

Crown Pastoral Land Tenure Review

**Lease name: TEMPLE PEAK
STATION**

Lease number: PO 094

Public Submissions - Part 1

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

April

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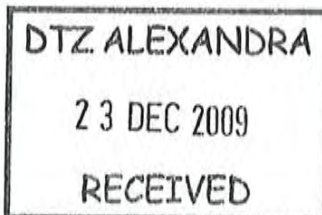


Department of Botany

University of Otago
Te Whare Wananga o Otago

Division of Sciences
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NEW ZEALAND

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December 21, 2009.

Manager,
c/o Darroch Limited,
PO Box 27,
ALEXANDRA.

SUBMISSION ON PROPOSED TENURE REVIEW: TEMPLE PEAK PASTORAL LEASE

Dear Sir,

Thank you for sending me a copy of this document and I appreciate the opportunity to comment on it, based on my reasonable knowledge of the general area, in relation to my continuing involvement with the vegetation of Mt Aspiring National Park from the original survey which I conducted in 1968-70, and continued monitoring.

I have read the report of the Preliminary Proposal prepared for this 7935 ha property and am generally very supportive of the proposed outcome, with a total of 6335 ha (80%) being recommended for transfer to full Crown ownership and control as three separate Conservation Areas (two of the areas subject to qualified designations), with the remaining 1600 ha being recommended for freehold disposal under S 36(1)(a) of the CPLA 1998, subject to a qualified designation and protective mechanisms.

Of the three areas proposed as Conservation Areas, CA1 of 3650 ha comprises the back block of the property and is both remote and rugged, but has a wide and representative range of vegetation types in relatively pristine condition. Altitude ranges from ~500 m to 2245 m at the summit of Mt Aurum at the eastern (not western) end of the property, and includes Temple Peak (2089 m towards the western (not eastern) end of the property, and visible from the Glenorchy lowlands. The report gives an comprehensive account of the many inherent landscape, ecological and recreational values in this large block of the Richardson Mountains, with which I concur and will not repeat here. The proposed continuation of the existing recreational concession for heliskiing between 15 June and 30 October on nine designated ski runs (shown in Schedule 4) for an additional ten years, and managed by the Department of Conservation, is endorsed. I note there is to be no grazing of stock to be permitted on this block, a decision with which I also strongly concur.

The second proposed Conservation Area, CA2 (2600 ha), adjoins the CA1 block and generally complements the intrinsic values contained therein, although clearly more modified by the heavier grazing of wethers during the summer months. Operation of the same recreational concession under the same conditions and for the same 10-year period, as for the CA1 block, is endorsed. The proposal for a grazing concession, as carefully specified, for a seven-year period, is also endorsed, noting that it is for 1000 wethers, for the period 1 January – 10 April each year for the seven to be licensed, and to be accompanied by and conditional on, results from vegetation monitoring, together with security for keas.

The third proposed Conservation Area, CA3 (85 ha), comprising a low-altitude peat bog wetland, as well as adjacent grey shrubland containing the nationally-threatened species, *Olearia bullata* and remnant beech forest communities, is strongly endorsed, particularly its complete protection from stock grazing (with completion of the fenced boundary (section "S-T" on the map).

I **recommend** a minor modification to the monitoring procedure as described in Item 4 of Schedule 3 "Management prescription", to cover the CA2 block. Here the vegetation cover classes should be recorded as actual estimated values for cover, not as the six "cover classes" shown under Item 4, since the "specific thresholds" specified in relation to stocking rates are given in 5 and 10 "percentage points" so that actual percentages should be recorded rather than the cover classes, three (of the six) of which have a range of 25% within a particular cover class. Also, faecal pellets, either as single pellets or pellet groups, should also be recorded and assessed as to being "fresh" or "old", a further index of grazing pressure.

