

Crown Pastoral Land Tenure Review

Lease name: GLEN DENE

Lease number: PO 136

Public Submissions - Part 1

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

February

06

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Robin Whelan

From: Brian H Patrick [bpatrick@xtra.co.nz]
Sent: Monday, 31 May 2004 22:21
To: robin.whelan@opus.co.nz
Subject: Glen Dene Tenure Review submission

Dear Robin

Please accept the following attachment as my personal submission on the above.
Thank you for the opportunity to participate in this important process.

Kind regards
Brian

GLEN DENE PASTORAL LEASE
Comment on Preliminary Proposal for Tenure Review

Brian Patrick
38 St Albans St
Dunedin
Phone 4885595

May 2004

Thank you for the opportunity to comment on this preliminary proposal. I have read the document thoroughly and base my comments on information down-loaded from the LINZ website and a study of the property visible from the highway and Lake Wanaka.

Summary

Overall I would like to see substantial changes to the proposal:

- extension of CA3 so that it encompasses a "lake to lake" transect
- increased protection of the high country core (CC1) of the property from Isthmus Peak (1386m) to link up with CA3, and west to the Lake Wanaka lakeshore
- increased protection of rocky outcrops containing herbs and shrubs such as *Gingidia montana*
- the Crown retaining part of the roadside area containing trig point 10781 for recreational purposes
- all lakeshore areas to be retained by Crown and let revert to natural vegetation
- northern wetland CA1 protected area to be extended to skyline

Comment

Once again it is extremely disappointing that the faunal reports done as part of this Tenure Review exercise are totally inadequate. Such reports noting what is actually there add immeasurably to the botanical assessment by providing a fine level of detail that adds value. High Country insects are not only one of the most speciose groups within our biota, but also are reasonably well documented. To ignore them within this important process is an opportunity lost to survey this part of our mountainlands and miss the point totally on what constitutes high inherent values and diversity in the high country.

Discussion

It is clear from the Department of Conservation botanical report that the botanical values of the properties higher country are not limited to the Mt Burke Creek catchment. A large suite of important native species in several communities including alpine grassland, alpine herbfield, low alpine shrubland and rock bluffs are well represented here on the main back-bone of the property in a natural setting. These diverse communities should all be protected by being retained in Crown ownership both because of the high inherent values documented but also because it

is inappropriate to freehold land of such naturalness in this area above 1000m. I propose that all the higher lands above 1000m (approximately) to near 1400m are retained in Crown ownership from east of the main mountain chain of the property over the crest to the Lake Wanaka lakeshore. The steep slopes down to the lake are both an important visible landscape and important for nature conservation because of their high inherent value and potential to regenerate in the absence of farming. This area to be destocked and fenced as one unit containing CA3.

The eastern balance of the proposed CC1 Conservation Covenant to remain as a CC as proposed. It is important that the CC has a no burning regime, no structures, no sub-division, no tracks and no over-sowing.

Some of the plant species identified from rock outcrops and bluffs in the Craig Burn catchment such as the blue-green palatable herb *Gingidia montana* are worthy of much better protection than Conservation Covenant. The plant is now severely restricted due to mammalian grazing since European settlement and requires a higher level of protection. It has completely disappeared from most of its former range and now has only strong populations in the steeper western areas where very steep slopes such as on this property, act as refugia for it. Additionally it is the unique host for an aptly named genus of large geometrid moths *Gingidiobora*. These too are rare now and poorly known because of this. Populations do exist in this vicinity and based on the botanical report this property will be important for their survival. The endemic plant *Gingidia* and moth *Gingidiobora* highlight the intimate relationship flora and fauna have, and point to the special values of this property, particularly on rocky lower slopes and bluffs. These must be adequately protected first by being retained by the Crown and second by removal of grazing mammals including sheep. I'd like to see them accurately identified on the ground and then appropriately protected.

CA3 must be enlarged to include shrubland and rock bluff vegetation on steep gorges towards Lake Hawea. This provides a highly significant ecological area from "lake to lake". It is justified in terms of botanical and ecological values.

The wetland proposed protected area at the northern end of the property (CA1) should be considerably enlarged to its immediate skyline to fully reflect the ecological values present and to provide a buffer to more fully protect the identified values. In this way the protected area CA1 would have considerably more ecological integrity.

I would like to see the entire Lake Hawea lakeshore of the property given protection mostly for recreational values by being retained in Crown ownership. In the main these are rather small areas but at trig point 10781 a large roadside area exists. I would like to see this area developed as a public viewpoint off the busy highway where sightseers, picnickers and drivers can rest and admire the lake and mountainlands in peace. These areas should have stock excluded and be allowed to revert to natural vegetation over time. This would add considerably to the landscape from the lake and of the lake. Perhaps the southern part of this trig point area could be freeholded and grazed. This the uniformly narrow part south of the trig.

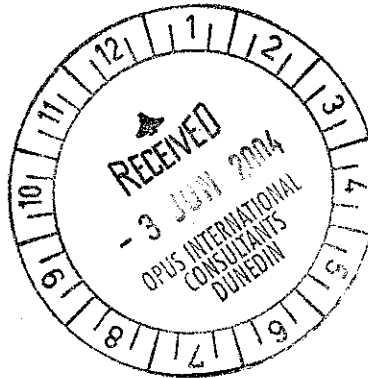


In reply please quote
File Ref: 402007

Civic Corporation Limited
Private Bag 50077,
CivicCorp House, 74 Shotover Street
Queenstown, New Zealand
Tel. 64-3-442 4777
Fax. 64-3-442 4778
e-mail: enquiries@civicc corp.co.nz
site: <http://www.civicc corp.co.nz>

1 June 2004

Dave Payton
Tenure Review Contract Manager,
OPUS International Consultants Ltd,
Private Bag 1913,
Dunedin



Dear Dave

GLEN DENE TENURE REVIEW: SUBMISSION FROM QUEENSTOWN LAKES DISTRICT COUNCIL.

Please find enclosed the submission of the Queenstown Lakes District Council on the Glen Dene tenure review. Please do not hesitate to contact me if you have any questions with respect to this submission.

Yours faithfully
CIVICCORP

Tim Williams
POLICY PLANNER

**SUBMISSION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL ON THE
GLEN DENE TENURE REVIEW PROPOSAL**

DATE:

SUBMITTER:

Queenstown Lakes District Council

ADDRESS FOR SERVICE:

C/- Tim Williams
CivicCorp
Private Bag 50077
QUEENSTOWN

Telephone (03) 442 4735

Dear Sir/Madam

This submission is lodged on behalf of the Queenstown Lakes District Council.

The Queenstown Lakes District Council appreciates the opportunity to submit on the Dingleburn tenure review proposal.

The Council has an interest in tenure review proposals within this District for five reasons:

- Ensuring sufficient public access is provided;
- Ensuring indigenous biodiversity values are identified and managed appropriately;
- Ensuring heritage values are recognised and provided for;
- Ensuring outstanding natural landscapes, outstanding natural features and other significant visual amenities are protected;
- Ensuring ongoing economic interests such as mining are protected.

The Council's position on Glen Dene tenure review is as follows:

- (a) **THE COUNCIL SUPPORTS THE EXTENT OF THE PUBLIC ACCESS IN PARTICULAR THE MOUNTAIN BIKE ACCESS PROPOSED BY i-e, e-f-g AND f-h,**
- (b) **PROPOSED PROTECTION OF OUTSTANDING NATURAL LANDSCAPES AND ECOLOGICAL VALUES.**

Please do not hesitate to contact the writer if you have any questions with respect to this submission.

Yours faithfully



Tim Williams
POLICY PLANNER

Robin Whelan

From: Lake Wanaka Cycling Inc [wanakabike@yahoo.com]
Sent: Saturday, 5 June 2004 21:46
To: robin.whelan@opus.co.nz
Subject: Glendene Station Tenure Review

Hi Robin,
Please find attached document on the Glendene Station Tenure review.

Regards Doug Hamilton.

Lake Wanaka Cycling Inc
PO Box 97
Wanaka

Ph 03 443 1212
wanakabike@yahoo.com

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SUBMISSION ON GLENDENE STATION TENURE REVIEW.

It appears that public access by foot or mountain bike from Dinner Creek to the tops of the Mt Burke range (d-e on the proposal map), has been extremely compromised by the current Tenure Review proposal.

At present, walkers and mountain bikes can and have for many years, gained access to the northern slopes of Mt Burke via the Dinner Creek track, an important access route and the only one available. The other side is too steep, unstable and holds its snow for a longer period. The proposal states that a new public access be made available via point's i-e, and that the current track be closed to walkers and mountain bikers. There is currently no track at the proposed location and LINZ has declined to fund and the consent for building of a new track at this location, making the closure of the present access illegal.

It is vitally important that this access way d-e, be kept open for all to use. The current run holder has never made any contact with our association regarding problems with mountain bikers, so we assume that the access that has been freely granted in the past, has been done so because of this fact.

There are other areas that have no public access available in the proposal, namely the legal roads above the shore line of

Lake Hawea and between State Highway 6 and the base of the Mt Burke range. There are walking and mountain biking possibilities on these legal roads. Access should be given to these areas, particularly the legal road above the lake shore.

We submit that the current proposal be modified to keep the Dinner Creek d-e access open to all users and that access ways be granted to the Lake Hawea shore line legal roads.

Yours sincerely,
Doug Hamilton
President Lake Wanaka Cycling Association Inc.

