



## **Crown Pastoral Land Tenure Review**

Lease name: Alphaburn  
Lease number: Po 380

### **Part One**

### **Public submissions**

These submissions were received as a result of the public advertising of the preliminary proposal for tenure review.

September **03**

The Manager  
Knight Frank Ltd.,  
Box 27,  
Alexandra

5 March 2002

**Tenure Review Alphaburn**

Thank you for a copy of the Draft Proposal.

It is difficult to fully comment on a proposal that is based on detailed scientific information that is withheld. I refer to the Department of Conservation biological survey information and recommendations. Is it possible to get these under the Official Information Act for each case?

Anyway Section 3.3.1 Conservation Covenant concerns me.

I am alarmed that two high altitude areas are being disposed of by freehold disposal and proposed as Conservation Covenants.

As an alternative to the freeholding and Conservation Covenant proposal, why not restore to full Crown Ownership, leave unfenced if it is not feasible to fence them? They'll be no worse off than at present. If the Conservation values are significant then this is a much more satisfactory scenario long-term. In my opinion the burden of proof is the other way around. If an area has significant values then the first choice is to retain in Crown ownership and solve operational problems such as fencing in other ways. Freeholding the areas seems a drastic and unjustified step! The areas appear to exceed 1480m in places. In my opinion, areas of this altitude in this region of Otago contain significant biological values, both in terms of alpine ecosystems, species and natural processes. They should be restored to full Crown ownership.

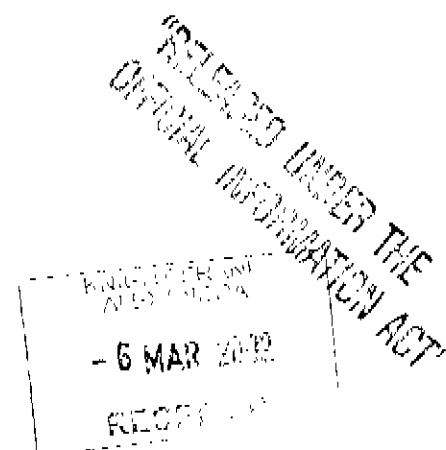
What and where is the evidence that these values are "less significant" than adjacent areas to be retained in Crown ownership?

Additionally I'd like to see the feasibility of fencing peer reviewed. A second opinion on this matter would provide some surety given these decisions are being made forever.

I support other aspects of this Draft Proposal.

Thank you for the opportunity to comment.

regards



Commissioner of Crown Lands,  
C/o Knight Frank (NZ) Ltd,  
Land Resources Division,  
Box 27,  
ALEXANDRA.

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#### ALPHABURN TENURE REVIEW.

Thank you for the opportunity to comment on this Review. My main concern is with recreational access. It is my understanding that although the areas reverting to the Crown are designated as "Conservation" it is intended that there should be free public foot access to these areas. Certainly this should be the case. Therefore it is unsatisfactory that access can be denied, even for such a worthy purpose as lambing, at a time of year, including a major holiday weekend, when access to land of moderate elevation adjacent to a thriving holiday centre, is at a premium. I would hope that access would not be denied, but it would be better if a way could be found to ensure all year round access.

In note 3.1.2 (final sentence) descent from Mt Alpha to the Fern Burn is suggested as a possibility. Combined with a climb of Mt Roy this would make an excellent trip, although beyond many people's (including my) capacity to complete in one day. However it would be desirable to have assured, and signposted, access at the Motutapu Road end.

As a general principle, a single access point for such a large area is much less than adequate. The possibility of access through Spotts Creek and Hillend Pastoral Leases as hinted at (3.1.1) in no way invalidates this principle.

Concerning grazing concessions (3.1.2): the reasons for granting the proposed grazing concession are plausible but no more. If this area is worth conserving the process should begin now, not in 20 years time, when other reasons for postponing it will doubtless be found.

Yours sincerely,

6/3/02.

47

The Commissioner of Crown Lands  
C/- Knight Frank (NZ) Limited  
PO Box 27  
Alexandra

15.4.02

Dear Sir,

We support the Tenure Review proposal for Alpha  
Burn Station but we strongly oppose the Upper Clutha  
Environment Society's submission to make the Dampier  
Bay farm land into a Department of Conservation  
reserve.

Yours Faithfully,



13 April 2002

Commissioner of Crown Land  
Alexandra

Re: Mount Roy and Damper Bay to Glendhu Bay Tenure Review Proposal

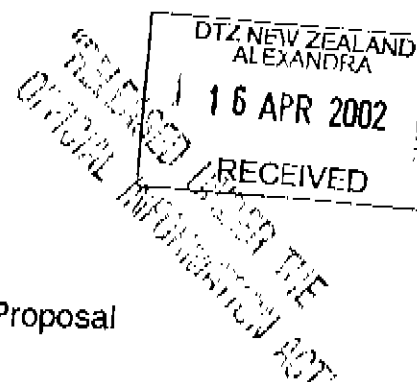
Dear Sir:

We are writing to let you know we support the Mount Roy and Damper Bay to Glendhu Bay tenure review proposal except for in the Damper Bay to Glendhu Bay area where the area to be retained as land and full Crown ownership should be considerably extended to include the area beside the lake and around the wetlands as marked on the map in the Messenger on 13 April 2002. We value this landscape in its natural undeveloped state. We also believe there is a lack of public land in this area with the potential for easy accessibility for recreational activity such as walking, fishing, and mountain biking. My husband fishes this area every Tuesday. He is afraid that if the land should become privately owned creating the potential for selling to a developer that a subdivision would totally take away the peaceful and natural atmosphere for all types of recreation. We are already suffering from less access to the Clutha River because of private closures of the existing access.

In conclusion, we are asking that this land becomes a reserve administered by the Department of Conservation.

Sincerely,





13 April 2002

Commissioner of Crown Land  
Alexandra

Re: Mount Roy and Dampier Bay to Glendhu Bay Tenure Review Proposal

Dear Sir:

I am writing to let you know I support the Mount Roy and Dampier Bay to Glendhu Bay tenure review proposal, except for In the Dampier Bay to Glendhu Bay area, where the area to be retained as land with full Crown ownership should be considerably extended, to include the area beside the lake and around the wetlands as marked on the map in the Messenger of 10 April 2002. We value this landscape in its natural undeveloped state. We also believe there is a lack of public land in this area with the potential for easy accessibility for recreational activity such as walking, fishing, and mountain biking. I am afraid that if this land is ever owned privately, it would have the potential to be sold on to developers and could become developed into a subdivision. This would be a great pity for all the people of the area who enjoy the area for its unique beauty and recreational activities. It would also be a pity for future generations.

In conclusion, we are asking that this land becomes a reserve administered by the Department of Conservation.

Sincerely,

I Support the texture review proposal except for  
in the Dampier Bay to Glerdhu Bay area where  
the area retained as land in full Crown Ownership  
should be considerably extended to include the area  
beside the lake and around the wetlands as marked  
on the map attached.

This area is of high landscape value in its natural  
undeveloped state, the lack of public land in this  
area and the potential for easily accessible  
recreation such as walking mountain biking,  
fishing swimming picnicking etc.

This land should become reserve administered by  
the department of conservation.



SUBMITTOR :

To

THE COMMISSIONER OF CROWN LANDS  
c/- KNIGHT FRANK (N.Z.) LIMITED  
P.O. Box 27

Alexandra.

REF ATTACHED

MAP OF AREA TO BE RETAINED  
IN DOC OWNERSHIP

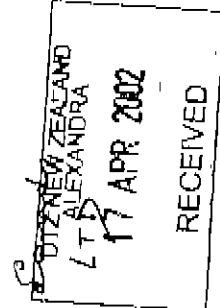
DELETED LITERATURE MAY BE RECOVERED BY SEARCHING THE  
BELOW.



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REF ALPHABURN STATION  
TAVURE REVIEW DUNNIE BAY

The Commissioner of Crown  
to Knight Frank (NZ)



Dear Sir,

In the 10<sup>th</sup> April 'Messenger' the Upper Clutha Environmental Society commented on the Mt Bay and Dampier Bay to Glendhu Bay Tenure Review Proposal.

I enclose the plea outlined in the last paragraph of that article. That plea reads:

The Society suggests that the Upper Clutha community make submissions generally supporting the tenure review proposal except for in the Dampier Bay to Glendhu Bay area where the area to be retained as land

Full Crown ownership should be considerably extended to include the area beside the lake and around the wetlands as marked on the maps...



Again quoting from the article I would like retained as land in full Crown ownership, 'the whole of the area between Mt Aspiring Rd and the lake, apart from the modified farmland behind Dampier Bay'.

Once lake side land is free-holded it is difficult to prevent developments if there was subdivision, public access could be curtailed. With an ever increasing population in Wanaka, it becomes especially important to protect the area which would become a refuge for public recreational use now and in the future.

I do look forward to the public walking track to be formed between Dampier and Glendhu bays.

