

## **Crown Pastoral Land Tenure Review**

**Lease name: SIMONS HILL**

**Lease number: PT 046**

### **Final Report on Public Submissions**

This document builds on the Preliminary Report on public submissions. The analysis determines if an issue that was allowed, and further consulted on, is accepted or not accepted for inclusion in the Substantive Proposal and to what extent. The report complies with the requirements of Section 45 Crown Pastoral Land Act 1998.

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

August

05

---

**Report in Accordance with Contract 50346**

**Final Analysis of Public Submissions for Preliminary Proposal**

---

**File Ref:** CON/50000/16/12692/00/A-ZNO-03 **Submission No:** QVV 653 **Submission Date:** 4/4/2005

**Office of Agent:** Christchurch

**LINZ Case No:**

**Date sent to LINZ:** 8/4/2005

---

**RECOMMENDATIONS**

- (1) That the Commissioner of Crown Lands approves this report for tenure review of Pt 046 Simons Hill.

**Signed by Contractor:**

---

Barry Dench  
Team Leader for Tenure Review

**Approved/Declined by:**

---

Name:  
Date of decision: / /

**(1) Details of lease:**

**Lease Name:** Simons Hill  
**Location:** State Highway 8, Tekapo  
**Lessee:** Simons Hill Station Limited

**(2) Public notice of preliminary proposal:**

***Date, publication and location advertised:***

- The Press Christchurch
- Otago Daily Times Dunedin

***Closing date for submissions:***

12 July 2004.

**(3) Details of submissions received:**

A total of seven submissions were received, including two late submissions.

**(4) Analysis of submission:**

***4.1 Introduction:***

***Explanation of analysis:***

This is a final analysis of submissions. The purpose of this final analysis is to determine whether to accept or not accept the points raised in submissions for inclusion in the substantive proposal.

Each of the submissions received has been reviewed in order to identify the points raised and these have been numbered accordingly. Where submitters have made similar points, these have been given the same number.

The following analysis:

- Summarises each of the points raised along with the submission number of those submitters making that point.

- Provides a discussion of the point.
- Records the CCL decision whether or not to allow/not allow the point for further consultation.
- Records the CCL decision whether to accept the point for inclusion in the proposal.

The following approach has been adopted when making the decision:

(i) To allow / not allow for further consultation:

The decision to “**Allow**” the point made by submitters is on the basis that the matter raised is a matter than can be dealt with under the Crown Pastoral Land Act 1998. Conversely, where the matter raised is not a matter that can be dealt with under the Crown Pastoral Land Act, the decision is to “**Not Allow**”. Those points that are ‘allowed’ will be given further consideration with respect to the proposal.

It should be noted that points relating to the Conservation Act, or any other statutory authority outside of the Crown Pastoral Land Act 1998 are not able to be considered by the Commissioner of Crown Lands.

(ii) To accept/ not accept:

The outcome of an “**Accept**” decision will be that the point is included in the draft Substantive Proposal. To arrive at this decision the point must be evaluated with respect to the following criteria:

- The objectives and matters to be taken into account in the Crown Pastoral Land Act (sections 24 & 25) and;
- The views of all parties consulted and any other matters relevant to the review, balanced against the objectives and matters to be taken into account in the Crown Pastoral Land Act 1998.

**4.2 Analysis:**

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Submission No.</i>	<i>Decision</i>	
1	Support for retention of 407 ha in Crown ownership	Nos 1 and 3	Allow	Accept

Two submissions were received noting full support for the allocation of 407 hectares for full Crown ownership.

Submitter 1 states “the Branch is pleased that 407 hectares will be retained in Crown Ownership and designated as conservation lands.”

Submitter 3 made the statement “I fully support the proposal to retain the east side of Simons Hill as conservation land. The protection of this area in perpetuity is a very positive outcome from the tenure review of the lease.”

As the retention of land in full Crown ownership and control is enabled by the Crown Pastoral Lands Act 1998, after due consideration of all views, the point supported by the submitters will be included in the proposal.

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Submission No.</i>	<i>Decision</i>	
2	Query whether all habitats/landscapes have been included in proposed Crown Ownership land	Nos. 1 and 5	Allow	Not Accept

Two submissions were received questioning whether all ecological habitats and landscapes have been included in the areas to be retained by the Crown.

