

## **Crown Pastoral Land Tenure Review**

**Lease name: RICHMOND**

**Lease number: PT 087**

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

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

**January**

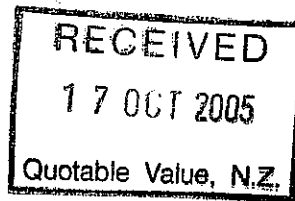
**06**

Combined 4WD Clubs Inc  
P O Box 5457  
CHRISTCHURCH

www.4wd.org.nz

14th October 2005

The Tenure Review Team Leader  
Quotable Value Ltd  
P O Box 13 443  
CHRISTCHURCH



Dear Sirs

**Re Land Tenure Review Richmond Pastoral Lease**

Combined 4WD Clubs Inc represents over 550 family members of our 9 member 4WD Clubs. Our member clubs, being separately incorporated societies, are situated in Christchurch, and Timaru and are formed for the purpose of running outdoor 4WD recreational activities for their members, and in the main these are 4WD trips into the out of doors. Predominantly, Combined 4WD Clubs Inc represents the Clubs on issues of public access, and on going access to remote areas, and as such we also form a single point contact that allows for better communication between land managers and our members.

- 1 We support the overall proposal as it stands as far as the establishment of Conservation Areas (CA1-CA4), the conservation covenant, marginal strip and the sale of the balance of the land.

Our reasoning from our perspective is the protection of the landscape values. The scenic and landscape values of Richmond in our view are very high, and the views gained are excellent. At various parts of the road the views of the Lake it self, views up the Godly, across Richmond and beyond are truly worth saving.

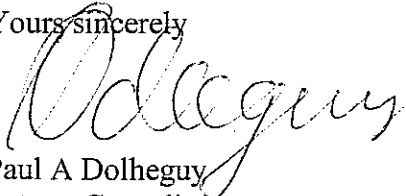
- 2 We support that easements c-d as it allows good access to the lake and its legal road on the fore shore
- 3 We support the easement e-f as it allows good access to the ski field, but we are concerned as to the easement section e-f actually links to the legal road that leads to the ski field.
- 4 We submit that public access should allow for vehicle access to the legal road that leads to the ski field, We did not survey the property as part of our study of the review, so therefore cannot establish where the points are that link the easement to the legal road, but we would consider it important that the easement in fact does so that then there is motorised vehicle access to the ski field.
- 5 Easement a-b follows a fence line on the boundary, and how practical is it to actually follow that easement?
- 6 We wonder if a better route for the easement would be the 4WD track approx 1km north of the boundary fence.

Our confirmation of easements as noted and our suggested rechecking comes from our view that on going public access to conservation areas must be practical to all parties, but consideration needs to be in favour of good public access to public owned lands.

Considering in particular easement a-b that whilst this is easement allows for no motorised vehicle public use (a point that we do not dispute) there will be all the same some motorised use in the case of the management purposes hence the practical use of the easement for motor vehicle use should be considered. Additionally we believe that the majority of use will be on foot, with some horse or non-motorised vehicles use, so the practical use aspect of that easements position needs to be considered, and again it seems to us that to follow an existing track may well be a better option. However we also understand that there are farming considerations with respect to the 4WD track option, so we make this point as one to check rather than as a submission point .

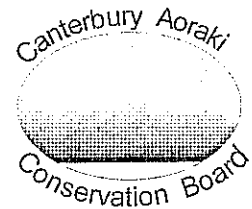
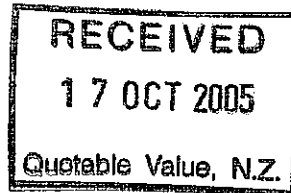
Thank you for this opportunity to comment on the proposal and we look forward to the outcomes.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Dolheguy".

Paul A Dolheguy  
Access Co-ordinator

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## Richmond Pastoral Lease

### Submission on Preliminary Proposal

The Canterbury Aoraki Conservation Board is concerned about a number of issues regarding the tenure review preliminary proposal for Richmond Station as recently advertised.

The Board, as representatives of the public and advisors to the Department of Conservation, believes there are a number of serious short-comings in this proposal, which run counter to the public interest, the CPLA (1998), and recent Government objectives for Tenure Review.

