

## **Crown Pastoral Land Tenure Review**

**Lease name : HUXLEY GORGE I & II**

**Lease number : PT 106 & PT 139**

### **Public Submissions**

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.



CA1098292



24 April 2014

Land Information New Zealand  
Crown Property & Investment  
CBRE House  
112 Tuam Street  
Private Bag 4721  
Christchurch 8140



Customer Services  
P. 03 353 9007 or 0800 324 636

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

Dear LINZ Pastoral Team

**Huxley Gorge I & II Tenure Review**

Thank you for providing a copy of the notice, summary of the proposed designations and a copy of the proposal document.

Unless instructed otherwise, 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.

However, 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 30(3) of the Soil Conservation and Rivers Control Act 1941) it holds over Crown leasehold land.

File records show that we have no legal interest in Huxley Gorge under a Land Improvement Agreement.

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

c.c. Judith Earl-Goulet  
Environment Canterbury



**FEDERATED MOUNTAIN CLUBS OF NEW ZEALAND (Inc.)**  
P.O. Box 1604, Wellington.



4 May 2014

Commissioner of Crown Lands  
Land Information New Zealand  
Private Bag 4721  
Christchurch 8140

Dear sir/madam

**Submission on Draft Preliminary Proposals: Huxley Gorge I and II tenure reviews**

I write on behalf of Federated Mountain Clubs of NZ Inc. (FMC). FMC has over 100 member clubs which represent some 16000 members of tramping, mountaineering, climbing and other outdoor clubs throughout NZ, and indirectly represents the interests and concerns of many thousands of private individuals who may not currently be members of clubs but who enjoy recreation in the back country.

*Allocation of land*

FMC fully supports the proposed split between freehold and full Crown ownership and control. The vast majority of the land proposed for full Crown ownership and control is steep country above the bushline and is clearly unable to be farmed in an ecologically sustainable manner. The Crown Pastoral Land Act 1998 states a preference for such land to be restored to full Crown ownership and control.

We note that the proposal is for the land to become Conservation Areas. Given the Parliamentary Commissioner for the Environment's recent concerns about unclassified or stewardship land in the public conservation estate, we firmly believe that the land should have a more appropriate classification. Creating additional stewardship land adds to the Department of Conservation's burden in finding the resources to go through the classification process. We note that all the land is adjacent to the existing Ruataniwha Conservation Park and has values that are appropriate for inclusion in the Park. Immediate incorporation with the Park is therefore appropriate. If there are technical reasons preventing this, then, as an interim measure, all the land reverting to full Crown ownership and control should be classified as Scenic Reserve.

*Access easements*

The proposed access easements preserve existing customary access routes over the proposed freehold land where they deviate from legal roads. FMC supports their creation.

*Grazing concession*

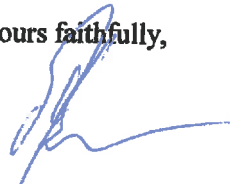
The grazing concession is limited in scope and has an end point. It covers an area that recreational users have traditionally encountered stock in. FMC has no objection to the concession allowing sheep grazing. However, we believe that it is now widely recognised that there is no place for cattle in waterways.

*Tourism concession*

The tourism concession covers the majority of the proposed conservation areas. We understand that it reflects an existing Recreation Permit. The concession is remarkably broad in terms of the range of activities and amount of usage permitted. We understand that the actual usage is nowhere near the permitted level, and support the use of the proposed 'hotspot' and 'clawback' clauses (General Conditions 10 and 11). General Condition 10 should allow user conflicts to be managed, while General Condition 11 should, over time, allow the concession terms to reflect actual usage.

The proposed duration of the concession is 20 years. FMC is strongly opposed to this. The intended operative period of the Conservation Management Strategy is 10 years. Any concession that exceeds this length runs the risk of effectively pre-empting the ability of the Department and the community to create a future Strategy that alters how this concession operates. While we accept that businesses needed certainty, particularly where large investments in assets are necessary, longer periods are more relevant to operators which cannot practically sell or relocate assets – for example, guided walk lodges. We would be surprised if this operator genuinely needs a twenty year commitment to realise an adequate rate of return. If they maintain that this is in fact the case, they should be required to produce evidence that a shorter period is not economically viable.