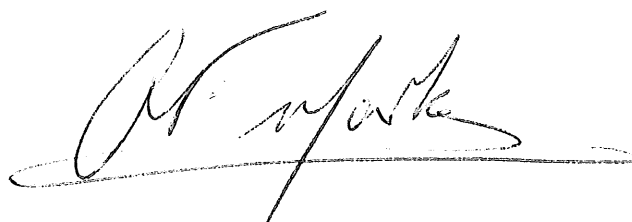
The proposal to **freehold** ~1600 ha, being the lower altitude but highly visible front country also endorsed, but with minor reservations (and associated recommendations). The areas of cultivated pasture and oversown and topdressed grassland, and modified native grassland from ~400 m to 1000 m altitude, with more natural areas, including remnant riparian mixed red and mountain beech forest and adjacent shrubland vegetation, containing more of the threatened shrub *Olearia bullata*, is planned to be **covenanted**, together with the balance of the 650 ha of mixed more natural vegetation including shrublands, above, up to ~1600 m. The **Special Conditions pertaining to this covenant** which allow both cattle and sheep grazing on the area to the **south** of Davidsons Creek but only sheep to the **north** of this creek, will provide an interesting situation to monitor the contrasting effects of this grazing. It is predicted that the presence of cattle on the southern half of this covenant will prove much more damaging to the woody vegetation than sheep alone, and that this likely difference should be documented with long-term monitoring, at least several permanent photographic points on both north and south areas, with the results able to be used with discretion (by the Minister of Conservation), to direct the future management of this covenant. Monitoring should also include the upper slopes of the block since, being of relatively high altitude, to ~1600 m, it is unlikely to be able to sustain stock (cattle and sheep or even sheep alone) grazing, as required, under the terms of the CPL Act. Provision should be made at this stage for a future fence across this block at ~1200-1400 subject to the outcome of this monitoring. The other conditions of this covenant making provisions for chemical spraying to be permitted for weed control (except where woody vegetation, including beech forest is present), for a small hydro-electric scheme and also for the taking of domestic water from Davidsons Creek, together with the erection of a modest "back-country style hut", each at the discretion of the Minister of Conservation, on this covenant, are all approved.

The proposed **boundary exchange** between Temple Peak and Rees Valley stations, as shown in Diagram A in the proposal, is endorsed in relation to its facilitation of the small section "h - i" of Davidsons Creek, of the longer proposed easement "g - j". The remaining **easements** for public and conservation management: "a-b"; "c-d-e"; and "d-j-f", are endorsed, but those proposed for conservation management access only, being "g-h"; "i-j"; "j-d-e"; and "j-f", should be made available for general public access, once the proposed boundary exchange has been completed.

The **new fences** proposed, being "S-T", "U-V", and "W-X-Y-Z", as shown on the plan, are also endorsed.

I trust that this response and its recommendations will be given serious consideration. I also thank you again for the opportunity to assess and comment on this important proposal for tenure review.

Yours sincerely,



Alan F. Mark. FRSNZ KNZM. Emeritus Professor.

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CORANZ Temple Peak 18Jan09



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hugh@infosmart.co.nz

22 December 2009

Luana Pentecost
 Darroch Valuations
 Box 27, Alexandra
 Tel 03 440 0168
alexandra@dtz.co.nz

DTZ ALEXANDRA
 22 DEC 2009
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Submission: Temple Peak Tenure Review Preliminary Proposal

This submission is by the Council of Outdoor Recreation Associations of New Zealand (CORANZ). CORANZ is the national association of seven major national outdoor recreation associations – New Zealand Deerstalkers' Association, New Zealand Federation of Freshwater Anglers, New Zealand Four Wheel Drive Association, Option4 – Recreational Sea Fishers' Trust, Public Access New Zealand, New Zealand Bowhunters Society, New Zealand Salmon Anglers Association; Jet Boating New Zealand, and the regional Marlborough Recreational Fishers Association.

CORANZ member associations have approximately 20,000 members in total, and represent one of the larger membership alliances of outdoor recreation associations in New Zealand. Many of our members can and do recreate in the South Island High Country.

Summary of CORANZ submission:
 CORANZ supports the Proposal, - to come

The Proposal:

Temple Peak (7,935 Ha) is near Glenorchy, and runs east from the floor of the Rees Valley, over the crest of the Richardson Mountains to the western side of Mt Aurum in the Shotover Valley. High points are: Temple Peak(2,091m), Round Hill (2,067m), Mt Aurum (2,234m). Streams are: Ox Burn, part of Temple Burn, Stony Creek (Shotover). Stony Saddle and Dismal Saddle are saddles on the crest of the Richardson Mountains in the lease. 6335ha for repurchase, and 1600ha for freeholding.

