

# CROWN PASTORAL LAND ACT 1998

## LONGSLIP TENURE REVIEW

### NOTICE OF PRELIMINARY PROPOSAL

Notice is given under Section 43 of the Crown Pastoral Land Act 1998 by the Commissioner of Crown Lands that he has put a preliminary proposal for tenure review to Longslip Station Limited, lessee of Longslip Pastoral Lease.

#### ***Legal description of land concerned:***

##### ***Pastoral lease land:***

Part Run 233, Section 1, Block VII Ahuriri Survey District, part Run 235A, Section 1 – 3, SO 23073 and Section 2 and Section 4 SO 22899 contained in Land Registry Folio Reference 338/37 (*Otago Land Registry*) comprising 15058.6988 hectares.

#### ***General description of proposal:***

- (1) 117 ha (*approximately*) to be designated as land to be restored to full Crown ownership and control under Section 35 (2)(a)(i) Crown Pastoral Land Act 1998 as a conservation area.
- (2) 5550 ha (*approximately*) to be designated as land to be restored to Crown control under Section 35 (2)(b)(i) and Section 36 (1)(a) Crown Pastoral Land Act 1998 as a conservation area subject to an easement concession in favour of the holder.
- (3) 9392 ha (*approximately*) to be designated as land to be disposed of by freehold disposal to the holder under Section 35 (3) Crown Pastoral Land Act 1998 subject to Part IVA of the Conservation Act 1987, Section 11 of the Crown Minerals Act 1991 and a protective mechanism.

##### ***Protective mechanism:***

An easement to provide for public access on foot, non-motorised vehicle powered by a person, or horse in conjunction with access for conservation management purposes to the Ahuriri River and conservation areas proposed in the review.

Further information including a copy of the plan, easement and concession documents is available on request from the Commissioner's agent at the following address:

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

Phone (03) 448-6935  
Fax (03) 448-9099  
E-mail: [ken.taylor@dtz.co.nz](mailto:ken.taylor@dtz.co.nz)

***Submissions:***

Any person or organisation may send a written submission on the above proposal to the Commissioner of Crown Lands, C/- DTZ New Zealand Limited at the above address.

***Closing date of submissions:***

Written submissions must be received no later than 27 June 2002

**SUMMARY OF THE PRELIMINARY PROPOSAL FOR TENURE REVIEW  
OF LONGSLIP PASTORAL LEASE  
UNDER THE CROWN PASTORAL LAND ACT 1998**

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- (1) Details of land under consideration.
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- (4) The proposal in relation to the Objects of Part 2 of the Crown Pastoral Land Act 1998.

***Appendices:***

- Appendix 1: Designations plan.
- Appendix 2: Draft easement for public access to conservation area and vehicles for management purposes.
- Appendix 3: Draft concession easement for farm management purposes.
- Appendix 4: Information required under Section 39, Crown Pastoral Land Act.

**Details of land under consideration:**

**Pastoral lease:**

<i>Lease Name:</i>	Longslip
<i>Lessee:</i>	Longslip Station Limited
<i>Location:</i>	Lindis Pass, Omarama
<i>Land Registry Folio Ref:</i>	338/37 (Otago Land Registry).
<i>Legal Description:</i>	Part Run 233, Section 1, Block VII Ahuriri Survey District, part Run 235A, Section 1 – 3, SO 23073 and Section 2 and Section 4 SO 22899.
<i>Area:</i>	15058.6988 hectares
<i>Local Authorities:</i>	Waitaki District Council, Central Otago District Council and Queenstown-Lakes District Council.
<i>Term of Lease:</i>	33 years from 1 July 1986.

**(2) Proposal:**

**2.1** Land to be designated to be restored to full Crown ownership and control as a conservation area (under Section 35 (2) (a) (i) of the Crown Pastoral Land Act 1998).

*Area:* 117 ha (approximately) (shown as Areas CA 3, CA 4, and CA 5 edged pink on the plan attached as Appendix 1).

**2.2** To be designated as land to be restored to Crown control as a conservation area (under Section 35 (2)(b)(i) and Section 36 (1)(a) of the Crown Pastoral Land Act 1998).

*Area:* 5550 ha (approximately) (shown as CA 1 and CA 2 edged pink on the plan in Appendix 1).

