

Crown Pastoral Land Tenure Review

Lease name : THE POPLARS

Lease number : PC 015

Public Submissions - Pt 2

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

These submissions are released under the Official Information Act 1982.

March

12

11 August 2011

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243 014

Dear Luana

The Poplars – Preliminary Proposal for Tenure Review

A belated thank you for providing copies of a summary of the proposed designations, the notice and proposal document.

Unfortunately, as a result of Council prioritising its work programme for this financial year we are no longer in a position to provide information to the tenure review programme. However, this doesn't preclude you from making a formal request, in writing, to access specific resource information held on file.

The Council will continue to meet its obligation to the programme in terms of any legal interests (such as a Land Improvement Agreement pursuant to Section 30A of the Soil Conservation and Rivers Control Act 1941) it holds over Crown leasehold land.

You will be aware that Land Improvement Agreement 918288.1 is shown as an interest in the Pastoral Lease title and should the proposal progress to the Substantive Proposal stage consent will be required from Council.

If you have any queries please don't hesitate to give me a call on my direct line (03) 687 7848.

Yours faithfully



Neil MacDonald
Senior Planning Officer

cc Cathie Brumley

243 015.

From Lesley Shand Telephone 3790 316
(Explanation Index) PO Box 2306
Christchurch Mail Centre 8140

My submission includes the

• Type written email sent Friday, 16 Sept 2011
The email was sent to Luana Pentecost.

• Photographs 1/8 - 8/8
which explain the email
and also clarify areas
to those who perhaps
are not as familiar with
the land.

• Pages 1-5 also Pages 6A + 6B
which make clear why
I have sent the photographs.

A total of 15 pages not
including this page nor the email.

Submission by Lesley Shand
(Bsc from Canterbury University in
2011 - Telephone 3790 316. 2011)

I would like to speak to this
submission.)

Thank you for
your kindness.

Lesley Shand
Teleph. 3790 316.

Tenure Review Summary of Preliminary Proposal
The Poplars Pastoral Lease July 2011 (1)

Explanation of the following photo pages
of my submission.

Page 1/8. CAI I do not support this area being retained in Crown ^{ownership}

- These two photos show the area of the Poplars Pastoral Lease on the true right of the Hope River CAI
- It is proposed that this area is kept in Crown Ownership. (approx. 275 hectares) This area has NOT the significant inherent values that the area on pages 2-5 has) See the top photo of 6/8 the area CAI is very similar to CAI (most of it.)

Reasons I do not support this area being retained for the Poplars Pastoral Lease

- a. It has not as high significant inherent values as the alternative area. in my submission.
- b. It is hardly visible except for glimpses through the thick, tall brush from the "popular Hope Kiwi Tramping Track." (see P4 Preliminary Proposal PPL July 2011)
- c. It, the area, CAI, is only visible in the far distance, on the true right of Hope River from the State Highway / Lewis Pass Road Not only is CAI in the far distance, but as you drive along the road only for a short time is this area visible. See my submission 1/8 (the photo pages)
- d. Stock would not climb "generally above 900 metres (see P4 Preliminary Proposal PPL) unless they were pushed up and held up." So the concern of preventing stock trespassing into Lake Sumner Conservation Park is a very minimal risk (It is 700m - 1300m) ^{only}

The Proposed CAI area I do not support ⁽²⁾
but the alternative area. Rough Creek
Poplars Fan.
1.e. Access, The future access hopes of
going onto the tops by mountain bikers
would attract far less people, than
the opportunity to access the Poplar
Range from between Rough Creek
and Poplars Fan. This latter area
is much closer to Amuri Area School
pupils and also others that
stay at their School Lodge, also
the general public.

