

Crown Pastoral Land Tenure Review

Lease name: CRAIGROY

Lease number: PO 233

Public Submissions - Part 2

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

July

10

The Commissioner of Crown Lands
C/o Darroch Valuations,
PO Box 215,
DUNEDIN.
Attn. David Paterson



**FOREST
& BIRD**
Dunedin Branch

PO Box 5793
Dunedin

26.11.09



Dear Sir,

I enclose these submissions on the preliminary proposal for Craigroy Pastoral Lease on behalf of the Dunedin Branch of Forest and Bird.

Thankyou for the opportunity to make submissions on this proposal and for arranging permission for us to inspect the lease.

Yours sincerely

Janet Ledingham

For the Management Committee of the Dunedin Branch, Forest and Bird Protection Society

Email jledingham@xtra.co.nz
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Phone 03 467 2960

Submission on the Preliminary Proposal for Craigroy Pastoral Lease

On behalf of the Dunedin Branch Forest and Bird Management Committee.

This submission is written on behalf of the Dunedin Branch of the Forest and Bird Protection Society which has approximately 565 members, many with strong interests in the High Country values and recreational opportunities as well as in botany and natural history in general. Many of the members enjoy active recreation in the back country and are very aware of the need to ensure the protection of natural values, vegetation and landscape, historical sites and to improve public access through the tenure review process.

The submission is written with reference to the objectives of tenure review as set out in the Crown Pastoral Land (CPL) Act 1998, and the recently stated government objectives for the South Island high country, especially the following: -

- *to promote the management of the Crown's high country in a way that is ecologically sustainable.*
- *to protect significant inherent values of reviewable land by the creation of protective measures; or preferably by restoration of the land concerned to full Crown ownership and control.*
- *to secure public access to and enjoyment of high country land.*
- *to ensure that conservation outcomes for the high country are consistent with the NZ Biodiversity Strategy to progressively establish a network of high country parks and reserves.*

This submission is made on the basis of knowledge of the Valley gained from frequent visits over some 30 years as well as our more recent inspection specifically to assess the outcome suggested in the Preliminary Proposal.

Introduction

The Nevis valley as a complete entity.

The Nevis Valley taken as a complete entity is a very special place as is appreciated by those who make the classic trip from Garston through to Bannockburn by 4WD, biking or walking as well as those who visit the Valley to walk, tramp, botanise, fish, canoe and just enjoy the remoteness and the scenery. There are outstanding views of the Hector Mountains and the Remarkables to the west and first the Old Woman Range and then the Carrick Range dominate on the true right of the river.

The landscape and conservation values have been acknowledged by many different organizations, and in many reports, including that on the original Kawarau Water Conservation Order and the extensive Conservation Resources Reports done by the Department of Conservation experts as part of the tenure review process for the pastoral leases in the Nevis Valley.

It is widely acknowledged that the Nevis Valley is blessed with spectacular natural characteristics, including outstanding landform and that the Nevis River is the last example of a free-flowing river in the Central Otago District .

The Department of Conservation Otago Conservation Management Strategy (CMS) includes the Nevis Valley within Special Place 26, The Remarkables . The CMS notes the remote character of the Nevis Valley and describes it as a supreme example of a little modified and virtually treeless Central Otago landscape with one of the most intact goldfield's landscapes remaining in Otago'. One of the Otago CMS objectives is 'the protection of the high historic values and remoteness of parts of this Special Place'.

The Nevis Valley in its entirety has landscape values of national significance noting the homogenous dominant gold tussock cover, a distinctive, highly diverse and visible landform with cultural influences from mining and pastoralism. Those factors together with the enclosed remote and relatively isolated nature of the valley are considered to contribute to a landscape that is visually memorable.

The Valley is increasingly used for a wide range of recreational activities and the outcome of this review is likely to increase particularly the use and enjoyment of the high country within it as well as use of the land close to the river and enjoyment and appreciation of the mining history..

Land to be restored to Crown Control

CA1 An area of 810 hectares (approximately) to be designated as land to be restored to or retained in Crown control as conservation area.

We fully support the designation of this land as a CA for all the significant inherent values within it as detailed in the Conservation Resources Report (CRR) and in the Proposal and confirmed on our inspection.

