

CROWN PASTORAL LAND ACT 1998

OTAMATAPAIO 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 Otamatapaio Station (1993) Limited, lessee of Otamatapaio Pastoral Lease.

Legal description of land concerned:

Pastoral lease land:

Sections 3, 5 – 12, Block II Gala Survey District contained in Land Registry Folio Reference OT12B/342 comprising 7917.0383 hectares.

General description of proposal:

- (1) 316 ha (*approximately*) to be designated as land to be restored to full Crown ownership and control as a scenic reserve under Section 35 (2) (a) (ii) Crown Pastoral Land Act 1998.
- (2) 2035 ha (*approximately*) to be designated as land to be restored to full Crown ownership and control as a conservation area under Section 35 (2) (a) (i) Crown Pastoral Land Act 1998.
- (3) 4.8186 ha (*approximately*) to be restored to full Crown ownership and control as a recreation reserve under Section 35 (2) (a) (ii) Crown Pastoral Land Act 1998.
- (4) 5561 ha (*approximately*) to be disposed of by freehold disposal to Otamatapaio Station (1993) Limited under Section 35 (3) Crown Pastoral Land Act subject to protective mechanisms.

Protective mechanisms:

- (i) An easement under Section 40 (2) (c) Crown Pastoral Land Act 1998 to provide for public access by foot or non-motorised vehicle powered by a person and conservation management access to the proposed scenic reserve.
- (ii) An easement to provide for public access by foot or non-motorised vehicle powered by a person and conservation management access to the proposed conservation area.

Further information including a copy of the Designations Plan and easement 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

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 28 August 2002.

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

INDEX:

- (1) Details of land under consideration.
- (2) Proposal.
- (3) Description of proposed designations.
- (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 document for public access to reserve and vehicles for management purposes easement.
- Appendix 3: Draft easement for public access to conservation area and vehicles for management purposes easement.

Details of land under consideration:

Pastoral lease:

Lease Name:	Otamatapaio
Lessee:	Otamatapaio Station (1993) Limited
Location:	State Highway 83, Otamatata to Omarama
Land Registry Folio Ref:	OT12B/342
Legal Description:	Sections 3, 5 – 12, Block II Gala Survey District.
Area:	7917.0383 hectares.
Local Authority:	Waitaki District Council
Term of Lease:	33 years from 1 July 1991.

(2) Proposal:

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

Area: 316 ha (approximately) (shown as SR edged pink on the plan attached as Appendix 1).

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

Area: 2035 ha (approximately) (shown as CA edged pink on the plan in Appendix 1).

2.3 *To be designated as land to be restored to full Crown ownership and control as recreation reserve (under Section 35 (2) (a) (ii) Crown Pastoral Land Act 1998).*

Area: 4.8186 ha (shaded pink on Plan 3 to Appendix 1).

2.4 To be designated as land to be disposed of by freehold disposal to Otamatapaio Station (1993) Limited (under Section 35 (3) Crown Pastoral Land Act 1998) subject to protective mechanisms.

Area: 5561 ha (approximately) (shown edged green on the plan attached in Appendix 1).

Protective mechanisms:

- (i) An easement under Section 40 (2) (c) Crown Pastoral Land Act 1998 over the route marked a-b, on the plan in Appendix 1 to provide for public foot and non-motorised vehicle powered by a person access to the proposed recreation reserve. This easement also provides for access for conservation management purposes. The terms and conditions of this easement are contained in the draft easement document attached as Appendix 2.
- (ii) An easement under Section 40 (2) (c) Crown Pastoral Land Act 1998 over the routes marked c-d and e-f on the plan in Appendix 1 to provide for public foot and non-motorised vehicle powered by a person access to the conservation area. This easement also provides for conservation management access over the routes marked c-d, e-f and g-h on the plan. The terms and conditions of this easement are contained in the draft easement document attached as Appendix 3.

(3) Description of Proposed Designations:

3.1 Area SR – proposed scenic reserve:

Area: 316 ha (approximately) (edged pink on the map attached as Appendix 1).

The proposed scenic reserve comprises the main catchment in the headwaters of Glen Creek as contained within this property.