2(CAI) Even though snow clears rapidly
from these faces, a dump of
snow is very likely to whip
wipe out any "horizontal to
the slope" fence. - That is why highcountry
fences are not put at this altitude
because they are liable to suffer
snow damage, if they are
horizontal to the slope. (High
country fences at this altitude
usually follow ridges up & down.)
I know it is a sunny face but
deep snow can on occasions fall.
(It is expensive to fix such fences
and while they are open
damaging stock can go in. The
stock are hungrier than usual
if a breach occurs.) This is
is if you are serious about any
risk of any stock straying onto this
area. - I would not be concerned
if this area remains unfenced.

Photo pages of my submission (cont)

Page $\frac{2}{8}$ $\frac{3}{8}$ $\frac{4}{8}$ $\frac{5}{8}$ (cont) I request this area between Rough Creek (which is already in Crown Ownership and administered by DOC.) and the

* Poplars Fan at present in Pastoral Lease is retained in Crown Ownership.

This would provide and form a natural extension to the conservation land to the North and West. It is a smaller area than. CA1 * This is the alternative area to CA1.

Reasons for Retaining this area Pages $\frac{2}{8}$ - $\frac{3}{8}$ - $\frac{4}{8}$ - $\frac{5}{8}$

① It has much higher significant natural values including ecological, botanic, and landscape values.

② It has high landscape values being very very visible from

a. State Highway 7 The Lewis Pass Road. (See Page $\frac{5}{8}$) photo of the road and the area I am proposing

b. It is very visible as you approach the Amuri Area Lodge and from the Lodge (See Pages $\frac{2}{8}$ and Page $\frac{3}{8}$)

c. It is very, very visible from the Popular Hope Kiwi Tramping Track (P3) as you come down to the school lodge and swingbridge over the Boyle River on the Hope Kiwi Tramping Track (See Photos P $\frac{4}{8}$ of my submission)

③ The area between the Rough Creek and Poplars Fan gives better Access to the Poplars Range, for Amuri Area School pupils and others that stay at the lodge.

④ Extension to Poplars Conservation Area. It is a natural extension to the area that is presently to the North + West ie Poplars Conservation Area. This area at present comes to Rough Creek. Please extend it to the Poplars Fan Creek.

Lestey Shand ~~on a~~ may jobs @ xtra.co.nz

(4)

(5)

Fencing Required

It would have to be inspected properly but it is unlikely to need the length of fencing that is required by CAT. This would be a saving to DOC, if it is correct.

(This is an area on the 260 M32 map ^{The grid refer} _{refers to this map.})

It starts at about ~~477~~ 587 and includes land mainly to the west.

As the creek's headwaters move towards the NE the area would include the area in ~~481~~ 481-482-596 approx.)

Lesley Shand's email wayleggo1@xtra.co.nz

Pages $\frac{4}{8}$ and $\frac{5}{8}$

Photos on:

These two pages show how visible the area is between Rough Creek and Poplars Fan Creek from the "popular Hope Kiwi Tramping Track" and the Lewis Pass Road (State Highway 7.)

CAZ. This area is proposed to be retained in Crown Ownership (5)

I support retaining in Crown Ownership CAZ for the reasons given in the proposal. (See P4 of Preliminary Proposal for the Poplars Pastoral Lease July 2011)

CAZ is more visible from the popular Hope Kiwi Tramping Track and Amuri Area School Outdoor Education Lodge than the Road (State Highway 7) See my submission P8/8 Part Covenants nearer the Road, an extension of CAZ.

I see no reason not to extend the way of covenant down to the fence on the uphill side of the Lewis Pass Road. A covenant would prevent access to the private hut above CAZ, which would be retained in Crown ownership.

This area/creek is called Matagouri Creek.

Wetland, (about 6-8 hectares approx)

There is a significant wetland that requires protection between f and h, on the map an area on the true right of the Boyle River (downstream from the swingbridge) and on the true left of the Hope River

This area is proposed to move from Pastoral Lease to Freehold

- The wetland is below the access road to the Hope River from the Hope Rivers true left.
 - The wetland visible from the road starts at the terrace below this private road and flows from a top terrace down the terrace slope to the bottom terrace. It is possibly 6-8 hectares in extent.
 - This area requires protection + retaining in crown ownership.
- ~~there is nothing~~

Yours sincerely,

Lesley Shand email: wayleggo1@xtra.co.nz

Phone 03. 3790316. (Please leave a message as I may be out of earshot of the telephone.)

