

Crown Pastoral Land Tenure Review

Lease name: THE LARCHES

Lease number: PO 254

Public Submissions - Part 12

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

November

08

**SUBMISSION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL ON THE
TENURE REVIEW PROPOSAL FOR THE LARCHES PASTORAL LEASES**

DATE: 10 September 2008

SUBMITTER: Queenstown Lakes District Council

ADDRESS FOR SERVICE: C/- Ralph Henderson
Senior Policy Analyst
Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN
(03) 441 0493

Dear Sir/Madam

The Queenstown Lakes District Council appreciates the opportunity to submit on the tenure review proposal for The Larches pastoral lease. The Council has an interest in tenure review proposals within this District for four primary reasons:

- ensuring sufficient public access is provided;
- ensuring indigenous biodiversity values are identified and managed appropriately;
- ensuring heritage values are recognised and provided for;
- ensuring outstanding natural landscapes, outstanding natural features and other significant visual amenities are protected.

The Council wishes to raise the following matters:

1. Mt Barker Road.

Mt Barker legal road finishes within the boundary of this lease. A private road currently extends through to Cardrona Valley Road. Council requests consideration be given to extending the legal road through the site to connect Mt Barker Road with Cardrona Valley Road.

Reasons:

- a) The Council believes this would improve access for residents in the Mt Barker area by providing them with an alternative access route that would significantly improve travel times when heading west.
- b) This would improve access to the subject area for visitors travelling from Wanaka or from Queenstown via the Crown Range.

2. Public Access.

The Council is supportive of moves to increase public access in the District through the creation of walking and cycling trails and is working with the Upper Clutha Tracks Trust to achieve that end. The Upper Clutha Tracks Trust is a non profit organisation working towards promoting, supporting, funding and advocating the establishment of a functional and high quality network of trails. The Council is uncertain from the proposal as to how this will fit into the wider network of trails in the area. In particular the Council wishes to ensure that freeholding land through this process will not act as an impediment to the creation of a wider network of trails in the Cardrona valley including a proposed Cardrona – Wanaka trail.

Reasons:

- a) The community have identified the need to create a walking/cycling trail linking Wanaka and Cardrona. A trail linking Wanaka and Cardrona would make a significant addition to the network of walking / cycling trails being developed in the District.
- b) The route of this trail would pass through the area proposed for freeholding as part of this process which may be an impediment to its development.
- c) The proposal should improve access to the Criffel diggings which would facilitate community access to an interesting historic area. There is however, some uncertainty of the ability of this proposal to link with trails running along the tops of the Criffel range.

3. **The Council has concerns about the resources which the Department of Conservation have been allocated for the ongoing maintenance and development of the substantial areas of pastoral lease land that have been acquired through the tenure review process.**

Reasons:

- a) The Council has concerns regarding the ability of the Department of Conservation to manage weed and pest species in these areas in the long term given the lack of additional funding or any evidence of a management plan to administer the increase in the area of these lands that the department is responsible for.

Please do not hesitate to contact the writer if you have any questions with respect to this submission.

Yours faithfully



Ralph Henderson
Senior Policy Analyst

pp

Dave Payton

From: Rudi Sanders [sandersfamily@xtra.co.nz]
Sent: Thursday, 11 September 2008 21:55
To: Dave.Payton@opus.co.nz
Subject: Submission The Larches Po254
Attachments: P1010009.JPG; Larches 2.jpg; Larches 1.jpg

Dear David,

Please find attached our submission on tenure review Po254, the Larches. The submission consists of 2 pages plus one aerial photo on which the intended track into the conservation area is marked in red. This information has been mailed to you as well.

Kind regards,

Rudi and Aggi Sanders

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8th September, 2008

Submission in relation to the Tenure Review Po254 "the Larches".

Submitter: R and A Sanders
935 Mt Barker Road
Wanaka

To whom it may concern,

We also submitted as part of a 4 family submission dated 4th September 2008. We question the need for another access point to the conservation area for reasons explained in the 4 family submission.

We do not object to the Tenure Review on the Larches itself. Our objection is the access route from Mt. Barker road to the track.

