

CROWN PASTORAL LAND ACT 1998

OBELISK CREEK 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 Peter Richard Dunbier and Jennifer Lesley Dunbier, lessees of Obelisk Creek Pastoral Lease.

Legal description of land concerned:

Pastoral lease land:

Run 496 Block II Cairnhill Survey District being all the land comprised in Land Registry Folio Reference OT13A/1349 comprising 530.1382 hectares.

General description of proposal:

- (1) 129.95 ha (*approximately*) to be designated as land to be restored to Crown control under Section 35 (2) (b) (i) Crown Pastoral Land Act 1998.
- (2) The above designation is to be subject to a grazing concession to P R & J L Dunbier under Section 36 (1) (a) Crown Pastoral Land Act 1998 for a term of 5 years.
- (3) 400.1882 ha (*approximately*) to be disposed of by freehold disposal to P R & J L Dunbier under Section 35 (3) Crown Pastoral Land Act 1998.

Further information including a copy of the Designations Plan, the easement concession and information required under Section 39 Crown Pastoral Land Act 1998 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: kcn.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 OBELISK CREEK PASTORAL LEASE
UNDER THE CROWN PASTORAL LAND ACT 1998**

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- (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 grazing concession.

Appendix 3: Information required under Section 39 Crown Pastoral Land Act 1998 regards proposed concession.

Details of land under consideration:

Pastoral lease:

<i>Lease Name:</i>	Obelisk Creek
<i>Lessee:</i>	Peter Richard and Jennifer Lesley Dunbier
<i>Location:</i>	Fruitlands, Alexandra
<i>Land Registry Folio Ref:</i>	OT13A/1349
<i>Legal Description:</i>	Run 496 Block II Cairnhill Survey District
<i>Area:</i>	530.1382 hectares
<i>Local Authority:</i>	Central Otago District Council
<i>Term of Lease:</i>	33 years from 1 July 1992

(2) Proposal:

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

Area: 129.95 ha (approximately) (shown edged pink on the plan attached as Appendix 1).

2.1.1 Grazing concession under Section 36 (1) (a) Crown Pastoral Land Act 1998:

Area: 129.95 ha (cross-hatched pink on the plan attached as Appendix 1).

The concession is for a term of 5 years with no right of renewal and allows grazing for up to 400 two-tooth ewes for a period of 6 weeks during February to April.

2.2 Land to be designated as land to be disposed of by freehold disposal to P R & J L Dunbier (under Section 35 (3) Crown Pastoral Land Act 1998).

Area: 400.1882 ha (approximately) (shown edged green on the plan attached as Appendix 1).

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

3.1 Proposed conservation land:

Area: 129.95 ha (approximately) (edged pink and cross-hatched pink on the map attached as Appendix 1).

This area is the upper portion of the current Obelisk Creek Pastoral Lease. The lower boundary ranges in altitude from 1200 – 1300 m.a.s.l. and the proposed conservation land extends to the crest of the Old Man Range at an altitude of approximately 1640 metres.

The area comprises a small part of the extensive RAP OM 1/7 Obelisk - Old Man Range, and includes part of the cryoplaned summit plateau landform with periglacial features, with cushionfield, herbfield and tussock lands. It comprises the headwaters of the Coal Creek catchment, and adjoins extensive conservation land holdings (formerly Earnsleugh Station) on the range.

Details:

Landscape - The proposal forms part of the Old Man Crest - Dome Landscape Management Zone. The variety of landscape features and characteristics, and the vulnerability of these features are key elements in the landscape character of the range.

Landform and Geology - The proposal includes a small part of the cryoplaned summit plateau with active and relict periglacial features such as numerous rock tors, prominent solifluction terraces, lag surfaces, soil hummocks and stripes. These geophysical features are of scientific importance and are ranked as High in the landform description of the RAP. They comprise the most spectacular variety of periglacial landforms in the ecological district.

Vegetation - The majority of the proposal is contained within the RAP. Vegetation communities consist of cushionfield, patterned ground, herbfield and tall tussock lands and are all intact through the full altitudinal range. The RAP is ranked high for its diversity especially of the alpine plant communities, naturalness and viability.

Fauna - Summit high-alpine cushionfield and herbfield communities characteristically have a rich invertebrate fauna. The fauna of the proposal is representative of such areas of the Old Man Range. A new species of stone fly was discovered associated with C. macra tussock lands. Aquatic invertebrate fauna of the Coal Creek tributaries is rich and typical of the Old Man Range. The uplands of the range are an important habitat for New Zealand falcon and the occasional Kea. Both are Category B species for conservation.

Historic - Part of the historic (1870's) Doctor Hydes water race is located within the proposal. The race is in good condition and is typical of a high altitude race system in Central Otago.

