

BEN RUDD'S
(Otago Tramping and Mountaineering Club Inc.)

OPEN SPACE COVENANT
MANAGEMENT STATEMENT

File No. 5/12/87

QE II National Trust
PO Box 3341
WELLINGTON

Draft as approved by OTMC AGM, 29 August 2002

AGREED between the Landowner and the National Trust
On....

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PART A: INTRODUCTION

1 PREFACE

- 1.1 An open space covenant has been negotiated with the landowner of the Ben Rudd's property, near Dunedin, to protect the property, which is dominated by regenerating indigenous forest. Special features present include historic sites, viewpoints, a rhododendron dell, and a section of a well-known and well-used walking track. This management statement provides for the management and monitoring of the open space values of the property by the landowner and the Queen Elizabeth the Second National Trust (the National Trust).
- 1.2 The National Trust was established in 1977 and is an independent statutory organisation with the responsibility to provide, enhance and protect open space for the benefit and enjoyment of the people of New Zealand.
- 1.3 Open space is defined in Section 2 of the Queen Elizabeth the Second National Trust Act 1977 as:
“any area of land or body of water that serves to preserve or to facilitate the preservation of any landscape of aesthetic, cultural, recreational, scenic, scientific, or social interest or value.”
- 1.4 An open space covenant is a legal agreement between the National Trust and a landowner to protect an area of open space or a specific landscape feature. The covenant is a legal contract, registered in perpetuity against the title, committing the present and any future landowner to manage the area in a specified way, with the National Trust as permanent trustee.
- 1.5 The intention of the Otago Tramping and Mountaineering Club Inc, the landowner at the time the covenant was entered into with the Trust, was to ensure that the Ben Rudd's property is managed in sympathy with and compatibly with all neighbouring land that is managed for open space, water catchment, ecological restoration, biodiversity protection or other conservation purposes.
- 1.6 The requirement to prepare this management statement is contained in the Third Schedule of the open space covenant document. It is therefore an integral component of the open space covenant agreement and, as such, amplifies the objectives incorporated in the covenant document.
- 1.7 This management statement describes the natural and physical resources of the property, identifies specific management issues, and outlines policies agreed between the landowner and the National Trust for its future management. If additional information indicates that an operative management policy or policies are no longer appropriate, then the management statement may need to be amended accordingly. The management statement will be periodically reviewed.

2 AIMS AND OBJECTIVES

- 2.1 The broad objectives for management, as specified in the First Schedule of the covenant document, are:
- a) To protect and maintain the open space values of the land.
 - b) To protect and enhance the natural character of the land with particular regard to the indigenous flora and fauna.
 - c) To protect and maintain the unique landscape values of the land with particular regard to the distinctive mix of landforms and associated vegetation.
 - d) To protect for their natural life introduced trees and shrubs, especially those associated with Ben Rudd and Bruce Campbell.
 - e) To facilitate and enhance public recreational use of the land in conformity with objectives (a) to (c) above.

PART B: DESCRIPTION

3 LOCATION AND GENERAL DESCRIPTION

- 3.1 The Ben Rudd's property is on the northwest flank of Flagstaff, a 668m high peak 6km northwest of Dunedin City. The covenanted land lies between 400 and 660 metres above sea level. The property can be reached via the Flagstaff-Whare Flat Road and a track and firebreak that lead onto the Swampy Ridge Track (see Location Map, Appendix II).
- 3.2 Flagstaff is a well-known natural feature of the Dunedin City landscape. The Flagstaff Scenic Reserve, which covers much of the hilltop, is a popular recreational area. The covenanted land adjoins the scenic reserve and includes regenerating broadleaved forest, upland ecosystems, historic sites and a walking/cycling track (see Property Plan, Appendix III).
- 3.3 Ben Rudd's lies within the Dunedin Ecological District. The original vegetation in the district was podocarp-hardwood forest, with matai-totara-rimu/mahoe-lacebark important on coastal hills. Fires and development for farming have extensively modified that vegetation, and there remain only a few pockets of remnant forest and tussock grassland in the higher altitudes.
- 3.4 The locality is subject to a moist coastal climate with mild summers and cool winters. The average annual rainfall of 700 to 1200 mm is evenly distributed throughout the year.
- 3.5 The rocks immediately under Ben Rudd's are volcanic lavas called phonolite, erupted about 10 million years ago in the latter stages of formation of the Dunedin Volcano. The volcano initially poured out basalt and phonolite lava, ash and other debris on to sediments and schist basement on the sea floor, and then grew above sea level to a height of nearly 1000 metres. A long narrow crater (Otago Harbour) split the volcano, and Flagstaff is a remnant of the western flank. The soils at Flagstaff consist of decomposed phonolite, and loess picked up and carried by winds from exposed sea floors during times of low sea levels. The soils are fine-grained and prone to cracking when dry, and waterlogging when wet. Soils and volcanic rocks formed bouldery mudflows down hillsides during periods of cold climate over the past million years (Pleistocene). There are areas of stone-stripes associated with Pleistocene snowfields, especially adjacent to the Ben Rudd's shelter site.
- 3.6 Ben Rudd's is within the Dunedin City Council (DCC) district. DCC administers the surrounding land, including the Flagstaff Scenic Reserve on the southern boundary.

