DEPARTMENT OF CONSERVATION RESOURCE REPORT TO KNIGHT FRANK ON TENURE REVIEW OF LONGSLIP PASTORAL LEASE

PART ONE: INTRODUCTION

LONGSLIP pastoral lease (15078 ha.) is situated at the entrance to the Ahuriri Valley. The homestead is located on the Lindis Pass State Highway (SH8) some 17 kilometres from Omarama.

The property is wedge shaped, running from the Lindis Pass highway, through to Timaru Creek in the west. The north eastern part of the property is bounded by the Ahuriri River and the southern tributaries of the Avon Burn. The southern boundary borders on to Dalrachney pastoral lease, which is in the tenure review process. The majority of the property is steep hill or mountainous country, dissected by numerous tributaries.

Longslip Station spans three separate Ecological Regions (E.R.) and three Ecological Districts (E.D.). These are as follows:

- Steep western ranges lie within Wanaka E.D. and Lakes E.R.
- Eastern headwaters of Lindis River lie within Lindis E.D. and Central Otago E R
- Balance of property to east lies within the Ahuriri E.D. and Mackenzie E.R

The Lindis and Ahuriri E.D were assessed under two separate Protected Natural Areas Programme (PNAP) surveys in the mid 1980s. These surveys identified three Recommended Areas for Protection (Raps) on Longslip. These Raps were, Ahuriri RAP 10 Longslip Gully, Avon Burn and Ahuriri RAP 9 Avon Burn scrub and Lindis A1, Lindis Head.

There are no reserves on or adjacent to Longslip. There is however, a large area (3905 ha) of unallocated Crown Land in the headwaters of Timaru Creek alongside the property's western boundary.This area is commonly known as the Dingleburn UCL.

PART TWO: CONSERVATION RESOURCE DESCRIPTION

2.1 Landscape

Longslip is situated at the entrance to the Ahuriri Valley and the Lindis Pass.However only a small portion of the property is visible from the Lindis Pass State highway,a major tourist route.The Ahuriri Valley road traverses over part of the Longslip flats.However the majority of the property is hidden from view.

Broadly, Longslip forms one more or less homogenous landscape, dispite the contrasting geology of the property.There are however discernible differences evident, which are mainly due to differences in the condition of the vegetation.These are

- The lower foot hill slopes have been largely modified and have been oversown and topdressed.
- Tussock cover above 1000m is relatively intact
- The back block has the largest landscape variation,with higher mountain screes and a varying vegetation pattern.

Though Longslip broadly forms one Landscape type, it is convenient to divide the property in two for assessment purposes.

1 Front Country

This encompasses the steeper front country and includes the smaller river flats as well as the Ahuriri river terraces.the lower slopes have been OSTD.Above the 1000m contour the vegetation is primarily homogenous,tall tussock grassland of varying density.While small screes,rocky outcrops and tracking intrude, the overall feeling is of a continuous tussock grassland.

Small shrubland areas exist along with remnant Beech and Halls Totara forest.

2 . Back Block

This area includes the main N-- S Mountain block above Timaru Creek.Here the mountains are higher,more dissected,have numerous scree slopes and rocky outcrops. The vegetation pattern is highly variable,with patches of shrubland,tussockland and alpine fellfields. This area engenders a feeling of remoteness due to its isolation and relative intactness of the area

2.2 Landform and Geology

The majority of Longslip is relatively steep, rising from 600m in the east near the homestead and Ahuriri flats to over 1925 m (Mount Melina) in the west. The majority of the mountain tops and ridge crests range from 1300m to 1600m. The steeper mountainous western portion of Longslip has a high mountain range running in a SE - NE axis. While the balance of the steep country forms a dissected ridge lying on an E - W axis.

The headwaters of the Lindis River, Timaru Creek and the Avon Burn are found on Longslip. There are also numerous steep tributaries that flow into the main rivers.

Small alluvial flats are found above Longslip Creek, the Lindis River and parts of the Avon Burn. Larger terraces occur above the Ahuriri River alongside the Birchwood road.

The main mountain ranges are finely foliated schists and non-foliated greywackes of the Haast schist group. The primary soils are Kaikoura hydrous yellow brown earth's and alpine steepland soils associated with the main western ridge crests.

