

## **Crown Pastoral Land Tenure Review**

**Lease name: GLENDENE**

**Lease number: PO 136**

### **Public Submissions - Part 4**

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

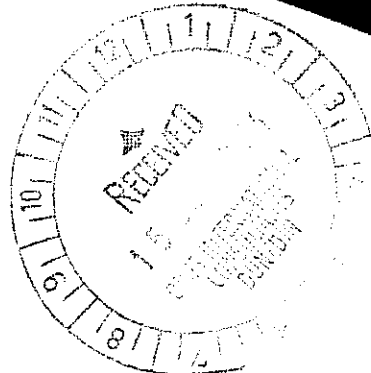
**December**

**05**



14 June 2004

The Commissioner of Crown Lands  
C/- Opus International Consultants  
Private Bag 1913  
Dunedin



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Dear Sir/Madam

**Glen Dene Station Tenure Review Proposal**

Please find attached Transit's submission on the above tenure review proposal.

If you have any queries regarding the above, please contact the undersigned or Denise Anderson of this office.

Yours faithfully

pp. Debora Field  
Regional Planner

FAKED  
FAX RECEIVED  
14/6/04  
M. H.

**Dunedin Regional Office**

Level 2, Skeggs House • 60 - 66 Tennyson St • PO Box 5241 • Dunedin • New Zealand

Telephone 03 477 8527 • Facsimile 03 477 9237



**SUBMISSION ON A PRELIMINARY PROPOSAL FOR TENURE REVIEW  
DENE PASTORAL LEASE**

**TO:** The Commissioner of Crown Lands  
C/- Opus International Consultants  
Private 1913  
Dunedin

**NAME:** Transit New Zealand (Transit)

**ADDRESS:** P O Box 5241  
DUNEDIN

1. Transit's supports in part the proposal of Glen Dene Ltd to –
  - a) Restore 1931 Hectares of the Glen Dene Pastoral Lease to Crown Ownership as a conservation area under s 35(2)(a)(i) of the Crown Pastoral Land Act 1998.
  - b) Restore 6 hectares to Crown control as a conservation area with a stock access easement from State Highway 8 to the shore of Lake Hawea under s 35(2)(b)(i).
  - c) Restore 1 hectare to Crown control under s35(2)(a)(ii).
  - d) Designate 5902 hectares to be disposed of by freehold disposal to the holder.
2. The property to which the application relates is located between Wanaka and Hawea and has a legal description of Part Run 799, Parts Run 800 situated in Block VIII Lower Wanaka Survey District, Block XV Lower Hawea, Mid Wanaka, Mid Hawea Survey Districts, Section 1 SO Plan 300212, Sections 1-7 SO Plan 301184, Sections 1-6 SO 24219 and Sections 1-9 SO Plan 24813.
3. The objective of Transit, is to operate an integrated, safe and sustainable State Highway system. In submitting on this application Transit is pursuing this objective in relation to State Highway 6.

Transit's submission on this application seeks to ensure conditions are imposed in order to mitigate the proposal's potential adverse effects on traffic safety.

Based on the estimated level of use of the proposed vehicle accesses onto State Highway 6, Transit considers that all vehicle accesses onto the State Highway should be formed and sealed to the standard required by Diagram C of Transit's *Planning Policy Manual*. This will reduce the likelihood of edge break at the edge of the seal.

68

Transit also wishes to ensure that all accesses have a minimum of 330m sight distance in both directions.

Transit is concerned about the safety of pedestrians when moving between Conservation Area 1 (CA 1) and the car park, which is located 70m to the north and on the opposite side of the road. Although the car park provides safe parking off the State highway, pedestrians would have to cross the highway to access CA 1. Furthermore, pedestrian access to CA 1 does not start immediately adjacent to the parking area. It is not desirable for pedestrians to walk along the highway to access CA 1, particularly as the highway has narrow shoulder and lane widths at this location. Transit considers that it would be in the best interests of pedestrian safety to construct a track to CA 1. The track should begin immediately opposite the car park, at or about RP 847/9.6, so that pedestrians can cross the road and directly enter the track without having to walk along the highway. Transit would be looking to have security of tenure for both the car park and any track and would therefore be seeking to have an appropriate easement in place.

69 ✓

Transit does not support the use of the existing access to CA 3. The presence of a curve on either side of the access restricts visibility, meaning the access cannot achieve the 330m visibility in each direction which is required in a 100km/h speed zone, by Transit's *Planning Policy Manual*. Furthermore, the access is not adequately sealed for its proposed use. Based on the above, Transit considers this access to be unsuitable for pedestrian, cycle, vehicle or stock use. However Transit is prepared to consider alternative locations for the access, to either the north or south, if they meet the standards required for access onto a State Highway.

70 ✓

Transit requests that an Agreement to Work on the State Highway shall be completed and submitted to Transit's network consultants, Opus Alexandra prior to any work being conducted on the State highway. Furthermore, if any signage advertising the reserve/conservation area is proposed, Transit requests that we be consulted with regard to this.

72 ✓

4. Transit wishes to ensure that the following matters are taken into consideration –

- a) All accesses onto State Highway 6 to be used for either public access or management purposes should be formed and sealed to Diagram C of Transit's *Planning Policy Manual*.
- b) Pedestrian access to CA 1 should be created immediately opposite the parking area, at or about RP 847/9.6 and security of tenure should be provided for the car park and access track.
- c) The access to CA 3 is not suitable for pedestrian, cycle, vehicle or stock use and should be relocated to another position which can meet Transit's sight visibility requirements.
- d) Security of tenure should be provided for the parking area for CA 3.
- e) That a Traffic Management Plan shall be submitted to Transit's network consultants, Opus, at least seven days prior to work commencing on the State highway road reserve.
- f) An application to undertake works on the State highway is to be completed and submitted to Opus Alexandra, a minimum of seven working days prior to work commencing.

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5. Transit does wish to be heard in support of this submission.

Dated at Dunedin this 11 June 2004



Debora Field  
Regional Planner  
Pursuant to a delegation from  
the Chairman and the Board  
of Transit New Zealand.

Address for service:

Transit New Zealand  
P O Box 5241  
DUNEDIN

Phone: (03) 477 8527  
Facsimile (03) 477 9237

facsimile transmittal

To: DAVID PAYTON Fax: 03 474 8995

From: OAS INT'L CONSULT. Date: 14/06/2004

Re: Glen Dene Pages: 3

CC:

- Urgent
- For Review
- Please Comment
- Please Reply
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## Submission on Glen Dene Preliminary Tenure Review Proposal

10 June 2004

I wish to make the following submission:

**I do not support** the preliminary proposal for Glen Dene Station

**Desired Outcome:** I wish to see the Crown buy the conservation land and the balance to remain as lease hold.

### Reasons for my submission:

1. The gains made by the conservation estate are not balanced by the loss in granting developable freehold land.
2. Freeholding does not promote ecological sustainability or pastoral viability.
3. The majority of the lease deserves protection of its inherent land values.

### 1. Conservation Gains and Losses

The crown and public stand to gain approximately 25% of the original Glen Dene Pastoral lease. The land to be returned to the crown has been selected due to its high conservation values. This does in no way make up for the 24 kilometres of lakefront land being disposed of by freehold disposal. Although not of the same conservation values in terms of fauna and flora, these areas around the lakeshore form an integral part of the conservation estate and provide a backdrop to it.