4 LEGAL DESCRIPTION AND TENURE

- 4.1 The legal description of the covenant area is:
Section 23, Block V, Dunedin and East Taieri Survey District, being all of the land contained in Certificate of Title OT 8B/413 (Otago Land Registry), and having an area of 45.4057 hectares.

- 4.2 The Otago Tramping and Mountaineering Club Inc. (OTMC) holds the land in a freehold title. In August 1998, management of the land was passed to a charitable trust entitled the Ben Rudd's Management Trust. The Management Trust was established to promote the environmental, recreational and educational role of the Ben Rudd's property within the context of the Flagstaff area. It has management responsibilities for the property until 1 August 2018.

5 HISTORY OF USE

- 5.1 Originally known to the Maori as Whakaari, Flagstaff acquired its European name when the so-called Snowy Mountain (Swampy Summit) end of the Mountain Track from Johnny Jones' Cherry Farm was defined in the 1850s with "flagstaffs". These were paid for by public subscription, as a consequence of the deaths of travellers on two occasions, due to being lost in fog and subsequent exposure.
- 5.2 The Alexander Wilson family owned the now covenanted land from 1873 to 1921.
- 5.3 In 1921, Benjamin Rudd, a farmer of Flagstaff, purchased the land and established a house and garden. Ben enjoyed his solitude – in fact, he was referred to as the Hermit of Flagstaff. He built a small stone hut and associated animal pens at the site of the present shelter.
- 5.4 In 1923, the formative year of the Otago Tramping Club, Mr Rudd took strong exception to a group of trampers from the Club passing close to his hut. As a consequence, the Club paid Ben Rudd five pounds to cut a track to enable walkers to bypass without invading his privacy. Over time, some members of the Otago Tramping Club befriended him and so began the Club's affinity to the man and his property., A current track reopened by Club member Jim Freeman, and named in his memory, approximates the route of that track.
- 5.5 Ben Rudd's death occurred in 1930. In view of the special relationship between the Club members and Mr Rudd, the Club purchased the block in 1946 from the Ben Rudd estate.
- 5.6 In the early years of its ownership, the Club planted shelterbelts and specimens of introduced tree species, including Corsican pines, Douglas firs, larch and poplar. The intention was to create a type of parkland and prevent the land being taken under the Public Works Act for water catchment purposes. Most of these plantings were in the open tussock grassland.
- 5.7 In the 1950s-1960s, a rhododendron dell was established in what is now kanuka forest adjacent to the lower boundary of the property.
- 5.8 In 1976, a fire destroyed many of the Douglas firs and there was a shift in attitude within the Club towards restoring native vegetation. The main exotic plantation was felled in 1989, and the remainder of the exotic trees is gradually being removed. In 2000, a combined effort by Dunedin Branch of the Royal Forest and Bird Protection Society's Wilding Tree Group and City Forests Limited felled the estimated 5000 remaining exotic trees on the property.