Postal address PO Box 2306
Christchurch Mail Centre
Christchurch. 8140.

The Poplars Leasehold Pastoral Lease

Summary.

- o All my proposals would see more important significant inherent values protected.
- o The covenants I propose would also protect significant inherent values including landscapes and ecosystems.

- o What I propose would be a considerably smaller area than is proposed at present.

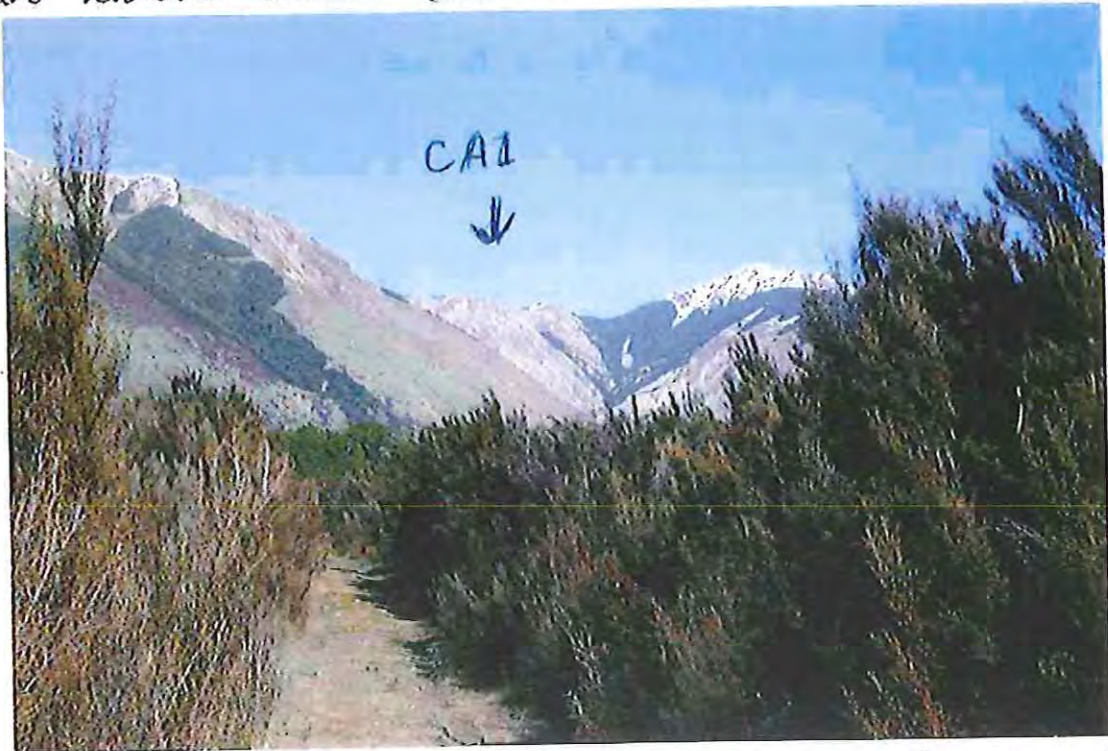
CAI fencing would be used at the Poplars Fan Creek true left - 500m from the true left of the creek.

I think this area would in places that a fence is needed. But, cost less, because it is likely to be a shorter fence. (and far less likely to suffer from snow damage than the proposed CAI fence. (- Even if the fence is across an area that clears quickly from snow.)

