

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

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(1) **Details of land under consideration:**

1.1 **Pastoral lease land:**

**Lease Name:** Raglan  
**Lessee:** W A and R A Lacey  
**Location:** Upper Wairau Valley  
**Land Registry Folio Ref:** 46 / 197, Marlborough Registry  
**Legal Description:** Part Pastoral Run 217, Blocks III, IV, and V Raglan SD and Block I Leatham SD and Sections 1 and part Section 2 SO 6565  
**Area:** 2083.2942 hectares  
**Local Authority:** Marlborough District Council

1.2 **Freehold land**

- 1.2.1 **Registered Proprietor:** W A and R A Lacey  
**CT Ref:** 6B/734, Nelson Land Registry  
**Legal Description:** Section 3, Block XV, Motupiko SD  
**Area:** 41.9861 ha  
**Local Authority:** Marlborough District Council
- 1.2.2 **Registered Proprietor:** W A and R A Lacey  
**CT Ref:** 6A/735, Nelson Land Registry  
**Legal Description:** Section 4, Block XV, Motupiko SD  
**Area:** 29.9467 ha  
**Local Authority:** Marlborough District Council
- 1.2.3 **Registered Proprietor:** W A and R A Lacey  
**CT Ref:** 10A/1391, Nelson Land Registry  
**Legal Description:** Section 1, Square 34, Block XV, Motupiko SD  
**Area:** 101.1714 ha  
**Local Authority:** Marlborough District Council

(2) **Proposal**

2.1 *To be designated as land to be restored to or retained in full Crown ownership and control:*

- (a) **As conservation area, (under section 35 (2)(a)(i) (Crown Pastoral Land Act 1998)**

**Area:** 550 ha (subject to survey) (as outlined in green on the plan attached as Appendix I).

*Description*

This area comprises a long narrow strip taking in the upper, north-facing slopes of the Raglan Range within the property, including most of the intact beech forest communities and areas of kanuka forest and shrubland.

The significant inherent values identified for this area are important landscape values, important montane forest bird habitat, habitat for falcon, kea and harrier, open rock plant communities, especially *Coprosma acerosa* aff *Brunnea* which are uncommon in the ecological area and intact altitudinal sequences of beech forest communities, from the mountain beech dominated ridge forest to the red beech dominated valley floor forests. It adjoins and buffers the protected Branch Conservation Area and includes sufficient areas of kanuka shrubland to buffer the existing beech forest remnants, and to provide for continued regeneration of beech.

- (b) As **conservation area**, (under section 35 (2)(a)(i) (Crown Pastoral Land Act 1998)

*Area:* 80 ha (subject to survey), being part of the freehold land (as outlined in orange on the plan attached as Appendix I).

*Description*

This area encompasses the significant plant communities present on the freehold block that adjoins the western end of the pastoral lease. The significant inherent values of this land includes tall red beech forest on gentle toe slopes, tall kanuka forest, and an induced frost-flat community. The forested areas contain the best forest bird populations encountered on the field survey with tui, robin, and parakeet common. The tall kanuka forest contains a seepage area with relatively dense pokaka, and a well-drained area with a complete ground cover of indigenous herbs, including *Botrychium bifforme*. The frost flat area has an unusual grassland community of *Gaultheria macrostigma*, *Leucopogon fraseri*, *Gnaphalium audax*, *Geranium sessiliflorum*, browntop, and abundant mouse-ear hawkweed (up to 50% cover). This grassland area provides only limited grazing and is slowly being colonised by kanuka.

**2.2 To be designated as land to be restored to or retained in Crown control:**

- (a) As **conservation area** under section 35(2)(b)(i) and section 36(3)(b) Crown Pastoral Land Act 1998 subject to an easement concession to be granted to R A and R A Lacey under Section 17 (Q), Conservation Act 1987, for right of way for stock and vehicles for farm management.

*Area:* 53 ha (subject to survey) (as outlined in blue on the plan attached as Appendix I).

*Description*

This area is described in two parts although these do join together:

- (i) Bush Camp Stream Corridor.

This area encompasses approximately 20 hectares of the stream side beech and kanuka forest along the lower reaches of Bush Camp Stream. Its primary purpose is to provide an effective forest corridor linking the protected montane forests with regenerating shrubland and forest remnants on the lower alluvial flats. The existing forest within this area has been well protected from stock by existing fences and the steep stream banks.

The significant inherent values identified for this area are that it includes an excellent example of diverse mixed forest communities present at lower altitudes along the stream sides, such communities uncommon in the ecological district, it links existing montane forests on the Raglan Range with remnant and regenerating forest communities on the lower-altitude alluvial flats and it links the Raglan Range area with Wairau Flats area.

The concession easement provides for three existing tracks to continue to be used for farming purposes. Access is necessary through Bush Camp Stream to access the southern portion of the property.

- (ii) Windy Point Wetlands. This area encompasses approximately 23 hectares being an area of wetland and the terrace scarp above it and running along to Bush Camp Stream. It includes a significant wetland, areas of kanuka forest and shrubland.

The significant inherent values identified for this area are that it includes a prominent and scenic terrace face visible from State Highway 63 and is the only location on the property, and one of the few in the upper Wairau Valley, with a permanent wetland of significant size.

The concession easement provides a continuation of stock access down the terrace scarp where this is the most practical mustering access and also provides for the establishment of a new farm and vehicle track if the Wairau River cuts in further to the flats and destroys the current track.