Few places in the world are the lakeshores and mountains unencumbered by the presence of houses. It is a bad deal to gain a small portion at the expense of a much larger body of highly visible lakefront and roadside land

The conservation areas earmarked are undoubtedly of high visual amenity value, but I disagree that the recreational opportunities are of a high quality. Furthermore, these opportunities will be out of reach of most people due to the rugged, elevated topography.

The public is being sold down the road, believing they are gaining valuable access where in reality access has been given in the past so long as application was made to the run holder as has continually been advocated by Federated Farmers. Further, there is only one developed access way across the property and the proposal provides nothing on future potential for recreation more suited to the average Kiwi.

73-1

73-2

## 2. Land Sustainability and Protection

Currently the land in question is under the protection of a Crown Lease and has been managed in a sustainable and economic way for some time as this provides a backbone to the farmers existence. I believe the lessee should retain all lands excluding those deemed of high conservation value as leasehold, *not freehold*, and the Crown should buy all conservation lands.

74.1

As Crown Pastoral Lease land certain developments and land uses are precluded. An example is rural residential developments, which look set to reshape the current environment we enjoy like few other places in the world. Few places in the world are the lakeshores and mountains unencumbered by the presence of houses.

Freehold land is "protected" by the Resource Management Act. This is in part administered by the District Council and the Environment Court and its precedents and can be best described as *ad hoc*. In other words freehold land is not protected in perpetuity, as in a Crown lease or full Crown ownership.

A change to freehold status contributes nothing to maintaining the viability of the farming unit, but instead leads to a huge increase in the rateable value of the land at the long-term expense of land preservation as it is hard to justify farming on such valuable land.

75 ✓

Section 24 a (i) of the Crown Pastoral Land Act (CPL) reads: "promote the management of reviewable land in a way that is *ecologically sustainable*". Freeholding the bulk of the lease subverts ecological sustainability as it allows a mixture of land uses to develop that may be contrary to the ecological state. An example is residential dwellings, resorts and associated types of developments which all have impacts on the local ecology. Developers of freehold land are not required to show ecological sustainability (only environmental impact and mitigation) in gaining resource consents to develop land so I believe the current proposal does not meet the above section of the CPL Act. The proposal will lead to a steady insidious eroding of the current environment.

## 3. Inherent Land Values

Section 24 b of the CPL has the objective of enabling the *protection of significant inherent values* of reviewable land, an example of an inherent value being visual amenity.

The value of this landscape has been recognised by the community and included in the Queenstown Lakes District Council District Plan. The majority of the Glen

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Dene Station falls within an Outstanding Natural Landscape zone. The community considers this land "significant" in terms of landscape value, therefore Section 24 b (i) and (ii) of the CPL Act should be applied to protect it. Freeholded land is not protected in perpetuity for future generations to enjoy, but protected at the whim of the current District Council and courts, at best of limited effect in the long term.

With the majority of the Glene Dene Station in a high visibility area, and developments will have a direct impact on the visual amenity and contributory effect on the value of the conservation land therein.

76

**Address for Service:**

Tim Dennis  
40 Rata Street  
Wanaka

28

**Robin Whelan**

**From:** Margaret Cruickshank [cruick@ihug.co.nz]  
**Sent:** Monday, 14 June 2004 16:31  
**To:** robin.whelan@opus.co.nz  
**Subject:** Wanaka conservation

K Margaret Cruickshank  
27 Newcastle St  
Hampden  
Nth Otago

14.06.04

robin.whelan@opus.co.nz

David Payton  
Opus International  
144 Rattray St  
Dunedin

Dear Sir

As a regular visitor to the Wanaka/Hawea area I am concerned about proposals to alter the Crown land lease lands facing the Wanaka and Hawea towns and the land between SH6 and Lake Hawea.

While recognising that the current landowners require economic units and should be allowed controlled grazing I am not comfortable about the constant use in 'season' of burning tussock areas. I am not confident that it is an appropriate form of land management.

Part of the beauty of the area is the lack of obvious habitation and this is what has given it its tremendous tourism potential. I strongly oppose any possibility of this land being able to be sold for lifestyle or residential purposes. So to this end I would like these areas to be retained as Crown lease land or Conservation land but with the proviso of further non-vehicular access to ensure people can use them.

I shall send a copy of this email to your office. Please could you ensure that this copy is forwarded to the appropriate person.

Yours faithfully  
K Margaret Cruickshank

77 ✓  
76  
74.1  
74.2

**Robin Whelan**

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**From:** brown.hawea [brown.hawea@actrix.co.nz]  
**Sent:** Monday, 14 June 2004 16:37  
**To:** robin.whelan@opus.co.nz  
**Subject:** Glen Dene Tenure Review

Hello Robin

please find attached a submission for Glen Dene. Could you please pass it on to David Payton.  
I've put a printed copy into the mail.

Many thanks  
Alison Brown

14/06/2004

29

Alison and Neal Brown  
83 Timaru Creek Road  
RD2,  
Wanaka  
Ph 03 443 1044

13 June 2004

The Commissioner of Crown Lands  
C/- Opus International  
Private Bag 1913  
Dunedin

Dear Sir,

**Glen Dene, Po 136 Submission on Preliminary Proposal**

Glen Dene Station landscapes are a very dominant part of the view from our house at Johns Creek in the South East corner of Lake Hawea; the roof and/or windows of the new homestead 'sparkle' across the lake. We feel, therefore, that it is very important to accept the invitation to comment on the future uses of this piece of Crown land in the South Island High country as per the aims and objectives set out in the Crown Pastoral Land Act of 1998 and 2003.

Our submission focuses on 2 main issues:

- land that should remain under Crown ownership because of significant inherent landscape values and
- public access to the land which has high amenity values for recreational purposes and community use.

1. We would like to see all of the land facing Lake Wanaka down to the water's edge retained in crown ownership as conservation land, not just CA3. It should at least be covenanted.

We believe that these faces have inherent landscape values which need to be protected from further modification. There are sections of beech forest, regenerating indigenous vegetation, and tussock land that have important conservation values. Modification such as burning, bulldozed tracks, fences and aerial topdressing that could cause run-off into the lake would further compromise these faces.

42 ✓

The faces are also the first view of the high country land in Otago that visitors from the west experience.

2. We would also like to see CA1, a conservation wetland area extended so that it reaches to the shore of Lake Wanaka and connects with the Boundary Creek Reserve. This would also provide for public walking only access to the lake. Wetlands are rare and need to be protected.

33 ✓

3. We recommend that all the land between SH6 and Lake Hawea be Conservation land; the two distinct cultivated sections could have concession status where grazing is permitted.
  - This area is marginal for economic farming. It has sections that have suffered considerable erosion and it's probable that more will occur requiring more land to be acquired for the operating easement. But it also has areas where there are remnants of indigenous vegetation which need to be protected; and others where regeneration would occur if it was conserved.

5 ✓

4. The natural landscape of inland Otago did not contain exotic trees such as those along the edge of SH6 and Lake Hawea. While the intentions of the Ministry of Works and others, particularly at the

78

29

time of the raising of the lake, were 'good', many of these trees are wilding. We would like to see these pines, Douglas firs, larches and silver birches etc, removed so that further wilding does not occur as retaining the integrity of the natural landscape is important.

78 ✓

5. Public access to and along Lake Hawea is a key issue, not only for the local community but also for visitors who are coming to this area in increasing numbers.