6 NATURAL VALUES

- 6.1 **Flora:**

- 6.1.1 The indigenous vegetation within the property comprises regenerating forest with distinct altitude-influenced changes.
- 6.1.2 Broadleaved species – *Griselinia*, *Carpodetus*, *Pittosporum*, and *Pseudopanax* - with typical understorey of *Astelia fragrans*, ferns and herbaceous species at the lower altitudes.
- 6.1.3 At about 550m, kanuka forest is more dominant, mixed with broadleaved regeneration. Much of this regeneration is occurring amongst fallen logs and other debris remaining from the pine forest.
- 6.1.4 At about 620m and above, more subalpine species are present – *Chionochloa rigida*, *Dracophyllum longifolium*, *Aciphylla aurea*, *Phormium cookianum*, and *Ozothamnus leptophyllus*. There is an ongoing natural progression of woody forest type species invading the fire-induced sub-alpine and tussock grassland.
- 6.2 **Fauna:**
 - 6.2.1 Tui, kereru, fantail, brown creeper, grey warbler, fern bird, bellbird, kingfisher, silvereve, sparrows and finches are all found within the forested areas of the property. NZ pipit, NZ falcon, harrier and skylark favour the tussock grassland tops.
 - 6.2.2 The uplands are also home to a “rich and colourful array of insects” (Wild Dunedin, 1995).
- 6.3 **Geology and Landscape:**
 - 6.3.1 The elevated dissected landform has an exceptional landscape value.

7 OTHER VALUES

- 7.1 **Recreational:**
 - 7.1.1 At present, the demand for recreational use is high, with many visitors each year.
 - 7.1.2 A 4WD unmetalled firebreak known as the Firebreak Track cuts through the southeast corner of the property forming part of a popular mountain biking/ walking and, occasionally, cross-country skiing route linking the Flagstaff-Whare Flat Road with Swampy Summit 5km to the north. A link track connects the Firebreak Track with the Flagstaff Walkway, which goes to the Flagstaff summit.
 - 7.1.3 The Jim Freeman Walking Track zigzags up the steepest slope of the property from the Flagstaff-Whare Flat Road in the northwest. It allows access to Ben Rudd’s shelter, the Rhododendron dell and to open clearings for views across the valley to Swampy Summit and the Silverpeaks. It also connects to the Firebreak Track to the south.
 - 7.1.4 Dunedin is recognised as a centre for Rhododendron appreciation, and Bruce Campbell’s dell is regarded as an “in the wilds” attraction.
- 7.2 **Historic:**
 - 7.2.1 The 1840s bullock track known as the Mountain Track, used to bring cattle and farm produce into Dunedin, represents the southeastern boundary. It forms a 20-metre wide legal access to the property.
 - 7.2.2 Between 1999 and 2000, the Club identified and reopened Spiers Road, which is the part of the Mountain Track legal access connecting the property to Halfway Bush and thence Dunedin. This road passes the earlier farm property of Ben Rudd, known as Woodside, where he moved from in 1921 to seek greater seclusion.
 - 7.2.3 The Otago Tramping Club in 1949 replaced the derelict stone hut of Ben Rudd’s and replaced it with a wood and iron hut, also known as Ben Rudd’s Hut. The demolition of that hut resulted as a consequence of ongoing vandalism. As part of the Club’s

50th Anniversary celebrations, this hut was replaced by the current shelter on an adjacent site.

8 BUILDINGS AND DEVELOPMENTS

- 8.1 Near the southwestern boundary, there is a shelter at the site of Ben Rudd's Hut. The three-sided shelter consists of a concrete slab with unfilled block wall and iron/timber roof and was built in the early 1970s by the Club. About 60m to the NW, there is a long drop toilet built by the Club in 1994.
- 8.2 Part of the Firebreak Track that leads to Swampy Summit is within the Ben Rudd's property but is maintained by both the Dunedin City Council and the Management Trust. It is used for access to DCC land for management purposes and for emergency services. Its prime function is as a firebreak, and it is being utilised as a service corridor by Telecom. Locked gates at either end of the track prevent public vehicle use of the road, but pedestrian and mountain bike use is permitted. The Club has keys to the gates, but there is adequate provision for pedestrians and cyclists to access the rough 4WD track.