All the best in your endeavours  
Yours faithfully

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INFORMATION ACT

REFUSED UNDER THE  
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**Wakatipu Environmental Society**

**(WESI) References 1043/98; 1394/98 and 1165/98**

**to the Proposed Queenstown Lakes District Plan**

**EVIDENCE OF DI LUCAS, LANDSCAPE PLANNER  
BSc, MLA, FNZILA, Registered Landscape Architect**

**March 2002**

**for**

**UPPER CLUTHA ENVIRONMENTAL SOCIETY INC.**

**Part 4 - Roy's Bay to Damper Bay and Alpha Face**

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INTRODUCTION

1. My full name is Diane Jean Lucas. I am principal of Lucas Associates, a landscape planning, design and management practice, established in Canterbury in 1979 and working throughout New Zealand
2. I hold a Master of Landscape Architecture (planning), a Bachelor of Science (Otago), and, I am a Registered Landscape Architect and Fellow of the New Zealand Institute of Landscape Architects.
3. In 1995 I led a study for the Queenstown Lakes District Council which resulted in the report, *"Indigenous Ecosystems. An Ecological Plan Structure for the Lakes District"* (Lucas Associates 1995) which forms the basis for the landscape analysis underpinning my assessment methodology.
4. I have been asked by the Upper Clutha Environmental Society to provide and present further evidence on the Upper Clutha area of the Queenstown Lakes District, in particular for the area of Roys Bay to Damper Bay and Alpha Face. I provided some of this in my previous overview evidence (June 2001) as a demonstration "window" from Matukituki to Waterfall Creek.
5. Recognising the definitions and criteria developed by this Court for both landscape and naturalness, and the development of the District Plan to date, I have developed a landscape assessment approach that enables landscape categorisation and spatial delineation and that can be continually refined as the need arises.

**DAMPER BAY - WATERFALL CREEK - Mt ALPHA LANDFORMS**

6. In the attachment to my overview evidence I provided land systems mapping of the area under consideration at various levels of detail. The nested hierarchy approach of this land systems analysis allows for ever-increasing detail to be provided.
7. Attachment E showed the broad land types and landform components of the Damper Bay to Roys Bay and Mt Alpha area as involving:

**MOUNTAIN LAND TYPE**

- 7<sup>th</sup> Harris-Cardrona, the slopes of Roys Peak and Mt Alpha.

#### VALLEY FLOOR & BASIN LAND TYPES

- Isolated Mountain **15**, round the lakeshore either side of Damper Bay down to Waterfall Creek.
  - Moraine and Fluvial Outwash, **13**, various components.
8. As evident then on Attachment F, the Moraine and Fluvial Outwash in some areas involved mapping of complexes because of the fine scale of the landscape. The mapping has since been further refined to separate the various components of this land system between Damper Bay and Waterfall Creek (**attachment 1**).
  9. The refined mapping recognises the mountain fans (13f) separately from the trough lands (13 h), and refines the roche moutonnee mapping (13j).
  10. The ice-scoured trough around the base of Roys Peak heads right down to Waterfall Creek near the edge of town.
  11. The trough is flanked by fans below the steep mountain slopes of Roys Peak, and the series of roche moutonnee to the north that front the lake.
  12. The valley fill of this ice-scoured trough begins before Damper Bay displaying there a classic open water, low elevation tarn just below the Wanaka Mount Aspiring Road.
  13. The roche moutonnee that wraps around below the slopes and fans of Roys Peak separate the mountain from the lake shore. Along with the trough between, they provide a fascinating mountain to lake transition. The strongly evident glacial processes, at a highly legible scale and proximity, means that this mountain to lake landscape around Roys Peak provides a major cue for understanding and appreciating the wider glacier sculpted landscape.
  14. Lapping from mountain slope to trough lands, fans are delineated (landform component 13f) and the Mt Aspiring Road generally follows

the base of fans along the bottom edge of the mountain slope. The road sits above the valley fill in the trough (landform component 13h). The road is thus generally along the division between mountain associated lands and valley floor lands.

15. Sitting apart from the more simple mountain and fan slopes, the series of roche moutonnee, over-ridden, carved and scalloped by glaciers, form a series of very diverse mid to small-scale landforms in this grand landscape context.
16. Whilst of reasonably small-scale in this grand landscape, the roche moutonnee have a strong presence because of their location. They sit out adjoined by the horizontal plain of the lake surface on their north-east side and the valley fill through the trough on the south-west.
17. The roche moutonnee form a strong enclosure to the trough landscape, separating it from the lake beyond.
18. Amongst the varied ice-carved country there are niches, hollows and bluffs. The route of the Wanaka Mount Aspiring Road generally follows the junction of fan and trough land.
19. From the base of the mountain slopes and road there are occasional glimpses to the lake beyond (attachment 2).
20. Toward the Glendhu Bay end of this hard rock complex, there is a break in this carved rock wall to the lake, and the valley fill spills through to meet the lake at Damper Bay.
21. The roche moutonnee thus present fascinating detail with rounded forms backed by rugged "plucked" surfaces. The land cover is generally rough grassland, with some grey shrubland and occasional wilding pine. The roche moutonnee lands are in general highly natural in the strong natural patterning of the fascinating landforms.
22. This roche moutonnee landscape is very highly valued from above and from "inland" - from the mountain slopes, the Wanaka Mount Aspiring Scenic Road, and from the lands within the trough. They are valued too from amongst them, with their diversity of hummocks and refuges. They are highly valued in their relationship and frontage to the lake waters.

Also, the roche moutonnee are very valued as the lake edge when viewed across the lake from town.

23. The mountain slope - fan - trough - roche moutonnee landscape complex runs from Glendhu Bay down to Waterfall Creek . The combination in total provides a landscape of great importance particularly in terms of legibility, aesthetic and recognised values. It is an outstanding landscape with considerable natural qualities. The trough lands are however less natural than the adjoining mountain slopes and roche moutonnee. The legibility and integrity of the trough lands is however very important to the experience of the roche moutonnee lands adjoining. Therefore the whole complex requires very careful landscape management.
24. Damper Bay to Waterfall Creek lands are found to be complex and to have somewhat complex landscape values. The scene-setter mountain slopes form the amphitheatre for the complex of smaller player lands below. The character of these complex lands and waters is the iconic Wanaka character that has long been highly valued and widely enjoyed.
25. As outlined in my overview evidence (June 2001, para. 98) the Wanaka to Mt Aspiring Road is a major recreational route and the landscape is the primary resource. It is identified as a Scenic Rural Road.

#### **DAMPER BAY - MT ALPHA**

27. The Pastoral Lease lands of Damper Bay and the mountain slopes above are Crown Pastoral Lease lands of Alpha Burn Station currently under tenure review. The Damper Bay Lakeside Recreation Reserve that runs around the lakeshore to Ironside Hill trig, includes the millennium Warburton Walkway and is proposed be extended to around the Damper Bay shorelands.
28. The main evaluation criteria for landscape assessment for tenure review include:
  - naturalness, particularly the naturalness of the character from the patterns, processes and elements of the abiotic and biotic

dimensions, and, the indigenouseess and intactness of the character.

- legibility, the clear evidence of natural formative processes, and their coherence.
- aesthetic value, including scenic.
- visible and accessible
- distinctive, an identity and association
- complementary context
- lack of detractions.

Plus, in recognition of the potential for change over time:

- vulnerable, sensitive
- sustainable, and also
- potential.

28. Having been contracted to undertake assessments under these criteria for the tenure review process, I consider it surprising the proposal currently out for comment proposes freehold tenure on the lands around Damper Bay and of Roys Peak, given the important landscape values and the dearth of public land in the area.

29. However, the summary report states, "*The whole of Alpha Burn Station contains very high visual and scenic values and is within an area that is renowned for outstanding scenic values.*"

*The lake faces below Roys Peak are an important landmark and backdrop view to Wanaka and the surrounding area.*

*Below Mount Aspiring Road the characteristic lumpy topography and remnant manuka form important foreground views to Lake Wanaka and the surrounding mountains.*

*Much of Alpha Burn Station is highly visible from the lake and public roads and vulnerable to insensitive alteration such as tracking and structures."*

## LANDSCAPE CATEGORISATION

30. The dominant and dramatic natural features, the landform complexity and its legibility, the aesthetic beauty and iconic significance, together mean the Damper Bay to Waterfall Creek lands are in total an outstanding landscape. The trough fill lands, the flats, are adjunct, foil and foreground to the outstanding upstanding lands. The major mountains, their faces and fans, the roche moutonnee, the moraine dumps and the water bodies, are all identified as Outstanding Natural Features and Landscapes. The trough lands are probably of too small a scale to be recognised as a separate planning category.
31. The outer slopes of the Alpha Range are very prominent visually from in the lake basin - from the waters; from the shores and lands across at Dublin Bay, at Beacon Point, from in town and south to Mt Iron and the Criffel Range. Roys Peak specifically is also enjoyed directly from the walk on its slopes to the crest. The whole land mass of the mountain contributes importantly including in terms of natural values, legibility and aesthetic, as well as shared and recognised values. The Alpha Face is identified as an ONL.

