

Crown Pastoral Land Tenure Review

Lease name : LONG GULLY

Lease number : PO 055

Conservation Resources Report - Part 4

As part of the process of Tenure Review, advice on significant inherent values within the pastoral lease is provided by Department of Conservation officials in the form of a Conservation Resources Report. This report is the result of outdoor survey and inspection. It is a key piece of information for the development of a preliminary consultation document.

Note: Plans which form part of the Conservation Resources Report are published separately.

These documents are all released under the Official information Act 1982.

December 05

APPENDIX FOUR Federated Mountain Clubs – Written submission



FEDERATED MOUNTAIN CLUBS OF NEW ZEALAND (Inc.)
P.O. Box 1604, Wellington.

DEPT OF CONSERVATION
OTAGO CONSERVANCY

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*Debbie
Please copy for our files
and send original
to Tim.*

24 February 2003

Tony Perrett
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Dear Tony

**FMC Reports on Recreation and Related Significant Inherent Values
on Pastoral Leases currently under Tenure Review: Long Gully/Deep Creek**

FMC has been preparing reports on the recreational and related significant inherent values of the pastoral leases which entered the review process in September 2001 and 2002, and we are now pleased to offer our report on the Long Gully and Deep Creek pastoral leases as part of the statutory consultation process.

The FMC report has been compiled following recent inspections of the property to assess the recreational and related significant inherent values of the property. As you will gather from the content of the Report, we have also made use of various sources of published information.

FMC hopes that this report will be helpful to you and the Crown Agents in developing tenure review proposals for Long Gully and Deep Creek. We look forward to commenting on the Preliminary Proposal in due course.

Yours sincerely

Michael J S Floate

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PASTORAL LEASE TENURE REVIEW

Preliminary Report on
Recreational and Related Significant Inherent Values

LONG GULLY and DEEP CREEK

February 2003

Compiled for Federated Mountain Clubs of NZ (Inc.)
By Dr Michael J S Floate, High Country Consultancy,

**RECREATIONAL AND RELATED SIGNIFICANT INHERENT
VALUES of LONG GULLY and DEEP CREEK**

**A Report for FMC based on field inspections and other research
to assist in the Crown Pastoral Lease Tenure Review Process**

February 2003

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Fig. 1 This view from Trig O, on the back boundary of Long Gully, shows the ridge system leading north over Sandy Point and Glenfoyle (both of these leases are currently in the tenure review process). As the track system leads to Grandview and on to Lake Hawea Station (another lease currently under review) it is important that an overall view is taken of the likely outcomes as each lease is reviewed.

Fig. 2 This view is from the summit of Lindis Peak looking west along the ridge system to Trig O where it turns north towards Grandview. Long Gully and Deep Creek occupy a pivotal position at the corner where the N-S and E-W sections of the ridge system meet near Tarras. The ridge tracks offer fine views over the whole Upper Clutha including Lake Dunstan (middle distance left) and the Pisa Range (skyline right of centre).

Fig. 3 Long Gully woolshed and stone yards are situated at the foot of the range, beside the Luggate-Tarras Road. Landscape considerations are important because this road links the tourist route between Christchurch and Queenstown with the route to Wanaka and the West Coast, and is heavily used by tourists.

Fig. 4 Long Gully and Deep Creek are situated at the west (left hand) end of the ridge running E-W from Trig O (high point, left) to Lindis Peak (high point, right). This ridge dominates the Upper Clutha as seen from the Lindis Pass highway (SH 8) so landscape protection is needed to prevent the adverse effects of inappropriate development.

Fig. 5 The Deep Creek woolshed is situated at the foot of an access track that leads up to Trig O at about 1,200m. Much of the lower slopes are classified LUC Class VI and should be capable of being managed in a way that is ecologically sustainable with appropriate development and maintenance. Presently there is much woody scrub, some of which could, alternatively, recover under conservation management.

Fig. 6 A separate property, Long Gully Farm, is in the foreground while an access road climbs out of the valley onto a prominent spur where several translator masts are located. Above these, the track continues up to the Sandy Point boundary in a saddle just below Trig O. This could be a very important recreational access route if public access was secured through tenure review.

Fig. 7 Public access to the ridge system which extends from Breast Hill and Grandview in the north to Lindis Peak in the east is the main issue in this tenure review. Tracks along the ridges such as this one leading over Bluenose to Grandview (G) and beyond, could become valuable recreational resources if adequate access was secured through tenure review. Access from Tarras via Long Gully and/or Deep Creek is needed.

Fig. 8 The highest part of Deep Creek and Long Gully is LUC Class VIIe, of very limited suitability for pastoral farming. Unless essential nutrients (removed in animal products) are replenished, the land cannot be managed in a way that is ecologically sustainable in the long term, and should not become freehold. The alternative is that it is returned to full Crown ownership and control and is managed for conservation.