2.3 Vegetation

Throughout the property, the vegetation pattern is characterised by communities at higher altitudes retaining the greatest level of naturalness The

transition from more intensively managed to more natural communities is often rapid and generally occurs between 1000 and 1200 metres in altitude.

There is also a pronounced rainfall gradient between western and eastern parts of the property. This gradient has a positive and negative affect on the ccommunity composition, structure and condition with the drier eastern areas generally characterised by more sparse vegetative cover, increased incidence of bare soil as a proportion of the ground cover and a higher incidence of invasive plants such as *Hieracium* spp and sweet brier.

A more detailed summary of vegetation pattern follows.

Wanaka Block

The Wanaka block comprises *western slopes* of the upper Timaru River catchment and *eastern slopes* of the main ridge system dividing the Timaru River and Lindis River catchments. The block is characterised by steep colluvial slopes with well developed ridge and gully systems. Scree and talus slopes are extensive at high elevations. This entire block retains a moderate to high level of naturalness.

Western Slopes

Vegetation is characterised by *Chionochloa rigida*/hard tussock and *Chionochloa rigida* - [*Chionochloas macra*] communities on steep colluvial slopes. At mid altitudes and on unburned lower slopes *Chionochloa rigida* contributes up to 80% of total vegetative cover. On more depleted slopes, especially in the lower valley, *Chionochloa rigida* is scattered in association with hard or Mathew's tussock and blue tussock. This valley supports some of the least depleted tussockland communities on sunny aspects observed on the property with good altitudinal sequences represented.

Higher altitude slopes support predominantly scree vegetation, with localised bands of *Chionochloa macra* tussockland in more stable areas such as cirque basins and more gently sloping gully heads The stature and extent of *Chionochloa macra* in these areas has generally been depleted by stock grazing.

Localised snowbank, fellfield, Coprosma and Dracophyllum shrubland communities were also noted.

Eastern faces

The eastern faces of this block are less steep with well developed head basins and cirques. Above approximately 1200 metres *Chionochloa rigida* - [*Chionochloa macra*] communities predominate, merging into high alpine *Chionochloa macra* in more stable head basins and cirques. Schoenus flushes are scattered throughout. Upper ridge slopes and spurs generally comprise active scree which are sparsely vegetated.

Chionochloa rigida tussocklands generally retain good levels of tall tussock cover although stature is often low and there is noticeable erosion in steepend

gully heads and sideslopes. *Chionochloa macra* communities show noticeable signs of browse with depletion of tussock cover and stature.

Below 1200 metres *Chionochloa rigida/hard tussock and hard tussock/exotic* grasslands predominate. Cover of tall tussock improves in steep gullies and on shady slopes, but is generally sparse elsewhere These communities are generally of low natural value although their species composition retains a high frequency of indigenous herbs and small woody plants.

Dracophyllyum uniflorum - Chionochloa rigida mixed shrub tussocklands occur throughout on steep shaded gully faces and rocky spurs. A small area of mixed *Brachyglottis cassinioides/Dracophyllum longifolium* shrubland is located at G39 356 319 on steep shaded faces in the main stream and adjoining gully of the Lindis River headwaters. This is the largest remnant *Brachyglottis cassinioides* shrubland noted on the property and is of interest for the diversity of species it contains and diversity of adjoining communities including mixed *Hebe rakaiensis, Hebe odora, Hebe buchananii* shrublands associated with the water course margins, and a stand of mountain toatoa in the upper gully.

Mountain beech remnants occur in Burnt Bush Stream (G39 357 288) and an unnamed stream at G39 357 306.

Lindis Block

The Lindis Block incorporates a central section of low hills and area of steep hill slopes associated with headwater tributaries around the Lindis River catchment margins.

The low hills are characterised by extensive hard tussock/exotic grassland communities. Most areas have been oversown and topdressed with adventive plants comprising a high proportion of total cover and are of low natural value. Probably associated with the increased rainfall compared to eastern portions of the property and increased fertility from OSTD is an increase in the frequency of matagouri/mingimingi shrublands on footslopes, lower gullies and terraces in this area.

The eastern headwater tributaries and steep south facing slopes rising to the northern catchment margins retain a moderate to high degree of naturalness, especially at altitudes above 1200 metres.