• The Preliminary Proposal provides for only three access points: at the Neck, CA2 the Craig Burn and at Deep Bay, but the distance from the Camping Ground to the Neck is approximately 30kms so it is likely that the public would attempt to access the lake at other points. Further access points are therefore necessary.

40.2 ✓

• We would like to see non-vehicular access available to Bum Bay which is sheltered from the NW winds and which is part of the marginal strip. A space for car parking would need to be made available at SH6.

40.2 ✓

• We'd also like to see access to the bay south of Round Hill, with provision for parking.

40.2 ✓

6. The area from the north of Round Hill to the Camping Ground should definitely be returned to the Crown for recreational and amenity purposes as it has significant potential for community use. The Hawea 2020 details the wish of the community for a walkway/cycleway from Round Hill to Johns Creek.

43 ✓

Mt Burke tenure review documents showed a desire for a walkway from the Mt Burke escarpment to the north side of Round Hill. If this is provided it could join the walkway around Lake Hawea to the township and beyond.

46 ✓

7. Ultimately the creation of a walkway/cycleway all around Lake Hawea using Crown land where possible but on private land where the natural landscape prevents this would be a major recreational amenity for the community and for visitors.

46 ✓

8. If the land between SH6 and Lake Hawea was conservation land, suitable and plentiful non-vehicular access points could be arranged.

5, 40.2 ✓

The Glen Dene landscapes are outstanding and of high inherent value; they need more notice to be taken of them in the tenure review process. Glen Dene has high recreation values so access is important for visitors and members of the local communities. We ask that our submission be considered.

Yours faithfully

Alison and Neal Brown

29-10-20

Mr David Peyton  
 Tenure Review Contract Manager  
 Opus International Consultants Ltd  
 Private Bag 1913, Dunedin

As long term residents of Lake Hawea, since 1965, we wish to submit the following requests in regard to Tenure Review of Glendene Pastoral Lease.

We live at John Creek, 1965 – 1996 as a holiday residence, built by our own family, and from 1996 – 2004 as a permanent residence.

We have enjoyed the openness and freedom to use this unique landscape with our family of four boys during that time. We have made submissions to Contact Energy during their request to renew water rights, and vigorously desire that the outstanding Natural Landscape of this very beautiful and rugged mountain and lake area remain outstanding and natural for users now and future generations

We submit that the area between State Highway 6 and the lake from Lake Hawea township to the neck or even Makarora should remain in the ownership of the Crown, with better access to the lake right along this highway.

5 ✓  
 40-2 ✓

It is also asked that an area of wetlands at the Neck should be extended to the shore of Wanaka with access for parties by foot, and if Crown retained ownership this would be possible.

33 ✓

I believed that any grazing of the area adjacent to foreshore should be fenced to avoid pollution by stock of the waterways and lake itself. I don't believe stock are being kept from the waterways around this beautiful lake, and in time this will decrease water purity that we now have access to.

80 ✓

Crown ownership of the area right around Lake Hawea would allow further development of a cycling track, which already is a very popular outdoor activity by New Zealanders and tourists that are increasingly attracted to this very natural lake area. We have seen in the last 5 years more than double the amount of people using the accessible areas around this lake for outdoor recreation. To effectively close off such a large part of the lake foreshore to State Highway area would restrict recreational use that we are trying to promote to overseas tourism.

79 ✓

We also note with considerable regret the fires to clear more grazing land that continue to restrain natural regeneration of the forest that once covered this area, which now are reduced to smaller more vigorous native species, which have their own beauty. There are still pockets of these which in time would develop to perhaps something of their former glory.

Please consider saving the areas of land around Hawea and Wanaka that are being consider in the tenure review in Crown ownership so that future generations of New Zealanders will continue to have access to this beautiful land that is their heritage.

Yours truly

Tom and Gaye Crosswell  
 10 Denniston Road  
 Lake Hawea  
 14 June 2004

**Robin Whelan**

**From:** Dave Payton [Dave.Payton@opus.co.nz]  
**Sent:** Tuesday, 15 June 2004 09:27  
**To:** Robin R Whelan  
**Subject:** FW: Submission on Glen Dene Tenure Review

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

**From:** trevor.millar [mailto:trevor.millar@xtra.co.nz]  
**Sent:** Monday, 14 June 2004 11:05 a.m.  
**To:** dave.payton@opus.co.nz  
**Subject:** Submission on Glen Dene Tenure Review

I wish to support the Glen Dene Tenure Review. As a frequent visitor to the area, I have several times asked for access to Glen Dene for recreational purposes, and I have always been made welcome by the Burdons. I have discussed the review as it now stands with Mr Burdon, and I would like to submit the following comments.

I have some very serious misgivings about some aspects of this tenure review as follows

(1) I am concerned about the DOC management of the area that they may control – is there a management plan available that will sustain and enhance the conservation values of this area for the public? This concern is not only for the Glen Dene area, but for all land that DOC will control through the tenure review process – do they even have a biosecurity plan in place?

19 ✓  
81

(2) Walking access only should be allowed - not mountain biking or trail bikes, as they significantly degrade the experience for walkers, and the tracks require significantly more maintenance if they are permitted to use them.

15-5 ✓

(3) I think that the public access easement should not be on the Packhorse Spur, but should be on the easement B-C, and I agree with Mr Burdon that this will still provide access to the tops, but it will be a less demanding walking track.

15-8 ✓

(4) The fencing on this easement is also vital – and I suggest that since the Glen Dene property already has a large number of deer, that easement B-C should be deer fenced. I would also make this comment in respect of the fence on the proposed DOC easement CA2

15-4 ✓

(5) I am concerned about future maintenance of an access easement – whose responsibility is the maintenance of the tracks? If it is to be Glen Dene's responsibility, then surely they should be able to claim those costs back from DOC annually, or have an agreed annual sum for maintaining the tracks.

82 ✓

(6) Any easement must be adequately sign posted so that users of the track are aware of where they are permitted to go as of right, and that they may be trespassing if they enter other areas.

83 ✓

(7) Glen Dene currently has an existing recreational permit. I believe that Glen Dene should be able to continue with the recreational activities under this permit as an integral part of the whole tenure review of the property.

17 ✓

(8) As tourist numbers grow, the use of State Highway 6 for the movement of stock will become increasingly difficult. The easement CA2 will assume greater importance in the management of a sustainable farming operation, and because deer are farmed on Glen Dene, then this easement should be deer fenced to allow for the movement of deer. See also (4) above.

15-2 ✓

(9) The issue of adequate toilet facilities needs to be addressed, and because these will be used by the public as part of the easements granted, then they should be erected and maintained by DOC.

(10) What controls will DOC have on camping on the easements?

(11) What controls will be in place to permit vehicles as necessary to use the easements?

84 ✓

(12) What controls will DOC have for the parking of tramper's vehicles – are they permitted to block access?

Will appropriate parking areas be provided as part of the Tenure Review?

(13) As a farming operation, Glen Dene need to muster their stock occasionally. What controls will be in place to allow Glen Dene to do this? I suggest that Glen Dene be permitted to close all access during the periods of mustering, with an agreed annual maximum number of days that this activity is permitted – say 4-5 days per annum.

85 ✓

(14) Recent publicity about marginal strips on freshwater areas would suggest that it would be a good idea to tidy up exactly where the marginal strip exists on the Graigburn. Will hunters be able to use this for access, and what controls will be in place for the access of animals and hunters with rifles – will they require permission for this access?