9 THREATS

- 9.1 **Fire:** Frequent, uncontrolled and wild fires can cause considerable damage to the tussock grasslands, and shrubland communities. Wild fires especially are an ever-present threat with increasing public use of this and surrounding lands.
- 9.2 **Weeds and exotic vegetation:**
- 9.2.1 The biggest threat to the native ecosystem is from wilding tree infestation – mainly from neighbouring commercial forests on the flanks of Swampy Summit and Flagstaff. Since 1999, there has been a huge effort by City Forests Limited, members of the Ben Rudd's Management Trust and Dunedin Branch of the Royal Forest and Bird Protection Society's Wilding Tree Group to eradicate all wilding trees on the property. Presently there are no large exotic trees, but continued monitoring and control is required.
- 9.2.2 The 0.1 hectares (approximately) of rhododendrons in the kanuka forest is being monitored, but there is no sign of a threat of spreading. It is recognised as Dunedin's "in the wilds" Rhododendron dell.
- 9.2.3 A number of garden plants remain around the site of Ben Rudd's Hut. These include gooseberry, which has the potential to invade some types of native forest.
- 9.2.4 Adventive weed species recorded on the property include broom, gorse, Himalayan honeysuckle, rowan, blackberry and Darwin's barberry. Several of these are designated pest plants in the Otago Regional Pest Management Strategy (RPMS). Flowering currant, periwinkle, montbretia, and elder may also be present.
- 9.3 **Animal pests:** The locality has a long history of wild pigs, which can cause localised damage to tussock grassland through rooting. Hares, possums, ferrets, stoats, red deer, goats, cats, rats and mice also live in the area.

PART C: MANAGEMENT ISSUES AND POLICIES

10 OPEN SPACE VALUES

- 10.1 Ben Rudd's is a significant area of open space within the city of Dunedin. It is an integral and natural feature of the landscape, a refuge for indigenous flora and fauna, and a scientific and educational resource. It also has historic local identity and recreational values.
- 10.2 The National Trust and the landowner believe that the property can be managed in a manner that will protect, maintain and enhance its open space values.
- 10.3 **Policy -** The Ben Rudd's property will be managed to maintain, enhance and protect the open space values.

11 LANDSCAPE

- 11.1 The property has retained its distinctive landscape character because the landowner has a good understanding of natural processes and limitations particular to the land. This understanding has influenced land use decisions and has ensured that the features protected retain their open space values.
- 11.2 **Policies -** In order to achieve protection of the landscape values, the National Trust and the landowner will:
- i) Monitor change resulting from natural processes and recreational practices as they may impact on the property;
 - ii) Ensure potential conflict between management practices and natural processes are properly assessed, and
 - iii) Require changed management strategies when and where monitoring suggests it is necessary.

12 NATIVE FLORA AND FAUNA

- 12.1 The remnant of indigenous vegetation present has high ecological value in a district that has suffered a great loss of native forest and tussock grassland vegetation.
- 12.2 Over the majority of the property, it is intended that the existing vegetation will be encouraged to naturally progress towards mature Otago broadleaved-kanuka forest. While rejuvenation of the native vegetation is naturally occurring, it is intended that plant pest control and appropriate plantings will enhance this. Undisturbed gorse plays a valuable role as a nursery crop for regenerating native species, and may be left to decline naturally as the natives take over – see section 15.
- 12.3 Plantings will provide reinforcement of the natural indigenous vegetation, bird refuge, nesting areas, shade and food, and improved landscape appearance. The use of locally sourced stock typical of the native plant communities already at the site will be used for any plantings. Plant materials such as seeds, berries, leaves or

cuttings may be collected for the purposes of propagation of native plants, provided this does not significantly damage the healthy regeneration of the native flora and fauna. *Nothofagus menziesii* was absent from the property, but anecdotally were present on the flanks of Flagstaff in the past. It is planned to reintroduce this species using local source material from a site 2.5 kilometres away on the flanks of Flagstaff.

- 12.4 The area in the south corner, above the Firebreak Track, is presently vegetated with the tussock *Chionochloa rigida* and associated sub-alpine species. It is considered that, in time, this vegetation would be naturally succeeded by woody shrubby species. The landowner wishes to manage this part of the property to maintain the tussock grassland communities if at all possible. This will mean controlling the spread of all woody shrubs.
- 12.5 The existing rhododendron dell will be maintained – see section 13.
- 12.6 The present three clearings – Ben Rudd’s shelter area, the flat “old skid site” on the Firebreak Track and the open site on the Jim Freeman Track close to the Rhododendron dell (referred to as the Douglas seat area) are to be maintained as open to retain the views to the north and west. These areas will be maintained in grass so as to preserve the rural character and open space values, particularly the landscape views. Control of woody species has maintained their open nature. Approximate areas are: Ben Rudd’s shelter open area 500 square metres, old skid site 1500 square metres and the Douglas seat open area 200 square metres.
- 12.7 Dead or dying trees next to tracks are a potential threat to the safety of the user public. The landowner may fell dead or dying trees, provided the impact on other open space values is minimised.
- 12.8 Indigenous fauna, including birds, lizards and invertebrates, are a vital part of the ecosystem on Ben Rudd’s. There is little detailed knowledge of the presence and population sizes of indigenous fauna, although a range of species has been noted. Threatened species require special management attention.
- 12.9 **Policies –**
- i) Protection and enhancement of the natural character of the indigenous habitats will be a focus of management.
 - ii) *Nothofagus menziesii* will be reintroduced to designated areas of the property.
 - iii) Only seedlings grown from appropriately sourced seeds will be used for restoration plantings.
 - iv) The tussock grassland community on the south corner above the Firebreak Track will be maintained.
 - v) Vegetation that is a fire hazard may be trimmed back to 10 metres from Ben Rudd’s Shelter.
 - vi) Within the three existing identified clearings, grass and shrubland vegetation may be managed to maintain the views from the land, the rural landscape of the land, and to provide a weed-resilient cover.
 - vii) The protection and enhancement of indigenous animal and insect populations and their habitats will be a focus of management.

