

Crown Pastoral Land Tenure Review

Lease name:

ALLANDALE / GREENVALE

Lease number: PS 068 / PS 067

Public Submissions

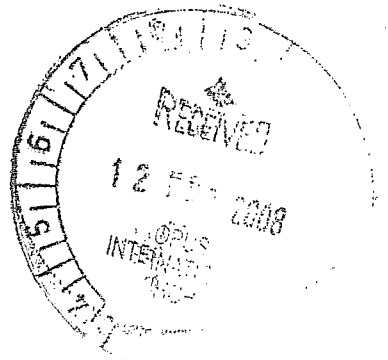
- Part 1

These submissions were received as a result of the public advertising of the Preliminary Proposal for Tenure Review.

February

08

10 Smacks Close
Papanui
Christchurch 8051
30th January 2008



Bob Webster
Tenure Review
Opus International
Re: Allanvale & Greenvale Tenure Review

Dear Sir,

I disagree on several matters in this review.

The main point being that "CC1b" should be included in CA.

The boundary of CA should be fromthe point c, on the proposed stock track, going in a southwesterly line, ie the ridge, to meet up with the boundary of the Cainard freehold run. All hill land east of this line including CC1b should be included in the Conservation Area.

You raise the point that the land and vegetation has been altered in this section but then you place a conservation covenant on it. The vegetation is not relevant in this case. What is relevant is the visual affects from the road and I would suggest, the air. You don't have part's of a hill excluded from the rest. You've said that when describing the Scenic Reserves".the boundaries are not logical in the context of the broader landscape setting and ecological setting". Then you go and create the same mistake with this new boundary.

You say CC1b ties in with the landscape from the south, that is not correct. The hill faces of CC1b are closer to the road, or the faces of the Cainard run are back further than CC1b, so the "tie in" point is further back, with point "c" being the more logical point, giving depth to the eastern faces. It could be argued that the logical boundary would be at the end of the new fenceline, at A, then on a contour to the Cainard block.

What you have done correctly is by moving the western boundary off the ridge line, you've created the "snow fall" affect, which is a more natural looking boundary. (Something most reviews don't worry about.)

It is stated that land proposed for freehold disposal will be freed from management restraints. That's not correct because you have placed some of the land under a conservation covenant, CC1b, thus creating more constraints. The problem with this is that in the future when this covenant affects farm management, pressure will be placed on Federated Farmers, then the Government to remove them. Once this is done you will have a straight line of forest and a hill of pastureland, the opposite to what you are imagining at the moment.

The entire hill should be included in a Conservation Area due to its visual importance as an access way to and from the important lakes tourist route.

I recognize the problem of stock movement if the Conservation area is expanded but will reluctantly accept stock movement through here to the station, however I cannot see why


stock should not be moved down and along Robert creek. Convenience or 'takes longer' is not relevant in a Conservation area.

I see a problem with CC2, what to do with it? Fence it off? Or trade it off for CC1b because one day it will get destroyed. Make it a Reserve?

I don't agree with vehicle access f-d, nor the words farm management in relation to it in the Appendix. There is only 2 hectares at point d, so any management is negligible. Access should only be in relation to stock movement. As stock movement along c-d-e is carried out with the aid of horses then it's reasonable to expect only horses to be used for carrying in supplies to point d. Anything extra could be easily choppered in. My concern is that another concession activity could be carried out under the term farm management, such as hunting with/without spotlights.

Regards

Geoff Clark.





New Zealand Deerstalkers' Association Incorporated

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 Email: deerstalkers.org.nz
 Website: <http://www.deerstalkers.org.nz>

12 February 2008

Bob Webster
 Tenure Review Consultant
 Opus International Consultants Ltd
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 Christchurch
 03 363 2730
robert.webster@opus.co.nz

Tenure Review – Allandale-Greenvale Pastoral Leases; SW Wakatipu

This submission is made on behalf of the National Office of New Zealand Deerstalkers' Association Incorporated (NZDA). NZDA is the national body of recreational deerstalkers and other big game hunters. We have 53 branches and a number of hunting clubs throughout New Zealand. We have 7200 members, and have been actively advocating for deerstalking and hunting and running training courses, trips, conferences etc since 1937.