Two major areas, CA1 and CA2 are being repurchased by the Crown for conservation areas. CA1 (3650 ha) – much of the back (Shotover) block, with part of precipice creek, on the western side. The land is generally high and very rugged. A ten year heliski-ing licence (15 June to 30 October) covers part of this area and also parts of CA2, namely 2200 ha of the Ox Burn, Flood Burn and Davidsons Creek catchments. The concession is to be transferred to Alpine Heliski Ltd.

CA2 (2,600ha) – the remaining high areas of the lease, including Round Hill, and the northern side of Temple Peak. The watersheds of the upper Twelve Mine Creek. There is a grazing concession covering 2200 Ha of the Ox Burn, Flood Burn and Davidsons Ck catchments. Not more than 1000 wethers may be grazed, between 1 January and 10 April.. The concession is for 21 years in three terms of seven years, subject to favourable results from vegetation monitoring.

CA3 (85ha): Peat bog wetland near the front of the property.

Recreational values include tramping and day walks in the alpine natural environment, ski-touring and heli-ski-ing in winter, climbing, potentially recreational hunting, if the area is WARO (Wild animal helicopter recovery operations) free, possibly cycling, horse-riding etc. Goats are mentioned as a problem. There are said to be no deer or chamois on the property. The areas are rugged, difficult and remote. The land has little or no commercial use apart from possibly heli-ski-ing. It provides a significant alpine recreational resource for outdoor recreationists.

Area to be freeholded (1600ha): includes a conservation covenant to protect land above 1000m and its landscape values on the faces overlooking Glenorchy and Lake Wakatipu. A public easement is proposed from the Rees Valley road g-h, i-j, j-f, j-d-e (to CA1), d-c (to CA2). An existing easement already exists from a car park on the Rees Valley Road on the South boundary, with additions a-b up Precipice Creek. There is also a management easement for DOC management purposes. The adjacent lessee, Rees Valley Station will not allow public use of this DOC easement. The land up to 1000m has been oversown and topdressed.

Conclusion:

CORANZ strongly supports the Proposal. It provides for re-purchase of 6250ha of mountain land with high scenic and landscape values. These lands are of minimal value for grazing. Heli-ski-ing tramping, recreational hunting, climbing etc has significant potential to provide outdoor recreational benefits.

Yours sincerely

Hugh Barr
Secretary

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Ken Taylor

From: John Hollows [J.Hollows@fish-game.org.nz]
Sent: Monday, 11 January 2010 12:29 p.m.
To: Ken Taylor
Subject: Temple Peak TR PP

Hi Ken

Thanks you for sending a copy of the PP for Temple Peak.

Fish & Game have reviewed this document have no further comments regarding this property.

Please contact me if you need a paper copy of our response or if there are any other issues that arise.

Regards

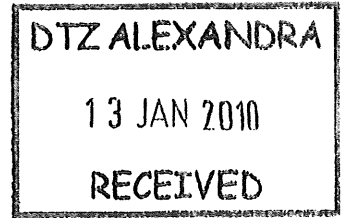
John Hollows
Environmental Officer

Fish & Game New Zealand
Otago Region
Cnr Hanover & Harrow Streets
PO Box 76
DUNEDIN

Ddi: (03) 479 6552
Cell: (027) 482 3 440

www.fishandgame.org.nz

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The Commission Crown lands

c/- DTZ

PO Box 27

Alexandra

Central Otago

Dear Sir re Temple Peak Station---Tenure Review---preliminary proposal

As the immediate neighbour north of Temple peak Station , I am keen to see a successful conclusion to tenure review for temple peak ,meeting the requirements of all stakeholders involved.

I support the proposal as submitted and would make two observations.

The public foot access proposed up Precipice Creek is a sound solution to the access issue and makes good use of existing unused crown resources . The proposed route along the high veld section of the freehold section will provide fantastic views of region. A good option.

In transferring to a conservation area from a farming operation I would like to express the hope that the Govt departments involved will manage weed control in an appropriate manner.

