

## **Crown Pastoral Land Tenure Review**

**Lease name: RICHMOND**

**Lease number: PT 087**

### **Public Submissions - Part 3**

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

**January**

**06**

Geoff Clark  
10 Smacks Close  
Papanui  
Christchurch 5

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RECEIVED  
4 OCT 2005  
Quotable Value, N.Z.

28 September

Quotable Value

Re: Richmond Pastoral Lease

Dear Sir,

No great problems with this review, just a couple of points:

I feel there should be an extra couple of access points to the lake, possibly at about a third of the way up from the start of the property and again at about half way.

Only a walking track is needed for access by fishermen. I know you have access but the lake is big and although there may not be a lot of use of the tracks at present, I feel over time there will be greater demand on the lake for recreation with the growth of the town of Tekapo.

I also notice that there is no new fence to be erected between CA3 and the land to be freeholded. Therefore you are using an existing fence. I hope for convenience sake you haven't decided to use this fence and thus save money on building another lower down. I would have expected the fence line at CA3 to be lower down, more in line with CA4.

Regards

Geoff Clark

036157420



134 3 61575-2

05-10-05 10:00 JPA Care Trust

Alan Evans  
34 John Street  
Temuka

RECEIVED  
6 OCT 2005  
Quotable Value, N.Z.

5.10.2005

Barry Dent  
Quality value

Richmond Pastrol Lease

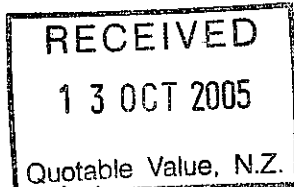
I agree with the preliminary proposal as submitted on 19/8/05 subject to three conditions.

1. The lessee has not honoured his agreement with the former Waitaki Catchment Commission that he would maintain the retirement fence and pay half the cost of this, and his stock have been regularly grazing the retirement for many years and the fence should be brought up to stock proof standard prior to freehold title being issued.
2. Any exotic trees on the ski field area and/or which could be a source of wilding trees should be removed at the lessees expense.
3. There are two legal access ways from the Lillybank road to the marginal strip along Lake Tekapo and two more would be desirable close to the air strips

Thank you for the opportunity to comment.

Alan Evans.

4



52 Kauri Road  
Pukekohe  
10 October 2005

The Commissioner of Crown Lands,  
C/- Quotable Value Ltd,  
PO Box 13 443  
Christchurch.

Re Richmond Tenure Review

Dear Sir

I wish to make a submission on the above proposal as follows.

In addition to the proposed easements for public access by foot and non-motorised vehicle, the tenure review should also include provision for public access for recreational purposes by both horse and motorised vehicles. It is reasonable to provide that such access may be managed in some way, however, permission for access should not be unreasonably withheld when requested. These right of access easements should cover all tracks, paths and roadways in both proposed conservation and freehold areas (including the areas covered by conservation covenants).

It should be noted that for a significant section of the community, including those with disabilities, the infirm, and families with young children, the only practical way to access, experience and enjoy the great New Zealand outdoors is by use of a vehicle.

I can be contacted by post at the above address, by email [eyres@paradise.net.nz](mailto:eyres@paradise.net.nz) or on 09 921 9220 during business hours.

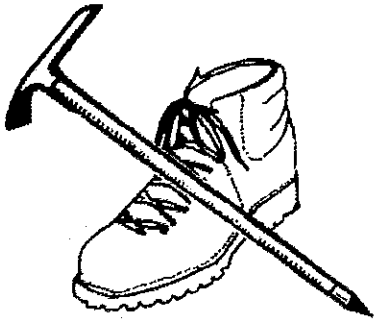
Thanks you.

Kind Regards,

A handwritten signature in black ink, appearing to read "R Eyres".

Richard Eyres.

5



# Christchurch Tramping Club Inc.

FORMED 1932

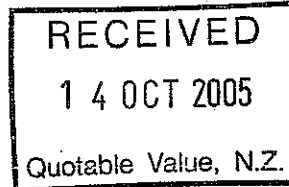
*Affiliated to: FEDERATED MOUNTAIN CLUBS OF N.Z. /INC.*

PLEASE ADDRESS ALL CORRESPONDENCE TO THE HON. SECRETARY P O BOX 527, CHRISTCHURCH

Email SECRETARY@CTC.ORG.NZ

WEB WWW.CTC.ORG.NZ

Commissioner of Crown Lands  
c/o Quotable Value Ltc  
P O Box 13443  
Christchurch



13 October 2005

Dear Sir

## **RICHMOND PASTORAL LEASE**

We enclose our submission on the Preliminary Proposal for tenure review of the Richmond Pastoral Lease.

