

Crown Pastoral Land Tenure Review

Lease name: GLENDENE

Lease number: PO 136

Public Submissions - Part 3

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

December

05

Photographs:

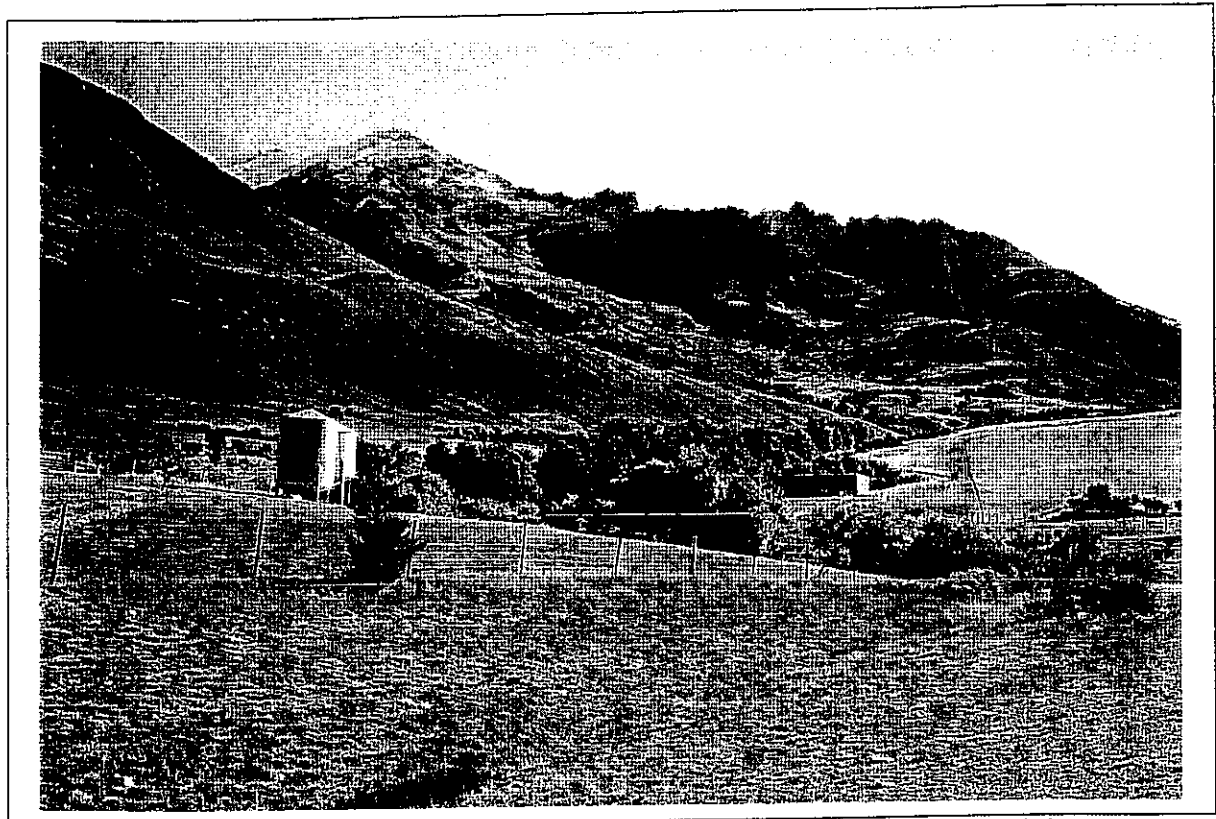


Photo No 1 Shows route of i-e on ridge in centre of photo which joins on to route d-e in shaded area. Shows beech forest on marginal strip in Dinner Creek to be protected.