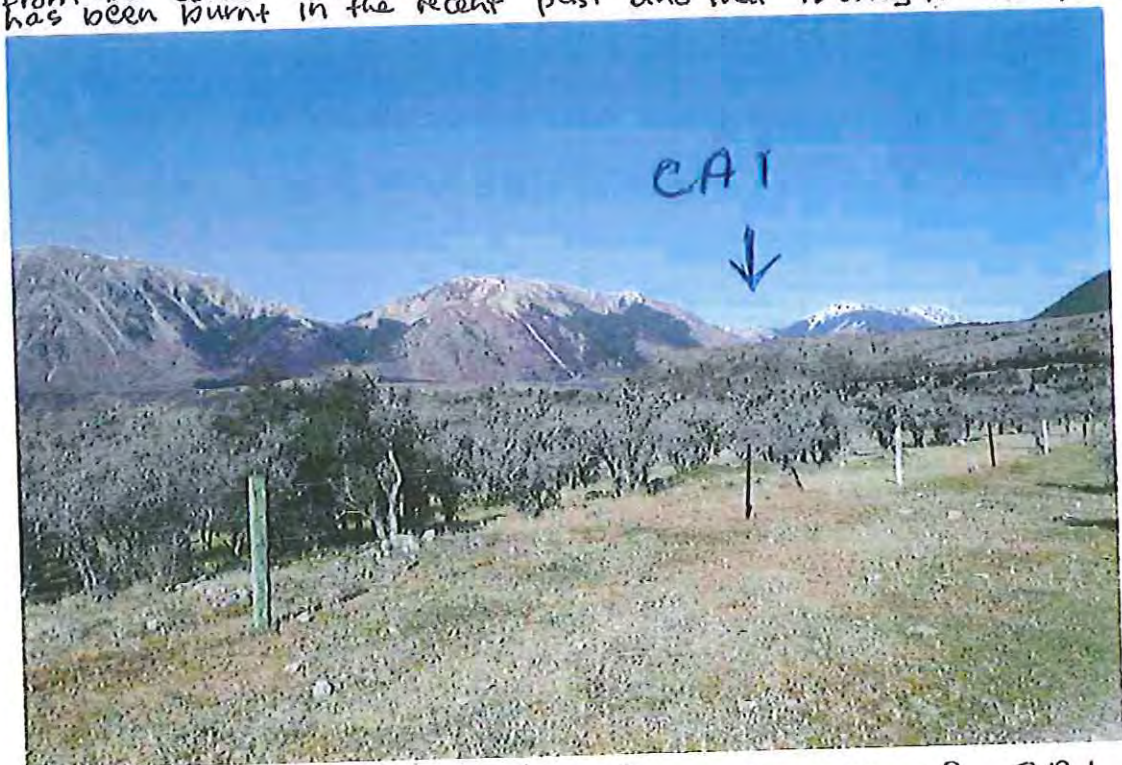
- o I do not support the public vehicles being taken over the motor vehicle's bridge. I support the public only being able to use, stop + park a motor vehicle at ~~the~~ - c only.

I support No dogs being taken over the easements where the public may pass + repass as stated in Access agreement 2.2.1