Recreation - Alpine area is readily accessible from the nearby Symes Road, which is a major recreational access to the Old Man Range. The range is popular for cross country skiing on land above 1200 metres. A formed vehicle track along the back boundary is heavily used by 4WD enthusiasts in summer. The proposal is an integral part of the recreational alpine setting and is suitable for a range of back country pursuits.

This designation is subject to a short term grazing concession to enable current holders to adjust their grazing management.

3.2 Land to be disposed of by freehold disposal to P R and J L Dunbier:

Area: 400.1882 ha (approximately) (shown edged green on the plan attached as Appendix I. This area comprises all of the area of Obelisk Creek Pastoral Lease below the 1220 – 1300 metre level. The area proposed for freehold disposal is subdivided into six blocks and is comprised of 200 ha oversown and topdressed tussock with a further 200 ha being native fescue and snowgrass land.

(4) Discussion of proposed designations in relation to the objects of Part 2 CPL Act:

4.1 Objects:

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

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

- (a) To:
- (i) Promote the management of reviewable land in a way 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.

4.2 *Justification and discussion of proposal:*

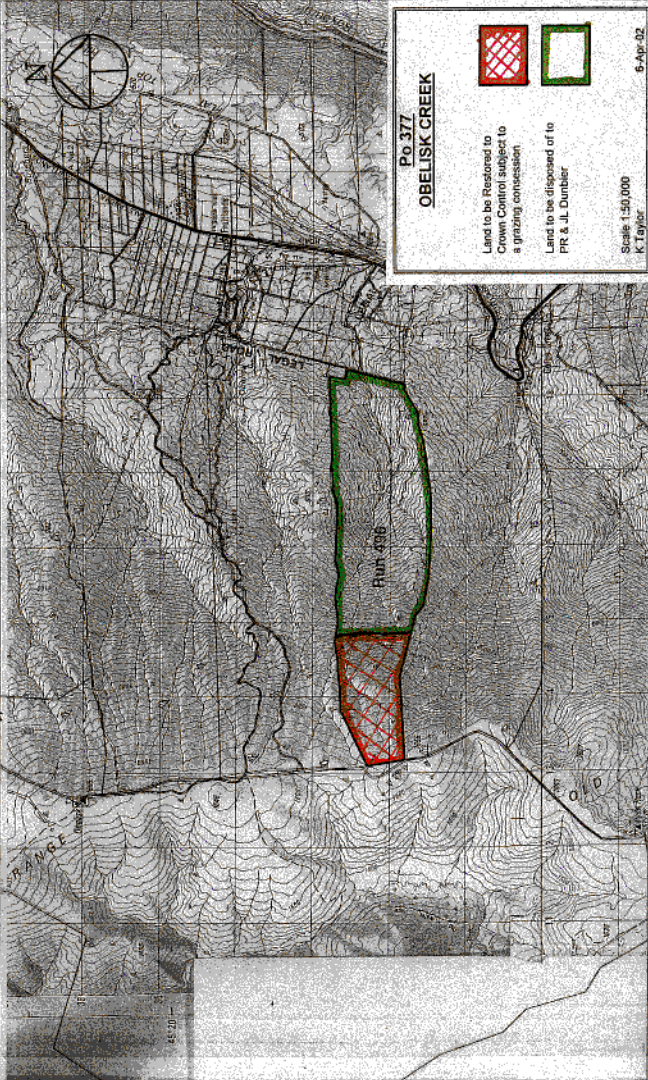
The proposed designations include the restoration of land above 1220 metres to full Crown ownership and control as conservation land, with disposal of the lower country under freehold tenure to the current lessees.

It is considered that this proposal fulfils the objects contained within Section 24 of Part II of the Crown Pastoral Land Act. Ecological sustainability is achieved under both designations. The upper section which contains tall tussock grading into fellfield at higher altitudes, will be managed by the Department of Conservation under a no domestic stock grazing regime, with the aim of promoting the protection of significant inherent values as outlined in Section 3.1 of this report. Public access will be ensured from State Highway 8 at Fruitlands via Symes Road and then across the top of the Old Man Range via existing conservation land, formerly part of Earnsclough Pastoral Lease. The land proposed for designation as conservation area has wider significance in that it adjoins a large tract of existing conservation land on the top of the Old Man Range.

Freeholding of the lower land to the current lessees, will enable this reviewable land capable of economic use to be freed from the management constraints (*direct and indirect*) resulting from its tenure under reviewable instrument. Much of this lower area has already been developed by oversowing and topdressing and the balance is not only stable and well vegetated, but would also sustain oversowing development.

APPENDIX 1:

Designations plan.



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OBELISK CREEK

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



Land to be disposed of to
PRR & J.L. Dumbler



Scale 1:50,000
K. Taylor

6-Apr-02

Obelisk Creek Station

Scale 1:50,000



Version	1	2	3	4	5
Otago Land District					
NZMS 260 G42					
Sheet 1 of 1					
Date 8/4/1999					