NZDA's interest in Tenure Review comes from its interest in obtaining additional public parkland for recreational hunting, and for protecting important wildlands and wildland scenery for their intrinsic worth, and outdoor recreation, in public ownership. NZDA is also interested in adequate provision of public access, especially vehicular access, to allow hunters to more readily harvest the meat from animals taken. NZDA supports the Government's 2003 Objective to "progressively establish a network of high country parks and reserves"

1 Summary:

NZDA strongly supports the proposed surrender of the 6505 Ha of ungrazed wildlands from the two leases, and their conversion to public parkland. NZDA would like to see better access to the surrendered land for recreational hunters, to allow readier transport out of any harvested animals, for example to and on proposed farm track access f-d. Though there may not be much recreational hunting use of the area proposed for surrender at present, it has potential for recreational hunting, and will be a more accessible part of the Eyre Mountains Conservation Park.

2 Allandale – Greenvale location and Recreational Hunting:

Deerstalking and recreational hunting have always been strong in Southland and Otago. For example NZDA has the following branches in the region: Southland Branch (Invercargill, etc), Southern Lakes Branch (Queenstown, Alexandra, Wanaka etc), South Otago Branch (Owaka), Blue Mountains Branch (Tapanui), Otago Branch (Dunedin), North Otago Branch (Oamaru). There are also other recreational hunting clubs in the region.

3 Allandale-Greenvale Preliminary Proposal:

The two leases have a combined area of 8,709 Ha. They cover rugged terrain rising from Lake Wakatipu, Robert Creek and the Mataura River to Mt Dick (1805 m). 6505 Ha of the higher more rugged land is proposed for surrender to public parkland. This land adjoins the Eyre Mountains Conservation Park, and contains the eastern portion of the Eyre Mountains. Much of this land will never have been only lightly grazed, as it is mountain land and scree slope.

The surrendered area surrounds most of the Glen Allen Scenic Reserve. The Te Kere Haka Scenic Reserve lying along the SW corner of Lake Wakatipu, is also enclosed by the surrendered land. The remainder of the Allandale foreshore on Lake Wakatipu is part of the area being surrendered. The surrendered land may be added to the Eyre Mountains Conservation Park

2204 ha of lower land is proposed for freeholding. Five small covenants are proposed on this freeholded land, covering 549 Ha, and an access easement for DOC staff.

4 NZDA Concerns:

NZDA welcomes this surrender, as it adds additional wild land available for recreational hunting, and recreation generally in the Eyre Mountains. The area, being behind Kingston, is also readily accessible via the Highway system. NZDA supports addition of the surrendered land to the Eyre Mountains Conservation Park, because then it will be managed primarily for recreation (S 19 Conservation Act).

4.1 Public Access walking and vehicles: The Conservation Resources Report (Part 1) highlights that recreational use in the past has been limited by poor access, but that use of the area appears to be increasing. NZDA considers that with surrender of the Conservation land, better access will be available, and public use should increase.

There is also a small amount of recreational hunting said to take place in the area. Having the land as public parkland, rather than pastoral lease will certainly improve recreational hunting access. This will allow more recreational hunting pressure on the public land in the area, to the extent that animals are known to be there.

NZDA expressly asks for the recreational hunting public to be able to use the vehicular access being provided for the lessee viz access to point f, and use of the farm track f-d. This would make it easier for hunters to transport out wild animals they have harvested. The same applies to the farm track giving access towards Mt Dick from Kingston.

4.2 Do not remove Huts on the surrendered land: We are unsure of the number or state of repair of musterer or other huts on the surrendered land. If there are such huts, NZDA asks that they not be demolished or removed before finalisation of this Review. They will then be available for public use on the surrendered land.

5 Conclusion:

This tenure review will add 6505 Ha to public parkland, and so increase the public land available to recreational users in Otago and Southland. NZDA would like to see the surrendered land added to the Eyre Mountains Conservation Park. The primary public use of the land will be recreation, so Conservation Park, where recreation has priority, is the most appropriate public land designation.