Eastern Headwaters

Lindis A1 RAP occupies most of the eastern headwaters area. *Chionochloa rigida*/hard tussock and *Chionochloa rigida - [Chionochloa macra]* communities are extensive with moderately dense tussock cover on shady aspects and more sparse cover on sunny faces. At lower altitudes exotic species become a noticeable community component, however, there is a high level of naturalness on upper and shady slopes. Minor snowbank communities are present in the head of the basin and *Dracophyllum pronum* shrublands are associated with stable talus and boulder fields on upper slopes. Small, localised scree and flush communities are scattered on upper slopes while

matagouri/mingimingi shrublands are scattered near the confluence of the two main catchments.

Features of note include the altitudinal sequences of snow tussockland, scattered plants at about 1000m increasing in density and stature with increasing altitude through to 1500m.And the diversity of associated inter tussock communities. The presence of *Hebe epacridea, H. pinguifolia, Epilobium glabellum, E. crassum, Leucogenes grandiceps and Forstera sedifolia* is unusual in the Lindis Ecological District.

Northern Margins

South facing slopes below Pavillion Peak and the main east - west ridge marking the Ecological District boundary are characterised by steep colluvial slopes dissected by deep seated landslips, active gully erosion and gully base fans.

Dracophyllum pronum shrublands cover stable talus and rock outcrops on upper slopes with scattered shrubs of *Hebe buchananii* on isolated rock outcrops inaccessible to stock. Depleted *Chionochloa rigida* - [*Chionochloa macra*] communities occupy stable colluvial slopes, merging further downslope to *Dracophyllum uniflorum* - *Chionochloa rigida* mixed shrub tussocklands and *Chionochloa rigida*/hard tussock communities.

Ahuriri Block

Vegetative cover in the block is dominated by montane and S grasslands which have been generally depleted and modified by grazing, oversowing and top dressing (approx. 70% of block). These areas are of low naturalness, with adventive plants comprising a high proportion of total cover. Of note in eastern areas was the increased frequency and cover of mouse eared hawkweed and briar rose as community components compared to other parts of the property.

Areas of high naturalness are comparatively small in size, aggregated around upper headwater basins and spurs in eastern portions of the block and higher rainfall areas along the western margin of the property in the upper Avon Burn catchment.

Eastern Headwaters

The headwaters of Longslip Creek, north east facing tributaries draining towards Birchwood Road and upper ridge slopes backing onto Pavillion Peak support areas of high alpine *Chionochloa macra* and low alpine *Chionochloa rigida* tussocklands of moderate to high naturalness.

In Longslip Creek tall tussocklands grade into depleted montane short tussock grasslands, incorporating smaller areas of *Dracophyllum pronum* shrublands on shady southerly aspects, alpine flushes in the upper basin and mixed

successional sequences of shrubland and mountain beech forest in the gully bottom. *Chionochloa macra* communities on upper slopes have been depleted by grazing with noticeable benching and tracking by stock. A sparse to moderate tussock cover has been retained (10 - 20%). There is a noticeable improvement in condition and cover of tussock on steep shady lower slopes of the upper basin where *Chionochloa rigida* dominates.

The mid - lower gully sideslopes support the largest mountain beech forest remnants on the property. These are regenerating and often linked by scattered mixed shrublands in the creekbed, stable talus slopes and gully sides

South facing slopes in the upper headbasins of the Birchwood Road tributaries retain *Chionochloa macra* tussocklands with good levels of cover (30 - 40%) in association with *Dracophyllum pronum* on colluvial slopes, stable block fields and rock outcrops. These areas are generally in good condition although stature and density of *Chionochloa macra* has been depleted by grazing. Intertussock gaps are characterised by high levels of litter and low levels of bare soil as a proportion of total ground cover.

Communities are more depleted on sunny slopes where *Chionochloa macra* is sparse or absent, being replaced at higher altitudes with scattered *Chionochloa rigida* and false Spaniard dominat the in intertussock gaps. At lower altitude, cover is dominated by severely depleted *Chionochloa rigida*/hard tussock grassland and hard tussock/exotic grassland with noticeable stepping and slopewash erosion.

Of note in these head basins is the diversity of *Schoenus* flush, *Oreobolus* bog and mixed turf communities associated with seeps and margins of the three large tarns present in the southern catchment.