Submitter 1 noted *“that 6,029.5083 ha will be disposed of by freehold disposal and questioned if all the significant ecological habitats and landscapes have been included in the areas to be retained by the Crown.”* This theme is carried over to Point 3.

Submitter 5 submitted *“the proposed conservation area (CAI) does not adequately protect the full range of indigenous habitats and environments present within the pastoral lease.”*

After consideration of pertinent matters the suggestion that the proposal does not protect ecological habitats and landscapes is not accepted and will not be included in the proposal. The vegetative component of landscape and ecological values has changed considerably in several areas with a lessening of inherent values and remaining landscape values do not require formal protection under the Crown Pastoral Land Act. For instance the large plain lying between Simons Hill and the Tekapo / Pukaki Rivers has had considerable dieback in the tussock cover and the flat land on the northeast flank of Simons Hill has had a change in character resulting from a reduction in irrigation water being applied to an area of adjacent higher land.

The former wild flood system tended to induce a wetland character on parts of the adjacent land but this has changed. A considerable proportion of the land designated for freehold disposal in the general area of the Mary Burn, supports exotic pasture.

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Submission No.</i>	<i>Decision</i>	
3	Protection of landscape, flora and fauna values on Pukaki Flats, Simons Hill and House Hill	Nos. 1, 3 and 5	Allow	Not Accept

Three submissions were received which related to landscapes such as Simon’s Hill and House Hill, and especially the Pukati River Flats and advocated protection either in full Crown ownership and control or a protective covenant.

Submission 1 noted that “*Simons Hill pastoral lease forms part of the outstanding landscapes of the MacKenzie Basin which in itself one of the country’s most outstanding landscapes*” and also noted “*the Branch maintains that the landscapes and visual qualities of Simons Hill are highly significant and that special significance has not been fully brought out in this Preliminary Proposal, as there appears to be a not particularly high regard for the maintenance and protection of these outstanding features and overall landscapes*”.

This submitter sought protection either by retention of land in full Crown ownership and control or by a protective landscape covenant and supported this view by noting “*The Pukati River Flats are also an important natural feature with high landscape values. And, an area had been identified in the New Zealand Protected Natural Area Programme – Mackenzie Ecological Region as being a significant fescue tussock grassland. While the situation may have changed since the study was carried out if this grasslands still remains then it should not be freeholded but retained to protect its inherent natural values.*”

“*The reported tussock flats between Simons and House Hills, to the Branch would seem worthy of being retained in Crown Ownership as the area between these two features contains tussock grasslands of good visual quality.*”

Submitter 3 “does not support the proposal to dispose of the Pukaki Flats and permit them to be freeholded. They “*submit that if the flats are allowed to be freeholded, then the ecology and landscape values will not be sustained due to the inevitable development for more productive pasture. Furthermore the opportunity for enhancing their natural values in the future will be permanently lost.*”

*In order to retain the landscape integrity of the Basin as an outstanding natural landscape, it is essential that the floor of the Basin – the outwash plains – be protected and enhanced as natural landscape.* Submitter 3 recommends they be retained in Crown Ownership.

Submitter 5 expressed “*there is no provision in the preliminary proposal for protection of any areas of short tussock grassland and herb field that presently occupy the dry river terraces and outwash plains of the pastoral lease.*” They submitted “*that another conservation area should be established to protect a large representative area of short tussock grassland and associated vegetation on the river terrace and outwash plains landform of the Simons Hill pastoral lease, as part of the tenure review.*”

After consideration of the points made the suggestions to either retain a larger area in Crown ownership or other forms of protection are not accepted and will not be included in the proposal. The vegetative character of a large tract of the plains land has changed.

The key landscape component of the property – the northern faces of Simons Hill are being protected by being included in a conservation area. Other areas of landscape value are either well developed area or in the case of the Pukaki Flats have lost their natural values due to vegetation degradation.

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Submission No.</i>	<i>Decision</i>	
4	Retention of wetlands and native vegetation in Crown ownership and recreational hunting opportunities.	No.s 1, 2, 5 and 7	Allow	Not Accept

Four submissions were received pertaining to the inclusion of wetland areas and native vegetation in Crown Ownership.

Submitter 1 stated that *“the wetland area is an important habitat for native wildlife including the endangered black stilt and other vulnerable species* and advocates for retention of all the wetlands in Crown ownership as an important issue to the submitter.