**2.3** To be designated as land to be disposed of by freehold disposal to Longslip Station Limited (under Section 35 (3) Crown Pastoral Land Act 1998) subject to Part IVA of the Conservation Act 1987, Section 11 of the Crown Minerals Act 1991 and a protective mechanism:

*Area:* 9392 ha (approximately) (edged green on the plan attached as Appendix 1).

#### **2.4 Protective mechanism:**

An easement over the routes marked a-b-c-d, b-e-f, e-g, c-h, i-j, and k-l on the plan in Appendix 1 for public access by persons on foot, on or accompanied by horses, or by non-motorised vehicle powered by a person or persons. Also to provide access over the routes marked a-b-c-d, b-e-f, e-g, c-h, i-j, k-l, and m-n on the plan in Appendix 1 for conservation management purposes. The terms and conditions of this easement are contained in the draft easement document attached as Appendix 2.

#### **2.5 Concession easement:**

An easement under Section 36 (1)(a) of the Crown Pastoral Land Act over the route marked d-i, h-w, o-p-t-q-r, g-s, t-u, and k-p on the plan attached as Appendix 1 to provide access for the holder by motor vehicle and with or without horses, machinery and implements of any kind, farm dogs and farm stock for farm management purposes. The terms and conditions of the concession are contained in the draft document attached as Appendix 3.

### **(3) Description of Proposed Designations:**

#### **3.1 Area CA 1 – proposed conservation land:**

Area: 3550 ha (approximately) (edged pink on the map attached as Appendix 1 and shown as CA 1).

Area CA 1 is centred on Mount Melina (1925 metres). The area includes part of the upper catchment of the Lindis River, the upper catchment of the Avon Burn and the true left upper catchment of Timaru Creek. Mount Melina is the high point of this area but there are a number of other peaks in excess in 1600 metres. The lower boundary in the Lindis catchment extends to 780 m.a.s.l.

This area is justified for retention by the Crown as it contains the following significant inherent values:

- (1) A high degree of naturalness. The area, but particularly the alpine communities, has very few introduced species and generally good vegetation cover. It also contains a high degree of natural diversity. Within this recommended area are a diverse range of indigenous species and vegetation communities reflecting the differences in aspect, altitude, drainage, and snow accumulation represented in this area. Remnants of beech forest which are representative of forest cover are also present. Much of the area is in tall tussock grasslands which are relatively intact with a variety of intertussock species. The plant species present are typical of the location and no rare or endangered plants were noted in the Conservation Resources Report.

- (2) The area contains very high natural landscapes value. The primary components of natural character of landform and vegetation are still intact. These characteristics include spectacular alpine scenery, with a rich mosaic of vegetation including alpine, sub-alpine, forest, shrubland, alpine wetlands and grassland. The distinctive landforms of steep mountains with rocky outcrops and scree at high altitudes contrast with the more rounded Lindis Pass area.
- (3) This is a setting of high natural interest for outdoor recreation including walking, mountain biking and horse riding providing a variety of scenery, terrain and access links.

### **3.2 Area CA 2 – proposed conservation land:**

Area: 2000 ha (*approximately*) (*edged pink on the map attached as Appendix 1 and shown as CA 2*).

Area CA 2 is centred on Dromedary Hill (1664 metres). The area comprises a significant portion of the Lindis River catchment along with portions of the catchments of a tributary of Longslip Creek and tributaries of the Ahuriri River. Ranges from approximately 800 metres in the southeast to 1806 metres on the northern boundary.

The area is justified for retention by the Crown as it has similar values to Area CA 1 referred to above. The exception being a lack of beech forest.

### **3.3 Area CA 3 – proposed conservation land:**

Area: 39 ha (*approximately*) (*edged pink on the map attached as Appendix 1 and identified as CA 3*).

CA 3 comprises the river margins of the Ahuriri River upstream of its confluence with the Avon Burn. The area is characterised by the following significant inherent values:

- (1) It is a key breeding and feeding site of the threatened black stilt, black fronted tern and other wading birds.
- (2) It provides recreation access along the banks of the Ahuriri River.

### **3.4 Area CA 4 – proposed conservation land:**

Area: 34 ha (*approximately*) (*edged pink on the map attached as Appendix 1 and identified as CA 4*).

This area lies on the true left of the Avon Burn and contains significant riparian vegetation. The area is characterised by the following significant inherent values.

