

Crown Pastoral Land Tenure Review

Lease name: Obelisk Creek

Lease number: Po 377

Public submissions

These submissions were received as a result of the public advertising of the preliminary proposal for tenure review.

November 03



Department of Botany

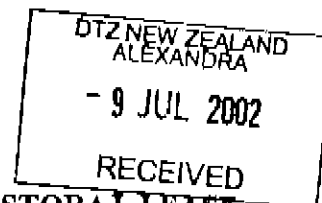
University of Otago
Te Whare Wananga o Otago

Division of Sciences
PO Box 56, Dunedin
NEW ZEALAND

Tel: National 03 479 7573 International 64 3 479 7573
Fax: National 03 479 7583 International 64 3 479 7583
Email: amark@otago.ac.nz

July 8, 2002.

Manager,
DTZ New Zealand Ltd.,
PO Box 27,
ALEXANDRA.



SUBMISSION ON PROPOSED TENURE REVIEW: OBELISK CREEK PASTORAL LEASE

Dear Sir,

Thank you for sending me a copy of this proposal for the tenure review of Obelisk Creek Pastoral Lease. I appreciate the opportunity to comment on this proposal based on my close knowledge of the vegetation of the area gained over many years of involvement with plant ecological research on the Old Man Range and Central Otago in general.

Being a relatively small leasehold property, the separation proposed between land to be restored to full Crown ownership and control (126 ha) and freeholding (400 ha) is reasonable and acceptable. The grazing concession on the land to revert to Crown control, proposed for a five-year period, although for only a limited period (six weeks in late summer), would be more acceptable if it expired after three years, since recovery of palatable plants will be delayed while grazing persists. Note, recovery in terms of height and flowering of slim snow tussock (*Chionochoa macra*) soon became obvious when grazing ceased on the nearby Bain Block.

The report does not state whether the fence which currently exists close to the line of the proposed boundary between the land to be freeholded and that to become under Crown control, is to serve this purpose, but presumably it will. If it does not, then this fence should be installed as close to the 1220 m contour as practicable (the elevation stated in S. 4.2 of the report: Justification) and not vary between 1220 and 1300 m, as stated in S. 3.2 of the report. This is because of the high conservation values of the snow tussock grassland (transitional between narrow-leaved and slim snow tussocks) in the vicinity.

Thank you for the opportunity to comment on this proposal, which will contribute significantly to the intrinsic values of the proposed Kopuwai Conservation Park.

Yours sincerely,

Alan F. Mark
Professor Emeritus

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OTAGO CONSERVATION BOARD

Our ref: OCB 34

9 August 2002

Commissioner of Crown Lands
c/- DTZ New Zealand Ltd
Land Resources Division
PO Box 27
ALEXANDRA

DTZ NEW ZEALAND
ALEXANDRA
12 AUG 2002
RECEIVED

Dear Sir

SUBMISSION ON TENURE REVIEW OF OBELISK CREEK PASTORAL LEASE

Thank you for the opportunity to comment on the Notice of Preliminary Proposal for the tenure review of the Obelisk Creek Pastoral Lease.

The Otago Conservation Board supports the following aspects of the preliminary proposal:

- the designation of about 130 ha as land to be restored to Crown control as a conservation area (which will contribute significantly to the intrinsic values of the proposed Kopuwal Conservation Park);
- the freeholding of about 400 ha on the lower part of the property.

The board believes that the proposal should be changed as follows:

- The proposed grazing concession should have a term of three years rather than five years, to allow the recovery of palatable plants to occur sooner;
- The fenceline between the land to be freeholded and the land to be restored to Crown control as a conservation area should follow the 1220 m contour as closely as practicable, because there are high conservation values in the transitional snow tussock vegetation just above this altitude.

We appreciate the opportunity to provide comment on this proposal and we are willing to elaborate on any of the issues we have raised.

Yours faithfully

Les Cleveland
Chairperson

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ROYAL FOREST AND BIRD PROTECTION SOCIETY OF NEW ZEALAND INCORPORATED

UPPER CLUTHA BRANCH
PO BOX 38
LAKE HAWEA

27th August 2002

The Commissioner of Crown Lands
C/o DTZ New Zealand Ltd
Land Resources Division
PO Box 27
ALEXANDRA



Dear Sir

OBELISK CREEK - TENURE REVIEW, PRELIMINARY PROPOSAL

We thank you for supplying us with a copy of this proposal. We would be pleased if you would accept this submission from our branch of the society.