This proposal needs to be renegotiated and amended as outlined below before it is acceptable to the Board.

#### Landscape and ecological protection

The Board believes that statutory landscape protection as detailed in the CPLA is not fulfilled by this proposal. Much of the nearly 6000 hectares of land proposed for freeholding is vulnerable to subdivision because of its position in relation to Lake Tekapo and the Southern Alps. The proposal potentially involves the destruction of a landscape of significant inherent value as defined under the CPLA. It is a landscape of national importance and of the widest public interest because of its easy accessibility.

#### Issues

1. Freeholding most of the land west of the Lilybank Road will inevitably expose this significant landscape to commercial development and subdivision in the near future.

This is prime alpine real estate and the Board is most concerned that if it is freeholded, as proposed, within the next decade, it will be gradually subdivided and built on under the MacKenzie District Plan. This means that the present unique, sweeping vistas to the Lake and mountains beyond will be totally destroyed, irrevocably altering the superb landscape values of this area. This would truly mean turning 'superb into suburb', and destroying a unique part of New Zealand and a national asset.

Similarly even the landscape directly to the east of the Lilybank Road is vulnerable to incremental subdivision under an environmentally weak MacKenzie District Plan. The Board has little faith in the District Plan or the Council to protect this outstanding landscape, which is of national importance. The recent decision by the District Council to allow the subdivision of land on the opposite side of Lake Tekapo against the advice of its own Senior Planner, is a precursor of what could happen here on a much wider scale.

The Board believes the recent decision on the western side of the Lake shows the fundamental weakness of District Plans to protect landscapes and ecological areas of significant inherent value and of national importance.

Recommended change: The land to the west of the Lilybank Road, should be vested in to DoC, or remain under lease and be grazed according to strict requirements which protect both the landscape and the ecology, while providing adequate non-motorised access to the Lake shore. Another alternative would be for the Department of Conservation to purchase this land and fully protect it for public use.

The land to the east of the road should be protected so that the outstanding landscape values can be sustained while still allowing agricultural production. Subdivision and structures should be prohibited.

2. Block FH1 to the north of the property is proposed as freehold. The Board is strongly against this proposal on both landscape and ecological grounds.

There is valuable unmodified alpine landscape in this block and also tarns and wetland features. More importantly this block should be maintained as contiguous prime alpine landscape, linking the lakeshore and the tops of C4 and the Two Thumb Range. This view is based on scientific research by Landcare Research and others that not enough mid and low altitudinal sequences are being protected through tenure review. This serious and documented concern resulted in additional objectives being announced by the Minister of Land Information in August 2003.

It should be noted that Cabinet Policy Minute (05) 2/9 earlier this year made it absolutely clear that protecting significant inherent values and ecological sustainability are of primary importance in deciding tenure review proposals. They are more important than freehold rights, and must be considered first. Freehold rights must also be consistent with protecting SIVs. This is not occurring in this proposal.

**In the Board's view both points 1 and 2 above contradict recent Cabinet decisions on Tenure Review, and therefore need to be revised and renegotiated to be consistent with Government policy.**

Recommended changes: The land currently proposed FH1 should be vested in the Department of Conservation or be leased for sheep grazing, under conditions which protect the significant landscape, ecological and recreation values of the area.

This would allow one ecological corridor to facilitate public access from the Lilybank Road to the prime recreation land on the Two Thumb Range. This would also enhance any future Two Thumb Range Conservation Park, as put forward in the Canterbury Conservation Management Strategy (2000).

In addition this would fully accord with objective (i) of the Cabinet Policy Minute (05) 2/9 above, which supports the economic spin-offs from tourism on public conservation land to "foster sustainability of communities, infrastructure and economic growth and the contribution of the high country to the economy of New Zealand"

### **Public Access**

The Canterbury-Aoraki Conservation Board does not agree with the provisions for public access in this proposal. It feels they are inadequate and discourage access to public conservation land.