**2.3 To be designated as land to be disposed of by freehold disposal to person specified (under section 35(3) CPL Act):**

Person specified: W A and R A Lacey

Area: 1480 ha (subject to survey)(as outlined in yellow on the plan attached as Appendix I).

Subject to Part IVA of the Conservation Act 1987 and Section 11, Crown Minerals Act 1991.

*Description*

This area comprises mostly lower altitude open tussock grassland that has been modified and developed for grazing purposes over the years. Some minor areas of scrub and bush are included as a consequence of identifying the most practical boundaries.

**2.4 To be designated as land held in fee simple to be kept by its owner (under section 35(4) CPL Act):**

Owner: W A and R A Lacey

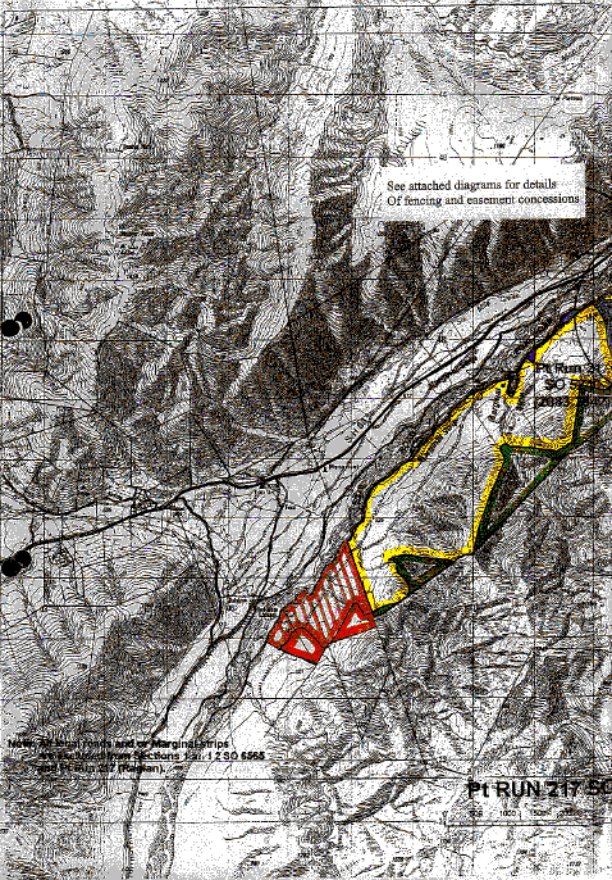
Area: 93 ha (subject to survey), being part of the freehold land, (as hatched in pink on the plan attached as Appendix I).

*Description*

This area is currently freehold and comprises mostly open pastureland on riverflats and terraces, modified and developed for grazing purposes over the years.

**APPENDICES**

1. Plans
2. Concession Easement Document - right of way for farm management purposes



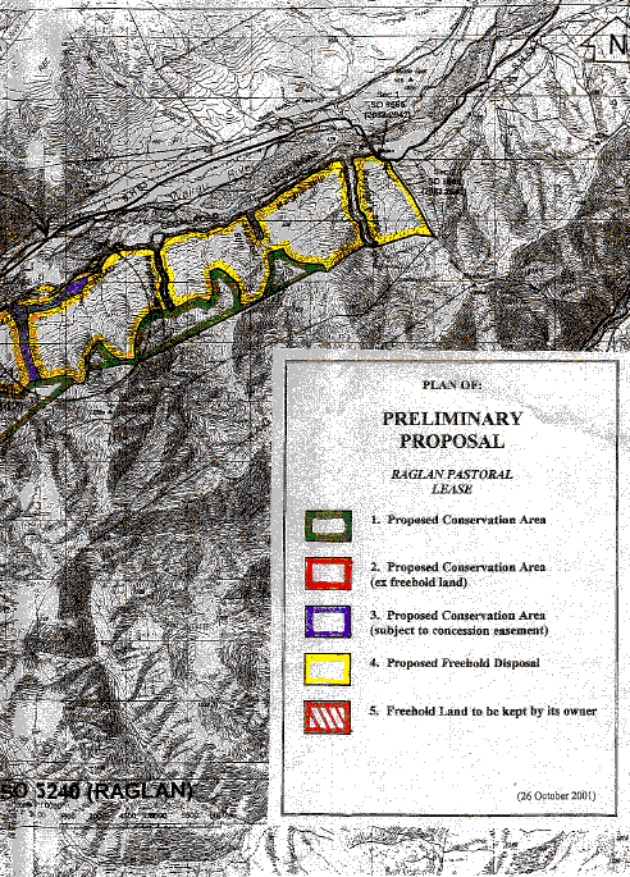
See attached diagrams for details  
Of fencing and easement concessions

Pt Run 217  
SO  
2013

**NOTE:** All legal roads and/or Marginal strips  
are excluded from Sections 1, 2, 12 SO 6565  
and Pt Run 217 (Pagan).

Pt RUN 217 SO

100 1000 1500



PLAN OF:

## PRELIMINARY PROPOSAL

*RAGLAN PASTORAL  
LEASE*



1. Proposed Conservation Area



2. Proposed Conservation Area  
(ex freehold land)



3. Proposed Conservation Area  
(subject to concession easement)



4. Proposed Freehold Disposal



5. Freehold Land to be kept by its owner

50 5246 (RAGLAN)

(26 October 2001)