

Crown Pastoral Land Tenure Review

Lease name: THE LARCHES

Lease number: PO 254

Public Submissions - Part 10

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

November

08

Dave Payton

From: Errol & Jan Kelly [ejkelly@clear.net.nz]
Sent: Friday, 12 September 2008 15:12
To: dave.payton@opus.co.nz
Subject: CORUF Larches Tenure Review PP. Submission

Attachments: Larches PO 254 by CORUF.doc



Larches PO 254 by
CORUF.doc (7...

Dear Dave Payton,
please find attached a submission from the Central Otago Recreational Users Forum on
The Larches, PO 254, Tenure Review Preliminary proposal, for delivery by Sept 15th.

With kind regards
Jan Kelly
secretary.

CENTRAL OTAGO RECREATIONAL USERS FORUM



186 Faulks Road,
RD 2,
Wanaka 9382.

12 September 2008

The Commissioner of Crown Lands
c/o David Payton,
Tenure Review Contract Manager,
OPUS International Consultants Ltd.,
Private Bag 1913,
Dunedin

Submission to Preliminary Proposal, The Larches Pastoral Lease PO 254.

Dear Sirs,

We appreciate the opportunity to submit to the Review of The Larches Pastoral Lease.

We have inspected the Lease this month, by vehicle on the central farm road to the rocky bluffs, and by foot on up to the top, by kind permission of the Lessee Mr Robertson who has taken time to talk with us.

Some of us have long familiarity with the area in question, particularly the historical mining area in the head of Luggate Creek, and with the Criffel / Pisa massif in general.

Central Otago Recreational Users Forum

The Central Otago Recreational Users Forum is a voice for a diverse group of user interests, representing about 60 recreational clubs and groups. A significant part of our brief is to represent recreation by the public to the statutory managers of public lands. Another part is to find a middle way that provides acceptable conditions to differing interests.

A fundamental principle guiding us is the belief that public lands should be accessible in some way to the public, and not restricted only to the very fit and capable.

The associated principle is for due care and respect, to the land, the landscape, natural and historical values, and to the private landowners whose properties have easements on them, to access conservation land.

With these things in mind, the Central Otago Recreational Users Forum makes the following submission.

**SUBMISSION by Central Otago Recreational Users Forum.
PO 254, Larches.**

RECOMMENDATIONS in summary.

1. We fully support the creation of a Conservation Area of approx. 857 hectares, designated CA1 in the Preliminary Proposal, to be retained in full Crown ownership and control, and we further propose that the area CA1 be added to the Pisa Conservation Area.
2. We recognise that the Lease is in an area of high landscape values and we fully support any protective measures that will maintain those landscape values.
3. We recommend that all or most of the upland area of rocks and tussocks designated Area CC2 be given full protection as a Conservation area and be taken into Crown ownership and control, adding it to CA1.
4. We recommend that the Conservation Covenant Area designated CC1 be fenced against grazing, where appropriate, to allow the mid-slope shrub-land to recover, and that brier and wilding pines be actively eliminated from it.
5. We support the restriction of public access uphill to walking, bicycling and horse riding only, by way of the Access Easement on the north-eastern boundary, being 150 m wide and named track d to e.
6. We support the retention of the central access farm road *b, c* for DOC management purposes.
7. We note that on the ground, the access track *b, d* is inaccessible, and recommend that an alternative route other than the mapped line *b, d* be investigated to provide safe and secure walking, bike and horse access to and on the easement. And as this route could be seen as a rewarding short walk close to Wanaka, obtaining spectacular views of the mountains and basin, we recommend that potential tourist use, not just recreational use, has to be taken into account in this proposal. This would add to the requirement for track safety.
8. We recommend that the matter of primary public access from the public road to the boundary of Area CA1 be fully and adequately resolved before a Substantive Proposal is signed off.
9. The Review of this Lease gives an outstanding opportunity to connect a proposed Larches Track to the existing Avalon track, to create a recreational circuit. We recommend that a connecting track is created on the riparian strip of the Cardrona River, to connect the base of the Avalon track to the base of the Larches Track, and that a short easement be created to bring walkers from the river bed up onto Mt Barker Road again, to complete this significant circuit.

Explanation.