Robin Whelan

From: simon brebner [si-lucy@ihug.co.nz]
Sent: Monday, 7 June 2004 08:44
To: Robin.Whelan@opus.co.nz
Subject: Glenedene station Tenure review

Dear Robin

I write in support of Doug Hamiltons submission re maintaining the status quo for mountain bike access up through Dinner Creek to Mt Burke.

The Wanaka region is well known to mountain bikers and many people live here and travel here for the stunning biking the area offers. I understand the lease holder has offered an alternative route which is impractical to bikers and to all intense purpose prevents access to the Mt Burke environs.

We tend to be a respectful lot and are involved in regular track maintence and communication with land owners around Wanaka. As far as I'm aware we have good relationships with local farmers and the community.

Thanks for your time
Dr Simon Brebner

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Nelson/Tasman Branch of the Royal Forest and Bird Protection Society, Inc,
Gillian Pollock Secretary,
Dawson Road,
R.D.1,
Upper Moutere 7151.

Contract Manager,
Opus International Consultants Ltd,
Private Bag 1913,
Dunedin.

11th June, 2004.

Submission on Glen Dene Tenure Review

I am writing on behalf of the Nelson/Tasman Branch of the Royal Forest and Bird Protection Society whose members also value highly the intrinsic values of Lakes Wanaka and Hawea.

The environmental history of New Zealand is one to regret as land was cleared without thought of the stability of the terrain or of the irreplaceable value of the natural heritage. The Tenure Review process gives us a chance to rectify some of these mistakes. In the Glen Dene block the steep slopes of the Wanaka faces, indeed all of the 4970 ha which also includes the headwaters of the catchment areas which flow into Lake Hawea, should all remain as Crown Land. The catchment creeks, Dinner Creek, Craig Burn, Long Valley Creek and several unnamed streams are vegetated with a variety of native species. Eradication of weeds, pasture grasses, sweet briar and californian thistle would improve these important catchments. Crown ownership would ensure that they were protected from burn off and allow re-vegetation of natural flora and habitat increase for native fauna. This is the only way *"to promote the management of the Crown's high country in a way that is ecologically sustainable."* (1) Excluding 3039 ha of this area from Crown protection will not ensure that the intrinsic values are sustained nor will it be consistent with the New Zealand Biodiversity Strategy. We ask the Crown *"to protect significant inherent values of reviewable land by creation of protective measures; or preferably by restoration of the land concerned to full Crown ownership and control"* (1) of all the land between, and under, Lake Wanaka and the skyline and the catchment areas of the streams which flow into Lake Hawea.

The present lease holders developed only 2820 ha for their farming operation. Why increase this acreage to 5902 ha and thus make it inaccessible and unattainable for future generations of New Zealanders? Conservation Covenants are not a sufficient protective mechanism for this steep terrain. The "Conservation Resources Report" attributes highly significant landform and landscape values to the Wanaka faces and the Stoney Creek catchment and sees the re-vegetation reversing the damage caused by burning.

We are also concerned that not enough land is being set aside at the Neck. The wetland protection needs to include the catchment and go down to the lake. The fact that an interpretation board on the glacial history of the Neck has been placed by the road demonstrates the inherent interest people have in this unique formation. The lakeside is a pleasant spot to stop and enjoy the beauty. Closing it off for deer is a really backward and

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Conservation Resources Report states; "The Neck is hummocky, gnarled, ice-worn landform with extensive bracken and scattered shrubland...." no more burning and this will be a nursery for native flora.. "A wetland area nestled within the ice worn landform close to the Glen Dene boundary and state highway supports flax, toi toi, carex and manuka and other wetland species. The wetland is a significant and important landscape feature." These attributes will not be sustainable without the catchment and surrounding areas being also part of the reserve.

The objectives of the tenure review, as set out in the Crown Pastoral Land Act 1998, states;
* to secure public access to and enjoyment of high country land.

* to progressively establish a network of high country parks and reserves.

The Glen Dene Tenure Review gives a wonderful opportunity to improve access and recreational activities. The summit 'road' is a good bases for a mountain bike route, a sport badly needing more such trails. Many cyclists from many countries come over from Haast to Wanaka. What an attraction if they could cycle from the Neck to Wanaka with such outstanding views. It would also be a delight for trampers as are climbing the peaks, Isthmus and Mount Burke. Craggy spurs, rocky out crops and bluffs attract climbers, tussock grasses and unique biota attract botanists and biologists and the mountain building forces which played havoc with the metamorphic rock will interest geologists, all within a short distance from Wanaka. Much more rewarding than feeding a few sheep. If we are to sustain out intrinsic biodiversity we need people to have access so that they can appreciate its wonder. It should be noted that the present lessees has not been willing to allow access. A 1ha reserve is far too small especially when viewed as part of an immense landscape.

The Crown also needs to retain ownership and control over the shore and lake bed of Lake Wanaka and Lake Hawea with no riparian rights being allowed and with access in appropriate places for Lake users and picnickers.

It should be noted that, on the shores of Lake Hawea, there are places where, in the formation of the schist, the old greywacke structures have not been destroyed. It is an iconic place which has ready access and is not found elsewhere.

We have read and support the submissions presented by Sue Maturin, Southern Conservation Officer for the Royal Forest & Bird Protection Society of New Zealand, Inc and by the Federated mountain Clubs of NZ Inc.

Jocelyn Bielecki, committee member.
161 Princes Drive,
Nelson.

03 548 6803 acl@tasman.net



(1) Conservation Resources Report - Dept. Of Conservation

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Robin Whelan

From: Richard & Sarah [burdonrg@xtra.co.nz]
Sent: Wednesday, 9 June 2004 04:37
To: Dave Payton; Robin Whelan
Subject: Glen Dene Tenure review:

Attached is the Glen Dene Tenure review.

kind regards Richard
Glen Dene Ltd
Private Bag
Wanaka 9191
New Zealand
Tel: 03 443 1554
Fax: 03 443 4677
www.glendenestation.co.nz

To David Payton
Tenure review Contract Manager
Opus International Consultants Ltd
Private Bag 1913
Dunedin
Ph 03 474 8899

Dave Payton
E-mail dave.payton@opus.co.nz

Glen Dene tenure review

Executive Summary

1. This submission supports the approval of the Glen Dene tenure review but does not support any increases in Conservation land or covenants
2. It does not support increasing public access over private land and would like to see the access easement to have strong controls for breaches of the easement. See the Department of Conservation easement condition (CA2) imposed on Glen Dene and then compare those conditions that the crown have offered Glen Dene for the public access easement. If the easement conditions are not met, then the access will need to be moved to the Graig Burn Track.
3. Doc as new Land owners need to be tied into a management plan for the biodiversity and managing biosecurity in the Lake Hawea and Wanaka region.
4. Fencing issues need to be addressed as stated in the report.
5. The Conservation covenant should be altered to allow for the conditions stated in this report.
6. The issue of "Paper Roads" needs to be addressed. And should be removed from new Title.
7. There are a number of issues for private landowners that need to be taken into consideration when developing the Access Strategy. These include OSH issues.
8. The tenure review process has the potential to create many public access and recreation opportunities if the legislation is followed correctly. However if the farming environment and the public are not both protected under the Conservation easement then other access options will need to be considered. (Graig Burn long valley track)

Introduction

This submission supports the Glen Dene Tenure review. This review needs to provide a level of certainty for landowners in the face of increasing biosecurity and rural security threats and potential loss of biodiversity associated with increased public access through and onto private land. Biodiversity only exists if it is managed and enhanced, if people are unable to earn a living from the land they own then biodiversity and property rights become threatened, leading to a drop in value of that land. This issue will become even more contentious in the future as a result of increasing tourist numbers and New Zealanders who wish to recreate around our lakes, rivers, mountains, and coastlines. Biosecurity and biodiversity are very important in the tenure review process because they are the key to successful farming systems in New Zealand. A successful Tenure review outcome should address the conservation and access issues to our rivers lakes and mountains while maintaining good farming systems and the ability and certainty to manage those systems.

General issues for the Glen Dene Tenure review and ideas for submissions

1. In order for Glen Dene to consider this proposal seriously we must be able to continue farming now and in the future. We have a good sound and robust pastoral operation and we do not want to be left in a position where we are worse off.
2. Glen Dene must look at the proposal and in perspective. Therefore it must contain the practical elements to work. Glen Dene must take everything into consideration when considering the crown's proposal eg. What effect 20,000 people walking the track per annum have on our business.
3. An important issue regarding Glen Dene is the increase in traffic volumes and the changing rules in regard to moving stock along State Highway 6. This poses potential problems with us moving stock from one end of the property to the other. The easement across CA2 is very important for the future.
4. Glen Dene Ltd has some concerns with the PP in regards to hunting in areas of the Graig Burn area and considers the crown should not allow hunters to wander up the Graig burn creek with a rifle. Glen Dene's farm operation involves deer which is a commonly sought after trophy.
5. There has been no consideration given with this Tenure review for the existing recreation permit that Glen Dene has. Glen Dene has a strong desire to continue its existing recreational opportunities on the proposed conservation area, it also queries if the crown had purchased these rights from Glen Dene.