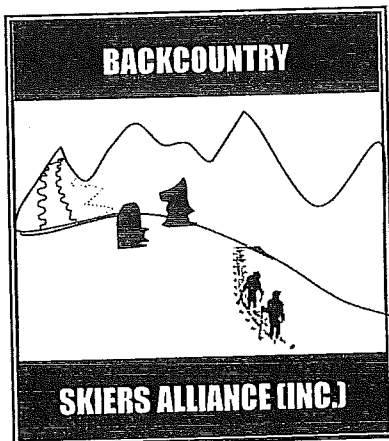
NZDA would also like better vehicular access specifically for recreational hunters, to make it more attractive to recreationally hunt on the surrendered land, and take out the wild meat harvested.

Thank you for the opportunity to submit on this important matter.

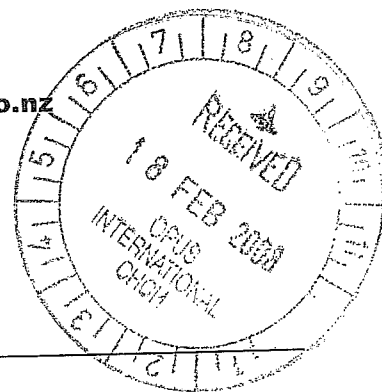
Yours truly

Dr Hugh Barr
National Advocate

New Zealand Deerstalkers' Association Incorporated (NZDA) is the national body of recreational deerstalkers and other big game hunters. We have 54 branches and hunting member clubs throughout New Zealand. We have 7200 members, and have been actively advocating for recreational deerstalking and hunting, running hunter training courses, trips, conferences etc since 1937. We maintain ethical standards for hunting.



Backcountry Skiers Alliance
PO Box 168
Alexandra
Email: backcountry@xtra.co.nz



14 February 2008

Bob Webster
OPUS International Consultants Ltd
PO Box 1482
Christchurch

SUBMISSION ON ALLANDALE-GREENVALE PASTORAL LEASE TENURE REVIEW

Thank you for the opportunity to comment on the preliminary tenure review. Although skiing opportunities are fairly limited on these properties, our members are pleased with the proposed additions to the Public Estate and the enhancement and protection of scenic, conservation and recreational values.

Our members wish to stress the importance of clear signage to indicate the entry points for Public access to the new Conservation Areas. Signage is needed both from the CA boundaries and the main highway itself. There needs to be adequate provision for vehicle parking at the beginning of the routes.

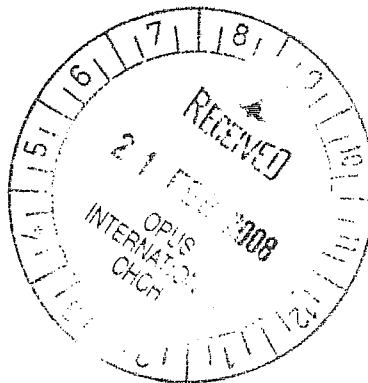
Again, thank you for the opportunity to comment on the proposal. We look forward to the final settlement. Please keep our organisation posted on any upcoming proposals.

Yours Sincerely

John Robinson
Sec. BSA



18 February 2008



Bob Webster
Tenure Review Consultant
Opus International Consultants Ltd
PO Box 1482
CHRISTCHURCH

File: 08/00790
Your ref: pry-c60-12659-tnr-ps 067-a/03

Dear Sir

**SUBMISSION ON PRELIMINARY PROPOSAL FOR TENURE REVIEW PROPOSAL OF
ALLANDALE/GREENVALE PASTORAL LEASE**

Please find attached a submission on the preliminary proposal for the tenure review of the Allandale/Greenvale Pastoral lease.

Please contact me if you have any questions regarding this submission or if I can be of any further assistance on this matter.

Yours sincerely

Ralph Henderson
SENIOR POLICY ANALYST

**SUBMISSION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL ON THE
TENURE REVIEW PROPOSAL FOR THE ALLANDALE GREENVALE PASTORAL
LEASES**

DATE: 14 February 2008

SUBMITTER: Queenstown Lakes District Council

ADDRESS FOR SERVICE: c/- Ralph Henderson
Senior Policy Analyst
Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN
(03) 441 0493

Dear Sir/Madam

The Queenstown Lakes District Council appreciates the opportunity to submit on the tenure review proposal for the Allandale-Greenvale pastoral leases.

The Council has an interest in tenure review proposals within this District for four primary reasons:

- ensuring sufficient public access is provided;
- ensuring indigenous biodiversity values are identified and managed appropriately;
- ensuring heritage values are recognised and provided for;
- ensuring outstanding natural landscapes, outstanding natural features and other significant visual amenities are protected.