1. CONSERVATION AREA CA1. (Part 2.1 in proposal).

We fully support the creation of a Conservation Area of approx. 857 hectares, designated CA1 in the Preliminary Proposal, to be retained in full Crown ownership and control.

- a) The upper valley of the Luggate Creek and the tops of the Criffel Range deserve full Conservation status for a variety of reasons including landscape and natural values, and continuity in purpose and theme with the existing protection of other parts of this upland, in the Pisa Conservation Area.
- b) The entire top of this massif is of high value to recreationists for **a variety of activities, in both summer and winter, for active and passive recreation**, the latter including the wish to wander and look, including landscape appreciation and detailed study of the natural and historical environment.
- c) The connection between this Lease via area CA1 through Mid-Run's "wander at-will" block to the north end of the Pisa Conservation Area, and its immediate proximity to the Avalon conservation area, are of high value to us as recreationists, and we fully support the proposal to conserve area CA1.
- d) The landscape on top has a photographic quality of being "unspoiled" that is quite remarkable.
- e) Apart from the present-time loss of a summit vegetative strip to *Hieracium*, the CA1 area seems to be in good condition, especially at its eastern limits, and is not obviously marked by tracks or by pastoral use.
- f) The **historical remains from gold mining** in CA1 should be given extraordinary protection, not just through Conservation status but also in terms of basic and thoughtful protection from potential over-use. The historical trace has its own value as a pattern, and should not in any way be over-written.
- g) We agree that the mining system of gold workings, water races, dams and associated pack track tracks is essentially intact, and we value this highly.
- h) **We propose that the area CA1 be added to the Pisa Conservation Area in time.**

2. LANDSCAPE. Conservation Covenants CC1, CC2. (Part 2.2 in proposal)

The Larches Pastoral Lease is in the Cardrona, a valley with notable landscape values as a whole, and the front slopes of the Lease have a highly visible and significant presence within that valley, not just locally but to international visitors of whom there are many. This valley is a special case for landscape protection.

- a) **We fully support any protective measures that will maintain those notable landscape values.**
- b) The upper front face designated CC2 has good conservation values, including a mixture of native plants, rock faces, boulder fields, and wild-life habitats, from watery to dry, gently sloping to vertical, tussock and valuable shrubs, boulder fields and rock crevices. We particularly noted the number of *Melicytus* plants growing there, and the associated population of lizards.
- c) We think that the strip should be managed to retain its appearance and its natural character, not only as an integral part of the wider pastoral appearance of the whole valley, but also because it has value in its own right, for its natural qualities. It is a very interesting and varied altitudinal strip.
- d) We recommend that the provisions in Schedule 2 which allow fertilising and over-sowing for farming purposes be reversed, and that CC2 be given protection for its natural values.
- e) **We recommend that all or some of the area CC2 be given protection as a Conservation area in Crown ownership and control.**
- f) (With regard to Schedules 1 and 2 attached to these Covenants, if the public is given full walking rights on the easement from bottom to top, no burning should be allowed on any of the property, whether in private or public ownership. Burning-off and public recreational access are not compatible.
- g) **CC1.** We are not sure how you will manage the **intent** of creating Conservation Covenant CC1, and also the **practice** of allowing stock to wander onto it from time to time. (Schedule 2). If cattle are allowed to roam the area of protected shrub-land, regeneration will not take place.
- h) **We recommend that CC1 be fenced against grazing, as appropriate, to allow the mid-slope shrub-land to recover and fill in, and that brier and wilding pines be actively eliminated from it.**
- i) As in Appendix 3, Schedule 2, 3.2.6.1. "the Minister may at his own cost erect a fence around the land". **We recommend that this fence be built.**
- j) It is not clear whether the public may wander in Covenants CC1, CC2.

3. ACCESS.

This is a lease where CORUF does not request vehicle access for the wider public good. The distance up is not great, and is walkable.