Our society is well known throughout New Zealand for its work in protecting the environment, and the interests of the public of the country in this respect. We support the aims of the Tenure Review process, and our branch takes particular interest in any property going through the process in, or in the vicinity of, Central Otago.

We endeavoured to inspect the property on two particular days but the winter weather was against us. On the second day a blizzard turned us back just after we had started walking up the hill, but we do thank Mr Dunbler for allowing us to attempt to do so.

However, this submission is based on an earlier NGO inspection, in which the writer was assisting with transport for two other NGOs some four years earlier.

OUR COMMENTS;

(1) The area of 129.95 ha (*approximately*) to be designated as land to be restored to full Crown ownership and control under *Section 36 (2) (b) (i) CPLA 1998*, we see as necessary due to its many significant inherent conservation values identified by the Department of Conservation in its report. It will also be a very valuable neighbour to the Fraser Basin block (which it boundaries at the top) that came out of the Earnscleugh Station tenure review.

It is also gratifying to see the Old Man conservation area slowly coming into being - starting with Bain's Block, followed by the Fraser Basin and now this further addition.

(2) We see the grazing concession to be granted to P R and J L Dunbler under *Section 36 (1) (a) CPLA 1998*, as being fair and adequate. However in the event of a sale being proposed to any other party during the five year term of the concession, we believe the concession should not be transferable. (13.1 of the Concession document)

While a fee may be charged for the monitoring of the concession (Clause 16); no mention is made in the document as to how or when any monitoring will be done.

(3) The area of 400.1882 ha (*approximately*) to be disposed of to P R and J L Dunbler should be capable of being run as an ecologically sustainable unit when "*freed from management constraints (both direct and indirect)...*"

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ALEXANDRA
28 AUG 2002
RECEIVED



**COMBINED
4WD CLUBS**
P O BOX 13 275
CHRISTCHURCH

26th August 2002

The Manager
DTZ New Zealand Ltd
Land Resources Division
P O Box 27
ALEXANDRA

RE Obelisk Creek Tenure Review

Dear sir

Please find enclosed our submission relating to the Crown Pastoral Land Act 1998, Tenure review Obelisk Creek.

Our submission is made on behalf of Combined 4WD Clubs, a yet to be incorporated society who represent seven 4WD Clubs based in Canterbury.

We understand that public hearings will not be held, and we look forward to hearing from you in due course.

Yours faithfully

Paul A Dolheguy
Secretary

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INCORPORATING
CANTERBURY LAND ROVER OWNERS CLUB - CHRISTCHURCH 4 WHEEL DRIVE CLUB - CANTERBURY JEEP CLUB
NORTH CANTERBURY FOUR WHEEL DRIVE CLUB - PEGASUS BAY LAND ROVER OWNERS CLUB - SUZUKI 4WD CLUB
SOUTH ISLAND NIVA DRIVERS ASSOCIATION

**Submission to the Commissioner of Crown Lands
Regarding Tenure Review of Obellak Creek Lease
Under Crown Pastoral Act 1998**

Dated 26th August 2002

**A Submission By:- Combined 4WD Clubs Inc
P O Box 13275 Christchurch**

Introduction:-

Combined 4WD Clubs is a duly incorporated society based in Canterbury and it represents its member Four Wheel Drive Clubs on access issues. The society has seven member four wheel drive Clubs, and that represents a total of 520 individual members and families. Member Clubs in the main run 4WD off road back country trips for their members, these trips normally being run over weekends, and some of a single day or two day with a camp over. These trips have been run at irregular intervals and with the purpose of recreation and enjoying the driving and scenery, photography and other recreational values that the station has had to offer.

Land Tenure

Our organization supports the Commissioner of Crown Lands actions and intentions in securing additional lands to be secured under Crown ownership, and its use as a conservation area. However we regard that public owned Crown Land should be held for the benefit of all of our countries citizens to enjoy and view, other wise there is little purpose in the public of New Zealand owning unproductive lands as a capital asset. It must be held as an asset for its other purpose, land as used for, scenic, preservation of animals and species and for its recreational and historic values.

Access

We believe that all Crown Land that is held for Conservation purposes must have preserved in it access as a protective mechanism. Where there are existing 4WD tracks on a property, and there is the topography allows for vehicular access we believe that all easements should allow for continued vehicle use of these tracks on.