## Issues

1. There is only limited access to the shores of Lake Tekapo from the Lilybank Road under this plan, either at the northern or southern end of the block. This is not enough for approximately 14 kilometres of shoreline.
2. Access from CA2 to CA4 is inadequate. It runs through dense matagouri scrub along the northern boundary with Mt Gerald, and along a difficult creek and gully in the south. This does nothing to encourage access to public conservation land, even if a track is proposed. There should be adequate and easy access for walking or mountain-biking. The present proposal discourages access which is contrary to the CPLA and public expectations.
3. Access from the Ski-field road to CA3 is apparently non-existent. This is a huge oversight and the Board cannot understand how this situation managed to reach this stage. Apparently under the lease for the Round Hill Ski-field there is no access to CA3 for walking or mountain-biking. The Board feels this is unsatisfactory and there should be full access up to the end of the Ski-field road and then walking or mountain-biking beyond to the leased area and to public conservation land (CA3/4), the scenic Two Thumb and Richmond Ranges.

## Recommended changes:

1. There must be at least four access points to Lake Tekapo from the Lilybank Road. This is an increasingly popular area for holidays and the public should not be excluded from the Lake by limited access points. These points should be well sign posted and within a management regime that protects the enjoyment and natural landscape experience by allowing easy access to the Lake shore. In addition there should be a Lake shore reserve, wider than the current marginal strip, allowing full public enjoyment of this unique landscape.
2. Access to the east to higher altitude areas in the north and the south of the block must be changed to use existing four wheel drive farm tracks, and not force the public to bush-bash, or struggle up gullied creeks to reach public conservation land. Tenure review is meant to facilitate public access and to quote the Cabinet Minute mentioned above "secure public access and enjoyment of high country land", not limit it.
3. There must be adequate access from the Ski-field road to CA3. There should also be access to the end of the Ski-field road and then to CA3/4. Other ski-field leases allow public access. This is an opportunity to change this lease to match similar leases around the country.

## **Fencing:**

The Board wishes to see adequate fencing to protect retired land and in positions which are able to be maintained through heavy snows etc. It has some doubt that shifting the fence line to 980m asl in FH1 will achieve that. It is also concerned about erosion if a scar is created along the higher face.

It is also concerned that the Ski-field lease area of some 5000 acres be properly fenced off from particularly FH2. It appears that this may not be the case in the western corner of the lease where it protrudes into FH2.

## Recommended changes:

## RELEASED UNDER THE OFFICIAL INFORMATION ACT

Lease FH1, rather than freehold, under conditions to prevent overgrazing, and only for sheep. Do not alter fence lines.

Make sure Round Hill Ski-field lease area is fenced off and/or renegotiate lease with adjustments for grazing.