16 ✓

I trust that you will give consideration to these points as part of the Tenure Review for Glen Dene

Yours sincerely

Trevor Millar



**Robin Whelan**

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**From:** Gaye Crosswell [crosswell@ihug.co.nz]  
**Sent:** Monday, 14 June 2004 17:16  
**To:** robin.whelan@opus.co.nz  
**Subject:** Document1

(32)

**Robin Whelan**

---

**From:** Dave Payton [Dave.Payton@opus.co.nz]  
**Sent:** Tuesday, 15 June 2004 09:27  
**To:** Robin R Whelan  
**Subject:** FW: Glen Dene Tenure Review



Glen Dene Tenure  
review DBK.do...

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

**From:** Duncan Kenderdine  
[mailto:Duncan.Kenderdine@rpdpcorrections.govt.nz]  
**Sent:** Monday, 14 June 2004 10:05 a.m.  
**To:** dave.payton@opus.co.nz  
**Cc:** burdonrg@extra.co.nz  
**Subject:** Glen Dene Tenure Review

Hi,

Please find submission attached. Having known the Burdons for some years and worked on the land myself I can only recommend a speedy and equitable resolution for these extremely hardworking people who have looked after the land for now 3 generations.

<<Glen Dene Tenure review DBK.doc>>

Thanks

Duncan Kenderdine

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

E-mail [dave.payton@opus.co.nz](mailto:dave.payton@opus.co.nz)

14 June 2004

**Glen Dene Tenure Review**

Dear Sir

1. This submission supports the approval of the Glen Dene Tenure Review but does not support any increases in Conservation land or covenants. 14 ✓
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. Any easement over public land must be equitable with a similar easement over private land. To do otherwise is an unconscionable breach of the Crowns negotiating position in good faith. 15.3 ✓
3. DOC, as a landowner in the respective bioregion, must commit to a management plan for the biodiversity and managing biosecurity in the Lake Hawea and Wanaka region. 19 ✓
4. Fencing issues need to be addressed as stated in the report. 86 ✓
5. The Conservation covenant should be altered to allow for the conditions stated in this report. 15.7 ✓
6. The issue of "Paper Roads" needs to be addressed. 20 ✓
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. 15.7 ✓
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) 15.7 ✓
9. Hunting and fishing should not be allowed as of right by public on the easement over private land. 87 ✓
10. Mountain Biking should be allowed if access is to be provided. No commercial usage of the mountain biking access right should be allowed. 88 ✓

I propose the following conditions for any easement.

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 no 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 except 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.*

✓  
15-7

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.*

15-7 ✓

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.

15-7

Please do not hesitate to contact the undersigned on 021 761 837 or by email [duncan.Kenderdine@rpdpcorrections.govt.nz](mailto:duncan.Kenderdine@rpdpcorrections.govt.nz)

Your Sincerely

Duncan Kenderdine  
NRCF Construction Manager

**Robin Whelan**

---

**From:** Dave Payton [Dave.Payton@opus.co.nz]  
**Sent:** Tuesday, 15 June 2004 09:26  
**To:** Robin R Whelan  
**Subject:** FW: Glen Dene Submission

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

**From:** Tim Burdon [mailto:tim.burdon@xtra.co.nz]  
**Sent:** Monday, 14 June 2004 1:35 p.m.  
**To:** dave.payton@opus.co.nz  
**Subject:** Glen Dene Submission

David Payton  
Opus International Consultants  
Private Bag 1913  
Dunedin  
dave.payton@opus.co.nz

12<sup>th</sup> June 2004

This submission supports the approval of the Glen Dene tenure review as advertised.

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, to enhance biodiversity and continue to earn a living from the land.

**Area CA3**

This area represents a high level of conservation values e.g. areas of beech tree and forest plus alpine vegetation.

I support this area returning to full crown ownership.

56 ✓

**Area CC1**

This area has high economic use and with the appropriate protection and conditions of the covenant, will allow the continuation of grazing sheep and maintain the existing vegetation so that all the values are preserved.

I support the use of covenants in this area. It provides continued economic use with reasonable restrictions to address all the values.

89 ✓

**Access**

Lake Access – There has been at least 5 different vehicle access points to the lake edge which is ample to accommodate public demand.

Corridors to DOC Areas – There is adequate access provided to the conservation areas.

I support the amount of access provided to accommodate public demand.

90 ✓

**Easements**

There seems to be a lack of adequate protection for the land owner under the current legal easement conditions – no contribution of maintenance for the use of the track over freehold title  
- no adequate breach provisions

With these two conditions identified my support is withdrawn and would propose adequate conditions to be included in the wording of the legal easement conditions. This would give appropriate protection for the landowner giving access over freehold land and gaining reasonable contributions for use and breach provisions to provide certainty in the future.

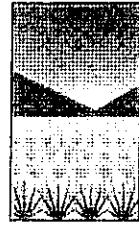
15.7 ✓



Thank you, for considering my submission.

Yours faithfully,

Tim Burdon  
Mt Burke Station  
RD 2  
Wanaka



34

Anne  
Steven  
LANDSCAPE  
ARCHITECT

13 June 2004

The Commissioner of Crown Lands  
c/- Opus International Consultants  
Private Bag 1913  
DUNEDIN

Dear Sir

**Re: Preliminary Proposal of Tenure Review for Glen Dene**

I wish to make a submission on the proposed tenure review of Glen Dene Pastoral Lease, Wanaka.

I am a registered landscape architect of 15 years professional experience, based in Wanaka. I am a registered landscape architect and member of the NZ Institute of Landscape Architects.

I have been involved with tenure review since the mid 1990's and have completed assessments of significant natural landscape values on more than 40 pastoral leases on contract to the DOC. Furthermore, as a member of the NZILA's High Country Landscape Group, I have been reviewing the outcomes of tenure review over the last 14 months and I am very aware of the issues surrounding the process and its outcomes at present.

The proposal for the tenure review of Glen Dene has some excellent outcomes proposed which I fully support – the retaining in Crown ownership of the Stony Creek area (which will complement what is proposed for Mt Burke adjacent), the protection of the large central area of the Hawea Faces, the protection permanently of the wetlands at The Neck.

However my professional assessment of the values of the property (which I have viewed on numerous occasions from the road and from Lake Wanaka) demonstrates that the tenure review process is falling far short of its statutory obligations and principles in respect of the review of this property. Many of the issues that have been raised by our organisation and ENGO's are exemplified by this proposal.

As with other proposed reviews I have "audited", the allocation of lands for conservation and public ownership and for private freehold use is swayed heavily by the demands of the runholder. The areas being proposed for conservation do have very high natural landscape and conservation values but they are also areas that are of much less value for productive use as well, due to steepness, erosion, rugged terrain and altitude. The presence of significant natural values in other areas of lower altitude and easier terrain is once again being overlooked and disregarded because of a competing presence of perceived productive values, with no explanation as to how

tel. 03 443 4404  
fax. 03 443 4458  
mob. 021 2939207  
em. a.steven@xtra.co.nz

80 Ardmore Street  
P O Box 576 WANAKA

continued farming use will ecologically sustain the existing natural values. And not only that, but how they will enhance them, which I believe is a valid expectation of tenure review.