Fig. 9 Within the Deep Creek catchment, on the front faces of the property, are some small but significant patches of native manuka/kanuka shrubland which are remnants of shrublands which were formerly much more extensive. These are situated within an area that has been classified LUC Class VI which should be capable of sustainable pastoral use. The shrublands could be considered for protection under a conservation covenant.

Fig. 10 The ridge track extends eastwards over the neighbouring property to Lindis Peak (in shadow) which is located on Nine Mile Station. The Preliminary Proposal for the tenure review of Nine Mile includes public access to Lindis Peak from the Lindis Pass highway. Progress towards completion of the link from the Grandview part of the ridge system to Lindis Peak would be a very valuable outcome of the current tenure reviews.

Fig. 11 The views from the Glenfoyle - Grandview - Breast Hill part of the ridge system are expansive and with progress along the ridge, the perspectives are continuously changing. In this view across Lake Hawea, the mountains of Mt Aspiring National Park and the main Divide can clearly be seen in the distance.

Fig. 12 One route heads down from a saddle just below Trig O, sidles along a prominent spur and drops off into Long Gully below the translators, which are located near the patch of shadow on the spur in the middle distance. This would provide good foot and mountain bike access from Tarras and would serve as an emergency exit from the ridge system in bad weather.

Fig. 13 This view from Trig O shows the junction of the ridge track leading east (left) across Deep Creek to Lindis Peak, and to the right, the top of the track leading down to Deep Creek woolshed. If both this track on Deep Creek and the translator access road on Long Gully became available for public use this would make an excellent round trip for walkers and mountain bike enthusiasts.

Fig. 14 The banks of the Clutha River offer opportunities for shorter walks but not all of the bank is easily accessible, or practical for relatively easy walking. Only part of the terrain to be traversed on such walks would lie within the normal marginal strip, so either the strip should be widened where necessary to provide practicable access, or an easement should be negotiated through tenure review.

INTRODUCTION

This report has been prepared following the Early Warning Meeting in October 2001 at which the properties entering the tenure review process in 2001 were introduced. Federated Mountain Clubs of NZ (FMC) were unable to attend that meeting. However, it is understood that these pastoral leases have carried over into the 2002 – 2003 review programme. This report is offered as a contribution to the statutory consultation process undertaken by the Department of Conservation.

The report focuses on those features of Deep Creek and Long Gully which are important for public recreational interests. It should be noted that while much of this interest focuses on access, the natural values and landscapes of the areas concerned have a fundamental impact on the recreational value of the property and greatly influence the quality of recreational experience enjoyed. It is for this reason that reference is also made to both natural and landscape values in this report.

These two pastoral leases are situated in a critical position at the corner of ridge system which starts in the north, east of Lake Hawea, climbs over Grandview and runs south through Glenfoyle and Sandy Point pastoral leases (both currently under review, Fig. 1). At Trig O the ridge system turns east towards Lindis Peak which is situated on Nine Mile Station near the Lindis Pass highway (Fig. 2). Nine Mile is also under review so there are currently 6 pastoral leases associated with the ridge system which are involved in the tenure review process. Long Gully and Deep Creek meet at the turning point at Trig O. It is important that a broad view of the overall outcomes be taken as each lease is reviewed, and consideration should be given to the emerging network of recreation opportunities. Recreational use in the future will depend on decisions made now, so it is important that adequate provision is made for public access.

Mason (1989) has described the general area as follows:- *“Between the Upper Clutha and Waitaki catchments lies an extensive tract of mountain country bounded by the Hawea Basin to the west and the Ahuriri Valley to the east. The Lindis Valley and Pass forms a southern transition between the high relief main ranges and the gentler block mountains to the south-east. It is also a transition between the strongly foliated Central Otago schists and Canterbury greywackes. Intricately dissected and relatively small scale hill country in the Lindis Pass area is quite dissimilar to the rest of the region... .. South of Timaru River the country drops to rounded crests at 1,600m on the Grandview Range, which falls almost imperceptibly southwards to only 1,200m north of Tarras. This easier topography is in marked contrast to the contorted forms to the north.”*

METHODS OF SURVEY AND ASSESSMENT

A site visit and field inspection was carried out in December 2002. This report is based on the field inspection and in part, on information gathered from other sources. The other sources include studies of topographical and Land Use Capability (LUC) maps, consultation with recreational user groups and a knowledge of the landscapes seen from SH 8 and the Luggate-Tarras Road (SH 8A). A study of “Outdoor Recreation in Otago” was undertaken by Mason (1989) and published by FMC. Reference is made to this Recreation Plan for Otago in the recreation section below. The Conservation Management Strategy for Otago has also been used as a source of reference.