Submitters 2 and 5 submitted that the area of wetland proposed for inclusion within the conservation area (CA1) appears to be only a part of a larger wetland area. They advocated for an extension to the conservation area “CA1” to include the whole of the wetland area described in the conservation resources report, as well as a buffer zone of adjoining dry land vegetation.

Submitter 7 dealt with recreational hunting opportunities on the wetland and hill area. The wetland area provides habitat for Canada geese and paradise shelduck, and hunting opportunity. There is a chukor population on the property that may provide upland game hunting opportunity.

After consideration of pertinent matters the call to retain a larger area is not accepted and will not be included in the proposal. The character of some of this land has changed since the reduction in water being used for irrigation over an adjacent area. The former flood irrigation system had the effect of inducing a wetland character over parts of the area and this has diminished consequent to the change in irrigation practice. Areas of wetland are included in the conservation area.

Recreational hunting on the land will be a post tenure management issue for the Department of Conservation and is not a matter to be included in the proposal.

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Submission No.</i>	<i>Decision</i>	
5	Marginal strip or alternatively a strip of Crown land to be provided along Mary Burn and be fenced	Nos. 1, 2 and 7	Allow	Not Accept

Three submissions were received relating to the importance of Mary Burn as a feature of the Mackenzie Basin and also with regard to access along the stream.

Submitter 1 asked that access be provided along the whole length of this important waterway, by retaining a strip of Crown land along its margins in the event that it not qualify for a marginal strip.

Submitter 2 noticed there was no provision for a marginal strip and fencing to protect the wetland and associated spring fed stream draining into the Mary Burn and submitted that this should be in place and asked that the marginal strip is fenced to prevent heavy livestock from accessing Mary Burn.

Submitter 7 requested a marginal strip on the Mary Burn within and where it bounds the property.

Creation of marginal strips is a legislative requirement under Part 4 of the Conservation Act 1987 and is a matter for the Director-General of Conservation to administer. Consequently this sub-point is not accepted however investigation indicates that the Mary Burn will probably attract a marginal strip where the subject land abuts the waterway, subject to the formal process being completed. The call to create a strip of Crown land in the event that a marginal strip not apply is not accepted in view of the above. Marginal strips are unlikely to apply to secondary waterways within land being freeholded.

As land in the indicative marginal strip will come under the jurisdiction of the Conservation Act fencing of the land will be a matter for the Director-General of Conservation and is not an issue requiring action by the Commissioner of Crown Lands. Consequently this sub-point is not accepted.

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Submission No.</i>	<i>Decision</i>	
6	Support for all access routes	No 1	Allow	Accept

Submitter 1 noted support for all access routes.



As the creation of easements is provided for in the Crown Pastoral Land Act to enable public access and after consideration of all views, the point supported by the submitter will be included in the proposal.

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Submission No.</i>	<i>Decision</i>	
7	Extend area of land retained in Crown ownership	No's 1, 4 and 5	Allow	Not Accept

Two submissions were received requesting that the area of CA1 be extended and one submission advocated for stands of kowhai and other significant native vegetation to remain in Crown ownership.

Submitter 4 voiced concern about the disproportionate separation of this pastoral lease of 6435 ha, which is very highly in favour of freehold disposal (6029 ha), as compared with the area proposed for restoration to full Crown ownership and control (407 ha).

Submitter 4 believed that important inherent values would be obtained with two limited extensions to “CA1”. This covers an extension to the south, using the prominent ridge crest as the western boundary so as to include the two small catchments and the toe of the slope as far as the track shown on the map, this would increase the extent of currently very limited contact of “CA1” with the Tekapo River. In addition widening the “CA1” area at its northern end to include the two north and north east flowing streams (with the sharp, curving ridge as the western boundary), would add considerable diversity, long-term viability, and integrity to this proposed conservation area.

Submitter 5 suggested that “CA1 should also be extended along to the north face of Simons Hill to include the area of prostrate kowhai shrubland and short tussock grassland described in the Conservation Resources Report.

Submitter 1 noted that Simons Hill itself contains significant stands of the prostrate kowhai along with other interesting species and advocates for the areas where the stands of Kowhai and other significant native vegetation exist to remain in Crown ownership.”