This area is justified for restoration to the Crown as it contains the following significant inherent values:

- (a) The area has a special natural quality that reflects the special features of the high country landscape in this locality and has high indigenous component.
- (b) The area contains an extensive and diverse shrubland. Included in this shrubland are threatened plants such as *Hebe cupressoides* and *Carmichaelia kirki* along with a number of other plants that are uncommon in this ecological region.

- (c) This area will be part of the northern most recreational link to the Hawkdun Range and will provide an interesting focal point part way along an access route described later in this proposal.

3.2 Area CA – proposed conservation land:

Area: 2035 ha (approximately) (edged pink on the map attached as Appendix 1).

This area contains the upper reaches of the Otamatapaio River and part of the crest of the Ewe Range and the Hawkdun Range. The area represents a large scale dramatic landscape which is largely dry, rugged and semi-barren in nature. The area is characterised by the following significant inherent values.

- (a) The dramatic landscape as identified above with a range of landscape features from the well defined cirque basins in the upper altitudes to the tussock clad valley floor systems. This landscape includes periglacial features which are significant in this region.
- (b) The vegetation ranges from the sub-alpine and alpine communities in the cirque basins and summit of the Hawkdun Range through *Chionochloa macra* tussocklands on the upper slopes and ridges through to the shrubland and specialised plant communities in the rocky bluffs and fellfields. Included in the vegetation is a very intact snowtussock cover through the valley floor in the upper reaches of the Otamatapaio River.
- (c) The shrublands complement those in the Glen Creek area and also contain representatives of the threatened plants and the uncommon plants found in the proposed scenic reserve.
- (d) This area forms an important part of a much larger landscape comprising the Hawkdun Range and complements associated conservation areas.

3.3 Area RR – proposed recreation reserve:

Area: 4.8186 ha (shaded pink on Plan 3 in Appendix 1).

The proposed recreation reserve comprises a number of small areas between State Highway 83 and Lake Benmore.

The Ahuriri arm of Lake Benmore is a significant recreational resource. These areas of land were isolated from the run on survey following the creation of Lake Benmore and form an important part of this recreation resource.

3.4 Land to be disposed of by way of freehold disposal to Otamatapaio Station (1993) Limited subject to protective mechanisms:

Area: 5561 ha (approximately) (shown edged green on the map attached as Appendix 1).

This area comprises pastoral lands suitable for continued economic use. Approximately 2200 ha of this land has been developed by aerial oversowing and topdressing with a further 160 ha being in developed pasture (approximately half of which is irrigated). The remainder of the area is fescue and snowtussock grassland which is capable of sustaining continued pastoral use. Included in this area are relatively small areas of higher altitude land which have been included to obtain practical fencelines.

3.4.1 Protective mechanisms:

- (a) An easement to provide for public access by foot or non-motorised vehicle powered by a person over the route marked a-b to provide access to the Glen Creek Scenic Reserve. This access route provides access on an easy gradient from State Highway 83 and is likely to be a popular route with recreational users wishing to enjoy the scenic qualities of the Glen Creek Reserve. Conservation management access will also be provided over this route.
- (b) An easement to provide public access by foot or non-motorised vehicle powered by a person over the routes marked "c-d" and "e-f" to provide access to the conservation area. Route "c-d" is a continuation of route a-b to the scenic reserve with access passing through the scenic reserve to Point "c". This is a sub-alpine route following a ridge crest leading to the Ewe Range. Route "e-f" provides access from the marginal strip on the Otamatapaio River leading to the conservation area in Dog Gully. Access to "e" is gained via the marginal strip from a formed road off State Highway 83. Conservation management access is to be provided over these two routes and also a route identified as "g-h" which follows the main farm road to the Otamatapaio River. Access beyond the crossing on the Otamatapaio River will be via the marginal strip as there is no formed track within this property. It is not practicable to provide for public access on this route due to the close interaction of this road with farming operations which would have made it difficult for public use.

(4) Discussion of proposed designations 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.*

The areas to be restored to full Crown ownership and control will meet the requirement of sustainability in that with the removal of livestock grazing the vegetation types identified will tend to regenerate and be restored. In recent years there is evidence that this has been occurring under the levels of livestock grazing which have been occurring, however this will be enhanced through the removal of stock. The lower altitude shrublands will develop and be enhanced through the lack of interference by grazing and/or burning. The expansion of these shrublands will be a natural ecological outcome for this area. The higher altitude tussocklands likewise will be enhanced in the absence of grazing stock. The areas proposed for freehold disposal are generally capable of a sustainable future in pastoral use.