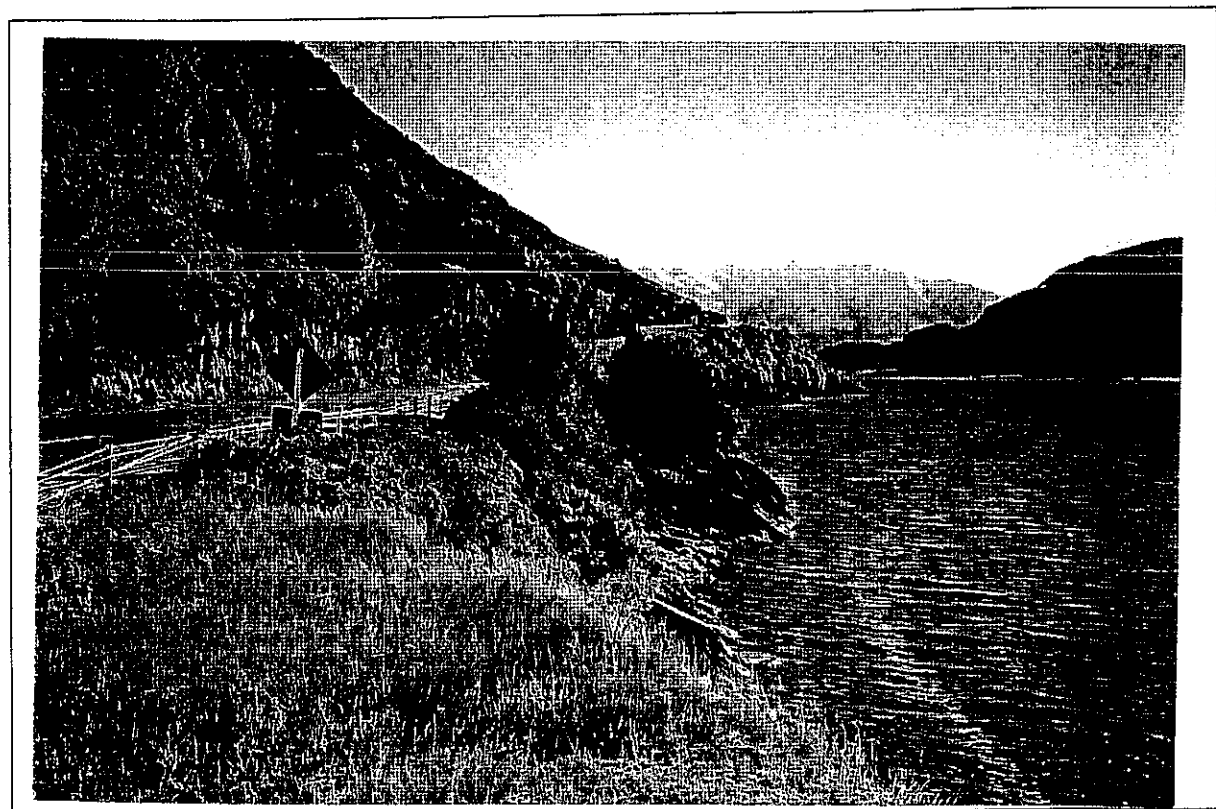


Photo No 2 Shows narrow strip of land between road and marginal strip on Lake Hawea which should be returned to Crown control.

Photographs:

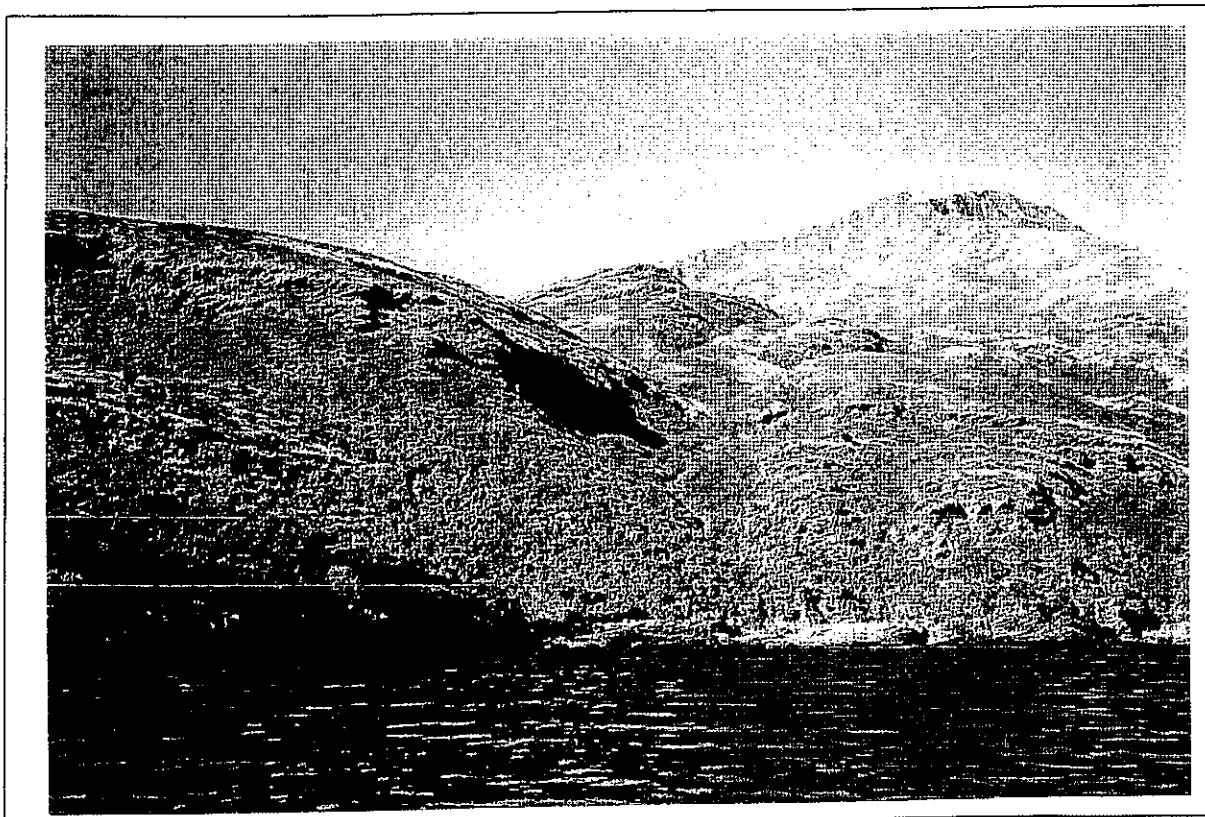


Photo No 3 Shows outlet of stream draining wetlands at the Neck. Bracken has been sprayed on either side of stream.