**I wish to have it recorded that permission was sought to inspect the property in May 2004. This permission was denied. I wish to have it recorded that because of this I am not able to make a full and informed submission. I reserve the right to make further submissions .**

I would like to make a partial submission on the proposal related to the following aspects of the proposal:

**1. The Proposal to Freehold the Wanaka Faces north of Stony Creek to The Neck and the Proposal for a small Conservation Covenant over a narrow short strip of land adjacent to the Lake at the south end of the area.**

The proposal for freeholding virtually all of this highly significant natural landscape without any protective measures and no provision for public access to enjoy this area is totally inappropriate, and does not meet the intentions of the Crown Pastoral Land Act 1998 and is not at all in the spirit of tenure review. I consider the proposed conservation covenant area – which is barely noticeable on the map – to be totally inadequate for its purpose.

The significant natural landscape value of these faces is clearly stated in both the Landscape Architect's report (Phil Blakely, May 2001) and in the DOC conservation Resources Report.

I quote from Mr Blakely's report:

"The Wanaka faces are a large and significant part of the eastern visual enclosure to Lake Wanaka. The rugged and often dramatic shoreline and dramatic landforms rising abruptly from the lake are visually impressive along **the full length** (my emphasis) of the Wanaka faces. Boulder filled streams within incised gullies retain high natural values. Waterfalls cascading over steep drops are a feature within some watercourses.

The mountain slopes remain largely unmodified with no tracks, few fences and two huts. Vegetation modification over much of the shrubland component has impacted on visual values. However in the absence of burning, revegetation is starting to reverse this situation. Continuation of the revegetation process will greatly enhance visual values and the integrity of this inland lake landscape."

Interpreting his evaluation summary table, patterns and processes on the upper slopes are intact and natural and emerging shrubland is improving intactness and naturalness over the lower slopes. It is the burnt over bracken that is the main detracting element especially in terms of disturbing coherence.

The faces are highly visible from the lake.

**The faces are highly significant in terms of Lake Wanaka landscape (my emphasis).**

He goes on to say in his recommendations that "the combination of dramatic and steep mountain slopes rising directly from the lake, extensive snow tussock grassland on the upper slopes contrasting with extensive and expanding grasslands shrublands and forest contribute to an area that contains highly significant landscape values. The Wanaka faces on Glendene extend over an area of approximately 14.5km and form a major part of the eastern enclosing mountains and backdrop to the main arm of Lake Wanaka. This increases its overall significance to the natural landscape character and integrity of the Wanaka/Hawea Inland Lake Basin landscape and to the Wanaka Ecological District.

Protection of this area would also complement and make more meaningful the lake shore remnants within the marginal strip. For recreational users of the lake, and for Wanaka tourism there is substantial justification for continued regeneration and enhancement of the lower shrubland/forest component of the lake faces."

Mr Blakely's recommendations were for Crown ownership or, second best, a covenant that allowed only light grazing above bushline but he did not recommend freeholding at all.

**I totally agree with Mr Blakely's assessment.**

On inspection of the lake faces on three occasions, I found that the area proposed for conservation area - which I totally support - is **no different** from the rest of the Lake faces, apart from being a larger and more rugged catchment. There is no obvious reason for separating the two areas apart from the fact the Stony Creek catchment is probably of much less value for grazing. In fact, the **areas of regenerating shrubland are more prolific** on the faces proposed for freeholding than within the proposed conservation area. They also extend much further up the face than the very small covenant area proposed and will keep extending if left undisturbed. The huge scale of this area and the fact it is at present of highly natural character (in my opinion) with no fragmenting elements such as fences and tracks or exotic tree planting (apart from the occasional willow or poplar at the lake shore) are very significant values. This is a rare thing on such a large scale and made all the more significant because it is a major part of the setting for the lake. The tenure review process is a one off opportunity to retain this rare thing and enhance it.

On going grazing - the main intended use - is only really feasible across the narrow band of mid-slope grassland. But this will require inputs of fertiliser and pasture species through AOSTD, and will require maintenance of a reasonably open bracken cover (which is extensive over these slopes consistently) through burning or spraying as Merinos are not good "bracken pushers". Subdivisional fencing to manage stock grazing pressure is a likely outcome. Use in this way over time will only detract from and erode the natural character and will introduce an unnatural band of green across the mid slopes. Grazing will not allow the expansion of shrublands and forest into open areas (it is likely to be able to occur within heavier bracken areas, but then these might be forcibly opened up for grazing).

**These lake faces should without any doubt be retained in Crown ownership as conservation land.**

A conservation covenant is a second best option. Unencumbered freehold is not an option.

I attach photos of these faces.

## **2. Proposal for Freeholding of all Land on The Neck with the exception of a Conservation Area containing the Wetlands.**

This is a good proposal in intention. However the extent of the area proposed to protect the wetlands is in my opinion not large enough to

- i. maintain an appropriate landscape context (and therefore maintain the natural values and integrity of the wetlands as a natural feature)
- ii. physically protect the wetlands' catchment
- iii. to complete the relationship with the lake particularly from a recreational access perspective

The DOC recommended inclusion of the slopes below the wetlands down to the lake edge. This has not been carried through into the proposal by LINZ.

I maintain however that a much larger area needs to be protected, including the slopes and gullies that drain into the wetlands and the gullies that drain the wetlands into the lake. Inclusion of these areas will be far more effective in maintaining the health and natural integrity of the wetlands as a system, not just as an isolated feature.

33  
6 ✓

I observed cattle in the wetlands recently. These should be immediately removed.

I attach a photo outlining the area I consider as a minimum to included in the proposed protected area.

**3. Lakeside Shrubland Areas**

I note that the proposal only proposes one small area of existing native shrublands between the highway and Lake Hawea to be protected. There are several other areas of shrublands in the narrow strip of land between the road and the lake that I consider should also be retained in Crown ownership and allowed to expand and to be enjoyed by the public. I am not certain of the extent to which these occur within the pastoral lease however it is an aspect of the proposal that I believe needs to be re-visited.

22 ✓

Such an area is about the old road line at the 'Diversion'. Bracken covers the area at present it appears (from my aerial inspection). If left alone, over time, native shrub species could return to the area. The old road would make a good walkway along the lake edge from which native shrubland could be enjoyed in the context of the lake side setting.

4-4 ✓

**4. Bum Bay Peninsula**

This entire area less the marginal strip along the lake shore is proposed for freeholding with no provision for public access from the highway to the bay or around the peninsula apart from the marginal strip.

I understand that this bay is highly valued for its sheltering nature as well as its general lakeside amenity and aesthetic value.

I attach a photo of this area for your information.

The entire peninsula is a unique landform in the context of Lake Hawea. It has remnant kanuka and grey shrublands, and bracken cover scattered amongst the grazing land. The area would probably regenerate to native cover if left alone, at least in a number of places. It has a long lake edge. It is abuts the highway, and it is a short distance to walk from the highway to the lake shore, and it would be a relatively short and easily accessible walk around the peninsula to the mouth of the creek that lies between Dinner Creek and Halls Creek. There is native shrubland around this creek mouth.

40-1 ✓

**This area would in my opinion make an excellent lake side reserve** and this concept should be investigated further. At the very least there should be provision for formal public access between the road and the lake and the setting aside of a recreational area that is more than just a marginal strip.

**5. Dinner Flat Kanuka**

There is an extensive area of mature kanuka woodland on Dinner Flat (see the photo for Bum Bay Peninsula). This area is proposed for unconditional freehold.