Chionochloa macra tussockland communities on the upper slopes leading up to Pavillion Peak have been severely depleted by grazing with large intertussock gaps noticeable. Communities rapidly merge to short tussocklands dominated by scattered *Chionochloa rigida* and Matthew's tussock. Intertussock vegetation is almost entirely indigenous with relatively low levels of bare soil and rock on more gently sloping shoulder slopes Levels of bare soil and rock increase on steeper slopes with a corresponding increase in stepping and slopewash erosion.

Avon Burn Headwaters

East facing slopes of the upper Avon Burn catchment contain the largest and most continuous sequences of high alpine *Chionochla macra* tussocklands *Dracophyllum pronum* shrublands and low alpine *Chionochloa rigida/[Chionochloa macra]* tussocklands in the Ahuriri block. Tussocklands in these headwater basins are generally in good condition with high levels of tussock cover throughout, although high altitude *Chionochloa macra* communities have been depleted by grazing. High alpine cushionfield communities are common in gently sloping basin heads and saddles along the western catchment boundary.

Low alpine *Chionochloa rigida/[Chionochloa macra]* tussocklands are in good condition with dense *Chionochloa rigida* (40 - 60% cover) on shady or damp sites, stable block fields, shoulder slopes and rolling talus slumps. These communities are in particularly good condition in the mid to lower headbasin area. Intertussock gaps are vegetated or occupied by litter with little or no bare soil

At lower altitudes low alpine *Dracophyllum uniflorum/Chionochloa rigida* mixed shrub-tussocklands are common on steep, bluffy or south facing slopes. Vegetative cover is good with dense false Spaniard between tussocks and *Dracophyllum uniflorum* on more shady slopes. On drier north facing slopes *Chionochla rigida* is more scattered with golden speagrass among Mathew's tussock. *Dracophyllum uniflorum* is strongly associated with rock outcrops. Bare ground and slopewash erosion are minimal.

Sub alpine *Chionochloa rigida*/hard tussock/exotic grassland common on footslopes. Above around 1200m these communities are of moderate to high naturalness, below this level there is a marked increase in the frequency and cover of exotic grasses where OSTD has taken place Surprisingly, indigenous intertussock species diversity remains high even in the lower altitude portions of catchments. *Hieracium* is commonly present but does not contribute significantly to overall cover except at low altitudes in small isolated patches associated with soil disturbance and stock tracks.

A good diversity of high alpine flush and snowbank communities are present throughout upper headbasin areas and high alpine scree becomes common in headwaters to the south of the block.

Other Features

- *Marsippospermum gracile*, recorded at only one site in the McKenzie Ecological Region during PNA survey, is present in headbasin *Chionochloa macra* snowbank communities (GR G39 365 387).
- Manuka forest was not recorded in the Ahuriri Ecological District during PNA survey and is uncommon in the Ecological region A modified but regenerating remnant is located on lower footslopes of this block along with another very modified remnant.
- Ahuriri RAP 9: This area was identified as an RAP (Recommended Areas for Protection, Mackenzie Ecological Region PNA Report 1984) being an example of south facing *Dracophyllum uniflorum* shrubland supporting a high diversity of species.
- Ahuriri RAP 10: This area was identified as an RAP (Recommended Areas for Protection, Mackenzie Ecological Region PNA Report 1984) being a typical example of mountain ribbonwood forest and matagouri shrubland within the ecological district. The boundaries of this RAP have been modified as a result of the tenure review survey as the original RAP did not include the best area of ribbonwood
- Scattered stands of thin barked totara are located on south facing slopes in the lower Longslip Creek catchment. The main stand, scattered fragments

and individual trees occupy the SW facing slopes, extending up SE faces of the adjacent gully. Several minor remnants area also located on lower faces adjoining the State Highway.

Specific Communities

A brief description of community composition is provided for the most common communities below.

Hard Tussock and Exotic Grassland

Exotic grasslands and depleted short tussock grasslands are the predominant vegetative cover below approximately 900m in altitude throughout the property. Apart from some minor areas of cultivation and improved pasture, these sites support modified short tussock grasslands which show signs of extensive aerial oversowing and topdressing. Browntop and sweet vernal tend to dominate the cover, often in association with a range of indigenous herbs and small woody plants. On moister, deeper soils of uncultivated alluvial terraces, browntop forms thick swards in association with Yorkshire fog, sweet vernal and white clover. Silver tussock may be locally common. In areas of poor drainage, *Carex coriacea, Juncus effusus, Juncus articulatus* and *Schoenus pauciflorus* are typically common.