### Summary

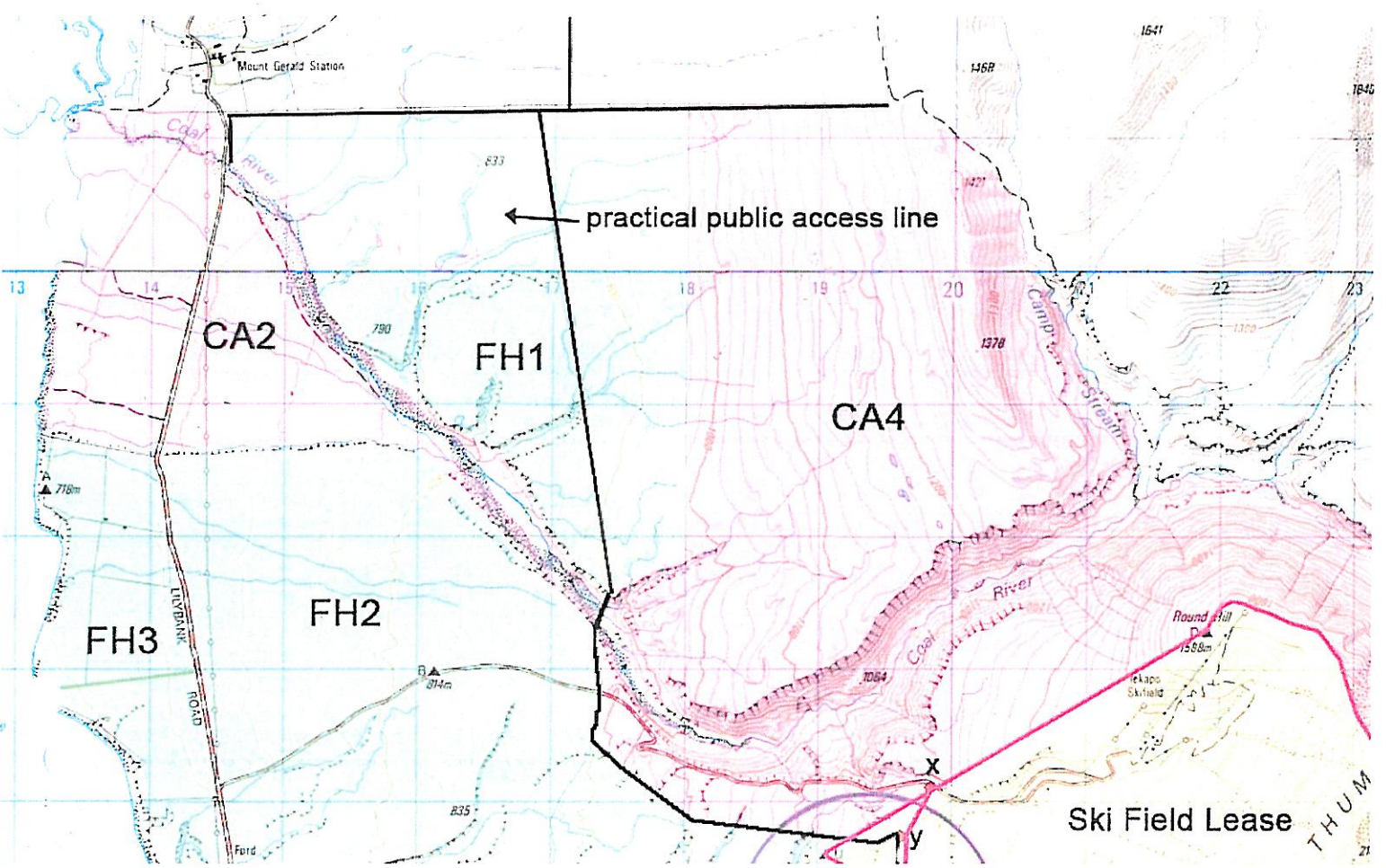
The Canterbury-Aoraki Conservation does not believe the current preliminary proposal for the Richmond pastoral lease is adequate in meeting requirements of the CPLA or recent Government policy and cabinet decisions on tenure review.

LINZ needs to carefully reconsider the above, focusing on whether Government objectives for tenure review in the high country are being fulfilled by this proposal and whether it meets all submitters concerns adequately.