The Allandale-Greenvale tenure review contains positive aspects for the Queenstown Lakes District, however, the Council raises the following matters:

- 1. The Council supports the designation of the area identified as Conservation Area in the Designations Plan contained in Appendix 2 to the Preliminary Proposal.**

Reasons:

- A) The Council believes this designation will assist in maintaining and enhancing conservation and historical values in the area into the future.
- B) The Council supports designating land Conservation Area and restoring it to full Crown ownership as this will reduce the potential for development in this area to adversely affect landscape values.
- C) The identification of this as public land will provide a link with the existing reserves and will facilitate further public access into these areas.

2. The Council supports the areas identified as subject to Conservation Covenants within the Queenstown Lakes District

Reasons:

- A) The area identified for protection contains natural environment and historical values that could be adversely affected by development, planting, earthworks or building.
- B) The covenant and special conditions proposed would enable the land to be freeholded for use but would reduce the risk of adverse effects of development occurring within this area.

3. Council requests that the tenure review proposal ensures physical access between Kingston and the Glen Allen Scenic reserve is maintained.

Reasons:

- A) The current paper road providing access between Kingston and the Glen Allen Scenic Reserve may not match the existing track. This is not considered an issue unless it is not physically possible to traverse the line of the paper road. To ensure there is continued public access from Kingston to the Glen Allen Scenic Reserve it is important that any legal track is physically usable.
- B) The Kingston 2020 Community had identified the desire that the paper road running along the western side of the golf course and linking into this track be developed and promoted as a trail, possibly extending all the way to Fairlight.
- C) The current track between Kingston and the Glen Allen Scenic Reserve is not well formed. However, it is considered that this is likely to occur in the near future and would be a considerable asset to visitors and to the local community.
- D) The improvement of this track would greatly complement the Glen Allen Scenic Reserve by facilitating its use by the local community.

Please do not hesitate to contact the writer if you have any questions with respect to this submission.

Yours faithfully



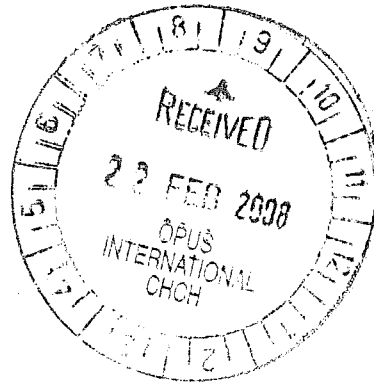
Duncan Field

CHIEF EXECUTIVE OFFICER

20 february 2008

24trent st
invercargill
snparry@xtra.co.nz

the commissioner of crown lands
C/- opus international consultants ltd
PO box 1482
christchurch