It is acknowledged that the landscape on this face of Craigroy and on the Carrick lease adjoining is outstanding and worthy of protection. Since the Carrick CA boundary was around 1000m we consider that that is further justification for extending the CA down to close to the same altitude

We therefore recommend that the CA1 be extended south from point 'B' as was proposed in the designations suggested on the 2004 map. The significant inherent values warrant it and as far as we can tell from the data we have the cost of new fencing would be less.

1. Continuation in force of existing right to convey water granted to Carrick Irrigation Company.-

We have no objection to the above.

2. Continuation in force of existing unregistered deemed permit to take water granted to Carrick Irrigation Company.

We have no objection to the above

3. Granting of a Recreation Concession to Robert William Brown and Sandra Louise Brown:

A recreation concession to allow a Skidoo operation to be granted to Robert William Brown and Sandra Louise Brown.

We have no objection to the continuation until the permit expires at which time we would expect that activity will cease.

4. Granting of a grazing concession to Pioneer Generation Limited.

We have no objection to the phase - out grazing proposed but it should not be extended beyond 5 years.

R1 Scenic. An area of 190 hectares (approximately) to be designated as land to be restored to or retained in Crown control, as Scenic Reserve

This area contains significant botanical values which are well described in the proposal. It is part of an RAP1/4 Barn Creek recommended for full protection in the PNA survey and as well as

impressive landscape has a stand of snow totara at about 920m On the rubblefields, rare in the district and the endangered *Simplicia laxa*. We consider that the significant inherent values in the area of the Barn creek PNA certainly extend further down in altitude to 820m where, as noted in the CRR, '*briar, the exotic pasture species and hieracium become prominent*'.

We endorse the R1 Scenic designation but think the lower boundary of R1 should be extended down to about 820m to protect the values still present there and include the South branch of Barn Creek.

A more desirable alternative would be to include R1, with the extensions noted above, in the extended CA1 we have proposed.

A **grazing concession** under Section 59A Reserves Act 1977 to be granted to Pioneer Generation Limited over the land marked "R1 (Scenic)" on the Plan.

We oppose absolutely any continued grazing over R1 as we are sure it would hinder the expected regeneration of Carmichaelia and other species which are expected to recover once grazing is removed – according to the proposal.

Freehold Land

An area of 3442 hectares (approximately) to be designated as land to be disposed of by freehold disposal to Pioneer Generation Limited (shown edged in green on Plan in Schedule A) under section 35(3), section 36(3)(b) and section 40(1)(b) Crown Pastoral Land Act 1998 subject to protective mechanisms and a qualified designation.

This area is significantly modified, especially below about 900m and has been oversown and topdressed.

Below about 800m, most of the area is (LUC) Class VI and thus of medium suitability for pastoral farming. We accept that this land should be capable of supporting ecologically sustainable pastoral farming, and therefore be suitable for freehold disposal.

We feel however, as stated in the discussion of CA1, that the land between about 1,000m and the proposed lower boundary of CA 1 at about 1,200m along the Carrick Water Race should rather be part of CA1 in view of the significant inherent values within it as described in the proposal and the CRRs and evident on our inspection. This would then reduce the necessity for a long stretch of fencing along the proposed CA1 boundary.

We support the freeholding of the land below about 1000m, but strongly suggest that the higher country belongs within CA1.

Landscape Covenant. A conservation covenant under Section 77 Reserves Act 1977 for the purposes of protecting the landscape values of the area marked "CC(Landscape)" on the Plan attached.

A landscape covenant is certainly needed over the proposed freehold area and we support this.

Public Access and Minister of Conservation Management Purposes Easement in Gross: An easement under Section 7 Conservation Act 1987:

(i) to provide public access for persons on foot, or on or accompanied by horses, or by non-motorised vehicles powered by a person or persons, provided however that persons with guns and persons accompanied by dogs are permitted to use the easement area provided they have a hunting permit issued by the Department of Conservation over that part of the land shown marked as "a-b" "c-d", "e-f", "f-fl", "g-h" and 'i-j' on the Plan attached in Schedule A.

hunting permit issued by the Department of Conservation over that part of the land shown marked as "a-b" "c-d", "e-f", "f-fl", "g-h" and "i-j" on the Plan attached in Schedule A.

