

Question	Response
How are you defining 'intensification'?	We don't have a specific definition for intensification. Instead, we are indicating that people may want to put forward proposals for how to use the land differently (eg greater fertilisation, higher stock numbers etc), and we will assess the impacts of these on the values of the land and the policy parameters of the 2013 CMP.
What processes are involved in approvals for intensification?	<p>If a proposal is put forward for intensification through the EOI process and subsequent concession application, we can consider whether it can be included in any concession granted. If proposals are put forward in the future (once a concession is granted), we will either need to treat these as a variation to the concession (if not allowed by the existing concession), or another kind of approval such as a letter authorising the activity. If you have an idea of what you would like to do but not the details, include this in the proposal – the concession may be able to be framed to allow these types of activities in the future, potentially with approval by DOC if required but not a variation to the concession.</p> <p>The appropriate pathway for the above would depend on the level of detail provided, the nature of the intensification and the level of additional adverse effects.</p>
Can we get other current revenue streams e.g. honey. Does this money go directly to DOC?	<p>Any revenue generating activity occurring on public conservation land must be authorised by DOC through a concession in accordance with the requirements of the Conservation Act 1987. DOC charges specified fees in exchange for a concessionaire's right to undertake the revenue generating activity. Other than where it is needed to pay DOCs fees, revenue generated by the concessionaire is retained by the concessionaire.</p> <p>As an example, beekeeping is currently an activity undertaken as part of Pāmu's current lease. To continue this arrangement, it needs to be included in the proposal and concession agreement where fees would be set. DOC's approval would be needed to sub-licence this part of the concession activity.</p> <p>Campground revenue goes directly to DOC, as DOC manages the campground.</p>
Is there a photo library of assets?	Yes, photos of the farming assets are available. Please contact Molesworth-Allocation@doc.govt.nz and we can send it to you. We do not have images of other assets.
Will DOC allow new accommodation buildings?	No, this is not permitted under the 2013 CMP.
Do buildings owned by DOC meet Healthy homes standards?	<p>DOC is not required to have the buildings at Healthy Homes standard unless we are renting them out as a landlord under the RTA; not as a concession under the Conservation Act.</p> <p>Pāmu has provided some information on the properties that meet Healthy Homes standard; please email Molesworth-Allocation@doc.govt.nz for more information.</p>
Can we get more information on the other existing concessions?	Yes, please email Molesworth-Allocation@doc.govt.nz and we can provide information about the existing concessions.
Will the exclusion areas to the lease/license be maintained by DOC?	Yes.

What consents are there over Molesworth?	Please email Molesworth-Allocation@doc.govt.nz for more information.
Can you provide more information on current budget and costings and quantum for Wilding pines?	<p>The total budget for wilding conifer control in Molesworth for the 2025/26 is just over \$2 million which consists of funding from the National Wilding Conifer Control Programme led by MPI, the International Visitor Levy funding through DOC, Marlborough District Council funding and DOC operational budget. The funding year-to-year is variable.</p> <p>There is a wilding conifer control strategy (2020-2030) in place and an annual plan developed in line with the objectives of the strategy. With a variable funding model, the control works are scalable and the decisions on where to invest funding is made by a technical advisory group which DOC and Pāmu currently both have representation on.</p>
Who is liable for H+S liabilities relating to recreation injuries?	<p>All parties carrying out a business or undertaking are responsible for taking reasonable steps to ensure the health and safety of people visiting Molesworth. Usually this requires DOC as the landowner to ensure that actual and potential visitors are aware of naturally occurring hazards through signage at place and by posting on its website.</p> <p>Farming operators will be responsible for public visitors in limited situations. Guidance is available from WorkSafe. Applicants are encouraged to seek specific legal advice on how this may apply to your proposal.</p>
Can the competitive allocation process be simplified? Why does DOC need so much information?	<p>We acknowledge this is a complex process, due to the nature of the legislation we're working under. We have to treat this as a statutory process that covers what the legislation requires.</p> <p>We are looking for proposals for a commercially viable farming operation, and this is what we have tried to describe through the tender criteria. The tender criteria we are assessing against is looking for a commercially viable operation.</p>
Can the terms or right of renewal be longer?	<p>Under the Conservation Act, the maximum term that can be applied for a lease/licence is 30 years including any rights of renewal, unless exceptional circumstances exist. Such a grant would also be subject to the requirements of relevant legislation.</p> <p>If an interested party would like to apply for a longer term they must set out the term they are seeking and the exceptional circumstances they consider warrant a longer term.</p>
Could a different grazing regime be considered instead of stock exclusion for some long-term protection areas identified in the tender?	<p>We're open to different proposals from parties about how to protect high value conservation areas. If an operator thinks the same outcomes can be achieved without excluding areas from grazing, we'd like to hear the details. Ultimately, we want to set the outcome we are seeking (eg protection of high value areas), and then interested parties are welcome to propose how to protect those.</p>
The tender document suggests the concessionaire will be responsible for monitoring costs, does this include things like biodiversity monitoring?	<p>Monitoring costs here refer to the costs incurred monitoring the concession (e.g. compliance with concession conditions). We're not looking to pass DOC's operational management costs onto the concessionaire, only those associated with the running of the concession.</p>

<p>Will DOC be working in partnership with the concessionaire? Can you make it clearer how this would work?</p>	<p>DOC wants to work in partnership with a new farming operator – we anticipate we'll be working with this operator for 30+ years, and know it will take a collaborative approach to see Molesworth thrive.</p> <p>These documents are set up to seek proposals from parties, which will form the basis for negotiations between the future concessionaire and DOC about the terms and conditions of the future concession. This reflects the challenge of trying to describe a regulatory process and integrating that regulatory process with a partnership model.</p> <p>We need and are looking for someone to work in partnership with, while making sure there is an appropriate operating environment (within our regulatory environment where that can happen).</p>
<p>Can I visit the reserve again for more due diligence?</p>	<p>This can be arranged, please email Molesworth-Allocation@doc.govt.nz.</p>
<p>Who is responsible for the roads and how much does DOC spend on its section?</p>	<p>Marlborough Roads (MDC) is responsible for the Awatere Valley Road up to the Molesworth Boundary. DOC manages the "Acheron" Road from the Molesworth Boundary to the Clarence River Bridge including small side roads to sites like Pig Trough and the Acheron Shelter (~\$40k/year). Hurunui District Council manage the road from the Clarence Bridge to near Island Saddle. DOC Manages the section of road from Island Saddle to the Rainbow Station Boundary (~\$10k/year). All farm tracks within the Reserve are currently managed by Pāmu, and its expected these will be managed by the successful operator.</p>
<p>Is farming South of the Clarence not an option because of what is stated in the Canterbury CMS?</p>	<p>The CMS provides a strong expectation that grazing does not take place south of the Clarence. An interested party could make a case as to why grazing should be allowed there, and we would discuss this with the Canterbury-Aoraki Conservation Board, but there is no guarantee it would be allowed.</p>
<p>What deer management is DOC looking at for the reserve?</p>	<p>We have anecdotal evidence of high numbers of deer in parts of the Reserve. We are considering what management actions we can/should be taking to address this, which may include getting empirical data.</p>

A note on rates – it's recommended that interested parties do their due diligence on potential rates costs. The rates figures will be calculated by the relevant councils (Marlborough District Council, Hurunui District Council, and Environment Canterbury); this calculation will depend on how the reserve is to be used by the successful party. As an indication, Landcorp's rates total for the financial year 25/26 was \$102,166.26, including GST (Marlborough District Council is \$81,926.17, Hurunui District Council \$10,131.49, Environment Canterbury \$10,108.60).