- viii) Any threatened and rare species will be protected and actively managed in co-operation with the Department of Conservation.
- ix) Interpretation signs for identification and explanation of ecological restoration processes will be installed as necessary and if appropriate.

13 EXOTIC PLANTINGS

- 13.1 The landowner's wish is that the present rhododendron plants be maintained in consultation with the family of the late Bruce Campbell, a prominent life member of the Club, and highly-regarded Dunedin rhododendron breeder. This may involve clearing of some native vegetation around the plants to ensure the well-being of individual rhododendrons and their appreciation by visitors. There is no intention that there will be any further plantings of rhododendrons, or that any dead rhododendron plants will be replaced.
- 13.2 The garden plantings around the original house site are of some historic value and will be tolerated unless they appear to be spreading.
- 13.3 The grassed clearings identified in 12.6 above need to be retained, and the exotic grasses tolerated because they cover the ground and repress adventive weeds.
- 13.4 **Policy -**
- i) The present rhododendron plants will be managed in consultation with the family of the late Bruce Campbell.
 - ii) The rhododendron plants will be retained for their natural life.
 - iii) No spread of rhododendrons will be permitted.
 - iv) Any garden plantings in Ben Rudd's shelter that are observed to be spreading into the native forest will be controlled.
 - v) All other exotic plantings will be identified and controlled where possible.

14 FENCING

- 14.1 The neighbouring land is either Flagstaff Scenic Reserve or under the control of the Dunedin City Council Water Department. As this land is ungrazed, there is no need for boundary fencing.
- 14.2 **Policy -** No fencing will be erected around the property unless there is a change in land use of adjoining land.

15 WEED AND PEST CONTROL

- 15.1 A number of troublesome plant species exist on the property, including broom, Douglas Fir, and Darwin's barberry. These species are considered detrimental to the protection and enhancement of the indigenous cover and are therefore unwanted. Because some weeds are more visually dominant than the native species, they also compromise the landscape values. Wilding trees spreading from surrounding country are a constant concern. Gorse is also present. Except where it is acting as a nursery for native regeneration, this species is troublesome and unwanted.

- 15.2 Introduced animals such as rabbits, hares, possums, goats and pigs are present and can cause damage to the protected vegetation. At present, wild pigs are the main concern and their numbers are kept down by recreational hunters, designated by and acting under formal agreement with the Management Trust. While dogs may be used by the hunter(s) other dogs are discouraged on the property other than on the Firebreak Track. Mustelids, possums, rats and feral cats predate native bird species.
- 15.3 In terms of the Biosecurity Act 1993 and regional pest management strategies (RPMS) adopted under that legislation, there are legal obligations requiring the control, and where possible, eradication of all plant and animal species designated “pest”. For plants and animals which pose a serious threat to the open space values of the property, greater control than that required by the Otago RPMS may be necessary.
- 15.4 The landowner considers that, of all the species listed, broom, Douglas Fir and Darwin’s barberry have the most potential to become serious problems within the forested area. Gorse and broom, Himalayan honeysuckle, Spanish heath, and some woody native species in the tussock grassland area represent similar risk.
- 15.5 There is photographic evidence that gorse has played a significant role in the gradual succession from pasture to the early stages of a forest community. This process is still taking place, with “old man” gorse providing a valuable nurse canopy for regeneration and restoration of the broadleaved forest. Gorse is however classified as a pest plant in the Otago RPMS. Management of gorse and broom on the boundary will be carried out in accordance with the requirement of that RPMS.
- 15.6 The control of weeds and unwanted plants is the responsibility of the landowner in terms of the covenant agreement. Physical and biological means of control are preferable to chemical means. Herbicides will be used with discretion and where possible applied directly to a cut stem or drilled hole, instead of spraying, so as to avoid damage to surrounding foliage.
- 15.7 Introduced animals present a threat to regeneration and wildlife in the property. These animals are able to migrate freely between the Ben Rudd’s property and adjoining properties, therefore the co-operation of neighbouring landholders (the DCC) is important in eradicating them.
- 15.8 **Policies -**
- i) The control of pest plants and animals will be carried out in accordance with the requirements of the RPMS and the Biosecurity Act 1993.
 - ii) All unwanted weeds, plants and pest animals will be progressively controlled or eradicated, where practicable.
 - iii) Priority will be given to the control of weeds or animal pests that pose the greatest threat to the open space values of the land.
 - iv) Biological and physical methods of control will be favoured in preference to chemical means.
 - v) Control methods adopted will be so chosen to minimise the detrimental effect on protected vegetation, wildlife and other open space values.
 - vi) The use of toxic chemicals will be kept to a minimum and strictly controlled.