6. We realise the importance of public access and the value of it. Therefore we have allowed access on the Glen Dene, Mount Burke track that runs along the top but requires the easement conditions imposed on Glen Dene to be the same conditions that Glen Dene has impose on them under the Doc easement (CA2) crown.
7. Glen Dene Ltd strongly believe if CA2 is not deer fence then there could be a number of problems with Cattle breaching the conditions set out for this wet Land area at the Neck. It also helps protect Glen Dene from the large amounts of Cannabis grown in this area, which causes a major headache for all those who subscribe who live in this community.
8. We would recommend that the fencing is inspected at section eight and continues as was agreed to by Doc and the crowns agent of the time. The spacing and products used should be consistent to what has been already used in that area.
9. Glen Dene Ltd would also require the crown to fence from the main road up either side from b-c on easement two. So to clearly reduce any stock accidents on the main road. The road is so dangerous for moving stock that one tourist who leaves the gate open could cause a major accident. How would the department of conservation plea when one of their public leave the Gate open and the sheep get out on the main road and cause an accident. A good fence either side of the easement would reduce this risk. The area is deer farmed so the owner would prefer Deer fence.
10. Mountain Biking is not compulsory and should be removed just to allow walking access, there tends to be a conflict with Mountain Biking and walking access. The easement has no condition showing how this would be manage in the future.
11. Public Access to the lake for the Glen Dene tenure review is considerable and it does not support any further increases in vehicle access to the Lake. There are a least Five-access points provided and a potential six at the proposed new boat harbor.
12. Public access is about creating access easements to the Conservation areas if DOC is unable to provide an easement that protects both the public and the Landowner then the access needs to be reviewed. Glen Dene would like the crown to consider a private easement rather than the conservation easement, that provides no protection to the land owner.
13. Glen Dene wishes to move the public access easement from the Packhorse spur to the propose easement Track B-C, as It believe it will provide the public all the same values with access to the tops. It will be less demanding walking track as it has a gentler gradient. The

Packhorse track would have been too difficult for Mt Bikers, which would have led to a large amount of conflict between the landowner and the Conservation department. The track would be a safe day trip up and over to Mt Burke where the previous option would have led to serious tramping problems. The easement conditions Glen Dene have requested several times have been unable to be met by Doc, which makes the Packhorse track unacceptable to both parties.

Conservation Covenant & Easement conditions for Public access over Glen Dene for Packhorse track.

Doc is on their 5th version for most of their easements. DOC easements are totally one sided lack integrity and give the farmer no protection. For a proposal to work it has to provide protection to both parties.

Doc ability to wind up and supply information to ENGO should not be recognised in the process as it is not in good faith negotiations and bring to much emotion into the process.

So far in the whole process DOC have been unable to prove to Glen Dene that they will be able to prove to be good neighbors and develop management plans that Glen Dene has requested.

Glen Dene has proven economic use of the covenant land by its existing monitoring programme.

Glen Dene has a number of concerns with the ENGO and that there extreme views are about creating conservation values and not about protecting the existing values.

The ENGO seems to be focused on control which is not what the CPLA 1998 is about.

Glen Dene has developed a whole farm business plan with its local council to address biodiversity and biosecurity for the long-term future of the property.

The conservation covenanted land has a range of values, mainly economic values, however it does have the mix of conservation and economic. A covenant is the best form of protection for this land as it allows for economic production and conservation.

The conservation covenant allows Glen Dene to apply seed and fertiliser.

That the photo monitoring is done before the titles are issued.

When writing a submission on easement conditions for the public access areas, submitters need to read under special conditions as you will note in the

PP that Doc have provided Glen Dene an Easement through a conservation area called CA2 if you read the conditions they have imposed on Glen Dene and then refer to the public access easement granted by Glen Dene you will note the conditions are absolutely one sided and leaves Glen Dene Ltd a week agreement.

Basically they want us to allow open access through the easement and then pay to maintain the access. We have no controls and no way of managing any breeches of the easement.

That if Glen Dene is unable to get an Easement that protects its property rights and farming Business then the Access to the Conservation area CA3 should be only granted through the easement provided at the Graigburn.

The following is a condition that the holders (Glen Dene Ltd) will wish to include for any easement conditions.

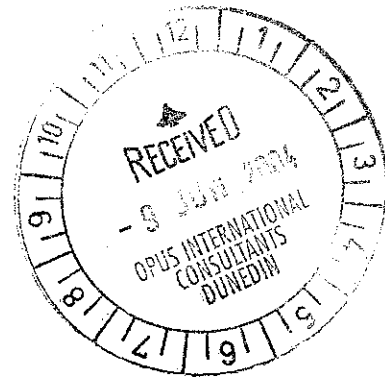
1. *That any concession that are granted with Glen Dene approval then the following rules apply:*
2. *That in exercising the right liberty and privilege take all reasonable care to avoid damage to the soil and vegetation of the land in the easement and in particular will avoid using the easement when conditions such as softening during frost thaw render the land over which the easement is granted particularly vulnerable to damage.*
3. *The cost and responsibility of any maintenance of the easement Area shall be borne by the concessionaire and any other person or person(s) to whom the Grantor has granted similar rights in respect of the Easement area.....*
4. *That the Concessionaire shall ensure that not action by them or on their behalf has the effect of preventing the easement Area over which the easement is granted being kept clear at all times of obstructions whether caused by parked vehicles, deposits of materials, or any other unreasonable impediment to the use and enjoyment of the said land.*
5. *No person is to enter the land with any animal, gun or vehicle without permission. Prosecutions will apply under trespass act. This applies for all the public access easements offered by Glen Dene accept the Lake access area at Dinner Flat.*
6. *The cost and responsibility of any maintenance of the easement can not be purchased as part of the tenure review, Glen Dene Ltd request a \$5, 000 dollar plus GST, a year rent fee to be paid for on going miantence to the Packhorse track by the department of Conservation. With Glen Dene able to review this every Five years.*

7. *No commercial activity be allowed over the proposed easement unless approved by the owner.*
8. *The Public must have their own liability & insurance when entering private land. They do so at their own risk. (Note Public will enter at own risk but will not be required to have insurance).*
9. *If DOC is not going to be responsible for the management and miantence of the track then Glen Dene should be paid a management fee of \$5000 per year to manage the access for the proposed easement.*
10. *The easement needs to take into consideration a biosecurity risk that states that DOC will spray any noxious weeds with in 100 metres of any proposed DOC easement or Conservation land.*
11. *The owner may close all or part of the easement and suspend public access to it if reasons of public safety or emergency required closure or if there is a breach in the conditions agreed to such as trespass.*
12. *No vehicle must be left unattended on the road at any time that blocks the roads access.*
13. *That no person is able to camp on the easement provided and any person wishing to camp must retain permission to do so from Glen Dene Ltd.*
14. *The owners may lock gates on the easement area and allow DoC to place their own locks on the easement for their own management purposes.*
15. *Maintenance and construction of easement area track l-e and b-c to be the responsibility of the DoC.*
16. *A clause may be introduced in the future that controls the numbers of people using the track at a time. We will not accept the presumption that there will not be many people using the track.*
17. *That the easement is provided on the condition that no party can use material obtained from the easement to use, restrict or regulate the land seen from the easement track. (If this condition is not included then Glen Dene would not consider the public access appropriate.*
18. *The farm manager has the right to close the track for the proposed mustering period. (Possibly parts of 3days per year).*
19. *That Doc builds and maintains toilet facilities before the track opens at the start of the track and in the Ca3 boundary.*

20. *Maintenance of the vehicle access from d-h-g to be reported to the owner by DoC staff. If DoC travels by vehicle we would like the culverts under the road kept clear and objects removed off the road, as part of daily maintenance.*
21. *The holders have a major concern with this so has placed a condition in the easement that if the track is out of control and no respect is given to the farming operation that it can and will be closed until Doc have fixed the problem.*
22. *Signage needs to be incorporated as a condition in the easement and should not be left as a management issue. We all have experience Doc lack of funding as an excuse not to stick to the agree plan.*
23. *The holder will also be looking for DoC to be proactive in assisting with taking action against members of the public who enter the freehold land.*
24. *Note: Control of fishing in the Craig burn is an issue for F&G. The crown needs to establish where the marginal strip finishes up the Graigburn.*

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Opus International Consultants Ltd,
144 Rattray St,
Private Bag 1913,
Dunedin.



Tenure Review of Glen Dene Pastoral Lease.

Division 6000/2000 in favour of freehold is undesirable in what is, to a considerable extent, mountain land rising to 1400 metres. Covenanting part of the freehold estate is irrelevant from a public access perspective. This is a potentially important area for recreation, being fairly close to population centres, and public access should not be arbitrarily denied.

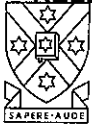
The public access offered is derisory; two points on the Hawea highway, one of them by a very long "legal road" of uncertain quality, and possibly one by a road from the SW corner of the proposed Conservation estate. There should be frequent stopping points along the Hawea highway where people can pull in and take short to medium length walks in the hilly/gorge country above the road. There should be similarly easy access to the Lake Hawea foreshore, not just a vague promise of "where practical".

The formation of an effective marginal strip is commendable, although minimal. It would make more sense to revert to the Crown the major part of the strip of land between Lake Hawea and the main highway. The two tiny reserves close to the Neck are a joke. In particular the protection of the wetland area is likely to be futile unless the catchment area above it and the drainage area between it and the lake are also protected.

The steep western face overlooking Lake Wanaka is known to few people except sailors on the lake.