Yours faithfully,



David Barnes  
On behalf of the Secretary

**Bob Webster**

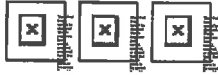
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**From:** Dave M Payton <dave.payton@opus.co.nz>  
**Sent:** Tuesday, 27 May 2014 9:07 a.m.  
**To:** geoff@wardholgate.co.nz  
**Subject:** FW: Huxley Gorge I & II Tenure Review - Notice of Preliminary Proposal



**Dave M Payton** Tenure Review Contract Manager | Principal Property Consultant | Opus International Consultants Ltd  
Phone +64 3 471 5514 | Mobile +64 21 240 9093 | Fax +64 3 474 8995 | Email [Dave.Payton@opus.co.nz](mailto:Dave.Payton@opus.co.nz)  
Opus House, 197 Rattray Street, Dunedin 9016, New Zealand  
Private Bag 1913, Dunedin 9054, New Zealand

Visit us online: [www.opus.co.nz](http://www.opus.co.nz)



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**From:** Geoff [mailto:geoffspearpoint@clear.net.nz]  
**Sent:** Tuesday, 27 May 2014 2:11 a.m.  
**To:** Dave M Payton  
**Subject:** Re: Huxley Gorge I & II Tenure Review - Notice of Preliminary Proposal

Dear sir,

Below is my submission on the preliminary proposals for Huxley Gorge Station.

Thankyou,

Geoff Spearpoint.

27 May 2014

Commissioner of Crown Lands,

Land Information New Zealand,

Private Bag 4721,

Christchurch 8140.

Commissioner of Crown Lands.

Dear Sir/Madam,

## TENURE REVIEW HUXLEY GORGE 1 AND 2 PASTORAL LEASES

To begin, I would like to thank you for the opportunity to make a personal submission on this preliminary proposal.

My name is Geoff Spearpoint, and my tramping and climbing activity in the area goes back to the 1970s. Since the 1990s I have edited 3 editions of a tramping guide first published in 1923, Moirs Guide, The Otago Southern Alps, from the Hollyford to Lake Ohau, published by the New Zealand Alpine Club, most recently in 2013 (eighth edition).

My principal interest in this review is continued public access, free and unfettered, all year as of right as a New Zealander from the road to Conservation land we own in the upper Hopkins, Huxley, and Temple valleys. These are all places I have travelled and are important for many outdoor tramping, climbing, hunting, fishing, camping, horse riding, cycling and 4 wheel drive folk. If the Crown is redefining ownership in the area it must safeguard these existing rights in law that provide legal access.

The area is a magnificent one full of challenging mountains and wonderful scenery with long established tramping trips over Brodrick Pass, and other crossings from the Temple to the Huxley, Ahuriri and beyond. However, getting to where the valley becomes interesting can be a challenge, and it would be nice if tenure review were able to improve that.

From your document, I am not clear as to whether or not the public road shown on 'Huxley Gorge 2 sheet 1 of 2' from 'b' upvalley to the end of the old roadline just over a km below Monument Hut will continue to exist as a legal public road or not.

However, I would like to strongly advocate that it does remain as a public road, formed or unformed, and if any changes are made to the alignment then it is only to facilitate that continued use. This is an important 4 wheel drive access to just below Monument and legal provision for that should be continued, as a public road, preferable outside the control of the Department of Conservation.

This road was formed and useable for 2wd cars until the early 2000s, when floods washed some of it away. I would advocate for the eventual reinstatement of this 2wd access to the old carpark below Monument Hut, and legal provision should be continued for it, should that prove feasible at some later date. There should be no provision for lockable gates at 'b'.

Likewise, a public 2wd road has existed to the Temple Shelter for many years, and legal provision for this should also remain.

Legal access is crucial for recreation on conservation land beyond, and the reason I emphasise motorised access at least to the old Hopkins roadend is because that is where tramping in the valley logically begins, and where bush begins in pockets on the valley slopes. The journey from 'b' to the old carpark is very uninspiring on foot, especially when done more than once.

I have no problem with the proposed tourist concessions provided they do not give any exclusive rights that restrict the rights and freedom of the public on public land and that the concessions remain open to public review from time to time. The sharing arrangements for huts such as Erceg seem reasonable to me.

Thankyou for your time,

Geoff Spearpoint

49 Hillview Rd

Birdlings Flat

Little River 7591

Ph 03 329 0008

0273 184 727

On 19/05/2014, at 10:25 AM, Dave M Payton wrote:

Dear Sir,

Attached is a copy of the Preliminary Proposal document as requested. (Plans are attached to a 2<sup>nd</sup> email)

Regards  
Dave Payton



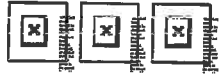
**Dave M Payton** Tenure Review Contract Manager | Principal Property Consultant | Opus International Consultants Ltd

Phone +64 3 471 5514 | Mobile +64 21 240 9093 | Fax +64 3 474 8995 | Email [Dave.Payton@opus.co.nz](mailto:Dave.Payton@opus.co.nz)