- vii) Gorse and broom, where they are acting as a nursery crop for forest regeneration, will be allowed to remain.

16 DEVELOPMENT AND STRUCTURES

- 16.1 The property has significant open space values. The visual impact of buildings and other structures or developments could adversely impact on these values. In general, the property will be maintained and enhanced as a native forest. Over most of the property, development will be restricted to walking tracks, boardwalks, stairways and similar structures, which facilitate management and enjoyment of the land without detracting from its open space values.
- 16.2 The landowner shall seek the advice of the National Trust before undertaking any action that will result in a major change in the appearance or use of the land. Development will be confined to areas where the land slope is less than 20° to the horizontal, and where rock, soil and drainage disturbance is minimised.
- 16.3 The landowner will maintain its section of the Jim Freeman Track, and the track from the old skid site to the shelter, to walking standard.
- 16.4 The Firebreak Track will be maintained for management and emergency purposes by the DCC, in consultation with the landowner and the National Trust.
- 16.5 The site of Ben Rudd's Hut has been maintained as a clearing. A shelter and long-drop toilet have been built close to this site. The landowner retains the right to maintain these buildings and to manage the native vegetation within a maximum of 30m radius of the centre of the concrete pad to maintain the site's openness. The buildings will be maintained to a safe and adequate standard and in accordance with the laws and regulations of the territorial authority.
- 16.6 The visual impact of any buildings or developments will be kept to a minimum. This will be achieved by the use of local natural materials, natural colours, sympathetic shapes/textures, minimal dimensions and associated plantings. The site, design and materials used in any new construction will be chosen in consultation with, and will require the prior approval of, the National Trust.
- 16.7 The property is subject to a Telecom easement, associated with the Firebreak Track.
- 16.8 **Policies -**
- i) The landowner will consult with the National Trust on any proposal for structures that may have an impact on the open space values protected by the covenant.
 - ii) Only those structures and developments necessary for management of the property, and agreed to, will be undertaken.
 - iii) All buildings and structures on the property will be maintained in a safe and satisfactory condition.
 - iv) Existing walking tracks and the un-metalled 4WD Firebreak Track may be maintained, and new walking tracks may be formed with the prior permission of the National Trust.