- (1) It is a key breeding and feeding site for pied oyster catcher and banded doteril, Category C threatened species.
- (2) Contains riparian shrublands which provide habitat for forest and shrubland birds and vegetation cover for the native fish Koaro, a Category C threatened species.
- (3) The north-western end of this recommended area contains a mixed shrubland including the best example of turpentine scrub (*Dracophyllum uniclorum*) on the property as well as a very high diversity of other shrubland species.

### **3.5 Area CA 5 – proposed conservation land:**

Area: 45 ha (approximately) (edged pink on the map attached as Appendix 1 and identified as CA 5).

Area CA 5 is contained in a small tributary catchment of Longslip Creek in the southern part of the lease containing remnant stands of regenerating Halls totara and mountain celery pine. The area is characterised by the following significant inherent values:

- (1) It is an important representative of a once more widespread vegetation type which is now very much reduced in extent in the ecological district.
- (2) It contains the largest remnant of Halls totara on the property with a diversity of other species, and some regeneration.

### **3.6 Easement concession:**

Areas CA 1 and CA 2 are subject to an easement concession to provide farm management access over specified routes in favour of Longslip Station Limited. These easements are shown in pink on the plan attached as Appendix 1 and identified by the letters d–j and h–w within Area CA 1 and by the letters o–p–t–q–r, q–s, t–u, and k–p within Area CA 2. The proposed easement follows existing farm tracks and allows for passage by the holder of the adjoining freehold with vehicles and livestock for farm management purposes.

The conditions of the proposed concession are contained in the draft concession document attached as Appendix 3.

**3.7 Land to be disposed of by way of freehold disposal to Longslip Station Limited subject to protective mechanisms:**

Area: 9392 ha (approximately) (edged green on the map plan attached as Appendix 1).

This area comprises approximately 60% of the reviewable land. The proposed freehold area is part of an integrated farming system and includes land which has been utilised for farming for a long period of time and much of which has been improved for farming purposes through oversowing and topdressing or other development. There is currently approximately 600 ha of cultivated pasture, 200 ha of direct-drilled terraces and flats, and 5008 ha oversown and topdressed tussock. While the margins of this area rise to 1800 metres and approximately half the area has been identified as Land Use Capability Classes VII and VIII the boundaries of the proposed freehold have been adopted in recognition of the integrated farming system and impracticality of fencing alternative lines.

There were no specific significant inherent values identified within this area. A small area of kanuka shrubland at the northern extent of the proposed Avon Burn conservation area (CA 4) was identified as an RAP but on further investigation did not contain significant inherent values to be protected under tenure review.

**3.8 Protective mechanism:**

An easement to provide public foot, mountain bike and horse access to the proposed conservation areas together with conservation management access. These easements are shown in orange on the plan attached as Appendix 1 and identified by the letter a-n. Route a-b-c-d together with branches b-e-f, e-g, c-h provide access from the Ahuriri Valley Road to the conservation area centred on Mount Melina. This is a significant access with connections into Timaru Creek, the Dingleburn and the headwaters of Birch Stream. Easement i - j provides access from the Lindis catchment to the proposed conservation area. Easement l - k provides access to Conservation Areas 2 and 5 and through Conservation Area 2 provides a potential link to the Lindis catchment. Easement m - n is for conservation management access to the Ahuriri River. Public access will be available via a marginal strip on Longslip Creek. The specific provisions relating to this easement are contained in the draft easement document attached as Appendix 2.



**(4) The Proposal in relation to the Objects of Part 2 CPL Act:**

The objects of Part 2 of the CPL Act are set out in Section 24 of the Crown Pastoral Land Act 1998 viz:

**24. Objects of Part 2 - The objects of this part are:**

- (a) To:
- (i) *Promote the management of reviewable land in a way is that is ecologically sustainable;*
  - (ii) *Subject to subparagraph (i), enable reviewable land capable of economic use to be freed from the management constraints (direct and indirect) resulting from its tenure under reviewable instrument; and*
- (b) *To enable the protection of significant inherent values of reviewable land:*
- (i) *By the creation of protective mechanisms; or (preferably)*
  - (ii) *By the restoration of land to full Crown ownership and control; and*
- (c) *Subject to paragraphs (a) and (b), to make easier -*
- (i) *The securing of public access to and enjoyment of reviewable land; and*
  - (ii) *The freehold disposal of reviewable land.*

