



Crown Pastoral Land Tenure Review

Lease name: Alphaburn
Lease number: Po 380

Part Two

Public submissions

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

September 03

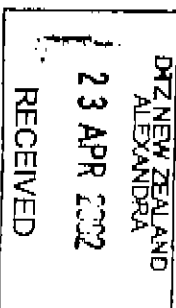
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The Commissioner
of Crown Lands
Alexandra

20. April '02

Dear Sir,

In my plea for the Reservation
of land at Enderby Point I wrote,
in reference to the Historical
Significance of the Roche Montanée
in the deed: _____



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2 -- They remind us of our Place
and time.

I think it might make more
sense if I had written

"--- They remind us of our Place
in time". Which is not a bad thought.

Excusing your indulgence,
I am still, Yours Truly,

P.S. I could have said they were
"monuments" to the past of our land.



22 April, 2002

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

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The Commissioner of Crown Lands,
C/- Knight Frank (NZ) Ltd.
PO Box 27
ALEXANDRA

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Dear Sir

Re: Preliminary Proposal for Tenure Review: Alpha Burn Station

I write on behalf of Federated Mountain Clubs of NZ Inc. (FMC) which represents some 13,000 members of tramping, mountaineering, climbing and other outdoor recreation 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.

On their behalf, FMC aims to formalise and enhance recreation opportunities, to protect significant inherent values, and to ensure public access on high country pastoral leases through the tenure review process.

FMC fully supports the aims of tenure review: *"to promote the management of reviewable land in a way that is ecologically sustainable... to enable the protection of the significant inherent values of the reviewable land... and to make easier the securing of public access to and enjoyment of reviewable land"* (Crown Pastoral Land Act 1998, S.24).

FMC is grateful for this opportunity to comment on the preliminary proposal for Alphaburn.

THE PRELIMINARY PROPOSAL

The following are included in the proposal:-

- (1) 1095 ha of higher altitude snow tussock and bush remnants will become conservation land.
- (2) A 22 ha area of Scaife's Lagoon of scenic and conservation interest will become conservation land.
- (3) 125 ha of the conservation land will be subject to a grazing concession.
- (4) 3312 ha will become freehold land subject to certain protective mechanisms.
- (5) An easement to provide for public foot access above the shores of Lake Wanaka from Glendhu Bay to Damper Bay Recreation Reserve, as well as a carpark.
- (6) The very popular Roys Peak walk, which is at present an unofficial walkway, will be formalised by way of an easement, and a carpark will be provided.
- (7) An easement will be provided for conservation management purposes on the 4WD

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track to Roys Peak.

- (8) There is to be a conservation covenant over 367 ha in the heads of the Alphaburn and Fern Burn catchments.

FMC POSITION

FMC supports the general principles of tenure review and also supports the general thrust of the changes proposed for Alphaburn Station. We are pleased to note that some of the items discussed at an Early Warning meeting have been included in the Preliminary Proposal. In particular we are pleased that access to Roys Peak will be formalised by way of an easement, (subject to a right of closure during lambing season). We are also pleased to see the inclusion of the easement above the shores of Lake Wanaka from Glendhu Bay to Damper Bay.

However, there are a number of important issues for recreation still to be resolved on Alphaburn. In the main FMC supports the designations included in the Preliminary Proposal, and the protective mechanisms proposed on the land to be disposed of as freehold because these go a long way towards achieving good conservation and recreation outcomes, but there are exceptions. The disposal of the freehold should be subject to further consideration of the matters discussed below.

Our main problems with the Preliminary Proposal are not so much with what is included, but rather with what is omitted. The matters which FMC submits should be subject to further consideration are as follows:-

- To maintain landscape integrity along the front faces, the boundary between freehold land and new conservation area should match the boundary on neighbouring Hillend Station. In this regard the proposed boundary on Alphaburn Station at about 1300m is much too high and should be lowered to about 800m on the spur to the north of Waterfall Creek.
- The Preliminary Proposal includes reference to the possibility of completing a through trip to the Motatapu Road via the Fern Burn. However there is no provision for public access over the land to become freehold in the valley of the Fern Burn. An easement to allow for public foot access should be included in the Substantive Proposal.
- We understand that the CCL's advice to Knight Frank on 5 April 2000 concerning the Alphaburn tenure review was that "the CPLA allows the Commissioner to address landscape issues in making decisions. This means that the Commissioner needs specific advice on this aspect...and that advice must now be provided". Furthermore, landscape values were identified in the Conservation Report on Alphaburn prepared for the earlier round of tenure review negotiations in 1996. In that report it was recommended that the front faces of Alphaburn be protected under a landscape covenant. The report stated that *"The whole of Alphaburn Station contains very high visual and scenic values and is within an area that is renowned for outstanding scenic views. The lake faces of Roys Peak are an important landmark and backdrop view to Wanaka and the surrounding area..... Much of Alphaburn Station is highly visible from the lake and public roads and vulnerable to insensitive alteration such as tracking and structures."* The report continued: *"A landscape covenant over any proposed freehold land viewed from Mount Aspiring Road will assist in ensuring development is in sympathy with the landscape character. It will in effect ensure that farming can continue into the future, but subdivision for lifestyle units, tourist development or afforestation should be ruled out. Landscape protection over the Wanaka faces below Roys Peak is highly desirable and restrictions should ensure that any new works are handled sensitively"*. FMC does not accept that the provisions of the District Plan under the Resource Management Act 1991 are sufficiently robust or durable to afford the necessary level of protection from the adverse effects of inappropriate developments. Failure to include any mechanism for landscape protection

over the Wanaka faces is a serious omission from the Preliminary Proposal. FMC therefore recommends the inclusion of a Landscape Conservation Covenant over the Roys Peak faces, with terms and conditions similar to the Covenant proposed for an 85 ha area on Dalracloch, in the Substantive Proposal for the tenure review of Alphaburn.