Opus House, 197 Rattray Street, Dunedin 9016, New Zealand

Private Bag 1913, Dunedin 9054, New Zealand

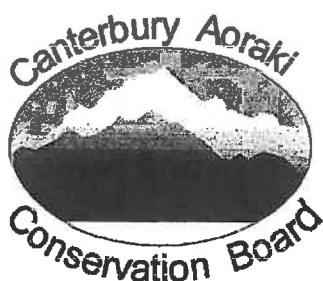
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<TR 059 Huxley Gorge I & II 8\_5.1.5 Proposal 26032014.pdf>



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The Commissioner of Crown Lands,  
CBRE House, 112 Tuam Street,  
Private Bag 4721,  
Christchurch 8140  
[pastoral&tenurereview@linz.govt.nz](mailto:pastoral&tenurereview@linz.govt.nz)

10<sup>th</sup> June 2014

Dear Sir,

#### **HUXLEY GORGE I & II TENURE REVIEW**

The Canterbury Aoraki Conservation Board welcomes the Preliminary Proposal for the Huxley Gorge pastoral leases. This area has long been widely considered very special country. It has outstanding scenic quality. Destinations such as the Dasler Pinnacles, Gunsight Pass and Richardson Rock Bivouac, all on the pastoral lease, are justly popular, and the whole area offers a very satisfying range of recreational opportunities. The leaseholder's public-spirited openness to public access, which has long been widely appreciated, recognises the area's value to the general public. Although altered by human activity, the country still exhibits a high degree of naturalness and has high natural values. The native vegetation still displays a great natural variety and its natural altitudinal sequence. The addition of much of this country to the public conservation estate would very nicely complement neighbouring public conservation lands. The size of the area offers healthy scope for the operation of natural ecological processes and future environmental changes.

The Board therefore supports the proposals to return areas CA1, CA2, CA3, CA4 and CA5 to Crown ownership and control, and has no objection to the freeholding of the 620 hectares referred to in Point 2.2 of the Details. We support the Conservation Covenant over part of that freehold.

Having said all of that, we make a number of observations:~

1. Given that the area GC in CA3, a grazing concession, fronts the bed of the Hopkins River, without, as far as we can see, any requirement for the fencing of the river boundary, it would surely be preferable if sheep only were to be allowed by the concession. Cattle will inevitably be a source of faecal pollution to the river, and would also be much likelier to wander across the river and beyond the GC boundary.
2. Twenty years seems to the Board to be an excessively long period for a grazing concession. Five years, ten at the outside, should be enough to allow an unstressful exit from grazing. We are, of course, unacquainted with the lessee's future plans, but if the intention is to rely on tourism then the grazing concession is not crucial, nor perhaps even necessary.
3. The Board also inclines to the view that twenty years is an inordinately long period for a tourism concession. On the other hand, if the lessee were instead to intensify agricultural activity on the freeholded land, that would have significant effects on the remaining natural values of the freehold, as well as possibly significant downstream consequences. The Commissioner must weigh these considerations carefully when framing a substantive proposal.
4. The maximum numbers of trips and party members proposed for many of the tourism activities seem to be very high. The numbers are of course *maxima*, and it may be that those upper limits are never reached or even approached. We support, therefore, Clauses 10, 11, 16 and 19 in the General Conditions.
5. Given this country's splendid qualities, and several recent unfortunate events highlighted in a recent report of the Parliamentary Commissioner for the Environment, we strongly suggest that when the Crown resumes full ownership and control the land so resumed be made conservation park rather than merely remain stewardship land.

Yours faithfully,



David Round  
for & on behalf of the Canterbury Aoraki Conservation Board

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Contact: Shirley Slatter (Board Support Officer)  
DOC, P O Box 5  
Aoraki/Mount Cook 7946  
[sslatter@doc.govt.nz](mailto:sslatter@doc.govt.nz)  
(03) 4351185



Our Ref: 22015-001

Your Ref: PRY-C60-12718-TNR-Pt106-A/02

12 June 2014

The Manager  
LINZ  
Crown Property & Investment  
CBRE House, 112 Tuam St  
Private Bag 4721  
CHRISTCHURCH 8140

Dear Sir/Madam

**RE: HUXLEY GORGE I & II TENURE REVIEW**

Thank you for your letter of 10 April 2014 concerning the above. Heritage New Zealand's Southern Regional Office in Christchurch has forwarded it to the Otago/Southland Area Office for a response.

**Heritage New Zealand**

In 2010, the Ministry for Culture and Heritage led a review of the *Historic Places Act 1993* (HPA) and as a result of that work the *Heritage New Zealand Pouhere Taonga Act 2014* was enacted on Tuesday 20 May 2014. The Act made some changes to how Heritage New Zealand operates, and to archaeological provisions. It also formally changed our name from the New Zealand Historic Places Trust to Heritage New Zealand, and completes our transition to an Autonomous Crown Entity.