Our submission

We support this proposal, and support the recreational values it is trying to uphold. The proposed conservation land runs close to the Old Man Range legal road that is used by 4WD enthusiasts during the year. Member Clubs periodically run club trips along the road, and trips are popular among members. The proposed conservation land will enhance the trip as members can park up and walk the land to take in the views and enjoy the countryside.

Points we wish to make regarding the Review:-

1. Looking at the map the proposed conservation land does not run to the boundary of the public road at the ridge of Old Man Range. We suggest the conservation land goes to the road boundary. (western end of proposed land)
2. Clause 3.1 in the proposal refers to Recreational use, and this statement is correct, and note here that the statement is made that the land does run to the formed track boundary we refer to in 1 above
3. We suggest this mapping of the boundary be checked .

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4. We assume the boundaries will be fenced, and if so we suggest there is a style provision on the fence at the road boundary we are referring to allow public easy access over the fence. Style access removes the need for gates to be open and secures stock remain in the fenced area.
5. Provision for vehicle parking should also be allowed for.

Thank you for the opportunity to make a submission, and we hope our submission is helpful in the creation of another successful conservation area.

Submission signed on behalf of Combined 4WD Clubs



Paul A Dolheguy
Secretary
28th August 2002

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Public Access New Zealand

INCORPORATED

R D 1 Omakau 9182 Central Otago New Zealand
www.publicaccessnewzealand.org

Phone & Fax 64-3-447 3554
panz@aa.co.nz

28 August 2002

Commissioner of Crown Lands
C/- DTZ New Zealand
P O Box 27
Alexandra

Submission on Obelisk Creek Tenure Review Preliminary Proposal

Public Access New Zealand wishes to comment on the following aspects of the Preliminary Proposal-

- Conservation Area
- Marginal strips
- No protection of historic values
- Legal access

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Proposed conservation area

This area represents a distinct block of high natural values. We would have recommended a lower boundary to encompass the majority of the tall tussock grassland that extends further downslope.

We submit that the present fenced lower boundary be relocated downslope. We certainly believe that the boundary proposed in the *Preliminary Proposal* should not be used as a lower boundary precedent for adjoining properties, in particular on Gorge Creek, where tall tussock extends well down-slope from Dr Hyde's Water Race.

The proposed conservation area includes a diversity of alpine herbfields, solifluction features, tors, mini cirques and snowbanks that are of considerable interest. These, and the remaining higher altitude tussock grasslands, provide a natural extension to other lands either in or proposed for public reservation. In summer, botanical and geomorphological features warrant visitor interest. In winter, cross-country skiers who deviate off the range crest will find interesting skiing on head walls and steeper escarpments.

Solely as a phasing-out mechanism, we accept continued grazing for a maximum of 5 years, on the basis that this use does not confer any right of exclusive occupation or derogate from the rights of the

Marginal strips

The South Island-wide pattern of uncertainty surrounding marginal strips on pastoral leasehold is repeated on this property. This uncertainty is both as to the extent of existing strips and what may be required as a consequence of tenure review.

For instance the *Land Status Report* records that "a field inspection may be required to ascertain if Coal Creek...could be subject to section 24 Conservation Act". This report continued that "this aspect may have been satisfied on renewal of the lease in 1992 however I have found no evidence of this".

The best that DOC can offer is that "it is likely that the lower part of Coal Creek may warrant the creation of marginal strips", *Conservation Resources Report*, p 8 (our emphasis).

It is an entirely unsatisfactory state of affairs when the administrators of these Crown lands can't tell whether or not they have complied with the law on lease renewal by creating strips, and if not what may be required to rectify the situation. Until marginal strip assessment and implementation becomes an integral part of tenure review procedures, such maladministration is destined to continue. Continued avoidance of this issue amounts to failure by the CCL to secure public access to and enjoyment of reviewable land (section 24(c)(i) CPLA). This must be rectified for this and all future tenure reviews.

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Non-inclusion of freehold land in tenure review

The DG of Conservation's Delegate indicated that several freehold sections owned by the pastoral lessee be included in the tenure review, "on the basis that certain historic features on this freehold land have significant inherent values and were desirable of protection", *Report on Inclusion of Other Land*, p 2. The owners agreed to this inclusion.

DOC recommended Reserve Act covenants over four separate historic sites encompassing approximately 5 ha. This recommendation was fully supported by the CCL's agent (*Submission Draft Preliminary Proposal*, p 6). DOC recorded that the significance of the sites "at a national level"... "is the relative intactness of (gold mining) dams, races, working and habitations, along with the association of the sluicings with John Ewing, a major entrepreneur of New Zealand mining around the turn of the century. Of more significance to the department is the association of Wilkinson with the Mitchell family and the preservation of the landscape that forms a historic context for Mitchell's cottage as an Otago Goldfields Park site" (*Management Prescription for a Conservation Covenant*, p 4). This covenant would have provided for ongoing management and protection for these important historic sites, along with provision for public access and appreciation.