GENERAL DESCRIPTION OF DEEP CREEK and LONG GULLY

Deep Creek and Long Gully are two relatively small pastoral leases which are operated under the same management. Long Gully is the smaller of the two, covering about 1,700ha and stretching from the terraces by the Clutha River (at about 250m) to its highest point (Trig O, 1,176m) at the head of Long Gully. Long Gully woolshed and stone yards are situated at the foot of the hill, near the Luggate Tarras Road (Fig. 3). Deep Creek is larger (2,700ha) and straddles the east - west ridge which runs from Trig O to Lindis Peak. The Deep Creek homestead and woolshed are situated just off Deep Creek Road in Tarras at about 400m (Fig. 5). The property rises to just over 1,200m on the ridge and drops to about 500m at the northern boundary which lies in the headwaters of Camp Creek.

Long Gully is a major feature of the property which bears its name, although the lower part of the gully is occupied by the neighbouring property, Long Gully Farm (Fig. 6). A good access road leads from the gully up to a collection of translator masts on a prominent spur overlooking the Upper Clutha. Beyond the translators the track climbs to about 1,000m where it crosses into Sandy Point pastoral lease, just below Trig O.

Public use of, and access to, the tracks around the Lake Hawea - Grandview - Bluenose - Trig Hill - Trig O - Lindis Peak ridge system is the main issue in this tenure review (Fig. 7). This will be discussed more fully in later sections of this report.

A large part of Long Gully is characterised by Yellow Grey Earth Arrow soils with some of the closely related Blackstone Hill soils. These have both been classified in Land Use Capability (LUC) Class VI and should be capable of supporting sustainable pastoral use with appropriate maintenance. Only a small area of this property, above about 1,000m, with High Country Yellow Brown Earth Dunstan Steepland soils has been classified LUC Class VIIe. Although of very limited suitability for pastoral farming, this small area may be capable of being managed in a way that is ecologically sustainable. This would entail the replenishment of essential nutrients that have been removed in animal products, through regular maintenance fertiliser application. This may be feasible at about 1000m on Long Gully, but at higher altitudes this is probably not economically justifiable.

The soils on Deep Creek are similar but there is a larger area of Dunstan Steepland soils of LUC Class VIIe on both north and south sides of the main ridge (Fig. 8). Just as on Long Gully, the Dunstan Steepland soils mainly occur above about 1000m but in this case occupy a larger area of ground which is particularly steep on the north face (Fig. 8). The lower slopes of the Camp Creek catchment are characterised by Yellow Grey Earth Blackstone Hill soils which have been classified LUC Class VI. The front faces of Deep Creek (Fig. 5) are characterised by Arrow soils which here carry more scrub than on Long Gully and would appear to require more development to be capable of supporting ecologically sustainable pastoral use. There are also some small patches of native shrubland in the mid reaches of Deep Creek which may be worthy of protection (Fig. 9). Most of the Camp Creek catchment below about 1,000m appears to be capable of sustainable pastoral use and contains less biodiversity than for example Glenfoyle, parts of which also lie in the same catchment.

Part of the lower country at the foot of the hill on Long Gully has been classified LUC Class III (Fig. 3), capable of supporting relatively intensive pastoral farming, but much of the terrace country is stony and infested with briar. Despite this limitation, much of the property has potential to be managed in a way that is ecologically sustainable. On Deep Creek, it appears that a considerable amount of development and maintenance work will be required. An alternative might be that some of the scrub or at least the best of the remnant native shrublands might (under the protection of a conservation covenant, and in the absence of grazing and burning) be allowed to recover some of their former ecological stature. Under these conditions it should regain some of its former ecological condition typical of the native shrublands which would have been much more extensive in the past.

RECREATIONAL ACTIVITIES AND POTENTIAL

The recreational significance of these pastoral leases lies in their position at the corner of ridge systems which extend northwards to Grandview (Fig. 7) and eastwards to Lindis Peak (Fig. 10). There is an extensive network of ridgeline tracks between the Upper Clutha - Lake Hawea area, the Lindis Pass, and the

Upper Clutha at Tarras. This was discussed in a report prepared in 1999 on Glenfoyle. That report stated: *"Glenfoyle is isolated from other pastoral leases which are already in the tenure review process. It should however, be considered in relation to recreational opportunities in the Hawea/Lindis general area."*

The recommendation to consider opportunities for recreation in the broad context of the Hawea/Lindis area is even more appropriate now that there are a number of neighbouring properties undergoing tenure review. Lake Hawea Station, Glenfoyle, Sandy Peak, Long Gully, Deep Creek and Nine Mile are all at various stages of review. FMC has not only reported on Glenfoyle but also on Sandy Point (which adjoins both Long Gully and Deep Creek) and Nine Mile (where Lindis Peak is situated), further east along the ridge system. It should also be noted that Breast Hill and Breast Peak to the north of Grandview Mountain, are situated at the northern end of the ridge system on Lake Hawea Station which entered the tenure review process this year.

