

Crown Pastoral Land Tenure Review

Lease name: PISGAH DOWNS

Lease number: PO 248

Final Report on Public Submissions

This document builds on the Preliminary Report on public submissions. The analysis determines if an issue that was allowed, and further consulted on, is accepted or not accepted for inclusion in the Substantive Proposal and to what extent. The report complies with the requirements of Section 45 Crown Pastoral Land Act 1998.

The report attached is released under the Official Information Act 1982.

June

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ANALYSIS OF PUBLIC SUBMISSIONS

Statement Pursuant To Sec 45(a)(iii) Crown Pastoral Land Act 1998 (for Part 2 reviews, or Sec 88(d) for Part 3 reviews)

Pisgah Downs TENURE REVIEW NO 172

Details of lease

Lease name: Pisgah Downs

Location: McKenzies Road, 18 kilometres south west of Duntroon, North Otago

Lessee: Pisgah Downs Limited

Public notice of preliminary proposal

Date advertised: 10 September 2005

Newspapers advertised in:

- The Press Christchurch
- The Otago Daily Times Dunedin
- The Southland Times Invercargill

Closing date for submissions: 7 November 2005

Details of submissions received

Number received by closing date: 6 submissions received

Cross-section of groups/individuals represented by submissions: Details in Appendix I

Number of late submissions refused/other: nil

ANALYSIS OF SUBMISSIONS

Introduction

Methodology

Each of the submissions received has been reviewed in order to identify the points raised and these have been numbered accordingly. Where submitters have made similar points these have been given the same number.

The following analysis:

- Summarises each of the points raised along with the recorded number (shown in the appended tables) of the submitter(s) making the point.
- Discussion of the point.
- Recommendations whether or not to allow for further consultation.

- Records further consultation undertaken on the allowed points
- Recommends whether or not to accept the allowed points.

The following approach has been adopted when making the recommendation to allow for further consultation:

The points raised have been analysed to assess whether they are matters that can be dealt with under the Crown Pastoral Land Act. Where it is considered that they were, the recommendation was to allow them.

Further consultation with both the Director General of Conservation's delegate and the leaseholder was undertaken on all the allowed points.

A recommendation to accept or not accept the point is made taking into account the views of all parties consulted and any other matters relevant to the review such as a field inspection, balanced against the objects and matters to be taken into account in the Crown Pastoral Land Act 1998 (Section 24 and 25). The outcome of an accept decision will be that the point is included in the draft substantive proposal, conversely the outcome of a not accept decision will be that the point is not included in the draft substantive proposal.

Analysis

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
1	Supports CA1, most pointed out it incorporates all of the portion of the "Dansey RAP 7 Pisgah" that lies within Pisgah Downs property	2,3,4,5,6,7&8	Allow	Accept

Rationale

Allow or Disallow

This part of the Preliminary Proposal for this property is considered by these submitters to be an acceptable outcome and to this extent it is regarded as meeting the objects of Part 2 of the Crown Pastoral Land Act. The point should therefore be allowed.

Accept or Not Accept

The point supports the proposal with no suggested changes and no changes have been implemented except for the minor inclusion or more land into CA1 as outlined in point 3 below.

The pointed is accepted with only the minor modifications as outlined above.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
2	Would like to see public vehicular access extended up the Pisgah Spur, some support it to the boundary of CA1	2,4,5,7&8	Allow	Accept (in part)

Rationale

Allow or Disallow

The submitters suggest that given the generally good condition of the road, that further public vehicular access could easily be permitted and would greatly improve the access to CA1. Submitter 2 wanted vehicular access to the boundary of CA1 and suggested it could be permitted to those with a hunting permit.

The securing of public access to and enjoyment of reviewable land is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Accept or Not Accept

After consultation with DoC and the holder it has been agreed that public vehicle access should be provided to Trig D, spot height 970m. The holder confirmed the condition of the road is suitable for 2WD vehicles all year round up to Trig D and after consultation with the DGC's delegate and a field inspection it was decided to allow public vehicles to where the condition of the track deteriorates. This is located just beyond Trig D by about 200-300m to a point where a much rougher track continues up Pisgah Spur. The holder advised us that the local authority maintain the track up to Trig D, but it was considered this may not continue if public vehicle use increased significantly. A maintenance clause has therefore been included in the easement document to allow both parties to pay a share of the maintenance cost proportional to their use in the event the local authority ceases to maintain the formation over any sections within the proposed freehold.