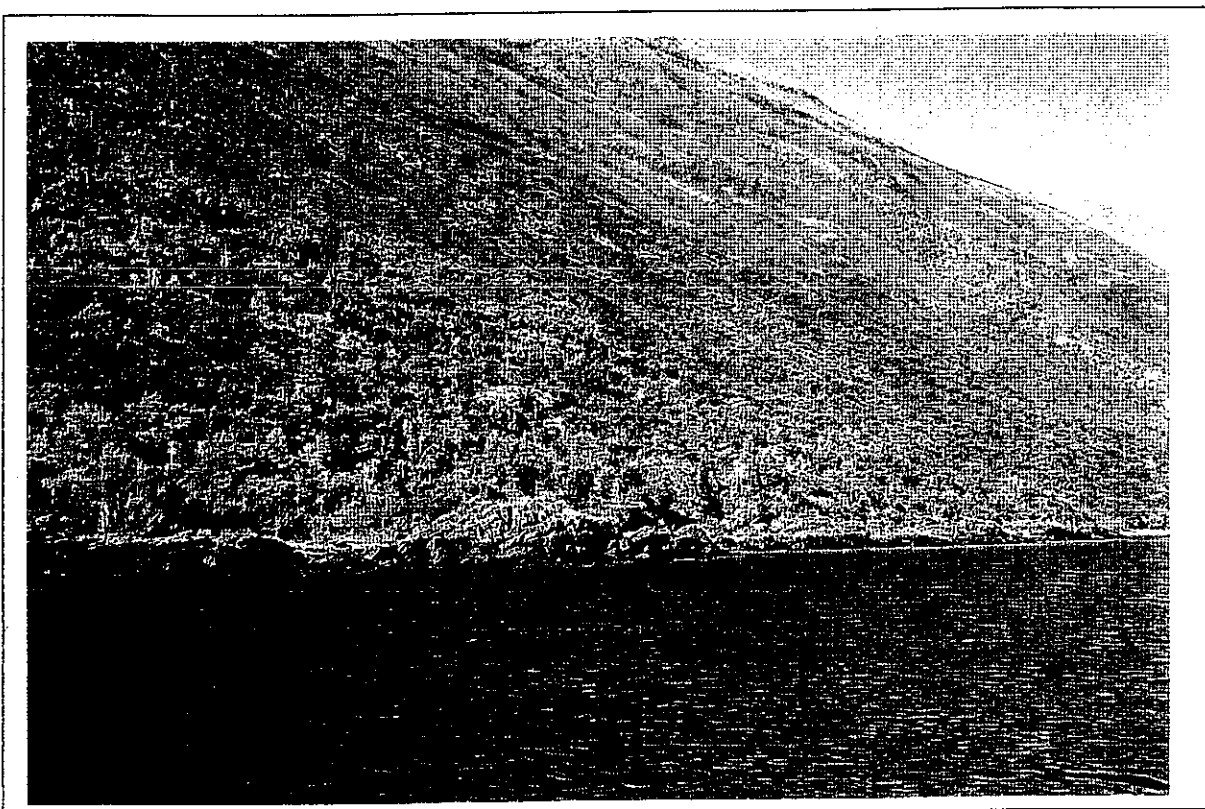


Photo No 4 Shows re-generating vegetation on lake shore below .1235

Photographs:

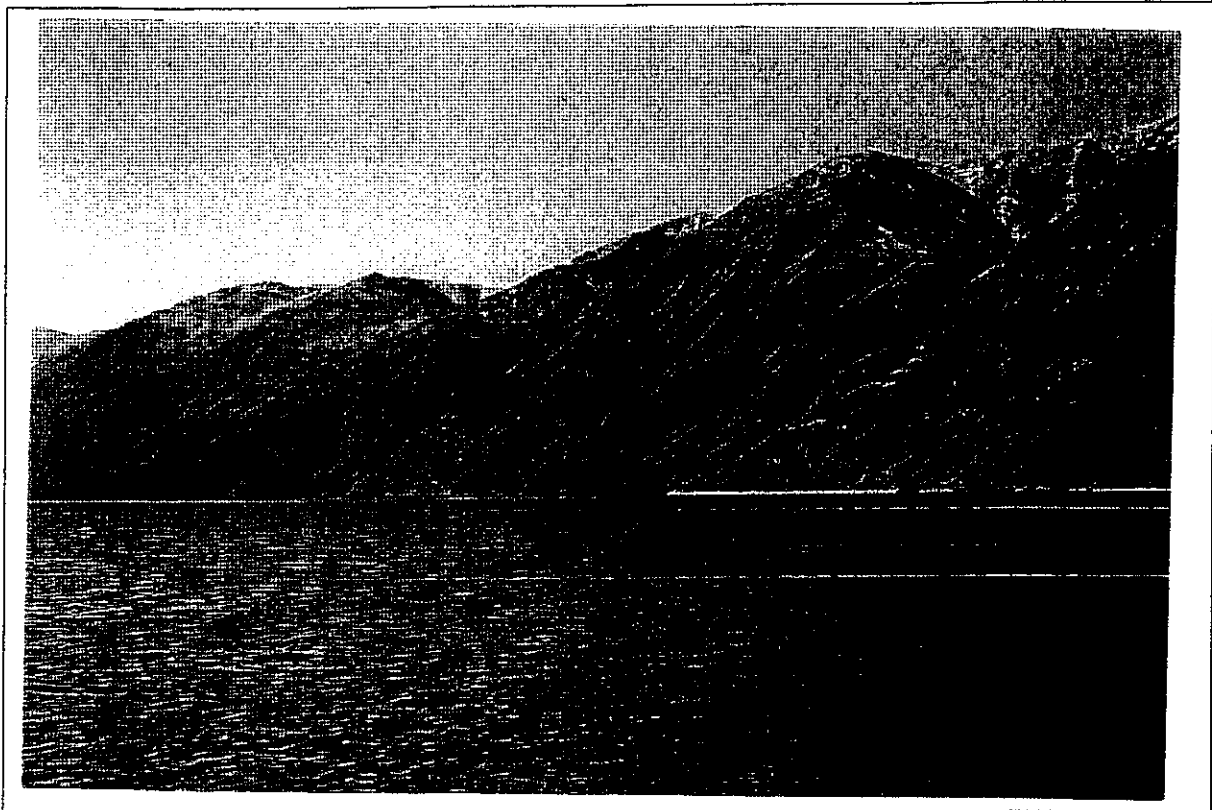
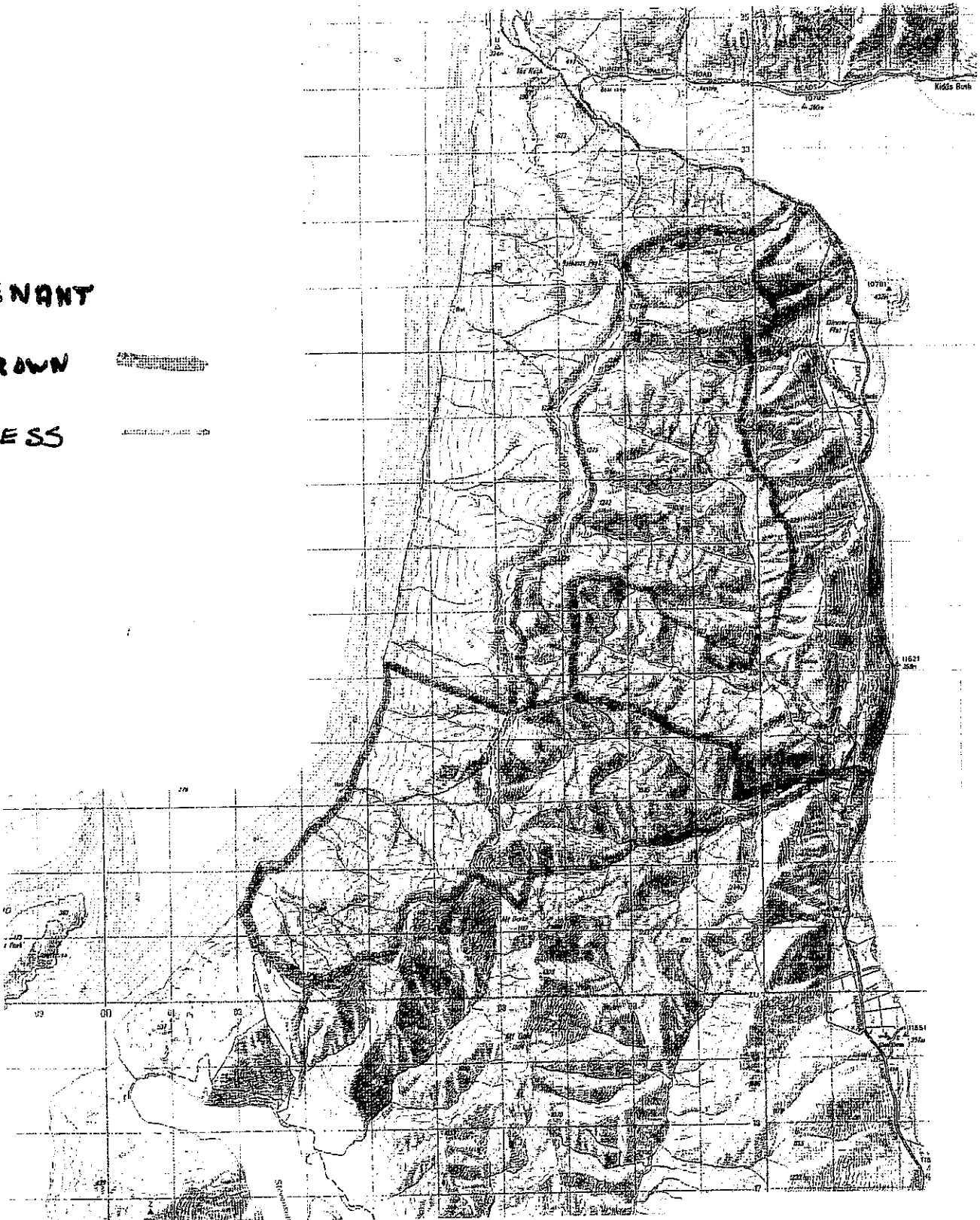


Photo No 5 General view of Wanaka faces showing glacial scoured formation with tussock basins above main creeks .



Photo No 6 Shows main creek draining CA3. Vigorous regeneration on true left bank of stream in fan. Vegetation on true right of stream has been burnt more recently.

COVENANT
TO CROWN
ACCESS



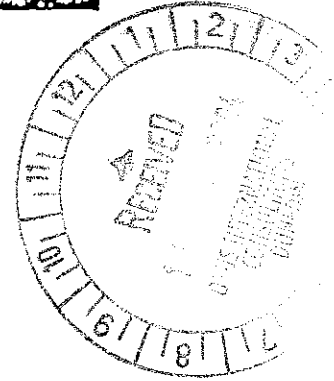
GLEN DENE

RELEA



16

*Hawea Community Association Incorporated
P.O. Box 53, Lake Hawea, Otago, N.Z. 9192.*



11th June 2004

**The Manager
Opus International Consultants Ltd
Private Bag 1913
Dunedin**

**Attn Mr Robin Whelan
Manager, Property.**

Submission on Preliminary Proposal for the Glen Dene Station Tenure Review.