The FMC report on Glenfoyle stated:-

"Glenfoyle occupies an important position from a recreational perspective as it provides access to an extensive ridge system. This ridge system extends south from Breast Hill (overlooking Lake Hawea and the Timaru River valley), over Breast Peak and Grandview Mountain where a branch (Grandview Track) leads east to Bargour and the Lindis Pass Highway. The ridge system continues south over Bluenose and Glenfoyle to Trig Hill and encompasses the entire catchment of Camp Creek and its tributaries. The rim of this catchment carries the ridge system east to Lindis Peak and encloses an attractive mosaic of tussock, kanuka shrubland and rock outcrop landscapes.

This ridge system and its associated tracks provide easy travel and excellent views of the surrounding area as far afield as Mount Aspiring National Park, the Remarkables, Lindis Pass, and the St Bathans Range [Fig. 11]. It is ideal for tramping, mountain bike trips, and horse riding and should also be considered for 4WD use with the runholders consent. Through trips to the Lindis area should become available over time through tenure reviews of neighbouring properties. Nine Mile is one of a group of 6 properties currently in the tenure review process in the Lindis Pass area. It is therefore important to make appropriate access provisions at this stage at the Hawea end of the system (eg. Glenfoyle) so that provision for through trips can be completed as other tenure reviews proceed."

Mason (1989) had earlier reported that:- *"Recreational use of this area is almost entirely confined to the Hawea Flat approaches to the Grandview Range and Timaru River. Grandview Mount (1,397m) is an historic viewpoint, as impressive a panorama today as seen by Surveyor Thompson in 1857. The view extends from the Central Otago ranges, to the Remarkables, Mount Aspiring, the Wilkin peaks, including a striking perspective of Aeolus, and the McKerrow Range. This must rank as one of the most comprehensive views within the Southern Lakes region. A small number of holiday visitors make the 1,000m climb to the summit each summer."*

The FMC report on Sandy Point stated:-

"The significance of the track system from Grandview and Bluenose, to Trig Hill (on the northern boundary of Sandy Point) and beyond, is that it allows the recreational visitor to continue enjoying this panorama from changing perspectives along the ridges. It provides a wide range of options for walkers, trampers, mountain bike users and possibly horse riders and 4WD enthusiasts.

Sandy Point is important because, like Glenfoyle, it provides a key section in the centre of this ridge system. Access to the central part is important because the distances to the extremities of the system are considerable, and access to the central part of the system opens up a greater number of alternative trips for day or overnight travel.

As part of the tenure review agreement for Sandy Point, public access easements for foot, mountain bike and possibly horse riding should be negotiated as indicated on the attached map. The highest priority is to gain legal access rights over the ridge system which crosses Sandy Point land. There are two parts to this system:- (a) the north-south track between the boundaries of Glenfoyle (near Trig Hill) and the boundary with Long Gully (in a saddle below Trig 'O'), and (b) a track from this junction, leading over Trig 'O' east to Lindis Peak. These routes form part of an extensive network of tracks in the Hawea/Lindis general area which collectively offer a wide range of recreational opportunities. These should progressively become available to the public as tenure review proceeds on this and neighbouring pastoral leases.

As part of this range of opportunities the routes (a) and (b) above would provide links between Grandview (above Hawea), across Sandy Point, and down via the VHF repeater into Long Gully and Tarras, or over Lindis Peak and thence down to SH 8, the Lindis Pass highway."

This need for public access routes across Long Gully and Deep Creek has been foreshadowed in earlier FMC reports dealing with tenure review on neighbouring properties. It is clear that the most important access requirements out of all these tenure reviews are secure public rights of use of the ridge system to the north and east. But access to the ridge at various points is also required.

What is required from the present review is access to the ridge system from the Tarras area. The translator access road on Long Gully (Fig. 12), which joins the ridge just below Trig O is one possible route while there are alternatives on the steep Clutha face of Long Gully, and up the valley of Deep Creek (Fig. 13). The latter leads from Deep Creek woolshed up and across the steep south-facing slopes to a junction close to Trig O (Fig. 13). If public access became available over any two of these tracks, it would make an excellent round trip for walkers and mountain bike enthusiasts. Any of these routes would provide the necessary access to the ridge system leading north to Grandview (Fig. 7) and east to Lindis Peak (Figs. 2 and 10).

Completion of the public right of way along the ridge to Lindis Peak will not be simply achieved through tenure review because one property which straddles the ridge (Lindis Peak) is freehold. The fact that a right of way across Lindis Peak does not yet exist should not be a reason for not making provision for access over Deep Creek. Until such time as a right of way or easement can be negotiated, it should be possible for recreational users to exit the ridge system via Long Gully or Deep Creek depending on the outcome of the current reviews. For this purpose any of the routes described above would be suitable. The argument for the need for an exit from the ridge serves to illustrate the importance of providing public access to the corner of the ridge system at Tarras.