Steeper slopes support scattered hard tussock where typically sweet vernal, browtop and white clover dominate intertussock cover with blue tussock *(Poa colensoi), Raoulia subsericea, Leucopogon colensoi,*and *Rytidosperma setifolia* being common. Also present are golden speargrass, *Celmisia gracilenta,* harebell *Acaena caesiglauca,* everlasting daisy, *Leucopogon fraseri, Bulbinella angustifolia, Pimelia prostrata,* sheep sorrel *(Rumex acetosella),* and *Ranunculus multiscapus.* Mouse eared hawkweed is a common component but rarely dominates cover

Mixed *Chionochla rigida* - Hard Tussock Tussocklands

Chionochloa rigida tussock grasslands generally become established at altitudes above 1000m. Between approx 1000 and 1100m these communities have often been partly depleted by burning, grazing and OSTD. Tussock grasslands are particularly depleted on dry, sunny faces where tussock cover is sparse, bare soil comprises a significant portion of ground cover in intertussock gaps and evidence of sheet erosion and benching on steeper slopes is common. On north facing hillslopes on the eastern edge of the property tussock cover is scattered. *Chionochloa rigida* is often co-dominant with hard tussock. Exotic grasses, especially sweet vernal and white clover often dominate vegetative cover in intertussock gaps and levels of bare soil and rubble as ground cover are significant. Mouse eared hawkweed and cats ear *(Hypochoeris radicata)* are locally common.

On steeper south facing slopes *Chionochloa rigida* often becomes the dominant tussock (typically 20-30% cover). Percentage of tussock cover and condition is often variable depending upon stock management and extent of OSTD. In comparison to sunny faces, exotic species contribute less to foliar cover, hard tussock is less abundant or absent and *Dracophyllum uniflorum*

may provide a scattered shrub cover. Mouse eared hawkweed and catsear are uncommon or absent. Commonly occurring indigenous species include *Dracophyllum uniflorum*, false Spaniard, *(Celmisia lyalli)*, golden speargrass, *Gaultheria novae zelandiea, Raoulia subsericea, Lycopodium fasiculatum, Leucopogon colensoi*, and blue tussock.

<u>*Chionochloa Rigida* Tall Tussockland</u>

Tall tussock grasslands dominated by *Chionochloa rigida* are common between 110 and 1400 altitude with a zone of mixing and probable hybridisation between *Chionochloa rigida* and *Chionochloa macra* occurring around 1300 - 1400m, especially on south facing slopes where *Chionochloa macra* may extend down to lower altitude.

These communities are usually in best condition on more shaded, colluvial slopes however typically *Chionochloa rigida* has a low level of cover (6-25%) with intertussock spaces filled predominantly by falsespaniard. Other species commonly present include *Celmisia haastii*, blue tussock, club moss *(Lycopodium australianum)*, *Pimelia traversii*, *Dracophyllum pronum*, *Rytidosperma pumila*, sheep sorrel, *Raoulia grandiflora, Raoulia subsericea, Gaultheria novae zelandiae, Gaultheria depressa*, Mathew's tussock, *euphrasia zelandica, Drapetes dieffenbachii, Leucopogon fraseri, Leucopogon colensoi*, golden speargrass and harebell.

<u>Mixed *Dracophyllum pronum* - shrub/herbfields</u>

These communities are particularly common on the mountain slopes adjoining Timaru River and headwaters of the Avon Burn. At lower altitudes *Dracophyllum pronum* forms low shrublands on the edges of scree and fine talus slopes. In headwater basins of the Avon Burn *Dracophyllum pronum, Chionochloa rigida* and blue tussock dominate the canopy over a herbaceous ground cover of predominantly false Spaniard (26-50%). In the headwaters of the Lindis River *Dracophyllum pronum* cover may exceed 50% associated with talus slope margins.

At higher altitudes rock outcrops and steep, rubble covered colluvial slopes are often carpeted in *Dracophyllum pronum* shrublands. Additional shrub plants which may be present include *Hebe pinguifolia, Hebe hectori, Hebe buchananii* and *Pimelia oreophila*. A number of species typical of snowbanks and cushion field are also commonly present.