Dear Sir,

We refer to the information provided in the "Summary of the Preliminary Proposal for the Tenure Review of Glen Dene Pastoral Lease under the Crown Pastoral Land Act 1998" dated 14th April 2004 and forwarded to us under cover of your letter.

We make the following Submission in the Names of the Hawea Community Association Inc and the Guardians of Lake Hawea.

The Hawea Community Association Incorporated is a community based incorporated society. It's membership is made up of residents and property owners living in the Central Otago townships of Lake Hawea, Hawea Flat and John's Creek, as well as the farming areas of Hawea Flat, Maungawera Valley and the surrounding high country stations. The association is accepted by the Queenstown Lakes District Council as representing the interests of the residents of Hawea where there are matters of community interest and concern.

The Guardians of Lake Hawea are a sub-committee of the Hawea Community Association Incorporated and has as its aims and objectives, to see that Lake Hawea, its water and its surrounds are managed wisely for the benefit of all, both now and in the future.

Submission:

1. We have noted the substantial differences in conservation land as shown in the DoC Scoping Report and the Preliminary Proposal, particularly the land between SH6 and the lake and the land facing Lake Wanaka – little of which is now to be conservation land. We consider that:-

- a. All land between SH6 and the Lake Hawea foreshore between the Neck and the (Dinner Flat) peninsula and (apart from the two distinct areas of cultivated farmland) between the peninsula and the Lake Hawea Holiday Park - should be conservation land. This would enable this land, over time, to become re-vegetated in native species providing an improved habitat for native fauna around the lake margins and a greatly enhanced shoreline for recreational and amenity users of the lake.
- b. All land comprising Lake Wanaka faces should to be retained by the Crown as conservation land. These faces have inherent landscape values and provide the first vista for visitors from the West Coast to Otago's high country. They should be protected.

2. Access – a key issue

All of the Glen Dene Station land is classified as Outstanding Natural Landscape in the QLDC District Plans. It is essential that multiple access points be provided to the land and lake shores to avoid congestion and pollution in the future.

The preliminary proposal provides for no public access from the highway to the shore of Lake Wanaka and only limited access to the shore of Lake Hawea viz. at the Neck; at Craig Burn (CA2); and at Deep Bay. This provides for only three public access points along some 22km of Lake Hawea shoreline. This is considered to be inadequate access for such a large body of water - which constitutes public space. We submit that (should the land detailed in item 1 above not be retained in Crown ownership) further access should be provided as follows:

- a. Burn Bay. This bay is situated on Lake Hawea south of the peninsula, opposite Dinner Flat - and provides one of the few safe sheltered areas for boating and other activities in NW wind conditions on the western foreshore of the lake. A non-vehicular access track should be provided to this bay, with provision for parking of vehicles off SH6 and a recreation / picnic area on the flat land adjacent to the beach.
- b. Bay south of Round Hill. Round hill is located between SH6 and the Lake Hawea foreshore approx 1 km. north of the Lake Hawea Holiday Park. Round Hill itself and the area of land between the hill and the holiday park should remain in Crown ownership for recreational and amenity purposes. This area is popular for fishing and boating and is the only alternative location for boat launching / mooring facilities should the existing boat launching facilities near the dam become overcrowded or unavailable because of hydro power generation activities in the future.
- c. Area below the deviation (new SH6) covered by previous road and subject to subsidence, should provide for unrestricted, non-vehicular public access to Lake Hawea.
- d. The conservation area (CA2) near the Neck should be extended down to the foreshore of Lake Wanaka and should also be extended to cover the catchment for the wetland area. This would be the only access from the highway to some 20 km of Lake Wanaka foreshore between Camp Creek and Stephenson's Peninsula.

- e. The legal road near the proposed non-vehicular access track (d-e-f) should be freeholded and the present track should become a legal road. Where the walkway crosses deer paddocks, parallel fencing should be provided.
- f. A walkway from the Mt Burke escarpment to the north side of Round Hill, and then southwards along the Lake Hawea foreshore to the holiday park, should be provided. Proposals have been made in the Mt Burke tenure review document for a public walkway down to this area. This could form part of a walkway extending along Lake Hawea lakeshore from Round Hill to Johns Creek as stated in Hawea 2020 QLDC community workshop document.
- g. There is no provision for camping anywhere along the proposed access walkway (d-e-f-g). Whilst acknowledging that this is in an area of exposed high country, the nature of this access track is such that it would be difficult to cover in one day. Provision should be made for an overnight camping area in a location where there is potable water and some shelter available.
- h. A non vehicular access route should be provided for up the ridge from the Neck to Isthmus Peak. This would then provide a walkway circuit from Dinner Flat – Isthmus Peak – the Neck and back to Dinner Flat using the SH6 or the lake shore.

3. Long Term Vision.

We consider that there needs to be a long term plan for a non-vehicular walkway / track right around the shorelines of Lake Hawea and Lake Wanaka. This may take many years to achieve, but the vision should be provided for now in the tenure review of pastoral leases such as Glen Dene Station. This walkway should be on the Crown marginal strip around the lake shores wherever possible. However, there are some places where such a pathway could not be practically or safely located on Crown land. Accordingly, we submit that a condition of granting freehold land out of the tenure review process for Glen Dene be that the freehold land-owner agrees to provide easements across their land for this foreshore walkway (as close to the foreshore as possible) where it cannot reasonably or safely be provided for on the Crown owned marginal strip.