Yours faithfully

Jim Fulton

49 Boyes Cres

Frankton

Queenstown

11th jan 2010

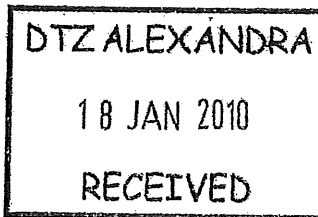
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NORTH OTAGO TRAMPING AND MOUNTAINEERING CLUB
PO Box 217
Oamaru 9444

15 January 2010

The Manager
DTZ
PO Box 27
Alexandra



Dear Manager

Temple Peak Tenure Review

This submission is made on behalf of the North Otago Tramping and Mountaineering Club.

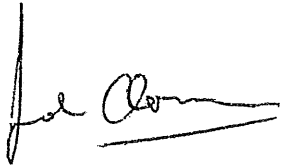
Responding to the substance of this preliminary proposal has not been made easier by some inadequacies in the description of the proposed designations. For instance, the proposed conservation area CA1 is described as including "Mt Aurum at the western end" and "Temple Peak towards the eastern end"... The true positions of these landmarks are of course the reverse. More importantly, most of the land is described as "largely in a natural state" without that term being defined. As the detailed characteristics listed include "beech forest remnants", "natural state" would appear not to mean unmodified. So what does it mean? A similar question arises in respect of the term "naturalness" used later in the piece. Later on, shrublands are described as a "rare ecosystem" – really? And why is it anticipated that recreational use of the area will increase post tenure review? What analysis is this based on?

The land dealt with under section 2.3 is not given a short descriptor, but I assume from the context and the accompanying maps that it is the land shown as CA2. Is that correct? Similarly, the area subject to a conservation covenant would appear to be, by process of elimination, that shown on the map as CCI.

On the substance of the preliminary proposal, it is not clear why the areas shown as CA1 and CA2 are treated the same in all respects apart from a grazing concession for CA2 only. The justification for this different treatment does not leap out of the text, especially as both areas are subject to the same recreation concession and on page 16 it is stated that "The rationale for continued grazing (on CA2) is that conservation values in the area have remained largely intact during the period which the proposed concessionaires have grazed the area under their pastoral lease." Tramping activity is generally not adversely affected by low intensity grazing, and indeed may be facilitated by it. But it can be adversely affected by noisy aircraft movements. From that perspective, it seems

anomalous that an intrusive and completely unnatural activity like commercial heliskiing should be preferred to extensive sheep grazing.

Yours sincerely

A handwritten signature in black ink, appearing to read "John Chetwin", with a horizontal line underneath.

John Chetwin
Secretary

The Commissioner of Crown Lands
Darroch Ltd.
PO Box 27
Alexandra.

DTZ ALEXANDRA
18 JAN 2010
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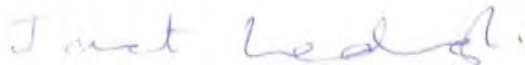
Dunedin Branch
PO Box 5793
Dunedin
16.1.10

Dear Sir,

I enclose these submissions on the preliminary proposal for Temple Peak 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
622 Highgate, Maori Hill, Dunedin 9010.
Phone 03 467 2960

Submission on the Preliminary Proposal for Temple Peak 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 1000 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.*

The submission has been based on knowledge gained on an inspection of the lease as well as on the significant inherent values (SIVs) described in the Conservation Resources Report (CRR).

Introduction

Temple Peak pastoral lease at the head of Lake Wakatipu is on the true left of the Rees River and the western boundary runs as far as 12 Mile Creek. The southern boundary runs up Precipice Creek and the lease extends up and over the Richardson Mountains as far as Mt Aurum at the NE corner. The country as seen from the Rees Valley looks relatively gentle but beyond Temple Peak becomes very rough back country. The whole of the lease has significant inherent landscape values, there are numerous recreational opportunities ranging from tramping/climbing on the Richardson Range to day walks up from the Rees Valley floor with outstanding views up the Rees and Dart and of the Mt Earnslaw complex to botanical tramping, especially higher up. Given the number of goats on the lease there are also opportunities for recreational hunters to make some impact on the numbers.

The Proposal

CA1 - 3,650 hectares approximately to be restored to Crown control as a conservation area subject to a qualified designation under Section 35(2)(b)(i) Crown Pastoral Land Act 1998.