Since only one submitter suggested public vehicle access all the way to the edge of CA1 and all others supported it to the end of the higher quality track, the point has largely been accepted. The designation of this additional length of track as a public vehicle easement also necessitated relocating the car park to the end of this easement where a good area for parking was identified during a site inspection.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
3	The existing fence between the Hut and Snowy blocks should form the boundary of conservation area CA1	3,4,5,7&8	Allow	Accept (in part)

Rationale

Allow or Disallow

It was generally noted by the submitters that the proposed boundary of CA1 doesn't utilise the existing fence line as suggested in DoCs Proposed Designations Report and also in reports provided by various NGOs as part of the information gathering at the early warning meeting stage of the Tenure Review process. The proposed fence line excludes some of the lower altitude tussocklands from the proposed conservation area CA1 which concerns submitters. Most also believed the proposed boundary results in the exclusion of an old hut which was actually destroyed in a fire several years ago. Several submitters were concerned a representative section of the historic water race would be excluded and believe the proposed new fence line would not make good landscape sense.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act. The point should therefore be allowed.

Accept or Not Accept

During the inspection the DGC's delegate identified that only a small area adjacent to the western boundary of the property justified protection of tussocklands values. He had previously identified that most of the area in question contains modified vegetation and full Crown ownership and control could not be justified over most of it. In addition the submitters had not realised the Hut identified on topographical maps was destroyed a number of years ago and this area where the Hut was located contains modified vegetation. The DGC's delegate also identified the water races were not considered of good enough quality to warrant protection by extending the conservation area over what is otherwise an area of modified vegetation which has been over sown and top dressed in the past. After further consultation with the holder it was decided that only approximately 250 m of the old fence line would be used to capture an area of tussocklands adjacent to the neighbouring Ben Ledi Pastoral Lease.

As a result the point has only been accepted in part and the majority of the existing fence line between the Hut and Snowy blocks has not been utilised as the boundary between CA1 and freehold land. As a consequence the new boundary proposed reflects only a minor alternation from that submitted in the Preliminary Proposal.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
4	Supports CA2 being designated as land to be restored to full Crown ownership and control.	3,5,6,7&8	Allow	Accept

Rationale

Allow or Disallow

This part of the Preliminary Proposal for this property is considered by these submitters to be an acceptable outcome and to this extent it is regarded as meeting the objects of Part 2 of the Crown Pastoral Land Act. The point should therefore be allowed.

Accept or Not Accept

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The submitters fully support the proposed designation of CA2 as Conservation Area under full Crown ownership and control. Because no changes to the designations were suggested and only were minor changes have occurred to the boundary of CA2 as a result of a field inspection, the point is accepted.

The minor changes to the boundary of CA2 relate mostly to the northern end. A north facing slope confined to the northern most part (approximately 5% of CA2) contained minimal shrublands, but did contain good grazing, after consultation with the DGC's delegate it was decided to designate this area as an extension of the proposed Conservation Covenant CC. The other minor alternation to CA2 is over a steep gully adjacent to the Ben Ledi boundary running parallel to an east-west section of the South Branch Maerewhenua River. After consultation with the holder and the DGC's delegate it was decided the most practical solution from a fencing point of view was to include this part within CA2. This gully is located adjacent to the flat topped area proposed to be freeholded and contains some remnant shrublands which would have been readily accessible to stock if it remained unfenced. The original proposal had the fence line running down into the gully and it was recognised that this did not represent a practical fence line.

Although this new fence line adds to the amount of fencing required (approximately 750m), it was also decided during the field inspection with the fencing contractor that the eastern boundary of CA2 is impractical to fence. Deletion of this section would reduce the amount of fencing required by approximately 2.5km. This boundary follows the water race on the ground as most shrublands are confined to below the water race. The water race would be an excessively expensive boundary to fence and above the race becomes very steep making contour fencing impractical. After consultation with the DGC's delegate and the holder it was decided this boundary will remain unfenced, as the holder advised stock tend not to wander down towards the water race on this side of the gully.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
5	Consider Conservation Covenant (CC) area should be added to CA2 as grazing is incompatible with protecting the values.	3,4&5	Allow	Not Accept

Rationale

Allow or Disallow

It was believed the shrubland values contained in this area were incompatible with any grazing and since it borders conservation area CA2 it should be added to it. Two submitters made mention that they had no objection to the proposed strip for stock access which allows the owner to clear vegetation.