This proposal promotes the management of the land in a way that is ecologically sustainable by:

- Designating land as conservation area that has limitations for continued pastoral farming. This is not exclusively the case as there are some areas contained within the proposed conservation area that would be suited to continued pastoral farming. Nature conservation is considered a suitable and ecologically sustainable use of that land as both nutrient and energy phases are likely to be balanced under this use.
- The majority of the land proposed for disposal on freehold title is of a quality and nature that will sustain continued pastoral or other commercial uses. Much of the land is suited to enhancement by oversowing and topdressing, cultivation or direct-drilling.

- The farming history of this property and existing fencelines have been recognised meaning that boundaries of the proposed freehold are higher than usual.
- It is considered that in the balance of the land uses proposed will be ecologically sustainable.

The significant inherent values contained in the margins of the Ahuriri River, the Avon Burn the remnant totara stand and the mountain lands are to be restored to Crown control thereby providing protection. There are no specific significant inherent values identified outside these areas. The provision of management access through the conservation areas was a necessary compromise given the previous development of this lease and the integration of the access tracks.

Freehold disposal of the remaining areas to the current holder is an appropriate outcome given the past farming history of this property and the extensive development work undertaken by the holder. The holder has identified that these areas (*together with some area proposed for restoration to the Crown*) are capable of economic use.

Public access is well provided for in this review with routes being provided not only to the proposed conservation areas but also linking potential routes through to other areas.

**APPENDIX 1:**

Designations plan.

PL 020  
LONGSLIP

Map 1 of 2



CA1  
CA2



CA3  
CA4



CA5



CA6  
CA7



CA8  
CA9



CA10  
CA11

Land to be Returned to Crown Control

Back Block  
Demerol

Land to be Returned for F&M Crown  
Ownership & Control

Recent River Terrace  
Recent Burn  
Terrace

Land to be disposed of by the holders

Estimates for 2000 & 1992 access  
a-b-d, b-e-g, e-h, H, J, K

Estimate 1: 1992 purchase only  
a-b

Estimate 2: 1992 purchase

e-f, f-g, g-h, h-i, I, J, K

Power Lines

Area marked A-E, G-H, F-I, G-H, I, J, K, L, M, N

Scale 1:50,000

K. Taylor

5-Feb-02

See Sheet 3 of 6

F

E

G

W

CA1

UCL

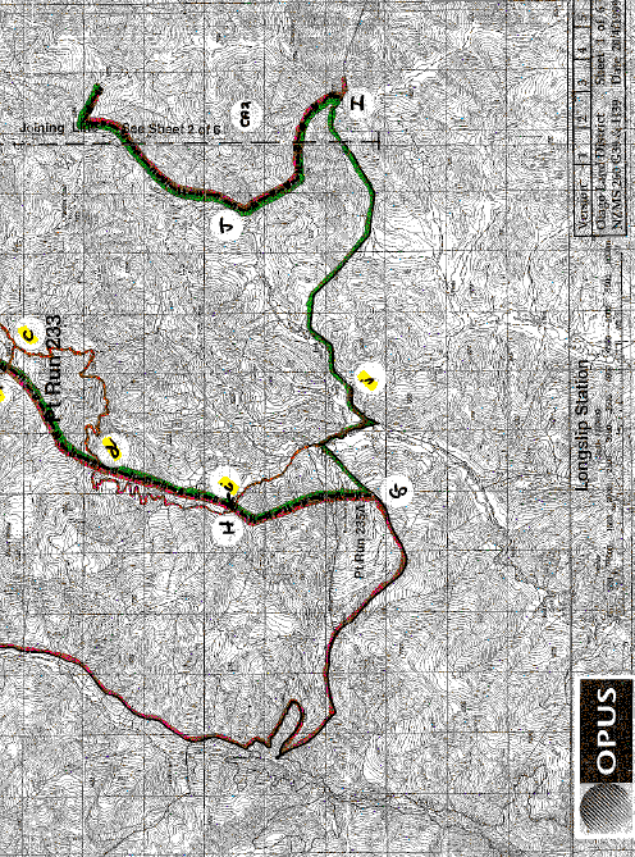
N

M

P2

Run 233

incin



Joining Line See Sheet 2 of 6

A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

P

Q

R

S

T

U

V

W

X

Y

Z

Pt Run 233

Pt Run 235A

Version	1	2	3	4	5
Olango Land District	Sheet 1 of 6				
NZMS 260 G-34 & H-39	Date 20/10/1999				