In general we endorse these access provisions but make the point that legal access in perpetuity must be secured from the Nevis Road along to Point 'j' at the Carrick boundary by whatever means to allow the public access by motorised and non-motorised means.

(ii) to provide access for tenants, agents, contractors and invitees of the Minister and any employee or contractor of the Director-General of Conservation on foot, or on or accompanied by horses, or by motor vehicle, with or without machinery and implements of any kind, and with or without guns and dogs, for management purposes over that part of the land marked "a-b", "c-d", "e-f", "f-fl", "g-h" and "i-j" on the Plan attached in Schedule A.

We see no problems in this.

1.72 hectares Local Purpose Reserve to be designated as land to be disposed of by way of exchange for the area labelled R1 (Scenic) on the plan to Pioneer Generation Limited (labelled "Exch 2" on Plan) under section 38(1)(c) Crown Pastoral Land Act 1998.

We are totally confused about this exchange area and would simply make the point that there should be a recreation reserve along the river from the Nevis road towards the Carrick boundary, ideally from the road across to the river, with its extent such that the public could access both the river and the mining remains and dredge ponds and wetlands. Controlled sheep grazing could happen in this area. It is an ideal site for picnicking etc.

Public Access and Minister of Conservation Management Purposes Easement in Gross: An easement under Section 7 Conservation Act 1 987:

(iii) to provide public access for persons on foot, or on or accompanied by horses, or by non-motorised vehicles powered by a person or persons, provided however that persons with guns and persons accompanied by dogs are permitted to use the easement area provided they have a hunting permit issued by the Department of Conservation over that part of the land shown marked as "f2-f3"

We have no problem with this

(iv) to provide access for tenants, agents, contractors and invitees of the Minister and any employee or contractor of the Director-General of Conservation on foot, or on or accompanied by horses, or by motor vehicle, with or without machinery and implements of any kind, and with or without guns and dogs, for management purposes over that part of the land marked "f2-f3" on the Plan attached in Schedule A.

We have no problem with this

Recreation Reserve over the area between the Crossing Bridge and the start of the Gorge a few hundred metres down stream.

We believe such a reserve should be created, of up to 300m in width on both sides of the river to allow for public access for picnicking, getting to the river and a very pleasant short walk down stream as far as the first spectacular gorge.

In this area close to the Nevis Road there are mining tailings with rare plants growing on them. Controlled sheep grazing here would be acceptable, but not cattle.

It seems that a part of this area is proposed to be freeholded as part of an exchange.

We do not support this for the above reasons.

Historic remains on the Craigroy Lease

Some consideration should be given to protective mechanisms over these historic sites which are an integral part of the mining history in the Valley and are currently proposed for protection by the Historic Places Trust. This would include the Ritchie dwelling remains close to the old Craigroy homestead and indeed the homestead itself. The historic values are well described by Jill Hamel in 'The Cold Sequestered Nevis' and indeed in the CRR and the proposal.

From the Craigroy CRR we note the evaluation of the significance of the historic values as reproduced below,

Significance of Historic Values

The best representatives of early sluicings in the Nevis Valley are those at the northern end of the valley at Nevis Crossing, and an area along the true right bank of the Nevis River around the mouth of Coal Creek, both of which are on Craigroy pastoral lease.

A wide range of technologies and eras are represented from 1860s ground sluicings through 1900s dredging and hydraulic elevating to 1930 hydraulic sluicings. This is unusual, since dredging and hydraulic lifting often destroys all earlier workings e.g. Gabriels Gully. The association of the remnants of a bucket dredge, the Nevis Crossing dredge, with workings that are extensive in both area and time, cannot be matched anywhere else in Otago or Southland. 1930's workings cannot be protected under the Historic Places Act. All these groupings and their intact nature give the area as a whole regional significance.

The workings are set in a landscape that has been little modified since nineteenth century. Cultivation has had minor effects only in the area around the Crossing.