The protection of significant inherent values is an object of Part 2 of the Crown Pastoral Land Act. The point should therefore be allowed.

Accept or Not Accept

The DGC's delegate did not believe it was appropriate to designate the proposed covenant area as an extension to Conservation Area CA2 because the shrublands are protected by the topography by being located below the water race and largely above the gully floor where stock graze. He also advised the covenant affords adequate legal protection and the best shrublands are contained in CA2. Opus supports this view and the holder has advised that this is a good sheltered area for grazing stock.

Because the shrublands are adequately protected by the covenant and the identified values do not warrant the protection provided by full Crown ownership and control the point is therefore not accepted.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
6	Public access along Pisgah Spur from McKenzies Road to CA1 would be best achieved by formal recognition of the formation as legal road.	3,4,5&7	Disallow	N/A

Rationale

Allow or Disallow

Submitters noted the Pisgah Spur route is of major significance as it provides access to the Kakanui crest, and along the main crest of the Kakanui Mountains. As a consequence they suggest the alignment of the road formation should be compared with the legal alignment, and if there are any differences the formation should be formally recognised as the legal road.

Guaranteed access to conservation areas is often perceived as being only possible, if formations are formally recognised as legal roads. We have secured access to the conservation area by proposing the creation of an easement along the alignment of the existing formation where that maybe found by survey to deviate from the alignment of the legal road. The extent of any discrepancy between the alignment of the formation and the legal road is unknown until survey is undertaken at the implementation stage. The determination of whether the legal alignment can be adjusted where necessary to correspond with the current formation is a matter for survey and is encompassed under legislation other than the Crown Pastoral Land Act. Legalisation of roads is not therefore a matter to be dealt with under Tenure Review and the point should be disallowed.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
7	No objection to the establishment of the specified easements for management purposes.	3	Allow	Accept

Rationale

Allow or Disallow

This part of the Preliminary Proposal is considered by these submitters to be an acceptable outcome and to this extent it is regarded as meeting the objects of Part 2 of the Crown Pastoral Land Act. The point should therefore be allowed.

Accept or Not Accept

The point supports the proposal with no suggested changes and no changes have been implemented for the designation of management easements, the point is therefore accepted.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
8	Recommend covenant over middle country, all submissions propose Snowy and Stony Blocks be included, some support more land.	4,5,7&8	Allow	Not Accept

Rationale

Allow or Disallow

The submitters' state that given the generally good condition of the snow tussock over the "Snowy" and "Stony" Blocks that it is best protected by a covenant. The area is noted for its landscape values and several submitters state that country such as this in the 600-900m range is not well represented in the conservation estate.

The protection of SIV's is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Accept or Not Accept

The DGC's delegate advised that DoC has not previously recommended the middle country consisting of the Snowy and Stony Blocks be protected by a landscape covenant despite landscape advice indicating that it had significance. Generally Local Authorities place higher emphasis on land located above 900m and since this area is all located below 900m and the landscape values are at the lower end of the significance scale the DGC's delegate did not consider the area warranted the level of protection being suggested by the submitters.

Because the SIV's in this area have been previously considered and were not recommended for protection the point is not accepted.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
9	Concerned that a larger area around CA2 will not be fenced to provide for future extension of woody remnant stands beyond the strict confines of the gorge	4	Allow	Not Accept

Rationale

Allow or Disallow

The submitter asserts that the area set aside for protection does not provide a large enough buffer.

The protection of SIV's is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Accept or Not Accept

It was considered that the present boundaries do allow for re-establishment of values. Most of the values are located on the western boundary and the DGC's delegate advised that as long as this boundary is fenced along the top of the gully it will allow plenty of land as a buffer for expansion of the shrublands.

The values are considered to already be adequately protected by the proposed boundary of Conservation Area CA2 therefore the point is not accepted.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
10	Would like the area currently proposed as CC extended a small distance south to take in more water races, in particular race lines at GR 740N.	5,7&8	Allow	Accept

Rationale

Allow or Disallow

The submitters suggest the area of the proposed covenant should be extended slightly with the focus of incorporating more water races.