Heritage New Zealand has contributed staff resources to tenure review site inspections and assessments previously and understands the significant inherent values approach for tenure review. These reviews offer a 'one off' opportunity to ensure the Crown's commitment to the identification of heritage values located on pastoral lease land and warranting recognition and protection is met.

**Huxley Gorge I & II Pastoral Leases**

Heritage New Zealand has undertaken a desktop check for the area covered by the Huxley Gorge I & II pastoral leases which included checking the New Zealand Heritage List, the NZ Archaeological Association database, the Conservation Resources Report and a review of information available to Heritage New Zealand's Regional Archaeologist for Otago/Southland. We advise the following from our investigations:

**1. Heritage Values Assessment**

- Heritage New Zealand considers that this property requires a site visit to determine the nature and extent of any historic sites. This should be followed up by a heritage values assessment which would recommend whether any protective mechanisms for heritage features, such as covenants, would be appropriate.

- As an initial comment, of interest are the homestead buildings, whose age we are not able to determine from the proposal or from other information available to us. The Conservation Resources report notes that these could be of historic interest. Also of interest are any old mustering huts, pack tracks, fence lines and survey points. Heritage New Zealand is aware that there was beech forestry in the 1880's in other areas around Lake Ohāu. Beech forestry may also have taken place on these pastoral leases.
  - The Conservation Resources Report notes the age of the leases, dating back to 1859 when they were part of Lake Ohau Station, and then with events happening in the late 19<sup>th</sup> century. For example, although in 1956 Huxley Gorge station presented the Red Hut to the New Zealand Forest Service, this hut was built in 1916 for commercial guiding to the Barren Saddle by the Government Tourist Department (R W Wigley), the hut was used mainly as a mustering hut by the Huxley Gorge Station. Hence, there may be other historic resources that need recording. A site visit would identify these and a heritage values assessment would assess the significance and whether protective mechanisms would be appropriate.
- 2. The protection of archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and the management of archaeological/heritage sites**
- There may be sites where a Heritage Covenant is appropriate protection as the site may post-date 1900, and therefore would not be covered by the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT).
  - It is important to understand that although an archaeological site is protected under the HNZPT this protection is not a management tool to ensure long term survival of an archaeological site. As significant faunal and floral values on a pastoral lease require direct management through Landscape Covenants etc., so to do historic resources also require direct management.
  - Recognition under the HNZPT will not ensure these sites will not be damaged by the same processes as floral and faunal values are damaged such as by the activities of cattle, exotic vegetation encroachment or damage by introduced pests such as rabbits and possums. In addition, any person may apply to Heritage New Zealand to damage, modify or destroy an archaeological site, hence, protection is not absolute.
  - Other Tenure Review proposals or Historic Conservation Resources Reports for tenure review properties have recommended heritage covenants or protection for heritage under DOC land covenants. Examples where this has occurred include: Obelisk, Happy Valley, Morven Hills, Longlands, Beaumont, Cluden, Gorge Creek, Lowburn Valley, Mt Alexander, Loch Linnhe and Isla Downs.
- 3. General Comments on Tenure Review Proposal**
- Heritage New Zealand supports the references in the Tenure Review proposal to the Historic Places Act (1993). We would suggest that references to the Historic Places Act 1993 be replaced with 'Heritage New Zealand Pouhere Taonga Act 2014.' Heritage New Zealand requests that stronger emphasis is placed on Heritage New Zealand being the primary contact if any pre-1900 historic resources (Maori and Pakeha) are known or found on the lease by anyone.
  - Heritage New Zealand supports condition 8.1(b) of the concession document which mentions the Historic Places Act 1993. We would suggest that this be updated to refer to the new Act – the Heritage New Zealand Pouhere Taonga Act 2014.

- **Heritage New Zealand is also supportive of condition 10.1(a) of the concession document which states that the concessionaire will not interfere with, remove, damage or endanger historic resources.**

**Thank you for the opportunity to comment on the Huxley I & II tenure review proposal. Please let me know if you have any queries with respect to the above.**

**Yours sincerely**

A handwritten signature in blue ink, appearing to read 'Jonathan Howard', is written over the typed name.

**Jonathan Howard  
Area Manager (Otago/Southland)**

6



12 June 2014

Commissioner of Crown Lands  
Land Information New Zealand  
Crown Property and Investment  
Private Bag 4721  
CHRISTCHURCH 8140

**Preliminary Proposal for Tenure Review of Huxley Gorge I & II Pastoral Leases, P106 & P139.**

**Submission from the New Zealand Walking Access Commission**

Thank you for the opportunity to comment on the Preliminary Proposal for the tenure review of the Huxley Gorge pastoral leases (PL). As you will appreciate, this is the first opportunity that the New Zealand Walking Access Commission (Commission) has had to comment on this proposal.

