels. Therefore, the parties shall:

- Ensure that any communications and statements in relation to this memorandum and any related contractual agreements shall be respectful to the other parties and in the spirit of this memorandum.
- Meet after signing this memorandum and then as required but not less than once per year to discuss any matters relating to this memorandum
- Provide copies of any publications relating to this memorandum to the other parties

Give no less than 1 week notice for any site visits, except in the case of an emergency. Visits have to be in compliance with any Health and Safety plans and regulations

## **6 Duration of this Memorandum**

- 6.1 This memorandum will take effect from the date of its execution and continues until terminated.
- 6.2 Any party may terminate the agreement by giving at least 3 months' written notice to the other parties.

### **Review of Memorandum**

- 6.3 This memorandum will be reviewed after one year of implementation and then at mutually agreed times by the parties.
- 6.4 The time between reviews of this memorandum will be no greater than three years
- 6.5 Where any party seeks amendment to this memorandum outside of the regular scheduled review date, all parties shall consider any request in good faith.
- 6.6 Nothing in this memorandum shall compel any party to agree to an amendment.
- 6.7 Any variation must be agreed by the parties in writing, signed in the same manner as this memorandum and will become an addendum to it.

## **7 Dispute resolution**

If a dispute arises between the parties in connection with this memorandum, the relevant parties agree to attempt to resolve that matter through good faith negotiations.

## 8 Signatures

Signed for and on behalf of

Queen Elizabeth II National  
Trust by

Signed for and on behalf of

Soho Properties Limited by

Signed on behalf of

University of Otago

Dan Coup,  
Chief Executive

Russell Hamilton,  
Property Manager

Prof Richard Blaikie  
Deputy Vice-Chancellor  
Research and Enterprise

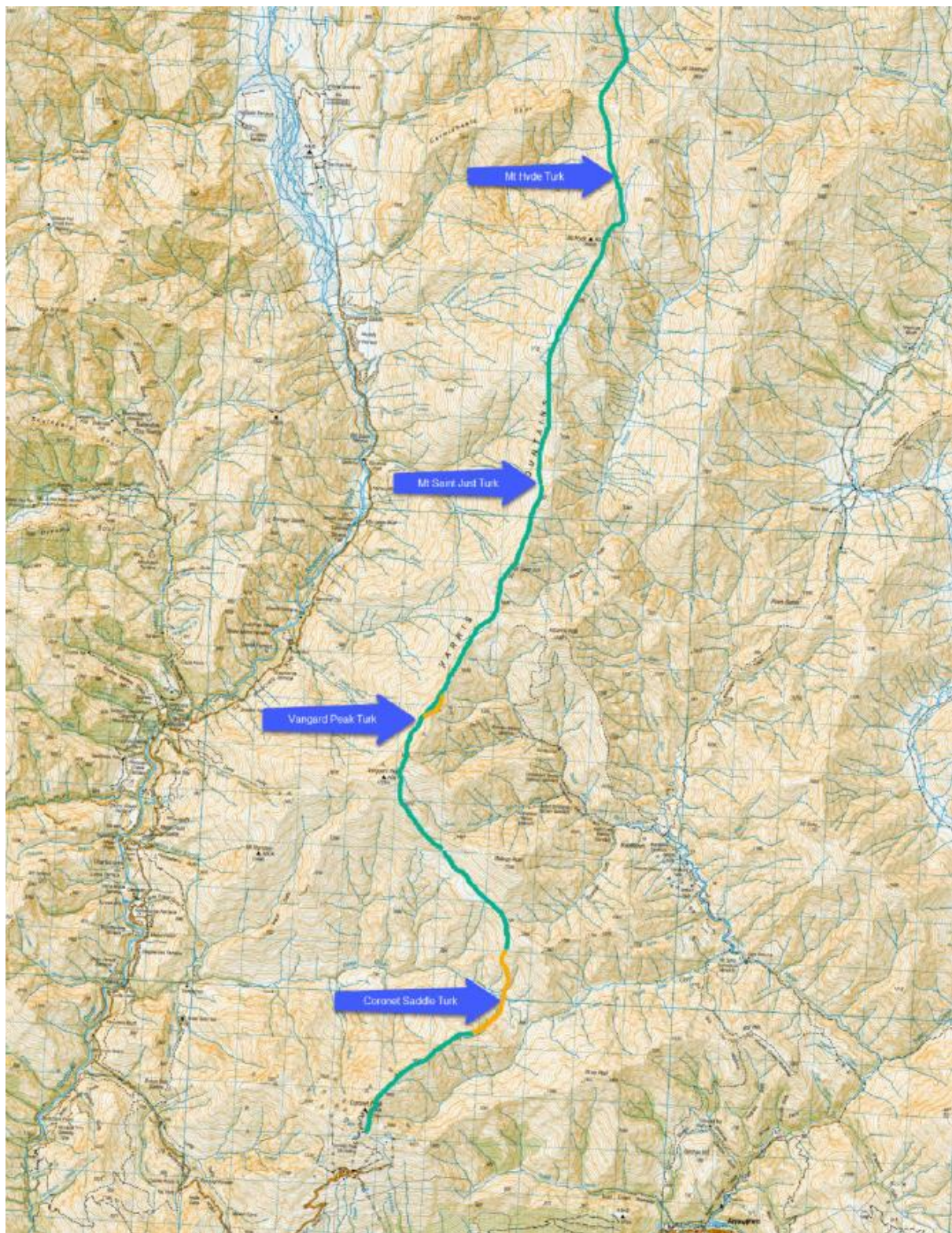
Date

Date

Date



## Appendix Twenty-one - Mountain Turk Location Map





## Appendix Twenty-two - Threepwood Meeting Summary

### Notes from Mahu Whenua Community Recreation Meeting

Threepwood Pavillion 16th July 2020

#### **Introductions: Tony McQuilkin**

#### **Russell Hamilton (Soho Property Ltd - SPL):**

- Reminded participants that the underlying owner of the properties is the Crown. Need permission of Crown to construct trails (LINZ as pastoral lease landlord).
- Covenants are over four leases (Mahu Whenua). Covenant is a partnership between QE II Trust and SPL.
- Overseas Investment Office required that trails be up to a Back-Country Adventure standard.
- New Zealand Walking Access Commission is arranging easement registration.
- Easements have been lodged with LINZ for Coronet Peak tracks.
- QEII is controlling authority for easements. Tracks to be managed by DOC and QLDC on day to day basis under an MOU.
- Mixed user groups of walkers, cyclists, horse rider, dog walkers. Get ideas from this meeting to mitigate potential conflict between these users in the future.
- Digger currently working in Deep Creek as part of the new Coronet Loop Track.

#### **Rob Wardle QEII National Trust:**

- Invited participants to the meeting to get views on specific interests.
- QEII require a management plan.
- Aim to move from a reactive mode so as to be able to respond in an informed manner quickly when initiatives arise.
- SPL have provided access opportunities in addition to OIO requirements.
- Reiterated that in addition to QEII consent, under the covenant other consents are also required for track building including under the RMA and from LINZ who seek input from DOC.
- Objective is to have an amiable meeting with open conversations where people feel free to express their views/experiences.
- Acknowledged the Queenstown Trails Trust input into getting consent for trails.

Meeting opened to the floor under the chairmanship of Tony McQuilkin.

#### **Jude Collins Wakatipu Tramping Club (WTC)**

- Asked if people are aware of any conflicts.

#### **Russell Hamilton:**

- Responded that we are trying to preempt problems.
- There are safety issues e.g. horses should be separated from bikers.

#### **Jude Collins:**

- Concerned about biker wear on tracks.

*Jeannie Galavazi: (Senior Parks and Reserves Planner QLDC)*

- Informed meeting that QLDC has sent a staff member around to survey what maintenance work requirements is required on tracks ear marked for council management.

**Jude Collins:**

- Locals currently maintaining many of tracks. Maybe focus on less trails and organize volunteer groups.

**Noel Beggs (Arrowtown Village Association – AVA):**

- Volunteer groups not integrated. Need one group to look after maintenance by volunteers. Subcommittee needed.

*Jeannie:*

- Maintenance fall to DOC and QLDC. QLDC is getting an idea of cost to maintain the trails.

**Jude:**

- No issues with bikers on Bush Creek track.
- E bikes will increase traffic.

**Ange van der Laan (NZWAC):**

- Mountain bikers every shape age and form. E bikers from Nelson where she now resides want access to the back country. She has not seen conflict with walkers.

**Bruce McLeod (Queenstown Mountain Bike Club):**

- Conflict with bikers is perceived.
- Inverse perception – the more difficult the trail the less conflict. Off mountain bikers and Grade 5 trails - high degree of skill required.
- The faster the trail the higher the potential for conflict.
- Sawpit Gulley is highly used by pedestrians.

**Rob Wardle:**

- Should we for example have some bermed trails for mountain bikers i.e. accept that in some instances we may have trails will be for bikers and others for walkers – built to respective needs.

**Anton Schmitz:**

- Arrowtown trails are not manicured.
- Should remain a back-country experience.
- There is an ample supply of manicured trials in the district.

**Bruce McLeod:**

- Let's not touch the side of Big Hill to reduce conflict
- Suggests trails useful for pest control and weed control etc.

General Discussion regards possible separation of mountain biking and walking trails. (refer to recording).

**Bruce McLeod:**

- Shuttle run from Coronet Peak is probably the biggest possible conflict.

**Noel Beggs:** Macetown - seasonal use ie closed for winter will resolve some problems.

**Anton Schmitz:**

- Let's not get bogged down with particular trails.
- There's not much problem on backcountry trails. Closer to town is where there is potential for tension or conflict.
- New Chum Gully. People go down on bikes.
- Need to be careful not to build trails in sensitive areas. Creating cycle trails in the backcountry will ruin existing walking trails and take away from the backcountry experience.

**Sue Wales:**

- A bulldozer has ruined a portion of the Bush Creek trail which has not recovered.
- Think about closing trails in wet months to mountain bikers so as to preserve trail condition.
- Seasonal closure also allows a period of time when trails can be enjoyed by walkers only.
- Track building needs to be done well – design so as not to degrade the landscape and bring on more problems.

**Ange:**

- Need to fix damaged trails

**Jeannie:**

- Signage audit completed: Signage could help tourists to be informed of trail characteristics.

**Antonio (QLDC):**

- Identified need to form shorter trails closer to town.

**Suzie Geh (Partnerships Ranger DOC):**

- DOC maintenance -will maintain to a backcountry adventure standard – poled routes and signage. Eichardts to Big Hill – need to sort out who maintains it – not DOC if upgraded to a cycle track.

**Jeannie:**

- Q LDC budgeted spending \$10,000 a year. The actual cost will be much greater.

**Tony:**

- Many recreation types, trails evolve overtime. Open up access to the back country to more groups.

**Rob Wardle:**

- Referred to Boise Idaho Experience (Rivers to Ridge Trails) where in the front country uses are separated versus in the back country where there is greater shared use of trails.

**Jude:**

- Need to address front country speed of bikes on shared use trails.

**Anton:**

- Not practical to police trails.

**Tony:**

- Agree. Trail sharing needs to be accompanied by etiquette and understanding.

**Anton:**

- Would love to see education on trail building.

**Ange:**

- Acknowledged kids trail building near Arrowtown.

**Russell:**

- Progress towards the above would be stalled by bureaucracy.

**Kevin Jennings (Glenorchy Trails Trust):**

- Perceived issues not as big as we think. Can we use a corridor to get cyclists from A to B. Maybe there is an opportunity on wider corridors for multiple use.

**Rob:**

- Ideally develop a collective vision.

**Jude:**

- Vision is a backcountry experience for varied users. Outstanding issue is maintenance.

**Susie:**

- Reminded people that some tracks are for walking only – have we moved away from original vision?

**Rob:**

- No – with exception of Advance Peak – tracks earmarked for DOC management are for walking **only. Big Hill earmarked for DOC – If this becomes dual use this should transfer to QLDC.**

**Sue:**

- Too much signage.
- People don't understand how to read Maps. Too much information on them.
- QE2 Maps show too much information on the back country.

**Ange:**

- Big Hill SARS rescue incident for one lost person.
- Too much information on the backcountry in the front country.
- Maybe split Maps.

**Jeannie:**

- 25 different styles of maps from multiple organisations.

**Erik Bradshaw (Mountain Turks):**

- Struggle with Mutt Langes plan – how as a community do we support it?
- There are a lot more issues on Mahu Whenua than just trails.
- Need to develop an attitude of gratitude to be able to use Mahu Whenua land.
- There is much beyond the first set of mountains – must also acknowledge the wider set of environmental issues as well.
- Eric Bradshaw: easier to work with Russell as a singular person to explore ideas rather versus other organisations – although the individual staff usually have good intentions.

**Russell:**

- Erik should be congratulated for gaining consent for Turks. Iconic project.

**Susie Wakatipu Riding Club:**

- Working with Russell eg use off Dan O'Connells Track (paper road)
- Interested in long distance rides to back country. Can share trails with walkers but not with bikes.

**Russell:**

- Horses can destroy trails in the wet.

**Susie:**

- Horse riders needs trailheads accessible by car.
- More people are coming to town – bikers have pushed horseriders off local trails.
- Riding club has had agreement to use Coronet Forest least but now with logging underway this is ceased.
- 4WD tracks perfect for horse use.

**Tony:**

- People with dogs gain a lot of pleasure using the land - allowed off lead.

**Innis Hamilton:**

- Mahu Whenua Trails should be for everyone but constructing real dual-purpose tracks is very difficult.
- Trails being built designed to slow bikes rather than carry speed.

**Russell:**

- Deep Creek a beautiful area with a lot of history.
- Fire brigade have consent to build new hut in at Eight Mile.

**Joe Booker:**

- Plan is to grass trails. Need to give areas time to bed in.

**Sue Wales:**

- Who foots the bill with multiple agencies involved?

**Russell:**

- Soho pays for trails. Need to be up to a standard for other agencies to take on and manage.
- Fees can be used from commercial activity to put back in.
- Lots of agencies putting in and doing the work.

**Rob:**

- Should some areas not be developed at all?

**Tony:**

- Protect Open Space but not to the extent that a good idea cannot be considered.

**Russell:**

- Restoring wilderness to pristine state is the main goal of SPL.

**Sue Wales or Jude?**

- Re-route Saw Pit Gully away from Beech forest. Covenants on pastoral lease – can we do that?

**Tony** closed the meeting at approximately 8.30pm.

Stakeholder Attitudes to  
Recreational Trails on Mahu  
Whenua Open Space Covenant  
Area

Katrine Gellatly

October 2020

# Table of Contents

<b>LIST OF FIGURES.....</b>	<b>129</b>
<b>ABSTRACT .....</b>	<b>131</b>
<b>INTRODUCTION .....</b>	<b>132</b>
<b>BACKGROUND .....</b>	<b>133</b>
2.1. INTRODUCING MAHU WHENUA .....	133
2.2. LITERATURE REVIEW .....	134
2.2.1. 1980 – 2000 .....	134
2.2.2. 2000 – 2010 .....	135
2.2.3. 2010 – 2020 .....	136
<b>RATIONALE AND RESEARCH QUESTION .....</b>	<b>137</b>
SURVEY QUESTIONS.....	138
<b>METHODOLOGY AND METHODS.....</b>	<b>139</b>
4.1. MIXED METHODS AS A METHODOLOGICAL APPROACH .....	139
4.2 SURVEY MONKEY .....	140
<b>RESULTS.....</b>	<b>141</b>
SURVEY RESULTS.....	141
<b>DISCUSSION .....</b>	<b>152</b>
<b>CONCLUSIONS .....</b>	<b>154</b>
<b>RECOMMENDATIONS .....</b>	<b>154</b>
<b>ACKNOWLEDGEMENTS .....</b>	<b>155</b>
<b>REFERENCES.....</b>	<b>155</b>
<b>APPENDICES.....</b>	<b>157</b>
<b>APPENDIX A – MAHU WHENUA AREA MAPS.....</b>	<b>157</b>
<b>APPENDIX B – PROPOSED MOUNTAIN BIKE TRAILS PREPARED BY QUEENSTOWN TRAILS TRUST .....</b>	<b>161</b>
<b>APPENDIX C – REQUEST FOR PERMISSION TO CONDUCT RESEARCH.....</b>	<b>163</b>
<b>APPENDIX D – STAKEHOLDER ATTITUDES TO TRAILS &amp; FACILITIES ON MAHU WHENUA OPEN .....</b>	<b>164</b>
<b>SPACE COVENANT AREA SURVEY.....</b>	<b>164</b>

## List of Figures

**Figure 1:** Shows which groups the participants belong to.

**Figure 2:** Showed the majority of respondents are walkers and mountain bikers.



**Figure 3:** Shows how often participants use the Mahu Whenua Open Space Covenant Area **Figure 4:** Shows the access points mostly used to access the Mahu Whenua trails.

**Figure 5:** Shows what facilities participants thought were important to enable them to have a safe and comfortable trail experience.

**Figure 6:** Shows results from 'other' for question five.

**Figure 7:** Shows which user groups participants had been involved in conflict with.

**Figure 8:** Describes participants experiences with conflict on the Mahu Whenua trails.

**Figure 9:** Shows which groups were observed most not adhering to trail etiquette.

**Figure 10:** Respondents wish list of trails.

**Figure 11:** Respondents comments from question 13

## Abstract

This research seeks to explore what the stakeholder attitudes are to the privately-owned trails and facilities on Mahu Whenua Open Space Covenant Area and why these attitudes are held, so that this information can be used to inform and influence trail development in the future. The Central Otago Mahu Whenua Open Space covenants protect approximately 53,000 hectares of the high-country stations Coronet Peak, Glencoe, Mount Soho and Motatapu. These covenants are attached to land that is subject to permanently renewable Crown Pastoral leases held by Soho Properties.

Since the 1980's a growing body of research has emerged regarding recreation and shared use of remote or backcountry trails. Conflict between hikers and mountain bikers quickly emerges as a dominant theme. Conflict was defined in research as "goal interference attributed to another's behavior", "sensitivity to interference", and 'obstruction of goals'.

Studies show users experienced the trails in 'variations of focus', and 'levels of focus', 'intensity of focus' and 'states of flow'. Trail design was identified as one factor influencing user focus. These studies set the scene for the development and synthesis of literature from which 12 principles for minimising conflicts on multiple-use trails and to improve sharing and cooperation.