91 ✓

I consider that this area should be protected and a link made to Dinner Creek and the next creek to the north, to enable an more coherent vegetation pattern to emerge.

**6. Isthmus Peak and the north facing slopes near The Neck**

This area is highly important in respect of the highway landscape experience and as the setting for Lake Hawea. It is also the backdrop to views across the lake from Kidds Bush.

It is also steep and rugged with a lot of exposed bedrock and extensive bracken cover (see Photo attached). I question its grazing value.

At present it is proposed for unconditional freehold.

To maintain any grazing value, the bracken will have to be kept reasonably clear, this requiring on going spraying and /or burning.

My conclusion is that this area would be best retained in Crown ownership and allowed to regenerate over time, with seed source coming from Halls Creek and remnant patches of shrublands on the slopes.

**7. Covenant Area CC1**

The inherent values to be protected are not explicitly stated for this area in the covenant mechanism. There are high landscape values for a variety of reasons yet these are not even mentioned. The values stated are nothing more than a botanical list which whilst is important, by no means represent the only values.


Covenant conditions cannot be set in place if the values are not explicitly described and the objectives for the area thus determined.

The special values in Schedule One need to be completed.

**CONCLUSION**

My analysis of the proposal and my site assessments of Glen Dene indicates that the proposal needs to be revised significantly if the statutory requirements of tenure review are to be complied with and if the spirit of the review process is to be appropriately interpreted and applied to this property.

Signed:



Anne Steven  
Registered Landscape Architect and member of the High Country Landscape Group

13 June 2004

✓  
92


37



**North End of the Wanaka Faces**

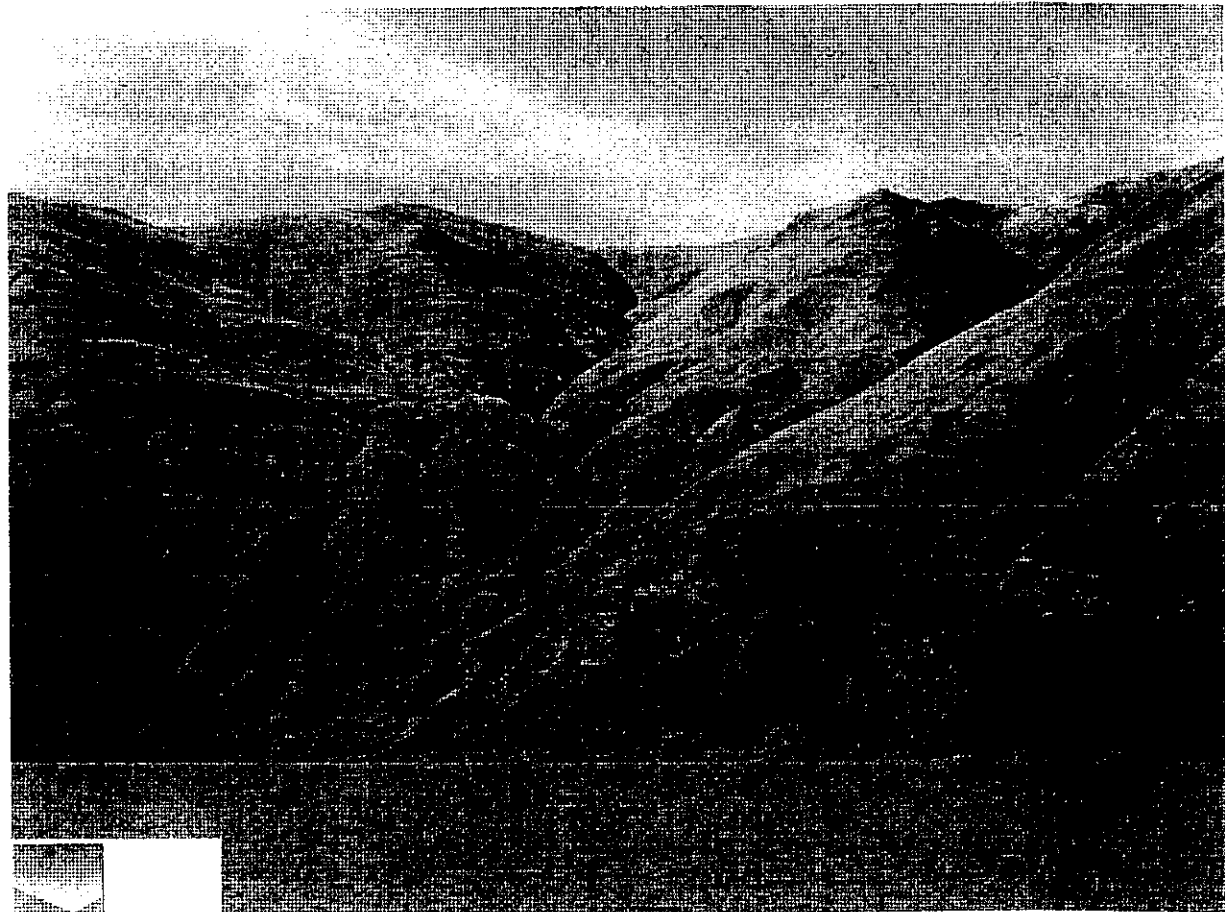
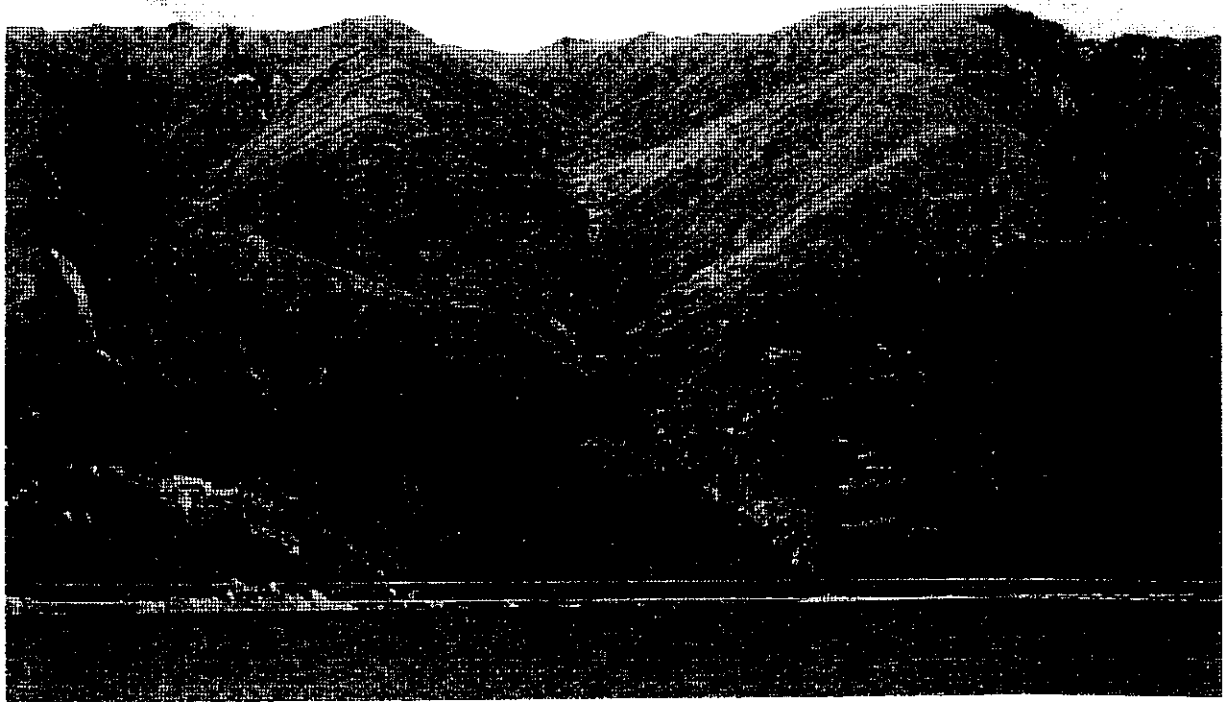