The CA contains a diversity of ecological communities, well described in the proposal and the CRR and is largely in a natural state with hardly any development apparent.

As is stated in the proposal, "The CRR report identifies the whole of the CA as having high inherent natural landscape values as part of the Richardson Mountain lands. Characteristics and features of the SIVs as recorded in the CRR include :

- first the impressive and often dramatic landform characteristics consisting of high alpine zones and steep and highly dissected mountainous lands with rock outcrops at all elevations.
- Dominant rugged peaks and arêtes.
- The intactness, naturalness and scenic values associated with the vegetation cover and patterns, including alpine and sub alpine plant communities and extensive tussock grasslands.
- The remote, wild, backcountry characteristics.
- The high legibility and dynamic nature of the land form.
- The impressive views into the Rees and Dart Valleys at the head of Lake Wakatipu, views over the Richardson Mountains and surrounding ranges and peaks from higher elevations.
- The landscape continuity with the adjoining Richardson Mountain range”.

We strongly support the return of the CA1 area to full Crown ownership and control to protect all the significant inherent values which are well described in the Conservation resources report and in the proposal and applaud the fact that there will be no grazing concession on this area.

A recreation concession in favour of Temple Peak Limited under Section 36(1)(a) Crown Pastoral Land Act 1998.

We have no objection to the recreation concession for heliski-ing in favour of Temple Peak.

CA2 - 2,600 hectares approximately to be restored to Crown control as a conservation area subject to a qualified designation under Section 35(2)(b)(i) Crown Pastoral Land Act 1998.

A grazing concession in favour of Temple Peak Limited under Section 36(1)(a) Crown Pastoral Land Act 1998.

We submit that the provision for three 7-year periods of phase-out grazing should be shortened to two 7-year periods. We endorse the monitoring provisions in the management plan but, from discussions with Sir Alan Mark we support the changes to the monitoring schedule that he has recommended, i.e. *the vegetation cover classes should be recorded as actual estimated values for cover, not as the six “cover classes” shown under Item 4, since the “specific thresholds” specified in relation to stocking rates are given in 5 and 10 “percentage points” so that actual percentages should be recorded rather than the cover classes, three (of the six) of which have a range of 25% within a particular cover class. Also, faecal pellets, either as single pellets or pellet groups, should also be recorded and assessed as to being “fresh” or “old”, as a further index of grazing pressure.*

We accept that the level of grazing proposed is likely to have minimum impact on the values in CA2, but believe the phase –out period should be 14 years rather than 21 years and that the monitoring schedule should be adjusted as discussed above.

Recreation concession. The entire area of CA 2 is subject to the same recreation concession as previously described over area CA 1.

We have no objection to the recreation concession in favour of Temple Peak.

CA3 - 85 hectares approximately to be restored to full Crown ownership and control as a conservation area.

We fully support the return of this area to full Crown Ownership and Control. The values associated with the peat bog wetland and associated communities and the shrubland and remnant beech forest communities are well described in the CRR and certainly demand full protection.

We fully support the creation of the CA3 conservation area to allow protection of all the SIVs which are well described in the CRR and in the proposal.

Area to be Freeholded. 1,600 hectares approx. to be disposed of by freehold disposal to Temple Peak Limited under Section 35(3) Crown Pastoral Land Act 1998 subject to a qualified designation and protective mechanisms.

We have no objections to the proposed freehold disposal of the land below about 1000m which is likely to be capable of supporting ecologically sustainable pastoral use and is therefore suitable for freehold disposal. We do have some doubts concerning CC1, the land above about 1000m, which are outlined below.

CC1. Conservation Covenant. Approximately 650 hectares will be subject to a conservation covenant under Sections 40(1)(b) and 40(2)(a) Crown Pastoral Land Act 1998.

The land to be covered by the covenant is that above about 1000m on the front faces east to the boundary of CA1 and CA2 and is not fenced on its lower boundary. It is LUC Class VIIe land, unlikely to be able to support ecologically sustainable pastoral use. The proposed CC contains narrow-leaved tall tussock grassland, shrubland and riparian beech forest and will provide for the protection of an altitudinal sequence of remnant communities from approx. 400-to approx. 1600m. Other values are well detailed in the proposal and the CRR.