- a) **We support the restriction of public access to walking, bicycling and horse riding only, by way of the access easement on the north-eastern boundary, being 150 m wide and named track *d* to *e*.**
- b) No vehicles should be allowed on this easement.
- c) **We support the retention of the central access farm road for DOC management purposes only.**
- d) Keeping motorised vehicles off the top, area CA1, would contribute to the long term protection of the mining traces, the substantive mining remains, and the apparently unmarked landscape.
- e) It is important to us however that enduring and good quality public access is supported.
- f) The proposed 150m wide walking easement up the fence line on the north boundary, from point *d* to *e*, is in general a practical proposal and we support its location and width. Benching a zigzag track through the easement is an option, but only if it could be done in such a way that it is "invisible" to the casual viewer of the front face and does not scar or mark or otherwise diminish the existing landscape values.
- g) **We recommend that a "hidden" track be put in place on the easement, where possible and where appropriate, to prevent random multiple tracking by users going up or down.**
- h) We can see however that there is a problem with **access to** that proposed Walking Easement, as it is delineated on the map supplied. On the ground there is no usable connection between points *b* and *d* on the map. An eroding gulch right to the fence line near point *b* makes the route impassable.
- i) Even if a route was "worked around" the natural obstacle of the eroding gulch, it would be a constant maintenance headache, and possibly dangerous to the general and inexperienced recreating public, given its loose gravels, its steepness and depth, and its proven tendency to flood and re-erode. We did not walk the proposed Easement because of the difficulty of getting onto it.
- j) **We recommend that an alternative route other than the mapped line *b* to *d* onto the easement be investigated, to provide safe and secure walking and bike and horse access to the easement.**
- k) One alternative option is to make available an **existing Legal Paper Road** which extends upslope from Mt Barker Road. It is wide enough to take a safe parking area, and connects to the lease in a straight line, but it seems that one would still have to cross the eroding gully to get to the Walking Easement.

- l) Another option is to use part of the existing central farm road to the base of CC1 and to pass through CC1 to the Easement. We have viewed but not walked this, so suggest it without knowledge of how it would work out.
- m) **We recommend that this matter of primary public access be fully resolved before the Substantive Proposal is signed off.**
- n) A walk up the Criffel face could well become popular for its views of the Wanaka basin, much in the way that the Rob Roy track is heavily used for its wide and spectacular views, and its proximity to town.
- o) **Potential tourist use, not just recreational use, needs to be taken into account in determining the outcomes of this proposal.**

4. CONNECTING ROUTE.

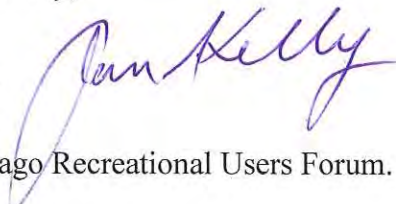
A "round trip" recreational route should be created between this lease and the existing DOC track up the Criffel face through Avalon, next door.

- a) The Avalon walking track begins at the Cardrona Road, on the west side of the river. One has to cross a stile and wade the river from west to east to get onto the DOC track.
- b) It would be an inspired choice to take this opportunity to make a new track or easement that follows the Cardrona River, on one side or the other.
- c) It would allow walkers to take the Larches track to the top, follow along the crest through the Larches / Avalon conservation lands, descend by the Avalon track and return to a Mt Barker Road parking area, to one's vehicle
- d) **We fully recommend that a connecting track is created at river level, on the riparian strip on the east side, to connect the base of the Avalon track to the base of the Larches Track.**
- e) **We fully recommend that a short easement be created to bring walkers from the river bed up onto Mt Barker Road again, to complete this significant circuit.**

Thank you for the opportunity to visit this property, and to make comments on it. We appreciate the courtesy.

Yours faithfully,

Jan Kelly.
Secretary,
Central Otago Recreational Users Forum.



12 September 2008.

The Commissioner of Crown Lands
C/- Opus International Consultants Ltd.,
Private Bag 1913.
DUNEDIN

Attention David Payton



FOREST
& BIRD

Dunedin Branch

PO Box 5793
Dunedin

11.9.08

Dear Sir,

I enclose these submissions on the preliminary proposal for The Larches Pastoral Lease (Po 254) on behalf of the Dunedin Branch of Forest and Bird

Thankyou for the opportunity to make submissions on this proposal and for arranging permission for us to inspect the lease.

Yours sincerely

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

Janet Ledingham

For the Management Committee of the Dunedin Branch, Forest and Bird Protection Society

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