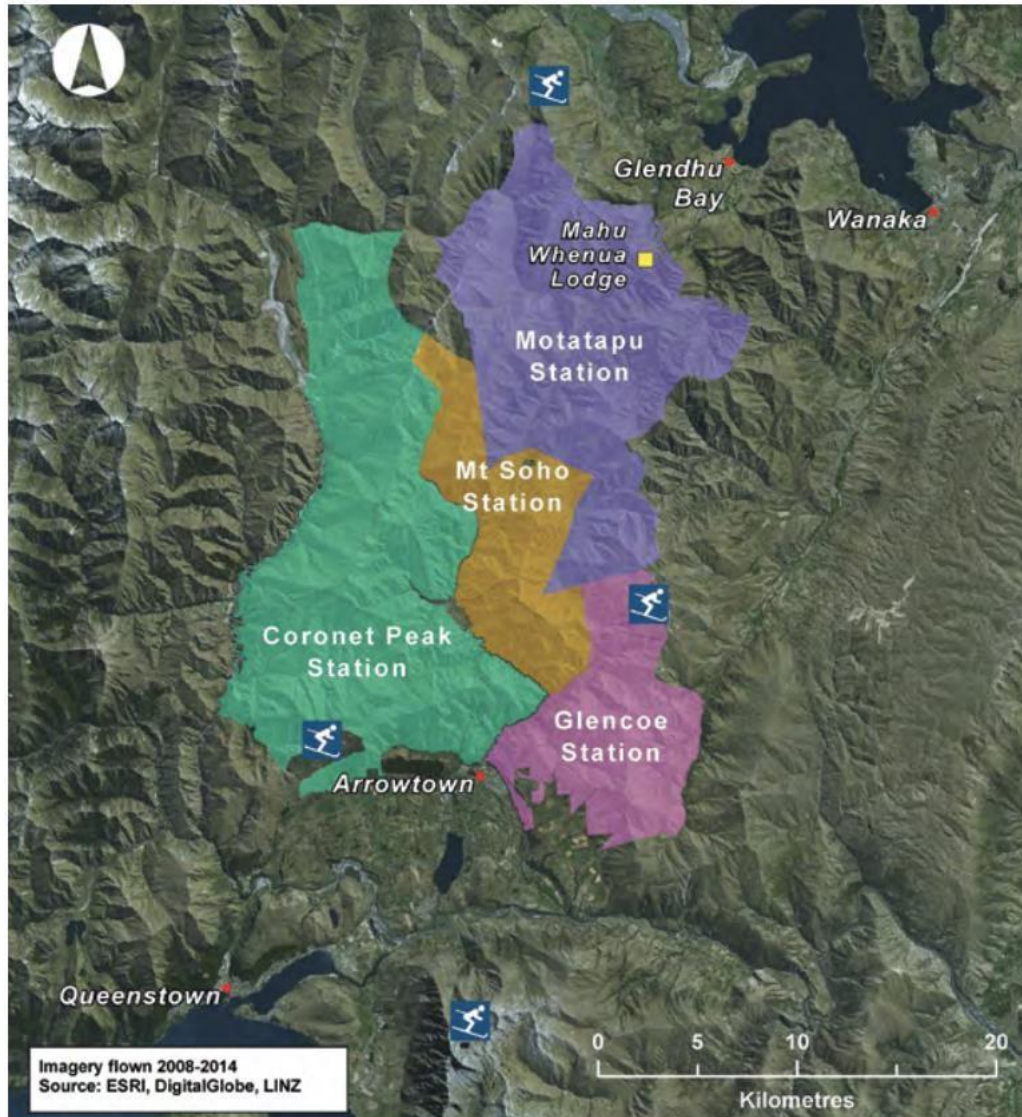
This research project used a mixed methods design approach allowing for qualitative and quantitative sampling techniques, data collection strategies and data analyses. The survey was created using Survey Monkey, and purposeful sampling was used to distribute the survey to selected stakeholder groups. The survey received 164 Mahu Whenua stakeholder responses.

This study shows that participants noted conflict mostly between mountain bikers and hikers

(for this study the term 'hikers' refers to walks up to a day long, whereas 'tramping' is generally a term for overnight or multi day walking adventures). It is up to management to decide at what threshold conflict and conflict prevention should be addressed. Well thought out trail design and networks can reduce conflict, increase useability, user safety and provide for growth. Linking future trail creation to the New Zealand Mountain Bike Trail Design & Construction Guidelines can increase safety and the trail users positive experience as well as decreasing trail maintenance and user conflict. Ultimately landowners, managers and stakeholder groups will influence how Mahu Whenua recreational matrix is shaped. A well thought out vision underpinned by careful planning, informed design and build of trails and facilities that allow for future use and potential of increased visitors, will allow user groups to enjoy Mahu Whenua side by side.

## Introduction

This research seeks to explore what the stakeholder attitudes are to the trails and facilities on Mahu Whenua Open Space Covenant Area and why these attitudes are held, so that this information can be used to inform and influence trail development in the future.



*Map courtesy of the QEII National Trust*

Caption 1: Map of the four stations included in the Mahu Whenua Open Space Covenant Area.

## Background

### 2.1. Introducing Mahu Whenua

The English translation for Mahu Whenua means:

#### HEALING THE LAND

*‘Through truly sustainable farming, with economic and ecological elements working in harmony, we are healing a land that many felt had been lost forever.’ Mutt Lange*

It is widely believed and accepted that adventure in the outdoors has always been part of New Zealanders psyche and for many recreational activity’s backcountry trails provide the path to fulfilling mental and physical (Council of Outdoor Recreation Associations of NZ Inc, 2020). The Mahu Whenua Open Space Covenants occupy a privately held slice of South Island high country which through the Queen Elisabeth II National Trust (QEII) Open Space Covenant will be protected in perpetuity. Access has been made available for all New Zealanders and overseas visitors to explore and enjoy via a number of easements and other tracks which the covenantors have opened up to public use.

The Central Otago Mahu Whenua Open Space Covenants protect approximately 53,000 hectares of the high country stations Coronet Peak, Glencoe, Mount Soho and Motatapu (QEII National Trust, 2020). These covenants are attached to land that is subject to permanently renewable Crown Pastoral leases held by Soho Properties. In 2004 Mutt Lange and Shania Twain purchased Motatapu and Mount Soho Stations. They were required by the Overseas Investment Office (OIO) to establish the Motatapu Track (TeAraroa Trail), which included building three huts. When Coronet Peak and Glencoe Station were sold in 2011 to Robert (Mutt) Lange, the new leaseholder was required to provide public trails on the land. Lange went over and above the requirements set out by the OIO and since that date a network of 18 trails have been developed to a Department of Conservation Backcountry walking standard (Walking Access – Ara Hīkoi Aotearoa, 2018).

The Open Space covenants, which give legal protection to a designated area of land in perpetuity (decided by the landholder in consultation with QEII), were established in September 2015 and officially opened by the National Trust’s Patron, His Excellency, Lt Gen the Rt Hon Sir Jerry Mateparae, Governor-General of New Zealand on 7 March 2015 who said of the leaseholder Robert (Mutt) Lange “He has in effect created New Zealand’s first private national park” (Editor, 2015).

## 2.2. Literature Review

### 2.2.1. 1980 – 2000

Since the 1980's a growing body of research has emerged regarding recreation and shared use of wilderness or backcountry trails and clearly shows a development in the depth of knowledge about the subject area over time. For that reason, the researcher has used a chronological theme and reviewed research that looks at trail user's behaviour in the great outdoors on predominantly national parks and public recreational protected areas. Very quickly the literature focuses in on conflict between hikers and mountain bikers which then emerges as a dominant theme.

With the invention of mountain bikes came the desire for 'hitting the trails' as a new way of experiencing the outdoors. A mode of travel to take you further, faster and with more opportunities for exploring the great outdoors and enjoying adrenaline charged downhill trail experiences. The early research of (Jacob, 1980) recognised that research up to then had not focused on defining 'basic causes of conflict situations'. Jacob and Schreyer defined conflict as "goal interference attributed to another's behaviour". They used case studies, existing literature and interviews with participants who had been in conflict situations and 'derived four major classes of factors' which had the effect of creating conflict in outdoor recreation. These included 1) Activity style, 2) Resource specificity, 3) Mode of experience (user expectations of how they perceive the environment they recreate in) and 4) Lifestyle tolerance (whether one accepts or rejects lifestyles of other users different to their own). Limitations of this study came from participants perceptions, thresholds for conflict, and personality variations (Jacob, 1980).

In 1994, the USA National Recreational Trails Advisory Committee kickstarted a project to create a synthesis of the past and current literature and state of practice into one report to provide knowledge to foster the understanding of trail conflicts, learn about approaches to trail sharing and identify gaps in current knowledge. The Jacob and Schreyer definition of conflict in outdoor recreation (goal interference attributed to another's behaviour) set the scene for the synthesis of literature from which 12 principles for minimising conflicts on multiple-use trails and improve sharing and cooperation were developed and are as follows:

- Recognise conflict as goal interference
- Provide adequate trail opportunities
- Minimize number of contacts in problem areas
- Involve users as early as possible
- Understand user needs
- Identify the actual sources of conflict
- Work with affected users
- Promote trail etiquette
- Encourage positive interaction among different users

- Favour 'light-handed' management
- Plan and Act Locally
- Monitor Progress (Moore, 1994).

This work provides an enormous resource for this study subject and will be used to inform this research project.

The rapid growth of the mountain bike industry had created a new potential for conflict on the trails, particularly with hikers (Ramthun, 1995). Ramthun characterised the conflict as "sensitivity to interference", and in Goeft (1999) the study aligned with Jacob and Schreyer's definition of conflict as "goal interference attributed to another's behaviour". The Goeft (1999) study 'Managing mountain bike impacts in the South West of Western Australia:

Combining biophysical impact studies with rider preferences for better trail design', provided insight into the characteristics and considerations of good trail design.

These include

- Designs need to vary with the type of rider
- A variety of distances and settings for trails (including close to township)
- Information requirements (trailhead signage, trail etiquette signage, directional and signage to warn of other users, trail crossings etc)
- Managing different trail users
- Environmental factors and trail features
- Minimise maintenance costs
- Tourism potential
- Other: Adequate parking, toilet facilities, drinking water available, shelter.

### 2.2.2. 2000 – 2010

As the body of research grew researchers looked beyond conflict caused by physical presence (interpersonal conflict) and with greater depth into social values and beliefs as an alternative explanation for conflict but found interpersonal conflict was reported in the studies survey data more often than social values conflict (Carothers, 2001).

On the other hand a New Zealand study by Cessford (2003), Perception and reality of conflict: and mountain bikes on the Queen Charlotte Track in New Zealand specifically investigated mountain biking impacts and characterised three types of impact issues; perception of physical impacts on the environment, social impact perceptions of safety hazards, and third, social impact perceptions that biking is inappropriate in many natural settings. The study introduced the notion that hikers who had had no actual physical encounters on trails with bikers were more likely to have negative opinions based on perception than those hikers who had physical encounters with mountain bikers. The study had implications for management and suggested an approach to manage the conflict could be through education in the form of code of conduct for trail users (Cessford, 2003).



The 2007 study by Tumes (2007) provided more insight into recreation conflict by using a qualitative approach and explored the events that lead to conflict with other users and found through participant interviews that mountain bike riders using trails not allocated for riding had caused the greatest amount of conflict, because walkers perceived it as a safety issue. Tumes' study was similar with other earlier findings and concluded that recreation conflict was caused by inappropriate behaviour as an extension on the idea of 'obstruction of goals' as reported by earlier studies by Goelt (1999).

### 2.2.3. 2010 – 2020

Walker and Shafer expanded an earlier study by Jacob & Schreyer by investigating the conflict factor 'Mode of Experience' during participants recreational experience on trails (Walker, 2011). They used Visitor Employed Photography and follow-up interviews to explore 'mountain bikers and hikers' perceptions during their trail experience'. The study found that both hikers and mountain bikers experienced the trails in variations of focus which ranged from concentrating on 'specific elements' of the trail to experiencing the environment more broadly. Because the study was designed to explore hikers and mountain bikers cognitive experience on the trails the study was able to determine where, how and when the participants focused their attention. The study's findings discuss the similarities between the two groups in that their focus was dynamic on the trail and different levels of focus were used at different times. Mountain bikers focus increased with trail obstacles (trees, rocks and drops), whereas, hikers focus ranged from detailed views of specific features, for example, bird watching, to a wider focus when hiking, for example, exercise. Emotional reactions to weather, trail conditions, unwanted surprise (mountain bikers approaching from behind the hiker at speed, litter on the trail, noise from traffic or barking dogs, dog poo, also impacted on 'mode of experience' for all trail users by breaking the intensity of focus (Walker, 2011). The results from this study had implications for planning, designing and managing trail settings as a way to minimise potential conflict amongst hikers and mountain bikers.

Research can help determine how trail design and layout (trail segments) can decrease the potential for mode of experience-based conflict. Knowledge of how and when trail users focus intensifies (increasing the chance of conflict if interrupted) should be used to facilitate where trail segments can be shared (open spaces). On areas of trail that may be tight, technical with obscured line of sight, and sound buffered trail segments, may require more cognitive focus and could be re-routed. Sections where different user groups approach each other from the same direction may also be a way of avoiding unwanted surprises. Limitations of the study include the time delay in follow up interviews with the participants after their trail experience and whether this impacted their recall of their experience. Sample numbers were low and did not allow findings to be generalised to larger mountain biking and hiking populations (Walker, 2011).

As the bike industry has developed bike technology riding styles and racing have become more varied (downhill, single-speed, enduro, cross-country, ultra-marathon, Super-D and more recently electric bikes) and take place on public and/or private land (Hagen, 2016; Ling, 2019). In New Zealand there has been a growing uptake in mountain-biking and adventure sports with a pronounced increase in women cycling and electric bikes have prompted the over 55s back onto bikes. According to Ling (2019) e-bike sales are growing at a phenomenal rate. Cycling Action Network project manager Patrick Morgan, believes the creation of Nga Haerenga – New Zealand Cycle Trail, has been a huge contributor to the popularity of cycling (Ling, 2019). Dedicated bike parks or trail networks within shared use recreational areas have grown to keep up with the demands of riders mixed skill levels and demands for new trail experiences.

Research by Hagen (2016), a former NZ elite downhill rider, examines the 'affective experiences particular with mountain biking over ride obstacles and varying terrain' from 12 reputable mountain bike riders in NZ. This research was the first of its kind and the findings show that the 'strongest ride affects' are those that result from an accumulation of varying obstacles across the entire trail. Those obstacles included jumps, drops, or fast sections and were difficult, technical and produced fear, weightlessness, creating 'overwhelming induced states of flow'. This feeling of flow corresponds to the Walker (2011) study that discussed intensity of focus. This research may help to inform managers, trail designers and builders of the characteristics of trails and the values placed on those trails in order for 'the clarification of trails for each type of mountain biking genre to become more targeted and scientific'. With information from this study where participants linked ride affects to differing obstacles, trail grading systems need to be accurate and consistent so that riders can confidently choose their trails according to their skill (Hagen, 2016).

All of these studies have implications for this research. Collectively they provide insights into how recreational trails can affect the experience of all user groups. This information can inform my research as to the types of attitudes users on Mahu Whenua may have of the trails and facilities. By using this information and information gathered during this study a framework to manage the trail network and how Mahu Whenua can be developed to fulfil the needs of all user groups. The limitations of the literature review studies are that none of the studies are set on private land Open Space Covenant Areas where the goals and vision of the landowner may or may not align with local stakeholders' recreational hopes.

## Rationale and Research Question

This research can help to refine the functionality of the Open Space Covenant Mahu Whenua for use by recreation groups. More precisely trail design can increase user



enjoyment and reduce any conflict between groups by creating the types of trails that each recreation group thrive on.

This Open Space covenant is the largest in New Zealand and has an opportunity to provide a

'roadmap' or perhaps 'trailmap' for managers of similar land holdings showing how with the appropriately motivated landholder private land holding, informed design and build of trails and facilities will allow user groups to thrive side by side.

It is hoped that the findings will assist the QEII National Trust with the consenting process for discretionary activities under the Open Space Covenants, for example, trail and hut building. An informed decision maker can make faster and better decisions when consultation and strategising has been done up front.

This research may provide a template for integrating private land holding with recreation elsewhere in New Zealand. There are many examples nationwide of the recreational aspirations of the public not aligning with landholder's objectives/philosophy. The Roxburgh Gorge Trail is an example where it has not been possible to link Alexandra to Roxburgh because access has not been granted through a section of private land in the middle section of this trail.

What are the Wakatipu Basin non-commercial stakeholder groups attitudes towards the Mahu Whenua public access trails and associated facilities?

## Survey Questions

1. Which group are you a member of?
2. Which recreational activities do you take part in?
3. How often do you use the Mahu Whenua Open Space Covenant Area?
4. Which access point do you use most of the time to use the Mahu Whenua trails? Please rank your answer (1 being the access you mostly use)
5. What facilities do you think should be present to help you have a comfortable and safe trail experience?
6. Have you ever encountered conflict whilst on the Mahu Whenua trails? If so, who with?

7. If you have encountered conflict with another user group, please describe the encounter.
8. Have you encountered signs that users have not adhered to using correct trail etiquette?
9. Would you like to see some areas of Mahu Whenua left untouched, so they stay remote with little or no trail development?
10. If you are a mountain biker would you agree or disagree that Mahu Whenua has enough of the types of trails that suit your riding ability and fulfil your needs in terms of rider satisfaction?
11. Is there sufficient information about the mountain bike trails ie grade and grade definitions, in order for you to make an informed decision about what trails suit your riding style and technical ability?
12. If you are a hiker or dog walker would you agree or disagree that Mahu Whenua has enough of the style of walking trail you enjoy?
13. Regardless of which user group/groups you represent do you have a wish list of trails you'd like to see? If so, please explain trail type and location below.

## Methodology and Methods

Rob Wardle, the Central Otago Regional Representative for QEII National Trust, has been the point of contact with the QEII National Trust as they are the controlling authority for the trails and Trustee for the Mahu Whenua Open Space covenants and have also provided funding for any travel expenses incurred throughout the research project. Russell, Hamilton the Soho Property Ltd Arrowtown based property supervisor was the point of contact for Soho Property Ltd.

### 4.1. Mixed Methods as a Methodological Approach

Pragmatism was chosen as the appropriate paradigm for a mixed method research approach. A mixed method approach allowed qualitative and quantitative data to be collected, tested, compared and in doing so strengthen research results (Brierly, 2017), and provided a breadth and depth of knowledge (Open Polytechnic, 2020). This statement is based on the argument that a mixed method approach allows more flexibility in answering the research questionnaire. Mixed methods research can overcome some of the disadvantages of using either qualitative or quantitative.

Mahu Whenua is unique and drawing from a mixed method design will allow the freedom to use qualitative and quantitative sampling techniques, data collection strategies and data analyses in order to expand and strengthen the study conclusions (Adu, 2015).

## 4.2 Survey Monkey

Survey Monkey was used to answer the research question, sub questions and gather primary data. Survey Monkey is an online software tool to design and create surveys. Purposeful sampling was used to select participants. The participants were selected because they are local stakeholders of Mahu Whenua. The link to the survey was sent to key people within the identified local stakeholder groups. These key contacts then forwarded the link to their clubs/groups email databases or put the link on their facebook page. These groups are;

- Wakatipu Walkers
- Arrowtown Village Association
- Queenstown Mountain Bike Club
- Wakatipu Tramping Club
- Milbrook Walkers
- Mountain Turk Club
- Queenstown Trails Trust

Of the 13 questions, 7 questions asked for or gave an option to give more information in order to gather both open and closed questions (quantitative and qualitative). The survey was open from 8 June – 10 August 2020.

Secondary data sources include a number of journal articles, websites, trail guides located through environmental databases, relevant websites. Information was also gathered through conversations with Rob Wardle and by attending a stakeholder meeting in July 2020.

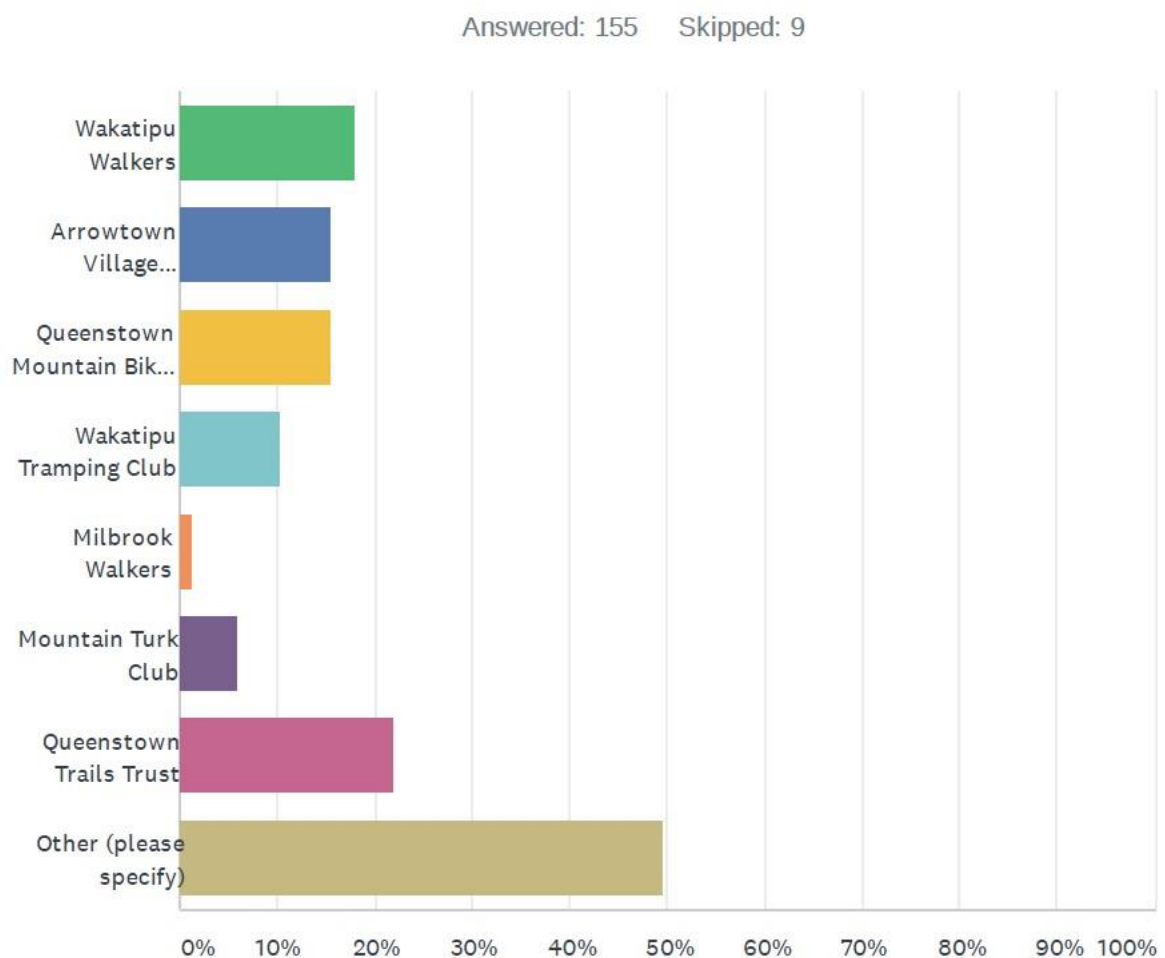
The survey was quantitatively and qualitatively analysed using content analysis. The researcher categorised and coded the data and through a process of inductive reasoning recognised patterns in the survey data (Luo, 2019).