#### DAMPER BAY TO WATERFALL CREEK

32. The ruff of roche moutonnee (depending on scale, delineated as land type 15 and landform component 13j, **attachment 1**) that wraps around the Roys Peak's base provides for an enriched interface from mountain to lake (refer photograph 1 from my overview evidence, 2001). This roche moutonnee suite is a focus in the landscape. So visually accessible from a considerable area of lands and waters, including from lands across the lake, it is an area of rich visual detail and ecological opportunity. The natural, legibility, aesthetic, and shared values are all very important for this entire lakefront suite. The whole roche moutonnee suite from Damper Bay to Waterfall Creek is categorised as ONL.
33. The Wanaka Mount Aspiring Road hugs the fans (land unit 13f) below the steeper mountain slopes. The gap in the roche moutonnee row allows a small valley and Damper Bay. This concentrated density of

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features at the foot of Roys Peak is, due to its very important natural, legible, aesthetic and shared values, is all categorised as

34. The ice-carved trough between the roche moutonnee around the shore and the mountain slope is important for its context, sandwiched between these dramatic, beautiful and prominent hard rock formations. The more intensive land management in this rather intimate scale of landscape located within the bigger grand landscape of the Wanaka basin, has resulted in a rather picturesque character. Excepting for evidence of landform patterning, with a few buildings and some exotic tree plantings these lands are not particularly natural. There are however considerable visual amenity values, and their context and association is highly natural.
35. Damper Bay to Slaughterhouse Creek is identified as the most significant stretch due in particular to its greater naturalness, and because it includes the most grand roche moutonnee in this landscape strip, that of Ironside Hill trig.
36. Whilst there are now four buildings on the rock ridge visible from Wanaka town and the lake, the ridge retains a high degree of naturalness and wildness. The landform retains high legibility and aesthetic values of naturalness, coherence and memorability.
37. The existing buildings result in localised domestication, which, with the row development, is having an ever-increasing impact on the experience of the Wanaka.
38. I had previously (June 2001) assessed the trough lands alongside Mt Aspiring Road to be of less wildness and naturalness. They do however contribute substantially to the legibility and aesthetic values of the adjoining rock ridge lands. Trough and ridge together are part of a glacial-derived complex. The rock ridge is the landscape with greatest naturalness, natural science value, legibility and aesthetic value.
39. The complexity of the glacially gouged landscape, showing the direction of the glacier and the varying hardness and softness of the rock, is fascinating. The strange landforms are at a very accessible scale. A scale people can relate to, and can observe from lake, from shore, from

Ironside Trig, from the Road and from above on the slopes of Roys Peak.

40. The rock ridge and trough landscape that runs parallel to the mountain slope and lake shore, is viewed from both sides, and overviewed, so that it is a well-known feature. There is little of these lands that is not visible from a public viewpoint. They are on display, and they are well-appreciated.

#### OPTIONS

36. There are thus 2 options identified for addressing the landscape categorisation. Separate the trough lands from the ridge lands, the former as VAL the latter as ONL and/or ONF, to recognise their differing values.
37. The complexity of the glacially gouged landscape, showing the direction of the glacier and the varying hardness and softness of the rock, is fascinating. The strange landforms at a very accessible scale. A scale people can relate to, and can observe from lake, from shore, from Ironside Trig, from the Road and from above on the slopes of Roys Peak.
38. The rock ridge and trough landscape that runs parallel to the mountain slope and lake shore, is viewed from both sides, and overviewed, so that it is a well-known feature. There is little of these lands that is not visible from a public viewpoint. They are on display, and they are well-appreciated.
39. This was the approach I took in the preliminary mapping in my overview evidence (June 2001, attachment G). However, refined mapping reveals that the resultant VAL map unit would be very spatially limited.
40. The second option is to combine the rock ridge and trough lands as an integrated whole - recognising the hard rock and softer rock areas that had been more thoroughly gouged out to form a trough.
41. A combination of rock ridge and trough as a single mapping unit would be recognised as an outstanding natural landscape in total.

MT ALPHA FAN

38. I refer to this landscape unit as the Mt Alpha fan as it now displays a surface created by fan-building processes (mapped as 13f, **attachment 1**). This fan deposition material overlies moraine. (Mr Haworth has referred to this landform as a "terrace", perhaps due to its smoothness and river-truncated front edge formed by outwash during the last great glacial retreat)
39. The Mt Alpha fan is a strongly rolling surface below the steep mountain slope. I understand the landform unit derives from moraine smeared on this mountain slope by an earlier glaciation (some 30,000 years ago). The younger fans running off the mountain slopes above are now overwhelming it. No longer a rippled surface, the moraine has been buried and smoothed. The toe has been truncated by the later glaciation (photos **attachment 3 & 4**).
40. The stark line across the mountain slope above the landform unit is merely a management boundary - a bracken line (photos, **attachments 5 & 6**), that comes and goes. I assess the Mt Alpha fan to be part of the mountain range landscape.
41. The Mt Alpha fan is very prominent from around the Wanaka basin, and its smooth sloping surface, uninterrupted except for a few tree clumps, "displays" any contrasts with the open grassland character.
42. Due to the prominence and coherence of this displayed, sloping fan surface, I assess it to be part of the outstanding natural landscape of the Alpha Range.
43. I understand the Council supports recognition of this fan landform as part of the ONL of Mt. Alpha Face, being above the 400 metre contour.
44. The landscapes of the rock ridge and Mt. Alpha face are front stage. They are very highly visible, from the traditional town and from the much expanded town toward Beacon Point, and from the major recreational area around and in the waters of Roys Bay, Eely Point, Bremner Bay to Beacon Point. They are also overviewed from important recreational areas, such as from Mt. Iron Reserve, similar to the view from Mt. Barker (**attachments 3 & 4**).

45. I find that the landscape unit of the Mt Alpha Face, including the Mt Alpha Fan, is an outstanding natural landscape in total.
46. I have not provided further detail on the Mt Alpha Face as I understand the face of this mountain range has been accepted by all parties as an ONL.

## DISCUSSION

47. Though there are not many structures as yet in place the scale and complexity and prominence and significance of the landscape and landform units into which additional structures may be proposed and developed is such that each one evident is of significance in downgrading the very important landscape qualities.
48. Whilst Wanaka has the National Park headquarters, the lands of the Park are remote from the town, there is a surprisingly small amount of publicly accessible reserve land around the landscape that forms the setting to the town, a major recreational destination.
49. Despite this, the lands of these landscapes Damper Bay to Waterfall Creek and Alpha face are very visible and very valued landscapes.
50. Experienced from in and around the town, and from the lake, this landscape is assessed to be particularly vulnerable and under very significant pressure. The change that is seen to be occurring, as well as the changes consented to or in the planning process are assessed as threatening to domesticate these rather natural, wild, and special landscapes and features that, being largely uncluttered by structures and unpatterned by management patterning are at odds with the natural patterns.
51. The landscapes have an unusual quality of psychological accessibility through their scale and landform detail, and a ruggedness and remoteness also through their landform detail as well as their apparent lack of domestication.

## CONCLUSIONS

52. The landscape under consideration is a major scene-setter for Wanaka. It is the major middle distance outlook that provides the character for the town and the lake.
53. From my assessment I find that the landscape of Damper Bay is an outstanding natural landscape.
54. The roche moutonnée landscape from Damper Bay to Waterfall Creek is assessed as a very important and vulnerable Outstanding Natural Landscape and or Feature.
55. I find that whilst there are more and less modified parts to this landscape, that the trough areas of less wildness do however contribute substantially to the legibility and aesthetic values of the adjoining rock ridge lands. Trough and ridge together form part of a glacial-derived complex. The rock ridge is the landscape with greatest naturalness, natural science value, legibility and aesthetic value,
56. There are thus 2 options for addressing the landscape categorisation. Separate the trough lands from the ridge lands, the former as VAL the latter as ONL and/or ONF, to recognise their differing values.
57. This was the approach I took in the preliminary mapping in my overview evidence (June 2001, attachment G). However, refined mapping reveals that the resultant VAL map unit would be very spatially limited.
58. The second option is to combine the rock ridge and trough lands as an integrated whole - recognising the hard rock and softer rock areas that had been more thoroughly gouged out to form a trough.
59. A combination of rock ridge and trough as a single mapping unit would be recognised as an outstanding natural landscape in total.
60. I find that the landscape unit of the Mt Alpha face down to the base of the fans including the Mt Alpha Fan, is an outstanding natural landscape in total.
61. I find that the front stage position, the landscape values, and the evident pressure, mean that this Roys Bay to Damper Bay and Mt Alpha landscape would appropriately be given special planning status.

62. In terms of landscape naturalness, importance and vulnerability to change, I rate this Damper Bay to Waterfall Creek and Mt Alpha Fan as reasonably to highly natural, very important, and very vulnerable.
63. I find that it would be appropriate to apply the policies of Inner Upper Clutha to this ONL landscape due to the exceptional values of, and pressures on, this landscape.

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The Commissioner of Crown Lands  
C/O Knight Frank (NZ) Ltd  
P.O. Box 27  
Alexandra



Dear Sir

I wish to express my support for the Tenure Review proposal for Alpha Burn Station. I strongly appose the Upper Clutha Environmental Society's (UCES) submission to make the Dampier bay farm land into a Department of Conservation reserve.

The Upper Clutha Environmental Society has a limited membership of less than 50 people. The Upper Clutha Environmental Society's submission does not reflect the wishes of the local community.

Yours faithfully

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15 April 2002

The Commissioner of Crown Lands  
C O Knight Frank (NZ) Limited  
P O Box 27  
ALEXANDRA

Dear Sir

I support the Tenure Review proposal for Alpha Burn Station, but I strongly oppose the Upper Clutha Environment Society's submission to make the Damper Bay farm land into a Department of Conservation reserve.