Yours sincerely

A handwritten signature in cursive script that reads "Jenny Harlow".

Jenny Harlow  
Secretary  
Christchurch Tramping Club

cc: Mike Clare, Department of Conservation  
Barbara Marshall, Hon. Sec., FMC

**SUBMISSION BY THE CHRISTCHURCH TRAMPING CLUB ON THE  
PRELIMINARY PROPOSAL FOR TENURE REVIEW OF RICHMOND  
PASTORAL LEASE**

**ABOUT OUR CLUB**

The Christchurch Tramping Club is one of the larger tramping clubs in the Canterbury area with approximately 300 members. It has been established for over 75 years. We run 3 to 4 tramps each weekend and organise ski , ski touring and mountain bike trips on a regular basis. We also organise several longer expedition style alpine tramps each year. Our program is comprehensive ranging from easy day walks to mountaineering trips such as Mt Rolleston. We own a Club Lodge at Arthur's Pass which can be booked by any kindred group.

**OUR CLUB'S LINKS WITH THE AREA**

Our Club's program covers most of the South Island and while we concentrate most on the central Canterbury area, the Richmond Range area is accessible from Christchurch in a weekend and our club visits this area for both tramping and ski touring. Trips are possible linking the Tekapo area with Fox Peak via the tops and over Stag Pass to Bush Stream and Forest Creek in the Rangitata catchment

**RECREATIONAL USE OF THIS AREA**

The Crown's proposal does not make mention of the recreational use of this area and while it might not be used by large numbers of people, it is still regularly used by our Club and other recreational users for both tramping and ski touring.

Tramping trips include:

1. Cross over trips between Tekapo and the Rangitata catchment over Stag Pass and either Forest Creek via Bullock Bow saddle or Bush Stream or alternately travel directly over the tops to Forest Creek ( which I believe is the proposed route for the new Te Araroa trail )
2. Tops trips via the Richmond Range to Fox Peak
3. Day trips up onto the Richmond Range and traversing the range to exit into Boundary stream

Ski touring trips also include all the above trips and also endless options around the Stag Pass area and in the basins draining into Coal Creek. This is a very important area for ski touring

Fishing and mountain biking also have a lot of scope in this area.

## OUR SUBMISSION ON THE PROPOSAL

This proposal provides a reasonable land split but there are several major access problems. The land split between conservation and farmed areas is sensible and, with important ecological areas also protected, it provides a good balance to the proposed land use. However we believe the access proposals through the freehold area to the conservation land beyond are not adequate.

Four major access routes either via easements or marginal strips are proposed, but nearly all of them are flawed as I highlight below.

### ACCESS

- a) The access easement H- I is impractical because of heavy matagori and a unmarked farm track that travels in a curve inside the proposed freehold area between points H and I is the preferred route and gives good clear access to the rolling tops behind both Richmond and Mt Gerald stations both for tramping and skiing. We propose this track becomes the legal foot/mountain bike easement.
- b) Although the proposed route E-F-G give good access to the ski field area and on up to the Richmond Range no mention is made of any guaranteed public access through the ski field concession. We understand that the skifield Lessee has trespass rights. We propose this concession should be exchanged for a modern concession which provides public access rights on foot. The right of foot/ ski and mountain bike access should be guaranteed to the entire ski field area (with the exception of the buildings)to the public land beyond in combinations with the easement E-F-G.
- c) Coal Creek does not presently have marginal strips and these would also give a good logical access route to both the conservation land and the lake shore. We propose marginal strips to both sides of Coal Creek be allowed for through the proposed freehold land. This would ensure legal foot access up this river.
- d) The access easement A-B also does not give good access because it is on the edge of a gully and crosses several side gullies. We propose the farm track which roughly parallels the legal road and finishes close to point B becomes the legal foot/mountain bike easement. This would give access to the southern end of the range and give good options for day traverses of the Richmond Range.
- e) We would also like to see access provided to the lake shore at the northern end of the freeholded land, and propose an extra easement from the road to the lake for this purpose.

**Andrew Turton**

**Dave Henson**

RELEASED UNDER THE OFFICIAL INFORMATION ACT

64 3 6939969

(6)

FAX RECEIVED THE COMMISSIONER OF CROWN LANDS

17 OCT 2005  
Quotable Value, N.Z.

E/- QUOTABLE VALUE LTD

FROM GERALDINE TRAMPING CLUB

FAX 03 693 9969

RE RICHMOND PASTORAL LEASE

PAGE 1 OF 2.