A significant portion of this area has previously been developed for farming purposes and an expanded area is also capable of such enhancement. Some of the higher altitude areas will be less sustainable, but with appropriate management the current vegetative regime should be capable of being maintained. With the further development of the lower altitude lands this will be further encouraged. Some of these lands have been included for the practicalities of identifying manageable boundaries.

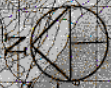
The Conservation Resources Report identified significant inherent values within the areas proposed for protection under this proposal. Some of these values extended beyond the boundaries identified in the proposal, but with decreasing significance. As part of consultation in developing the proposal some compromise was necessary to obtain a practical outcome.

The majority of this lease is capable of economic use. The areas with the greatest capability are to be made available on freehold title to the current holder.

Access for the public is an important component of this review including providing access onto the Hawkdun Range which has some potential for alpine recreation. Given the distances involved is important as the public have access on mountain bike and that the opportunity for vehicle access for conservation management is preserved. The routes identified provide for this opportunity.

APPENDIX 1:

Designations plan.



See Sheet 3 of 3

Sec 5 Blk II
Gala S D

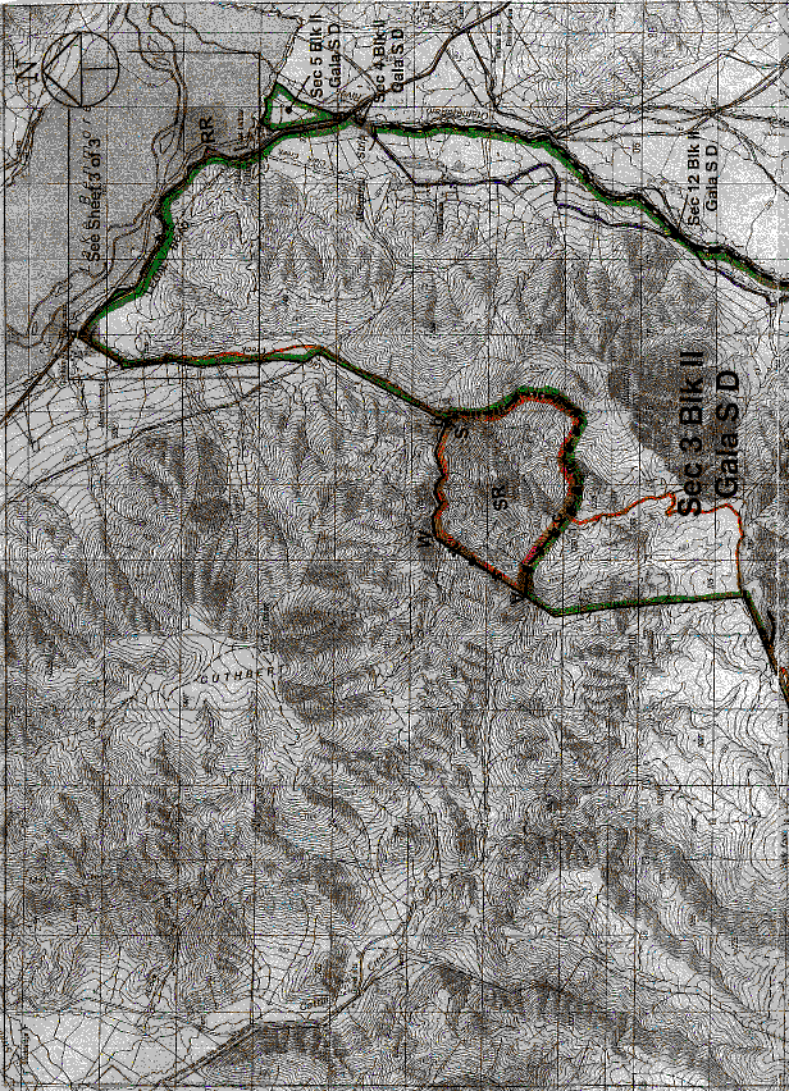
Sec 4 Blk II
Gala S D

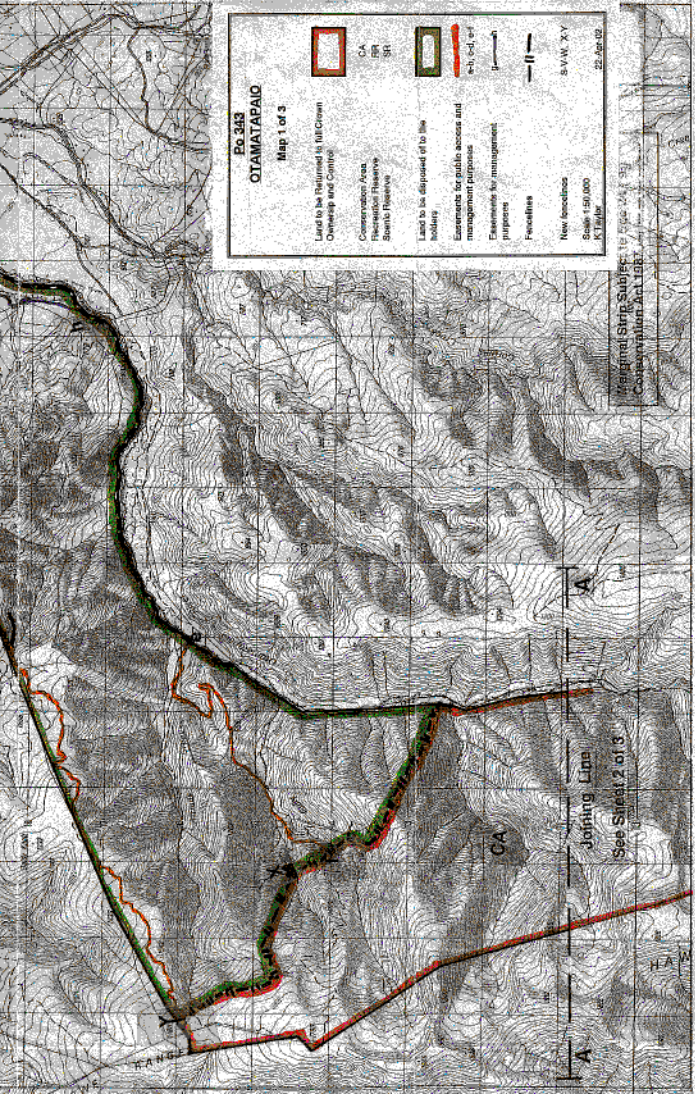
Sec 12 Blk II
Gala S D

Sec 3 Blk II
Gala S D

GUTHBERT

Cottrell





Otamatapaio





Po 343
OTAMATAPAIO

Map 2 of 3

Land to be Planted to full Crown
Ownership and Control

Conservation Area

Scale 1:50,000
K.T. Walker

28-Apr-02

Version 1 2 3 4 5

Otago Land District Sheet 2 of 3

NZMS 260 H39 & H40 Date 28/9/1999

Otamatapaio



INTERNATIONAL EMBLEMENYS

TEPRA/KNZ LTD Topography-CCDB Data as at 1.05.1997/Title & Valuation data as at 1.05.1999/Orthorectified data as at 1.10.1997
Central Information from LINZ Digital Chatterbox Database (CCDB). ©OPUS COMPANY/RIGHT RESERVED.

Po 343
OTAMATAPAIO

Map 3 of 3

-  RR
-  RR
-  RR
- Land to be Reverted to full Crown Ownership and Control
- Recreation Reserve
- Land to be disposed of to the holder
- Reservations for public access and management purposes

Scale 1:5,000
K. Taylor

22-Apr-02



Sec 11 Bik II
Gala S D

Sec 10 Bik II
Gala S D

Sec 9 Bik II
Gala S D

Sec 8 Bik II
Gala S D

Sec 3 Bik II
Gala S D

Sec 7 Bik II
Gala S D

Sec 6 Bik II
Gala S D

LEGAT ROAD

RR

RR

RR

to b

Otamatapao

Scale 1:15,000



Version	1	2	3	4	5
Otago Land District	Sheet 3 of 3				
NZMS 260 H39 & H40	Date 28/9/1999				