Families who still rent or own properties at the Nevis Township on the western bank of Nevis River, provide a strong link with the past. Much more historic documentation and identification of names with sites are available in the Nevis compared with most other alluvial workings, such as the Bannockburn sluicings.

The wide open landscape and lack of forest and shrubland makes the sites highly visible and particularly easy for visitors to appreciate. Though an area such as Skippers has similar mining values, the vegetation and steep terrain makes the latter more difficult for visitor interpretation. There is no other alluvial gold field known of in New Zealand that has both such high heritage values and such ease of interpretation as has the Nevis Valley Goldfield, of which Craigroy is a part. This gives the field national importance.

1.

Some lasting mechanism of protection for the above values is paramount whether it be as historic reserve or by other means.

We note that the 2004 proposal map in fact had a CA, labelled CA2, over some of this area presumably to protect the historic and other significant values and it may be that this approach should be revisited.

We thank the Commissioner of Crown Lands for the opportunity to comment on the Preliminary Proposal of this pastoral lease.

Janet Ledingham,

For the Management Committee of the Dunedin Branch, Royal Forest and Bird Protection Society.



Figure 1. Part of the area before the Crossing Bridge on the upstream side that we think should be available to the public for picknicking.



Figure 2. Tailings on the same area that need some form of protection and are home to some of the rare plants such as the *Myosaurus*, Figure 3, below. Looking down into the Nevis Gorge.



Figure 3.



Figure 4. "Ritchies" ruins near Craigroy homestead which need protection preferably as Historic Reserve.

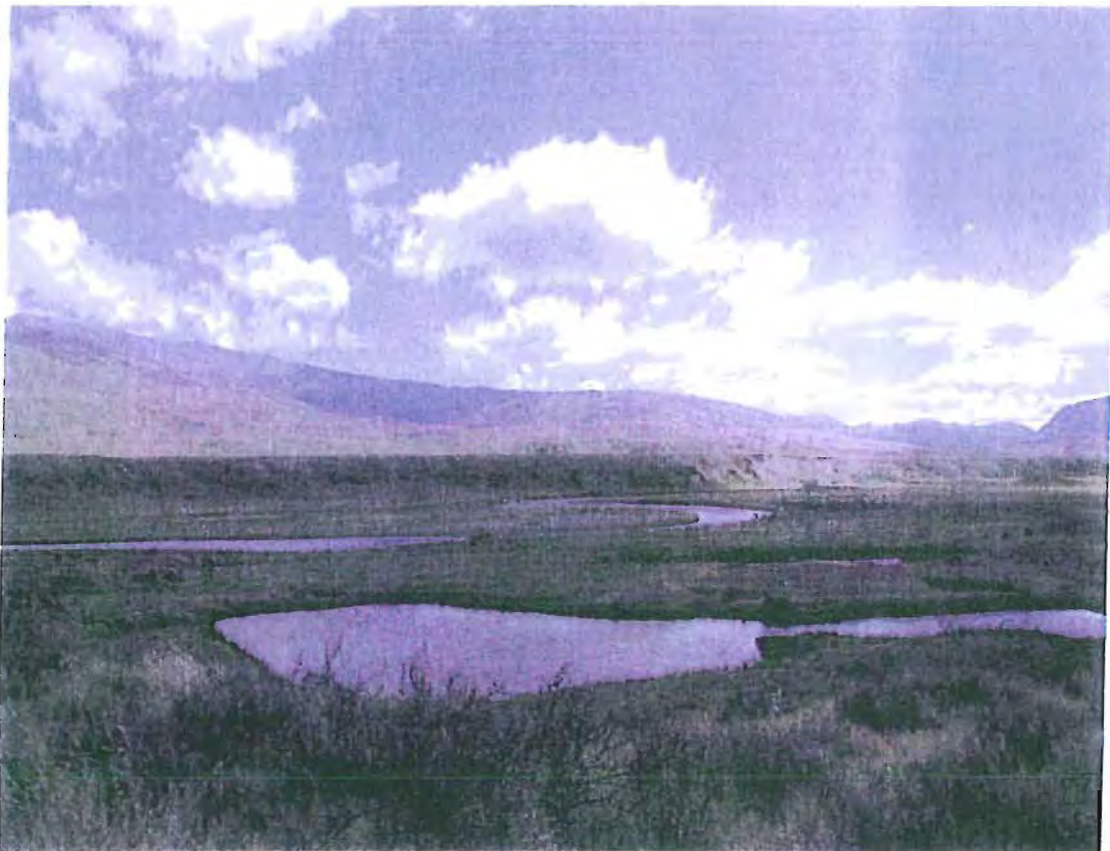


Figure 5. Craigroy, some of the many dredge ponds and tailings, more candidates for a Historic Reserve or CA status.