We thank you for providing the opportunity to make a submission on this important tenure review proposal.

Yours sincerely



Errol W Carr
for and on behalf of

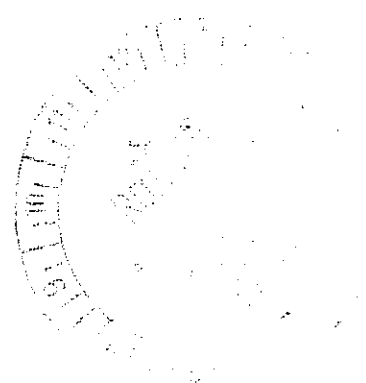
Hawea Community Association Inc
and the
Guardians of Lake Hawea.

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UNIVERSITY
of
OTAGO



Te Whare Winaanga o Otago



Contract Manager
Opus International
11:6:04

Dear Sir,

re Glen Dene Tenure [PO 36]

It is vitally important that much of this spectacular Wanaka landscape be restored to full crown ownership.

42 ✓

I strongly support the recommendation in the department of conservation report [www.linz.govt.nz] of restoration to the crown of

1. Forest and shrubland in river gullies.
2. The steep North Eastern slopes
3. The Open-tops of Mt Burke-the Isthmus- and Peak ridge.

63.1 ✓
63.2 ✓
63.3 ✓

it would also be prudent that freehold land be subject to a landscape conservation covenant.

63.4 ✓

The area will be greatly enhanced by restoration of remnants of native bush with restricted burning off.

63.5 ✓

Sincerely,

M Pollock
Martin Pollock

Queensberry

Central Otago

Department of
Preventive and Social Medicine

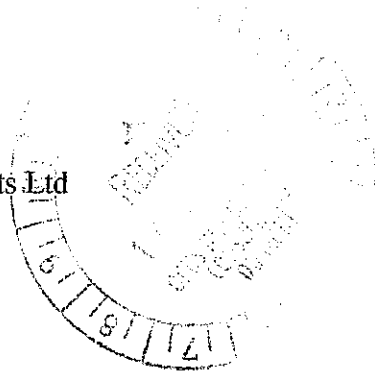
21

279, Hampden Street
Nelson

email ballance@clear.net.nz

June 11, 2004

Contract Manager
Opus International Consultants Ltd
Private Bag 1913
Dunedin



Dear Sir,

Glendene Station Tenure Review

We understand that LINZ is conducting a tenure review of Glendene Station, which lies between lakes Hawea and Wanaka, and has proposed that the bulk of the station should be freeholded.

The area proposed for freeholding includes all land down to both lake shores, with the exception of two small proposed reserves on the Lake Hawea shore (1 and 5 ha in area) and a wetland area at The Neck. The latter does not extend to the lake shore, nor does it include the wetland's catchment.

33 ✓

Our first submission is that it is unacceptable that land lying between State Highway 6 and the Lake Hawea shore should be privatised. Ready public access to the "high and dry" mountain country lying immediately east of the Main Divide is limited. SH6 provides one of the few opportunities for the whole travelling public to get acquainted with a small stretch of the shoreline of both Lake Hawea and Lake Wanaka. This is iconic country that is part of the heritage of all New Zealanders, and we submit that, at the minimum, all land lying between SH6 and the shore of Lake Hawea should remain in public ownership. **We are strongly opposed to any part of it being put in private ownership.**

5 ✓

Our second submission concerns the coastal land adjacent to Lake Wanaka. There is no public access at the moment, but we submit that public access via a generous shoreline reserve should be made available. We also consider that protection should be provided for the beech forest remnants and areas of regenerating shrubland on those slopes.

64 ✓
35 ✓

Our third submission concerns the wetland at The Neck. The input catchment, and the outflow to the lake, are both important for its proper functioning. We submit that the reserve needs to be larger than the current proposal.

33 ✓

As a final comment, the freeholding of a large area of the lower slopes adjacent to southern Lake Wanaka and Lake Hawea seems to be designed to extend the real estate frenzy that is changing the face of the southern part of Lake Wanaka at the moment. As noted above, these are iconic landscapes, and it is our view that they deserve a much greater degree of protection than the LINZ proposal will provide.

✓
35 + 5

Yours faithfully,

Peter Ballance

Peter F. Ballance

Queenie Ballance

Queenie A. Ballance

22

Robin Whelan

From: Bill Gilbertson [b.gilbertson@xtra.co.nz]
Sent: Sunday, 13 June 2004 20:11
To: Robin.Whelan@opus.co.nz
Subject: Glendene Tenure Review

The Commissioner of Crown Lands
 c/o Opus International

Glendene Tenure Review**Concern**

I am a keen Mountainbiker and Trumper living in Nelson but regularly travel to Wanaka. I have also had a long involvement in protection of New Zealand's natural heritage.

I am concerned about the current proposal for the future of mountainbiking on the Glendene - Mt Burke Track and in particular the access up Dinner Creek.

I understand that as part of the Tenure review, the current access up the Dinner creek formed track is to be restricted to management purposes only. The alternative route being offered to walkers and bikers appears to be up a steep ridge and not follow any formed track. I find this prospect unacceptable. One of the aims of Tenure Review is to protect public access routes.