After consideration of pertinent matters the calls to extend the boundary of the conservation area is not accepted and will not be included in the proposal. The conservation values on the suggested extensions are scattered and amongst land that has been developed to quite an extent. Considerably more fencing would also be required for the areas advocated for versus using existing fences adopted for the current proposal.

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Submission No.</i>	<i>Decision</i>	
8	Affect on water quality in event of land being developed	No. 5	Allow	Not Accept

The submitter noted that extensive land development and intensification of farming, should that occur on land for freehold disposal, will lead to a reduction in water quality in the wider Mackenzie basin and further downstream.

The submitter contended that retaining substantial land areas in full public ownership was probably the best way to control land use activities so as to protect water quality where this opportunity exists.

Protection of further area as a means to assist in the protection of water quality is a difficult matter however this is a post tenure review land management issue needing to be dealt with through district and regional council plans. Consequently the submitters call for retaining a larger area in Crown ownership as a means for protection of future water quality is not accepted and will not be included in the proposal.

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Submission No.</i>	<i>Decision</i>	
9	General support of proposal	Nos. 2 & 6	Allow	Accept in part

Submission 2 generally supported the proposal subject to some specific issues related to the Rabbit and Land Management Property Plan, protection of wetland and waterways including the stream berm and removal of *Pinus contorta* being considered and attended to.

Submission 6 noted that they are content with the preliminary proposal for Simons Hill.

The preliminary proposal for Simons Hill tenure review is based on the provisions of the Crown Pastoral Land Act 1998. Issues raised about the Rabbit and Land Management Property Plan, protection of wetland and waterways and the removal of *Pinus contorta* are matters relevant to post tenure review management of the land and outside the jurisdiction of tenure review itself. The proposal will not incorporate these particular issues.

After consideration of the views expressed supporting the proposal these will be taken into account.

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Submission No.</i>	<i>Decision</i>	
10	Proposed access to Mary Burn, wetlands area and hill area for recreational fishing and hunting.	No 7	Allow	Not Accept

The submitter requested access to three locations, namely

- motor vehicle access to the Mary Burn for anglers where the pylons cross it and at the irrigation intake.
- to the wetland area for Canada geese and paradise shelduck hunting. (this could be provided from the same vehicle track that gives access to Mary Burn).
- access to the hill area for upland game hunting and from the road to the west of the Tekapo River where it bounds the property.

After consideration of pertinent points the request for public motor vehicle access for recreational hunters and anglers is not accepted and will not be included in the proposal. Public non motor vehicle access will be provided for in the proposal by way of an easement over Simons Hill land coupled with access over indicative marginal strips. These are considered to provide satisfactory public access although as of right motor vehicle use is not included.

Motor vehicle access to Simons Hill conservation area is possible over a track running over public lands bordering the Tekapo and Pukaki Rivers.

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Submission No.</i>	<i>Decision</i>	
11	Adjustments to stocking rates and grazing use of areas to be freeholded	No. 2	Not Allow	Not Accept

The submitter sought changes to stocking rates and grazing use of areas being disposed of as an amendment to the Rabbit and Land Management Property Plan entered into with the holder. This point relates to the ongoing management of the land to ensure sustainable use including lands assessed as having a high rabbit proneness.

The submission deals with a situation that will need to be addressed by the Regional Council under their agreement with the land holder, after the review is concluded covering future management of the land but not to considerations in the Act. While it touched on promotion of the management of reviewable land in a way that is ecologically sustainable the point nevertheless is not a matter that the Commissioner has jurisdiction for after the completion of the tenure review process.

It is therefore outside of the provisions of the Crown Pastoral Land Act and is “Not Allow”

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Submission No.</i>	<i>Decision</i>	
12	Removal of Pinus Contorta from the property	No. 2	Not Allow	Not Accept

The submitter noted the presence of Pinus contorta and Pinus radiata with contorta posing a considerable treat to low-stature ecosystems, especially where there is minimal animal grazing. The submitter requested that provision be made to remove Pinus contorta from the property.

The point relates to future management of the land subsequent to the conclusion of the review but not to considerations that need be taken into account for tenure review. This submission dealt with the situation coming under the Regional Councils Regional Pest Management Strategy Biodiversity Pests that encourages landowners to remove *P. contorta*.