**A SUBMISSION FOR THE GERALDINE TRAMPING CLUB ON THE  
PRELIMINARY PROPOSAL FOR TENURE REVIEW - RICHMOND PASTORAL LEASE**

The Geraldine Tramping Club has been established for many years and its members are active in the Lake Tekapo area. It therefore has an interest in access on the Richmond Pastoral Lease and the surrounding leases. Our submission is as follows: --

**Land to be returned to full Crown ownership**

We are in agreement with the proposals for transfer to full Crown ownership of areas labelled CA1, CA2, CA3 and CA4 on the proposed designation plan under section 35 [2] of the CPLA

**Land to be transferred to freehold ownership**

We agree also with the proposal to transfer 5982 Ha to freehold ownership but subject to the following conditions.

- 1 That full public access, including by motor vehicle, up the skifield road from a to j on the designation plan be provided.
- 2 That the lessee remove the wilding pines on the skifield area which is Conservation land
- 3 That additional public access be provided to the lake shore at a point approximately mid-way between CA1 and CA 2.
- 4 That an easement for public access on foot be provided along the route of the old pack track to Mesopotamia via Camp stream.

**Public access**

The points on access mentioned above were all raised at a recent meeting in Geraldine but appear to have been ignored. We hope they will not be ignored again.

For the Geraldine Tramping Club.



..... Past President

J C D Abbott

Ribbonwood Rd  
R D 21  
Geraldine

14 October 2005

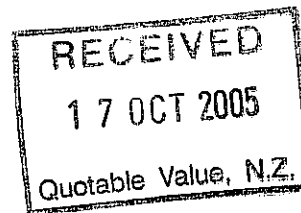
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# New Zealand Alpine Club Inc.

Founded 1891

S C Section NZAC,  
P O Box 368  
Timaru.  
14<sup>th</sup> October 2005.



Barry Dench  
QV Valuations  
Broadway Building  
62 Riccarton Road  
P O Box 13 443  
CHRISTCHURCH.

To whom it may concern

## Submission on Tenure Review of Richmond Station from the South Canterbury Section of the New Zealand Alpine Club.

We believe that the public of New Zealand & the Lease Holders of Richmond Station can all benefit from a well thought out Tenure Review and hence make the following comments and submissions.

Our major concerns are:

1. Public access to the retired conservation land.
2. The protection and preservation of the retired land.
3. Ski Field Lease.
4. The retention of the natural landscape values of the area and the control or preferably removal of introduced species.

With respect to the following submissions and comments please refer to the enclosed maps.

### Public Access

- (i) The proposed access a – b to the area marked CA3 is not a practical route. We understand that the line marked "Practical Public Access" is an existing farm track and is close to what is shown on the map as a legal road (paper road). It would seem logical that this should be the access route for at least walking, mountain biking or horse trekking.
- (ii) Although our principal interest is the high country we are concerned that there is only one provision namely c – d for access from the county road to the lake shore. We press for a considerable number of legal access routes to ensure practical and convenient public access to the lake side.
- (iii) The ski field road provides a logical access to the ski field lease area itself and to the retired land above it. However as we read this proposal there is no assurance of access from this road to either of the proposed conservation blocks CA3 or CA4 which logically should be at or near the point X.  
There should be provision for public access on or along the line marked X – Y – Z , and that it should be a route satisfactory to walking, mountain biking and or horse trekking.

National Headquarters, Level Six, 160 Manchester Street,  
PO Box 786, Christchurch, New Zealand. Ph 64 3 377 7595 fax 64 3 377 7594  
email [nzac@voyager.co.nz](mailto:nzac@voyager.co.nz) <http://www.alpineclub.org.nz>

## RELEASED UNDER THE OFFICIAL INFORMATION ACT

- (iv) The northern access line marked h – i provides a direct fence line approach to the retired area behind Mt Gerald, the Rex Simpson hut and the proposed retirement area behind Richmond station. Unfortunately the terrain it crosses is far from satisfactory for use by most out door users due in the main to extensive areas of matagouri and swampy conditions. We believe that the route marked "Practical Public Access Line" is a realistic and far better option. It follows a basic farm track and could easily provide the basic needs of non vehicular recreational users.

### The protection and preservation of the retired land.

We have a concern that the retirement fence line behind Mt Gerald Station & in particular in the region of the Rex Simpson hut is not in the required condition to control stock.

We recommend strongly that this Tenure review ensure that all boundary fencing is installed, or upgraded and maintained in a sound and effective condition to help preserve the natural values in the retirement areas for perpetuity by effectively controlling all stock.

### Ski Field Lease.

In our opinion some of the conditions of the Ski Field lease need to be reviewed in conjunction with this Tenure Review.