dear sir/madam

re: preliminary proposal tenure review allandale/greenvale pastoral leases

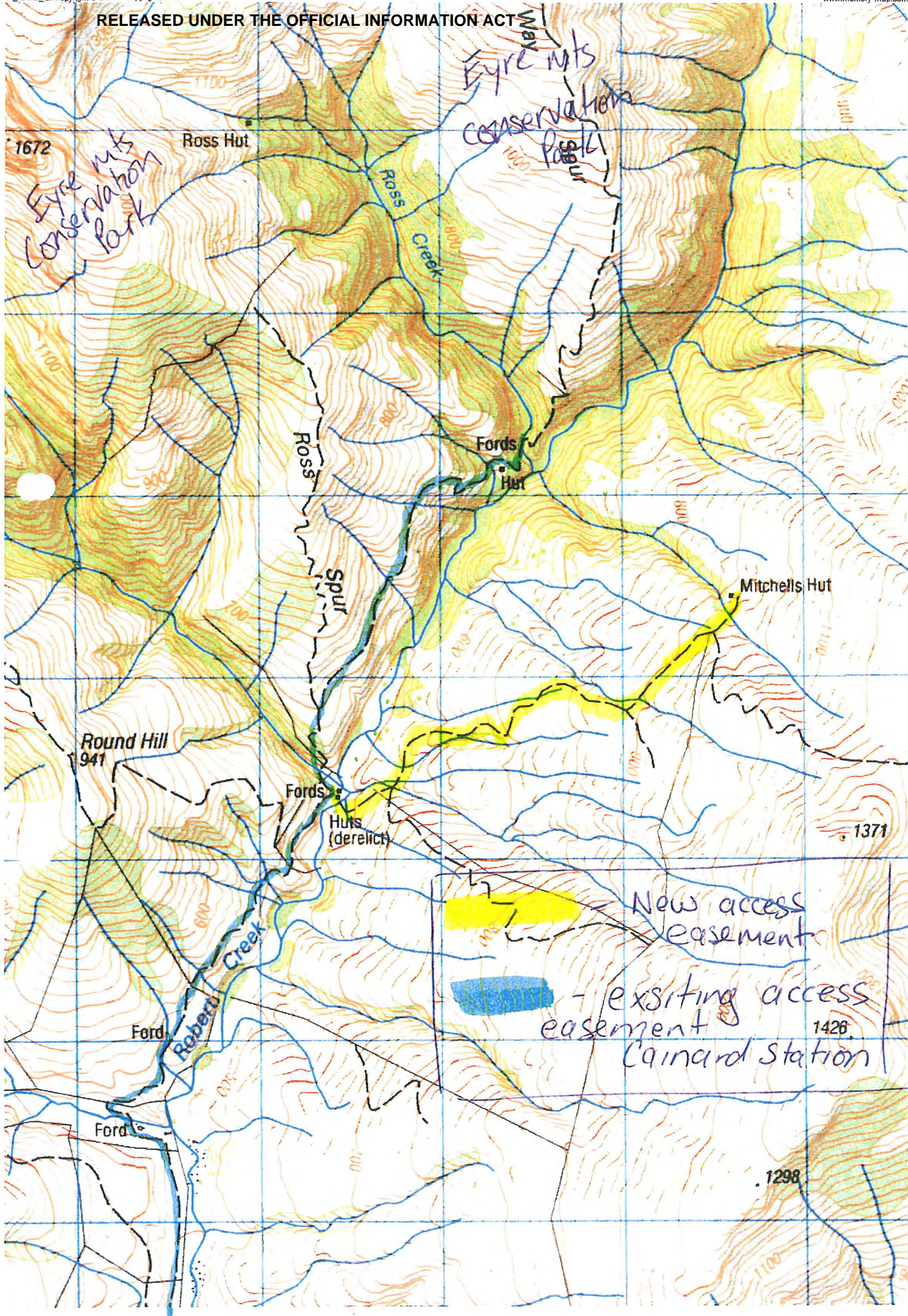
i support the preliminary proposal with two exceptions as listed below.

- 1) *The 6505 ha to designated to be a conservation area*, should be added to the eryl mountains conservation park. the land boundaries on to the eryl mountains conservation park in robert creek and would make an excellent addition to the park.
- 2) *Access in robert creek..* in robert creek beyond the new boundary is not viable for travel as it becomes steep and gorged. I propose that an access easement following the vehicle track between derelict huts and mitchells hut, to get to the open tops on the true left of robert creek (marked c to f on designations plan). this would also save having to bash through bush and scrub beside new boundary fence. There is an existing access easement on the true right of robert creek (cainard station), which comes down to the creek bed at the derelict huts. (see accompanying map).

Yours faithfully


stephen parry

RELEASED UNDER THE OFFICIAL INFORMATION ACT



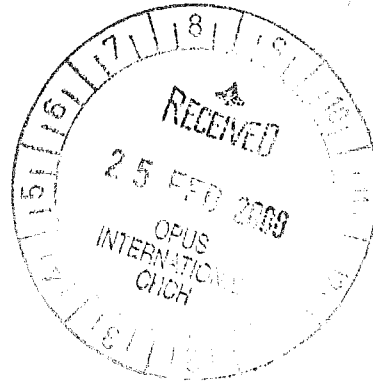


22 February 2008

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Tenure Review Consultant
Opus International Consultants Limited
P O Box 1482
CHRISTCHURCH

Attention: Bob Webster



Dear Bob

**ALANDALE & GREENVALE PASTORAL LEASES
TENURE REVIEW SUBMISSION BY CROWN MINERALS**

The Commissioner of Crown Lands has invited public submissions on the tenure review of Allandale and Greenvale Pastoral Leases which occupies an area of some 8,709 hectares on the Otago/Southland border.