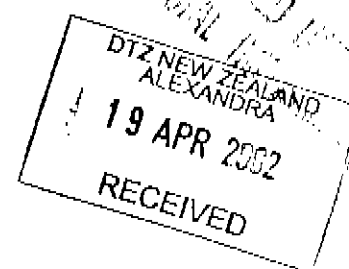
Yours Faithfully

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ALEXANDRA  
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The Commissioner of Crown Lands  
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PO Box 27  
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Yours Faithfully,

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The Commissioner of Crown Lands  
C/O Knight Frank (NZ) Ltd  
P.O. Box 27  
Alexandra



Dear Sir

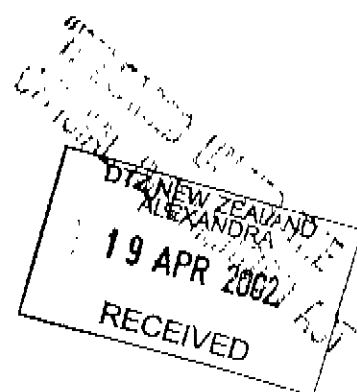
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C/O Knight Frank (NZ) Ltd  
P.O. Box 27  
Alexandra



Dear Sir

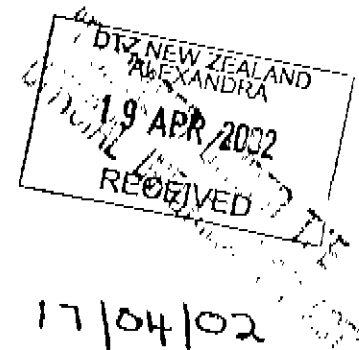
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The Commissioner of Crown Lands  
C/- Knight Frank (NZ) Limited  
PO Box 27  
Alexandra



Dear Sir,

We support the Tenure Review proposal for Alpha Burn Station but we strongly oppose the Upper Clutha Environment Society's submission to make the Damper Bay farm land into a Department of Conservation reserve.

Yours Faithfully,

RELEASED UNDER THE  
OFFICIAL INFORMATION ACT

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DTZ NEW ZEALAND  
ALEXANDRA  
18 APR 2002  
RECEIVED

The Commissioner of Crown Lands  
C/- Knight Frank (NZ) Limited  
PO Box 27  
Alexandra

Dear Sir,

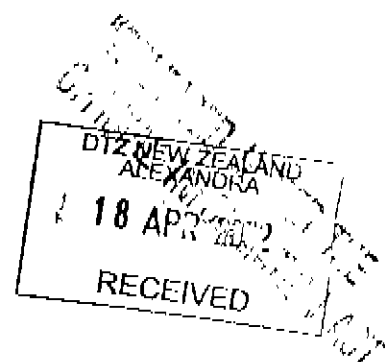
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Yours Faithfully,

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OFFICIAL INFORMATION ACT

85

The Commissioner of Crown Lands  
C/- Knight Frank (NZ) Limited  
PO Box 27  
Alexandra



Dear Sir,

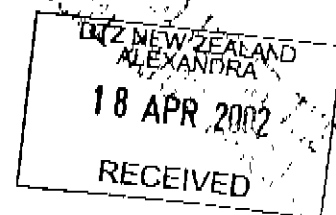
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Yours Faithfully,

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OFFICIAL INFORMATION ACT

SLA

The Commissioner of Crown Lands  
C/- Knight Frank (NZ) Limited  
PO Box 27  
Alexandra



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Yours Faithfully,

RELEASED UNDER THE  
OFFICIAL INFORMATION ACT

# ALPNEWS

alpine news agency

Ian McCrone - Managing Editor

PO Box 36, Wanaka, Otago, New Zealand  
e-mail: ian.mccrone@xtra.co.nz phone: (03) 443 7227

12 April, 2002

Commissioner of Crown Lands  
c/- Knight Frank NZ Ltd  
Box 27  
ALEXANDRA

DTZ NEW ZEALAND  
ALEXANDRA

18 APR 2002

RECEIVED

Dear Sir,

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OFFICIAL INFORMATION ACT

## Alphaburn Station Tenure Review

I make the following personal comments on the recently-advertised invitation to the public in connection with the tenure review process for the Alphaburn Station.

For your background, I have been a neighbour and friend of the parents of Don McRae since coming to live in Wanaka 20 years ago, and know other members of the family. I do not know what stance Don and Vicki McRae are taking on your proposal, but I obtained a copy from Knight Frank some weeks ago and have read it carefully. As a non-farmer, but an angler interested in access to waterways and walking, I thought it a very fair compromise between public good now and in the future, and acknowledgement of the stewardship of the land under the McRae family since the late 1960s.

I did not intend making a comment on the review process until the Upper Clutha Environmental Society published an advertisement this week which seemed to be telling the public to demand an extension of the Damper Bay area as an extra reserve. [See attachment A]

I'm a supporter of the UCES, but not a member. As provider of a news service to a number of outlets, including editing and publishing the Upper Clutha's first community newspaper which is now on the Internet, I have given the UCES as much coverage as anyone. I have attended all its annual meetings (the only meetings of the society to which the press is invited), and made objections similar to those of the secretary-treasurer, Julian Haworth, to a number of resource consent applications in the last seven or eight years. [We've even both been threatened -- separately and unsuccessfully -- with defamation suits by a party not unknown to the Otago conservator of the Department of Conservation.]

Now, I could not become a member of the UCES. Reason: I would not fill out the questionnaire Mr Haworth now demands of potential members to prove their environmental purity. I do not know how many would-be joiners of the society have applied and been accepted. One, a high country farmer's wife who has a passionate

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2.

interest in the land and its preservation, answered in writing months ago, and I believe, is still awaiting word on whether she qualifies. [See B, C]

At the last annual meeting of the UCES, the membership was said to be more than 50. This was before the executive announced its policy of vetting new applicants -- most of whom seemed to be from the farming sector.

Mr Haworth has put a tremendous amount of time, work and I suspect, quite a bit of his own money, into the society and its battles in resource consent hearings and Environment Court appeals. He chaired the society until his term ran out under the charter, and had no opposition when he volunteered for the secretary-treasurer job. But how much the society or its officers can claim to represent the Upper Clutha community as a whole is a moot point. The society appears to be very much Mr Haworth's "baby." He fronts for it at most planning hearings to which the society lodges objections as the conscience of the Upper Clutha community.

Mr Haworth certainly does not represent me in what I assume from past knowledge is his advertisement, seeking more farm land between Dampier and Glendhu bays. Vague statements like "the society believes..." and how-to-vote style instructions need much stronger argument if they are to be credible. The statement that access is "likely to be denied" is at best guesswork, and at worst, bordering on the defamatory, given the record of the McRae families in allowing the public onto their leasehold land to climb Roys Peak and walk the Diamond Lake track.

To my knowledge, apart from a few weeks at lambing time, the only closure of the track over the McRae property to the mountain summit to the public was for about 10 days last year. The runholders became exasperated over a statement they attributed to the UCES which inferred the walking track was "a public place." Their stance was backed by the local landcare group.

Incidentally, the diagram in the UCES advertisement is misleading. It does not portray with any clarity the new public access, carparks or lagoon to be surrendered.

The comments on the sub-division bogey are, I suggest, irrelevant. This is a matter for the local authority, if and when it ever arises.

As an ex-mountaineer, I welcome the continued opportunity people would have to climb Roys Peak under the tenure review proposal. As an angler, I welcome the promised access to the lake between Glendhu and Dampier bays, and the Scaife wetland.

As I have said, my personal view is that this is a good compromise for all. I'd be happy to see it go through.

Yours faithfully,

Ian McCrone

12/4/02

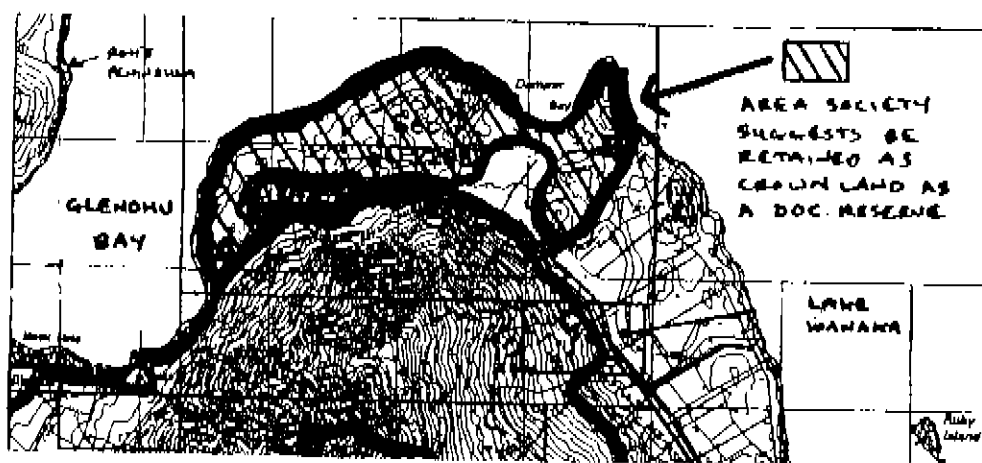
Upper Clutha Environmental Society

**Mt. Roy and Damper Bay to Glendhu Bay  
Tenure Review Proposal**

A Tenure Review proposal for Alhambra Station has recently been notified for public comment under the Crown Pastoral Land Act (1998). The proposal suggests that 3437 ha of Crown Land be freeholded while 1117 ha remain in Crown ownership.