The following submission should be considered as new information as, to-date, the tenure review planning, extensive discussion and consultation have been undertaken without input from the Commission – the statutory body established in 2008 to lead and support public access negotiations.

The Commission's public access statutory role is described below, in section **A. Introduction**, and the detailed submission on the tenure review proposal is presented in section **B. Submission**.

In summary, the Commission

**supports:**

- the proposed public access easements labelled "a-b and a-c" on the designation plans; and
- the areas CA1, CA2, CA3 and CA4 being returned to Crown control;

**seeks to have:**

- the grazing concession GC amended to allow for public access by vehicle, mountain bike and horse, or  
a walkway (with provision for vehicles and horse riding) created over the existing vehicle track within the grazing concession area GC from the north end of easement 'a-b' northwards to the Conservation land, where the track deviates from the Lake Ohau Road legal alignment;
- a wide marginal strip to replace area CA5 to protect future public access as well as protecting the specific inherent values identified by Department of Conservation (DOC).

## **A. Introduction**

### **Purpose, Objective and Functions of the NZ Walking Access Commission**

The Walking Access Act 2008 (WA Act) (sections 3, 9 and 10) sets out the purpose, objective and functions of the NZ Walking Access Commission.

Central to its role is the Commission's leadership functions in negotiation and provision of free, certain, enduring and practical access to the outdoors for New Zealanders and visitors.

### **Focus of Submission is Public Access**

The Commission's submission on the Preliminary Proposal for Huxley Gorge I & II is designed, as envisaged by the WA Act, to achieve free, certain, enduring and future-focused public access in this area of New Zealand.

The Commission's submission reinforces the objectives of the Crown Pastoral Land Act 1998 (CPL Act), in particular section 24(c), which is to make easier the securing of public access to and enjoyment of reviewable land. Specifically, our submission addresses the public access and public enjoyment matters provided for in the protection mechanism in subsections (2) (c) and (d) of section 40 of the CPL Act.

The Commission was not consulted during the preparation of this preliminary proposal, nor has it had the opportunity to undertake a ground inspection.

Therefore, this submission should be considered as new information provided by the Crown agency with statutory responsibility<sup>1</sup> for leading and supporting the negotiation, establishment, maintenance, and improvement of –

- walking access (including walkways, which are one form of walking access) over public and private land; and
- types of access that may be associated with walking access, such as access with firearms, dogs, bicycles, and motor vehicles.

## **B. Submission**

Huxley Gorge pastoral leases I & II are situated about the Hopkins River - a key gateway to the Southern Alps. This tenure review provides an opportunity to protect and enhance existing access routes in this highly valued and spectacular high-country recreation area north of Lake Ohau and west of the Hopkins River (see map 1).

### **Existing public access**

Lake Ohau Road, north of Lake Ohau, provides legal vehicular access to the pastoral lease properties via the bridge crossing Temple Stream. This bridge is situated just south of the Huxley Gorge Homestead (see map 2) Lake Ohau Road continues northwards to the existing conservation area boundary (point 'z' on map 4), south of Monument Hut.