As the person primarily responsible on behalf of the Crown for negotiation of the purchase of Mitchell's Cottage for inclusion in the Otago Goldfields Park, I have to observe that this reservation, as important as it is, provides a very one-dimensional perspective of Otago's goldfields history. The

absence of protection, active management and visitor access to adjoining gold workings intimately associated with the Mitchell family, is a significant shortcoming in heritage protection that should be actively pursued by DOC.

Unfortunately the CCL declined the inclusion of this freehold in the tenure review, on the basis that freehold land cannot be designated as subject to conservation covenants under section 40 CPLA, with reference to section 35(3) (CCL to Knight Frank, 24 June 2000).

We believe that the CCL is partly in error in the above advice. Subsection 35(3) relates solely to Crown land, and is therefore inappropriate to any application to freehold land. HOWEVER subsection 35(4) directly applies to freehold -

"35(4) A preliminary proposal may designate all or any part of any land held in fee simple as land to be kept by its owner".

In regard to protective mechanisms (section 40 CPLA), there is a problem with the Act, in that the designation of protective mechanisms, such as covenants over freehold, is beyond its scope, despite a clear intention under 35(1)(b) ("land held in fee simple") to include such land in tenure reviews. The problem is that section 35(2) confines designation of freehold to restoration to full Crown ownership and control as conservation areas or reserves, without the option of protective mechanisms while remaining as freehold. This is unlike how Crown land, 'reviewable land' (pastoral leases and occupation licences), and conservation areas and reserves are treated when incorporated within reviews. This is a failing in legislation that should be remedied.

We submit that the section 35(1)(b) be amended, at the first opportunity, to allow designation of "land held or retained in fee simple".

We also submit that because of the importance of these historic areas, that the CCL instruct his agents to submit new proposals involving public reservation of the core historic sites. Because of the relatively small areas involved, the holder may be amenable to such proposals. We believe that this opportunity is too important to be missed. The heavy Crown commitment towards fencing and historic protection (full cost), weed control, and management planning envisaged by the now abandoned covenant indicates that direct Crown ownership may be better use of Crown resources. This would also relieve the current owner of that responsibility.

Access to proposed conservation area

DOC's *Conservation Resources Report*, p 8, states that "it will not be necessary to provide separate legal public access to any land on Obelisk Creek lease that may be retained in Crown ownership. Its proximity to Symes Road which is legal formed access will ensure that public access requirements will be adequately provided".

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2000/06/24

We hope that DOC is correct that Symes Road is legal formed road, its whole length. Access to this conservation area, and the whole Kopuwai Conservation Area, is dependent on it.

Some time ago the Chief Surveyor and District Land Registrar accepted for registration survey plans and an easement over parts of this road. If these officials' actions were lawful, this implies that the road is not a public road, as easements cannot be lawfully created over public roads (refer to PANZ's submission on the Double Hill tenure review for further explanation).

However it is possible that the current formed alignment may have been dedicated as public road at the time of its construction. This may be deemed to be a new road, independent of an unformed road in the locality. This needs to be actively investigated.

If the formed Symes Road is not public road its entire length, then DOC's advice, being the Commissioner's technical adviser, is in error.

We submit that for the CCL to fulfil his obligations under section 24(c)(i) CPLA requires either legalisation of Symes Road or confirmation of legality (the much preferred access), or provision of other access through Obelisk Creek pastoral lease.

Yours faithfully

Bruce Mason
Researcher and Co-spokesman.

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Public Access New Zealand is a charitable trust formed in 1992. Objects are the preservation and improvement of public access to public lands, waters, and the countryside, through retention in public ownership of resources of value for recreation. PANZ is supported by a diverse range of land, freshwater, marine, and conservation groups and individuals.

PANZ is committed to resist private predation of the public estate.