The Society supports the tenure review process and is pleased that under this proposal 1117ha is proposed to be retained as public land, that access will be retained to Roy's Peak and that a public walking track is proposed from Damper Bay to Glendhu Bay.

The proposal suggests that the wetland east of Glendhu Bay beside Mt. Aspiring Road be retained as Crown Land. The Society supports this, however, the Society believes that the area retained as Crown land around this wetland and a second wetland close to Damper Bay should be increased in size such that the whole of the area between Mt. Aspiring Road and the lake, apart from the modified farmland behind Damper Bay, be retained as land in full Crown ownership. This area is marked on the map below.



The area in question is highly visible from Wanaka, Glendhu Bay, Lake Wanaka and Mt. Aspiring Road. If it is retained as Crown Land full public access will be guaranteed, it will be protected from subdivision and it is likely that the area will become a major recreation resource for the community for this and future generations. The Damper Bay to Glendhu Bay area is very accessible from Mt. Aspiring Road and is characterized by terrain that can be used for recreation by people of all ages. The area contains fascinating ice-sculpted landforms and is highly natural in character. There is currently very little public land in this area.

If most of this lakeside area is freeholded, as proposed, protection from subdivision and development will rely on the District Plan policies and rules which do not always prevent visually intrusive developments. Public access is likely to be denied apart from a track on the lake margins.

The Society suggests that the Upper Clutha community make submissions generally supporting the tenure review proposal **except for in the Damper Bay to Glendhu Bay area where the area to be retained as land in full Crown ownership should be considerably extended to include the area beside the lake and around the wetlands as marked on the map above.** Submissions should stress the inherent value of this landscape in its natural undeveloped state, the lack of public land in this area and the potential for easily accessible recreation such as walking and mountain-biking. **Submissions should ask for this land to become a reserve administered by the Department of Conservation.**

Submissions should be sent, to arrive BEFORE MAY 1<sup>ST</sup>, to:

The Commissioner of Crown Lands,  
c/- Knight Frank (NZ) Limited,  
PO Box 27, Alexandra.

We suggest submitters should obtain a copy of the tenure review proposal by ringing (03) 448 6935. E mail UCES Secretary Julian Haworth on [uces@xtra.co.nz](mailto:uces@xtra.co.nz) for information or phone 443 1813.

(B)

RECEIVED UPPER CLUTHA DISTRICT COUNCIL  
24 NOV 2001

**UPPER CLUTHA ENVIRONMENTAL SOCIETY (INC.)**

PO Box 443, Wanaka.  
Tel/Fax (03) 443 7837  
ucses@xtra.co.nz

24<sup>th</sup> November 2001

Dear

**UCES Membership**

In response to growing membership of the Society and the need to comply with the Society's Constitution the committee has decided to send out a list of questions in order to ensure that new members support the main Object of the Society as described in Part 2(a) of the Constitution, that is:

*"To protect the environment in the Upper Clutha District and to take any steps necessary to achieve this ....."*

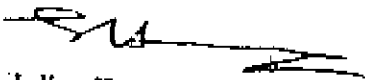
Below are listed the questions required to be answered by prospective members as decided by the committee:

- 1 Do you support or oppose the policy that all subdivision and development in Outstanding Natural Landscapes in the Upper Clutha should be "reasonably difficult to see" and why?
- 2 Do you support or oppose a ban on tussock burn-off on high-country stations and why?
- 3 Do you support or oppose a ban on jet-skis in Roy's Bay and why?
- 4 Do you support or oppose a ban on chemicals in Lake Wanaka and why?
- 5 Do you support unrestricted public access and a "right to roam" for the public on the high-country tops including, for instance, Mt. Maude, Mt. Burke, Mt. Grand and Mt. Roy? Please give reasons.
- 6 Do you support or oppose development that is easily visible from the Cardrona Valley Road and why?
- 7 What do you think is important to maintain the character of the Upper Clutha?
- 8 Do you accept that where the wider community interest is involved planning rules are needed to limit non-farming development in certain areas even though compensation may not be given to the landowner? Please give reasons.

Please return your answers to PO Box 443 as soon as possible. The committee will then decide whether the answers to the questions are consistent with Object 2(a). Any monies already received will of course be returned immediately should the committee decide not to accept membership.

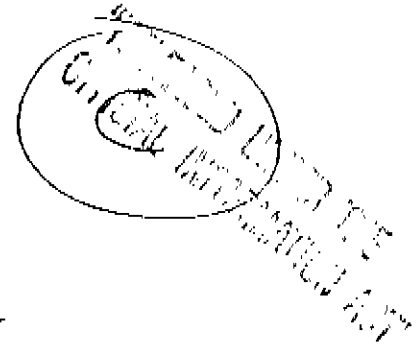
Please contact me if further information is required on this matter.

Yours faithfully,

  
Julian Haworth  
Secretary

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OFFICIAL INFORMATION ACT

15/12/01  
**Ian McCrone  
In WANAKA**



experience of the  
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a panel comprised  
Sally Middleton and  
d members Peter  
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icillor David Clax  
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would be thrown out in  
u," he said.  
crone@voyager.co.nz

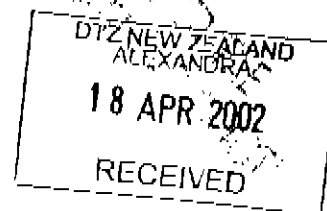
Community clubs and incorporated  
associations scratching for support usually  
welcome as members anyone with the price of  
an annual subscription.  
Not so the Upper Clutha Environmental  
Society which has a financial membership of  
about 60, each paying \$20 a year.  
It sends out a list of eight questions to  
prospective candidates to establish whether  
they subscribe to the main aim in the group's  
constitution.  
This is "to protect the environment in the  
Upper Clutha district and to take any steps  
necessary to achieve this."  
Would-be members are required by a  
decision of the governing committee to give  
support or oppose, answers in writing, and  
state reasons for the stance they take.  
Subjects include developments in  
outstanding natural landscapes having to be  
reasonably difficult to see, and bans on high-  
country farm burn-offs, the use of jet skis on  
Wanaka's main bay, and chemicals to control  
lake weed.  
Candidates are also asked whether they  
support unrestricted freedom of public access  
to a number of low peaks in the region, and  
if that limits are needed on non-farming  
developments in some areas.  
A form letter has been going out since last  
month mainly to runholders and their families,  
bearing the signature of the society's founding  
president and now secretary Julian Haworth.  
One recipient is Hawea farmer Pat  
McCarthy, who challenged Haworth's right to  
speak for the community at an Environment  
Court hearing some months ago on new  
landscape protection rules.  
Another is Fiona Rowley who farmed Lake  
Hawea Station for many years with her  
husband, Jim. She made an impassioned plea  
for conservationist unity at the annual meeting  
of the society in August, which appeared to  
heal the rift.  
Haworth says the committee has still to  
decide whether to accept a number of new  
applications, and defends the questionnaire as  
a legitimate way of probing attitudes.  
"We are sending it out to anyone who has  
not been a member before. It's to people who  
we're not sure about," he says.  
● Memories of the big floods of November  
1999, spurred business associations in  
Queenstown and Wanaka to warn lake-front  
retailers to prepare to "stack it high to keep it  
dry" as back-country rain continued.  
But by mid-week, weather forecasters were  
saying the danger was over, and the first snows  
of summer coated the mountain peaks.  
■ Contact: mcrone@voyager.co.nz

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OFFICIAL INFORMATION ACT

From: Ian McCrone  
Alpnews  
Box 36 Wanaka Otago  
tel: 03 443 7227  
e-mail: imccrone@hotmail.com

17-4-02.

The Commissioner of Crown Lands,  
c/o Knight Frank (N.Z.) Ltd.,  
P.O. Box 27,  
ALEXANDRA.



Dear Sir,

Alphaburn Tenure Review.

I wish to express appreciation for the inclusion in the above, of an easement between the Damper Bay Reserve and Glendhu Bay, to allow the continued construction of a walkway. The Otago Regional Council has completed the section, Watertall Creek-Ironsides Hill of the Millenium Walkway and approval of the above easement will allow work to proceed further.

There are several points I wish to make.  
Section 3.3.1. Easements (i) speaks of a easement "on a practical line above the lakeshore". This should be more clearly defined to allow flexibility in choosing the line for a walkway. In Schedule A it would ~~be better~~ be better to construct it on a direct line from Point B to Damper Bay, rather than the more difficult and costly route around the headland (schedule B). Consideration should be given to extending the Damper Bay Reserve through to Glendhu Bay which would answer this.

Finally, it would be desirable to have foot access to Damper Bay from the Mt. Aspiring road for those not wishing to proceed beyond the Bay.

Yours faithfully,

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OFFICIAL INFORMATION ACT

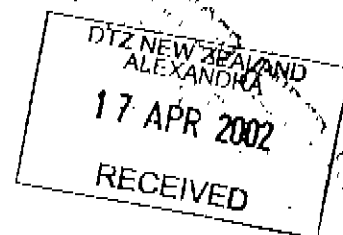
5  
The Commissioner of Crown Lands  
C/- Knight Frank (NZ) Limited  
PO Box 27  
Alexandra

15-4-02

Dear Sir,

We support the Tenure Review proposal for Alpha  
Burn Station but we strongly oppose the Upper Clutha  
Environment Society's submission to make the Dampier  
Bay farm land into a Department of Conservation  
reserve.