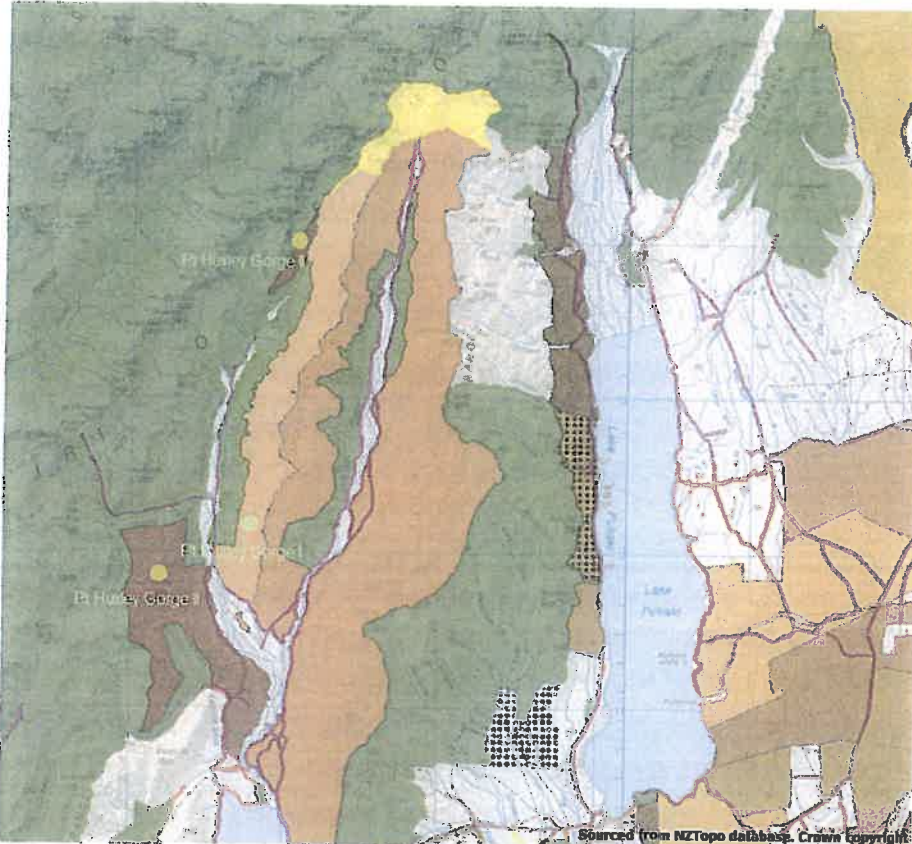
Lake Ohau Road does not provide access to the southern-most area of the Huxley Gorge II, shown as area CA4 on the SSP, as a small ribbon of land belonging to the adjoining Ohau Station Ltd separates the road from area CA4 (see map 2). The only existing public access to this area is via a marginal strip at CAS4's southern tip, and from the Hopkins River, on its eastern boundary.

Access to the southern boundary of Huxley Gorge I is via the Hopkins River or Lake Ohau Road across the river from point 'z' (see maps 1 and 4).

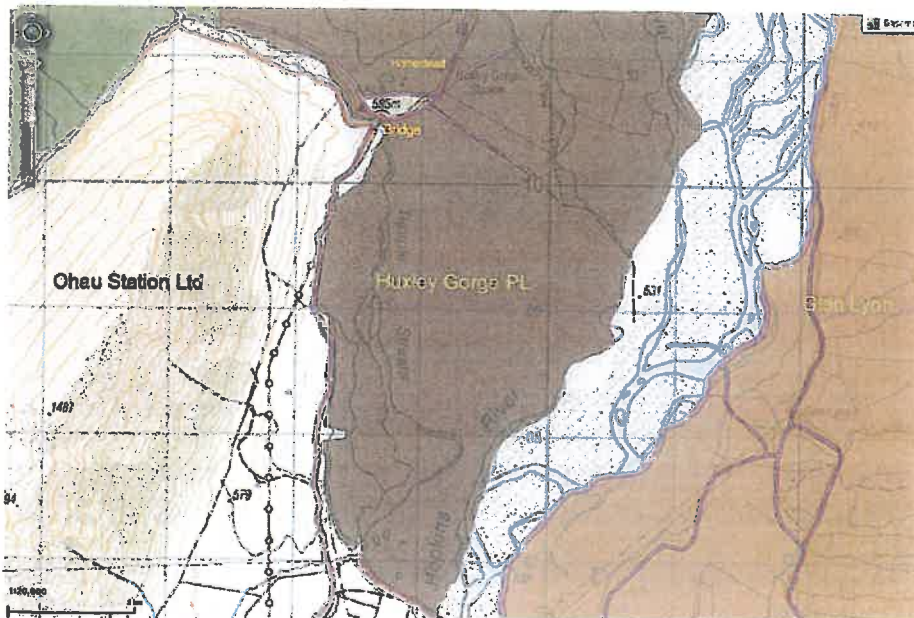
<sup>1</sup> Section 3(b) Walking Access Act 2008

From the bridge over Temple Stream, within the proposed freehold area and the proposed conservation areas, there are several legal roads over the pastoral lease. Vehicle tracks have been established throughout the pastoral leases and coincide with the legal roads in some areas. In many places, however, the vehicle tracks deviate from the legal road alignment.

The Commission understands that the current lease holders do allow free public vehicle access over those tracks that provide physical access to the popular, adjoining conservation areas about the Hopkins River and Temple Stream



Map 1 – Location of Huxley Gorge I & II pastoral leases with existing legal (purple) roads



Map 2 – Marginal strip (pink) not legal roads (purple) provides access to southern area of Huxley Gorge [snip from wams.org.nz]



## Public access proposed in the Preliminary Proposal

The Summary of Preliminary Proposal (SPP) notes that public access is to be established by easements 'a-b' and 'a-c' over the proposed freehold land to provide enduring public access over the sections of the existing vehicle tracks where they deviate from the legal roads (see map 3). Public vehicle access is also permitted over these proposed easements subject to conditions as set out in the easement agreement



Map 3 – Easement over proposed freehold [snip from wams.org.nz]

In addition to these easements in gross (a-b and a-c), the Concession Document included with the SPP confirms<sup>2</sup> that the tracks within the proposed Concession areas will be maintained by the Grantor (Minister of Conservation) to a standard suitable for Conservation management use and public pedestrian access. The Concessionaire may use any existing 4WD tracks within the Concession area and maintain them in consultation with the Twizel Te Manahuna DOC Area Manager.