- a) The Richmond Range above the ski field and both north and south of it provides ideal ski touring country, and as conservation land should be freely accessible to the public. Conditions in the Tenure Review should ensure the right of free and practical access to these areas.
- b) The need for preservation of the natural landscape values of the ski field lease areas should be enforced, and if not already in the lease suitable clauses should be added to the lease conditions.

For instance the wilding pine spread in this area should be controlled before it gets totally out of hand. In fact we would press for the removal of all pines within the lease area along with any other non native species. This should be a firm condition in the ski field lease and should be monitored by DoC.

### Natural landscape values

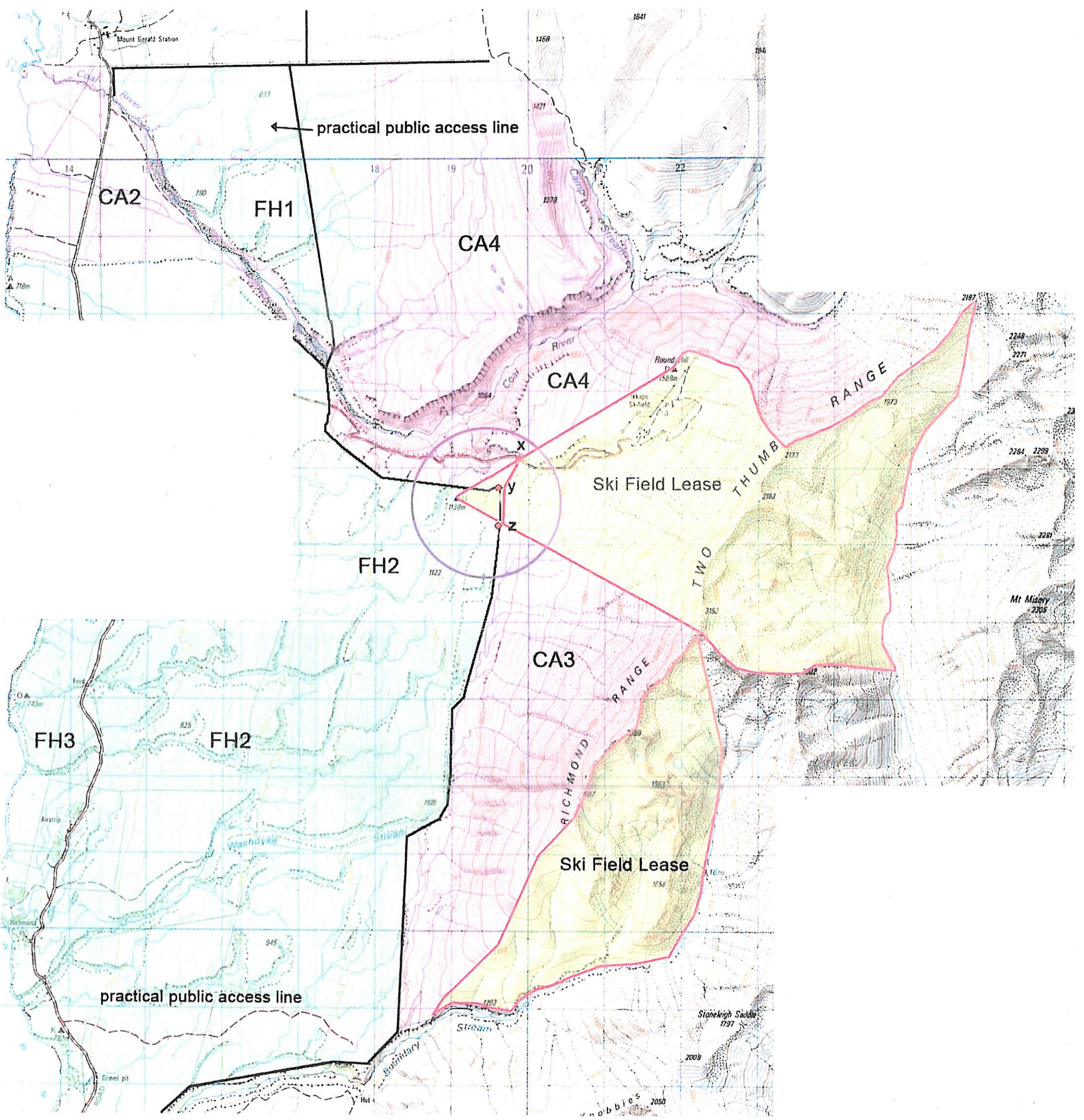
#### The lake frontage FH3

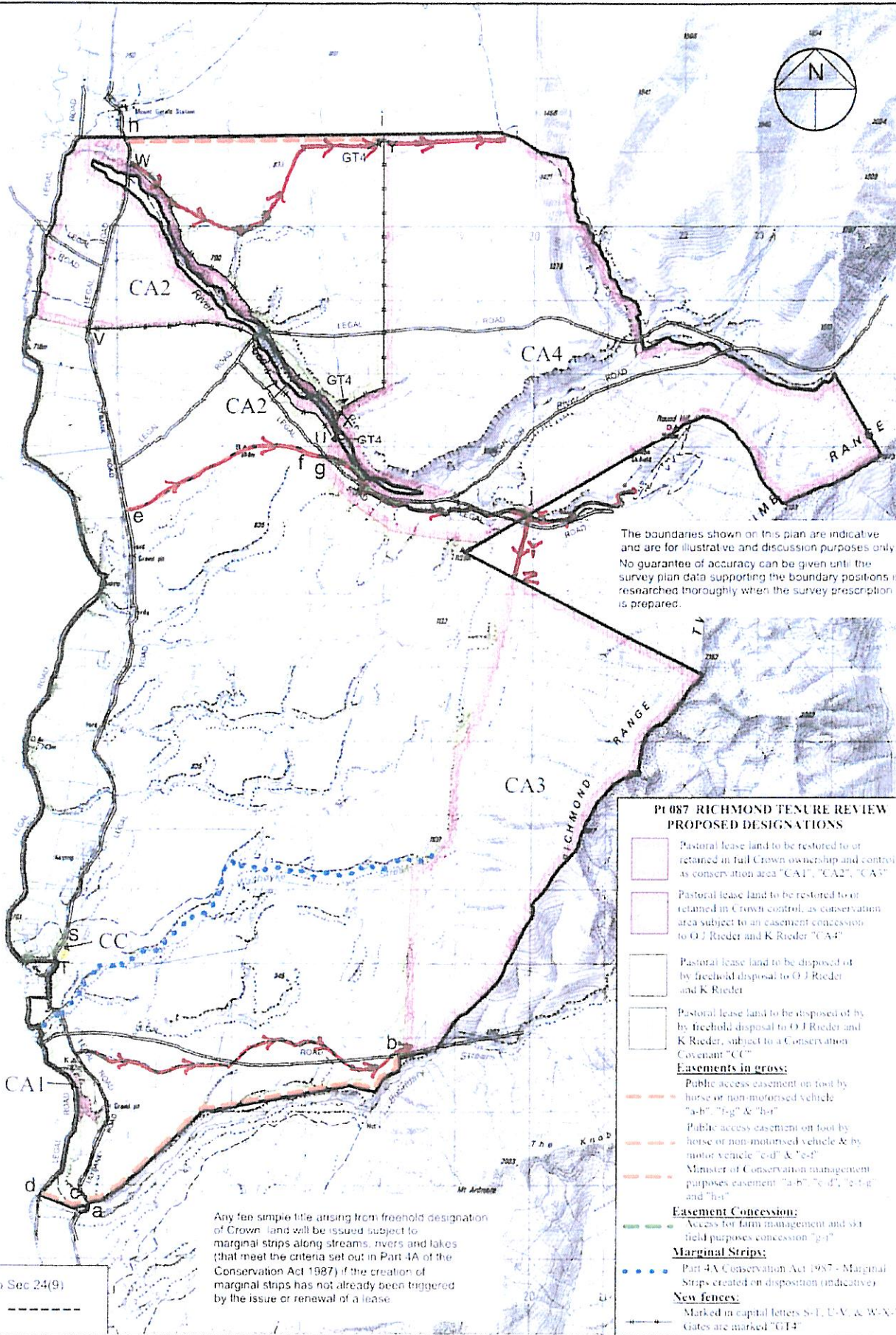
We have serious concerns at the free holding of this land. Should this land eventually be sold off to developers the resulting life style blocks, villages etc would ruin the natural landscape values we all treasure in the Mackenzie basin. The protection of these values are so important that preferably the land "FH3" should be retained in Public ownership or if not, freeholded on conditions clearly laid down that it can only be used for farming purposes that will not impinge on the landscape values, thus preventing sub divisions for, for instance, so called life style blocks

Yours sincerely,

Gordon Hasell  
On behalf of the Section Committee.  
Past National President NZAC.

National Headquarters, Level Six, 160 Manchester Street,  
PO Box 786, Christchurch, New Zealand. Ph 64 3 377 7595 fax 64 3 377 7594  
email [nzac@voyager.co.nz](mailto:nzac@voyager.co.nz) <http://www.alpineclub.org.nz>





→→→→→  
 Practical Public Access Lines