Yours Faithfully,



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OFFICIAL INFORMATION ACT



**SOUTH ISLAND HIGH COUNTRY COMMITTEE**



16 April 2002

Commissioner of Crown Lands  
C/o Knight Frank (NZ) Ltd.  
P O Box 27  
Alexandra,

**RELEASED UNDER THE  
OFFICIAL INFORMATION ACT**

Dear Sir,

**Re Alfaburn Tenure Review**

We are writing to support the proposed tenure review of Alfaburn Station.

In reviewing all the land in the lease, we believe the objects of the Act have been fully complied with. Where appropriate the significant inherent values have been dealt with and the securing of public access has been allowed for.

We note that the McRae family will relinquish from their control

- a) 1117 ha. to go to the Conservation estate
- b) Access to Roy's Peak
- c) Access in the form of a walkway from Damper Bay to Glendhu Bay around the lakeshore
- d) Area around wetland to be retained in Crown control

This is a very significant outcome for conservation and public access, while at the same time the land capable of economic use will be freeholded.

We enclose an article circulated via a local newspaper by the Upper Clutha Environmental Society. The Society wants to create more conservation land between Damper Bay and Glendhu Bay. There are a number of flaws in the article:

This land is not in its "natural undeveloped state" as the article claims, and is definitely capable of economic use. In fact it has been oversown and topdressed for many years.

This issue of visibility and landscape of this area is dealt with under the District Plan.

The second wetland discussed in the article is not on Alfaburn.

these areas if this should be free of the on estate.

If the Alphaburn tenure review was unsuccessful, the public may lose the extremely important access to Roy's Peak and the equally important walkway from Damper Bay to Glendhu Bay, as well as the total of 1117 ha. going into the conservation estate.

We thank you for the opportunity to submit on this proposal.

Yours faithfully,

*Richard D. Long*

Alastair Ensor,  
Chairman.  
(per Bob Douglas, Secretary)

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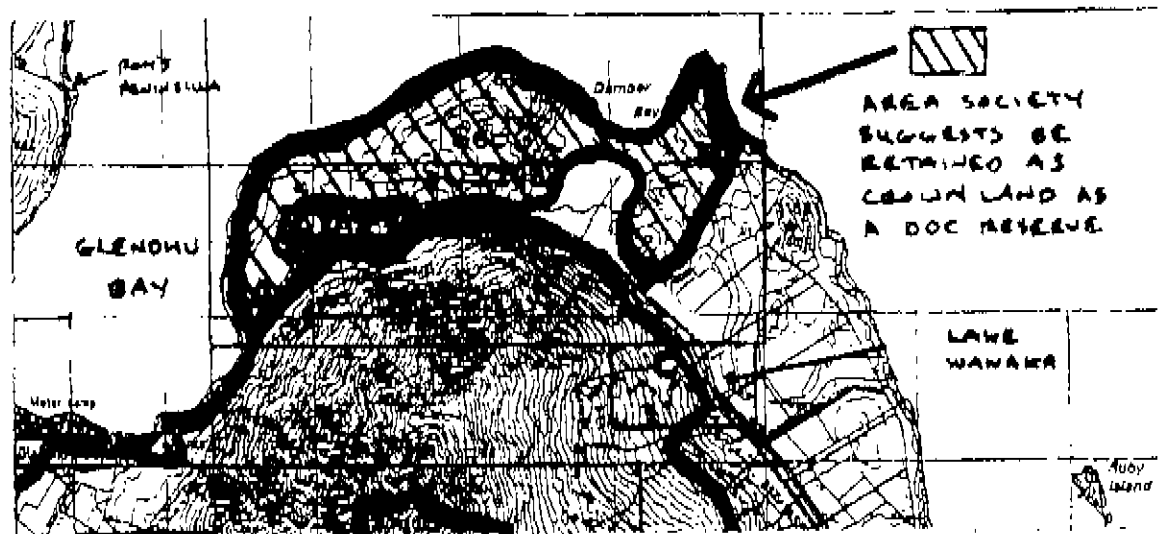
RELEASED UNDER THE  
OFFICIAL INFORMATION ACT

## Mt. Roy and Damper Bay to Glendhu Bay Tenure Review Proposal

A Tenure Review proposal for Alphaburn Station has recently been notified for public comment under the Crown Pastoral Land Act (1998). The proposal suggests that 3437 ha of Crown Land be freeholded while 1117 ha remain in Crown ownership.

The Society supports the tenure review process and is pleased that under this proposal 1117ha is proposed to be retained as public land, that access will be retained to Roy's Peak and that a public walking track is proposed from Damper Bay to Glendhu Bay.

The proposal suggests that the wetland east of Glendhu Bay beside Mt. Aspiring Road be retained as Crown Land. The Society supports this, however, the Society believes that the area retained as Crown land around this wetland and a second wetland close to Damper Bay should be increased in size such that the whole of the area between Mt. Aspiring Road and the lake, apart from the modified farmland behind Damper Bay, be retained as land in full Crown ownership. This area is marked on the map below.



The area in question is highly visible from Wanaka, Glendhu Bay, Lake Wanaka and Mt. Aspiring Road. If it is retained as Crown Land full public access will be guaranteed, it will be protected from subdivision and it is likely that the area will become a major recreation resource for the community for this and future generations. The Damper Bay to Glendhu Bay area is very accessible from Mt. Aspiring Road and is characterized by terrain that can be used for recreation by people of all ages. The area contains fascinating ice-sculpted landforms and is highly natural in character. There is currently very little public land in this area.

If most of this lakeside area is freeholded, as proposed, protection from subdivision and development will rely on the District Plan policies and rules which do not always prevent visually intrusive developments. Public access is likely to be denied apart from a track on the lake margins.

The Society suggests that the Upper Clutha community make submissions generally supporting the tenure review proposal **except for in the Damper Bay to Glendhu Bay area where the area to be retained as land in full Crown ownership should be considerably extended to include the area beside the lake and around the wetlands as marked on the map above.** Submissions should stress the inherent value of this landscape in its natural undeveloped state, the lack of public land in this area and the potential for easily accessible recreation such as walking and mountain-biking. **Submissions should ask for this land to become a reserve administered by the Department of Conservation.**

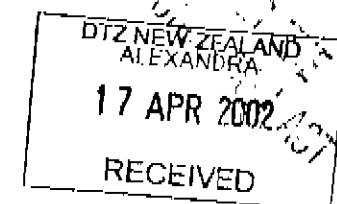
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c/- Knight Frank (NZ) Limited,  
PO Box 27, Alexandra.

We suggest submitters should obtain a copy of the tenure review proposal by ringing (03) 448 6935. E-mail UCES Secretary Julian Heworth on [ucses@xtra.co.nz](mailto:ucses@xtra.co.nz) for information or phone 443 1813.

49

The Commissioner of Crown Lands  
C/- Knight Frank (NZ) Limited  
PO Box 27  
Alexandra



Dear Sir,

We support the Tenure Review proposal for Alpha Burn Station but we strongly oppose the Upper Clutha Environment Society's submission to make the Damper Bay farm land into a Department of Conservation reserve.

Yours Faithfully,

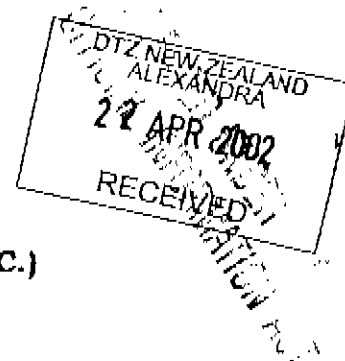
15/04/02

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OFFICIAL INFORMATION ACT



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OFFICIAL INFORMATION ACT



**UPPER CLUTHA ENVIRONMENTAL SOCIETY (INC.)**

PO Box 443, Wanaka.  
Tel/Fax (03) 443 7837  
ucces@xtra.co.nz

**Alphaburn Station-Tenure Review Proposal**

The Society has obtained a copy of the Notice of Preliminary Proposal-Alphaburn Station Tenure Review recently notified for public comment under the Crown Pastoral Land Act (1998).

The Society makes the following submissions on the proposal:

**1. Area between Damper Bay and Glendhu Bay**

The Society believes that the area between Damper Bay and Glendhu Bay bordered by Mt. Aspiring Road to the South and Lake Wanaka to the north (see map attached where the area is marked) has significant inherent values and considerable recreational potential. The reasons for this are discussed below. The area highlighted on the map will be referred to as "the Damper Bay to Glendhu Bay area" below.

**1.1 Significant Inherent Values**

**1.1.1 Natural, Legible and Aesthetic Values**

The Society is currently involved in an Environment Court appeal against a subdivision on the land owned by Sharpridge Trust Ltd. immediately to the Southeast of the Damper Bay to Glendhu Bay area. The hearing on this case begins in Wanaka on 29<sup>th</sup> April 2002.