## Results

### Survey Results

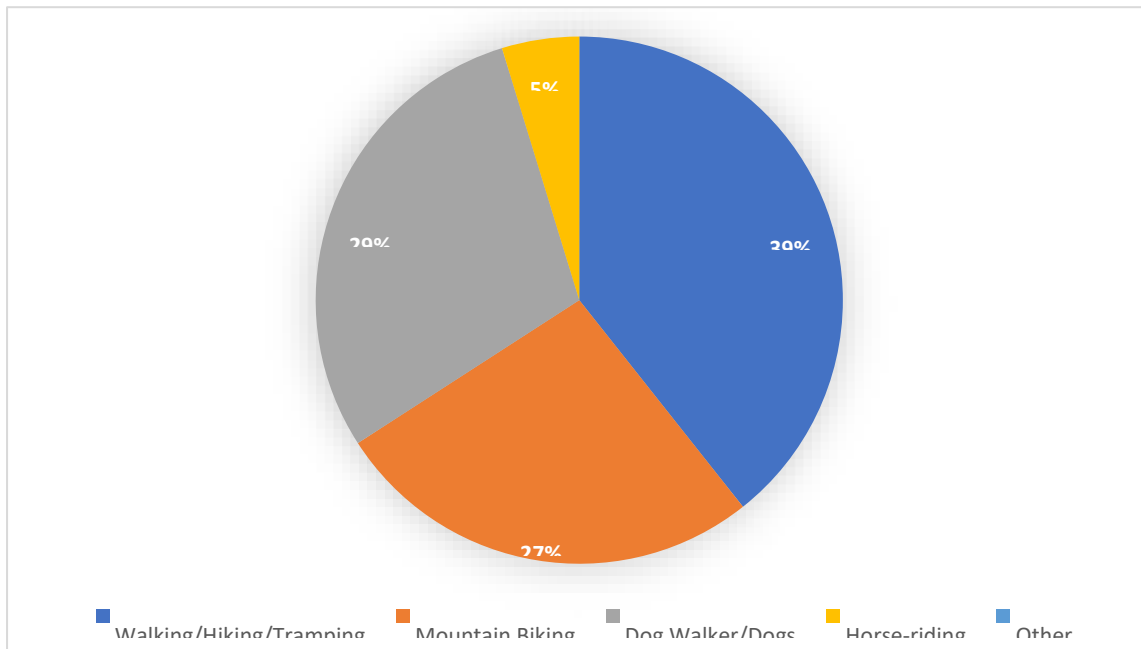
Question 1 asked the participants which group they are a member of. Out of the 155 who answered the majority of named groups identified with were the Queenstown Trails Trust and the Wakatipu Walkers. Of the seventy seven participants who identified with 'other' fifty three of them were either from a horse riding club or rode independently.

Figure 1: Shows which groups the participants belong to.



Question 2 asked 'which recreational activities do you take part in? One hundred and 64 participants responded.

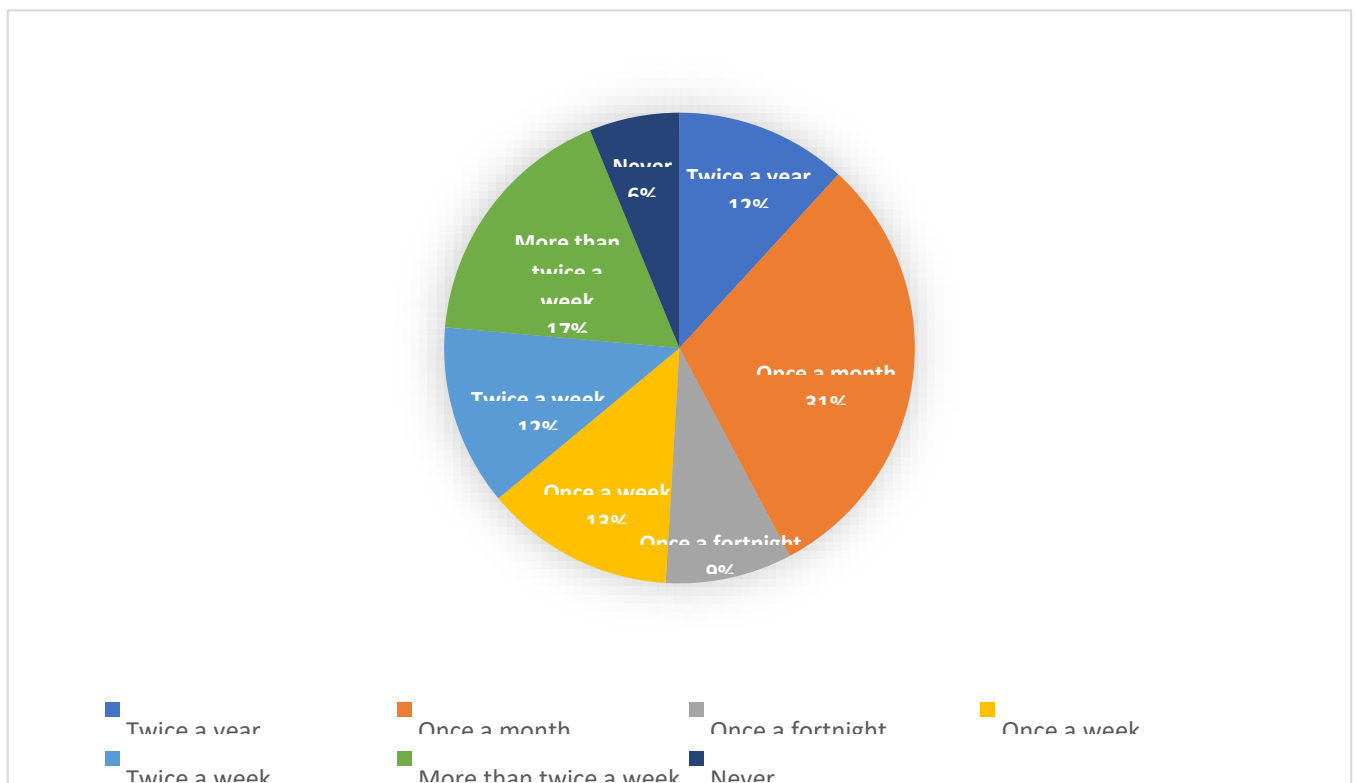
Figure 2: Showed the majority of respondents are walkers and mountain bikers.



Question three asked respondents to choose which category best fits their level of use on

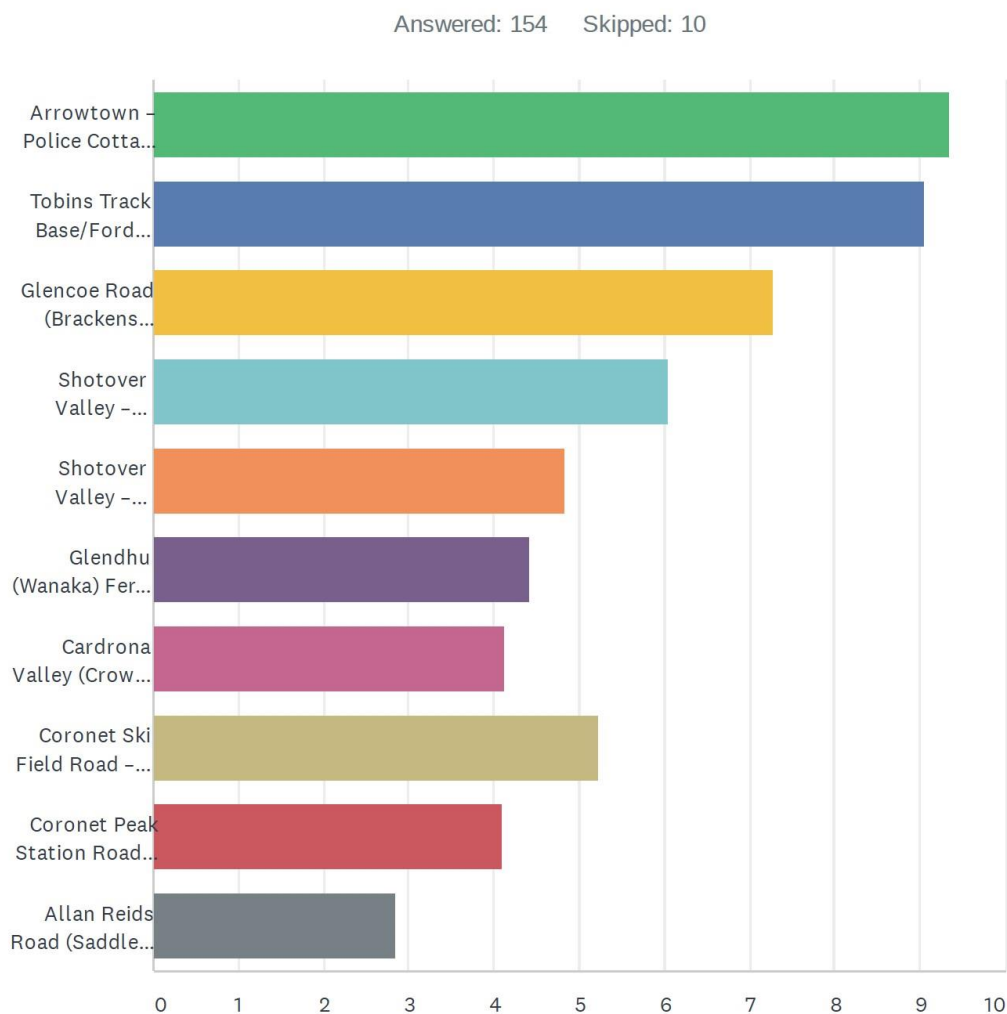
Mahu Whenua Open Space Covenant. Of the 161 who responded 30% used the area 'once a month'.

Figure 3: Shows how often participants use the Mahu Whenua Open Space Covenant Area



In question four, respondents were asked to indicate which access points they use most of the time to access the Mahu Whenua trails? They were asked to rank their answer (1 being the access they mostly use). The Arrowtown Police Cottage Interpretation Site (ie access to Saw Pit Gully and Macetown Road), access and to the Tobins Track base on Ford Street were mostly used. This question may have given an indication of how respondents answered question 5. The researcher was looking for a correlation between wanting more facilities at the lesser access points.

Figure 4: Shows the access points mostly used to access the Mahu Whenua trails.



In question five respondents were asked what facilities they thought should be present to help them have a comfortable and safe trail experience. Respondents were able to choose more than one option and had the choice of adding an 'other' option. In the 'other' option the biggest group were horse-related with 37%. The second largest group at 24% said they wanted 'no change'.

Figure 5: Shows what facilities participants thought were important to enable them to have a safe and comfortable trail experience.

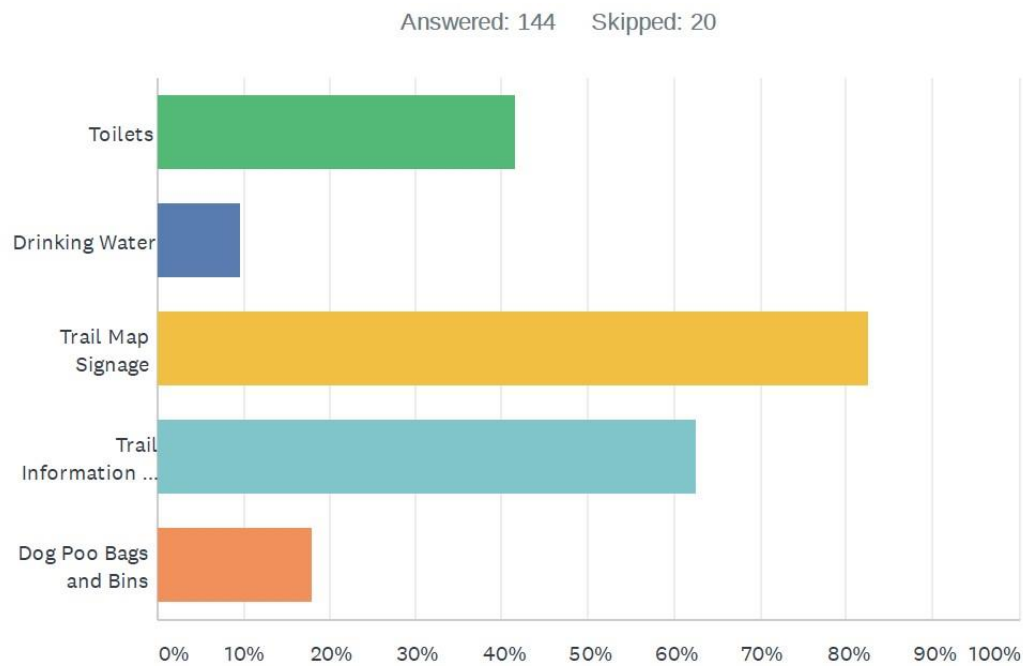
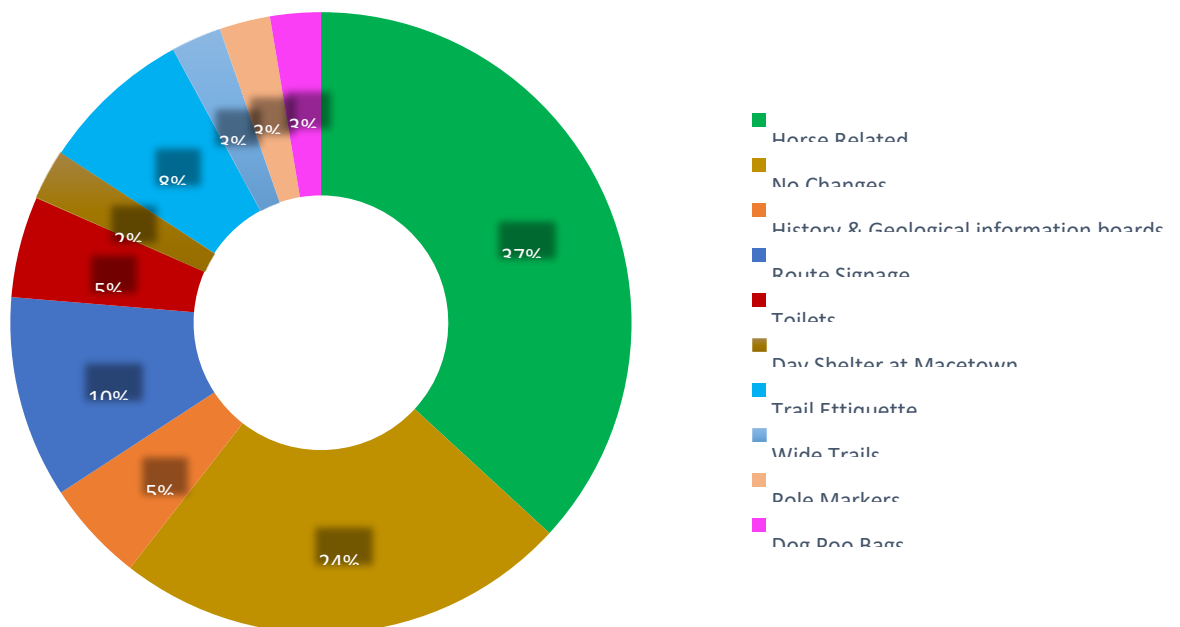
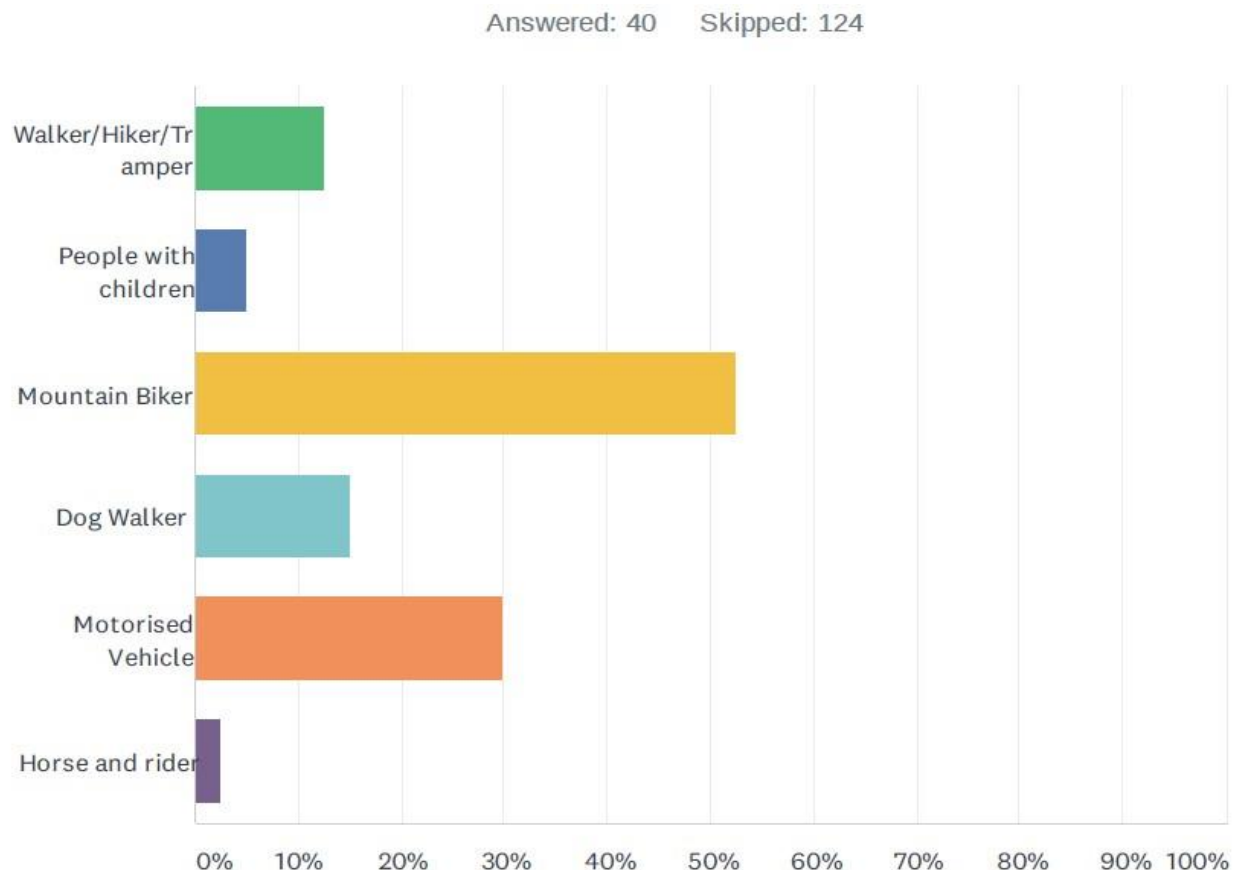


Figure 6: Shows results from 'other' for question five.