The possible use of the ridge track system for 4WD use was raised in the 1999 report on Glenfoyle. The problems with 4WD and trail bike use are twofold: they are incompatible with more passive forms of recreation and they have potential to do great damage to tracks and wetland vegetation. There is also the question of who should be responsible for track maintenance. Nevertheless, it is a valid form of recreation and consideration needs to be given to what places might be suitable, bearing in mind these problems. Existing farm tracks in drier areas present opportunities where the risks of environmental and track damage are less than elsewhere, and Long Gully and Deep Creek, together with Sandy Point, Glenfoyle and other neighbouring properties may have opportunities which should be considered (Figs. 7 and 10). 4WD use up to, and along the ridge track, with the runholder's consent, and the possible payment of reasonable fees to contribute to track maintenance, might be considered during tenure review.

Since the inspection was carried out in December, a new track has been cut across the Upper Clutha face of the hill below Trig O. This new track links the Deep Creek farm track to the translator access road on Long Gully and obviates the need to cross into Sandy Point land in the vicinity of Trig O. If this new track was made available for public foot and mountain bike use it would facilitate a round trip.

Another part of Long Gully which is sometimes used by locals for short walks is along the terraces above the Clutha River (Fig. 14). Some of the terrain to be traversed on such walks would lie within the marginal strip, but not all of the river bank is easily accessible, or practical for relatively easy walking. This means that the marginal strip does not, of itself, provide adequate access for recreational use. It is recommended that either the marginal strip be widened at such points to provide practicable access, or an easement for public foot use, along a route as close as possible to the river, should be negotiated through tenure review (Fig. 14). If the river terrace became conservation land, as discussed below, the public access question would be resolved.

Finally, it is argued that the recreational significance of these properties should be assessed not only on their present usage but also on potential. This is because current usage is much less than its potential for a number of reasons. Because of the current land tenure under pastoral lease, and because access to some parts of the ridge system has not been easy in the past, the recreational use of the ridge system described in this report is less than it might have been if access was freely available. Where there are suitable settings there is significant potential for greater use and it is the full range of possibilities which should be considered during this tenure review.

In summary, this assessment indicates that there is considerable scope along the ridge system for day walks, tramping, mountain bike trips and horse riding. It is recommended that public access to and along the ridge for all these activities should be secured as an outcome of the tenure review of Long Gully and Deep Creek. 4WD access and use with the runholder's consent, and the possible payment of a modest contribution towards track maintenance, might also be considered. The riverside also offers opportunities for more gentle day walks and passive pursuits so consideration should be given to widening the marginal strip or providing an easement to enable public access along a practicable route as close to the river as possible.

SIGNIFICANT INHERENT VALUES AND THEIR IMPORTANCE FOR RECREATION

This report focuses on those features of Deep Creek and Long Gully which are important for public recreational interests. It should be noted that while much of this interest focuses on access, the natural values and landscapes of the areas concerned and views to be had from the many vantage points have a fundamental impact on the recreational value of the back country and greatly influence the quality of recreational experience enjoyed. It is for this reason that reference is also made to both natural and landscape values of this property.

As noted in the general description of Deep Creek and Long Gully, a large part of the property has been classified LUC Class VI, which should be capable of supporting sustainable pastoral use with appropriate development and maintenance. As a result of past grazing and burning, most of the vegetation has been much modified from its natural state. There are however, some areas of scrub on the lower hill slopes which retain natural values and which would eventually recover their former ecological glory if protected from grazing and burning. (Fig. 9).

The Protected Natural Areas (PNA) surveys carried out in the mid 1980s identified two Recommended Areas for Protection (RAPs). The first of these was an area of 40ha in a small catchment on the Clutha valley faces of Long Gully between about 300m and 600m (Lindis RAP A13). This area contains a good range of plant communities representative of lower altitude colluvial slopes, in more natural condition than elsewhere at equivalent altitude, and with an unusually high diversity of native species.

The second RAP identified by the PNA programme was an area of semi-arid river terrace between the Tarras-Luggate Road and the Clutha River (Lindis RAP A14). The PNA report stated that this was important as a remnant example of natural terrace vegetation with distinctive shallow, stony and sandy soils. The report further stated that the landform and soils combined with the representative fauna and flora make this RAP of considerable importance as the best example of a relatively natural Upper Clutha land system - semi-arid terrace flats. If this area becomes conservation land it would provide the riverside access referred to in the recreation section above.

The highest ground along the ridge crest and on the upper slopes of the Camp Creek catchment on Deep Creek has been classified LUC Class VIIe (Fig. 8) and is not capable of being managed in a way that is ecologically sustainable. This area also has potential to revert to its former native ecological condition, and should be returned to full Crown ownership.

It is realised that this could lead to the isolation of the Deep Creek land in the Camp Creek catchment. However, this is not an insurmountable problem because an accessway (easement for management purposes) could be provided over the formed track which links the north and south facing parts of the property (Fig. 13).