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The Society has had expert landscape evidence prepared for this hearing and includes (attached to this submission) a copy of this evidence as prepared by its witness Ms. Di Lucas. The Society was aware of the Alphaburn Tenure Review proposal when it commissioned this evidence and so asked Ms. Lucas to comment on the landscape values of the Damper Bay to Glendhu Bay area. Many parts of this evidence are relevant to this submission and especially to the Damper Bay to Glendhu Bay area. We will highlight some of Ms. Lucas's comments below but the evidence needs to be read in its entirety because of its relevance to other parts of this tenure review proposal.

In paragraph 13 she says:

*"The roche moutonnee that wraps around below the slopes and fans of Roy's Peak separate the mountain from the lake shore. Along with the trough between, they provide a fascinating mountain to lake transition. The strongly evident glacial processes, at a highly legible scale and proximity, means that this mountain to lake landscape around Roy's Peak provides a major cue for understanding and appreciating the wider glacier sculpted landscape."*

In paragraph 21 she continues:

*"The roche moutonnee thus present fascinating detail with rounded forms backed by rugged "plucked" surfaces. The land cover is generally rough grassland, with some grey shrubland and occasional wilding pine. The roche moutonnee lands are in general highly natural in the strong natural patterning of the fascinating landforms."*

In paragraph 23:

*The mountain slope - fan trough - roche moutonnee landscape complex runs from Glendhu Bay down to Waterfall Creek. The combination in total provides a landscape of great importance particularly in terms of legibility, aesthetic and recognised values. It is an outstanding landscape with considerable natural qualities.*

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In paragraph 30 she says:

*The dominant and dramatic naturalness, the landform complexity and its legibility, the aesthetic beauty and iconic significance, together mean the Damper Bay to Waterfall Creek lands are in total an outstanding landscape..... The roche moutonnee, the moraine dumps and the water bodies, are all identified as Outstanding Natural Features"*

Ms. Lucas's evidence considers that the hills along the western shore of Lake Wanaka, including those in the Damper Bay to Glendhu Bay area, should be categorised as *Outstanding Natural Features (ONF)*. This is landscape of the highest order under the RMA and a key element of these features is their *naturalness*. In paragraph 23 Ms. Lucas talks about the areas importance in terms of *legibility* and in paragraph 30 she talks about the "*aesthetic beauty*" of the Damper Bay area. The evaluation criteria for naturalness, legibility and aesthetic values appear, therefore, to be met.

Important here is the fact that the whole Damper Bay to Glendhu Bay area is studded with Outstanding Natural Features in the form of a series of roche moutonnee and the important wetland area known as Scaife's lagoon.

Members of the Society are familiar with the Damper Bay to Glendhu Bay area as viewed from Wanaka town, Mt. Aspiring Road, Glendhu Bay and Lake Wanaka. The feeling in the Society is that the ice sculptured hills in this area are highly natural. We agree with Ms. Lucas's expert advice that those hills should be regarded as outstanding natural features as described in s.6(b) of the RMA. Similarly we agree with her that the Scaife's lagoon area is an outstanding natural feature.

*Where a large number of ONF's are present in a landscape the Society believes that the landscape in question self-evidently has significant inherent values. As such almost all*

of the Damper Bay to Glendhu Bay area satisfies the requirements of the Crown Pastoral Land Act (1998) that where significant inherent values are present the land should be retained in full Crown ownership.

The only areas possibly without significant inherent values in the Damper Bay to Glendhu Bay area are a couple of small paddocks and the relatively small area of farmland behind Damper Bay. However even this modified landscape is categorised as Outstanding Natural Landscape (ONL) by the Queenstown Lakes District Council landscape experts in its Proposed District Plan. The hummocks and vegetation just behind Damper Bay beach are interesting and have considerable naturalness and amenity and so in our opinion have significant inherent values.

This is reflected in the attached map where we suggest the area immediately behind Damper Bay be retained in full Crown ownership, though not the paddock area to the south of Damper Bay.

### **1.1.2 Wetlands**

The Society supports the retention of Scaife's Lagoon as a wildlife management area reserve as shown in Schedule B1. The Damper Bay to Glendhu Bay area is immediately bordered by a second significant area of wetland to the east and separate to Scaife's Lagoon. Most of this second wetland is on freehold land though it is clearly visible from and adds to the inherent values of the reviewable Damper Bay to Glendhu Bay area. In paragraph 12 of her evidence for the Society Ms. Lucas describes this second wetland area in the following manner:

*"The valley fill of this ice-scoured trough begins before Damper Bay displaying there a classic open water, low elevation tarn just below the Wanaka Mount Aspiring Road."*

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It is feasible that at a later date this wetland could be added to the Damper Bay to Glendhu Bay area by negotiation with the present owners.

It also bears repeating that Ms. Lucas assesses both Scaife's lagoon and the wetland immediately bordering the reviewable land as Outstanding Natural Features. The importance of public access to wetland areas such as Scaife's lagoon and their surrounds is we believe a major justification for retaining in full Crown ownership the extended area between Damper Bay to Glendhu Bay as shown on our map.

The Society has difficulty with the statement in part 3.2 of the proposal where it says:

*"The [Scaife's Lagoon] wetland is located in an area that has mostly been developed into productive farmland."*

Scaife's lagoon itself is situated in an amphitheatre of steep ice-scoured hills that have tremendous aesthetic value and could hardly be called developed productive farmland.

We accept that there is some productive land in the Damper Bay to Glendhu Bay area especially in the paddocks behind Damper Bay and also in a couple of other paddocks (for instance east of Scaife's Lagoon) but by and large the area consists of landscapes that are grazed with sheep with little obvious potential for other productive farm uses. As such the statement that this is "productive farmland" in the context used here places too much emphasis on farmland potential and too little emphasis on the significant inherent values of the landscape in the Damper Bay to Glendhu Bay area.

The Damper Bay to Glendhu Bay could never be categorised as an area of farmland of national importance whereas the Society believes that the landscape in this area is

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has been

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### 1.1.3 Proximity to Lake Wanaka, Glendhu Bay and Visibility

One of the evaluation criteria for assessment under tenure review concerns the *visibility* of an area.

The Damper Bay to Glendhu Bay area is bordered along its whole northern length by Lake Wanaka which itself is categorised as an Outstanding Natural Landscape in the QLDC Proposed District Plan. We believe views from the lake add significantly to the amenity of the landscape in the Damper Bay to Glendhu Bay area.

Lake Wanaka is a much used public place from which the Damper Bay to Glendhu Bay area is often viewed. Glendhu Bay is a very popular place for visitors and locals from which the reviewable land in the Damper Bay to Glendhu Bay area is highly visible.

The northern slopes of the Damper Bay to Glendhu Bay area viewed from Glendhu Bay, Roy's Peninsula and the lake are largely covered in native Kanuka which in time would further regenerate increasing rural amenity and natural character and further increasing the value of the views from these areas.

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The Damper Bay to Glendhu Bay area is also immediately beside and highly visible from a busy tourist route, Mt. Aspiring Road, which is categorised as a Scenic Rural Road in the QLDC's Proposed District Plan.

The inherent value of landscape is significantly increased in such a prominent and highly visible location.

#### **1.1.4 Recreation and Access**

The Society supports the provision of a walkway from Damper Bay to Glendhu Bay as proposed by easement in this tenure review.

The Society notes, however, the provisions of the Act in Section 24 (c) (i) where it states:

*"..to make easier ...the securing of public access and the enjoyment of reviewable land..."*

The Society believes that the Damper Bay to Glendhu Bay area walkway as proposed will only provide limited access along a strip of land next to the lake; some of this land is marginal strip anyway. We do not think that this satisfies the Act.

Neither do we regard this as an adequate or fair allocation of recreational resources or of public access to the community given the paucity of public land in the proximity of the Damper Bay to Glendhu Bay area and the obvious value to the community of access to the spectacular landforms in this area. Views from the ice-scoured hills in the Damper Bay to Glendhu Bay area are spectacular and public access to the tops of these hills, either on foot or by mountain-bike, will create an additional important recreational opportunity for locals and visitors.

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One of the evaluation criteria for assessment under tenure review concerns the *accessibility* of an area.

The Damper Bay and Glendhu Bay area is easily accessible to members of the public from several well-frequented public locations. People can walk or mountain-bike in from Glendhu Bay, Mt. Aspiring Road and from the Warburton Walkway which is situated on a Council reserve that abuts the Damper Bay to Glendhu Bay area to the southeast. The area is a five minute drive from Wanaka town centre and boat access is possible at Damper Bay.

Mt. Aspiring Road is well used by visitors and locals alike and this and the ease of foot, mountain-bike and boat access guarantees extensive recreational use of the Damper Bay to Glendhu Bay area should it be retained in full Crown ownership.

The proposal mentions that the Scaife's Lagoon wetland area is easily accessible and is used by gamebird hunters; this is additional reason for categorizing the Damper Bay to Glendhu Bay area as a recreation reserve.

Where there is freehold land close to the Damper Bay to Glendhu Bay area to the southeast between Waterfall Creek and Ironside Trig public access to this land has been completely lost. Deer-fences have been erected as much to keep the public out as stock in. It is clear from this that public access to the Damper Bay to Glendhu Bay is likely to be completely lost if the area is freeholded.

#### **1.1.5 Vulnerability**

The Damper Bay to Glendhu Bay is almost completely unmodified by buildings. The largely natural state of this area, therefore, leaves it particularly vulnerable to development.