As part of the Tenure Review on the Larches, access to a (still to be created) walking track is proposed on a legal road right next to our property. This will create a huge invasion of our privacy and that of our neighbours. It will also have an impact on the "remoteness experience" of the track users. They will not feel comfortable walking the track that intrudes on other peoples privacy (see enclosed aerial shot of 3 of the properties with the legal road/proposed track marked in red).

When we bought our property 3 years ago we were aware of the fact that a legal road was right next to our property. We made enquiries at the time as to find out what the plans for this road were, but neither the Queenstown Lakes District Council, the Otago Regional Council nor the Department of Conservation were able to tell us why a legal road was located there. We were given the impression that there were heaps of legal roads everywhere that never got used and would disappear in time. A map given to us at the time showed indeed legal roads that no longer exist and/or were never formed. Even the latest up to date map given to us by the council showed roads that no longer exist.

It surprises me that the Queenstown Lakes District Council approved the building platforms at the time when there was a possibility that the paper roads were going to be used. At no time was the purpose of this road mentioned.

Although we heard vague rumours about the plans for the track we were not able to get proper information.

Hence our surprise when the Tenure Review proposal arrived and our indignation when only given 2 weeks to respond. The Tenure Review discussion on the property involved

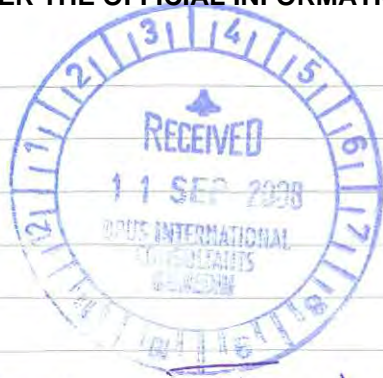
has been going on for some 15 years but not with all affected parties. We have not been consulted whatsoever and find this a huge breach of natural justice.

We strongly object to the access route mentioned above and request proper consultation and information as more workable alternatives are at hand.

Sincerely,


R. and A. Sanders.





Treasor Bain
 945 Mt Baker Rd.
 RD 1
 Wanaka.

Tenure Review. The Larches

It is my understanding that part of the tenure review is the access walking track to the to of the conservation block

It is my belief little or no thought has been given to the negotiated track or access to it as neighbours were not consulted. This track is to zig zag up to 4000 ft in height, to be dug in with diggers etc. It is not a natural track. There is already a track in place that goes through the centre of the farm, and an option at the historic site off the main Cardrona Rd, away from the 4 homes & away from Mt. Bakers road problems.

It is my belief Dave Paton & DOC & The farmer should talk about another access other than the planned access. Have an open mind or forget the tenure review, Avalons Ben Gordon farm boundary & the larches is another access point. No people affected.

Cheers

Historic Site:- Robert Stadholme tended a tree nursery. Established 1879. for the benefit of the district.



Address **945 Mt Barker Rd**
Wanaka, 9382
New Zealand

Get Google Maps on your phone
Text the word "GMAPS" to 466453



Historic site
access off Cardrona Rd
Ben Gordon is not affected.

NORTH OTAGO TRAMPING AND MOUNTAINEERING CLUB
PO Box 217
Oamaru 9444

3 September 2008

David Payton
Tenure Review Contract Manager
Opus International Consultants Ltd
Private Bag 1913
DUNEDIN



Dear Mr Payton

Tenure Review – The Larches

The North Otago Tramping and Mountaineering Club will not be making a submission on The Larches tenure review preliminary proposal. We are, however, grateful for being given the opportunity.

Yours sincerely

A handwritten signature in black ink, appearing to read "John Chetwin".

John Chetwin
Secretary



10 Smacks Close
Papanui
Christchurch 8051

Re: The Larches Tenure Review

Dear Sir,

Well it looked right, from the plan. At least CC2 was in the right place.

Then the questions start:

If this is of such high landscape value to the region, why is only a small area of the hillside covered under a conservation covenant?

Why is the wetland, immediately above CC1, not included in CC1?

Why are you proposing to freehold land, when it appears that significant areas of the river and marginal riverbed land will end up as private property.

Instead of allowing spraying over CC2, which could include native plants, why not state the species targeted?

What's the problem with dogs on the easement? DOC allow dogs on some of the land that they look after, so why not allow them to decide as part of their management policy?

Regards

Geoff Clark