The Grazing Concession Document included with the SSP confirms<sup>3</sup> that the public shall, at all times, have access on foot to and across all parts of the Land. Where fences occur the Grantor may erect gates or stiles in suitable places.

However, the SPP is silent on public vehicular access over existing tracks within the conservation areas and grazing areas.

The Commission notes that the SSP does not describe the nature of the public access that will be available over marginal strips or the positions of the marginal strips that will be created on

<sup>2</sup> Tourism Concession - Schedule 2 (A) clause (3)

<sup>3</sup> Grazing Concession - Schedule 2 clause 3

disposition. That information is critical to ensure that a complete picture of public access is available for public analysis – to inform public submissions. To not have that information is unfortunate.

**Additional public access sought**

The Commission seeks additional public access over area of the proposed grazing concession (GC) and the conservation area CA5 as shown on the SSP maps. This is to protect existing vehicular public access over GC and to protect public access from ongoing erosion within CA5.

***Vehicular access within grazing concession area (GC)***

Beyond Huxley Lodge northwards, Lake Ohau Road, on the true right of the Hopkins River, has been eroded by the river in two areas. As a result of erosion and also to be better aligned with the topography, the vehicle track north of Huxley Lodge deviates from the legal road alignment in four significant areas as it traverses up the Hopkins River towards the existing conservation estate boundary (point z on map 4) and Monument Hut. This vehicle track is within the proposed grazing concession area (see map 4).



Map 4 – Vehicle track b-z (blue) deviates in four main areas from legal road (purple) over the grazing concession GC

As previously noted, the SSP indicates public pedestrian (walking) access will be maintained across those conservation areas subject to tourism and grazing concessions. It appears, however, that public vehicular access over the vehicle tracks in the grazing and tourism concession areas is not being protected.

The Commission considers that public access by vehicle (including mountain bike) and on

horseback should also be ensured over the vehicle track where it deviates from the legal road within the grazing concession area.

To provide for the public access in this highly valued recreational area, the Commission seeks to have the grazing concession amended to allow for public access by vehicle, mountain bike or on horse.

Alternatively, the Commission seeks to have a walkway easement, under the WA Act, created over the vehicle track alignment (where it deviates from the legal road) and that easement to allow for vehicles, mountain bikes and horses.

### ***Safeguarding public access along the right bank of Hopkins River (CA5)***

A conservation area, CA5 is currently proposed over a large part of the Hopkins riverbed that adjoins the eastern boundary of the proposed freehold area.

It is clear, from the historic pastoral lease boundary and new aerial imagery, that there is active erosion in this location and the conservation area CA5 will not protect enduring public access (see map 5).

The Commission is concerned that there has been no recognition in the SSP of the effect of further erosion within the area designated CA5. It is possible that the river may eventually erode the conservation land in CA5 to the point that the river may cut into the freehold, therefore eventually preventing practical public access along the right hand bank of the Hopkins River in this vicinity.

The Commission seeks, therefore, to have public access along the eastern boundary of the proposed freehold land protected by a moveable marginal strip. This will require a marginal strip (width to be confirmed) to be established along a realigned eastern boundary of the freehold area. Any significant inherent values would be protected by covenant where they remain within the revised freehold area, or other mechanisms, as appropriate, where the significant inherent values exist within or beyond the marginal strip.



Map 5 – Current CA5 will not protect public access

A marginal strip of a width greater than 300m extending into and replacing the proposed CA5 area would better protect public access and also protect the significant inherent values.

The lack of information on qualifying water bodies within the SSP prevents a definite marginal strip width being recommended and the Commission would welcome the opportunity to discuss the options in more detail, with you.

## Conclusion

### *The Commission:*

1. **Supports** the proposed public access easements (labelled "a-b" and "a-c" on the designation plans) over the proposed area to be freeholded.
2. **Supports** the areas CA1, CA2, CA3 and CA4 being returned to Crown control.
3. **Seeks to have: either**
  - o *the grazing concession GC amended to allow for public access by vehicle, mountain bike and horse, or*
  - o *an easement for a walkway under the WA Act (with provision for vehicles and horse riding) created over the existing vehicle track within the grazing concession area GC from the north end of easement 'a-b' northwards to the Conservation land, where track deviates from the Lake Ohau Road legal alignment.*
4. **Seeks to have a wide marginal strip to replace area CA5 to protect future public access as well as protecting the specific inherent values identified by DOC.**

Thank you for the opportunity to make a submission on the Preliminary Proposal for tenure review of the Huxley Gorge I & II pastoral lease.