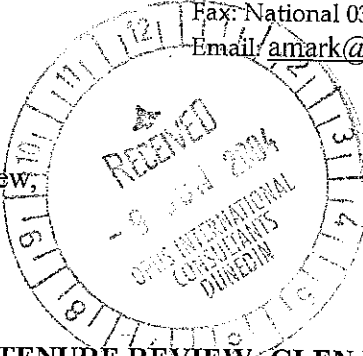
Nevertheless the rugged slopes and deeply incised gullies are ecologically important and should be retired from grazing and burning.

R.F. Entwistle
Dr R.F. Entwistle,
9 Danube St,
Dunedin.
7 June 2004.



Division of Sciences
PO Box 56, Dunedin
NEW ZEALAND

Tel: National 03 479 7573 International 64 3 479 7573
Fax: National 03 479 7583 International 64 3 479 7583
Email: amark@otago.ac.nz



Commissioner of Crown Lands,
C/o Contract Manager, Tenure Review,
Opus International Consultants Ltd.,
Private Bag 1913,
DUNEDIN.

June 4, 2004.

SUBMISSION ON PROPOSED TENURE REVIEW: GLEN DENE 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 knowledge of the areas involved. This has been gained over many years of ecological research on the tussock grasslands and pastoral leases of Central and western Otago, including the nearby Mount Aspiring National Park where I conducted a vegetation survey in 1969-70 and have subsequently been monitoring representative areas in conjunction with the Department of Conservation. The Glen Dene PL, being located near the centre of the Wanaka Ecological District, has biological features intermediate between the wet western regions and the drier districts of Central Otago.

I am concerned with the disproportionate separation of this pastoral lease of 7833 ha), which is highly in favour of freehold disposal. There are three areas proposed for full Crown ownership (totalling 1938 ha) but a much larger area recommended for freeholding (5902 ha, albeit with covenants to restrict certain activities over two areas totalling 1412 ha, plus certain easements. This situation is despite the property having many well recognised 'inherent values' in the form of significant biodiversity, ecosystem and landscape features that have not been adequately provided for in the preliminary proposal. Unfortunately, the lessees denied access to those wishing to assess these values on site so that one is forced to rely more heavily than would have been otherwise necessary, on the Dept of Conservation's Resources Report which, thankfully, is freely available on the LINZ Web site.

Commenting firstly on the three areas proposed for transfer to full Crown ownership and control:

Conservation Area One (CA1 on the map), a 6 ha stepped wetland at The Neck, consists of the wetland alone, which is clearly visible and readily accessible from the State highway. The actual wetland is quite small but relatively undisturbed, and distinctively stepped downwards towards Lake Wanaka, with a representative range of regional wetland species (and a minor but controlable infestation of exotic broom). However, without the inclusion of much or preferably all of its catchment, critical to retain the wetland's integrity in the long term, but also for aesthetic reasons, this proposal is entirely inadequate. I am aware of a recently constructed deer fence well up the slope above this wetland which, if retained, would prevent the wetland's entire catchment being protected. Ideally this fence should be removed for the sake of the long-term viability of this wetland but, if not, at least all of the area below this fence should be included in this proposal. The fence should be completed by taking it uphill to the catchment boundary at spot height 490m, and thence down the wetland catchment boundary to the lakeshore. This would add to, and ensure the retention of, an important ecological setting as well as to the integrity, of the wetland and its apparent cultural values.

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Conservation Area Two (CA2 on map), a 6 ha area of regenerating indigenous mixed woodland-shrubland between the State highway and Hawea lakeshore in the vicinity of the mouth of Mt Burke-Craig Burn Ck. Also proposed for this Conservation Area is an easement across it (shown as k-k1 on the map) for "farm management access" specifically to obtain access for stock across the highway here, to extensive grazing areas on this property to the south. This proposed easement, up to 10m wide, would seriously intrude on the values of this conservation area and should be avoided if at all possible. The cleared way currently existing beneath the nearby transmission line or a strip immediately inside the fenceline which borders the highway should be considered as possible alternatives, with the stock crossing the road at an appropriate site further south than proposed, perhaps adjacent to the riparian strip in the lower Craig Burn.

This proposed Conservation Area 2 (CA2) could and should be extended to the north, some 5.5 km, to embrace all land between the highway and the Hawea lakeshore as far as the outlet of Dinner Creek, but including the woodland on its north bank, in the riparian zone. This would embrace the mostly indigenous woodland that has developed below the highway diversion over the 'Lookout Hill' necessitated by undermining of the previous lower road by high lake levels. Although much of this proposed enlarged conservation area is inaccessible from the highway, certain sections can be accessed, and this generally narrow strip of land forms an important aesthetic and biological recourse that is visible from both the lake and the highway. The limited area which is currently being grazed should be allowed to succeed to an indigenous woody cover which would have both aesthetic and biodiversity values.

This conservation area should also be extended above the highway locally, so as to embrace the mixed woodland that forms the riparian zone alongside the lower reaches of the Craig Burn.

There should also be a covenant to protect the beech trees and associated woodland in the riparian zone of Dinner Creek, extending across the highway.

Camping and the lighting of picnic/camping fires should not be entirely prohibited in these proposed conservation areas, as requested by the lessee, but be permitted in areas considered suitable by the Department of Conservation, when they come under DoC management in future.

An **additional Conservation Area is recommended** between the State highway and the Hawea lakeshore between where the road turns into The Neck arm of the Lake (1km to the west of Trig 10781) and The Neck itself, a distance of some 10km. This relatively narrow strip and small area of land, like most other sections of the lake margin, also has important biodiversity and aesthetic values, as viewed from both the road and the lake. This proposed strip of conservation area would embrace the proposed "Recreation Reserve" of 1ha shown on "Enlargement 2" below the highway near The Neck. This proposed 'Reserve' of a mere hectare, could never fulfill its intended purpose of "providing an area for recreation and the physical welfare and enjoyment of the public, and for the protection of the natural environment." This 1ha area could provide for parking and picnicing while the extended continuous strip reserved, as recommended, would greatly enhance its surroundings. In addition, the relatively sheltered bay, adjacent to, and immediately south of Trig 10781, between these two proposed strips of lakeshore, referred to above, should have a **~5ha area of beach reserved**, with public walking access from the adjacent highway. Appropriate sites in this area should also be available for camping and associated picnic/camping fires, at the discretion of the Department of Conservation.

Conservation Area Three (CA3 on map), of 1925ha, is the only substantial area on the property which has been proposed for full Crown ownership and control. While this proposal is supported in terms of its representative values, better walking access from the State highway is needed than up the canyon in the lower reaches of Mt Burke Creek. To this end the proposed conservation area should be extended at its lower reaches on to the ridge to the north, or preferably two ridges to the north, and across the Craig Burn as far as the road to the Airstrip. This proposed extension should join the proposed conservation area close to where it broadens out to a ~1km width, so as to provide a reasonable corridor at the lower end of the conservation area. The northern boundary of this conservation area should be fenced over its entire length to allow its restoration potential to be

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achieved (not indicated, or shown on the map); presumable the boundary to the south, being the property boundary, already is.

As for the **proposed conservation covenants**, Area CC1 of 1406ha, comprises a very important biological and landscape resources in the catchments of Craig Burn, Dinner Ck, Halls Ck, and Stewarts Ck which, apart from a 'no-burning' condition, has few other constraints on normal farming practices. This proposed covenant is therefore unlikely to show any improvement in its conservation values over time unless oversowing and chemical spraying are also excluded, which is recommended. The enclave at the northeastern corner of this covenant, even though predominantly bracken-covered to-day, and apparently separately fenced, should also be included in this covenant. The discretion that is proposed to be vested in the owners as to public access and concessionaires, is of concern and reflects one of the several unsatisfactory aspects of covenants on private land in relation to enhancing conservation values and general public enjoyment. For these reasons, and consistent with the CPL Act, areas of significant inherent value should "**preferably**" be **transferred to full Crown ownership and control**. This is also my preferred option for the proposed CC1 in this case, which I note, is consistent with the DoC Resources Report.

The purpose of the establishment and periodic monitoring in this Conservation Covenant, stated as "a series of photo monitoring points to record the condition of a representative range of values present in the area" although agreed between the parties as being "to determine whether the land is being managed in a manner consistent with that outlined" [in Background C], i.e., "so as to preserve the particular values specified in Schedule 1" (3 pages of detailed descriptions of 'Botanical Values' in four catchments, plus 'Birds' and 'Native Fish') is not clear, since there is no relevant statement in the Schedule 2; items 7 and 8. There must surely be included in this schedule, a statement as to what action will follow if results of this monitoring reveal an unsatisfactory situation in relation to one or more of the values that have been documented.

The **proposed Conservation Covenant 2** (CC2 on map), being a 6ha area some 2.5km long, extending along the Wanaka Lakeshore immediately north of the CA3 block, is supported, and its "no burning" condition endorsed. This covenant and its 'no burning' condition should, however, be extended northwards, along the full extent of the lakeshore and also up the several streams flowing off the Wanaka face so as to embrace all of the several significant woodland/forest remnants that persist on this face as conspicuous and important ecological and landscape features.

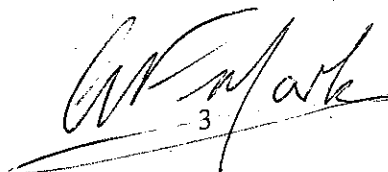
An **additional Conservation Covenant** is recommended for the **areas adjoining CC1**, being the faces above The Neck. Here the highly significant landscape values must be protected with prohibitions on subdivision and the erection of buildings (beyond the one dwelling recently erected on the slope above The Neck).