The protection of SIV's is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Accept or Not Accept

DGC's delegate supported this suggestion as it is a relatively small area involved and the conditions of the covenant does not have major impacts on the farming operation. It was considered this extension would help maintain the integrity of the water race network as

they are relatively well preserved in this area and together with the historic dams provide a more complete set of historical values.

The holder was happy for this extension of the covenant area and suggested an alternative public foot access into the covenant down a spur in his paddock instead of using the 4WD farm track shown as (a-b) on the plan. This new proposed easement connects with the covenant at the start of the proposed extension and gives the public the opportunity to see the upper dam from the easement area which is not possible from easement (a-b). The holder suggested that easement (a-b) be solely for DoC management purposes and exclude public use.

In addition, the proposed new easement has highlighted a need to provide a wander at will provision over a part of the covenant to allow the public to view both dams. It was decided the best way to designate this within the current covenant was to provide public wander at will access over all of the covenant above and including the lower dam from where the 4WD track crosses the creek.

Since the proposed amendment was supported by all parties and inspection of the site determined a practical boundary for the proposed extension, the point has been accepted.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
11	Supports conservation covenant CC	6&7	Allow	Accept

Rationale

Allow or Disallow

This part of the Preliminary Proposal for this property is considered by this submitter to be an acceptable outcome and to this extent it is regarded as meeting the objects of Part 2 of the Crown Pastoral Land Act. The point should therefore be allowed.

Accept or Not Accept

The point supports the proposal with no suggested changes and no changes have been implemented except for the minor addition to CC in the north as outlined in point 4 and the extension of CC in the south to take in more water races as outlined in point 10 above. During boundary fixing in the field the exact boundary of the covenant was able to be refined compared to the boundary shown on the designations plan, resulting in a slight change in shape of the covenant area.

The point is accepted with only minor modifications as outlined above.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
12	Supports all the proposed easements for public access.	6	Allow	Accept

Rationale

Allow or Disallow

This part of the Preliminary Proposal for this property is considered by this submitter to be an acceptable outcome and to this extent it is regarded as meeting the objects of Part 2 of the Crown Pastoral Land Act. The point should therefore be allowed.

Accept or Not Accept

The point supports the proposal with no suggested changes, however some changes to the public access easements have been proposed as a result of submissions. These changes increase public access as outlined in point 2 above and the relocation of the public access easement to the dams as outlined in point 10 above.

Because the point supports the proposal with no suggested changes and the changes that have been proposed increase public access compared to what was proposed in the Preliminary Proposal, the point is therefore accepted.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
13	Lower boundary of CA1 should be further north than existing fence to include significant native shrublands and associated communities.	6	Allow	Not Accept

Rationale

Allow or Disallow

The submitter suggests an extension to conservation area CA1 beyond the existing fence line to include additional significant inherent values in the form of native plants and insects.

The protection of SIV's is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Accept or Not Accept

This point is similar to point 3, however it goes further and the submitter has suggested the proposed Conservation Area CA1 should extend beyond the existing fence line further north into the southern parts of the Snowy and Stony Blocks. They believe this will encompass some significant shrublands and associated communities. The DGC's delegate has not supported this suggestion and believes the shrublands are largely located on the existing marginal strip and therefore already have some form of protection. We also concur with this advice.

This point has not been accepted because it is considered the identified values are already protected.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
14	Extend CA2 further upstream to include important vegetation & head of the water race	7	Allow	Not Accept

Rationale

Allow or Disallow

The submitter suggests an extension to conservation area CA2 further upstream beyond the proposed boundary to include additional significant inherent values in the form of native shrublands in the gully.

The protection of SIV's is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Accept or Not Accept

The DGC's delegate has not supported this suggestion for similar reasons to those of point 13 above, and again it is felt that protection of botanical values in this area can be accommodated as the values occur predominantly within the existing marginal strip.

This point has not been accepted because it is considered the identified values are already protected.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
15	Covenant document should be amended to allow for an increase in the protection of potential values.	7&8	Allow	Accept (in part)

Rationale

Allow or Disallow

It was believed the terms of the special conditions for the covenant were not robust enough to protect the shrubland values identified in this area. A number of suggested changes are proposed including amendments to various clauses, these are listed below.