Figure 6. Historic tailings between the road and the River on Craigroy which need to be protected.



Figure 7. More roadside tailings, a part of the mining history.



Figure 8. Ephemeral wetland and tailings between the road and the river, both worthy of protection.

John Douglas
41 Glencarron St
Alexandra 9320

26th November 2009

The Commissioner of Crown Lands,
C/- Darroch Valuations
PO Box 215
DUNEDIN



Dear Sir

Re: Preliminary Proposal for Tenure Review: Craigroy Pastoral Lease

Thank you for the opportunity to comment on this proposal.

I write as a retired small tour operator and with over some 20 years of traveling and walking over large areas of Central Otago, have gathered an extensive knowledge information of Central Otago, its history, flora and to a lesser extent on that of its fauna

This submission is based on an examination of the proposal interms of its fulfillment of Part 2 of the Crown Pastoral Lands Act 1998, (CPLA), and an assessment using the guidelines for assessing areas of significant inherent values in the DOC Standard Operating Procedures.


The Preliminary Proposal As Presented

- 1) Support most of the proposal except that of the associated mining area and buildings on the true right of the Nevis River at The Crossing.
Brochures on the Nevis Valley, a 1908 map of Lower Nevis Valley mining & buildings and proposal maps sheet 1 and 2 with amendments enclosed.
- 2) DoC have omitted in the Proposal any mention of the historic significance of these mining sites and buildings that provide evidence of the importance of both its early pastoral history and mining.
- 3) Instead DoC have made reference that the two areas, one being a bridge Reserve, (Exch 1 and Exch 2 - Sheet 2 of Map TR 262) beside or close to the bridge have instead be exchanged for land in Barn Creek catchment.(R1 Scenic). This is not a like for like exchange..

Recommendation

That the area associated with the early alluvial workings on both sides of the Nevis Road before the bridge, the old hotel / settlement ruins and along to the old Craigroy homestead, be returned to the Crown and designated as the Lower Nevis Valley Historic Scenic Reserve and be administrated by DoC.