Book of Photos Explanation
1/8 - 8/8



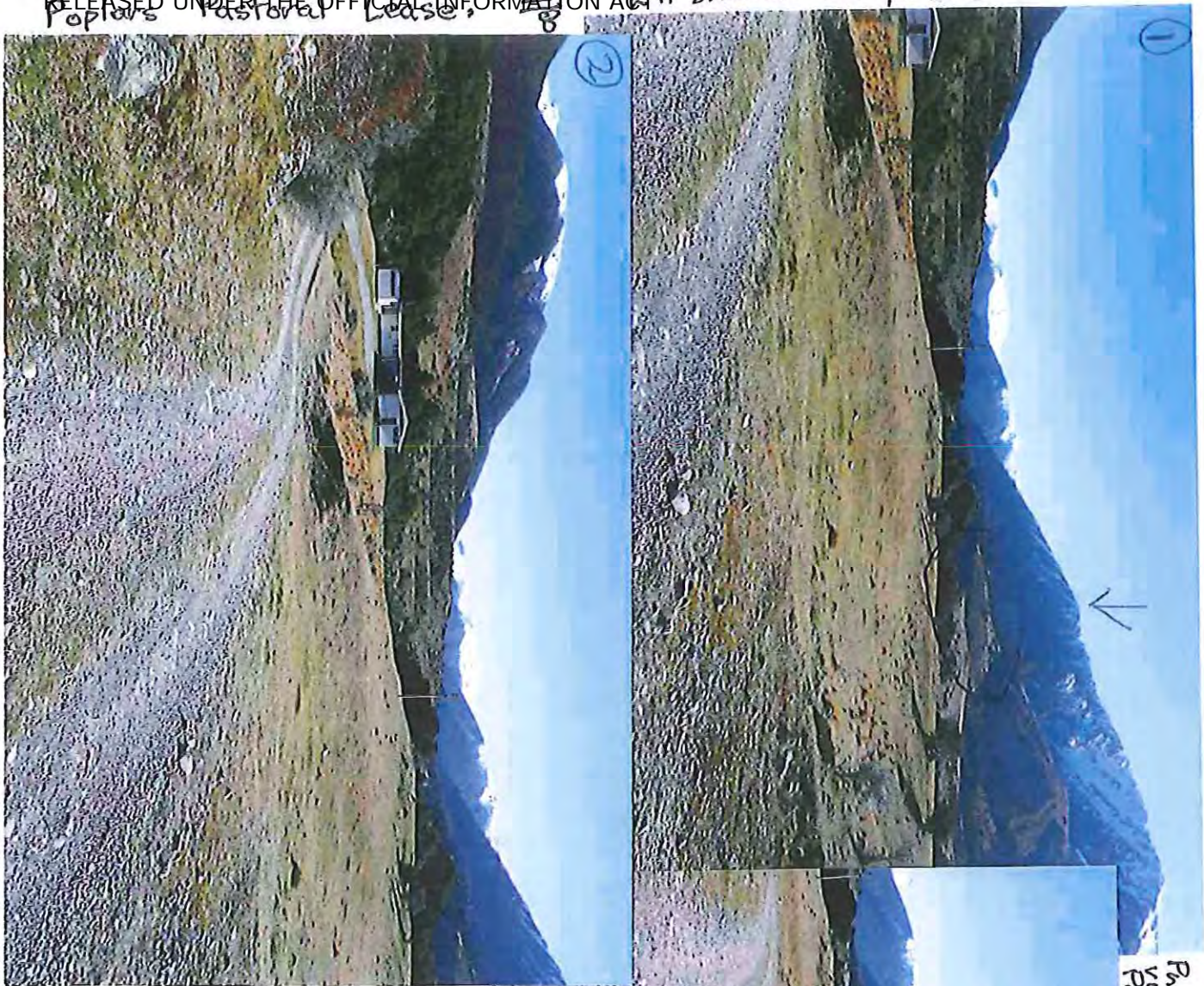
This photo gives a closer view of CAI than the photo below. It is suggested that there is a much more significant inherent valued area than CAI; the area is between Rough Creek and the Poplars Fan Creek on true left; Boyle River. Stock very rarely trespass into Lake Summit Conservation Park from the area CAI. This is the line of the Hope Fault. This area has been burnt in the recent past and that is why it is open country.



This photo was taken in August 2011 of CAI. It was taken by the roadside of Highway 7. Lewis Pass at one of the closest points for viewing CAI. It is as you can see the second saddle along in the far distance. Stock pressure will not effect this country's landscape values, & are not going to effect the scattering of native vegetation. Stock would have to be hunted up & held there, which is very difficult as the country is steep.