Question 6 asks Mahu Whenua stakeholders 'have you ever encountered conflict whilst on the Mahu Whenua trails?' If you have, who with?

Figure 7: Shows which user groups participants had been involved in conflict with.



One hundred and twenty four respondents skipped this question, leaving only 40 responses. The question asks, if you have encountered conflict, with who? Of the 40 responses to this question 21 respondents indicated that they had a conflict with mountain bikers. Twelve respondents indicated they had had a conflict with a motorised vehicle, followed by six conflicts with dog walkers, and five respondents indicating conflict with walkers, two with people with children and one horse-rider.

Question 7 asked respondents – If you have encountered conflict with another user group please describe the encounter. The question was answered by 51 respondents and skipped by 113. Some respondents noted more than one issue.

Figure 8: Describes participants experiences with conflict on the Mahu Whenua trails.



TYPE OF CONFLICT REPORTED	NUMBER OF TIMES
Mountain bikes going too fast when approaching and passing other users.	16
Electric bike ignoring trail etiquette	1
Dogs not under control	3
Owners not picking up dog poo	2
Vehicles going too fast	2
Annoyance at vehicles on Tobins track	4
Vehicles on Macetown Road	2
Horse riders ignoring trail etiquette	1
Walkers ignoring trail etiquette	4

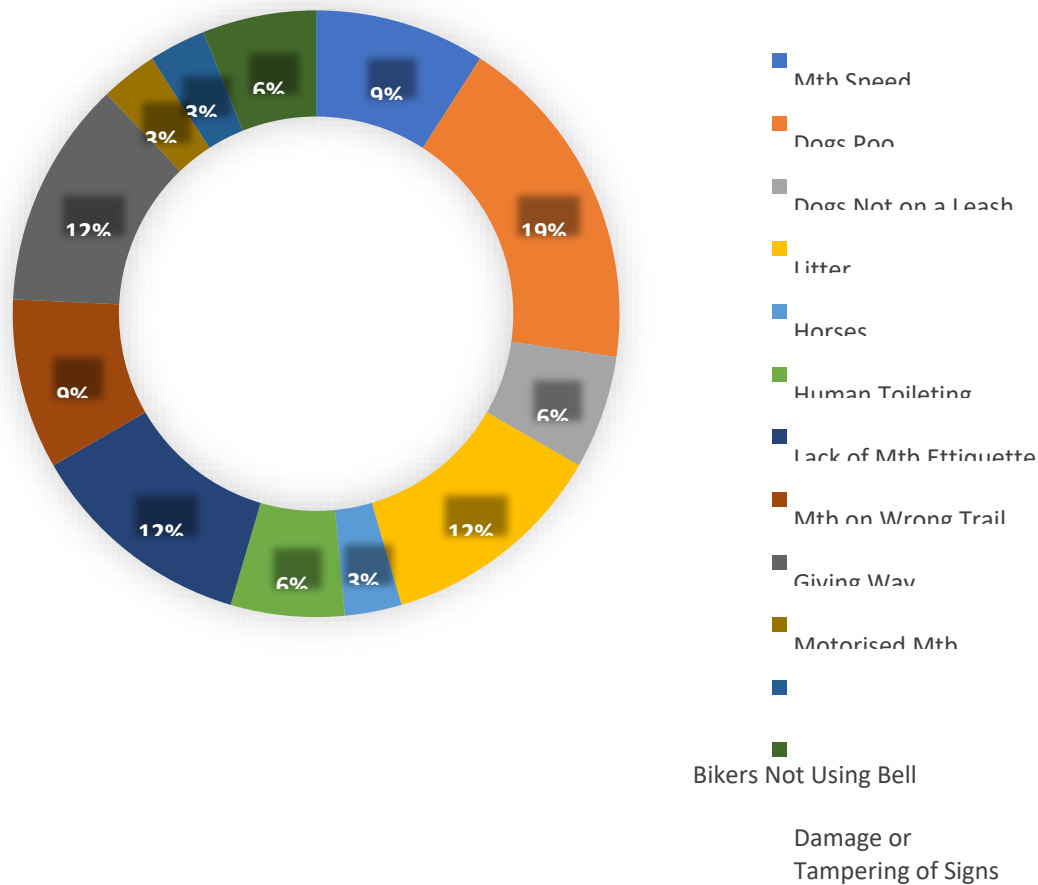
Some of the respondents comments are as follows:

- Mountain bikers not giving way to walkers or signalling they are coming from behind.
- Mountain bikers on Sawpit are dangerous. The track should be walking only.
- Vehicles going too fast and inconsiderate passing maneuvers.
- Biker shouted at us that it was a biking trail only and cycled past at great speed and was very angry. We checked the signs when we left the track. The signs said the track was for walkers and bikers, walkers being listed first.

- Walkers often begrudging that they have to share with Mtbers. Words can be exchanged. Similarly, when walking I have encountered Mtbers not sharing nicely  
  
(not slowing or stopping). It's really annoying, as I am a walker and mtber equally, to see Mtbers on trails they are not meant to be on and the resulting damage (Sawpit Gully trail a classic example).
- Mountain bikers regard Bush Creek as their track since it was updated to Mtb standard. It is still a shared use track.
- Mtbers biking at speed in areas of limited visibility with a disregard for other users.
- Horse-riders thinking they owned the trail and didn't clean up their horses' poo. They were very high and mighty about our group of walkers not moving aside far enough for them.
- I've had multiple issues regarding dogs up there. Dogs have run after/ or jumped on me while running past them they're often so far from their owners. I have also found countless dog poo.

Question 8 asked respondents have you encountered signs that users have not adhered to using correct trail etiquette? Of the 132 respondents who answered this question 29.55% said no they hadn't and 70.45% said they had encountered signs that users have not adhered to using correct trail etiquette? Of the respondents who gave more detail users who did not clean up after their dogs was most observed and then users leaving litter and lack of mountain bike etiquette as being equal.

Figure 9: Shows which groups were observed most not adhering to trail etiquette.



Question 9 asks – Would you like to see some areas of Mahu Whenua left untouched so they stay remote with little or no trail development? Of the 161 respondents who answered, 55% responded ‘yes’, 17% responded ‘no’, and 27% responded ‘I don’t know’.

Question 10 asks – If you are a mountain biker would you agree or disagree that Mahu Whenua has enough of the types of trails that suit your riding ability and fulfil your needs in terms of rider satisfaction? Of 86 respondents who answered this question 60% agreed and 40% disagreed.

Question 11 asks – Is there sufficient information about the mountain bike trails ie grade and grade definitions, in order for you to make an informed decision about what trails suit your riding style and technical ability? Of the 86 respondents who answered this question 56% answered ‘yes’ and 44% answered ‘no’.

Question 12 asks – If you are a hiker or dog walker would you agree or disagree that Mahu Whenua has enough of the style of walking trail you enjoy? Of the 123 who responded 76%

‘agreed’ and 24% ‘disagreed’.

Question 13 asks – regardless of which user group/groups you represent do you have a wish list of trails you’d like to see? If so please explain trail type and location below. The question was answered by 89 respondents and skipped by 75.

Data was broken down into ‘user type’. Then the participants idea was identified (‘idea identified’) and further broken down into ‘detail’ of the idea.

Figure 10: Respondents wish list of trails.

USER TYPE	IDEA IDENTIFIED	DETAIL
<b>Horse Trails</b>	Increased trail access	Horse access to Soho
		Trails to Cardrona
		Motutapu to Wanaka following historic pack track
		Water Race, round Coronet and Big Hill to Macetown
	Shared trails	Shared trails with hikers
	Overnight camping opportunities	
	Trails 10–30 km length	
<b>Hiker / Walking Trails</b>	Increased number of walking only trails	Steep & technical trails

		Short trails close to Arrowtown
		Summer trail - Arrowtown to top of Cardrona ski field
	Increased shared trail	
<b>Mountain Bike Trails</b>	Increased diversity of mtb trails	Steep & technical biking
		Mtb climbing track through Coronet Forest to Bush Creek Saddle
		Backcountry grade 3 trails
		Mtb trails for children
	Increased land area for new trails	Mtb trail to Wanaka
		Trails on Tobin's Face/Sawpit Gully
		Open up Arrow River/ New Chums ridge/ Peters Way/ Bracken Saddle/ link up to Mtb trails
	Increased biker hiker dual use	Tidy up Bush Creek for dual access

	Preservation of DIY locals built trails	Locals value existing hand built trails made by them in the past
	Trails proposed by Queenstown/Mtb Club (Bruce McLeod)	Refer to maps Coro TN1C & Coro TN2B

Figure 11: Respondents comments from question 13

Respondent's comments included:
<p>"Please refer to Maps Coro T N 1 C and Coro T N 2 B" – (see discussion for explanation).</p> <p>"I would really appreciate horse riders to be able to join hikers and bikers in enjoying the scale and beauty of the Soho properties. Current horse trails,. Tobins Track and the Macetown track are fine but do not allow for a full day ride or overnight pack trips. Horses are gentle on the environment and, given common courtesy all trail users, are a fantastic way to enjoy this spectacular country. Our club members are able to ride, courtesy of DoC and private landowners, over much of the South Island and the addition of access to this land would be greatly appreciated. Particular trails of interest would be through to Cardrona Valley, over Advance Peak to the Shotover and more access through the Motutapu to Lake Wanaka".</p> <p>"Signage is very unclear. The big maps are confusing and we have become lost a few times. I know of friends that called in Search and Rescue. Signs should be consistent with other trail signs around. Decision points clearly marked so people don't get disorientated. Could Wakatipu SAR be consulted? They did a great job at one mile and Ben Lomond track."</p> <p>"Arrowtown has very small amount of Mtb trails would love to see more developed to get our local kids out riding and learning instead of having to drive over to seven mile."</p> <p>"It's perfect as it is. A little maintenance each year and encouraging people to do the right thing with litter."</p> <p>"More single trail for half day to full day hikes. But very happy with what we have."</p> <p>"Ideally not intermingling bikes and trampers. Very frightening to be descended upon by a mountain bike sometimes at great speed. Saw Pit is signposted no bikes but Big Hill seems not to be ... ambiguous. I've also noticed several home built trails off Bush Creek and German Hill, Battery Hill that spoil the experience. Bush Creek is now not a safe walk due to bikes...can we designate Sawpit walkers only?"</p> <p>"I don't want to see a lot more trails on Sawpit. Another loop like Sawpit (grade and length) would be ideal as it is getting so busy."</p> <p>"More linking cross country trails for Mtb so that circuits are possible."</p> <p>"Way more trails for both hikers and bikers! There was a 'locals built' trail to help access the steep, lookers left side of the track up to Eicharts Saddle, however the wilding conifer choppers has felled trees all over it so it's now history, there are other DIY trails seeing the same death due to tree felling. So there was obviously a demand for these trails in the past and are now gone! I'm in total agreement of conservation but it's a shame these DIY trails are being lost!" "I would like to see more trail access, but don't have a formal plan at this point. A couple close to</p>

Arrowtown, shorter walking tracks for tourists, the Coronet loop track, another 1 or 2 downhill tracks on Tobins face and some tracks to separate bikes and walkers in areas such as Sawpit I think would be beneficial. Or even just replacing the Bush Creek side of Sawpit with a better built dual use track and add a separate down track for bikes to minimise conflict.” “This is about signage. Please check with the locals! Twice we’ve found that the signs put up by Mahu Whenua, replacing DoC signs, have been misleading. We’ve found people not where they thought they were, and others asking for directions. Use place names the locals use – Eichardts Flat isn’t known by us, even though it’s historically correct. Re the panels in the Police building – please use a proof-reader. I make information panels, and know how easy it is to make mistakes in grammar and syntax, which is embarrassing.”

“You can destroy the good thing we have with Sawpit by making too many tracks and reducing the wilderness factor. The great thing about Sawpit is you can’t see any buildings (apart from Goldfield relics which would be great to protect).”

“Expansion and use of trails needs to be managed very carefully to prevent over/excessive use of the area and to avoid high construction and maintenance costs because of the steep and rugged terrain.”

## Discussion

The majority of users who responded to the survey were hikers & mountain bikers. The surprise was that almost 1/3 of respondents who identified as ‘other’ were horse-riders and from a variety of horse-riding clubs in the area.

The results of the survey drew strong parallels to the studies in the literature review. Conflict was identified as mostly being caused by mountain bikers going too fast when approaching and passing hikers. With only 40 responses of a possible 164, it is unclear whether respondents haven’t answered question 6 regarding encountering conflict because they haven’t encountered conflict or perhaps they aren’t sure what defines trail conflict. As with previous studies from the literature review where studies identified trail user’s preference to keep mountain bikers off popular and technical walking tracks, Sawpit Gully Track evoked strong opinions. Respondents thought it should be a hiking track because bike riding on this trail negatively impacted the condition of the trail and there is no room for passing other users.

Signage educating users of trail etiquette could improve user behavior on the trails and give users an awareness of other user groups and help reduce the likelihood of conflict. Some comments identified signage; from different sources, confusing, not enough and information panels with type errors. Having one style of signage would reduce confusion on the trails. Grading the mountain bike signage to a national standard would give users the confidence to choose their level of ride and confidence to keep safe.

The survey responses showed that over half of mountain bikers were happy with the trails for riding and that there is enough information available for them to make informed decisions about riding trails that suited their level. This is a surprising response given there are currently no trails specifically designed or that have

easements for mountain bikes. Have the respondents understood the question? Do local mountain bike parks in Wanaka and Queenstown impact respondents' appetite for specifically built mountain bike trails on Mahu Whenua?

Over 50% of respondents indicated they wanted an area of Mahu Whenua to be kept untouched and concentrate the trail system on front country Arrowtown face. Both hikers and walkers asked for more trails. Some respondents indicated they wanted to see more easy bike trails for children, whilst some wanted longer technical walking and mountain bike trails. A trail design of concentric circles where the easy short and most accessible trails are closest to Arrowtown, and the more technical trails become the further away from town you travel, could serve as a workable template for trail design on Mahu Whenua.

While question 13 identified respondents wish list for future trails, the Queenstown Trails Trust has mapped out a network of proposed trails – refer to Appendix B. Most trails will be constructed to a grade 3–4 grade and good design has been identified as being critical to reducing ongoing maintenance and ensuring stewardship. Carter (2018), New Zealand Mountain Bike Trail Design & Construction Guidelines gives a detailed specification for new mountain bike trails at each grade, as well as providing a template for the maintenance and auditing of existing trails. The authors of the guide “encourage all organisations involved with developing, building, maintaining or auditing a trail to use these guidelines – with the goal for New Zealand being a level of consistency and continuity around trail grading to ensure a fantastic user experience”.

Time was a limitation of the study. When New Zealand entered level 4 lockdown, due to Covid-19, it was unclear when restrictions would be lifted and so the decision was made to use the survey as the source of primary data. Small focus groups could have provided more insight but on reflection the survey provided a method for gathering data without losing sight of the purpose of the study. The input from horse-riders will have influenced the results of the survey but not necessary the conclusions drawn from the research. As Mahu Whenua has no access for horse-riders the survey was not intended for them to participate.

This study can be used to form part of QEII National Trust management plan for Mahu Whenua, which in turn can be used as a reference for other covenant examples here and internationally. A 10-Year Management Plan for The Ridge to Rivers Trail System in the City of Boise could inform trail managers of Mahu Whenua by providing a thorough reference for establishing a vision for the Mahu Whenua trail system. It may guide future trail management and development by setting clear goals and a range of potential strategies and policies to achieve those goals; and identifying priority actions for implementation (RidgetoRivers, 2016).



## Conclusions

This study shows that participants noted conflict mostly between mountain bikers and hikers. It is up to management to decide at what threshold they feel it should be addressed. Well thought out trail design, networks and infrastructure (signage) can reduce conflict, increase useability and user safety as well as provide for growth. Linking future trail creation to the New Zealand Mountain Bike Trail Design & Construction Guidelines could increase safety (due to greater consistency of trail grading being established across many NZ mountain bike parks) and deliver trail users a positive experience as well as decreasing trail maintenance and user conflict.

Ultimately landowners, managers and stakeholder groups will influence how Mahu Whenua is shaped and a well thought out vision and careful planning (as seen in the Boise Ridge to

Rivers document, "Around the next turn – A 10-year management plan for the Ridge to Rivers trail system 2016) could be integral to moving Mahu Whenua trails forward with a clear and concise plan of action.

The survey also conveyed a strong message of gratitude from stakeholders who treasure Mahu Whenua as a recreational resource and source of wellbeing. As well as improving physical and mental health, being active in the great outdoors can increase our feelings of social connectedness and an increased connectedness to nature.

## Recommendations

Areas for future research:

- Forecasting potential future visitor numbers and impact on trail use and potential for increased conflict.
- How do the trails and public access fit with Soho Properties vision to restore Mahu Whenua to a pristine condition?
- Land managers could rethink access for horse riders. Options include; do nothing, allow for a yearly event, increased access in areas. Problems include how to manage multi use trails and users.
- Develop a vision and goals that stretch into the future for the trail network on Mahu Whenua.
- Make a plan for any of the current trails to become mountain bike trails so that easements can be adjusted and continue to put pressure on the relevant

parties to get the easements legally formalised. This will affect parties who have already agreed to maintaining current trails to a backcountry walking standard. There will be a number of things to work through.

- Take Mahu Whenua Trails online in the form of a website and/or app for users to access information about trail conditions, trail etiquette, trail maps, history of the area, wildlife, trail maintenance, volunteerism, dogs in parks, news. Provide information about Soho Properties Ltd vision for Mahu Whenua and their past, present and future projects to achieve this vision. Provide information about the QEII open space covenant and Mahu Whenua stakeholders. Ridgetorivers.org and durangotrails.org (Colorado, USA), are two excellent websites with a wealth of information that could provide ideas for a comprehensive website.

## Acknowledgements

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# Appendices

## Appendix A – Mahu Whenua Area Maps

### Mahu Whenua Covenant Tracks North to Advance Peak and Strohles Hut, and south to Arrowtown



Track sections, estimated walking times (one-way) along marked routes and grade

Track Section	Time (Reverse Direction)	Grade	Uses
Andersons Battery to Advance Peak	3 hr 20 min (2 hr 20 min)	Advanced	Walking, Mountain Biking
Advance Peak to Strohles Hut	2 hr 30 min (4 hr)	Advanced	Walking, Mountain Biking
Andersons Battery to Macetown	10 min (10 min)	Easy	Walking, Mountain Biking
United and All Nations Goldfields Batteries Walk	1 hr return	Intermediate	Walking, Mountain Biking
Macetown to Arrowtown via Macetown Road	2 hr 50 min (2 hr 50 min)	Intermediate (river crossings)	Walking, Mountain Biking
Macetown to Arrowtown via Big Hill Walkway	4 hr (3 hr 40 min)	Advanced	Walking, Mountain Biking

For details on Motatapu Track, refer to Department of Conservation visitor information

**WARNING!** Advance Peak Track requires a high level of fitness and backcountry experience. Be prepared for changeable alpine conditions, with snow possible at any time of year. Parts of the route are exposed to an avalanche hazard in winter and spring months. Macetown Road requires numerous river crossings. This track should be avoided when the Arrow River is high or there is a risk of flooding.

Parts of the tracks are dual use for mountain bikers and walkers - bikers must show consideration and give way to walkers. Mountain bikers should note that Advance Peak Track is a Grade 4 trail and it is recommended that the route is commenced from the Macetown end. It is recommended that users of these tracks carry with them a copy of the topographical map NZ Topo50 CB11 Arrowtown.

#### LEGEND

**Interpretation/Information site**

**Shelter**

**Ski field**

**Hut (Managed by Department of Conservation)**

**OEI National Trust**

**Open Space Covenant**

**Public Conservation Areas**

**Advance Peak Track**  
(United and All Nations Goldfields Batteries Walk)

**Big Hill Walkway (Te Araroa Trail)**

**Motatapu Track (Te Araroa Trail)**

**Macetown Road (4WD track)**

**other tracks / routes**

**metalled road (selected routes only)**

**sealed road (selected routes only)**

**TRACK GRADES** (See Department of Conservation for full definitions of track grades)

**WALKING**

- Easy: Walking Track
- Intermediate: Easier Tramping Track
- Advanced: Tramping Track

**Easy: Walking Track**  
Suitable for people with low to moderate fitness/abilities. Track mostly well formed, some sections may be steep, rough or muddy. Clearly signposted.