Marginal strips should be formalised where appropriate, in the Mt Burke, Craig Burn, Long Valley and Dinner Creek catchments.

In terms of **public access**, that proposed through CC1 (shown as "d-e-f" on the map) should be created a 'legal road' in substitution for the unformed legal road shown on the map, while the more minor deviations between the formed and legal roads along the crest of the range to the southern boundary at location "g" should also be formalised as an aspect of this tenure review. The route "d-e" should also be made available for mountain bikes (it is already advertised and used as part of an organised mountain bike tour through the region), since the route "i-e", proposed for mountain bikes in the plan, appears not to be a formed, usable route for mountain bikes.

I trust that my recommendations will be given serious consideration, and I thank you again for the opportunity to comment on this proposed tenure review.

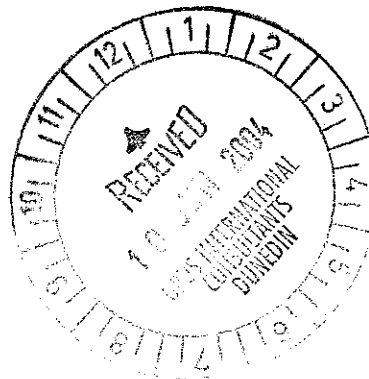
Yours sincerely,
Alan F. Mark FRSNZ; DCNZM.
Professor Emeritus



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8 June 2004

Shaun Collins
P.O Box 59
Wanaka



To Opus International Consultants,

This is my **Submission on the Tenure Review of Glen Dene Station.**

I agree that the areas marked R, CA1, CA2 and CA3 on the map that you supplied in your information pack should be as reserve and conservation areas.

The whole catchment of Halls Creek and Stewarts Creek should be put into a conservation area in full crown ownership.

I would like to see this area destocked so that the water quality is as clean and natural as possible to keep the population of native koaro healthy and in good numbers.

This would also reduce the amount of nutrients from the stock and fertiliser from entering the lake.

The rest of the area marked CC1 to stay as lease hold land, so that is the lease abused, the land it could be taken and taken over as conservation land.

The area of CC2 with the catchment into lake Wanaka should be added to CA3. This would help protect the quality of the water of Lake Wanaka, as I understand from the newspapers that the water quality of the Lake is not as good as it could be and it is slowly getting worse. If it was added to CA3 it would reduce nutrient run off into the lake.

The quality of the water has to be protected as this is the source of water for the towns of Wanaka and AlbertTown.

Also if the catchment into Lake Wanaka was protected the vegetation would recover from the years of burning and over stocking.

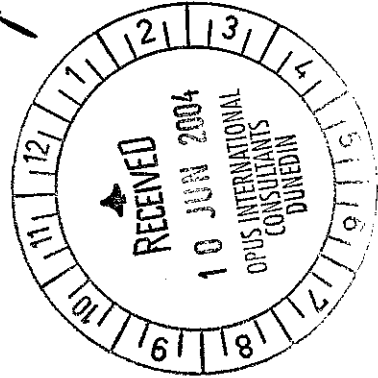
Yours sincerely

Shaun Collins

54 Islington St.
Northcote Valley
Dunedin

Received 10 June 2004.

Yn/ht



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CLARENCE TENDRUE
REVIEW

Dear Sir/Madam

I submit that the proposed
reserve should extend
down to the waterline and
include the catchment of
the wetlands.

Regards
[Signature]
Clare Fraser

11

Robin Whelan

From: Dave Payton [Dave.Payton@opus.co.nz]
Sent: Thursday, 10 June 2004 09:46
To: Robin R Whelan
Subject: FW: glendene

Robin

Submission for you to record and action,
-Dave

-----Original Message-----

From: Jane & Mick Burdon [mailto:burdon@xtra.co.nz]
Sent: Wednesday, 9 June 2004 6:08 p.m.
To: dave.payton@opus.co.nz
Subject: glendene

From the Royalburn Farming Company Arrowtown our support for the freeholding of Glendene.

Mick, Jane, Mark and Annabel Burdon

12

Robin Whelan

From: guy [guy@groundeffect.co.nz]
Sent: Thursday, 10 June 2004 10:19
To: Robin.Whelan@opus.co.nz
Subject: Glendene Tenure Review Submission



MTBNZGlendeneSub
mission.pdf

Please find attached our submission to the proposed Glendene Tenure Review.

Thanks

Guy Wynn-Williams
Mountain Bike New Zealand
P O Box 4536
Christchurch
New Zealand
Phone +64 3 379 9174
Fax +64 379 2623
e-mail: guy@groundeffect.co.nz



Level 4
35 Victoria St
PO Box 1057
Wellington
Ph: 04 473 8386
Fax: 04 473 1616
mtbnz@cvclinanz.org.nz

10 June 2004

The Commissioner of Crown Lands
C/o Robin Whelan
Opus International Consultants Limited
Private Bag 1913
Dunedin

Dear Sir/Madam

We write in response to the proposed tenure review on Glenedene Station.

We understand that public access to the Mt Burke track will be restricted to the steep spur from the State Highway (labelled small i on the map). We note that there is no formed track on this route and it is a considerable climb, ostensibly making it inaccessible to many mountain bikers and thus does not fulfil the objectives of the CPLA. The Dinner Creek track is a very important mountain biking track, and in our opinion opening up free access to it would be one of the greatest public benefits to arise from this tenure review.

We therefore submit that either:

There should be an easement for mountain biking and walking be created that follows the existing formed track up Dinner Creek (labelled d-e on your map) or;

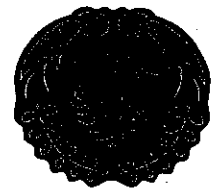
A suitable formed track is built on the spur (labelled i-e) before the tenure review contract is signed.

Thanks for your consideration of this matter.

Yours faithfully

Guy Wynn-Williams
MTBNZ Land Access Chairperson
P O Box 4536, Christchurch
Phone (03) 379 9174 Fax (03) 379 2623
e.mail guy@groundeffect.co.nz

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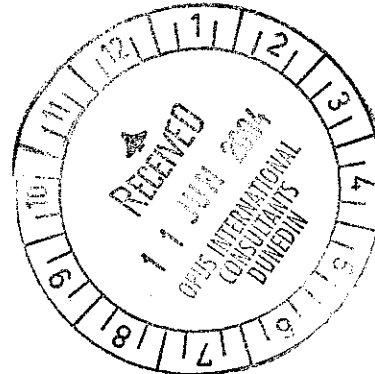
**FOREST
& BIRD**

ROYAL FOREST AND
BIRD PROTECTION
SOCIETY OF
NEW ZEALAND INC

Southern Office
P.O. Box 6230
Dunedin
New Zealand
Ph 0064 (3) 477-9677
Fax 0064 (3) 477-5232
Email: s.maturin@forestandbird.org.nz

10th June 2004

The Commissioner of Crown Lands
C/- Opus International Consultants Limited
Private Bag 1913,
DUNEDIN.



Introduction

I write on behalf of the Royal Forest and Bird Protection Society, which represents over 55,000 members nationwide in 57 branches. The Society has been an active advocate of the protection and conservation of New Zealand's natural and physical resources since 1923.

Forest and Bird is very pleased to note the proposed conservation area, CA3, in particular that it has been extended to reach the shores of Lake Wanaka. Glendene has considerable landscape, recreation and conservation values, which overall we do not think have been given adequate protection through this tenure review. We detail these in our submissions below. In making this submission we have had to rely on a State High Way Inspection and the various tenure review documents. We are very disappointed that access has been denied. This makes it impossible for us to analyse the thoroughness of the surveys and judge the outcomes, from a greater understanding of the property and how it works. Denial of access makes a mockery of the public submission process.

The Preliminary Proposal – As Advertised

The Glendene tenure review contains the following proposals

1. 1,931ha (approximately) to be designated as land to be restored to or retained in full Crown ownership and control as conservation area under section 35(2)(a)(i) CPL Act 1998.
2. 6ha (approximately) to be designated as land to be restored to or retained in Crown control as conservation area under section 35(2)(b)(i) CPL Act 1998 subject to the following concession:

Concession: A stock droving access easement from SH 6 across proposed conservation area to the shore of Lake Hawea.

3. 1ha (approximately) to be designated as land to be restored to or retained in full Crown ownership and control as reserve under section 35(2)(a)(ii) CPL Act 1998.
4. 5902ha (approximately) to be designated as land to be disposed by freehold disposal to the holder (under section 35(3) CPL Act 1998) subject to Part IVA Conservation Act 1987, Section 11 Crown Minerals Act 1991, and the following protective mechanisms pursuant to section 40(1)(b) CPL Act 1998.

Protective Mechanisms

Two combined public access and vehicles for management purposes easements to provide access from SH 6 to proposed conservation area.

A public access easement from a combined public access and vehicles for management purposes easement to Isthmus Peak.

A public access easement from SH 6 to Lake Hawea.

Conservation Covenant covering 1408ha (approximately) mechanism pursuant to sections 40(1)(b) and 40(2)(a) CPL Act 1998.

Conservation Covenant covering 6ha (approximately) mechanism pursuant to sections 40(1)(b) and 40(2)(a) CPL Act 1998.