**South End of the Wanaka Faces**

 LANDSCAPE ARCHITECT

This whole area has a highly homogenous appearance with a high degree of naturalness and intactness. There is no distinction between the proposed conservation area and the proposed freeholding area to warrant such a separation. The values are consistent right across the faces. The potential to secure full altitudinal sequences and retention of the high degree of naturalness and coherence and integrity over such a large area, an entire range face, should be fully grasped. This area is a very significant part of the setting for Lake Wanaka.

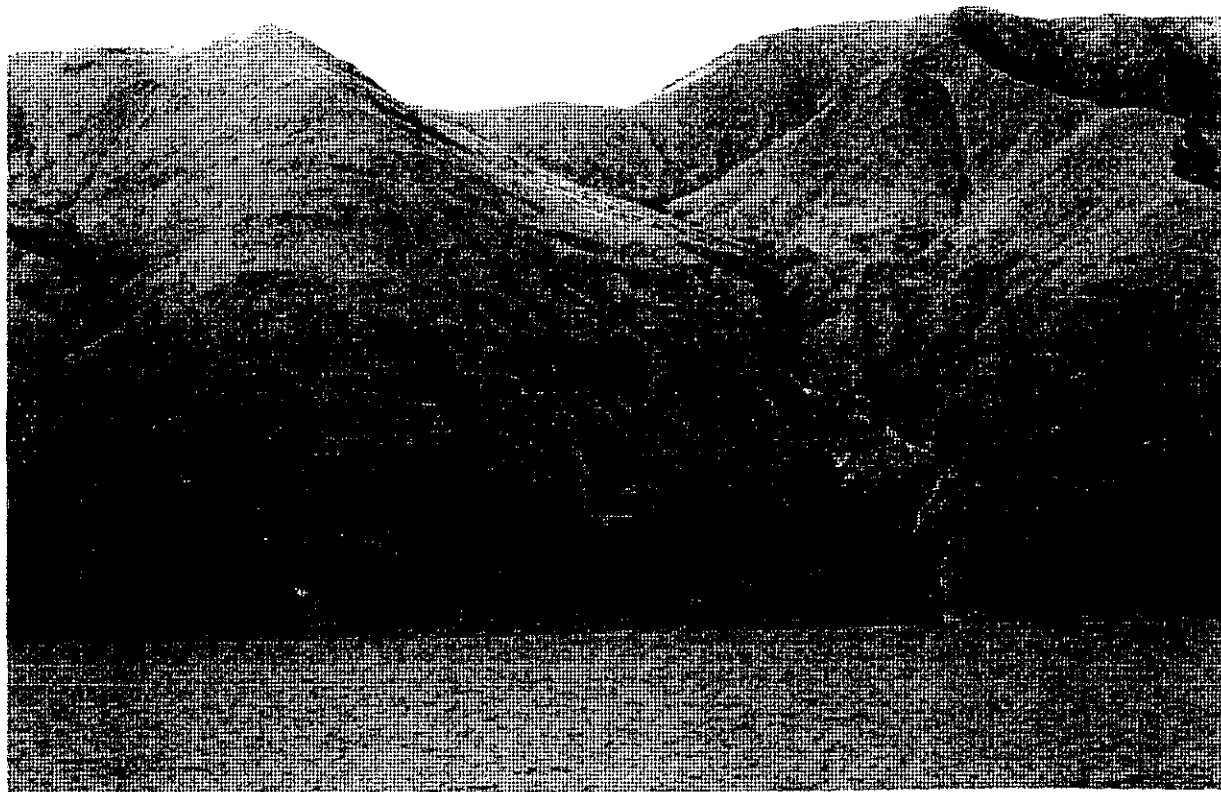
*one of two*



**Typical Basins and Gullies on the Wanaka Faces. Note the amount of regeneration occurring over the lower slopes and moving up slope.**

*two of five*





**Typical Basins and Gullies of the Wanaka Faces.  
There are beech remnants in most of the gullies.**

*Three of five*



LAKE HAWEA

WETLAND AREAS

protect the catchment  
for the wetlands

to continue on to  
connect with Waikato

to continue on to  
connect with Waikato



LANDSCAPE  
ARCHITECT

Recommended Area for Protection  
of Wetlands at The Neck

*from the*



area of Kanuka that should be protected and linked to the proposed protection areas of Halls Creek and adjacent unnamed creek

public access should be provided at the very least

this area should all be reserved for land

Dinner Creek

LANDSCAPE ARCHITECT

BUM BAY PENINSULA, HALLS CREEK AND DINNER FLAT

*Handwritten note:* Halls Creek

**Robin Whelan**

**From:** Dave Payton [Dave.Payton@opus.co.nz]  
**Sent:** Tuesday, 15 June 2004 09:25  
**To:** Robin R Whelan  
**Subject:** FW: Glendene Tenure Review

Robin

Note that this <sup>Submission</sup> ~~letter~~ was received after the closing date.

Please contact Murray for advice as to how he wishes us to deal with this submission.

Dave

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

**From:** Southern Fresh [mailto:southernfresh@paradise.net.nz]  
**Sent:** Tuesday, 15 June 2004 1:26 a.m.  
**To:** dave.payton@opus.co.nz  
**Subject:** Glendene Tenure Review

We support the proposal by Glendene Ltd as notified.

We are affected neighbours. Our freehold property is surrounded by the pastoral lease known as Glendene at the Neck on SH-6.

We have concerns as follows

1- The type of traffic that is likely to use the tracks and easements. 4wd traffic and mountain bikes will introduce weed infestations. DoC must be totally responsible for the noxious weed problem to a distance 100m from the tracks. Failure to do so should be rectified by Glendene contracting the eradication to a commercial contractor and sending the bill to DoC.

The suitability of some track sections to any form of vehicle should be fully looked at. Clearly some sections are daunting with no margin for error, in brief, simply dangerous.

These portions place the administrators of such, in legal jeopardy in the event of injury or fatality.

2- All hunting should be at the grace and favour of Glendene as it is at present. I have never been refused a reasonable request to shoot on the place though at times I have been referred to another area to avoid problems at times like fawning and lambing.

3- All restrictions that DoC wish to apply to Glendene should also be imposed on DoC in their easements across Glendene.

4- All toilet facilities should be in place before the first walker takes to a track. As dog owners we see at close hand the deposits left behind by dirty people who have not the decency or the brains to bury their own waste. The backpacker mentality leaves much to be desired and this sort of proposed track sytem close to Wanaka is going to encourage these folks. DoC must take full responsibility for the people on the track. No excuses.