The front faces of the Grandview Range, and its continuation eastwards to Lindis Peak, together form the backdrop to important tourist routes (Fig. 4). These include SH 8 from Christchurch to Queenstown and SH 8a linking that route to Wanaka and the West Coast. The same backdrop is also a prominent but rather more distant part of the landscape viewed from another tourist route (SH 6) between Queenstown and Wanaka. As such, the landscape values of these faces are important. Landscape values should be protected from the adverse effects of inappropriate developments (such as afforestation, earthworks including roading, or the erection of structures). FMC does not accept that the landscape provisions in the District Plan (Central Otago District and Queenstown Lakes District) under the Resource Management Act are sufficiently robust

or durable to achieve adequate protection. Instead, FMC believes that a binding Landscape Conservation Covenant would be more appropriate.

AREAS TO BE PROTECTED

Because of the past history of oversowing, topdressing and pasture development and use on Long Gully and Deep Creek, most of the vegetation has been greatly modified and little of significant inherent value remains. However, there are areas of scrub which have potential to revert to native shrublands of significant stature. FMC has argued before that it is not only the current vegetative state which should be considered during tenure review, but also the potential of communities to revert to their native state. In particular there are two discrete areas of manuka/kanuka shrubland on Deep Creek which should be protected from grazing and burning. A binding covenant would allow these areas to eventually recover their former ecological stature.

The two areas identified by PNA surveys and recorded as Lindis RAP A13 and A14 should be considered for protection because of the significant natural values identified by those surveys. Protection under a binding conservation covenant would be appropriate for the small area on the lower slopes of Long Gully (RAP A 13) while the terrace flats (RAP A14) might be best returned to full Crown ownership and control to be managed as a conservation area which would be easily accessible to the general public.

There is an area of higher country, between about 1,000 and 1,250m along the ridge eastwards from Trig O which has been classified LUC Class VIIe and which FMC considers cannot be managed in a way that is ecologically sustainable (Fig. 8). Because this area has potential to revert to its former ecological status in the absence of grazing and burning it is recommended that this area should be returned to full Crown ownership and control to be managed for conservation and recreation purposes.

The front faces of the Grandview Range (seen from SH 8A) are considered to be part of an outstanding natural landscape which should be protected from inappropriate subdivision, use, and development, including afforestation and the erection of inappropriate structures. Although the Queenstown Lakes District Plan may afford some degree of protection, FMC does not accept that this is sufficiently robust or durable to provide adequate protection of the outstanding natural landscape values. Similarly, the front faces of the eastern extension of the same ridge system leading along to Lindis Peak (Fig. 4) are not adequately protected under the Central Otago District Plan. A landscape protection covenant should be placed over these important landscapes and registered on the freehold title as part of the tenure review of Long Gully and Deep Creek.

ACCESS REQUIREMENTS

The following access provisions will be required:-

Walking access is required along the banks of the Clutha River. Presumably there is a marginal strip along the true left bank of the Clutha River. If not, this should be laid off as part of the tenure review process. In places, the marginal strip may not be wide enough to provide a practicable walking route along the river, especially when the best route is along the top of a very high and steep gravel bank (Fig. 14). It is proposed that the marginal strip should be widened to permit practicable pedestrian access along a route as close as possible to the river. Alternatively, an easement for a walking route beside the Clutha River should be negotiated through tenure review of Long Gully. Neither of these would be required if the RAP Lindis A14 becomes conservation land.

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Public access easements for foot, mountain bike and horse riding will be required over the parts of the extensive ridge track system which are located on the Deep Creek and Long Gully properties. The essential requirement is for public access along the ridge track from the boundary of Sandy Point in the north, over Trig O to the boundary of Lindis Peak to the east. Ultimately, it is envisaged that this will connect with related access provisions which have been advocated on Glenfoyle, Sandy Point and Nine Mile pastoral lease tenure reviews (Fig. 7) and a complete network of high level tracks will eventually be established.

It is also important to provide public access to the central part of the extensive ridge system described above. Two, and possibly three alternative (and complementary) routes are possible. The first of these is from a saddle just below Trig O, down the prominent spur where the translator masts are located, to the valley floor

in Long Gully (Fig. 12). The second is down the steep Clutha face to the Tarras-Luggate Road. This might be preferred as it avoids having to cross Long Gully Farm and it also provides access to RAP Lindis A13. The third is down the formed track which leads from the ridge track junction near trig O to the Deep Creek woolshed (Fig. 13). If any two of these alternatives became available through tenure review it would, form an good round trip for walkers and mountain bike users. It should be noted that the new track across the face below Trig O may modify these choices. If the translator access road and the Deep Creek farm track became available for public use, the new track which links these two access roads would facilitate round trips for those on foot or on mountain bike. Public use of this new track should be considered during tenure review.