Forest and Bird Submissions

West Wanaka Faces – Proposed Free Holding Contrary to CPLA

Forest and Bird considers the freeholding of almost the entire Lake Wanaka Faces, up to the skyline to adjoin CC1, with no protective mechanism is contrary to the CPLA as it contains extensive and very significant landscape and ecological values, which qualify as significant inherent values under the CPLA.

The Conservation Resource Report (CRR) refers to these as highly significant in terms of Lake Wanaka landscape being- rugged and dramatic landforms, boulder filled streams with regenerating shrublands, remnant beech trees. Apart from being repeatedly burnt, there are few obvious structures, no tracks and few fences. They are included on Map 4.2.2. which marks them as being a significant natural landscape, and on Map 4.2.2a as having ecological values including, beech forest remnants in most of the major gullies, including a comparatively large stand to the north near the neck, with native shrublands/bracken lands with significant native shrub component up to mid slopes, then further above them tall tussocklands.

In absence of burning the lake faces will regenerate, and will greatly enhance the landscape catchment of the Lake. The CRR describes that there are a mass of native shrub seedlings amongst the bracken, with areas not burnt for 20 years or more support vigorously regenerating shrublands with the beginnings of a manuka, kohuhu (*Pittosporum tenuifolium*), broadleaf, lance wood forest. These may be best developed at the southern end in the proposed conservation covenant and conservation areas, however the entire lake faces contain pockets of vigorous

regeneration as well as many seedlings under the dense native bracken. These faces are dominated by indigenous species and are self-regenerating.

The Consultation Notes make it clear that the Wanaka Faces have a range of significant inherent values, including landscape and regenerating shrublands.

Very little of the land surrounding Lake Wanaka is protected. The Wanaka Lake Faces are particularly important in terms of the Reserves Act, as they are essentially dominated by indigenous flora, they provide an important landscape amenity, and recreational setting as they form a backdrop to Lake Wanaka. Originally these faces would have been covered in forest and if left alone will naturally return to a forested landscape, and thus ensure the preservation of a representative class of Lakeside ecosystems that are not well protected in the Wanaka Ecological District. They are an integral part of the natural character of the margin of Lake Wanaka.

The Proposed Designation Report (PDR) also makes it clear that the Lake Faces meet the criteria used by DOC to determine significant inherent values that deserve to be protected under the CPLA.

It is an area that in its entirety sustains the special natural quality and integrity of the high country landscape, being a backdrop to a very significant landscape – Lake Wanaka. These faces are very visible from the Lake, and from the Island Mou Whao, which is becoming a popular tourist spot and destination for locals.

The Wanaka Faces contributes to the recreational and scenic setting of one of New Zealand's culturally valued recreational lakes and lake/high country landscapes. As the PDR reports for recreational users and for Wanaka tourism there is substantial justification for ensuring the continuation of the natural regeneration process and enhancement of the lower shrublands and forest remnants.

The Lake Wanaka Faces make a special and an important contribution to the overall quality, natural functioning and ecological integrity of Lake Wanaka, and its marginal strip both in their present and in their future state. Their potential to naturally regenerate and become in their future state an indigenous forest/shrubland contributes to their significant inherent values.

Forest and Bird considers this is one of the most significant flaws in the proposed tenure review, and it must be rectified if this review is to meet the requirements of the CPLA. We are dismayed to learn that a burning consent has been granted for the Wanaka Faces and seek assurance that this will be revoked immediately. We consider the granting of this to be contrary to the CPLA.

Although we would prefer that it be returned to full Crown Control, we accept that provided the terms of a covenant prohibit the following, a covenant under the Reserves Act would be an appropriate protection tool. We do not consider that leaving protection to the District Plan is sufficient to meet the requirements of the CPLA. Landscapes and vegetation cover are not secure under the RMA, plans are reviewed once a decade, and any protection is largely at the mercy of the incumbent Council. The covenant must, prohibit burning, spraying, clearing, cutting, clearing any indigenous vegetation, prohibit oversowing, tracks, any soil disturbance,

including building platforms, new fencing, planting any exotic species. While continued grazing will retard the restoration, grazing by sheep, provided it does not adversely affect the significant inherent values, (siv's) and is at the discretion of the Minister of Conservation, could be provided for a maximum of 10 years and any renewal of grazing thereafter be dependent upon ensuring that the shrublands are regenerating and expanding. Grazing must be restricted to sheep only.

Grazing is unlikely to be ecologically sustainable in the long term and therefore should not be provided for in perpetuity. Repeated burning of bracken, with the regularity that is needed to maintain grazing is not ecologically sustainable without oversowing and topdressing, with its attendant risks of runoff to the lake, as well as overtime degrading the indigenous flora, and preventing it's natural restoration. Burning, over sowing and top dressing will not sustain the significant inherent values of the Wanaka Faces. These faces are very steep with prominent erosion gullies.

The Neck

The proposed reserve at the Neck is insufficient to adequately protect the siv's found here. There is little point in having a reserve that is more or less confined to the wetlands, without protecting a buffer zone and the landscape setting that provides the glacial context for the wetlands.

We are appalled to learn that the lessee has apparently been granted a burning permit and a cultivation permit for parts of this area, as well as erecting a new deer fence midway across the slope. We consider these should immediately be revoked. These permits if activated will destroy the natural integrity of the Neck, and it's significant landscape values.

We do not consider the fact that the area between the lake and the wetlands has been over sown and top-dressed in the past, is adequate justification for not protecting the significant inherent landscape and recreation values. The area appears to be covered predominantly in bracken, which is the beginning of natural regeneration, and it is abundantly obvious from the surrounding vegetation that if not burnt, or cleared this area will naturally regenerate into a native forest. The Neck is highly visible to travelers on the State Highway, many of who obviously stop at the interpretation sign on the side of the road, and look out across the Neck. The sign interprets the glacial history of this area.

In order to adequately protect the glacial setting of the wetlands, Forest and Bird considers the reserve must be extended to the lake margin and include the catchment of the wetlands, by going up to the sky line by the pylons, above the new partially completed deer fence, which should be removed. Without burning, grazing and oversowing this area will quickly revert to native bush, and create a stunning landscape, and entrance to Lake Hawea if you are coming from the West Coast, or Lake Wanaka if you are coming from Lake Hawea!

This entire area meets the tests for siv's.

It is an area that in its entirety sustains the special natural quality and integrity of the high country landscape, being a backdrop to a very significant landscape, ecologically

important wetlands and a cultural feature – Lake Wanaka. The faces behind the wetlands are very visible from the State Highway. Map 4.2.2 in the CRR identifies the Neck Catchment as a significant natural landscape.

The Neck catchment contributes to the recreational and scenic setting of one of New Zealand's culturally valued recreational lakes and lake/high country landscapes, and scenic highways.

The Neck catchment makes a special and an important contribution to the overall quality, natural functioning and ecological integrity of Lake Wanaka, and its marginal strip both in their present and in their future state.

Grazing is unlikely to be ecologically sustainable in the long term. Repeated burning of bracken, with the regularity that is needed to maintain grazing is not ecologically sustainable without oversowing and topdressing, and this would not sustain the significant inherent values of the Neck Catchment, nor the ecological integrity of the wetlands.

Forest and Bird considers that the freeholding of the wider Neck Catchment and the land between the wetlands and the Lake margin is not ecologically sustainable. Nor will it ensure the protection of significant inherent values which (which is necessary if the area is to be ecologically sustainable) warrant protection under the CPLA.

CA3 and CA2 Conservation Areas

CA3 and CA2 need to be linked, with a wide marginal strip, down the Craighburn, that as a minimum follows the skyline ridge and embraces all the broadleaf, Pittosporum bush and regenerating shrublands in the gorge both above the State Highway and along the riparian margin of the Craighburn below the Highway down to the Lakes edge.

Extension of CA2

The Crown should not be freeholding lakeshore land, and especially not along this section of Lake Hawea as the Glendene section is known to be one of the most highly eroding shores. Continued erosion is likely to render public access along the lakeshore impossible in places in the future and this needs to be insured against as part of this tenure review. There are areas of native shrublands, which in the absence of grazing would quickly expand. The Society considers that CA2 should be extended north along the Lake edge to the yards at Dinner Creek. Grazing must be pretty marginal between the highway and the lake, most of it is steep and is unlikely to be sustainable over the long term as it would be difficult to top-dress, without also top-dressing the lake margins, and shore.

1ha Lakeside Reserve

This tiny reserve is absurd, and mean spirited, particularly with the insistence that there be no fires or camping. It is an ideal place for picnics, where people should be able to light a small fire to boil a billy or cook tea, provided it is not a closed fire season, and in a constructed fire place. Similarly people should be able to camp there. One of the joys of being a New Zealander is the ability to freedom camp on our lakesides. The 1ha reserve should be extended to include all the land between the

State Highway and the Lakeshore from the Neck to the headland marked by Trig 10781. This land has an indigenous component and is partly visible from the State Highway and the Hunter Valley Road as well as from Lake Hawea. It has significant inherent landscape values.

Proposed Conservation Covenant CC1

It is clear that the Longburn, Halls Creek, Stewart Creek and Dinner Creek catchments have significant inherent values that warrant protection through the CPLA, as outlined in the botanical report, PDR and CRR. This land is predominantly covered by indigenous vegetation, with beech forest, mixed broadleaf forest, regenerating shrublands, tall tussock grasslands and sub alpine shrublands, alpine herb fields and wetlands.