**Intermediate: Easier Tramping Track**  
Suitable for people with limited backcountry experience. Track is generally well formed, some sections may be rough, muddy or steep. Track has signs, poles or markers.

**Advanced: Tramping Track**  
Suitable for people with moderate to high level backcountry skills and experience, navigation and survival skills required. Track is mostly unformed, may be rough and steep - has markers, poles or rock cairns.

**MOUNTAIN BIKING**

- Mountain Bike Track (Grade 3 - Intermediate)
- Mountain Bike Track (Grade 4 - Advanced)

The mountain bike track grades are derived from the Department of Conservation and are based on the Kenworth Brothers grading system:

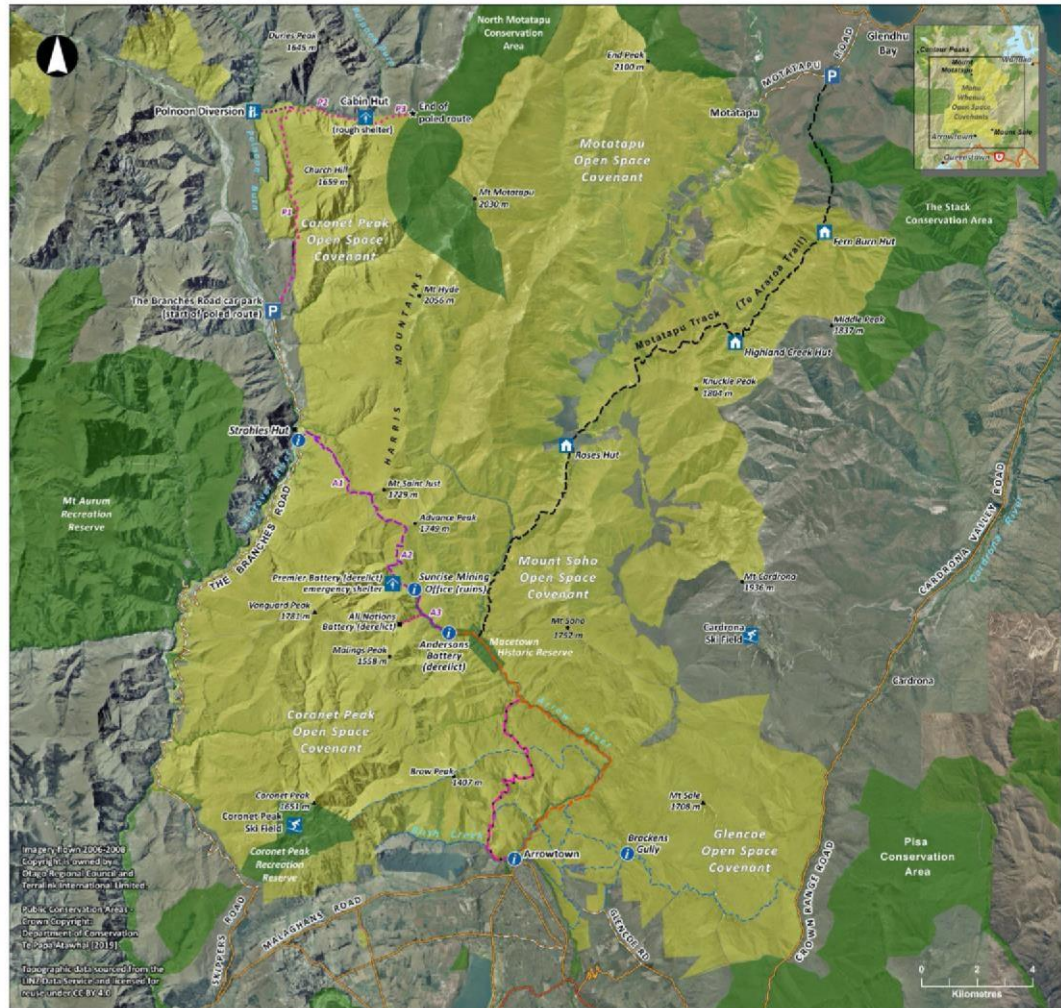
**Grade 3: Intermediate**  
Steep slopes and/or avoidable obstacles possibly on narrow track and/or with poor traction. There may be exposure at the track's outside edge.

**Grade 4: Advanced**  
A mixture of long, steep climbs, narrow track, poor traction and exposures that are difficult to avoid or jump over. Generally exposed at the outside edge of the track. Most riders will find some sections easier to walk.



# Mahu Whenua Covenant Tracks

The Polnoon Trail and Advance Peak Track to Macetown Historic Reserve and Arrowtown



Track sections, estimated walking times along marked routes and grade

Track Name	Track Section	Time (Reverse Direction)	Grade	Users
Polnoon Trail	P1 - The Branches Road carpark to Polnoon Diversion junction	3 hr 30 min (3 hr)	Advanced	
	P2 - Polnoon Diversion junction to Cable Hut	2 hr (2 hr)	Advanced	
	P3 - Cable Hut to North Motatapu Conservation Area boundary (Upper Polnoon Valley)	2 hr (1 hr 15 min)	Advanced	
Polnoon Diversion	- Polnoon Trail junction to Polnoon Diversion (outlet)	30 min (30 min)	Advanced	
Advance Peak Track	A1 - Stables Hut to Advance Peak	4 hr (2 hr 30 min)	Advanced	
	A2 - Advance Peak to Andersens Battery	2 hr 20 min (3 hr 20 min)	Advanced	
	A3 - Andersens Battery to Macetown	30 min (10 min)	Easy	
United and All Nations Goldfields Batteries Walk	- Advance Peak Track junction to All Nations Battery	1 hr return	Intermediate	
Macetown Road	- Macetown to Arrowtown via Macetown Road	2 hr 50 min (2 hr 50 min)	Intermediate (river crossings)	
Big Hill Walkway	- Macetown to Arrowtown via Big Hill Walkway	4 hr (3 hr 40 min)	Advanced	

For details on Motatapu Track, refer to Department of Conservation visitor information. It is recommended that users of the Mahu Whenua Covenant tracks carry with them a copy of the topographical maps NZ Topo50 CB11 Arrowtown and CB12 Cardrona.

**WARNING!** Polnoon trail is a lightly marked route subject to harsh alpine weather. Back country skills, suitable clothing, a map and compass/GPS are required. There is no marked route into the North Motatapu Conservation Area which comprises alpine terrain subject to significant avalanche hazard from May to November and during unseasonal snow events. Advance Peak Track requires a high level of fitness and backcountry experience. Be prepared for changeable alpine conditions, with snow possible at any time of year. Parts of the route are exposed to an avalanche hazard in winter and spring months. Macetown Road requires numerous river crossings and should be avoided when the Arrow River is high or there is a risk of flooding.

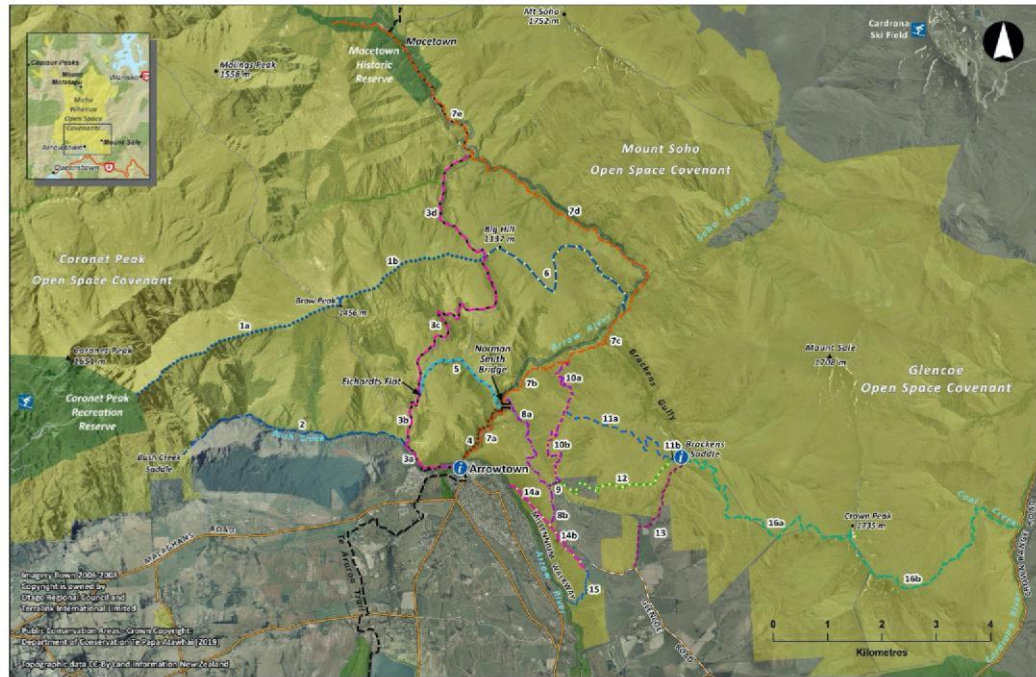
LEGEND	TRACKS / ROUTES	ROADS (selected roads only)
Interpretation/info. site Shelter Ski field Hut Parking	Polnoon Trail Polnoon Diversion Advance Peak United and All Nations Goldfields Batteries Walk Big Hill Walkway (to Aranea Trail) Motatapu Track (to Aranea Trail) Macetown Road (4WD track) other tracks/routes	metalled sealed state highway OEI National Trust Open Space Covenant Public Conservation Areas

TRACK GRADES (See Department of Conservation for full definitions of track grades)	MOUNTAIN BIKING
<b>WALKING</b> Easy Walking Track Intermediate-Easier Tramping Track Advanced Tramping Track <b>Easy Walking Track</b> Suitable for people with low to moderate fitness and abilities. Track is mostly well formed, some sections may be steep, rough or muddy. Clearly signposted. <b>Intermediate-Easier Tramping Track</b> Suitable for people with limited backcountry experience. Track is generally well formed, some sections may be rough, muddy or steep. Track has signs, poles or markers. <b>Advanced Tramping Track</b> Suitable for people with moderate to high level backcountry (remote areas) skills and experience, navigation and survival skills required. Track is mostly unformed, may be rough and steep. Track has markers, poles or rock cairns.	Mountain Bike Track (Grade 3 - Intermediate) Mountain Bike Track (Grade 4 - Advanced) The mountain bike track grades are derived from the Department of Conservation and are based on the Kennet Brothers grading system. <b>Grade 3: Intermediate</b> Steep slopes and/or avoidable obstacles usually on narrow track and/or with poor traction. There may be exposure at the track's outside edge. <b>Grade 4: Advanced</b> A mixture of long, steep climbs, narrow track, poor traction and obstacles that are difficult to avoid or jump over. Generally exposed at the outside edge of the track. More riders will find some sections easier to walk. <b>Mountain bikers note:</b> that Advance Peak Track is a Grade 4 trail. It is recommended that the route is started from the Macetown end. Parts of the route are not use for mountain bikers and walkers - bikers must show consideration and give way to walkers.



# Mahu Whenua Covenant Tracks

## Arrowtown Tracks



Track sections, estimated walking times along marked routes and grade

Track Name	Section	Time (Reverse Direction)	Grade	Uses
1. Brew Peak Route	a. Coronet Peak Ski Area to Brew Peak (poled route only) b. Brew Peak to Big Hill Saddle (poled route only)	2 hours (1 hr 30 min) 1 hr 20 min (2 hrs)	Advanced Advanced	
2. Bush Creek Track	- Bush Creek Track junction to Bush Creek Saddle	1 hr 40 min (1 hr 30 min)	Intermediate	
3. Big Hill Walkway / Sawpit Gully	a. Arrowtown to Bush Creek junction b. Bush Creek junction to Edwards Flat (Sawpit Gully Walkway junction) c. Edwards Flat (Sawpit Gully Walkway junction) to Big Hill Saddle d. Big Hill Saddle to Macetown Road	15 min (15 min) 20 min (25 min) 1 hr 30 min (1 hr) 1 hr (2 hrs)	Easy Intermediate Intermediate/Advanced Intermediate/Advanced	
4. Arrow Gorge Track	- Arrowtown to Norman Spencer Bridge	30 min (30 min)	Easy	
5. Sawpit Gully Walkway	- Edwards Flat (Big Hill Track junction) to Arrow Gorge Track junction	1 hour (1 hr)	Intermediate/Advanced	
6. Hayes Creek Walkway	- Big Hill Saddle to Macetown Road	1hr 30 min (2 hrs)	Advanced	
7. Macetown Road	a. Arrowtown to Norman Spencer Bridge (On 4x4 Tracks) b. Norman Spencer Bridge to New Chum Ridge Track junction c. New Chum Ridge Track junction to Hayes Creek Walkway junction d. Hayes Creek Walkway junction to Big Hill Walkway junction e. Big Hill Track junction to Macetown	20 min (20 min) 25 min (25 min) 20 min (20 min) 1 hr 15 min (1 hr 18 min) 25 min (25 min)	Intermediate Intermediate Intermediate Intermediate/Advanced Intermediate/Advanced	
8. New Chum Gully Track	a. Macetown Road to New Chum Gully b. New Chum Gully to Tobins Track junction	1hr (45 min) 20 min (20 min)	Intermediate Intermediate	
9. New Chum Gully Link Track	- New Chum Gully Track to New Chum Ridge Track Intake	5 min (5 min)	Intermediate	
10. New Chum Ridge Track	a. Macetown Road to junction with Miners Track b. Junction with Miners Track to junction with Peters Way	35 min (25 min) 30 min (45 min)	Intermediate/Advanced Intermediate/Advanced	
11. Miners Track	a. New Chum Ridge Track junction to Peters Way junction b. Peters Way junction to Brackens Saddle	1 hr 15 min (1 hr) 10 min (10 min)	Intermediate/Advanced Intermediate/Advanced	
12. Peters Way	- Junction with New Chum Ridge Track to junction with Miners Track	1 hr (45 min)	Intermediate/Advanced	
13. Brackens Saddle Track	- Glencoe Road to Brackens Saddle	45 min (30 min)	Intermediate	
14. Tobins Track	a. Arrowtown to New Chum Gully Track junction b. New Chum Gully Track junction to Tobins Drop junction	15 min (15 min) 15 min (18 min)	Easy/Intermediate Easy/Intermediate	
15. Tobins Drop	- Arrow River to Tobins Track	45 min (30 min)	Advanced	
16. Crown Peak Track	a. Brackens Saddle to Crown Peak b. Cardrona Road to Crown Peak	2 hours (1 hr 30 min) 2 hr 30 min (2 hrs)	Advanced Advanced	

TRACK GRADES (See Department of Conservation for full definitions)

WALKING	MOUNTAIN BIKING
<b>Easy: Walking Track</b>  <b>Intermediate: Easier Tramping Track</b>  <b>Advanced: Tramping Track</b>  <b>Easy: Walking Track</b> Suitable for people with low to moderate fitness and abilities. Track is mostly well formed, some sections may be steep, rough or muddy. Clearly signposted. <b>Intermediate: Easier Tramping Track</b> Suitable for people with limited backcountry experience. Track is generally well formed, some sections may be rough, muddy or steep. Track has signs, poles or markers. <b>Advanced: Tramping Track</b> Suitable for people with moderate to high level backcountry (remote areas) skills and experience, navigation and survival skills required. Track is mostly unformed, may be rough and steep. Track has markers, poles or rock cairns.	<b>Mountain Bike Track (Grade 3 - Intermediate)</b>  <b>Mountain Bike Track (Grade 4 - Advanced)</b>  The mountain bike track grades are derived from the Department of Conservation and are based on the Kennett Brothers grading system: <b>Grade 3: Intermediate</b> Steep slopes and/or available obstacles possibly on narrow track and/or with poor traction. There may be exposure at the track's outside edge. <b>Grade 4: Advanced</b> A mixture of long, steep climbs, narrow track, poor traction and obstacles that are difficult to avoid or jump over. Generally exposed at the outside edge of the track. Most riders will find some sections easier to walk.

## LEGEND

Interpretation /  
information site

Ski field

Horse riding

Four wheel drive

QEII National Trust

Open Space Covenant

Public Conservation Areas

## TRACKS AND ROUTES

—•—•— Te Anau Trail

### Coronet Peak Station tracks

- 1. Brew Peak Route (poled route only)
- 2. Bush Creek Track
- 3. Big Hill Walkway / Sawpit Gully
- 4. Arrow Gorge Track
- 5. Sawpit Gully Walkway
- 6. Hayes Creek Walkway
- 7. Macetown Road

### Glencoe Station tracks

- 8. New Chum Gully Track
- 9. New Chum Gully Link Track
- 10. New Chum Ridge Track
- 11. Miners Track
- 12. Peters Way
- 13. Brackens Saddle Track
- 14. Tobins Track
- 15. Tobins Drop
- 16. Crown Peak Track

## ROADS

(selected roads only)

—•—•— metalled

—•—•— sealed

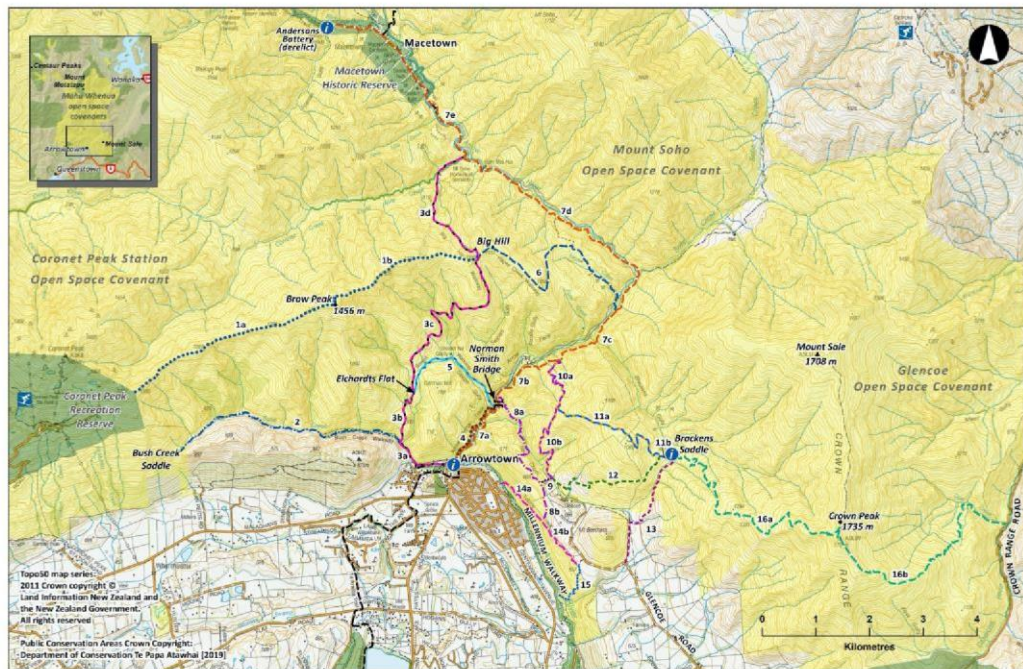
Parts of the tracks are dual use for mountain bikers and walkers - bikers must show consideration and give way to walkers.

It is recommended that users of these tracks carry with them a copy of the topographical maps NZ Topo50 CB11 Arrowtown and CB12 Cardrona.

**WARNING!**  
Macetown Road requires numerous river crossings. This track should be avoided when the Arrow River is high or there is a risk of flooding.