Yours sincerely

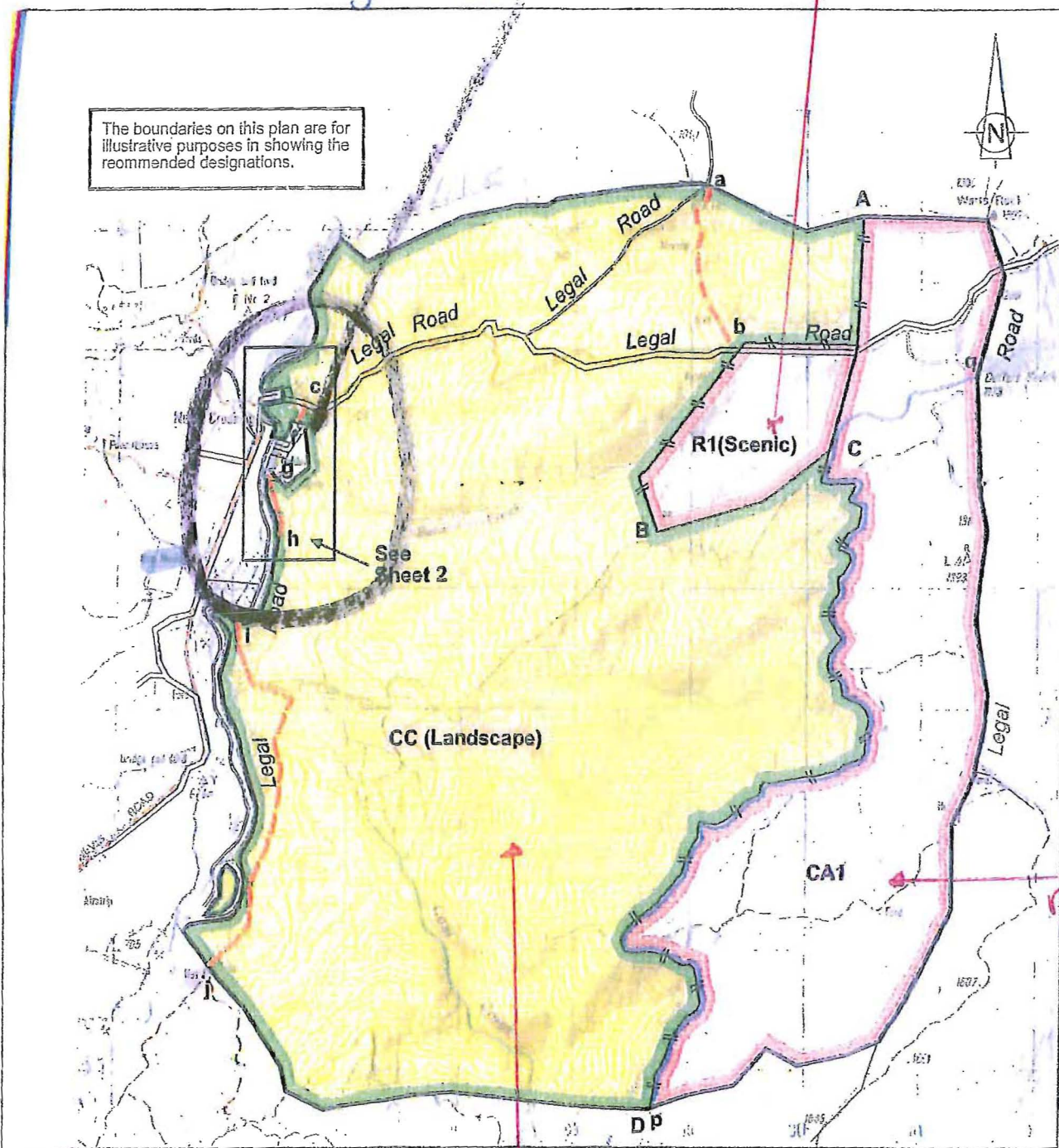

John Douglas

Enclosed: Otago Goldfields Heritage Trust Nevis Valley Brochures
Amended Sheet 1 & 2 of Map 262 8_5..1..5
Sketch map of the Lower Nevis Valley around 1908




Of historic significance

190 hectares of Scenic Reserve

The boundaries on this plan are for illustrative purposes in showing the recommended designations.




P 233 CRAIGROY TENURE REVIEW PROPOSED DESIGNATIONS


-  Pastoral lease land to be restored to or retained in Crown control as conservation land by way of exchange for existing Conservation land marked "Exch 1" subject to a grazing concession and recreation concession - CA1
-  Pastoral lease land to be restored to or retained in Crown control as Scenic Reserve by way of exchange for "Exch 2" subject to a grazing concession R1 (Scenic)
-  Pastoral lease land and unused Crown Land to be disposed of by freehold disposal to Pioneer Generation Limited, subject to a Landscape Protection Covenant CC(Landscape)

344.2 hectares

Easement

 Public access and Minister of Conservation management purposes easement in gross a-b, c-f, g-h and i-j

Continuation in Force

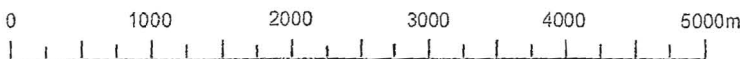
 Registered right to convey water contained in transfer 885704 in favour of Carrick Irrigation Company Limited (p - q)

 New fences: Marked in capital letters A-B and C-D

Version	1	2	3	4	5
Otago Land District	Sheet 1 of 2				
NZMS 260 F.42	Date 04/06/2009				

Certified a true copy of the original status check plan.