An assessment of the area has shown that the lease areas, and much of the surrounding land, is prospective for a range of metallic minerals and is currently overlain by a granted prospecting permit.

Please find enclosed a written submission on this tenure review proposal.

Yours sincerely

for

Rob Robson
Manager, Petroleum and Minerals Policy

**Crown Pastoral Land Act 1998
Tenure Review
Preliminary Proposal**

Lease names: ALLANDALE and GREENVALE

Lease numbers: PS 067 and PS 068

**Submission by Crown Minerals
Ministry of Economic Development**

February 2008

ALLANDALE and GREENVALE PASTORAL LEASES PRELIMINARY PROPOSAL FOR TENURE REVIEW

SUBMISSION BY CROWN MINERALS TO COMMISSIONER OF CROWN LANDS

BACKGROUND

1. The Crown Pastoral Land Act 1998 provides a framework for the review of high country land in the South Island. In order to gain ownership of the all or part of the land leaseholders may request that their lease be considered for tenure review.
2. An invitation to undertake tenure review has been accepted for the Allandale and Greenvale pastoral leases and the review has reached the stage where the Commissioner of Crown Lands has put a preliminary proposal to Lake Wakatipu Station Limited, as leaseholder of Allandale and Greenvale. The Commissioner of Crown Lands has invited public submissions on this preliminary proposal for tenure review.
3. Allandale and Greenvale comprise some 8,709 hectares of land located on the border of Otago and Southland, south of Kingston and north of the Maitara Valley. The leases form part of the South Eastern Eyre Mountains and drain into the Maitara River
4. It is proposed that 6,505 ha be designated as a Conservation Area subject to three easement concessions, and 2,204 ha to be passed into freehold ownership subject to four covenants and an easement.

CROWN MINERALS

5. Crown Minerals, a group within the Ministry of Economic Development, is the government agency that manages New Zealand's state owned oil, gas, mineral and coal resources known as the Crown mineral estate. Crown Minerals is responsible for the efficient allocation of prospecting, exploration and mining rights, the promotion of the mineral estate to investors, and ensuring that the Crown receives a fair financial return for the use of its mineral estate.
6. The Crown (on behalf of all New Zealanders) owns all in-ground petroleum, gold and silver and approximately half of the in-ground coal, non-metallic and other metallic minerals including industrial rocks and building stones.

LAND TENURE REVIEW

7. The Associate Minister of Energy and Crown Minerals have previously registered their concern to both the Minister for Land Information and LINZ officials that the land tenure review process gives little consideration to the land's mineral value and potential for mineral development and that it does not recognise existing mineral permit and licence holders interest in the land. As a consequence of the ongoing review of pastoral leases, some land that is highly prospective for mineral development is passing into the

Conservation estate, or into private ownership, where it may become more difficult, if not impossible in some cases, for individuals and companies to gain access to this land for the purpose of exploration and mining. This represents a significant loss of economic development opportunity.

8. The objectives of tenure review are set out in section 24 of the Crown Pastoral Land Act and include "enabling reviewable land capable of economic use to be freed from the management constraints (direct and indirect) resulting from its tenure under reviewable instrument".
9. The economic benefits from mineral development can be substantial and should not be overlooked. If the land has high mineral potential and/or significant mineral content, then consideration should be given to the mineral value when determining future ownership and use of such land.
10. The purpose of this submission is to bring to your attention the known and potential mineral wealth of the land subject to the Allandale and Greenvale review and to request that this be taken into consideration when making a final decision on the review.

REGIONAL GEOLOGY

11. The area comprises schist of the Haast Schist group, which formed during the juxtaposition of Rakaia and Caples terrane rocks along a complex fault zone during the Jurassic to Cretaceous. The schistose parts of the Caples and Rakaia terranes are known collectively as the Haast Schist, and are divided into Otago, Alpine, Haast and Marlborough schists on the basis of geography. Caples and Rakaia terrane rocks become increasingly metamorphosed and deformed towards the centre of the schist belt.