Longslip Station

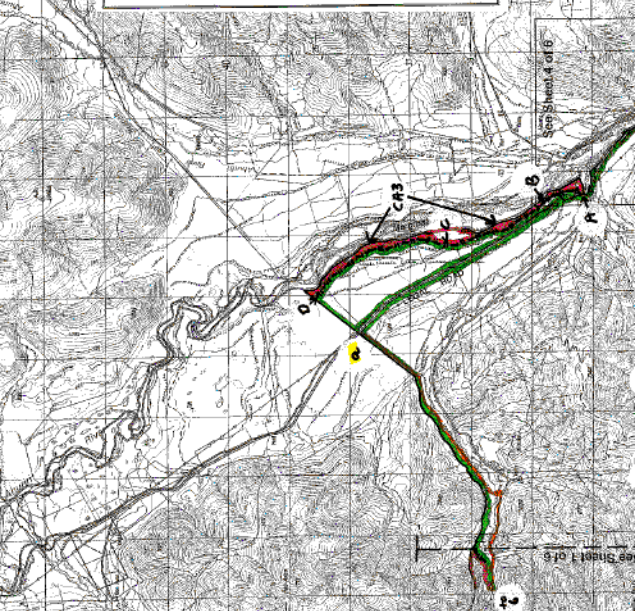


**Pa. 020  
LONGSLIP**

Map 2 of 2

-  CA1  
CA2
  -  CA3  
CA4  
CA5  
CA6
  -  CA7
  -  CA8  
CA9
  -  CA10  
CA11
  -  CA12  
CA13
  -  CA14  
CA15
- Land to be returned to Crown Control
- Back Block  
Discontinuity
- Land to be returned to Full Crown  
Demand for Control
- Altogether Terms  
North Side  
Tributary
- Land to be disposed of to the holders
- Statements for public & legal reasons  
about A-C, esp. A-C, D, E, F
- Statements for most purposes of the  
act
- Element for farm income  
A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
- Prices Lines  
Areas under A-B, C-D, E-F, G-H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

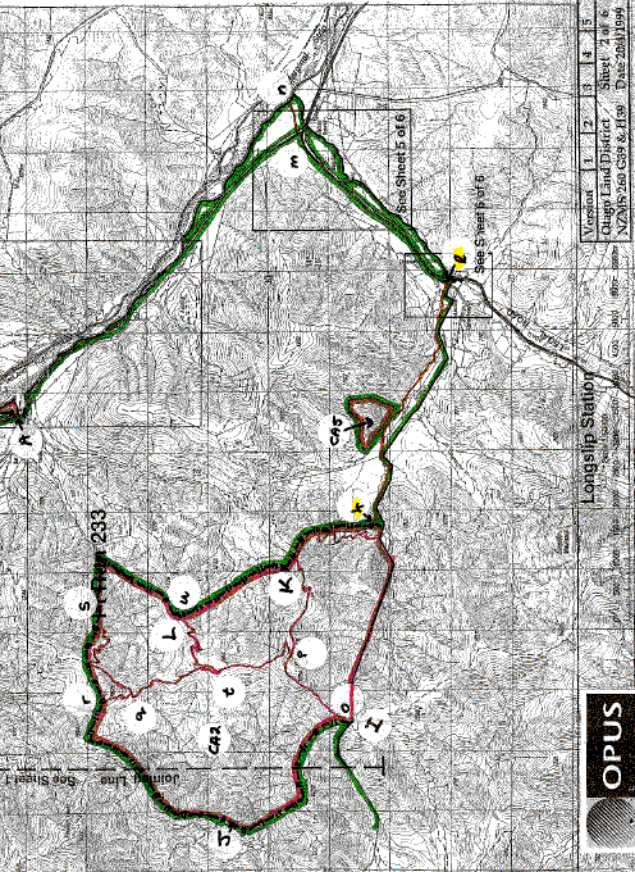
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See Sheet 4 of 6

See Sheet 1 of 6





Version	1	2	3	4	5
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Longship Station

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