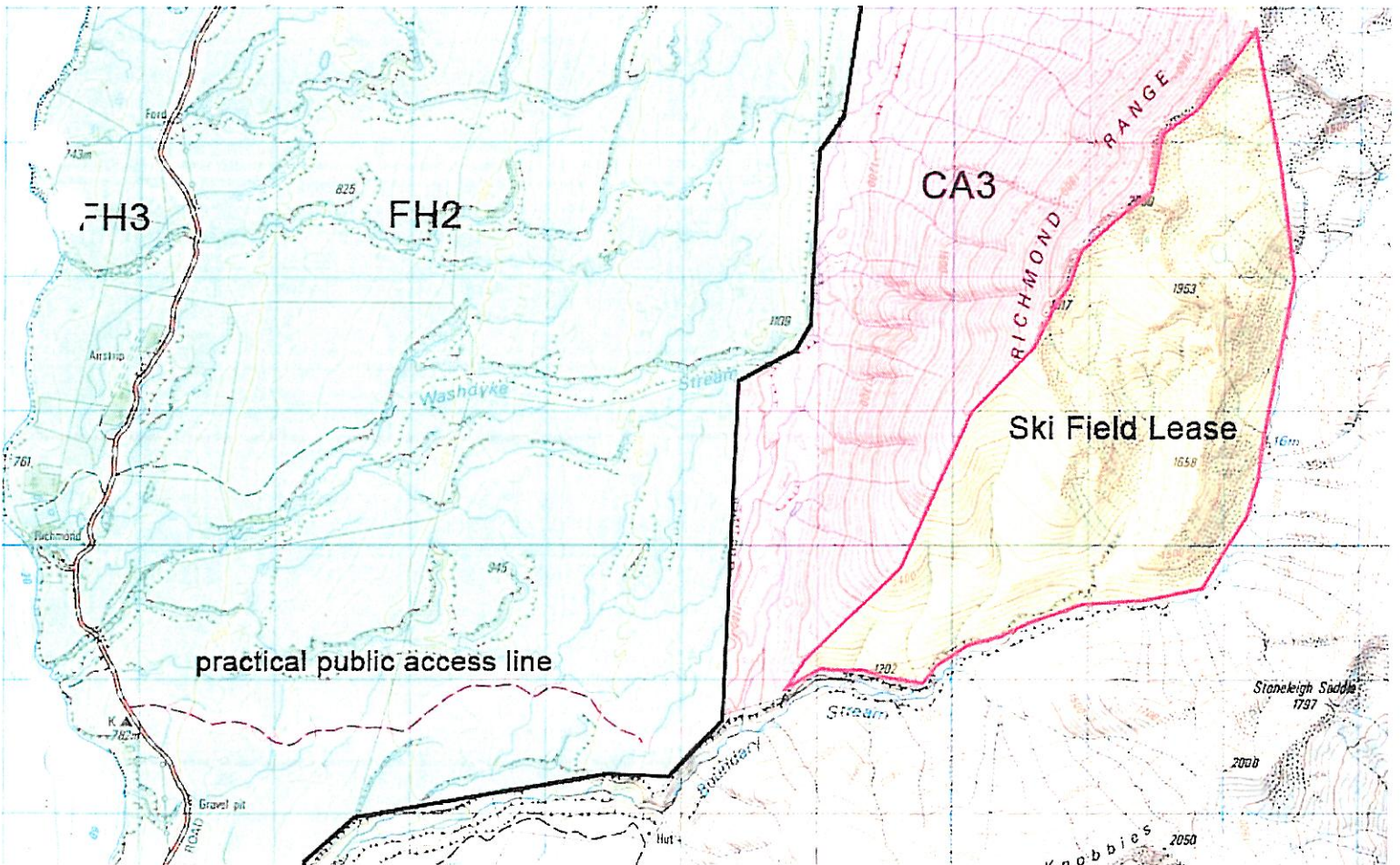
In this case the Board believes Government objectives are not being adequately met and that the proposal is simply reiterating the mistakes which the Government objectives are meant to fix. Significant changes need to be made to this proposal to meet those objectives and to protect a very high profile area of superb landscape and ecological values for the long term benefit of the local and national communities. The Board believes decisions regarding tenure review on properties like Richmond have widespread and serious political and social consequences, and may bring the whole process into disrepute.