# Mahu Whenua Covenant Tracks

## Arrowtown Tracks



Mahu Whenua Covenant Arrowtown Tracks – Approximate Walking Times and Grade

Track Name	Section	Time (Reverse Direction)	Grade	Uses
1. Brow Peak Route	a. Coronet Peak Ski Area to Brow Peak (joined route only) b. Brow Peak to Big Hill Saddle (joined route only)	2 hours (1 hr 30 min) 1 hr 30 min (2 hrs)	Advanced Advanced	
2. Bush Creek Track	- Bush Creek Track junction to Bush Creek Saddle	1 hr 40 min (1 hr 30 min)	Intermediate	
3. Big Hill Walkway / Sawpit Gully	a. Arrowtown to Bush Creek junction b. Bush Creek junction to Elkharts Flat (Sawpit Gully Walkway junction) c. Elkharts Flat (Sawpit Gully Walkway junction) to Big Hill Saddle d. Big Hill Saddle to Macetown Road	15 min (15 min) 30 min (20 min) 1 hr 30 min (1 hr) 1 hr (2 hrs)	Easy Intermediate Intermediate/Advanced Intermediate/Advanced	
4. Arrow Gorge Track	- Arrowtown to Norman Spencer Bridge	30 min (30 min)	Easy	
5. Sawpit Gully Walkway	- Elkharts Flat (Big Hill Track junction) to Arrow Gorge Track junction	1 hour (1 hr)	Intermediate/Advanced	
6. Hayes Creek Walkway	- Big Hill Saddle to Macetown Road	1 hr 30 min (2 hrs)	Advanced	
7. Macetown Road	a. Arrowtown to Norman Spencer Bridge (On 4WD Track) b. Norman Spencer Bridge to New Chum Ridge Track junction c. New Chum Ridge Track junction to Hayes Creek Walkway junction d. Hayes Creek Walkway junction to Big Hill Walkway junction e. Big Hill Track junction to Macetown	20 min (20 min) 25 min (20 min) 25 min (25 min) 1 hr 15 min (1 hr 15 min) 25 min (25 min)	Intermediate (river crossings)	
8. New Chum Gully Track	a. Macetown Road to New Chum Gully b. New Chum Gully to Tobins Track junction	1 hr (45 min) 20 min (30 min)	Intermediate Intermediate	
9. New Chum Gully Link Track	- New Chum Gully Track to New Chum Ridge Track linkage	5 min (5 min)	Intermediate	
10. New Chum Ridge Track	a. Macetown Road to junction with Miners Track b. Junction with Miners Track to junction with Peters Way	35 min (25 min) 30 min (45 min)	Intermediate/Advanced Intermediate/Advanced	
11. Miners Track	a. New Chum Ridge Track junction to Peters Way junction b. Peters Way junction to Brackens Saddle	1 hr 15 min (1 hr) 10 min (10 min)	Intermediate/Advanced Intermediate/Advanced	
12. Peters Way	- Junction with New Chum Ridge Track to junction with Miners Track	1 hr (45 min)	Intermediate/Advanced	
13. Brackens Saddle Track	- Glencoe Road to Brackens Saddle	45 min (30 min)	Intermediate	
14. Tobins Track	a. Arrowtown to New Chum Gully junction b. New Chum Gully Track junction to Tobins Drop junction	15 min (15 min) 15 min (15 min)	Easy/Intermediate Easy/Intermediate	
15. Tobins Drop	- Arrow River to Tobins Track	45 min (30 min)	Advanced	
16. Crown Peak Track	a. Brackens Saddle to Crown Peak b. Carbone Road to Crown Peak	2 hours (1 hr 30 min) 2 hr 30 min (2 hrs)	Advanced Advanced	

TRACK GRADES (See Department of Conservation for full definitions)

### WALKING

- Easy: Walking Track
- Intermediate: Easier Tramping Track
- Advanced: Tramping Track

### Easy: Walking Track

Suitable for people with low to moderate fitness and abilities. Track is mostly well formed, some sections may be steep, rough or muddy. Clearly signposted.

### Intermediate: Easier Tramping Track

Suitable for people with limited backcountry experience. Track is generally well formed, some sections may be rough, muddy or steep. Track has signs, poles or markers.

### Advanced: Tramping Track

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### MOUNTAIN BIKING

- Mountain Bike Track (Grade 3 - Intermediate)
- Mountain Bike Track (Grade 4 - Advanced)

The mountain bike track grades are derived from the Department of Conservation and are based on the Kennett Brothers grading system:

### Grade 3: Intermediate

Steep slopes and/or avoidable obstacles possibly on narrow track and/or with poor traction. There may be exposure at the track's outside edge.

### Grade 4: Advanced

A mixture of long, steep climbs, narrow track, poor traction and obstacles that are difficult to avoid or jump over. Generally exposed at the outside edge of the track. Most riders will find some sections easier to walk.

### LEGEND

- Information / Information site
- Ski Field
- QEL National Trust
- Open Space Covenant
- Public Conservation Areas
- Walking (Easy)
- Tramping (Intermediate)
- Tramping (Advanced)
- Mountain biking
- Horse riding
- Four wheel drive

### TRACKS AND ROUTES

- Te Araroa Trail

### Coronet Peak Station tracks

- 1. Brow Peak Route (joined route only)
- 2. Bush Creek Track
- 3. Big Hill Walkway / Sawpit Gully

### Glencoe Station tracks

- 4. Arrow Gorge Track
- 5. Sawpit Gully Walkway
- 6. Hayes Creek Walkway
- 7. Macetown Road
- 8. New Chum Gully Track
- 9. New Chum Gully Link Track
- 10. New Chum Ridge Track
- 11. Miners Track
- 12. Peters Way
- 13. Brackens Saddle Track
- 14. Tobins Track
- 15. Tobins Drop
- 16. Crown Peak Track

Parts of the tracks are dual use for mountain bikers and walkers

- bikers must show consideration and give way to walkers.

It is recommended that users of these tracks carry with them a copy of the topographical maps NZ Topo50 CB11 Arrowtown and CB12 Cardrona.

### WARNING!

Macetown Road requires numerous river crossings. This track should be avoided when the Arrow River is high or there is a risk of flooding.









PO Box 2493  
Wakatipu 9349  
Ph 03 442 3465  
Fax 03 442 3469  
Email admin@ascl.co.nz

## OVERVIEW OF SOHO TRAILS ARROWTOWN - SKIPPERS

Base map from Land Information NZ. Crown Copyright applies.

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ISSUE DATE: 28 May 2019 18 June 2019	ISSUE: A - Original Issue B - Additional tracks	PREPARED BY: B McLeod
Scale 1:100,000 @ A3		
DRAWING & ISSUE No: CORO T N - 2B		





## Request for Permission to Conduct Research

Dear Russell Hamilton

My name is Katrine Gellatly, and I am a student at the Open Polytechnic of New Zealand.

The research I wish to conduct for my post graduate Diploma in Sustainable Management Environmental Research Project seeks to investigate stakeholder attitudes to recreational trails and facilities on the Mahu Whenua Open Space Covenant Area.

This project will be conducted under the supervision of :

Dr. Rick Fisher

Programme Leader (Environment)

Open Polytechnic Lower Hutt

[rick.fisher@openpolytechnic.ac.nz](mailto:rick.fisher@openpolytechnic.ac.nz)

04-9155879

This project will be carried out in partnership with Queen Elizabeth II National Trust. Rob Wardle, the Central Otago Regional Representative for QEII, will be my point of contact as QEII National Trust are the controlling authority for the trails and Trustee for the Mahu Whenua Open Space Covenants.

I am hereby seeking your consent to gather information regarding trail use on Mahu Whenua Open Space Covenant.

Thank you for your time and consideration in this matter.

Yours sincerely,

Katrine Gellatly

For further information, please contact:

Katrine Gellatly

Mobile: 027 420 2524

[KatGellatly@myop.ac.nz](mailto:KatGellatly@myop.ac.nz)

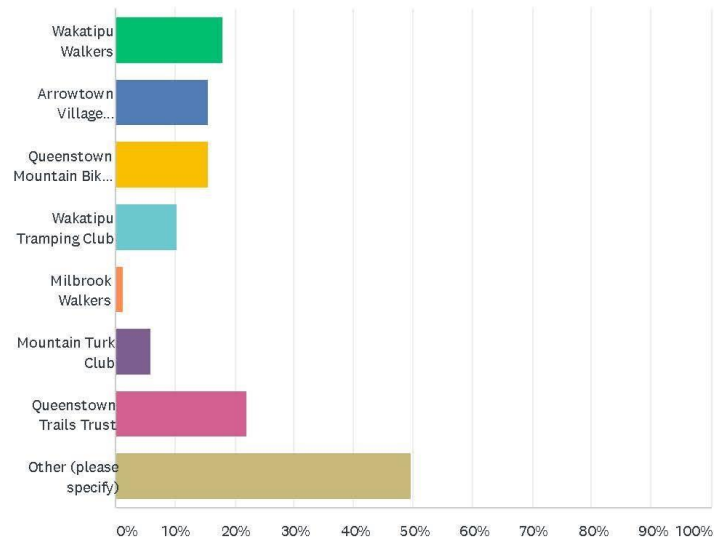
## Appendix D Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant Area Survey

Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant

SurveyMonkey

### Q1 Which group are you a member of?

Answered: 155 Skipped: 9



ANSWER CHOICES	RESPONSES	
Wakatipu Walkers	18.06%	28
Arrowtown Village Association	15.48%	24
Queenstown Mountain Bike Club	15.48%	24
Wakatipu Tramping Club	10.32%	16
Milbrook Walkers	1.29%	2
Mountain Turk Club	5.81%	9
Queenstown Trails Trust	21.94%	34
Other (please specify)	49.68%	77
Total Respondents: 155		

Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant

SurveyMonkey

#	OTHER (PLEASE SPECIFY)	DATE
1	High Country Pleasure Riders	8/10/2020 12:21 AM
2	High Country pleasure riders	7/27/2020 8:31 AM
3	High country pleasure riders	7/26/2020 6:22 PM
4	High Country Pleasure Riders Club	7/26/2020 3:48 PM
5	High Country horse riding	7/26/2020 2:04 PM
6	High country pleasure riders	7/26/2020 12:46 PM
7	High Country Pleasure Riders Club	7/26/2020 10:27 AM
8	High Country Pleasure Riders	7/26/2020 10:17 AM
9	High Country Pleasure Riders Club	7/24/2020 6:39 PM
10	individual	7/21/2020 9:08 PM
11	Wakatipu Riding Club	7/20/2020 7:12 PM
12	Riding clubs	7/20/2020 6:41 PM
13	independent walker--occasionally with family or friends	7/19/2020 7:41 AM
14	High Country Riders	7/17/2020 9:20 PM
15	pleasure horse rider and tramper	7/17/2020 9:24 AM
16	Wakatipu Riding club	7/17/2020 12:44 AM
17	Wakatipu horse riding	7/17/2020 12:00 AM
18	Wakatipu riding club	7/16/2020 9:53 PM
19	Riders of central otago	7/16/2020 8:17 PM
20	Wakatipu Riding Club	7/16/2020 4:12 PM
21	Wakatipu Riding Club	7/16/2020 10:26 AM
22	Wakatipu equestrian club	7/16/2020 8:44 AM
23	Central Otago horse rider	7/16/2020 6:43 AM
24	Riders of Central Otago	7/16/2020 4:03 AM
25	Wakatipu Riding Club	7/16/2020 12:02 AM
26	Queenstown Equestrians	7/15/2020 11:12 PM
27	Dunstan Adult riders	7/15/2020 10:37 PM
28	Arrowtown resident	7/15/2020 10:26 PM
29	Wakatipu pony club	7/15/2020 10:05 PM
30	Riders of central Otago	7/15/2020 9:48 PM
31	Horse riding	7/15/2020 8:05 PM
32	Horse riding	7/15/2020 5:31 PM
33	Lawrence Gymkhana club	7/15/2020 5:28 PM
34	Wakatipu riding club	7/15/2020 4:17 PM
35	Riders of Central Otago.	7/15/2020 3:25 PM
36	Queenstown Equestrian	7/15/2020 2:52 PM
37	Not a member	7/15/2020 2:15 PM
38	Wakatipu Riding Club	7/15/2020 2:03 PM
39	Wakatipu adult Horse Riding Club	7/15/2020 1:42 PM
40	Wakatipu Riding Club	7/15/2020 1:10 PM
41	Riders of Central Otago (ROCO)	7/15/2020 12:46 PM
42	Wakatipu Riding Club	7/15/2020 11:56 AM
43	None	7/15/2020 11:15 AM
44	None	7/15/2020 10:41 AM

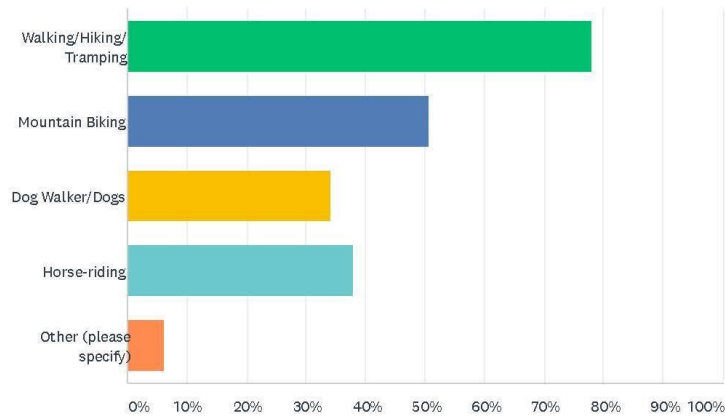
# Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant

SurveyMonkey

45	Wakatipu Riding Club (Horses)	7/15/2020 10:36 AM
46	No affiliation	7/15/2020 10:21 AM
47	Wakatipu riding club	7/15/2020 10:16 AM
48	Riders if Central Otago	7/15/2020 9:51 AM
49	Independent horse rider	7/15/2020 9:43 AM
50	Wakatipu Riding Club, ROCO Riders Of Central Otago	7/15/2020 9:14 AM
51	informal horse riding groups	7/15/2020 8:57 AM
52	Wakatipu Riding Club	7/15/2020 8:55 AM
53	Local resident. Saw this through community FB page	7/15/2020 8:41 AM
54	Riders of Central Otago	7/15/2020 8:38 AM
55	Riders of Central Otago (Horse Riding)	7/15/2020 8:27 AM
56	Pleasure horse riding group	7/15/2020 8:16 AM
57	Wakatipu Pony Club	7/15/2020 7:59 AM
58	None	7/15/2020 7:59 AM
59	Riders of Central Otago ROCO	7/15/2020 7:48 AM
60	Riders of Central Otago	7/15/2020 7:41 AM
61	Horse riding club	7/15/2020 7:33 AM
62	Wakatipu Riding Club	7/15/2020 7:19 AM
63	Wild Things NZ Trail Running	7/15/2020 7:17 AM
64	Wakatipu wilding pine	7/15/2020 7:09 AM
65	none	7/15/2020 7:08 AM
66	None	7/15/2020 12:14 AM
67	Wakatipu Reforestation Trust	7/14/2020 11:36 PM
68	independent ,recreational user	7/14/2020 6:17 PM
69	tuesday walking group	7/6/2020 4:42 PM
70	Cruisers Cycle Group	7/6/2020 3:46 PM
71	Queenstown pedallers	7/6/2020 3:38 PM
72	Queenstown Pedallers	7/6/2020 2:27 PM
73	Qe2 trust	7/6/2020 2:15 PM
74	Queenstown pedlars	7/4/2020 10:50 AM
75	Upper Clutha TC,	7/3/2020 8:01 PM
76	Whakatipu Wildlife Trust	7/3/2020 10:10 AM
77	Independent individual	7/2/2020 7:58 PM

## Q2 Which recreational activities do you take part in?

Answered: 164 Skipped: 0

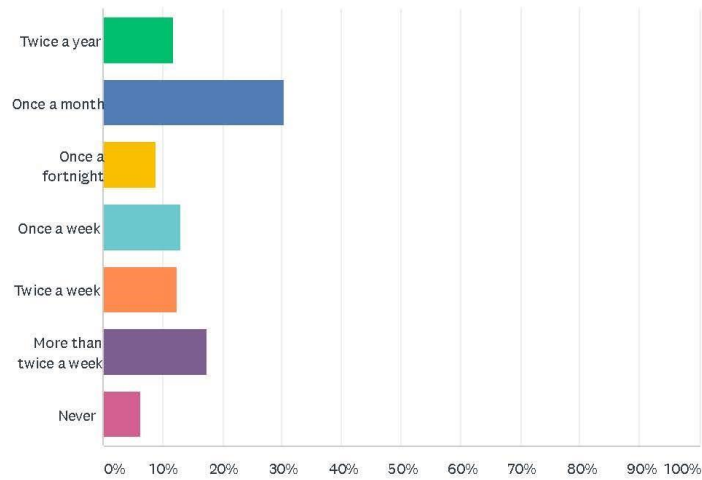


ANSWER CHOICES	RESPONSES
Walking/Hiking/Tramping	78.05% 128
Mountain Biking	50.61% 83
Dog Walker/Dogs	34.15% 56
Horse-riding	37.80% 62
Other (please specify)	6.10% 10
Total Respondents: 164	

#	OTHER (PLEASE SPECIFY)	DATE
1	Skiing (skin up and ski down)	7/30/2020 11:36 AM
2	Trail running	7/20/2020 7:56 PM
3	Back country skiing	7/16/2020 4:32 PM
4	trail running	7/15/2020 12:00 PM
5	Running	7/15/2020 7:17 AM
6	Bike n hike	7/14/2020 1:33 PM
7	Trail biking	7/6/2020 2:27 PM
8	Cycling	7/6/2020 1:43 PM
9	Snow shoeing, X country ski	7/3/2020 7:29 PM
10	snow shoe and skiing	7/2/2020 7:35 PM

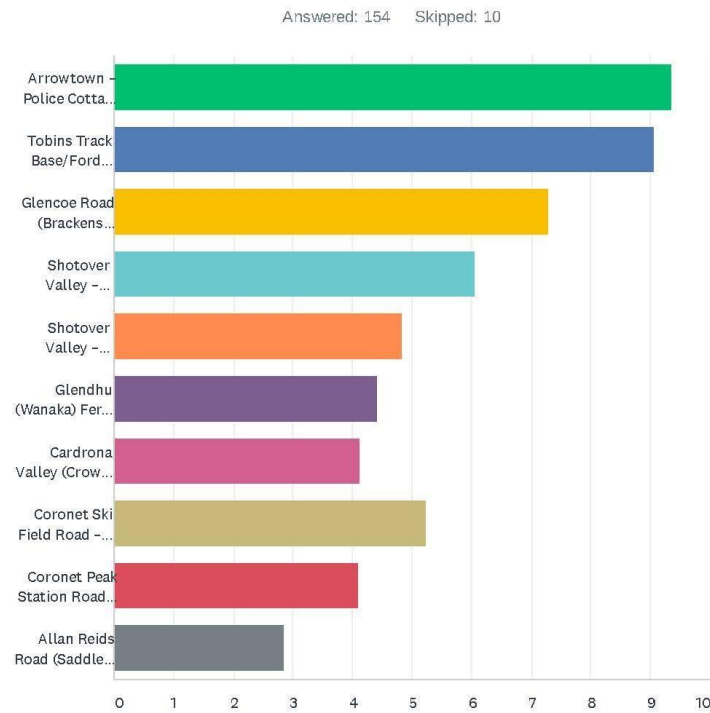
### Q3 How often do you use the Mahu Whenua Open Space Covenant?