LOCAL GEOLOGY

12. The area is underlain by textural subzone III well foliated and slightly segregated Otago Schist of the Caples Terrane. The metamorphic pile strikes mainly E-W and dips moderately to the south and south-west. Two very long NE striking sub-parallel fault systems, the Nokomai-Nevis-Cardrona Fault System and the Dome Burn-Garvie Fault, occur near the area. Remnant Tertiary sediments occur sporadically along these major faults.

KNOWN MINERALISATION

13. Alluvial gold occurs in Miocene to Recent sediments, and is derived ultimately from lodes or disseminated gold in adjacent schist.
14. The main river and stream-beds of the Nokomai River catchment have been worked sporadically for alluvial gold from the 1860's until the present day, and by the end of 1996 yielded approximately 251,000 oz of gold. Gold has been sourced from hard-rock, Pleistocene terraces, and Recent alluvial stream-beds. The only recorded hard-rock mine in the area is Commissioners Reef, from which no production figures are available.

CURRENT PERMITS AND MINERAL INTEREST IN THE LAND

15. Glass Earth (New Zealand) Limited's prospecting permit 39322 currently covers the entire area of the Allandale and Greenvale pastoral leases, refer attached map. This permit, granted over an area of 18,050 km² of the Otago region, is targeting a wide range of metallic and non metallic minerals.
16. Glass Earth has already completed an ultra-detailed magnetics, radiometrics, resistivity, altimetry, hi-map geoscan aerial geophysical survey. The majority of the region has been flown at a scale suitable to delineate significant mineralogical systems, and totalled approximately 25,000 line kilometres of flying. It is proposed that this will be followed by a programme of data retrieval, levelling, gridding, modelling and interpretation to identify anomalies. Targets will be assessed utilising a combination of ground-based geophysics, geochemical sampling, geological and mineralogical interpretations.
17. Overall, the work being undertaken by Glass Earth in Otago involves a radically different approach to exploration in this region that has the potential to target specific gold permissive areas via a set of tools unrelant on geochemistry. The interpretation of these data sets should add substantially to:
 - the geological knowledge of the area;
 - the mineral potential of the area;
 - the structural understanding of the area;
 - the agricultural/forestry and horticultural knowledge of the area via specific landform delineations; and
 - the shallow aquifer/water resource potential of the area (specifically affecting the dairying and crop growing potential of the area).