- (a) The goals of the covenant should be for a gradual increase in the indigenous cover not just maintains the existing balance of exotic and indigenous vegetation. Amend to state "indigenous" vegetation where the goal is to enhance and ensure the expansion of the indigenous vegetation. It should also include the preservation of both the landscape and historic values.

- (b) The monitoring programme needs to include quantitative ecological monitoring (measure regeneration and biomass or stature of the vegetation including its composition).
- (c) A decline in or absence of regeneration should be listed as an adverse effect. A typographical error is noted in 5 (iii) of the Management Prescription Document.
- (d) Amend Clause 3.1.1 to remove the right to graze cattle.
- (e) Amend Clause 3.1.5 to remove the right to sow seed.
- (f) The additional biodiversity values within the shrublands need to be listed, these include skinks, birds and invertebrates.
- (g) Amend Clause 12.1 to exclude individually as it is believed the owner should not be able to individually take any action to improve the values, unless in line with the management prescription.

The protection of SIV's is an object of Part 2 of the Crown Pastoral Land Act therefore the points should be allowed.

Accept or Not Accept

Most of these sub points were not accepted except for sub point (f) which was accepted. The rationale behind each point is discussed below.

Point (a), The DGC's delegate has pointed out the intention of the covenant is to protect the current values rather than provide protection of potential values and it currently already provides protection of landscape and historic values.

Point (b), The DGC's delegate has advised that photo point monitoring is adequate in this area and that quantitative monitoring would be too expensive and unnecessary.

Point (c), The DGC's delegate has advised that only a decline of shrublands rather than an absence of regeneration of the shrublands constitutes an adverse effect and monitoring as outlined above ultimately measures this.

Point (d), The DGC's delegate believes it is unnecessary to remove cattle grazing from the covenant as most of the shrublands are confined to the steeper parts within the gully where the cattle tend not to go.

Point (e), The DGC's delegate considers that the sowing of seed in the covenant should be restricted to those parts currently in pasture only. This relates to the current conditions within the covenant which restrict top dressing and the sowing of seed to the extent which is traditionally carried out. Therefore no amendment is required.

Point (f), The DGC's delegate supports the view that additional biodiversity values within the shrublands need to be listed. They recommend the words "and its associated fauna" be inserted in the values section (second sentence) under Schedule 1 of the covenant document. This point is therefore accepted.

Point (g), The DGC's delegate does not support this point as he points out the submitter has ignored the phrase by "mutual agreement" as outlined in clause 12 and amended in clause 7 of the special conditions within Schedule 2. This limits the ability of both the Minister and the owner to act unilaterally and requires agreement of both parties.

In addition, the DGC's delegate has recommended that Schedule 3, Clause 1(a) be amended under the word "Vegetation", to include the following after the word maintaining. "**and enhancing**" which ensures consistency in the outline of the specified goals within the covenant management prescription document.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
16	Access "a-b-c" (for DoC administration purposes) should be available to the public so they can make a round trip.	7&8	Allow	Not Accept

Rationale

Allow or Disallow

The submitters have identified that if the public were permitted over an alternative route to conservation area CA2 that it would provide a round trip.

The securing of public access to and enjoyment of reviewable land is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Accept or Not Accept

DGC's delegate does not support this point and we concur with this view noting that it has been previously discussed with the holder and rejected on the grounds of public safety as this area contains bulls. In addition, the holder has also previously advised it would be too disruptive to the farming operation.

This point has therefore not been accepted.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
17	The covenant CC area should be fenced now as part of the tenure review process so that 50% of cost is not a burden to conservation later.	8	Disallow	N/A

Rationale

Allow or Disallow

The submitter is concerned on the potential cost to conservation, if in the future the area is required to be fenced (50% shared cost between owner & DoC) and suggest it should be fenced now as part of Tenure Review.

The issue of cost in relation to future potential liability for fencing is not a matter for consideration under the CPLA and therefore this point should be disallowed.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
18	Question whether the proposed covenant CC boundary constitutes a practical fence line and suggest redefining the boundary in case the area is required to be fenced in the future.	8	Allow	Accept

Rationale

Allow or Disallow

The submitter is concerned that the proposed boundary may not in fact constitute a practical fence line. Because the covenant conditions require the area to be fenced if the values are found to decline in the future, the submitter has suggested the boundaries of the covenant should be redesigned.