Change Sought

That the proposal to limit access up the formed route in Dinner Creek to management only, be reversed so as to allow full public access to mountainbikers and walkers. An alternative to this would be to create partial deviations to the existing route by creating a new track of suitable gradient and formation. This would need to be done in consultation with the local or national mountainbike association.

Technical Note Concern

I tried to access the information relating to the tenure review on the LINZ website. I found it very difficult to establish exactly what is proposed. This is due to the poor quality of the documents and in particular the map was appalling and virtually unprintable. It should be possible to have a word document with good detail on it. In a meeting several years ago with Linz representatives, myself (as National Deputy President of Forest and Bird) and representatives of conservation and public access groups were assured that consultaion would be forthcoming and open on tenure review.

Change Sought

Ensure that future tenure reviews posted on Lenz sites are in a readable and computer friendly form.

Bill Gilbertson
 86 Tipahi Street
 Nelson
 ph/fax 03 5484469
 b.gilbertson@xtra.co.nz

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Robin Whelan

From: mervyn rodgers [mab@xtra.co.nz]
Sent: Monday, 14 June 2004 09:45
To: dave.payton@opus.co.nz; robin.whelan@opus.co.nz
Subject: Re: Glen Dene Tenure review



Glen01.doc

Attached should be my comments on the Glen dene tenure Review.

Thank you.

Mervyn Rodgers 166 Plantation Road WANAKA 9192 03 443 9416
mab@xtra.co.nz

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Merv Rodgers
166 Plantation Road
WANAKA 9192
12 June 2004

Glen Dene Tenure review

General

Isthmus Peak is probably the most outstanding viewpoint in the Upper Clutha basin, providing inspiring views over both Lake Wanaka and Lake Hawea, and distance views up many of the region's valleys. It bodes to become the most popular day-walk in the area, (after the short jaunt over Mt Iron). On the east of this range, the strata is a fairly soft schist of near-vertical dip. This leads to a deep erosion profile with very steep-sided gullies, and the 'canyon' towards the mouth of Halls Creek.

1 Mingimingi should be added to the flora list. This is just the common mingimingi, *Cyathodes juniperina*, the one with the flattened white edible berries, and dense small sharp leaves. They demonstrate well their browse-resistant habit. I appreciate that the list is not intended to be exhaustive. [Unless it has changed its botanic name and is already in the list under another guise.]

NOT
Pos. ✓

2 Halls Creek access.

This should be the principal public access. First a little background.

Towards the northern end of the Glen Dene property, Halls Creek drains to Lake Hawea through an impressive 'canyon'. A few decades ago, the highway crossed Halls Creek closer to the lake. Heading south the road used to climb a series of zig-zags to the hilltop, followed by a drop towards Dinner creek.

Nowadays Halls Creek is crossed on an elevated embankment across the 'canyon' mouth, the zigzags are eliminated, and there is a small cutting at the hilltop.

Now. About seventy-five yards north along the road from the hilltop, is a large parking area on the east of the road* (right), and opposite this is a gate through the farm perimeter deer fence (left). Just through this gate are the zigzags of the old highway formation. This is approx. map ref G39 115 312. (* Actually a road-makers gravel dump site.)

I suggest that this vicinity provides a superior access point to the Isthmus Peak track; at least for walkers and cycles; than does the access through the farm focus around Dinner Creek. The reasons I list.

a) This takes the public access well away from the centre of the farm and from the focus of farm activity near the feed silos, barns, yards, etc., which would be the case were the car park close to Dinner Creek.

b) Even at this undeveloped stage, there is good car parking on the east of the highway, admittedly with the disadvantage of requiring one to cross the highway.

c) There is sufficient space on the west of the highway, in the vicinity of the old zigzag, for a good car park to be established, and the land slope is not prohibitive.

d) This northern portion of the farm is still in scrub, largely undeveloped, and it is quite practical to provide a graded track from the zigzag hilltop to the foot of the existing track up to Isthmus Peak. The power lines cross Dinner Flat, and an access could be simply made, parallel to them to the foot of the spur. This would be an access for foot and cycle. The minority of vehicle access needs could still be met by the existing tracks through the centre of this part of the farm, though this is not a need of the ordinary public.

65

2 Beach access

There should be a vehicle access to the beaches at G39 119 305. These are well-sheltered beaches with extensive areas behind suitable for simple public recreation. I would not envisage boat-launching access, for that is well-provided for by the areas off Meads Road, near The Neck. The access suggested in the discussion document is quite a long way south of these desirable areas.

*not draft
* 13.2*

3 Alternate access from hilltops

Many walkers have a preference for a simple round-trip, as compared to a trip where one retraces the footsteps. Over Isthmus Peak and down to The Neck is one possibility (though rather steep near the top), and another possibility would be to come down a spur from Mt Burke vicinity to the Makarora - Hawea road. The spur running SE from point 1384 and over 1205, 1098 etc. and back to the main highway would be another possibility offering a fairly short route back to the start point.

48 ✓

4 Stiles

These are somewhat difficult [not to say terrifying] when straddling a 2.4 metre deer fence.

'Fence Crossing' is probably the operand, with a 'stile' being an effector. Probably the 'Interpretations' section of the document should include stile, fixed stepladder [common on DoC land], gate and cattle stop as examples of 'fence crossing'. - If there was a legal problem.