It is therefore outside of the provisions of the Crown Pastoral Land Act and is “Not Allow”

**Discussion and conclusions:**

Discussion relevant to each point has been made under each listed point for simplicity and clarity.

The submissions that come under the jurisdiction of the Crown Pastoral Land Act fell into several main themes:

- Unqualified support for the proposal from one submission and general support for the proposal from one other submitter, subject to a request for several matters to be attended to.
- Support for the retention of 407 hectares in Crown ownership yet several submissions wishing to see a larger area retained by the Crown. This includes additional wetland, part of the hill areas along with parts of the Pukaki Flats.
- Protection of landscape, flora and fauna values over a wider area with some submissions particularly concerned about the expansive area of arid flats.
- Protection of margins of the Mary Burn as well as water quality of the waterway itself plus protection of remaining wetlands. Public access along the margins of the Marty Burn either within a likely marginal strip or in its absence a Crown strip was also advocated for.

- Concern about risk of deteriorating water quality should the land have extensive land development and intensification of farming
- Support for the easements in the proposal yet a call for additional public access for recreational fishing and hunting purposes.

Some submissions covered issues that fell outside of the tenure review process including two matters that are related to future land use:

- Removal of *Pinus contorta*
- Adjustments to stocking rates and land use under the Rabbit Management and Land Management Property Plan.

---

**REPORT IN ACCORDANCE WITH CONTRACT 50346**

**Final Analysis of Iwi Submission for Preliminary Proposal**

---

---

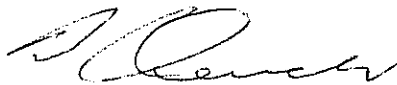
File Ref: CON/50000/16/12692/00/A-ZNO      Submission No: QVV 654      Submission Date: 8/4/2005  
Office of Agent: Christchurch      LINZ Case No:      Date sent to LINZ: 11/4/2005

---

**RECOMMENDATIONS**

- (1) That the Commissioner of Crown Lands **notes** the receipt of this report for the review of Pt 046 Simons Hill pastoral lease..

**Signed by Contractor:**



---

Barry Dench  
Team Leader for Tenure Review

**Approved/Declined by:**



---

Name: **ROBERT JOSEPH WEBSTER**  
Date of decision: 18 / 4 / 05

---

**(1) Details of lease:**

**Name:** Simons Hill

**Location:** State Highway 8, Tekapo

**Legal Description:** .Part Run 268 and Sections 1-2 SO Plan 15758, Section 1-3 SO Plan 15759, Section 1 SO Plan 15760, Sections 1-2 SO Plan 15761, Sections 1-3 SO Plan 15762, Sections 1-2 SO Plan 15763, Section 1 SO plan 15764, Sections 1-4 SO Plan 15831, Sections 1-3 SO Plan 16730 and Sections 1-2 SO Plan 16731

**Area:** 6436.5083 hectares

**(2) Details of Iwi Submission:**

**Received On:** 12 July 2004

**Received From:** Takarei Norton  
Natural Resources Unit Project Co-ordinator  
Office of Te Runanga o Ngai Tahu

**On Behalf Of:** Te Runanga o Ngai Tahu and the relevant Papatipu Runanga: Te Runanga o Arowhenua and Te Runanga o Waihao.

**(3) Analysis of submission:**

**3.1 Introduction:**

*Explanation of Analysis:*

This is a final analysis of the submission received. The purpose of this final analysis is to determine whether to accept or not accept the points raised in the submission, to record the outcome of the consideration on each point and whether or not it has been approved for inclusion in the Substantive Proposal.

The following analysis:

- Summarises each of the points raised.
- Provides a discussion of the point.
- Records the CCL decision whether or not to allow/not allow the point for further consultation.

- Records the CCL decision whether to accept the point for inclusion in the proposal.

The following approach has been adopted when making the decision:

(i) To allow / not allow for further consultation:

The decision to “**Allow**” the point made by submitters is on the basis that the matter raised is a matter than can be dealt with under the Crown Pastoral Land Act 1998. Conversely, where the matter raised is not a matter that can be dealt with under the Crown Pastoral Land Act, the decision is to “**Not Allow**”. Those points that are ‘allowed’ will be given further consideration with respect to the proposal.

It should be noted that points relating to the Conservation Act, or any other statutory authority outside of the Crown Pastoral Land Act 1998 are not able to be considered by the Commissioner of Crown Lands.