<u>*Chionochloa macra* tussockland</u>

above 1400m tall tussock grasslands are dominated by *Chionochloa macra*. Most of these communities on the property have been modified by grazing, resulting in depleted tussock cover.

Chionochloa macra tussocklands in best condition occur in basins at high altitudes *Chionochloa macra* may be dense (>50% cover) but is more often associated with false Spaniard and Dracophyllum pronum occupying intertussock gaps or grading into alpine snowbank and fellfield communities. *Celmisia haastii* may be abundant on damp slopes and other commonly

occurring species include blue tussock, *Raoulia gradiflora, Lycopodium fasiculatum, Anisotome flexuosa, Rytidosperma pumila, Luzula rufa,* Mathew's tussock, *Gaultheria depressa, Celmisia viscosa, Epilobium alsinoides* ssp. *artiplicifolium.*

High Alpine Bog/Flush

Schoenus flush - In upper head basins *Schoenus* flushes are common. Often associated with *Chionochloa macra* tussocklands they occur on seeps in concave colluvial slopes. Floristic composition and abundance of species varies considerably from site to site. *Schoenus pauciflorus* may either dominate cover (up to 70-80% cover), be co-dominant with *Chionochloa rigida* tussocks clumped on drier hummocks, or in more boggy areas can be a minor component with moss dominating total cover.

Oreobolous Bog - These communities often occur in shallow depressions or around the margins of larger tarns. *Oreobolus pectinatus* dominates cover, often forming thick cushions. Floristic composition and abundance of species varies considerably from site to site and within bogs relating to depth and degree of wetness.

Mixed Bog - Other alpine wetlands have a mixed composition In a headbasin of the upper Avon Burn *Schoenus pauciflorus* fringes edges of a mosaic of species amongst several small *Oreobolus pectinatus* cushions.

Alpine Cushionfield/Scree

Snowbank/Fellfield - High alpine cushion communities occur on upper slopes and saddles of the western ranges on the property Floristic composition is variable although cushions of *Phyllachne colensoi, Colobanthus strictus, Raoulia grandiflora, Raoulia hectori, Ourisia glandulosa, Dracophyllum muscoides* and *Chionohebe pulvinaris* are common

Scree - Extensive alpine scree on the property is associated with upper slopes of the western ranges adjoining Timaru River Vegetation in these areas is generally sparse, with a low diversity of species typical of these communities Species noted include *Koeleria* spp., *Colobanthus buchananii, Epilobium* spp and *Leptinella pectinata* ssp. *villosa.* On finer, or more stable material near ridge crests and shoulders, scree communities merge into high alpine fellfield and snowbank with an associated increase in vegetative cover and species diversity.

2.4 Fauna

The forest remnants, shrublands, tussock grasslands and riparian areas host 36 bird species, thirteen N.Z. endemic species, eight native species and fifteen introduced species. The broad vegetation communities described in section 2.3 reflect the distribution of fauna that has been noted on Longslip.

The high alpine shrubland and tussock grasslands host the New Zealand falcon along with the pipit. The shrubland and forest remnants hosts key endemic species such as rifleman, grey warbler, tomtit and fantail. The riparian areas adjoining the Ahuriri river and Avon Burn host the following key endemic species, black fronted tern, black stilt, pied stilt, banded dotterel and black billed gull. A variety of other species have been recorded on the flats, along with the White Heron that was sighted in January 1988.

Recorded indigenous fish on Longslip was confined to two species, the Koarao (*Galaxias brevipinnis)* and the upland bully *(Gobiomorphus breviceps)*. The Koaro is rated "c" for conservation and was found only in the Avon Burn. Brown trout were recorded in the Avon Burn, Ahuriri River and Longslip Creek.

The invertebrate fauna on Longslip is closely linked with the existing vegetation communities. Five endemic butterflies were recorded, along with two species of short-horned grasshopper and one species of long-horned grasshopper. Other invertebrate fauna such as dragonflies and spider occur throughout the station.

Three endemic reptiles have been recorded, and are common throughout the majority of the property McCanns skink and common gecko are scattered, while the spotted skink was plentiful in the upper screes and stony areas

Animal pests are confined to rabbits at the lower altitudes. While the occasional deer, chamois and thar have been noted on the property.