CONSERVATION MANAGEMENT STRATEGY FOR OTAGO

There are important statements in the Conservation Management Strategy for Otago, in which the Hawea - Lindis area is recognised as a Special Place. The properties currently under review are located close to the southern edge of this area. The objectives for this Special Place include the following:-

- *"To manage and enhance recreational opportunities on lands administered by the department in the Hunter-Hawea area to maintain natural and historic resources of areas while providing for an appropriate range of recreational activity of high quality.*
- *To achieve permanent protection for areas of significant nature conservation importance in the area."*

Implementation includes:- *"Negotiation opportunities presented by pastoral lease tenure review or land exchanges on the large pastoral runs in the area will be taken with a view to: [inter alia]*

- *Protecting areas of significant nature conservation value*
- *Improving public access and recreational opportunities*
- *Protecting landscape qualities"*

These objectives and implementation statements accord very closely with the recommendations made in the present report. Furthermore, it should be noted that the priority for the Hawea - Lindis Special Place is: *"Consolidation of protected areas and protection of key habitats through tenure review negotiations and improving public access and animal and plant pest control activities."*

CONCLUSIONS

The tenure reviews of Long Gully and Deep Creek pastoral leases present an important opportunity to enhance the recreational potential and use of the Hawea - Lindis area. There is also an opportunity to increase the quality of recreational experience on those lands by recognising and protecting the significant natural and landscape values described above. These properties occupy a key position at the corner of an extensive system of ridgeline tracks. Most of these pastoral lease lands are likely to become freehold as a result of tenure review. Consequently, secure public access for foot, mountain bike use, and possibly horse riding and 4WD use is the most important recreational issue in the tenure review of Long Gully and Deep Creek.

The outcome of the tenure reviews of these pastoral leases, if it includes the important recreation and conservation recommendations included in this report, could contribute significantly to the achievement of the objectives declared for the Hawea - Lindis Special Place in the Conservation Management Strategy for Otago.

ACKNOWLEDGEMENTS

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Fig. 1 This view from Trig O, on the back boundary of Long Gully, shows the ridge system leading north over Sandy Point and Glenfoyle (both of these leases are currently in the tenure review process). The track system leads to Grandview and on to Lake Hawea Station (another lease currently under review), so it is important that an overall view is taken of the likely outcomes as each lease is reviewed.



Fig. 2 This view is from the summit of Lindis Peak looking west along the ridge system to Trig O, where it turns north towards Grandview. Long Gully and Deep Creek occupy a pivotal position at the corner where the N-S and E-W sections of the ridge system meet near Tarras. The ridge tracks offer fine views over the whole Upper Clutha including Lake Dunstan (middle distance left) and the Pisa Range (skyline right of centre).