Southern Office

P.O. Box 6230

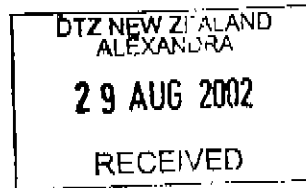
Dunedin

New Zealand

Ph (03) 477-9677

Fax (03) 477-5232

Email suem@earthlight.co.nz



FOREST
& BIRD

ROYAL FOREST AND
BIRD PROTECTION
SOCIETY OF
NEW ZEALAND INC

The Commissioner of Crown Lands,
C/- DTZ New Zealand Ltd.
Land Resources Division
PO Box 27
ALEXANDRA

27.8.02

Dear Sir

Re: Preliminary Proposal for Tenure Review: Obelisk Creek

Thank you for the opportunity to comment on this proposal.

I write on behalf of the Royal Forest and Bird Protection Society, which represents over 45,000 members nationwide in 56 branches. The Society has been an active advocate of the protection and conservation of New Zealand's natural and physical resources since 1923.

This submission is based on an examination of the proposal in terms 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. 129.95ha (approx) to be designated as land to be restored to Crown control
2. The above is subject to grazing concession under 36 (1) (a) CPLA for 5 years
3. 400.1882ha (approx) disposed of as freehold.

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Summary of Forest and Bird Submission

1. Support 129.95ha proposed to be restored to the Crown.
2. Support short term grazing concession of 5 years – non renewable
3. Recommend protection via a covenant of the significant inherent values associated with landscapes between proposed conservation land at 1,200m to contour of 700m on eastern face of Oldman Range as shown on attached map.

Proposed Conservation Area

The area proposed to be returned to full crown ownership and control has high conservation values and as noted in the Conservation Resource report contains the best representative and most spectacular variety of periglacial landforms in the ecological district.

We are disappointed that the proposed conservation area does not extend further down the slope as the high conservation values extend for at least 200m below the proposed boundary, down to a fence line at the bottom of block 9. (See attached Map). This area has similar significant inherent values of dense snow tussock with wetlands and seepages in the hollows. The new high altitude fence line is an eyesore and dissects the significant inherent values. (Photographs attached.)

Covenant Needed

The proposed conservation area does not protect all the significant inherent values found on Obelisk Creek, and thus does not meet the Objects of the CPLA. As mentioned above there are significant botanical values extending below the proposed boundary. There are also significant inherent landscape values. The Conservation Resources Report makes it clear that these eastern slopes between 700m – 1150m form a major part of the Old Man range and contribute significantly to the character of the range *"providing the context and the setting for areas of key importance to retaining inherent values on the Old Man Crest..."*

The report states: *"It is however important to maintain the broad character of the mid to upper eastern face by maintaining the primary characteristics, ie the dominant gold tussockland cover above an altitude of 700m. In order to retain the landscape character of this zone, some constraints over unsympathetic man made impacts or changes in land use should apply."*

The Preliminary Proposal makes no mention of these values, nor does provide for their protection by the creation of any protective mechanisms.

In order to fulfil the Objects of tenure reviews as prescribed by the CPLA it is necessary to enable the protection of these significant inherent values. Forest and Bird supports the use of a covenant over block 9 (see map) to achieve this protection. The covenant needs to provide for the protection of the landscape values, and retention of the tussock cover. It would need to prevent burning, oversowing, planting exotic trees, soil disturbance, construction of buildings and control tracking.

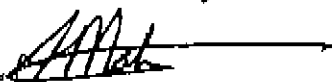
Marginal Strips

Forest and Bird supports the PANZ submission, which details our concerns about the failure to create certainty of the status and extent of marginal strips, and the requirements for further strips. Marginal strips are important for secure public access to conservation areas.