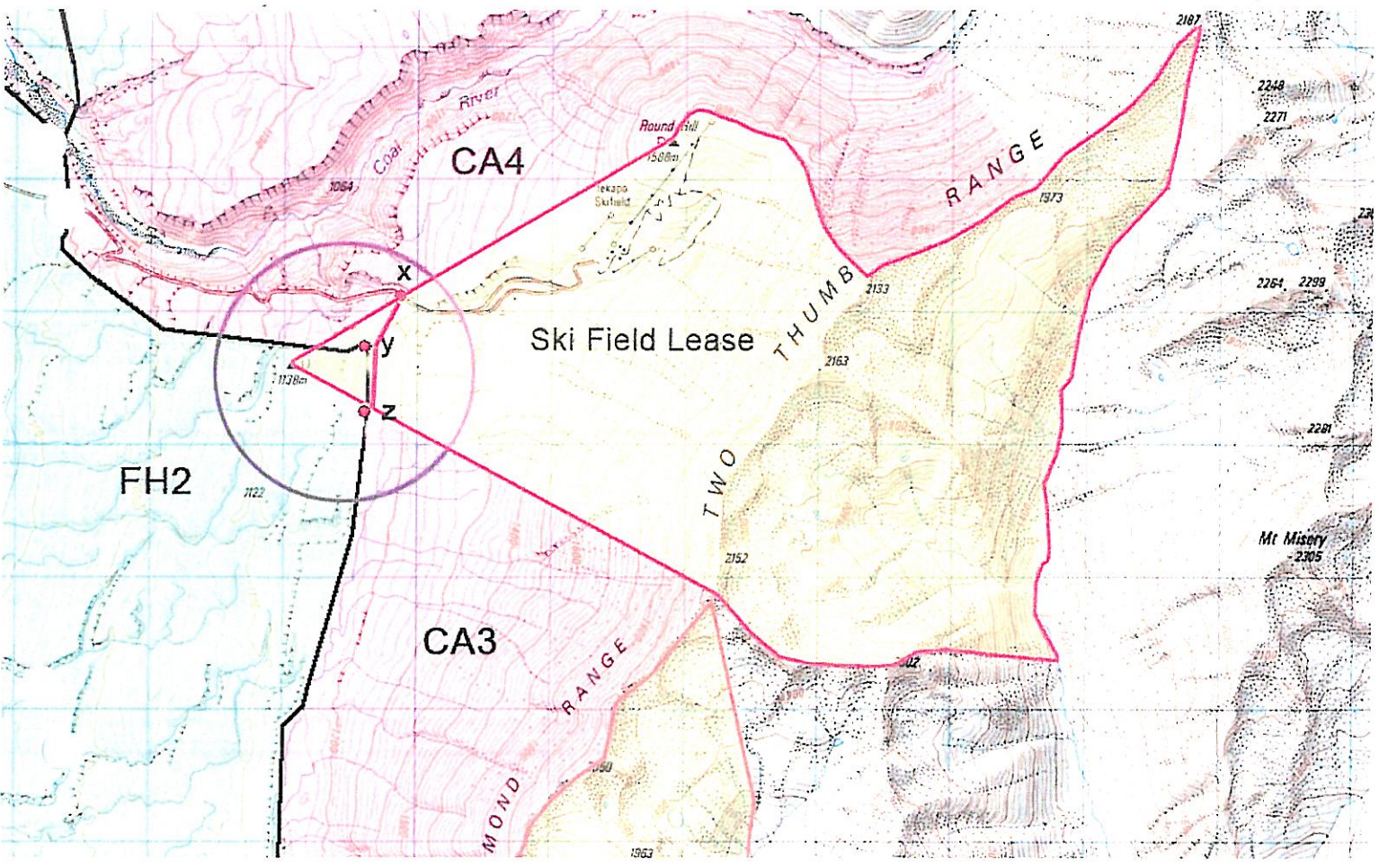
**The Canterbury-Aoraki Conservation Board therefore believes this proposal is flawed, and recommends that it be rejected and renegotiated. Alternatively some other mechanism should be employed to protect this landscape for future generations.**