2.5 Historic

Longslip was originally taken up in 1858 by Robert McMurdo as Run 233. The original homestead was near the present day homestead, but was burnt down in the 1860s. Over the next few years Longslip was extended into the upper Ahuriri and through to Lake Hawea. In total the property covered some 105,080 acres. This area was short lived, as parts were split off to Birchwood, Benmore and Morven Hills. Rabbits became a problem in the 1880s and in 1895 all of Longslip's stock were sold and the property was abandoned because of rabbits. The Crown auctioned the lease, but it was surrendered shortly after. In 1897 Longslip was divided into three parts, Lake Hawea block, Longslip and Ben Avon.Longslip has been in the Patterson family for the last 50 years.

2.6 RECREATION

2.6.1 Physical Characteristics

Longslip is relatively unknown, being situated at the entrance to the Ahuriri Valley, its steep mountains and valleys are ignored. Part of the Lindis Pass highway passes along the front 5km of the property, while the Birchwood road traverses the Ahuriri alluvial terraces for some 11 kms. The catchment of the

Avon Burns and the mountains beyond area relatively accessible, while Timaru Creek and the headwaters of the Lindis River are more isolated.

2.6.2 Public Access

The Birchwood Road and Lindis Pass (SH8) are legal roads that pass alongside the property. There are no legal access points into the property via paper roads or marginal strips. The Ahuriri River is currently the only river or stream with a marginal strip laid off along its margins. And access to this is only legaly avalable via a paper road near the iron bridge. Currently, no other streams have marginal strips laid off. If tenure review proceeds on Longslip, any stream over 3m will have a marginal strip laid off automatically.

2.6.3 Activities

While travellers on the Birchwood road and SH8 glimpse Longslip Station the majority of the steep mountainous country is not seen or used Few recreationists use Longslip Station despite the whole property being relatively accessible. Farm tracks along the ridge crests up the valleys into the Lindis and Timaru Creek have the potential to provide a variety of recreational experiences. Access for tramping and hunting through into Timaru Creek is possible and is in fact easier than the track up Timaru Creek from Lake Hawea Round trips for tramping , horse riding and mountainbiking are also possible. The views are spectacular and the routes are interesting. The higher mountains and basins are focal points for interesting rock scrambles or climbs. Some 4WD activity also occurs on the station but often tracks are impassable due to rock falls or climatic conditions. All the farm tracks can only be utilised if permission is obtained from the Lessee of Longslip Station.

PART B THREE: CONSULTATION AND DISTRICT PLAN

3.1 Consultation

An NGO meeting was held in Oamaru on 27 April 1995. At this meeting, the following issues were raised:

- Access through into the Dingleburn area
- Marginal strips should be laid off
- Ahuriri River important for rafting, canoeing or angling
- Western portion of property had important ecological values
- That despite the perceived degradation of lower country, important values still remain
- That Dingleburn UCL should be allocated to DOC
- 70% of the property is class 7 and 8 country and should be retired
- The Fish and Game Council have provided written comment on the property. They noted many of the above points but also highlighted that the Avon Burn and Longslip Creeks are important spawning streams and that the Ahuriri is of national importance.