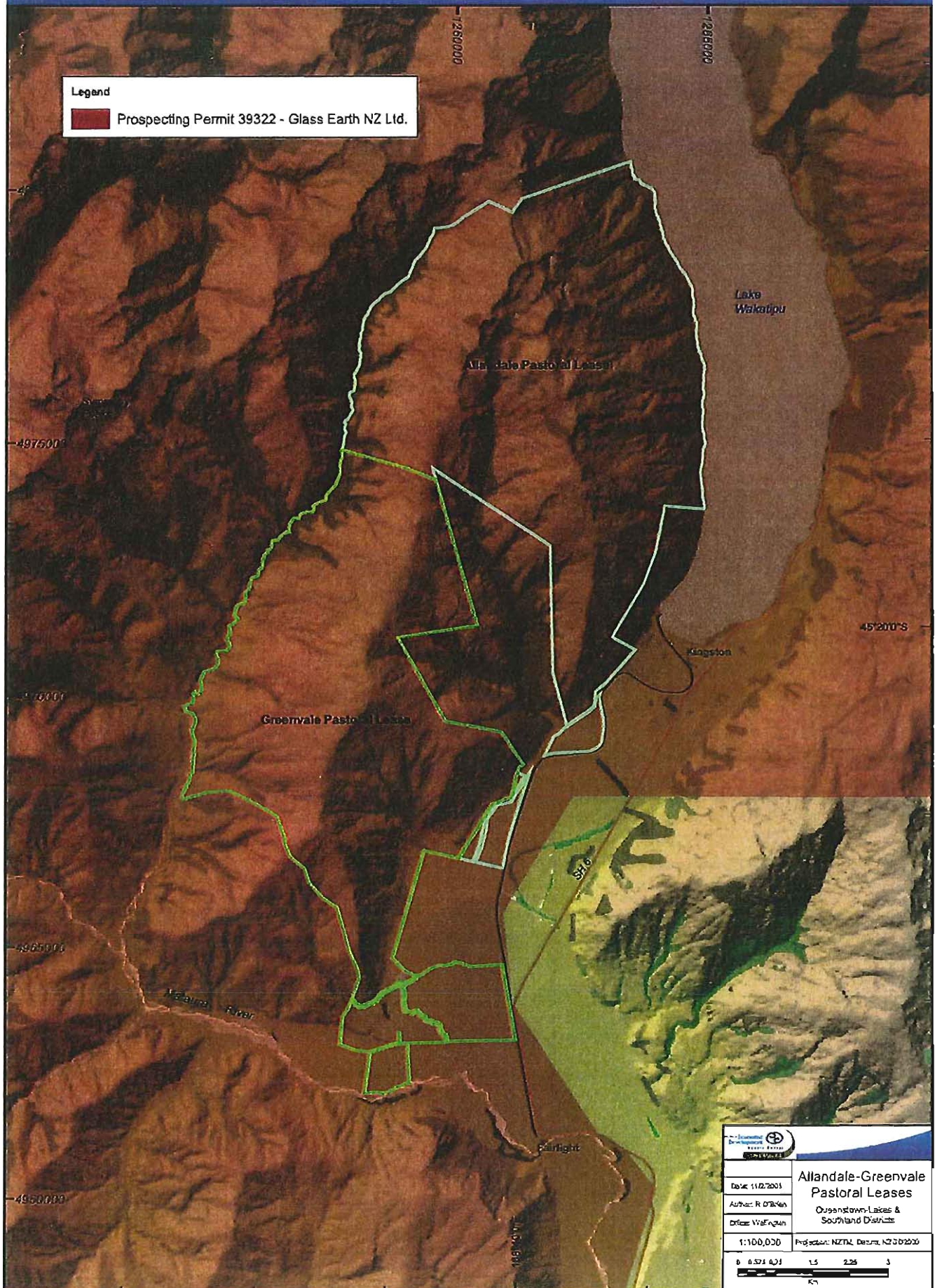
COMMENT

18. Prospecting is a relatively high risk business and the very nature of mineral prospecting and exploration means that a company starts with a large area of land and with time it reduces the area after eliminating areas of no interest. Where early reconnaissance work under a prospecting permit justifies further exploration expenditure, a company will apply for an exploration permit. Progressively the size of the area will be reduced to only a fraction of the original area and more often than not, a company will fail to identify economic mineralisation and the ground will be surrendered or the permit will be allowed to expire. Modern day prospecting and exploration techniques present little threat to the environment and yet the ultimate outcome of exploration can be the development of a mine with numerous economic spin-offs for the local economy.
19. Crown Minerals acknowledges that the transfer of Allandale and Greenvale to the Department of Conservation ("DOC") and private ownership does not preclude access to the land for the purpose of prospecting, exploration and mining. Permit holders can apply to DOC and the private landowner for an access arrangement under section 61 of the Crown Minerals Act 1991. However, because the Minister of Conservation's consideration of an application for access largely relates to conservation objectives, it is fair to say that it becomes more difficult for an exploration or mining company to secure a workable access agreement on conservation land.

CONCLUSION

23. The current and proposed prospecting activity by Glass Earth, highlights the new interest being shown to assess the mineral potential of Allandale and Greenvale and the surrounding region, and testifies to the economic mineral potential of the area.
24. The Allandale and Greenvale pastoral lease areas should be recognised as being prospective for minerals. To further assess the mineral potential of the area it is critical that exploration and mining companies get ongoing access to this land. Whatever the outcome of this review, Crown Minerals would want to see provision made to allow for mineral prospecting activities to continue to be undertaken.
25. Crown Minerals requests that the Commissioner of Crown Lands takes notice of the mineral potential of the Allandale and Greenvale pastoral leases. Consideration should be given to some form of transitional provisions to ensure that future explorers and developers have a right to access to Crown and freehold land on reasonable terms for the purpose of carrying out prospecting and exploration activities and also any development activities under subsequent permits granted in accordance with section 32 of the Crown Minerals Act.

Active Mineral Permits in the vicinity of Allandale-Greenvale Pastoral Leases



Allandale-Greenvale Pastoral Leases	
Otago Central-Lakes & Southland Districts	
Date: 11/02/2003 Author: R. D. Allen Office: Wellington	Projection: NZTM, Datum: NZGD2000
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