17 ENTRY AND PUBLIC ACCESS

- 17.1 Appropriate public recreational and educational use of the property is encouraged, subject to such conditions as the landowner may impose from time to time. The public may gain pedestrian access to the property via the Jim Freeman Track and the Firebreak Track. Mountain bikers and cross-country skiers must keep to the Firebreak Track. The main entrance to the property is a half hour walk from the car park on the Flagstaff – Whare Flat Road. This car park has the local name of “the Bullring”.
- 17.2 The vegetation and soil are vulnerable to damage from pedestrians and bikes. Visitors will be required to keep to the designated tracks, which may be marked with small signs or track marks.
- 17.3 The property is intended as a place of recreation. The casual or unauthorised use of firearms and hunting dogs within the property would have a serious detrimental impact on the values protected and create a hazard for other visitors.
- 17.4 If adverse impacts due to public use become apparent, as a result of monitoring of the covenant by the National Trust and the landowner, then it may be necessary for the landowner, after consultation with the Trust, to impose constraints on public entry.
- 17.5 It must be recognised by intending visitors that there are potential hazards within the property and dangers inherent in venturing into remote areas in changeable weather conditions. All visitors should acquaint themselves with potential dangers and hazards and accept responsibility for any actions taken by them against advice offered either in person, by published information, or signage within the property.
- 17.6 **Policies -**
- i) Appropriate public use of the property will be encouraged, and entry is freely available.
 - ii) Motorised vehicle use of the Firebreak Track is restricted to DCC for management works, emergency services, Telecom and the landowner.
 - iii) Public access to the property will be restricted to pedestrians only, except on the Firebreak Track, where mountain biking and cross-country skiing is also permitted.
 - iv) Horse riding will be allowed on the Firebreak Track for special events authorised by the landowner in conjunction with adjacent landowners, provided that the event organisers ensure no horse manure is left on the property.
 - v) Hunting within the property will require prior written authorisation from the landowner.
 - vi) Firearms will only be permitted on the property with prior written authorisation from the landowner.
 - vii) Public who visit the property do so at their own risk.
 - viii) Visitors will be required to keep to the designated tracks, which may be marked with small signs or track markers.
 - ix) All entry points on the Firebreak Track and the Jim Freeman Track will be appropriately signed.

- x) Dogs will be discouraged on the property other than those under the control of their handlers, and only on the Firebreak Track, or those used in association with authorised animal control operations.

18 HISTORIC SITES AND ARTEFACTS

- 18.1 The property has historic artefacts and sites relating to its habitation and use by previous owner Ben Rudd, and it is believed earlier peoples crossed the land en route to the Whare Flat area. These provide valuable historic and archaeological resources for the district.
- 18.2 The stone foundations of Ben Rudd's Hut and its associated animal pens are recognised as sites of some importance and further damage to them deserve to be controlled and some degree of restoration may be appropriate. The relics of Ben Rudd's garden can be tolerated. Gooseberries, raspberries and daffodils are remnants of the garden.
- 18.3 **Policies -**
- i) All historic sites that can be identified will be considered for retention and a degree of restoration where possible.
 - ii) Interpretation signs for identification and explanation of historic features will be installed as necessary and if appropriate.

19 FIRE

- 19.1 Fire is a major risk to the natural, scenic and habitat values of the property. Wild fires can cause substantial damage and put the regeneration process back by many years, particularly in areas where broom, gorse or kanuka are growing. Therefore every endeavour will be made to prevent fire damage to the protected vegetation by carefully monitoring the risk and, if necessary, imposing controls on access to ensure protection of the area during high-risk periods. The risk of fires will be reduced by a total fire ban.
- 19.2 The land is within a 1-kilometre distance of a scenic reserve. As such, fires are not allowed without a permit from the Department of Conservation. The landowner does not intend to obtain a fire permit on behalf of users.
- 19.3 **Policies-**
- i) No smoking or fires within the Ben Rudd's property, will be permitted.
 - ii) Strict monitoring of fire risk will be carried out, and public access may be restricted during high-risk periods.
 - iii) A fire plan will be formulated by the landowner in consultation with the Department of Conservation and the DCC to cover the control and suppression of any wild fire on the property.
 - iv) Signs for explanation of fire control requirements will be installed as necessary and if appropriate.
 - v) Any remnants of fireplaces or similar facilities will be removed.
 - vi) Portable stoves will be permitted within the confines of the Ben Rudd's shelter.

APPENDIX I: REFERENCES

- Neville Peat and Brian Patrick 1995 Wild Dunedin. University of Otago Press.
- Ralph Allen 1994 Native Plants of Dunedin and its Environs.
Southern Heritage 150. Otago Heritage Books.
- Ken Mason's notes on history and management of the area.