3.2 District Plan Provisions

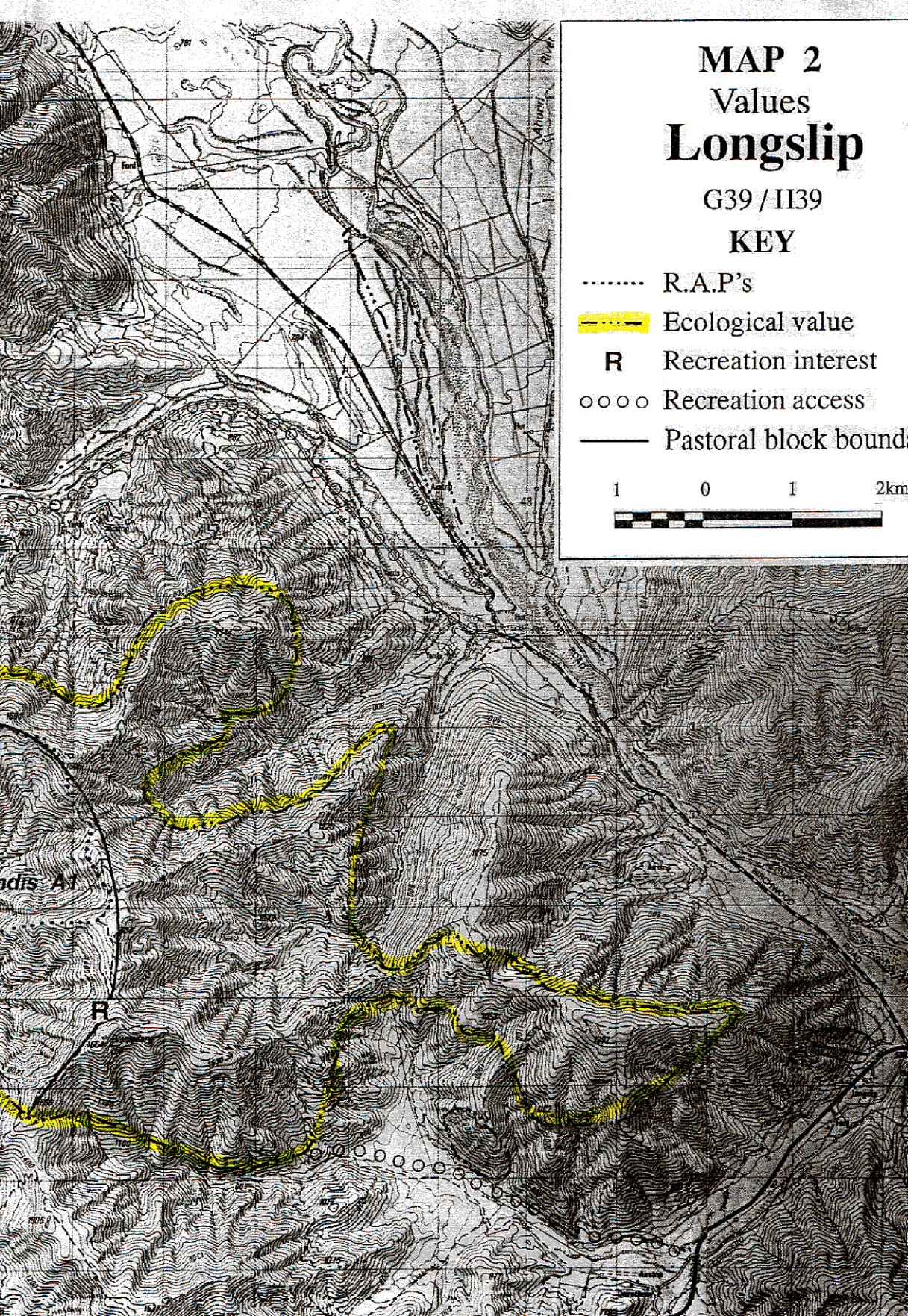
The majority of Longslip Station lies in the Waitaki District. The proposed Waitaki District Plan has been notified. The public submission phase has passed and the submissions are being collated and analysed. Part of the property is also within the Central Otago District.

Longslip is zoned 'rural' and is subject to a number of rules. The main rules applying to Longslip affect land over 900m and in, or within 20m of any stream, river, lake or wetland. The activities that cannot be undertaken within this area without applying for a Resource Consent for a discretionary activity are;

i) buildings
ii) earthworks
iii) indigenous vegetation clearance
iv) exotic tree planting

All earthworks exceeding 100m3 on slopes greater than 20 degrees are a controlled activity. In addition no vegetation above 3m in height can be cleared without a resource consent.

Resource Consents are also required for any activity over land that has been identified in the District Plan as having significant conservation value, except at this point no areas of significant conservation value have been identified on any planning map despite the Department of Conservation seeking inclusion of the RAPs on Longslip in the District Plan. The notified District Plan does not identify any landscape values on Longslip.


MAP 2
Values
Longslip
G39 / H39
KEY
R.A.P's
Ecological value
R
Recreation interest
Recreation access
Pastoral block bound
1
0
1
2km
R


AHURIRI BLOCK
Ahuriri S
Ahuriri
TD
R
R
R
R
WANAKA BLOCK
LINDIS
BLOCK
Lindi