Answered: 161 Skipped: 3



ANSWER CHOICES	RESPONSES	
Twice a year	11.80%	19
Once a month	30.43%	49
Once a fortnight	8.70%	14
Once a week	13.04%	21
Twice a week	12.42%	20
More than twice a week	17.39%	28
Never	6.21%	10
TOTAL		161

Q4 Which access point do you use most of the time to use the Mahu Whenua trails? Please rank your answer (1 being the access you mostly use)





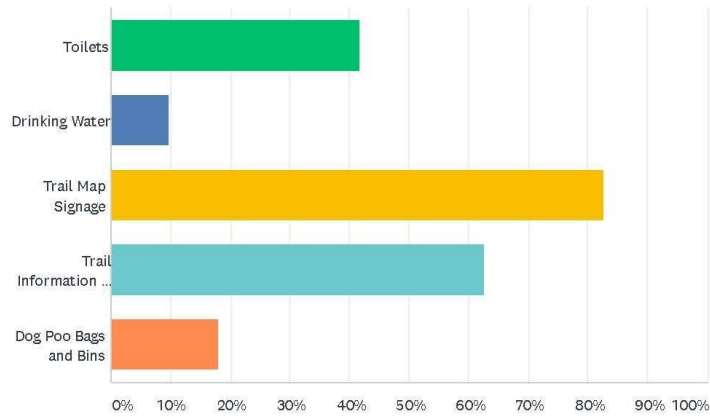
# Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant

SurveyMonkey

	1	2	3	4	5	6	7	8	9	10	TOTAL	SC
Arrowtown – Police Cottage Interpretation Site (ie access to Saw Pit Gully and Macetown Road)	55.71% 78	32.86% 46	7.14% 10	2.14% 3	0.71% 1	0.71% 1	0.71% 1	0.00% 0	0.00% 0	0.00% 0	140	
Tobins Track Base/Ford Street	38.03% 54	47.18% 67	7.75% 11	2.82% 4	1.41% 2	1.41% 2	0.00% 0	0.70% 1	0.70% 1	0.00% 0	142	
Glencoe Road (Brackens Saddle Track)	5.05% 5	10.10% 10	48.48% 48	12.12% 12	8.08% 8	9.09% 9	2.02% 2	3.03% 3	1.01% 1	1.01% 1	99	
Shotover Valley – Advance Peak – Macetown Track trail head	2.11% 2	1.05% 1	14.74% 14	30.53% 29	18.95% 18	12.63% 12	10.53% 10	5.26% 5	3.16% 3	1.05% 1	95	
Shotover Valley – Branches Station Gate – Polnoon Route trail head	1.09% 1	3.26% 3	1.09% 1	5.43% 5	27.17% 25	23.91% 22	10.87% 10	18.48% 17	6.52% 6	2.17% 2	92	
Glendhu (Wanaka) Fern Bum/Te Araroa Track trail head	5.32% 5	1.06% 1	4.26% 4	6.38% 6	10.64% 10	24.47% 23	12.77% 12	8.51% 8	10.64% 10	15.96% 15	94	
Cardrona Valley (Crown Peak Route – trail head)	0.00% 0	1.05% 1	2.11% 2	11.58% 11	7.37% 7	7.37% 7	35.79% 34	15.79% 15	13.68% 13	5.26% 5	95	
Coronet Ski Field Road – Front Faces/Bush Creek Track trail head	1.85% 2	6.48% 7	13.89% 15	15.74% 17	10.19% 11	8.33% 9	6.48% 7	25.93% 28	7.41% 8	3.70% 4	108	
Coronet Peak Station Road – Dan O'Connell Track Road trail head (this lies on a legal road and is used by horse riders – mountain bikers are asked to use this as an up route vs a down route)	2.94% 3	4.90% 5	8.82% 9	7.84% 8	7.84% 8	4.90% 5	7.84% 8	7.84% 8	36.27% 37	10.78% 11	102	
Allan Reids Road (Saddle Exit	3.26% 3	0.00% 0	4.35% 4	7.61% 7	4.35% 4	3.26% 3	7.61% 7	5.43% 5	10.87% 10	53.26% 49	92	

### Q5 What facilities do you think should be present to help you have a comfortable and safe trail experience?

Answered: 144 Skipped: 20



ANSWER CHOICES	RESPONSES	
Toilets	41.67%	60
Drinking Water	9.72%	14
Trail Map Signage	82.64%	119
Trail Information – user type and grade	62.50%	90
Dog Poo Bags and Bins	18.06%	26
Total Respondents: 144		

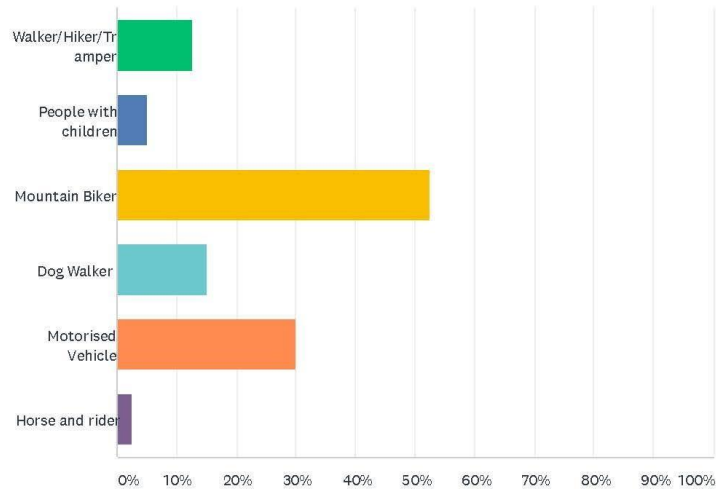
# Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant

SurveyMonkey

#	OTHER (PLEASE SPECIFY)	DATE
1	Horse paddocks for overnight camping	8/10/2020 12:21 AM
2	Parking for horsefloat. Room to unload horse	7/26/2020 6:22 PM
3	A safe parking area for horse floats and vehicles.	7/26/2020 3:48 PM
4	Space to park horse floats	7/26/2020 12:46 PM
5	An are to park trucks and horse floats in, so we can park and turn around.	7/26/2020 10:27 AM
6	Horse Paddocks at Track Start	7/24/2020 6:39 PM
7	I'm happy to have it as basic and unmodified as possible	7/21/2020 9:08 PM
8	Local history boards /facts/ geological info / fault line info / little know historical bite info	7/17/2020 12:00 AM
9	Route signage	7/16/2020 8:35 PM
10	I don't think anything "should" be present. Nice to have toilets here and there	7/16/2020 4:32 PM
11	Where huts can be accessed by horses small overnight horse paddocks would be helpful.	7/16/2020 4:12 PM
12	Tracks for horses	7/15/2020 11:12 PM
13	A day shelter could be useful at Macetown as it is still a long way from Roses hut to Arrowtown	7/15/2020 4:49 PM
14	Horse riding only trails :) or shared with walkers/uphill bikers	7/15/2020 4:17 PM
15	There should be a lot more access for horse riding and mountain biking.	7/15/2020 3:25 PM
16	carking for horse float	7/15/2020 1:10 PM
17	Signage outlining etiquette protocol between users	7/15/2020 12:46 PM
18	Minimal	7/15/2020 10:21 AM
19	Leave it as is	7/15/2020 10:17 AM
20	clear reminders that these are shared trails - how to approach horses would be helpful too	7/15/2020 8:57 AM
21	Gates usable for horses	7/15/2020 8:27 AM
22	tracks wide enough for a range of users to pass eachother safely	7/15/2020 7:48 AM
23	Well designated parking including big enough for horse gloats	7/15/2020 7:33 AM
24	As little as possible on the trails themselves so as to preserve them as wilderness experiences	7/15/2020 6:38 AM
25	The facilities are fine here	7/15/2020 12:14 AM
26	Pole markers	7/14/2020 11:13 PM
27	Love read stories about the site during a drink break, like on the way to crown peak from Arrowtown.	7/14/2020 10:26 PM
28	Less the better apart from better route markers. Maps at start are adequate for day walks . anyone else will. have LINZ maps anyway.	7/13/2020 6:23 PM
29	At major junctions. Toilets would only be needed at high usage points.	7/6/2020 2:27 PM
30	none	7/3/2020 8:01 PM
31	As dog owner I bring my own bags and drop them in bins. However on high use tracks such as millenium and Tobins having bags and bin I think a good idea. I am happy to drink from streams where no stock or take my own - don't expect it to be provided. Toilets - again in high use areas eg Sould be one on Ben Lomond - but Tobins, Sawpit etc are close to Arrowtown public toilets so I dont see the need. Education about appropriate tolieting when Necessary in back country. Small amount of trail info good - too much can be intrusive. Signage helpful given number of visitors using.	7/3/2020 7:29 PM
32	Users should not need to be "over catered" to, if they are not responsible enough to first research (although Trail map signage can be a safety requirement) and then carry requirements then I question why?	7/3/2020 5:10 PM
33	I am OK with the situation at present	7/3/2020 1:09 PM

## Q6 Have you ever encountered conflict whilst on the Mahu Whenua trails? If so, who with?

Answered: 40 Skipped: 124



ANSWER CHOICES	RESPONSES	
Walker/Hiker/Tramper	12.50%	5
People with children	5.00%	2
Mountain Biker	52.50%	21
Dog Walker	15.00%	6
Motorised Vehicle	30.00%	12
Horse and rider	2.50%	1
Total Respondents: 40		

Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant

SurveyMonkey

#	OTHER (PLEASE SPECIFY)	DATE
1	Not that I can recall	8/11/2020 10:22 AM
2	N/a	7/26/2020 3:48 PM
3	No	7/17/2020 12:00 AM
4	No	7/16/2020 9:53 PM
5	no	7/16/2020 8:23 PM
6	None	7/16/2020 4:32 PM
7	No conflict	7/15/2020 2:15 PM
8	No - walkers are ALWAYS pleased to see horse on the tracks	7/15/2020 1:10 PM
9	None	7/15/2020 11:15 AM
10	Never	7/15/2020 10:17 AM
11	None	7/15/2020 8:41 AM
12	haven't used them as didn't know were available for horses	7/15/2020 8:27 AM
13	None	7/15/2020 7:59 AM
14	None well once trail bikes but everyone is pretty awesome at sharing	7/15/2020 7:19 AM
15	I have not experienced conflicts	7/15/2020 7:09 AM
16	None, bikes do seem to be damaging the steeper parts of the track though	7/15/2020 12:14 AM
17	Walkers not accepting bikers	7/14/2020 1:33 PM
18	Everybody happy to be there!	7/13/2020 6:23 PM
19	Land owner refusing access	7/7/2020 7:24 AM
20	No issues	7/6/2020 6:24 PM
21	Some social distancing issues during lockdown	7/6/2020 4:42 PM
22	no	7/6/2020 3:45 PM
23	"conflict" is a bit strong, but we walkers felt the bikers were out of line	7/6/2020 2:40 PM
24	No	7/6/2020 2:27 PM
25	None	7/6/2020 2:15 PM
26	No	7/6/2020 1:43 PM
27	no	7/6/2020 11:17 AM
28	Not really	7/6/2020 11:10 AM
29	never had a problem	7/6/2020 10:57 AM
30	Freedom campers at top of Tobins - clearly were not self contained - and we had been noticing human feces up by seat. Generally people are good. Occasionally electric bikes esp with people not used to them can be bit out of control. And in heavy tourist times I would not take dog around millenium track because of this.	7/3/2020 7:29 PM
31	No, never	7/3/2020 1:14 PM
32	None so far.	7/3/2020 1:09 PM
33	No	7/2/2020 7:35 PM

Q7 If you have encountered conflict with another user group please  
describe the encounter.

Answered: 51 Skipped: 113

# Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant

SurveyMonkey

#	RESPONSES	DATE
1	Cyclists dont slow down for livestock or move over. Horses should have right of way.	7/26/2020 10:27 AM
2	I've had multiple issues regarding dogs up there. Running after me and/or jumping up at me while running past them because they're often so far from their owners. Have also found countless dog poos which again is most likely to be due to the owners not being aware of when or where their dog poos. Considering the targets of getting more native birds into the area including perhaps enticing kea and Kaka, it does not make any sense to allow dogs on those trails.	7/20/2020 7:56 PM
3	Episodes on Arrow River track when bike riders without bell or other signal come up fast from behind--	7/19/2020 7:41 AM
4	horse riders have no right to be there!	7/17/2020 9:20 PM
5	vehicles going too fast and inconsiderate passing manoevers	7/17/2020 9:24 AM
6	Not on those trails.	7/17/2020 12:44 AM
7	No	7/17/2020 12:00 AM
8	No	7/16/2020 9:53 PM
9	Not total conflict, but noticed more cars on Tobins track lately.	7/16/2020 9:49 PM
10	Driving too fast and not giving way to other track users	7/16/2020 8:48 PM
11	Four wheel drivers up Macetown road	7/16/2020 8:35 PM
12	no	7/16/2020 8:23 PM
13	Thought they owned the trail, didnt clean up there horse poo, very high and mighty about our group of walkers not moving aside far enough for them	7/16/2020 6:04 PM
14	Nope	7/16/2020 4:32 PM
15	Mountain bikers going at speed, and not slowing down or giving ample distance when passing. Especially dangerous when walking with dogs and riding on horses.	7/16/2020 10:26 AM
16	Dog off leash NOT under control	7/16/2020 4:03 AM
17	N/a	7/15/2020 10:36 PM
18	Often bike riders have no courtesy or slow down for horse riders or walkers/hikers.	7/15/2020 9:48 PM
19	I disagree with cars going up and down tobins track it is heavy foot traffic dog walkers children tourists and mt bikers, often have to call my dog to make sure the 4w doesnt run him over and call my children off the track frequently	7/15/2020 8:44 PM
20	Electric bikes trying to push past walkers	7/15/2020 6:34 PM
21	Have been forced to back my horse off onto dodgy spots on Macetown area several times by 4WD who will not wait. It can be very dodgy in summer and I prefer spring and autumn when the rivers are high as this puts vehicles off. Walkers being grumpy while I pass on my mountain bike, even though I go slowly. Advance Peak and Bush Creek.	7/15/2020 3:25 PM
22	swearing	7/15/2020 2:03 PM
23	N/A	7/15/2020 1:10 PM
24	N/A	7/15/2020 10:17 AM
25	mountain bikes approaching quickly and quietly from behind, loose dogs barking at horses	7/15/2020 8:57 AM
26	None	7/15/2020 8:41 AM
27	Mountain Biker responded aggressively to request he used a bell to warn he was approaching fast from behind	7/15/2020 8:38 AM
28	no	7/15/2020 8:27 AM
29	Not picking up dog poo	7/15/2020 6:38 AM
30	Not really	7/15/2020 12:14 AM
31	Nil	7/14/2020 11:36 PM
32	Mountain bikers not giving way to walkers or signalling they are coming behind,. Mountain bikers on Sawpit are dangerous, track should be walkers only Vehicles on Tobins track should be removed	7/14/2020 5:41 PM
33	A hiker yelled at me for cycling up Tobins Track. They told me it was walkers only. I explained to them it wasn't but they were a bit grumpy about it.	7/14/2020 4:44 PM
34	As above	7/14/2020 1:33 PM

# **Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant**

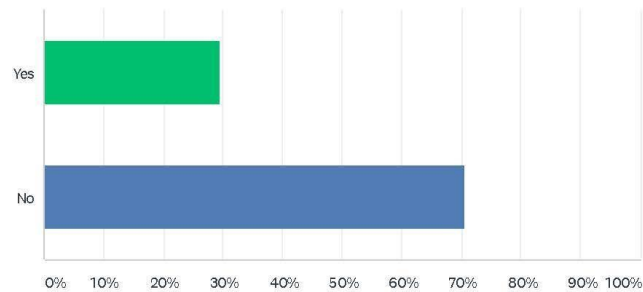
SurveyMonkey

35	Farmer going up Tobins track drove up close behind me and honked his horn loudly as I was listening to music and didn't hear him approaching... and then he abused me for not getting out of his way.	7/14/2020 1:31 PM
36	N/A	7/7/2020 9:21 AM
37	Owner refusing access	7/7/2020 7:24 AM
38	Biker shouted at us that it was a biking trail only, cycled past at great speed and was very angry.. We checked the signs when we left the track. they clearly said for walkers and bikers, walkers being listed first.	7/6/2020 7:22 PM
39	Never	7/6/2020 7:16 PM
40	No issues	7/6/2020 6:24 PM
41	Mountain bikers coming from both in front and behind, at unsafe speed and with no bell to warn walkers . More emphasis should be on walking the tracks rather than biking them!	7/6/2020 5:15 PM
42	not conflict just a biker who seemed annoyed that he had to share trail.	7/6/2020 3:45 PM
43	-	7/6/2020 2:27 PM
44	Not Really	7/6/2020 11:10 AM
45	NA	7/6/2020 10:57 AM
46	see above	7/3/2020 7:29 PM
47	Walkers often begrudging that they have to share with MTB's. Words can be exchanged. Similarly when walking I have encountered MTB's not sharing nicely (not slowing or stopping). Really annoying as a walker (I am a MTB'er equally as much) to see MTB's on trails they are not meant to be on and the resulting damage (Sawpit Gully a classic example)	7/3/2020 5:10 PM
48	Male biker screaming at me to keep left. I was walking.	7/3/2020 1:23 PM
49	Mountain bikers in Bush Creek regard that track as theirs as they upgraded it to MB standard. It is still a shared use track.	7/3/2020 1:09 PM
50	biking at speed in areas of limited visibility with a disregard for other users	7/2/2020 9:07 PM
51	Have met cyclists descending Bush Creek track while ascending but never been a problem/issue.	7/2/2020 7:58 PM



### Q8 Have you encountered signs that users have not adhered to using correct trail etiquette?

Answered: 132 Skipped: 32



ANSWER CHOICES	RESPONSES	
Yes	29.55%	39
No	70.45%	93
TOTAL		132

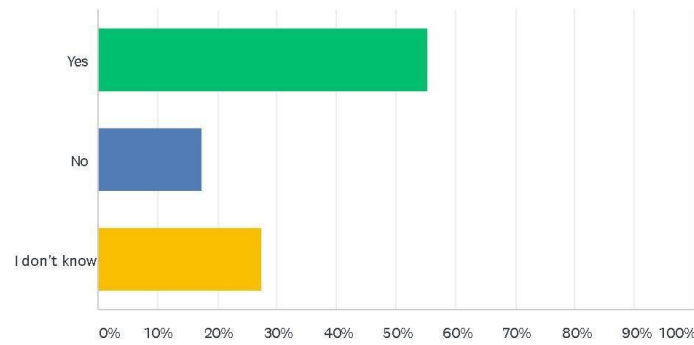
# Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant

SurveyMonkey

#	PLEASE EXPLAIN	DATE
1	Mountain Bikers being where they shouldn't have been (years ago, when trails were explicitly prohibited) and dogs on trails they shouldn't be on, more recently.	8/11/2020 10:22 AM
2	dog poo left behind in bags on side of trail	7/17/2020 12:44 AM
3	Lots of roaming dogs not on a leash	7/16/2020 10:11 PM
4	litter left	7/16/2020 8:23 PM
5	too many horses	7/16/2020 6:04 PM
6	When horse riding up Dan O'Connell's track I commonly meet mountain bikers coming down. This isn't a problem for my horse and bikers generally come down quietly as they are aware horses could be present.	7/16/2020 4:12 PM
7	In the Lower Shotover Conservation Area, there is signage to give way to horses, but most bikers do not abide by that rule.	7/16/2020 10:26 AM
8	Rubbish. Toileting beside tracks,	7/15/2020 6:11 PM
9	Give way signage.	7/15/2020 3:25 PM
10	Tobins track vehicle and mountain bike users. Just going abit fast downhill with people close by.	7/15/2020 2:15 PM
11	mountain bikers don't seem to know trail etiquette	7/15/2020 12:46 PM
12	Bikers up sawpit	7/15/2020 12:00 PM
13	Dropping of litter, especially in lockdown	7/15/2020 9:53 AM
14	Litter	7/15/2020 9:07 AM
15	Just minor things like not giving way. But also people giving way where they didnt need too, just being nice	7/15/2020 8:40 AM
16	as above	7/15/2020 8:27 AM
17	Bikers seem to go anywhere	7/15/2020 7:59 AM
18	Dog poo and full pop bags left on or by the trail uncovered.	7/15/2020 7:09 AM
19	Dog poo	7/15/2020 6:38 AM
20	Bikers give way to walkers, I always have to give way	7/15/2020 12:14 AM
21	Mountain bikes /Motorised, No Motorised on Saw Pit Trail	7/14/2020 6:17 PM
22	Not keeping left or giving way , heirachy, bikers give way to walkers etc.	7/14/2020 5:41 PM
23	Dog poop in bags discarded into scrub near trails	7/14/2020 1:33 PM
24	Human waste	7/14/2020 8:27 AM
25	no bikes / no dogs / dogs on leash	7/9/2020 9:54 AM
26	see above	7/6/2020 7:22 PM
27	As above.	7/6/2020 5:15 PM
28	Bikers not using bells	7/6/2020 4:42 PM
29	dog walkers not picking up after their dog	7/6/2020 3:45 PM
30	Mt bikers can't really stop for walkers, eg coming down Bushey creek from Coronet. Walkers have to be alert and step aside quickly.	7/6/2020 2:27 PM
31	Cyclists not giving enough waming they are coming behind. Ie	7/6/2020 11:25 AM
32	dog poo , inconsiderate MTBs on narrow shared trails	7/3/2020 8:01 PM
33	Absolutely, once again the Sawpit Gully trail where "No Bikes" signage has been removed or defaced	7/3/2020 5:10 PM
34	2 abreast bikers	7/3/2020 1:23 PM
35	Inconsiderate mountain bikers could be an issue.	7/3/2020 1:09 PM
36	But there are some signs that are confusing or not clear which trail or direction they are indicating. These could have potentially been tampered with.	7/3/2020 10:10 AM

**Q9 Would you like to see some areas of Mahu Whenua left untouched so they stay remote with little or no trail development?**

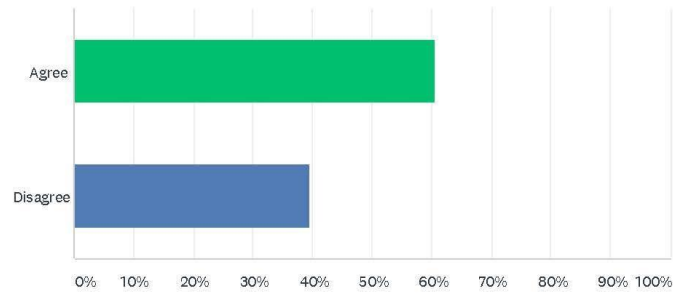
Answered: 161 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	55.28%	89
No	17.39%	28
I don't know	27.33%	44
TOTAL		161

Q10 If you are a mountain biker would you agree or disagree that Mahu Whenua has enough of the types of trails that suit your riding ability and fulfil your needs in terms of rider satisfaction?