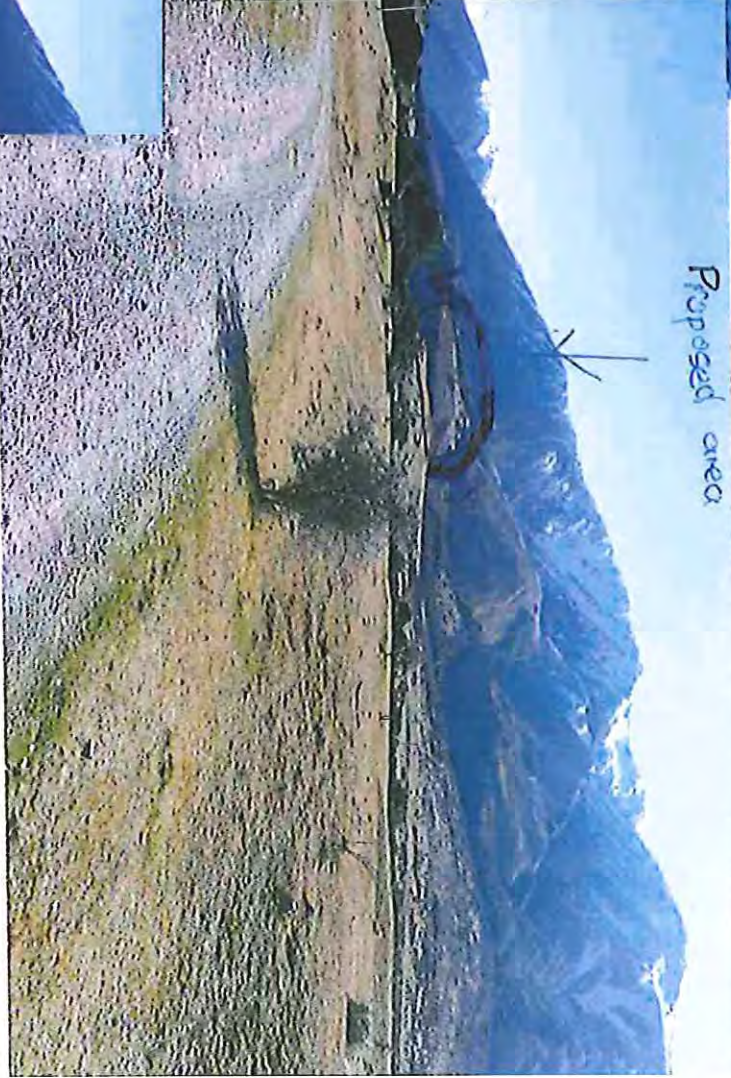
Poplars Pastoral Lease, 1988

Date 2/18



Photos 1+2 show the Amuri Area School also how visible the land area between Rough Creek and the Poplars Fan Creeks. This area has high landscape value

Proposed area



The Amuri Area School (Culverden) Outdoor Educator Lodge is the building in the photo. The area between Rough Creek (already administered by the crown) and the next creek The Poplars Fan Gorge is VERY VISIBLE from Amuri A. Schools Lodge.

This area presently in pastoral lease should be retained in Crown Control. It has significant inherent values. These values at this site are more than the values of the proposed larger area labeled CA1.

This area is a very small compared with CA1. To access the Poplars Range at this point would be far more useful to many people than the remote and more difficult proposed CA1.

Poplars Pastoral Lease

The land to the left of my ruled line should be retained in Crown ownership



Between Rough Creck and Poplars Fan. Illustrated in this the area is Very Visible approaching at the Amuri Area School's access gravel road shown on p. 10. It has high significant inherent values. It must be recognised as having significant landscape values, in addition to the pupils at Amuri Area School Lodge. This contracts with CA 1 which is far distant

10/10

This gravel road to Amuri Area School Outdoor Education Lodge for primary and secondary pupils from Culverden. (The Lodge is about 50 metres further on to the West.)

The area between Rough Creck and Department of Conservation. I have ruled in biro where the boundary could be. The area to the left of my ruled line on the true left of Poplars Fan Creck should be retained in Crown control and administered by the Dept of Conservation. The fence should not be nearer the true left of Poplars Fan creck than 5 hundred metres from the true left of the Creck.