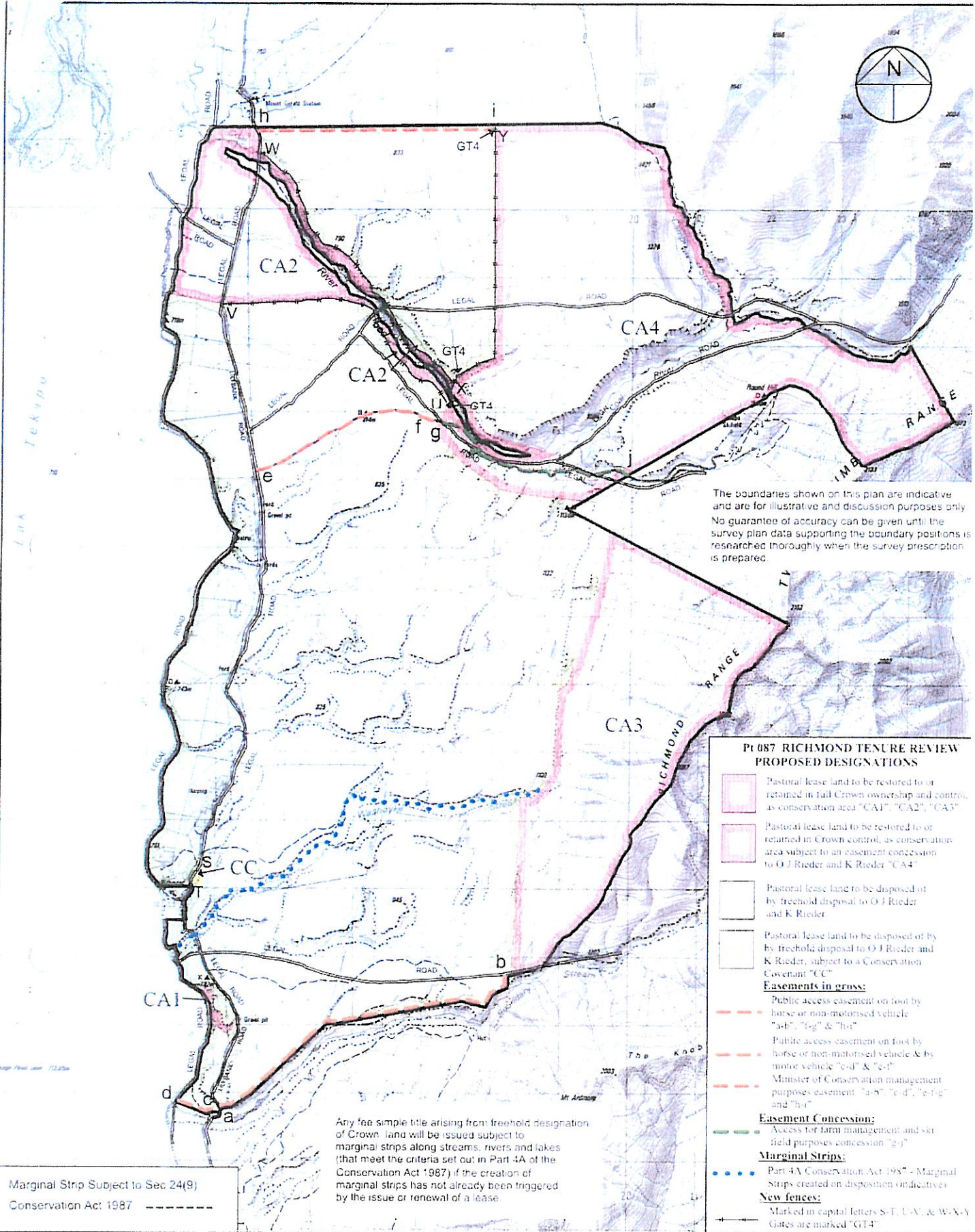
A.G. Talbot  
Land Committee  
Canterbury-Aoraki Conservation Board  
2nd October 2005











Marginal Strip Subject to Sec 24(9)  
Conservation Act: 1987

Any fee simple title arising from freehold designation of Crown land will be issued subject to marginal strips along streams, rivers and lakes (that meet the criteria set out in Part 4A of the Conservation Act 1987) if the creation of marginal strips has not already been triggered by the issue or renewal of a lease.

- P1087 RICHMOND TENURE REVIEW PROPOSED DESIGNATIONS**
- Pastoral lease land to be restored to or retained in full Crown ownership and control, as conservation area "CA1", "CA2", "CA3"
  - Pastoral lease land to be restored to or retained in Crown control, as conservation area subject to an easement concession to O.J. Rieder and K. Rieder "CA4"
  - Pastoral lease land to be disposed of by freehold disposal to O.J. Rieder and K. Rieder
  - Pastoral lease land to be disposed of by freehold disposal to O.J. Rieder and K. Rieder, subject to a Conservation Covenant "CC"
- Easements in gross:**
- Public access easement on foot by horse or non-motorised vehicle "a-b", "f-g" & "h-i"
  - Public access easement on foot by horse or non-motorised vehicle & by motor vehicle "e-d" & "e-f"
  - Minister of Conservation management purposes easement "a-b", "e-d", "e-f-g" and "h-i"
- Easement Concession:**
- Access for farm management and ski field purposes concession "g-j"
- Marginal Strips:**
- Part 4A Conservation Act 1987 - Marginal Strips created on disposition indicatives
- New fences:**
- Marked in capital letters S-T, U-V, & W-X-Y
- Gates:**
- Gates are marked "GT4"