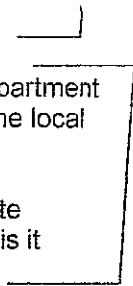
5- DoC, as the proposed administrator of lands surrendered by the review, should be completely liable for the extinguishing of all fires started by the public or their own staff. This liability must also extend to private land, pastures, and property, affected by such burns. DoC should have a plan in place for the closing off of public access during times of fire danger when the high country is parched in summer. Glendene must retain the right to deny public access across the easements during these periods as a veto to public pressure on DoC staff to keep tracks open.

6- The proposal of Glendene to retain certain areas of land, yet place the interesting vegetation on them under covenant must be respected. Economic viability aside, this negotiation has reached this point as a free agreement between two parties. The tendency of groups to snivel that the public is being locked out of their so called rights does not wash. It should be called by it's proper name, avarice...wanting what does not belong

93 ✓  
94 ✓  
95 ✓  
15-3 ✓  
96 ✓  
97 ✓  
98 ✓

to you.

7- Area of lakeside land to be designated as reserve. A call to LINZ in Dunedin to ascertain which department was going to administer such was met with vague indication that "maybe DoC or Ngai Tahu". As yet the local tribe is not a government department. Given the historic settlement conducted with them, and the subsequent record of quick sales of land that has passed into their possession from the crown we view administrative transfers with some reserve. The responsible official then proceeded to give an inaccurate account of the reasons for this transfer, and then I was told that it was already a done deal. If so, why is it included in the Glendene Tenure Review as a proposal?



Sincerely

Mike Yates  
for trustees  
Yates Family Trust  
SH-6 Hawea

**Robin Whelan**

---

**From:** mclark@doc.govt.nz  
**Sent:** Tuesday, 15 June 2004 12:49  
**To:** Robin.whelan@opus.co.nz  
**Subject:** GLEN DENE TENURE REVIEW

**GLEN DENE TENURE REVIEW**

**Robin,**

I was meant to send the attached to you by the deadline yesterday, but I was on leave. I imagine that you're pretty strict about the deadlines. However, if you are able to consider the points raised by the board anyway, please do so. (Is it worthwhile sending you the signed original?)

<<OTACO-36279 bd tenure review submission - opus.doc>>

Thanks

**Mark A Clark**  
**Community Relations Officer**  
**(Otago Cons. Board Support / Concessions)**  
**Department of Conservation**  
**Box 5244** **VPN 5636**  
**Dunedin** **mclark@doc.govt.nz**  
**Phone (03) 474 6936** **Fax (03) 477 8626**

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**Attention:**

This e-mail (and attachments) is confidential and may be legally privileged.

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Our ref: SBC-08-34

10 June 2004

Commissioner of Crown Lands  
c/- Opus International Consultants Ltd  
Private Bag 1913  
DUNEDIN

Dear Sir

**SUBMISSION ON TENURE REVIEW OF GLEN DENE PASTORAL LEASE**

Thank you for the opportunity to comment on the Preliminary Proposal for the tenure review of the Glen Dene Pastoral Lease.

The Otago Conservation Board supports the following aspects of the preliminary proposal:

- the designation of about 1938 ha as land to be restored to Crown control as conservation areas or a recreation reserve;
- the conservation covenants over an area of about 1412 ha for the purpose of protecting the natural landscape;
- the proposed easements for public access.

The board believes that the proposal should be changed as follows:

- The proposed conservation area 1 (CA1) at The Neck should be enlarged to cover much more of the associated catchment, in order to protect the long-term ecological integrity of the wetland; 6 ✓
- The proposed conservation area 2 (CA2) just north of the Craig Burn mouth should be extended to cover all of the land between State Highway 6 and Lake Hawea from the Craig Burn mouth to the Dinner Creek mouth. This narrow strip of land has high scenic values associated with its lakeside and roadside location, as well as high potential biodiversity values once grazing is removed; 23.1 ✓

- Another narrow strip of land about 4.5 km long between State Highway 6 and Lake Hawea from The Neck to the point where the highway turns south, should become a conservation area for the same reasons, and would incorporate the proposed recreation reserve (R);
- A recreation reserve with public walking access from the highway should be established beside the small bay immediately to the south of Trig 10781;
- The proposed conservation area 3 (CA3) should be enlarged and extended at its eastern boundary so that it includes significant shrubland and rock bluff vegetation on the steep gorges near Lake Hawea and it becomes a "lake to lake" ecological transect or corridor;
- A conservation area should be established to protect rocky outcrops and bluffs in the Craig Burn which contain shrubs and herbs such as *Gingidia montana*;
- The proposed conservation covenant 1 (CC1) should be enlarged to include all parts of the proposed freehold land above 1000 metres (especially the Lake Wanaka faces) and the northeastern 'enclave' (northwest of Trig 10781). There should be no burning, chemical spraying, oversowing or structures in this covenanted area, in order to protect the significant inherent values (including landscape and biodiversity values) which are still present;
- The proposed conservation covenant 2 (CC2) should be extended northwards to The Neck and up the streams which flow westward down the Lake Wanaka faces, so that it incorporates the significant woodland/forest remnants that persist on these faces;
- There should also be conservation covenants to protect the beech trees and associated woodland between conservation covenant 1 (CC1) and State Highway 6.

24.1 ✓

4 ✓

1 ✓  
25.1 ✓

25.1 ✓

57 ✓

~~30.3~~ ✓

103  
~~37~~ 27  
W. Wang  
10.10

100 ✓

We appreciate the opportunity to provide comment on this proposal and we are willing to elaborate on any of the issues we have raised.

Yours faithfully

Fergus Sutherland  
Chairperson

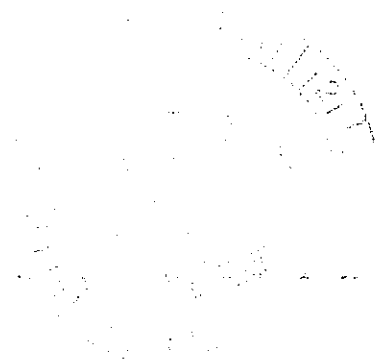


37

Wakatipu Tramping and Mountaineering Club  
P O Box 137  
Queenstown

19 June 2004

Mr. Robin Wheelan  
Opus International Consultants Ltd  
Private Bag 1913  
Dunedin

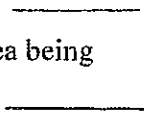


Dear Sir

**Tenure Review - Glen Dene Limited**

Our club members have perused the above proposal and we wish to make the following comments to our submission:

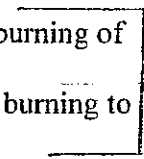
1/ Public access shall be provided down to the bay on the shore of Lake Hawea being east of the Dinner Flat and west of the name Lake Hawea on the main map.



24.1 ✓

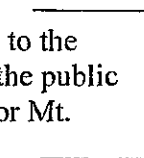
2/ The faces fronting Lake Wanaka shall be subject to a covenant preventing burning of any areas where native vegetation is present.

A buffer zone shall be installed around the Conservation Area One preventing burning to be carried out right up to the boundary of the Zone.



101 ✓

3/ Provide public access along the face fronting Lake Wanaka from The Neck to the southern boundary of Conservation Area Three. This track could link up with the public access track from Mt. Burke Station as proposed in the Land Tenure Review for Mt. Burke Station.



102 ✓

We apologies for being late with this submission but we hope it can still be considered.

Yours sincerely

Hans Arnestedt  
Secretary