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Under the QLDC's Proposed District Plan this area is zoned Rural General and categorised as Outstanding Natural Landscape District-wide. This is a categorisation of ONL that does not necessarily give protection to this area from development. The policies and assessment matters associated with ONL-DW categorisation do not require effects of developments to be minor or "reasonably difficult to see". Neither do assessment matters have to be stringently applied as they do in other parts of the ONL in the QLDC.

In other words if this area is not retained in full Crown ownership under the provisions of the proposed District Plan it may be the subject of intrusive subdivision and development that, because of its vulnerability, will significantly reduce its naturalness and amenity.

#### **1.4 Lack of Public Land**

There is very little public land in the Damper Bay to Glendhu Bay area despite this being an area of Outstanding Natural Landscape of great interest to visitors and locals.

The only existing public land all the way from Wanaka to the start of the Matukituki Valley is the narrow strip of Council reserve beside the lake containing the Warburton Walkway and Ironside Trig. (The Glendhu Bay Motor Camp is owned by Council but is leased to an operator who has trespass rights). Public access to the Damper Bay to Glendhu Bay area will help to correct the lack of public land in this area.

It is also logical that the Damper Bay to Glendhu Bay area is joined to the Warburton Walkway; this will give access to the Damper Bay to Glendhu Bay area by public land all the way from Wanaka.

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The Society believes the lack of public land in this area is a good reason to retain the Damper Bay to Glendhu Bay in full Crown ownership, excluding the modified farmland behind Damper Bay which we suggest might be freeholded.

The Society would not oppose a grazing permit on the Damper Bay to Glendhu Bay area because this will not, in our opinion, significantly adversely affect the experience and enjoyment of being present in the ice-scoured landforms nor would grazing meaningfully affect the natural qualities of the roche moutonnee.

### **3. The Face below Roy's Peak**

The face of the Mt. Roy massif is highly visible as a spectacular and natural landscape from Wanaka, Mt. Aspiring Road, Lake Wanaka and as part of the wider landscape. Ms. Lucas's attached expert evidence makes several references to this area such as:

*"Roy's Peak specifically is also enjoyed directly from the walk on its slopes to the crest. The whole land mass of the mountain contributes importantly including in terms of natural values, legibility and aesthetic, as well as shared and recognised values."*

The Society is, therefore, surprised to see that on the Mt. Roy face not even all of the land above 1000m has not been included as land under full Crown ownership in the proposal. We believe that there is a case that the entire Mt. Roy face should be retained in full Crown ownership due to its aesthetic values, legibility, visibility and vulnerability.

The Mt. Roy area is highly accessible from Wanaka and the Roy's Peak Track is already walked by many thousands of people every year and this number is increasing.

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As a bare minimum we suggest all of the land above 1000m in the Alphaburn tenure review should be under full Crown ownership, including the areas above the Motatapu Valley. There should be covenants to protect the entire Mt. Roy face from development.

### **3. Areas Covenanted West of Mt. Alpha**

The Society notes that the "two areas of high altitude warm north facing country" marked in yellow on the map are to have a conservation covenant rather than being retained in full Crown ownership.

The Society is surprised that the proposal does not judge these areas to have such significant inherent values such that they do not qualify for full Crown ownership. We note that under the conservation covenant proposed only "tracking, burning, tree planting and clearance" require the Minister of Conservation's consent. It would appear that this may open the door to subdivision and development in this area despite the fact that the proposal recognises that

*"the retention of the natural landscape is a significant inherent value within these two areas..."*

The Society believes that these two areas should not be covenanted in the manner proposed but should be added to the other high-level areas to be retained in full Crown ownership with a right to graze terminating either in 5-10 years or on the death of the current lessees.

We also note in relation to these high-level areas that in Part 3.1.1 it is stated:

*"There is the possibility of completing a through trip to the Motatapu Road via the Fern Burn."*

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The Society supports this concept; however this through trip would only be possible if there was public access to the Motatapu Road from where the area proposed to be under full Crown ownership ends at its lowest point. The Society suggests that an easement for a public walking track be included in the proposal from the lowest point of the Crown land near Fern Burn to the Motatapu Road.

#### 4. The Act

The Society believes that in its current form the proposal does not meet the objects of the Act.

The Society notes under Section 24 Objects of Part 2 (b) that the Act says:

***"To enable the protection of significant inherent values of reviewable land .....preferably.....by the restoration of the land concerned to full Crown ownership."***

The Society believes that in areas such as those around Damper Bay to Glendhu Bay where there is:

- an excellent case for and expert evidence supporting high significant inherent values
- the area is easily accessible and highly suitable for recreation purposes
- where there is a paucity of public land in the immediate vicinity
- the area is highly visible and vulnerable to development

then the Commissioner for Crown Lands should take a precautionary approach to the protection of this land by using the mechanism preferred in the Act of retaining this area in full Crown ownership.

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The Society also notes that in Section 24 (a) (ii) that the Act states:

*"enable reviewable land capable of economic use to be freed from the management constraints (direct and indirect) resulting from its tenure under reviewable instrument"*

The proposal includes the Damper Bay to Glendhu Bay area as freehold land justifying this on the basis that it "economically justifies the development of specialist pastures and nutrient replenishment under its current economic use".

The Society has difficulty with this analysis with regard to the Damper Bay to Glendhu Bay area. Much of this area is rugged terrain in the form of ice-scoured hills with minimal pasture. Other parts are wetland.

The proposal completely ignores the economic benefit accruing to the Upper Clutha District if the Damper Bay to Glendhu Bay area were turned into a reserve. The tourist industry, which is the mainstay of the Upper Clutha and according to some figures brings in 90% of the Upper Clutha area's income, would benefit significantly by having a reserve created for recreation purposes that visitors have free access to.

In the Society's view the long-term economic benefit of enabling future generations to enjoy this area as a recreation resource and of excluding development in this area such that landscape amenity in the Lake Wanaka area is preserved will far exceed that of freeholding the Damper Bay to Glendhu Bay area. As we say above we do not rule out a grazing concession on this area.

The Society believes that the Act can only be satisfied by retaining the whole of the Damper Bay to Glendhu Bay area (excluding the paddocks behind Damper Bay and possibly a couple of other small paddocks) as land in full Crown ownership as a recreation and wildlife reserve administered by the Department of Conservation.

## 5. Conclusion

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Ms. Lucas states in paragraph 28 of her evidence that:

*"I consider it surprising the (tenure review) proposal currently out for comment proposes freehold tenure on the lands around Damper Bay and of Roy's Peak, given the important landscape values and the dearth of public land in the area."*

The Society agrees with this and believes that the Alphaburn proposal as it stands is deficient in that it does not take the opportunity to retain in full Crown ownership the Damper Bay to Glendhu Bay area.

The proposal is also deficient with regard to the two areas proposed for a conservation covenant on the high altitude hill slopes above the Motatapu Valley and Glendhu Bay; these two areas should be retained in full Crown ownership.

The proposal is also deficient in that it does not return to full Crown ownership all of the land over 1000m, neither does it covenant the Mt. Roy face against development.

The proposal should we suggest be changed to reflect the above deficiencies.

If the deficiencies in the proposal are remedied as described above the Society would support the tenure review including the freeholding of a considerable area of low level productive farmland in the Motatapu Valley.

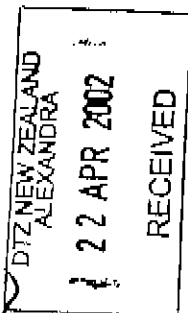
(The Society can be contacted through its secretary Julian Haworth on phone/fax (03) 443 1813 or at [uces@xtra.co.nz](mailto:uces@xtra.co.nz).)

alpha burn submission2.doc

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The Commissioner  
of Crown Lands  
ALEXANDRA

20. April. '02



Dear Sir,

I am writing to support  
a submission by the Environmental  
Society of Upper Clutha, about  
the Tenure Review for Alpana-  
-buen Station, Wanaka.

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ALEXANDRA

They propose that the Crown ②  
should set aside a Reserve in the  
Region of Dampier Bay, to  
include the land between Aspiring  
Road and the Lake shore: Hills,  
Wetlands, and all of the Point.

I wish to support this proposal  
on the grounds of Natural Beauty  
and Historical Significance.

Seen from Warrakee?  
The twin tumuli of Trig 415  
and 419 stand like sentinels ~~to~~

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marking the entrance to ③  
Glendhu Bay, and views of the  
wild valleys beyond. They ~~terminate~~  
terminate the Coastal Landscape  
which begins at Waterfall Creek.

As Remnants of the Ice Age  
they remind us of our Race and  
Time ~~is not far from~~ here.

I have chugged to the side of  
these hills in a Westerly gale,  
and been blown around the Point

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in my vicinity. They have d ④  
personal significance, for me, and  
for ~~the~~ others who have walked  
them.

I implore the Commissioner  
to recommend, that the Aced  
outlined by the Environmental  
Society, be retained by the Crown  
as ~~for~~ a Reserve, under the  
administration of the

Department of Conservation

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for the use and pleasure of (2)  
the Community.  
I am, yours truly,

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65  
The Commissioner of Crown Lands  
C/- Knight Frank (NZ) Limited  
PO Box 27  
Alexandra



Dear Sir,

We support the Tenure Review proposal for Alpha Burn Station but we strongly oppose the Upper Clutha Environment Society's submission to make the Damper Bay farm land into a Department of Conservation reserve.

Yours Faithfully,

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