We note that sheep grazing only is proposed to the north of Davidsons Creek and sheep and cattle to the south of Davidsons Creek with the precipitous nature of the creek bed being a cattle deterrent. It seems to us that the area north of Davidsons Creek has very low grazing value as exotic pasture species are not nearly so widespread as in the area south of Davidsons Creek - there is a dominance of native species and it would be easy to fence off. In addition it contains large areas of wetland. It is an area that the public would appreciate for the SIVs and enjoy exploring it.

In general we support the idea of this covenant to the South of Davidsons Creek but have some worries about how the covenant conditions may be met without a bottom fence. We accept the lessees reasoning that such a fence would have an adverse effect on the landscape and also that given their sympathetic management, the covenant conditions could be met. This however might not be so if the land was to change hands in the future and we feel that this eventuality needs to be considered, perhaps by specifying grazing levels for all time and a cut-off point for fertiliser application so that stock would be less likely to stray over an unfenced boundary. Rigorous monitoring of any ill-effects on the CC need to be put in place in perpetuity and the stocking rate should not exceed the current level which would need to be lowered if the monitoring showed adverse effects on the CC values.

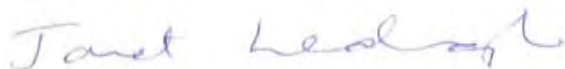
Re the area North of Davidsons Creek that is designated as part of the covenant: we believe that the SIVs within this area merit it being designated as a CA and added to CA3 and CA2.

An easement for public foot access under Section 36(3)(b) Crown Pastoral Land Act 1998.
We support this easement for public access.

An easement for conservation management access under Section 36(3)(b) Crown Pastoral Land Act 1998.

We support this easement for conservation management access but would like to see it extended to non-motorised public access which, as we noted on our inspection trip, would then allow for a delightful day trip going up the DOC access, crossing near or above the CCI boundary and coming down the Precipice Creek route. A second access route for the public might also encourage some recreational hunters to attack the goat population.

Forest and Bird Dunedin branch appreciates this opportunity to comment on the tenure review of Dunstan Peaks Lease and wishes to thank Darroch Ltd., for facilitating arrangements for the inspection, and to the Hasselmanns for permission to inspect the property, and for discussions with us. It was a pleasure to see a lease which has been so sympathetically managed with regard to conservation values.



Janet Ledingham,

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

15 January 2010

Secretary
NZ Branch
AusIMM
P.O.Box 409
Blenheim

Commissioner Of Crown Lands
C/- DTZ
PO Box 27
Alexandra

DTZ ALEXANDRA
18 JAN 2010
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Submission on Temple Peak tenure review under the Crown Pastoral Land Act 1998

The AusIMM is a professional society of mainly geologists and engineers involved in the mineral exploration and mining industry, minerals research and minerals regulation. We consider that the mining of minerals in New Zealand is an essential activity to sustain our modern standard of living and provide materials essential in everyday life. At the same time, we fully support the concept of mineral development in an environmentally sensitive and sustainable manner. New Zealand is well endowed with minerals, but they must be accessed in order for exploration and development to proceed. We are therefore concerned to ensure that any proposal involving the changing of land status does not result in the prevention of access to the land for mineral exploration and mining.

The Temple Peak area lies at the northern end of the former scheelite mining area of Glenorchy and the areas designated CA1 and CA2 in the proposal contain several former scheelite mines. Additionally, area CA2 contains the Ox Burn nickel-copper deposit. The schist geology of areas CA1, CA2 and CC1 is the same as that hosting antimony deposits (Mt Aurum and Aurum Creek) 2 km southeast of Mt Aurum summit and the gold-bearing quartz lode deposits of the former Skippers goldfield approximately 9 km east of area CA1, suggesting that there is strong potential for antimony and gold deposits as well as tungsten, nickel and copper in the Temple Peak area.

Our submission is that with the proposed change of status of the Temple Peak land to private land and land administered by the Department of Conservation, there should be no limitation to accessing the land for mineral exploration and mining under provisions in the Resource Management Act and Crown Minerals Act.

Yours sincerely



Cam Wylie
Chairman New Zealand Branch
Australasian Institute of Mining and Metallurgy