The protected area needs to be extended to embrace the enclave south of Halls Creek. This area is dominated by bracken, with some manuka, and no doubt native shrub seedlings beneath the bracken. It was identified in the landscape and botanical reports as having significant values. In the absence of fire this area will gradually regenerate. This face is particularly visible from the Scenic State Highway and is part of the landscape that forms the first impressions of Central Otago as people drive from the West Coast. Continual burning of these steep faces is not ecologically sustainable, nor will it sustain the significant natural landscape shown on Map 4.2.2 CRR.

We note the covenant area was originally recommended as land to be retained in Crown control. The main reason it has now been recommended as a covenant appears to be the lessee's desire to restrict recreational access to enable the continuation of safari hunting. This in itself is not a reason to down grade its protection. We accept that there has been a trade off, with CA3 being extended to the shores of Lake Wanaka in the south, and that mountain bike access is to be provided for along the easement.

How ever we have been unable to inspect this part of the property, and from reading the above reports it does not appear that the terms of the covenant can be relied upon to protect the extent of the siv's within the proposed covenant.

In order to protect these values, burning, oversowing, chemical spraying, clearing, removal of any indigenous vegetation, cultivation, earth works or other soil disturbances, the planting of any exotic species should be prohibited with no provision for the Ministers consent.

The covenant is further deficient in that the values do not mention the significant inherent landscape values. As there are very significant landscape values, these must be delineated as values to be protected in the Covenant document.

By rights this land should be returned to full Crown ownership and control, as it fulfils the criteria for assessing significant inherent values and warrants protection under the CPLA. However provided that the Covenant conditions are amended as stated above a protective covenant could be acceptable, given that public access is provided along its margins. If the conditions cannot be amended through negotiation then we consider this land should be returned to full Crown ownership and control, as the SIV's will not be protected under the current covenant provisions.

We assume the Summary of the Preliminary Proposal is in error when it states on page 5 that burning is prohibited without the agreement of the Commissioner of Crown Lands as the Covenant document makes this the role of the Minister of Conservation. We wish to be assured that this is a mistake.

CC2 – Wanaka Faces Covenant

Forest and Bird considers the greatest weakness in this deal is the failure to protect the Lake Wanaka Faces, up to the skyline, which we consider is required under the CPLA. This covenant is miniscule, and only covers a tiny portion of the significant inherent values of the Wanaka Faces. The Summary of the Preliminary Proposal is miss-leading as it suggests that burning will not be allowed. I cannot find where in the covenant, burning is prohibited, it may be allowed if the parties agree in writing.

The covenant must, prohibit burning, spraying, clearing, cutting, clearing any indigenous vegetation, prohibit oversowing, tracks, any soil disturbance, including building platforms, new fencing, planting any exotic species. While continued grazing will retard the restoration, grazing by sheep, provided it does not adversely affect the significant inherent values, (siv's) and is at the discretion of the Minister of Conservation, could be provided for a maximum of 10 years and any renewal of grazing thereafter be dependent upon ensuring that the shrublands are regenerating and expanding. Grazing is unlikely to be ecologically sustainable in the long term and therefore should not be provided for in perpetuity. Repeated burning of bracken, with the regularity that is needed to maintain grazing is not ecologically sustainable without oversowing and topdressing, and this would not sustain the significant inherent values of the Wanaka Faces.

The Covenant is deficient in that it appears to provide for any kind of livestock provided the parties agree. The covenant must be restricted to sheep only. The document also fails to list the landscape values that should be protected by the Covenant.

Beech and Forest Remnants in Lower Dinner Creek

The beech trees in the vicinity of the yards and the regenerating native bush along the riparian margin of Dinner Creek down to the Lake need to be protected by a covenant. These remnants are visible from the State Highway.

They are indigenous and they sustain the special natural and scenic qualities that contribute to part of this scenic highway, through the heart of the South Island High Country.

They provide a link to the upper catchment, thereby providing a corridor and habitat for native birds, which contribute to the natural functioning of the ecosystems of the Dinner Creek Catchment.

Access Easements

Public i-e-f-g

Our greatest concern with this easement is the portion i to e, which is part of the public access route i-e-f-g. This is different to the route for management purposes, which begins at d then goes to e. The public bit i-e is impractical for public access, especially mountain bike access as there is no formed track, and thus does not fulfil the objectives of the CPLA. The Dinner Creek track is a very important mountain biking track, and opening up free access to this should be one of the greatest public benefits to arise from this tenure review. We understand from the OIA reports that due to concern about access in the vicinity of the yards and deer farm, the i-e alternative was proposed, but on the condition that this be agreed to be formed before the SP is signed. We are dismayed that this has been brushed aside by LINZ and the CCL delegate, and consider this deal should not proceed until this issue is sorted out so that there is secure practical public foot and mountain bike access to the Dinner Creek track. This could either be up the existing formed track, or forming an alternative track. We have not been able to ascertain a suitable area as we have not been able to inspect the lease. The SPP must not be signed until there is secure practical public access.

We are aware that Commercial Mountain Bikers use the existing track now. A tour operator, High Country Trail, advertises a tour which includes using the Dinner Creek track to Mt Burke, see attached documents. Failure to create a practical mountain bike access to members of the public to Conservation Lands that will be created through this tenure review, while providing for exclusive access under the control of the lessee, for commercial operators, would be a severe breach of the objects of the CPLA.

Easement b-c

It is not clear why mountain bikes are allowed on the easement b-c when they are on a-b. Due to us not being able to inspect the area, to ascertain its suitability for mountain biking we cannot verify that this is a fair exclusion. Should it be practical for mountain biking then we ask that this be provided for in this easement.

Stock Droving Access

This easement will degrade the significant natural and landscape values of the lower Craighburn Creek, and nearby conservation area. Further Forest and Bird does not consider that it is ecologically sustainable to be running mobs of stock, including presumably cattle along the Lakeshore, they pollute and disturb the area. The Society strongly urges the parties to come up with a better solution. Having not been allowed access to the property it is impossible for us to consider this matter in more depth.

Access Needed to Bum Bay

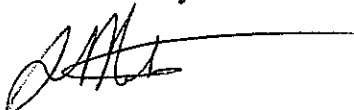
Bum Bay should have a small recreational reserve, and access down the fenceline to it. It is one of the few sheltered bays accessible from the State Highway. Public access to and along lakeshores is considered to be a matter of national importance and should be provided for during tenure review.

Conclusion

In summary unless a much improved outcome can be achieved under this tenure review, especially the securing of a covenant along the entire Lake Wanaka Faces to the ridge crest, and practical foot and mountain bike access up the Dinner Creek track, to the proposed conservation areas as well as more extensive reserves between the shores of Lake Hawea and the SH, the Crown should not proceed with the review. In our view this tenure review represents one of the worst we have seen in terms of its outcomes for recreation and landscape protection.

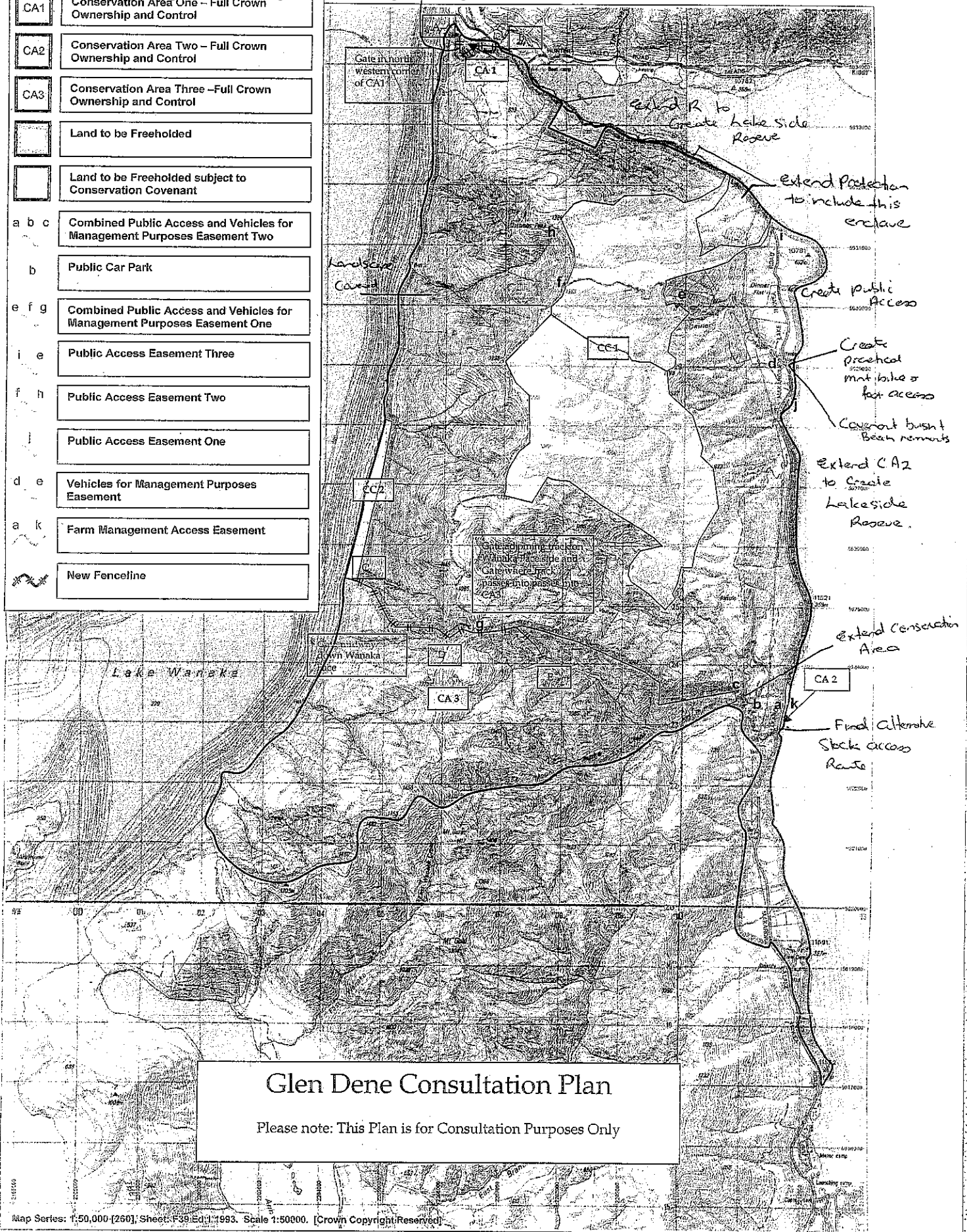
Forest and Bird submits that this proposal will not meet the objects of the CPLA unless the extensive SIV's noted in this submission are protected and secure and practical public access for foot and mountain bikers is achieved.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Sue Maturin', with a long horizontal line extending to the right.