A minimum of fencing for proposed CA 1) If should run down to the metres approx required to protect the Poplars Fan Creck. If CA 2 is highly visible from State Highway 7, Lewis Pass Road this area is more

The Area that should be retained in Crown Ownership

→
Is this area on the left of the photo - An ecosystem with significant inherent values



Page.
4
8

The area on the left is a matagouri ecosystem and very, very visible from the "popular Hope Kiwi Tramping track" seen in the foreground of the upper photo



Rough Creek

← Poplar Fan Creek

This is the very visible area on the right of my photo. The photo was taken from "the popular Hope Kiwi Tramping Track" (as was the same photo above). This area between Rough Creek and the Poplar fan forms a natural extension to the land further North and west of Rough Creek already in Crown ownership.

Poplars Pastoral Lease

LH Shand 3790316

5/8



The black line indicates the fence line about 500 metres to the true left of Poplars Fan creek. This area should be retained in Crown Ownership + administered by Dept of Conservation.

Photo below. The area so visible from Highway 7 (Lewis Pass) This area lies between Rough Creek retained in Crown ownership and the Poplars Fan. This area until the true left of the Poplars Fan creek and 500 metres to its left should be retained in Crown Ownership



Right of Road,

Left of road - state Highway 7 Lewis Pass

The Photo above is the view from Lewis Pass Road

Poplar's Pastoral Lease this area is proposed to be
covenantted
H Shand
3790316

6/8

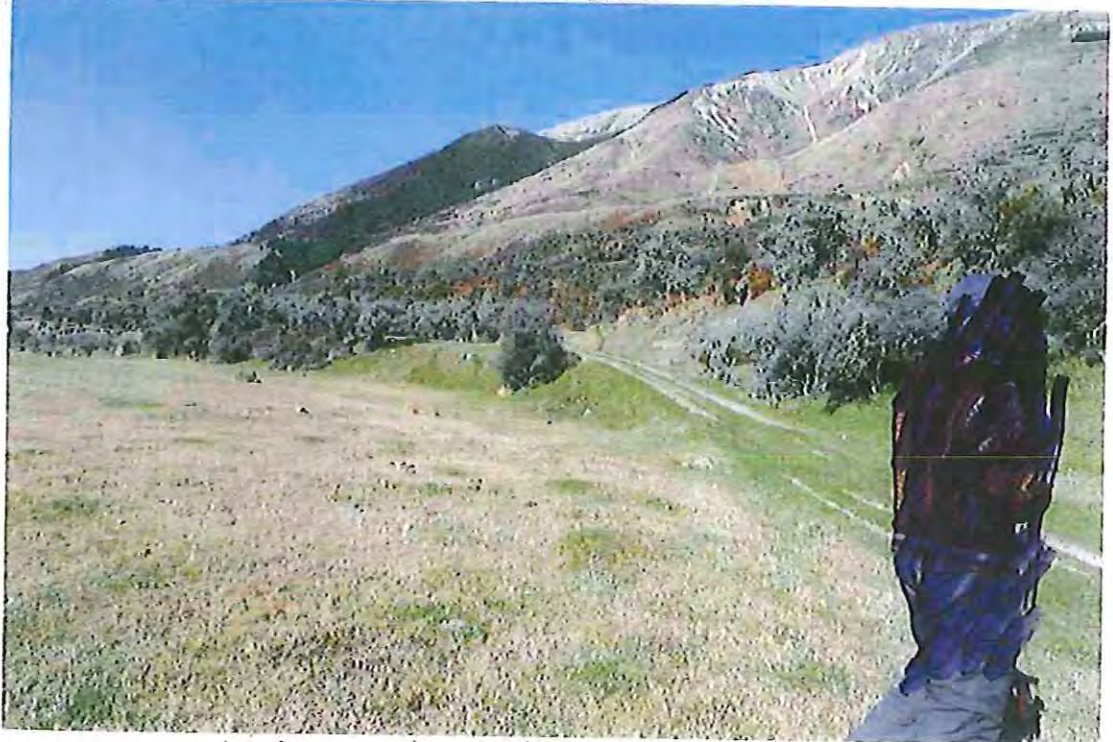
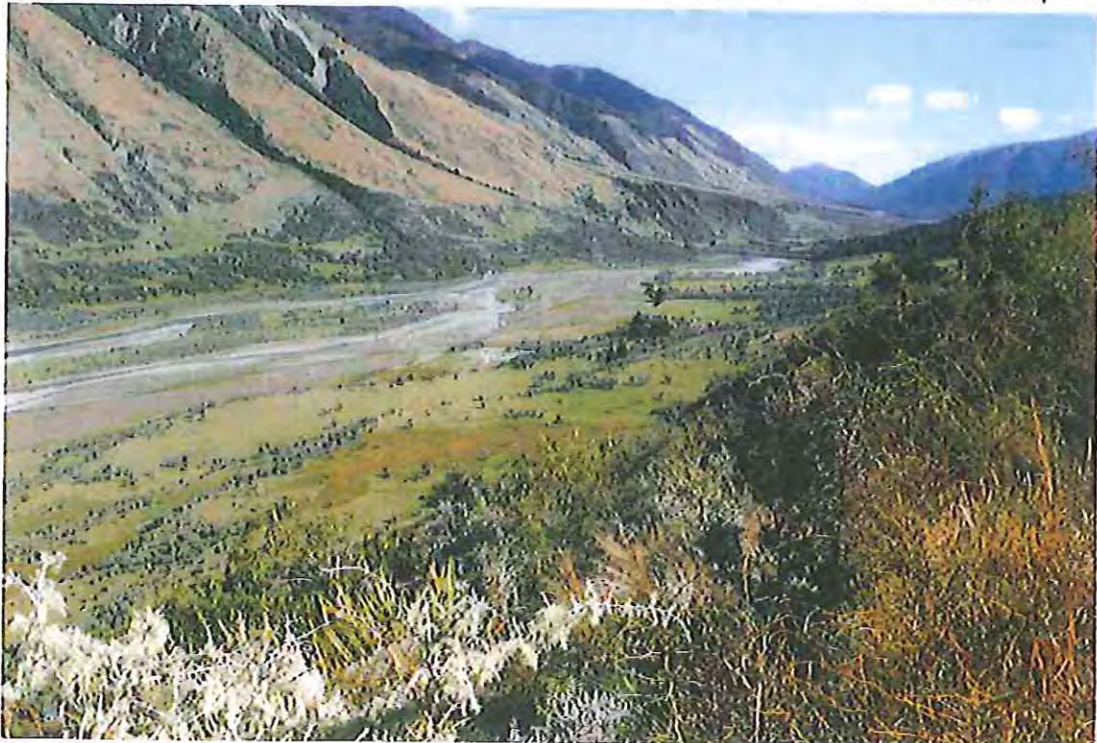