Getting back to the 2.4 metre fence however, I'd suggest that a practical crossing would be the style of stock-proof gate that used to be found at railway crossings. This had a movable gate which penetrated into a vee of fence, and was operated in a 'toggle' fashion. i.e. You pushed the gate away from you, entered the peak of the vee, swung the gate past you, and proceeded on your way. Today's version should enable the passage of a [carried] cycle, and need only be 1.8 metre high.

66 ✓

I'm sure that these gates have a proper name, but if ever I knew it, I don't recall it now. But any railway enthusiast should be able to give the proper name. I met with a modern interpretation at a Tararua road-end last year.

Mervyn Rodgers

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Robin Whelan

From: Kirsten Buxton [kbuxton@clear.net.nz]
Sent: Monday, 14 June 2004 13:23
To: Robin.Whelan@opus.co.nz
Subject: Fw: Glendene Tenure Review

To Whom it may concern,

I am writing to you in support of the submission written by Doug Hamilton, president of the Wanaka Mountain Bike club. Doug has clearly stated the concerns raised for myself, my family and friends regarding the proposed closure of the Dinner Creek track access to walkers and mountain bikers without proper planning for and management of an alternative access.

[]

9 ✓
10 ✓

Yours sincerely,

Kirsten Buxton

D. Hamilton wmbc - 9 + 10 ✓

25

Dunstan 4WD Club,
C/- 21 Orchard Dr.,
Alexandra.

12.06.04.

**The Commissioner of Crown Lands,
C/- David Payton,
Tenure Review Contract Manager,
OPUS International Consultants Ltd,
Private Bag 1913,
Dunedin.
(Fax 03 474 8995)**

Dear Sir,

Subject: Crown Pastoral Land Act, 1988,

Glen Dene Tenure Review, Preliminary Proposal.

We wish to see satisfactory provisions are provided with Tenure Reviews to enable all New Zealanders to be able to access & travel by any means from the country's Public Roads both onto and through all high country lands being withdrawn from Pastoral Occupation Licences & transferred to the so called "DoC Estate."

To achieve this it is extremely important that suitable access for Public 4WD vehicles be provided from public roads through areas of lands being Freeholded to all of the larger areas of Crown Land being withdrawn from present leases. This is even more important where contiguous areas are to be the subject of Tenure Reviews at differing times and hence the most appropriate on / off routes at opposite ends of the greater area of Crown Land cannot be considered in relation to a specific Pastoral Review Proposal.

The Dunstan 4WD Club has a current membership of approximately 60 and is itself a member of the international 'Tread Lightly' organisation. It organises for its members, some 20 - 4WD trips per year. These vary in difficulty and length from half to three days with the majority of trips being located in Central Otago. Its trips are repeated approximately every 1 to 5 years.

The club reviews the following in scheduling and setting its quarterly Trip Calenders:

1. Is it within handy reach of its predominantly Queenstown-Alexandra membership?
2. What is the number of properties to be crossed en-route?
3. Is the route generally along an existing track?
4. What is the track difficulty rating?
5. Are there a variety of landform, vegetation, and riverscape for enjoyment and photostops?
6. Has it historical exploration, access, mining or early settlement areas to view?
7. Are there suitable smoko and lunchstops?
8. Has it an ability to be linked to another nearby route to provide for an optional weekend trip?
9. What is a suitable frequency for repeating the trip?

The Dunstan 4WD Club some 4 years ago, enjoyed permission from the lessees of Glen Dene & Mt Burke Stations, to visit Isthmus Peak by 4WD & then traverse the summit ridge track past Mt Burke to Stevenson's Arm where we camped overnight prior to traversing the Pisa Range the following day, a trip thoroughly enjoyed by all who took part & one we would wish to undertake at intervals in the future. The Glen Dene review together with the review for the adjacent Mt Burke Station will result in a significant area of Crown Land along the mountain ridge effectively being landlocked upon its transfer into the hands of DoC because there is only access provision for the super fit or those who have a horse & can afford to cart it to the area. We do not believe that this proposal satisfies the requirements or intent of the act. In fact we believe the proposal serves to worsen the present day negotiable access

✓

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by it effectively providing direction to the landowner to restrict any other form of travel over the track. With limited trafficable access being available to these mountains it is imperative that the Isthmus Peak track be given greater consideration in this review so that access potential is not diminished as a result of the tenure review.

We the committee having read the "Proposal" consider that the objectives of the Crown Pastoral Land Act, Part 2, Tenure Reviews, General, Cl. 24 (c) Subject to paragraphs (a) & (b), to make easier - (i) "The securing public access to and enjoyment of reviewable land;" will be severely compromised by the present proposal and as a result are unable to support the proposal in full.

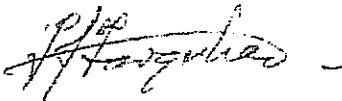
The Dunstan 4WD Club requires that either the Legal Rd be realigned to follow the alignment of the present Isthmus Peak Track or alternatively that no restriction on who may use the track be recorded, but rather that those wishing to traverse the track by vehicle may do so solely at the discretion of the landowner whose permission should not be unreasonably denied.

The club wishes to be notified of any other access or 4WD type submissions to the Proposal and the dates of any hearings. We thank you for the opportunity to comment on the proposal.

Yours faithfully,

Ross Jones,
President.

pp TJ Farquhar



✓
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