We believe the current boundary can be fenced but accept it should be verified to this effect. The protection of SIV's is an object of Part 2 of the Crown Pastoral Land Act, therefore the point should be allowed.

Accept or Not Accept

During boundary fixing a practical fence line was adopted as the covenant boundary is largely determined on the ground by the water race, and in the places it doesn't follow a water race it follows ridge lines which constitute practical fence lines.

The point has therefore been accepted.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
19	Ensure DoC and CCL have secure legal advice that the management prescription can be enforced.	8	Disallow	N/A

Rationale

Allow or Disallow

The submitter has expressed concern at the legal process of enforcing the covenant. The legal process for enforcing the covenant is administered under the Reserves Act 1977, and therefore it is not a matter considered under the CPLA 1998. The point should therefore be disallowed.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
20	Request Pisgah Downs freehold boundary in the vicinity of Dome Hills houses be pegged on the ground.	1	Disallow	N/A

Rationale

Allow or Disallow

The need to undertake this is a survey issue that will be determined as part of the cadastral survey undertaken at the implementation stage of Tenure Review. It is not considered to be a matter required to be dealt with under the CPLC as the requirements relating to survey are encompassed under other legislation. The point should therefore be disallowed.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
21	Does not want the existing formed road to be surveyed as legal road if it is on Dome Hills freehold title.	1	Disallow	N/A

Rationale

Allow or Disallow

The submitter has referred to the adjoining property Dome Hills which is not part of the reviewable land. In addition, the existing legal road is determined from survey plans and marked out accordingly regardless of whether it is aligned to the formation or not. The survey of legal roads is a survey issue that will be determined as part of the cadastral survey undertaken at the implementation stage of Tenure Review. It is not considered to be a matter required to be dealt with under the CPLC as the requirements relating to survey are encompassed under other legislation. The point should therefore be disallowed.

Point	Summary of point raised	Submission numbers	Allow or disallow	Accept or not accept
22	Supports the disposal of designated land to freehold subject to provisos, being a covenant over Snowy and Stony blocks as documented in pt 8	5	Allow	Not Accept

Rationale

Allow or Disallow

The submitter supports the designation of the area proposed to be disposed of by freehold disposal subject to the designation of the Snowy and Stony Blocks as a covenant to protect the tussock and landscape values.

The protection of SIV's is an object of Part 2 of the Crown Pastoral Land Act therefore the point should be allowed.

Accept or Not Accept

This point is virtually the same as point 8, ^{except} ~~accept~~ that it states the proposed freehold is supported subject to provisos of a covenant over Snowy and Stony blocks. It was documented in point 8 that because the SIV's in this area have been previously considered and were not recommended for protection the point is not accepted.

Summary and Conclusion

A total of 8 submissions were received mostly from recreational groups. This was analysed into 22 points, however only around a third of these points attracted 4 or more submitters as many of the points only attracted one submitter. Of these 22 points, 17 were allowed for further consultation. Of the 17 allowed points, 10 were accepted, where 3 of these were accepted in part.

Most submissions were supportive of the proposal, particularly of the two proposed conservation areas. A number of these same submitters did however suggest an increase in the proportion of land designated as conservation land, mainly because they wanted to see an existing fence line form the main division between conservation and freehold land. The other major point made by a high proportion of the submitters was the suggestion to extend public vehicle access up the main easement on the property.

The submissions did not identify any gaps in the proposal or tenure review process. However, the point to extend public vehicle access further was readily agreed by all parties and therefore, perhaps this easement provision should have been in the proposal that was advertised. No risks were identified by submitters associated with this review.

The general trends in the submitters' comments were supportive where basically all supported the designation of the main conservation area. Nearly all of the submitters whose points were allowed also suggested more land should be protected, by a variety of points suggesting the current protected areas should be extended.

The points recommended for acceptance will result in a draft substantive proposal which will only have minor changes from the preliminary proposal that was advertised.

I recommend approval of this analysis and recommendations

Signed by Opus:



Simon de Lautour
Property Consultant

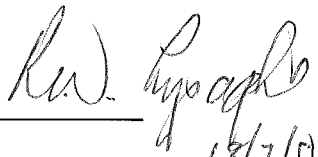
Peer Review:



Dave Payton
Tenure Review Contract Manager

Approved/~~Declined~~

LINZ Assessor

Date 
18/7/06