Craigroy



Scale 1 : 50000

Graphics by :
TL Survey Services Ltd
DUNEDIN

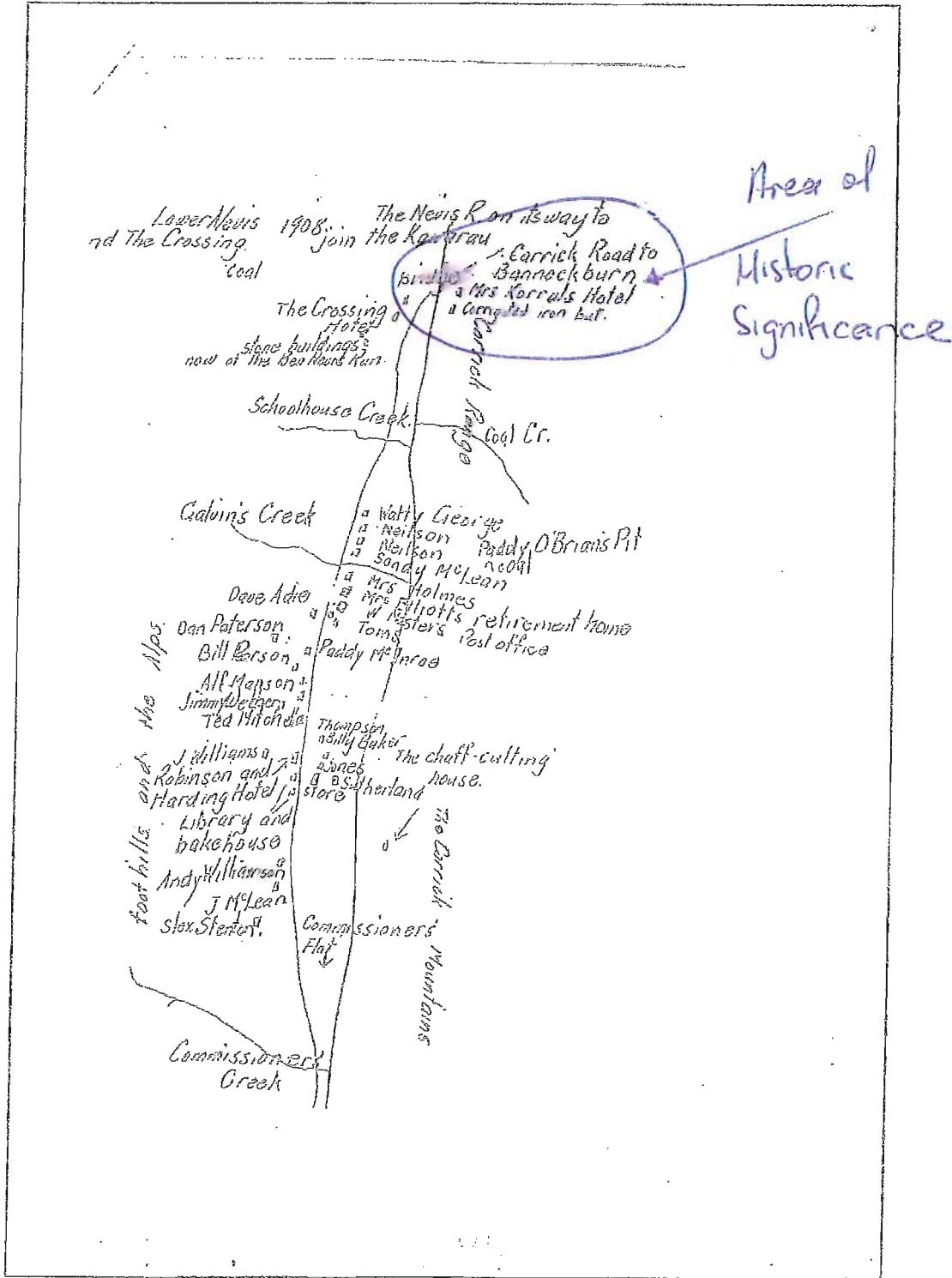


Figure 10: Sketch plan showing the occupation of the Lower Nevis Valley in around 1908 (Gavine McLean 95-007, Hocken Library, University of Otago).

That's on Craugroy Station

True right of the Nevis River.