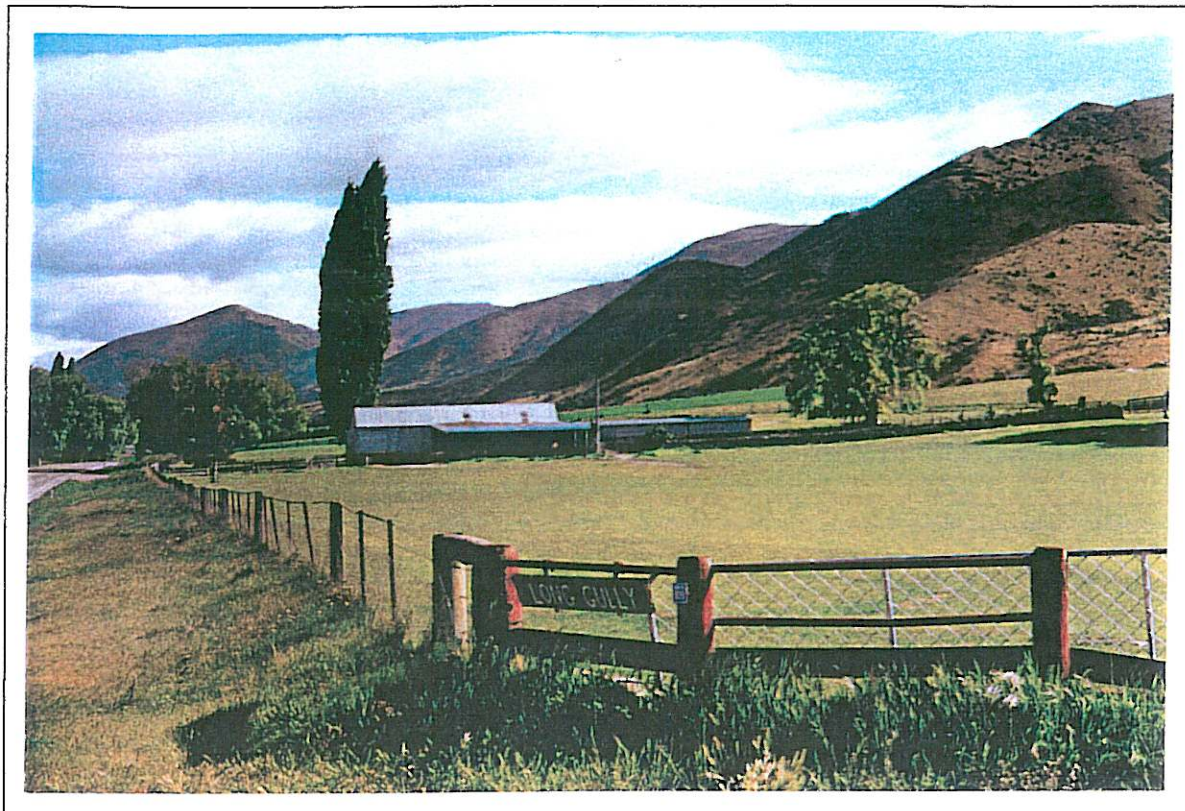


Fig. 3 Long Gully woolshed and stone yards are situated at the foot of the range, beside the Luggate Tarras Road. Landscape considerations are important because this road links the tourist route between Christchurch and Queenstown with the route to Wanaka and the West Coast, and is heavily used by tourists.

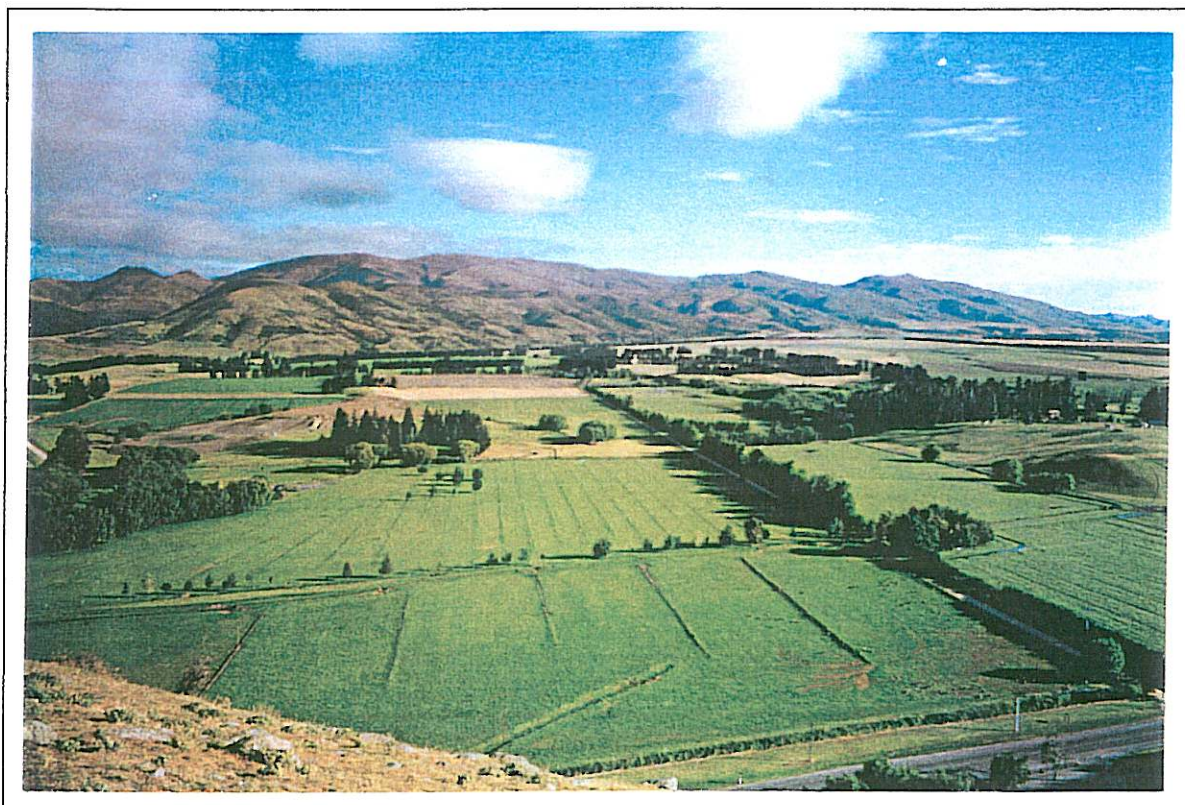


Fig. 4 Long Gully and Deep Creek are situated at the west (left hand) end of the ridge running E-W from Trig O (high point, left) to Lindis Peak (high point, right). This ridge dominates the Upper Clutha as seen from the Lindis Pass highway (SH 8) so landscape protection is needed to prevent the adverse effects of inappropriate development.



Fig. 5 The Deep Creek woolshed is situated at the foot of an access track that leads up to Trig O at about 1,200m. Much of the lower slopes are classified LUC Class VI and should be capable of being managed in a way that is ecologically sustainable with appropriate development and maintenance. Presently there is much woody scrub, some of which could, alternatively, recover under conservation management.



Fig. 6 A separate property, Long Gully Farm, is in the foreground while an access road climbs out of the valley onto a prominent spur where several translator masts are located. Above these, the track continues up to the Sandy Point boundary in a saddle just below Trig O. This could be a very important recreational access route if public access was secured through tenure review.