APPENDIX II: LOCATION MAP

APPENDIX III: PROPERTY PLAN

APPENDIX IV: CHECKLIST OF PLANTS

Ben Rudd's property preliminary plant list July 2002
Monocotyledonous trees and shrubs

<i>Cordyline australis</i>	ti	cabbage tree
<i>Dracophyllum longifolium</i>	inaka	grass tree

Dicotyledonous trees and shrubs

<i>Aristotelia serrata</i>	makomako	wineberry
<i>Carpodetus serratus</i>	putaputaweta	marbleleaf
<i>Coprosma areolata</i>		
<i>Coprosma crassifolia</i>		
<i>Coprosma foetidissima</i>		stinkwood
<i>Coprosma propinqua</i> subsp. <i>propinqua</i>		
<i>Coprosma rhamnoides</i>		
<i>Coprosma rotundifolia</i>		
<i>Coprosma virescens</i>		
<i>Fuchsia excorticata</i>	kotukutuku	tree fuchsia
<i>Griselinia littoralis</i>		broadleaf
<i>Hebe odora</i>		
<i>Hebe salicifolia</i>	koromiko	
<i>Kunzia ericoides</i>	kanuka	
<i>Leptospermum scoparium</i>	manuka	
<i>Melicytus ramiflorus</i>	mahoe	whiteywood
<i>Myrsine australis</i>	mapou	red matipo
<i>Myrsine divaricata</i>		weeping matipo
<i>Nothofagus menziesii</i>		silver beech
<i>Olearia aborescens</i>		
<i>Ozothamnus leptophyllus</i>	tauhini	cottonwood (formerly cassinia)
<i>Pittosporum eugenioides</i>	tarata	lemonwood
<i>Pittosporum tenuifolium</i>	kohuhu	
<i>Pseudopanax colensoi</i>		
<i>Pseudopanax crassifolius</i>	horoeaka	lancewood
<i>Pseudowintera colorata</i>	horopito	pepper tree
<i>Solanum laciniatum</i>	poroporo	
<i>Dacrydium cupressinum</i>	rimu	

Monocotyledonous lianes

<i>Ripogonum scandens</i>	kareao	supplejack
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Dicotyledonous lianes and related trailing plants

<i>Muehlenbeckia australis</i>	pohuehue	
<i>Parsonsia heterophylla</i>	akakiore	native jasmine
<i>Rubus cissoides</i>	tataramoa	bush lawyer

Ferns

<i>Asplenium bulbiferum</i>		hen and chicken fern
<i>Asplenium flabellifolium</i>		necklace fern
<i>Blechnum discolor</i>	piupiu,	crown fern
<i>Blechnum fluviatile</i>	kiwakiwa	
<i>Blechnum pennamarina</i>		button fern
<i>Pellaea rotundifolia</i>	tarawera	button fern
<i>Polystichum vestitum</i>	puniu	
<i>Phymatosorus diversifolius</i>		hounds tongue fern

Orchids

<i>Thelomytra</i> spp		sun orchid
<i>Pterostylis</i> spp		green-hooded orchid

Grasses

<i>Chionochloa rigida</i>		snow tussock
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Sedges

<i>Uncinia uncinata</i>	watu	hook grass
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Rushes and allied plants

Juncus gregiflorus

Remaining Monocotyledonous plants

<i>Astelia fragrans</i>	karearea	bush lily
<i>Aciphylla aurea</i>		golden speargrass
<i>Libertia ixioides</i>	mikoikoi	iris
<i>Phormium cookianum</i>		mountain flax
<i>Bulbinella</i>		maori onion

Daisy-like herbs (Composites)

Lagenifera sp.

Senecio spp.

Dicotyledonous herbs other than Composites

Acaena spp.

Adventive species:Gymnosperm trees and shrubs

<i>Pinus radiata</i>		radiata pine
<i>Pseudotsuga menziesii</i>		Douglas fir
<i>Larix decidua</i>		larch,
<i>Sorbus aucuparia</i>		rowan

Dicotyledonous trees and shrubs

<i>Berberis darwinii</i>		Darwin's barberry
<i>Crataegus monogyna</i>		hawthorn

<i>Cytisus scoparium</i>	broom
<i>Erica lusitanica</i>	Spanish heath
<i>Leycesteria formosa</i>	Himalayan honeysuckle
<i>Ribes sanguineum</i>	flowering current
<i>Ribes uva-crispa</i>	gooseberry
<i>Rosa rubiginosa</i>	briar rose
<i>Sambucus niger</i>	elderberry
<i>Ulex europaeus</i>	gorse

Dicotyledonous lianes and related trailing plants and monocots

<i>Rubus fruticosus</i>	blackberry
<i>Rumex acetosella</i>	sorrel
<i>Dryopteris felix-mas</i>	
<i>Anthoxanthum odoratum</i>	sweet vernal
<i>Glomeratus</i>	cocksfoot
<i>Holcus lanatus</i>	Yorkshire fog