Access to Proposed Conservation Area

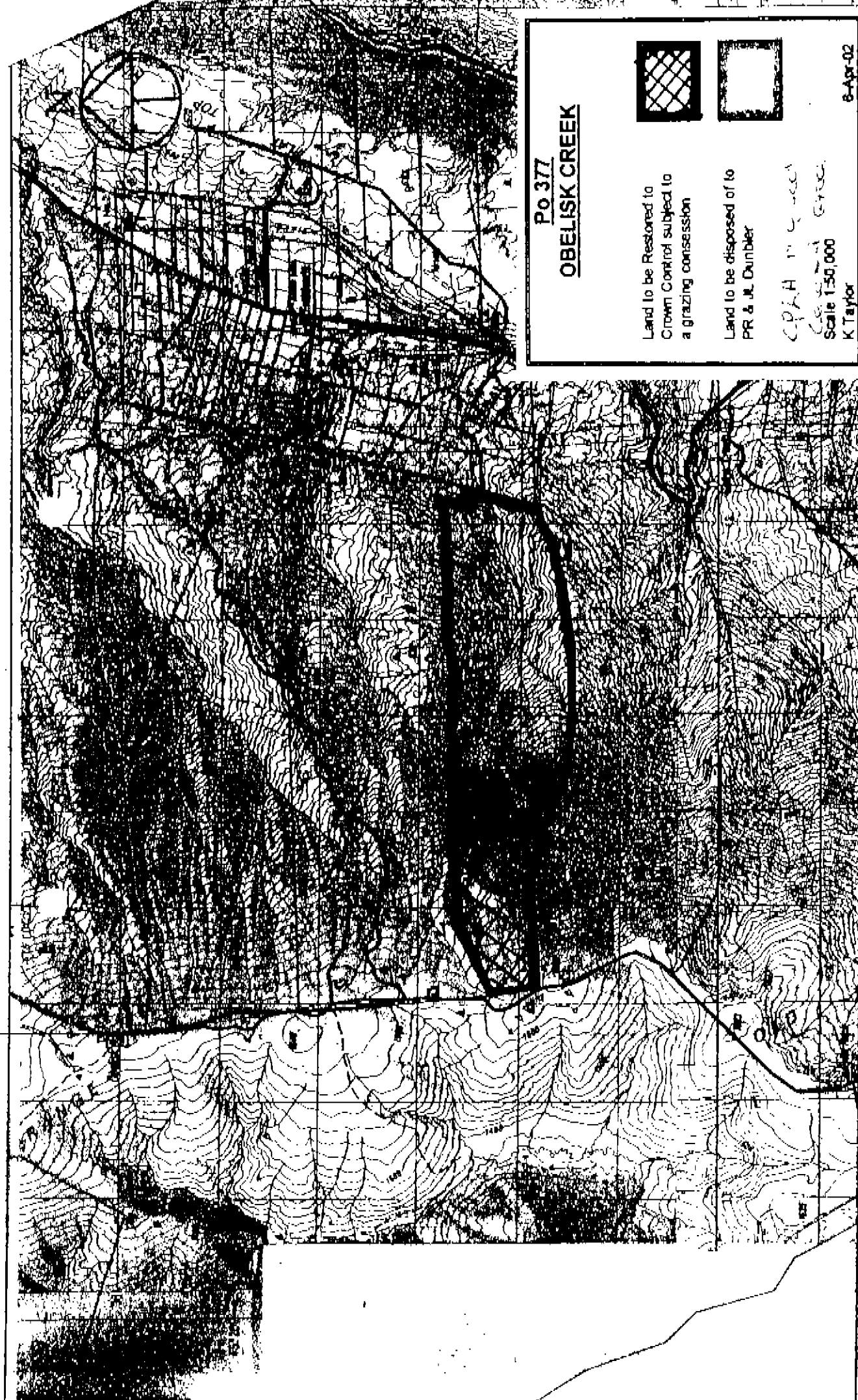
~~Access to the proposed conservation area is dependent upon Symes Road. We note~~ that there is some doubt as to the whether this road is indeed a legal formed road for its whole length. In order to fulfil the obligations under Section 24 (c) (i) CPLA the legality of this access must be confirmed. For if it is not legal, there is a requirement that public access to the proposed Obelisk Conservation Area be created through this pastoral lease.

Yours sincerely



Sue Maturin
Southern Conservation Officer

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Po 377
OBELISK CREEK

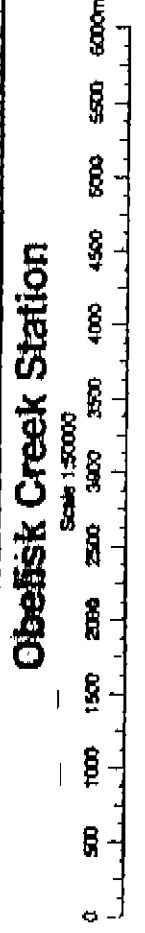
Land to be Restored to Crown Control subject to a grazing concession