(ii) To accept/ not accept:

The outcome of an “**Accept**” decision will be that the point is included in the draft Substantive Proposal. To arrive at this decision the point must be evaluated with respect to the following criteria:

- The objectives and matters to be taken into account in the Crown Pastoral Land Act (sections 24 & 25) and;
- The views of all parties consulted and any other matters relevant to the review, balanced against the objectives and matters to be taken into account in the Crown Pastoral Land Act 1998.

**3.2 Analysis:**

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Decision</i>	
1	Support for conservation area “CA1”	Allow	Accept

Ngai Tahu supported that area shown labelled as “CA1” be retained in full Crown ownership and control as conservation area. The submission made the following comments:

*“Ngā awa (rivers) were valued as a source of food and as huarahi (trails). Ngā awa provided the habitat for freshwater native fish; these provided valuable foods source. The fish found in these streams would be Tuna (eel), Kanakana, Upland Bully (Gobiomorphus breviceps), Common Bully (Gobiomorphus cotidianus), Alpine Galaxid (Galaxias paucispondylus). Water birds captured, while nesting and moulting in these areas also provided a source of protein and feathers for clothing. Revegetation of these areas is a priority for Ngāi Tahu, to encourage the fish and bird numbers to increase again.*

*Wai repo (wetlands) were once abundant throughout the Manahuna area. Most have now been drained and converted to pasture resulting*



*in the loss of many species and the depletion of others. My people relied heavily on the plant; bird and fish life these areas provided and have as a result lost the basis of a traditional way of life through drainage, pastures and grazing by stock.*

*Raupō is the construction material for mokihi; it was also used for the walls of the whata, medicinally and as a food source. Raupō root (Koareare) was beaten and baked, and a type of cake made from the raupo pollen (pukapuka). Raupō taken from this awa would have built the mokihi to float preserved kai down the Waitaki River for the wintertime.*

*Raupō also provides an important habitat for juvenile fish, birds and invertebrates, within the waterways, ponds and wetlands, while holding the moisture during dry times.”*

Ngai Tahu support for the proposed Conservation Area (“CA1”) assists in the protection of the wetland habitat associated with the Mary Burn.

As the retention of land in full Crown ownership and control is enabled by the Crown Pastoral Lands Act 1998, after due consideration of the view put forward, the point supported by the submitter will be included in the proposal

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Decision</i>	
2	Marginal strips on Mary Burn	Not Allow	Not Accept

Ngai Tahu noted that the maps attached to the Preliminary Proposal state that a marginal strip would apply where the property abuts or crosses the Mary Burn (indicative) and go on to add “It is essential that a marginal strip is provided to protect the instream / mahinga kai values associated with the Mary Burn stream, which also provided a mechanism for access .....

As the creation of marginal strips come under the jurisdiction of the Conservation Act it is not an issue requiring action by the Commissioner of Crown Lands. This process will be conducted at the end of the tenure review exercise.

Consequently this point is not accepted.

<i>Point</i>	<i>Summary of Point Raised</i>	<i>Decision</i>	
3	Archaeological sites possibly on property	Allow	Accept

Ngai Tahu advised in their submission that there is a possibility of archaeological / cultural sites located on Simons Hill Station and

sought the opportunity to discuss with LINZ the possibility of organising an archaeological survey of the pastoral lease.

As this request related to protection of significant inherent cultural and historic values, as provided in the Crown Pastoral Lands Act this point was allowed for further consultation. The Crown accepts that Te Runanga o Ngai Tahu may wish in the future to carry out an archaeological survey. Access to allow this to happen has been discussed with the run holder and received a positive response.

### *Discussion and Conclusions*

Te Runanga o Ngai Tahu has provided a submission that takes into consideration the local Maori interest in the Simons Hill Preliminary Proposal. Each point is discussed in detail in this analysis.

The submitter communicated support for the retention of land in Crown ownership, as conservation area and expressed a wish regarding setting off marginal strips on the Mary Burn. The latter however while carried out as part of the overall exercise actually comes under the jurisdiction of the Director- General of Conservation.

The last point relates to a wish to discuss with the Crown the possibility of conducting an archaeological survey of the property. This point while a future survey may fall outside the timeline for the conclusion of this review, has been accepted but Ngai Tahu will need to make their own access arrangements with the property owner.