Photo is taken looking downstream on the true right of the Hope River. The photo looks at the poor values demonstrated by the proposed c.c.1 compared to the outstanding values of high significant inherent value which should be covenantted near Windy Point (true right of Boylch)

See page 7/8



This photo looks across at the true Right Slopes of the Hope River. (The Museum hut & plaque to Dick Morris is on the flattest yellow grass area on the true Right of the Hope River. If any area is visible from "popular Hope Kiwi Tramping Track" this would be visible from the "Halfway Shelter Hut" up towards the headwaters on the True Left of Hope River (You simply cannot see ^{any} except for very short glimpses of the True Right of the Hope River because the track winds through thick bush downstream of the Hope Shelter on the true left bank of the Hope River.)

From State highway 7 Lewis Pass. Look across to True Right of Boyle R R
Both photos L.H. Shand 3790316



W

E

7/8

Poplars Pastoral Lease

This would be a far more useful covenant, to covenant between CACT and the Poplars Range Eastern end. (The area that is in pastoral lease and proposed as freehold, is the area on the true right of the river (Boyle River) in foreground)



All that is visible from the road should have a covenant. All that is visible on the True Right of the Boyle River looking towards Windy point (just upstream of the Selkirk bridge) should be covenanted. This would be a far more useful covenant than CCI