Sue Maturin
Southern Conservation Officer

CA1	Conservation Area One - Full Crown Ownership and Control
CA2	Conservation Area Two - Full Crown Ownership and Control
CA3	Conservation Area Three - Full Crown Ownership and Control
	Land to be Freeholded
	Land to be Freeholded subject to Conservation Covenant
a b c	Combined Public Access and Vehicles for Management Purposes Easement Two
b	Public Car Park
e f g	Combined Public Access and Vehicles for Management Purposes Easement One
i e	Public Access Easement Three
f h	Public Access Easement Two
j	Public Access Easement One
d e	Vehicles for Management Purposes Easement
a k	Farm Management Access Easement
	New Fenceline



Released under the Official Information Act

Forest and Bird Amendments

RELEASED UNDER THE OFFICIAL INFORMATION ACT



Current Pricing & Ride Information

Contact Joe Forsyth of High Country Trail on:
 email: joe@highcountry.co.nz | ph: +64 +3 448 7997 | Mob: 0274 35 259 | post: 5 Samson St, Alexandra 9181 NZ

Navigate: [Home](#) | [Faq's](#) | [The Trail News](#) | [Contact Joe](#)

Coming Events

Start Date	Duration	Price nz\$	Status/Comments
Sat & Sun 29th & 30th May, 2004	High Country Trail Skills Weekend, Tarras	\$160 inc GST	Techniques, tips and time to practice on great trails. Use the booking form to register your interest. Accom @ Tarras quarters & Sat evening meal extra. BYO brekky. Fee inc lunch & fuel each day, access fees, insurance etc...limited to first 20. Booking forms here
Sat 19 => Wed 23 March 2005	5 Days	nz\$1850.00 inc gst	See sample 5 day below for details. 2005 route may differ. See faq's page for any queries first.
Sat 2 => Wed 6 April 2005	5 Days	nz\$1850.00 inc gst	See sample 5 day below for details. 2005 route may differ. See faq's page for any queries first.

SAMPLE 5 Day Tour Itinerary Only

Information only

SAMPLE 5 Day Tour Itinerary Only

Day 1: Your 5 Day Tour starts here.

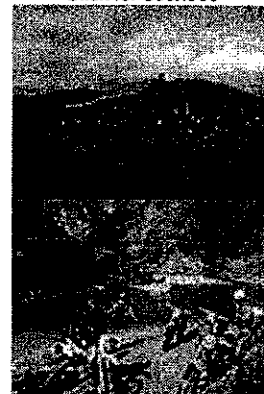
Meet at Cromwell Golden Gate Lodge for 8:30am briefing, ready to leave at 9:30am.
 Follow Nevis Rd to Old Woman Range following high or low trails depending on conditions (snow) returning to Bannockburn for lunch/fuel @ approx noon.
 Leave Bannockburn for Mt Difficulty loop after lunch returning to Cromwell late afternoon:

- Highlights include Old Woman Range, Nevis River, Carrick & Young Australian tracks, not to mention the Bannockburn Hotel!

For this 5 day trip you'll get all fuel for man and machine (machine arrive full), accommodation, a nice High Country Trail shirt, you'll also get the best time on two wheels you've ever had, gravel rash, dust in your eyes and teeth, mud if I can find any, a couple of rocks, maybe a roll. Sun, snow, definitely no surf, maybe no rain and the chance to meet similar minded riders enjoying this great ride! Fully guided & supported throughout. we'll meet you at the airport and look after bikes beforehand if required. Also bags can be sent on to me ready for the start. Just call to sort it.

See [Faq's page](#) for common Questions & Answers [here](#).

Click for 800x600



SAMPLE 5 Day Tour Itinerary Only**Day 2:**

9:00am Leave GoldenGate Lodge for Clyde following Cairnmuir Track. Follow Historic Earnscleugh Tailings Track and then by road to Mitchell's Cottage. Climb 1695m to the Obelisk Rock, the follow trails to Clyde for lunch. A short road stage and then another gigantic hill climb to Leaning Rock (1650m) and follow farm trails in the South Dunstan Range to return to Cromwell.

- Highlights include Mitchells Cottage, Obelisk Hillclimb (12km & 1700m) to Old Man Range, Leaning Rock hillclimb (1650m), Northburn Stn descent.

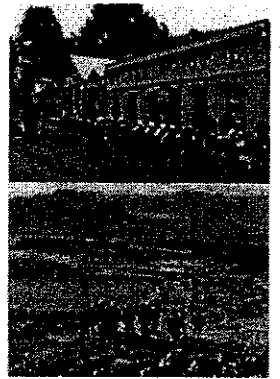
See Faq's page for common Questions & Answers [here](#).

**SAMPLE 5 Day Tour Itinerary Only****Day 3:**

Leave Golden Gate and ride into the Dunstan Range via Poison Creek. Following Bendigo Station track arrive at Bendigo's historic Gold Diggings Conservation Area and Then on to lunch at Cluden Station. Follow Cluden Creek to Mt Misery and then Dunstan Creek to St Bathans and stop overnight at the Vulcan Hotel.

- Highlights include Bendigo area & Old No.2 Mineshaft, Cluden Stn lunch, St Bathans's Creek (lookout for water wheels!) and the Vulcan Hotel.

See Faq's page for common Questions & Answers [here](#).

**SAMPLE 5 Day Tour Itinerary Only****Day 4:**

Leave Vulcan Hotel climbing to Dunstan Peak in the North Dunstan Range, exit at Lauder Creek Station. Follow back roads to historic Thomson's Track and follow the Rise & Shine trail to Cluden Station and the lunch stop. Leave Cluden and follow trails to 9Mile Stn, Lindis Peak & Long Gully in the Lindis. Continue on mountain trails through Grandview and Lake Hawea Stations to our overnight stop at the Hawea Lodge.

- Highlights include Dunstan Pk (1570m), Thomson's Track, lunch (again!) and the whole afternoon stage!

See Faq's page for common Questions & Answers [here](#).

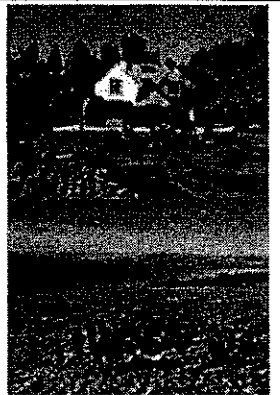
**SAMPLE 5 Day Tour Itinerary Only****Day 5:**

Leave Hawea Lodge 9:00 on short road section to Dinner Creek. Climb into Joe's favourite trail, the Glendene-Mt Burke track. Romp through this 30km razorback stage to a noon lunch stop at Fork Farm with the netball ladies! Brief road stage through Wanaka to Hillend Stn trails dropping into the Cadrona Valley. Climb to Waiorau Snow Farm and onto Mt Pisa (2000m)

Descend via Lake Mackay and Locharburn Stn to road and follow lake side road back to Cromwell where cold beer, hot showers and an end of ride feast awaits.

- Highlights include Glendene-Mt Burke trail, Cardona Hotel, Mt Pisa trails and the cold beer at the end!

See Faq's page for common Questions & Answers [here](#).



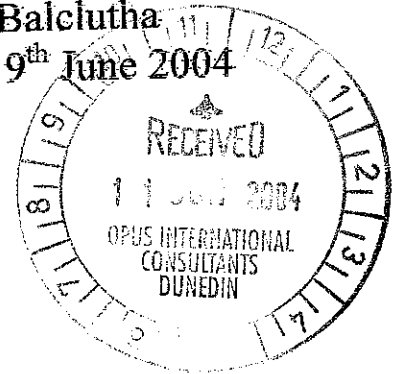
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Commissioner of Crown Lands,
C/- opus International Consultants ltd
Private Bag 1913
Dunedin.

18 Edinburgh Place
Balclutha
9th June 2004



Dear Sir or Madam,

“Glendene Tenure Review “

I wish to support the Department of Conservation & Forest & Bird policy's on
his Tenure Review as the area down to the lake side is not enough cover for
recreational interests and lake side landscapes.
A tiny 1 ha reserve is hardly practical.
Please re think this Review.

Thank you.

Wilma McDonald.

W McDonald

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