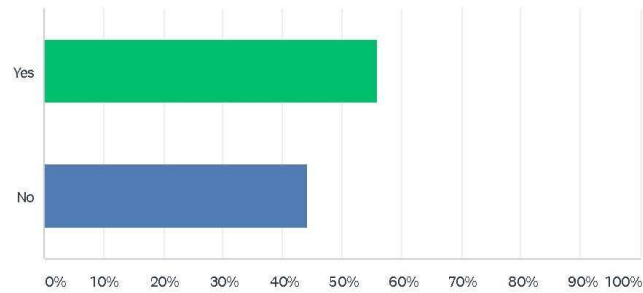
Answered: 86 Skipped: 78



ANSWER CHOICES	RESPONSES	
Agree	60.47%	52
Disagree	39.53%	34
TOTAL		86

**Q11** Is there sufficient information about the mountain bike trails ie grade and grade definitions, in order for you to make an informed decision about what trails suit your riding style and technical ability?

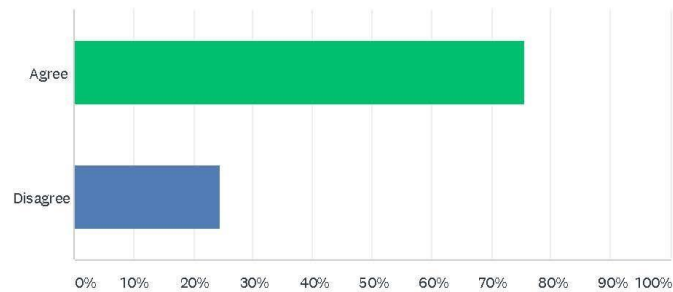
Answered: 86 Skipped: 78



ANSWER CHOICES	RESPONSES	
Yes	55.81%	48
No	44.19%	38
TOTAL		86

Q12 If you are a hiker or dog walker would you agree or disagree that Mahu Whenua has enough of the style of walking trail you enjoy?

Answered: 123 Skipped: 41



ANSWER CHOICES	RESPONSES	
Agree	75.61%	93
Disagree	24.39%	30
TOTAL		123

Q13 Regardless of which user group/groups you represent do you have a wishlist of trails you'd like to see? If so, please explain trail type and location below.

Answered: 89 Skipped: 75

# Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant

SurveyMonkey

#	RESPONSES	DATE
1	I really enjoyed the Hayes Creek Trail that is less obvious / slightly more technical. I enjoy the steeper interesting walking and biking. A good combination of history, views and bush is always good!	8/11/2020 10:22 AM
2	I would really appreciate horse riders be able to join hikers and bikers in enjoying the scale and beauty of the Soho properties. Current horse trails, Tobin's Track and the Macetown track are fine but do not allow for a full day ride or overnight pack trips. Horses are gentle on the environment and, given common courtesy all trail users, are a fantastic way to enjoy this spectacular country. Our club members are able to ride, courtesy of DoC and private landowners, over much of the South Island and the addition of access to this land would be greatly appreciated. Particular trails of interest would be through to Cardrona Valley, Over Advance Peak to the Shotover and more access through the Motutapu to Lake Wanaka.	8/10/2020 12:21 AM
3	More mountain biking trails on Tobin's face and in areas like Sawpit Gully. A climb trail though Coronet Forest to Bush Creek saddle would be great	8/9/2020 11:37 PM
4	More shared horse riding / hiking trails	7/27/2020 8:31 AM
5	As a horse rider of many years, I no longer compete but have found a group of like minded folk who enjoy horse trekking. We do not ride roads. Our club have many farmers who allow us to trek over their land, and we respect and indie by their requests. The country we see is just gorgeous and is accessible. To have access on Soho as a horse rider could open plenty of opportunities for like minded horsey people. Thank you for the opportunity too put our say in.	7/26/2020 3:48 PM
6	Suitable access to all trails	7/26/2020 12:46 PM
7	Horse trails are fine combined with walkers etc. but not cyclists. They have plenty of option in other areas. Horses and walkers need more access than them and dont rip up the ground.	7/26/2020 10:27 AM
8	More trails / historic being made available for horse riders.	7/26/2020 10:17 AM
9	A horse track from Arrowtown to Wanaka following the historic pack track	7/24/2020 6:39 PM
10	Arrow river - Mt Soho	7/21/2020 9:08 PM
11	Bridal trails	7/20/2020 10:37 PM
12	A horse riding only track would be a dream come true. We do not have any track to take young horses or riders safely. i.e. without having to worry about other "traffic". the only track we had was in the QLDC forestry which is being harvested, so we are without any alternatives for many, many years to come.	7/20/2020 7:12 PM
13	Horse riding trails	7/20/2020 6:41 PM
14	no	7/17/2020 9:20 PM
15	Yes - horse riding trails - but these could be all the shared trails because as long as signage indicates you are sharing the trail with walkers/bikers/dogs and horses then people learn to tolerate and accept the differences and embrace all types of trail users. The more you segregate the more you create divisions in different community groups and that is when the conflicts occur. Sharing trails can be done safely and considerately. It will self police AS LONG AS people are aware who will be using the trails. ie you may see a dog/bike/horse/runner/pram or walker	7/17/2020 12:44 AM
16	More horse bridle ways are needed	7/17/2020 12:00 AM
17	Love walking up Tobins, along bush creek, up Macetown road and the Millennium track is excellent	7/16/2020 10:11 PM
18	Love to see more mountain biking trails	7/16/2020 10:01 PM
19	There is a real lack of safe bridle tracks for horse riding. Horse riders do not seem to be considered in the overall plan!. Please can you put this forward as there do not seem to be many places to take the horses. Thank you.	7/16/2020 9:53 PM
20	Horse riding trails would be fantastic. I don't mind where.	7/16/2020 9:49 PM
21	Thanks so much to the landowner for allowing access To an amazing treasure that helps make Arrowtown a special place. Would love more backcountry mtb trails - grade 3 type.	7/16/2020 8:48 PM
22	Would like to see a bridle trail for horse riders with parking available for horse floats preferably away from mountain bikers as they don't make much sound and can come towards you at speed making it risky for both types of riders. Horses do better on a loop type trail so that they don't know they are heading back for float rather than heading back along the same trail.	7/16/2020 8:17 PM
23	The great Mahu Whenua Traverse! But we are making that :-)	7/16/2020 4:32 PM
24	As a horse rider (and a mountain biker) I would like to see more cross-country trails opened up for horses. Trails such as the Water race track across the front of Coronet Peak are	7/16/2020 4:12 PM



## Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant

SurveyMonkey

	entirely suitable for mixed usage as would be the Big Hill track into Macetown and Round Coronet track currently under construction.	
25	Would like to see dedicated bridle trails for horse riding only. Not sure about the location, but would need to have parking nearby for horse floats to access the trails.	7/16/2020 10:26 AM
26	Horse riding trails and it's of them, some nice long ones with a decent area at an entrance to turn and park horse floats	7/16/2020 8:44 AM
27	Horse riding trails separate from dog walkers and bikers	7/16/2020 4:03 AM
28	More horse rider trails!!! In 2010 I had several routes to ride from my field in McDonnel Rd in Arrowtown. I could happily hack along that road. Then it was tarmacked and cars race up along it. In 2010 I could ride the Arrow river paths, now I encounter abuse from mountain bikers racing along. They are abusive when they have to slow down. Or riding up Tobin s track, one encounters groups of bike riders, some commercial whatever loathe to stop or even slow down to let me trot past. It saddens me that there are fewer places we can ride our horses. And as for having to clear up horse pooh because people dont like it on the road?? Its supposedly the country side. Horse pooh = organic and non harmful unlike the litter from bike riders and dog pooh.	7/16/2020 12:02 AM
29	I would love to see horse riding trails available and consistently maintained all over the area.	7/15/2020 11:12 PM
30	Trails that are safe, enjoyable, informative for recreational users to use and enjoy	7/15/2020 10:37 PM
31	Signage is very unclear. The big maps are confusing and we have become lost a few times. I know of friends that called in Search and Rescue. Signs should be consistent with other trail signs around. Decision points clearly marked with the goal to not get disoriented. Could Wakatipu SAR be consulted? They did a great job at one mile and Ben Lomond track	7/15/2020 10:36 PM
32	I love the trails we have and think we are so lucky to have such easy access to them!	7/15/2020 10:26 PM
33	More trails we can take ponies on. Thankyou	7/15/2020 10:05 PM
34	Arrowtown has very small amount of mt bike trails would love to see more developed to get our local kids out riding and learning instead of having to drive over to 7 mile	7/15/2020 8:44 PM
35	It's perfect as it is. A little maintenance each year and encouraging people to do the right thing with litter etc.	7/15/2020 6:34 PM
36	Open the arrow river/new chums ridge/peters way/bracken saddle link up to MTB as this is all 4wd track and suitable for riding (except bracken saddle which is already open to MTB).	7/15/2020 4:49 PM
37	I would really love to have some horse trails!	7/15/2020 4:17 PM
38	I really want a lot more horse /mountain bike trails. Horses were pushed out of the Motatapu once it was sold overseas. What was a great one day ride Wanaka to Arrowtown or longer as the previous owners usually gave access for camping and side trips was taken from us. Likewise, Coal Pit Creek/ Braken Saddle and down Tobins Track are gone. While it is too late now, the pastoral lease system has a lot to answer for.	7/15/2020 3:25 PM
39	More bridle trails	7/15/2020 2:59 PM
40	I'd really like for horse riding to be included on the trails	7/15/2020 2:52 PM
41	More single trail, half day to full day hikes. But very happy with what we have.	7/15/2020 2:15 PM
42	more safe horse riding trails in the coronet forestry in the future	7/15/2020 1:42 PM
43	It would be awesome to share MORE rides for horses also :)	7/15/2020 1:10 PM
44	Would like some more trails of approx 10-15kms	7/15/2020 10:41 AM
45	Be amazing to have a horse riding trail that was designated for horses only for various safety reasons. I believe walkers and bikers can share the same paths safely if all parties use the correct etiquette however a horse trotting along meeting a push chair or biker coming towards them around a corner with a toddler on a tricycle may not being ideal. Thank you for your time!	7/15/2020 10:36 AM
46	More access for horse riders please	7/15/2020 10:16 AM
47	Have more access for horses. Horses were on a lot of these areas long before mountain bikes, tourism etc. But are now banned. Horses dont litter, give way to just about every thing so we don't get hurt, annoy others or hurt anyone else. More riders remove poop off tracks than dog owners. I find dig poo way more offensive	7/15/2020 9:51 AM
48	Any areas where you can ride your horse along side or close to other users - shared trails	7/15/2020 9:43 AM
49	Would like to have more horse and rider access available.	7/15/2020 9:14 AM
50	A DOC hut near macetown would make this end of the motutapu better, and make a bracken gully to Soho Creek to Arrowtown track possible. A bridge at the bottom of the big hill ridge would be useful.	7/15/2020 9:07 AM
51	More bridle trails. The roads in this area have become too dangerous to ride on horseback in	7/15/2020 8:55 AM

## Stakeholder Attitudes to Trails & Facilities on Mahu Whenua Open Space Covenant

SurveyMonkey

	recent years so alternative bridle trails are hugely appreciated.	
52	Been able to walk dogs without worrying about down hill bikers flying past. Keeping the peaceful nature it already is. Not everything needs to be manicured. Having horse access so the young riders are safe and off the roads.	7/15/2020 8:46 AM
53	More variations would be nice. Just because it's a bit repetitive. But it's also awesome as it is.	7/15/2020 8:41 AM
54	Bridle trails and or share trails. There are very limited places we can ride horses and it often means we ride on the road to link trails which is posing a danger to not just horse and rider but other road users also. Mountain biking and walking options are great! But would love to see horse riders being included in more trail options	7/15/2020 8:40 AM
55	More riding trails particularly bike free.	7/15/2020 8:38 AM
56	Would LOVE some horse riding trails, happy to share trail with bikers, sign need to state it is a shared track. Thank you for the opportunity to have a say, horse access is very hard to find :)	7/15/2020 8:27 AM
57	Just access to trails for horses and riders. Our group are very sensible and sensitive to others (kicking dung off the tracks and making room/ waiting for walkers/ bikers)	7/15/2020 8:16 AM
58	There is a need for more trials for horses. It is possible to share the trails if all users considerate	7/15/2020 7:59 AM
59	Bridle trails	7/15/2020 7:59 AM
60	As a horse rider from Wanaka, I'd love to see tracks nearby that are horse friendly. These would need to have parking nearby that has sufficient space for horse floats and trucks. A hose in the car park would be great for horses to have a drink afterwards and light wash down.	7/15/2020 7:48 AM
61	I haven't had the privilege of using the Mahu Whenua trails yet (as I wasn't aware they are now available), but I am keen to see well located and well designed trails giving access to parts of our wonderful high country for a range of recreational users. I have recently begun horse trail riding and am very keen for long distance riding opportunities. Great facilities to support that are trails wide enough to pass other users (where you can't get off the trail), a decent area at start/finish for several floats to park for tacking up etc, and occasionally a hitching rail and/or pen would be great for lunch stops. Rides should be between 10 km and 30km long and preferably a loop.	7/15/2020 7:41 AM
62	More horse friendly trails, especially accessible to them - horse friendly gate etc	7/15/2020 7:33 AM
63	Bridle trails. More shared use	7/15/2020 7:19 AM
64	we need more horse riding trails! the recent accident in mosgiel highlights this! horse riders/mtb/dog walkers successfully share trails all over the world yet in New Zealand they are not provided for at all - there are very limited trails we can use as horse riders! lets change this! - also more dog walking trails - most of this doesnt hold any stock all year round - yet we are still unable to take our dogs here!	7/15/2020 7:08 AM
65	I travel to arrowtown to walk these hills about 4 time's a week, it's my home town and has a piece of my heart, the removal of pines is amazing, would love the sawpit track to have some work done to stop the track being too muddy in spring and autumn, it is so utilised now that people are making the track wider and wider as it is too muddy.	7/15/2020 12:14 AM
66	I like that there are open spaces so that across some areas ie German Hill / Eicharts you can wander off trail safely.	7/14/2020 11:36 PM
67	Mount soho, Brown peak	7/14/2020 10:26 PM
68	Ideally not intermingling bikes and trampers. very frightening to be descended upon by a mountain bike sometimes at great speed. Saw Pit is signposted no bikes but Big Hill seems not to be .ambiguous. I've also noticed several home built bike trails off Bush Creek and German Hill, Battery Hill that spoil the experience. Bush Creek is now no a safe walk due to Bikes ..can we designate Saw Pit walkers only.	7/14/2020 6:17 PM
69	We are very well served by the trails, but some need to be walking only e.g Sawpit I don't Want to see a lot more trails, but another loop like Sawpit And a similar grade and length would be ideal as this is getting so busy.	7/14/2020 5:41 PM
70	Would love to see an official MTB link up Sawpit, Big Hill and into Macetown and from there over into Skippers. In terms of tramping tracks. I think what's already there is great and I enjoy having some more rugged ridgelines that do not have a specific track but that we can still explore regardless. Too many tracks would certainly ruin the area.	7/14/2020 4:44 PM
71	More linking cross country trails for MTB so that circuits are possible	7/14/2020 1:42 PM
72	Way more trails for both hikers & bikers! There was a "locals built" trail to help access the steep, lookers left side of the track up to Eicharts Saddle, however the wilding conifer choppers has felled trees all over it so it's now history, there are other DIY trails seeing the same death due to tree felling. So there was obviously a demand for these trails in the past	7/14/2020 1:33 PM

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SurveyMonkey

	and now gone! I'm in total agreement of conservation but it's a shame these DIY trails are being lost!	
73	Not Mahu Whenua but Coal Pit Saddle Road access to Ben Cruachan and other end of Gibbston Valley, Mt Rosa Mt Mason entry points difficult to find. Haven't been recently but few route markers were evident on south side ridge up Advance Peak.	7/13/2020 6:23 PM
74	I would like to see more trail access, but don't have a formal plan at this point. A couple of closer to Arrowtown, shorter walking tracks for tourists, the Coronet loop track, another 1 or 2 downhill tracks on Tobins face and some tracks to separate bikes and walkers in areas such as Sawpit I think would be beneficial. Or even just replacing the Bush Creek side of Sawpit with a better built dual use track and add a separate down track for bikes to minimise conflict.	7/7/2020 8:15 PM
75	More sharing of walking tracks with bikes. Ebikes have made this possible. More loop tracks	7/7/2020 7:24 AM
76	Happy as is.	7/6/2020 6:24 PM
77	Jacks Point to Frankton asap	7/6/2020 3:46 PM
78	I cannot say I disagree with #12, but I would hate to see more mountain biking trails without additional walking trails in light of the fact that there are so many bike trails around the region now.	7/6/2020 2:40 PM
79	This is about signage. Please check with the locals! Twice we've found that the signs put up by Mahu Whenua, replacing DOC signs, have been misleading. We've found people not where they thought they were, and others asking for directions. Use place names the locals use - Eichardt's Flat isn't known by us, even though it's historically correct. Re the panels in the Police building - please use a proofreader. I make information panels, and know how easy it is to make mistakes in grammar and syntax, which are embarrassing.	7/6/2020 11:30 AM
80	new to the area so don't know the locations well enough at this point.	7/6/2020 10:57 AM
81	You can destroy the good thing we have say with Sawpit by making too many tracks and reducing the "wilderness" factor. The great thing about Sawpit is you can't see any buildings (apart from goldfield relics) - PS would like to see some way of protecting them.	7/3/2020 7:29 PM
82	Provision of solely MTB trails, and adherence to solely walking trails. More care with trail design so natural, and also historic, features are not degraded (which there is examples of happening). Recognition that Mahu Whenua in its entirety is not all public access... which appears to be a misconception at the moment.	7/3/2020 5:10 PM
83	I still have a couple of trails to complete. The trails are brilliant. Thank you.	7/3/2020 1:23 PM
84	Mountain bike trail to Wanaka.	7/3/2020 1:14 PM
85	Expansion and use of trails needs to be managed very carefully to prevent over/excessive use of the area and to avoid high construction and high maintenance costs because of the steep and rugged terrain. Also inexperienced walkers and bikers should not be encouraged to go into remote and difficult places which are beyond their capabilities.	7/3/2020 1:09 PM
86	I would like to see walking and mountain biking trails kept separate where possible, so that there is less potential of conflict on the trails and trails can be maintained as appropriate (biking trails take much more work to maintain). Completely different subject, but I'd like to add that it would be great to see more native planting and habitat restoration along the trails as some of the landscapes are quite degraded, particularly with sheep grazing. There are also a huge number of invasive plant species, particularly around the Arrowtown region.	7/3/2020 10:10 AM
87	Would love to see a route opened up via Soho - perhaps a summer trail to walk between Arrowtown and top of Cardrona skifield.	7/3/2020 10:08 AM
88	I enjoy as many tramping trails as possible	7/2/2020 7:35 PM
89	Please refer to Coro T N 1 C and Coro T N 2 B as emailed to Katrine	6/29/2020 10:26 AM