We request timely advice as to how all the points we have raised have been analysed and what amendments, if any, are subsequently proposed to the Preliminary Proposal designations.

We would be pleased to discuss the details of a proposed walkway and an extra wide marginal strip (points 3 and 4 above) with you.

Yours sincerely



Mark Neeson  
Chief Executive

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South Canterbury Section  
New Zealand Alpine Club  
PO Box 368  
Timaru  
12th June 2014

Commissioner of Crown Lands  
Land Information New Zealand  
Private Bag 4721  
CHRISTCHURCH 8140

Dear Sir/Madam,

**HUXLEY GORGE1&2 TENURE REVIEW SUBMISSION**

The members of the SC Section of NZAC have a long history of recreational use of the Mountains access from the Hopkins Valley

We commend the proposal's provision of access to the Hopkins Valley. Continued vehicle access to Monument Hut is very important for recreational users of the Valley.

Yours sincerely

Robert Moffat  
Secretary SC Section NZAC



Thursday, June 12, 2014  
Commissioner of Crown Lands  
Crown Property & Investment  
CBRE House, 112 Tuam Street  
Private Bag 4721  
CHRISTCHURCH 8140  
To Whom it may concern

Chris Pearson  
18 Rewa St  
Dunedin

I would like to make the following submission for Preliminary Proposal for the Tenure review of the Huxley and Huxley 2 which is undergoing tenure review under the Crown Pastoral Land Act 1998. While I have a few concerns and I feel that I can support however I have one minor reservation.

I feel that the area CA1 and CA2 certainly represents a valuable addition to the conservation estate. CA1 represents an outstanding addition to the Conservation estate. It is also an area that is heavily used by recreational users including our local tramping club. I am also pleased to see that there is a easement for public vehicle access which deals with the major deviations for the Lake Ohau Road from its legal alignment and legalizes public use of the access road for the Temple track. I would suggest that in future tenure reviews however, consideration be given to road legalization surveys rather than using easements.

I also note that the concession for tourism is very broad but I I feel that it is a reasonable price to pay for the improved public access. I note that it only legalizes operations that are already underway and the conflict between these activities and public use seems relatively small.

Sincerely yours,

Christopher Pearson

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**From:** Sonya and David Hodder [<mailto:s.d.hodder@xtra.co.nz>]  
**Sent:** Monday, 16 June 2014 3:22 p.m.  
**To:** pastoral & tenure review  
**Cc:** [office@deerstalkers.org.nz](mailto:office@deerstalkers.org.nz)  
**Subject:** Huxley Gorge 1 & 2, Pastoral Lease, Tenure Review, Proposal

LINZ Pastoral Team,  
Crown Property  
Chrsitchurch,

You sent me a copy of the Huxley Gorge 1 & 2 Tenure Review doc on 19 th May.  
I'm a bit late with my comments (by 12th June) but thought I should sent them anyway.

I haven't any serious objections - the near future management appears to be the same as the last 20-30 years under Ken Wigley's control. I have had only one problem in the past but that was with a person acting as Ken's 'Operations' manager re hunting of red deer. Some runholders seem to believe that the deer within the bush/beech forest belong to them rather than the Crown.

The Tourism concession, on land returned to the Crown, is a bit like the Mesopotamia Stn draft, in that it allows commercialisation on the returned Crown land for a considerable period. In this case 20 years, - but with no right of renewal. The Wigleys-type management should be acceptable, in my view.  
If anybody else was to obtain the concessions, I would be very concerned.

The period of 20 years, may be longer than the Wigleys can exist as effective managers of this area. What allowance is included in the concession that covers this ?

The need for a hunter to have a permit from DOC and then permission from the concession holder raises some historical and practical issues.  
Like Glentanner Station it raises the issue of continued responsibility/duty of the runholder to receive hunting permission requests - usually via phone, and log decisions which impacts on his/her time available for the management of the total property. With the Wrigleys managing both the Dobson valley and the Hopkins valley(Huxley Gorge 1 & 2) this could become more onerous !

There may need to be discussions between DOC, Wigley's and local hunting organisaions,(GACouncil ?), to 'smooth' things out.

I'm happy to discuss any of the above with LINZ Project staff.

Yours faithfully

David W Hodder  
408 B Barrington Street  
Christchurch 8024  
P 339 7038  
D 027 616 1290