Land to be disposed of to PR & M. Dumbler

CPAH 10/1/2000
 Geomatics Group
 Scale 1:50,000
 K. Taylor

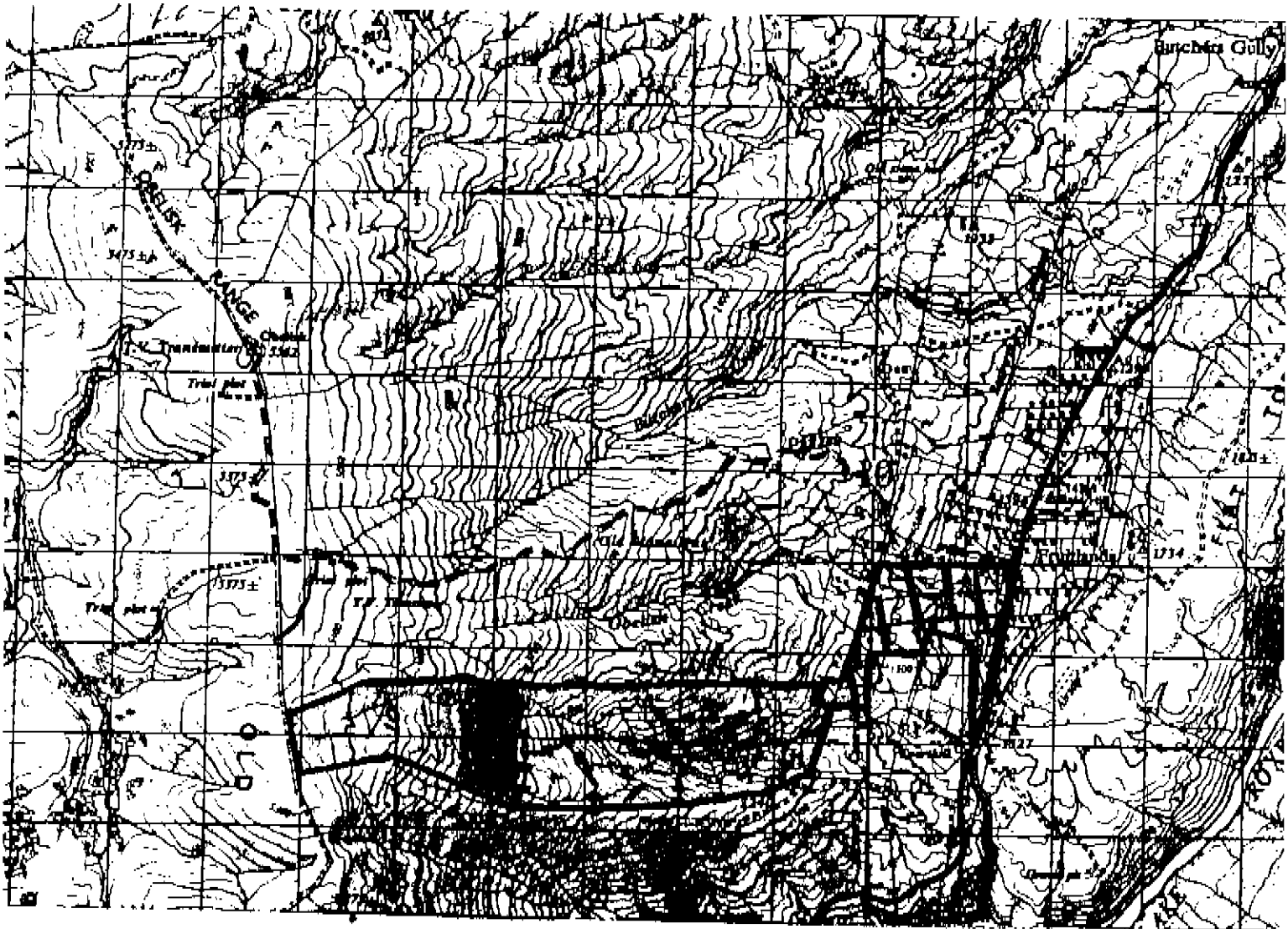
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


INTERNATIONAL CONSULTANTS

PO 377 Obelisk Cr.



PT COURTHILLS (OBELISK CREEK)

PR # JL DUNBAR

- | | | | | | |
|--|---------------------------------|---|-----------------|----|--------------------------|
|  | PASTORAL LEASE | 1 | BOTTOM DARKSIDE | 6 | AIRSTRIIP |
|  | P/A LAND | 2 | HOSPITAL BIK | 7 | ^{TOP} AIR STRIP |
|  | INTERNAL FENCING | 3 | MARLENES | 8 | COAL CREEK |
| | 1, 4, 5 T/D 1780/90 3 T/D 90/91 | 4 | SIPHON | 9 | TOP BLACK |
| | Area ... | 5 | TOP DARKSIDE | 10 | DOG |

F.C. ... Birel Proposal Cement
 Preliminary Proposal for Conservation Area

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Stelisk Creek



Dense snow tussock below Proposed Conservation Area.

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landscape bisected by Proposed Conservation Area boundary.

Obelisk Creek



Significant inherent values ~~extend~~ below
proposed conservation area to bottom of block 9
were green to dressing shows up



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Belas P. Area boundary



Obelisk Creek

Obelisk Creek: - Showing similar significant inherent values below and above proposed conservation area boundary - marked by the new track.

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Wakatipu Tramping and Mountaineering Club
P O Box 137
Queenstown

The Manager
DTZ New Zealand Limited
Land Resources Division
P O Box 27
ALEXANDRA



Dear Sir/Madam

RE: TENURE REVIEW - OBELISK CREEK PASTORAL LEASE

Thank you for letting us comment on the above proposal.

We are not familiar with this particularly area of the Old Man Range but the proposal seems to be fair so we are in support of it.

Yours faithfully



Hans Arnestedt
Secretary

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Safari Excursions – Wild Flower Walks
41 Glencarron St
ALEXANDRA
Phone 03 448 7474
E-mail jdouglas.alex@xtra.co.nz



28 August 2002

The Commissioner of Crown Lands,
C/- DTZ New Zealand Ltd
Land Resources Division
PO Box 27
ALEXANDRA

Dear Sir

Re: Preliminary Proposal for Tenure Review: Obelisk Creek Pastoral Lease

Thank you for the opportunity to comment on this proposal.

This submission is based on an examination of the proposal in terms of its fulfillment of Part 2 of the Crown Pastoral Lands Act 1998 - CPLA.

The Preliminary Proposal As Presented

1. 129.95ha (approx) to be designated as land to be restored to Crown control
2. The above is subject to grazing concession under 36 (1) (a) CPLA for 5 years
3. 400.1882ha (approx) disposed of as freehold.

Summary of Submission

1. Support the 129.95ha proposed, to be restored to the Crown
2. Reluctantly support the short term grazing concession of 5 years – non renewable.
3. Recommend protection via a covenant of the significant inherent values associated with landscapes between the proposed conservation land at a height of 1,220m down to a contour of 700m on the eastern face of Old Man Range.

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Proposed Conservation Area

The area proposed to be returned to full crown ownership and control has high conservation values and contains some of the best representative and most spectacular variety of periglacial landforms along with its alpine ecosystems in the ecological district.

I am disappointed that the proposed conservation area does not extend further down the slope as high conservation values do extend for at least 200m below the proposed boundary, down to a fence line at the bottom of block 9. This area has similar

significant inherent values of dense snow tussock with wetlands and seepages in the hollows. The new high altitude fence line can be seen as an eyesore and dissects the significant inherent values – cushion / herb field with tors scattered through the landscape.

Covenant Needed

The proposed conservation area does not protect all the significant inherent values found in the Coal Creek upper catchment, and thus does not meet the Objects of the CPLA. As mentioned above there are significant botanical values extending below the proposed boundary. There are also significant inherent landscape and historic mining values. A recent Conservation Resources Report made it clear that these eastern slopes from between 700m – 1150m form a major part of the Old Man Range and contribute significantly to the character of the range *“providing the context and the setting for areas of key importance to retaining inherent values on the Old Man Range Crest...”*

From the same report: *“It is however important to maintain the broad character of the mid to upper eastern face by maintaining the primary characteristics, ie the dominant gold tussockland cover above an altitude of 700m. In order to retain the landscape character of this zone, some constraints over unsympathetic man made impacts or changes in land use should apply.”*

The Preliminary Proposal makes no mention of these values, nor does it provide for their protection by the creation of any protective mechanisms.

In order to fulfill the objects of tenure reviews as prescribed by the CPLA, it is necessary to enable the protection of these significant inherent values. I do support the use of a covenant over block 9 to achieve this protection. The covenant needs to provide for the protection of the landscape and historic values, and retention of the tussock cover. It would need to prevent burning, over sowing, planting exotic trees, soil disturbance, construction of buildings and control tracking.

Access to the Proposed Conservation Area

Access to the proposed conservation area is dependent upon Symes Road. I note that there is some doubt as to the whether this road is indeed a legal formed road for its whole length though the former Vincent County Council and lately the Central Otago District Council do periodically grade the road to the summit top. In order to fulfill the obligations under Section 24 (c) (i) CPLA the legality of this access must be confirmed. For if it is not legal, there is a requirement that public access to the proposed Obelisk Conservation Area be created through this pastoral lease.

Yours sincerely



John Douglas
Manager

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OFFICIAL INFORMATION ACT”