FMC urges the Commissioner of Crown Lands to reconsider these matters and incorporate appropriate provisions in the Substantive Proposal for the tenure review of Alphaburn.

Report to FMC on Recreation and Related Public Interest Values on Alpha Burn Station

A report was commissioned by FMC in 1997 to assess the recreational and related public interest values of Alphaburn Station. The report considers that there are an unusually large number of features of significant natural and recreation value on Alphaburn Station. In part these are related to its unique location close to a major tourist centre like Wanaka, in part to its proximity to major attractions such as Mount Aspiring National Park and the Treble Cone skifield, and in part to the very high landscape values of the property itself and its surroundings including Lake Wanaka.

We enclose a copy of the report for your information, because it presents an account of the recreational use and potential of Alphaburn, and because it details the arguments why these should be made available for public enjoyment.

Conclusions from the FMC Report

We reproduce here the conclusions from the report (*in italics*) together with our commentary on how these conclusions relate to the recommendations in the Preliminary Proposal for tenure review of Alphaburn.

Major gains for recreation and conservation are possible as outcomes of tenure review on Alpha Burn Station. The main points are as follows.

- *Because of the increasing numbers of visitors to the Lakes District it is highly desirable to increase the range of recreational opportunities available to the public. This would also reduce the risk of over crowding on the more popular tracks.*

The proposals in the Preliminary Proposal will increase the recreational opportunities in the area.

- *The existing unofficial walkway to Roys Peak should be formally recognised as an easement allowing year-round access to Roys Peak, Mt Alpha and beyond.*

This is welcome.

- *The existing Warburton Walkway to the Trig near the Alpha Burn boundary by Lake Wanaka could be extended to Damper Bay and continue on via the recreation reserve along the lakeside to Glendhu Bay. This would allow the achievement of a long held aim to provide walking access around the lakeside from Wanaka to Glendhu Bay. Access to Damper Bay from the Mount Aspiring Road would be highly desirable, and this might be achieved with minimal disturbance to stock by providing an easement along the property boundary line. Reasons for providing protection in the form of a reserve and allowing public access to Damper Bay include the following:- continuation of the existing Warburton Walkway, completion of the lakeside track to Glendhu Bay, provision of an ideal picnic spot en route, protection of the best example of native lakeside vegetation, and allowing public access to such a reserve.*

Again, this objective has been substantially accommodated.

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- *Car parking space for people visiting Roys Peak and Damper Bay is likely to be required, as space available for walkers to Roys Peak is limited now. Car parking and a picnic area at the eastern end of Glendhu Bay would also be desirable.*

We are pleased to note that this is included in the proposals.

- *The areas of greatest conservation interest on the lower parts of Alpha Burn Station include the wetland known as Scaifes Lagoon, the lakeside shrubland remnants at Damper Bay, and remnant beech forest in Fern Burn. It would be highly desirable to have these areas protected as reserves managed by DOC, but an alternative might be the establishment of binding covenants over the same areas.*

There are 3 areas listed here: we are very pleased to note that the first and third have been included in the Preliminary Proposal. It is a pity that the shrubland bordering Scaifes Lagoon was burned a few years ago, as this will mean it will take much longer to revert to native bush. More importantly we believe strongly that the lakeside shrubland in the vicinity of Damper Bay should be included in the areas to be reserved for the public.

- *Conservation and recreation values are very high on the least modified parts of the slopes of Coromandel, Roys Peak and Mt Alpha above about 800 to 1000m. This would include all LUC Class VIII land and much of the Class VIIe land susceptible to erosion. These areas should be transferred to DOC for management as conservation land and grazing should be terminated.*

We are very pleased to note that in the main this is included in the draft proposals, and in particular are pleased to note that there is no provision for ongoing grazing other than a limited amount in a very small area. Although we accept the need for some transitional arrangement regarding grazing we consider that the 20-year term of the proposed grazing permit is too long. We consider that 5 years would be more appropriate and that it should be no more than 10 years.

- *Access to these new conservation lands and to the Fern Burn beech forest will be required. This could be achieved from the Motatapu Road via the Fern Burn gully with minimal disturbance to farm operations.*

FMC considers that such alternative access to the new conservation land is important and that the suggested route would also provide access to the Fern Burn beech forest with minimal disturbance to farm operations. An easement would allow the completion of the round trip referred to in the Preliminary Proposal document.

- *The lower parts of the front faces described above have very high landscape and scenic values, not only in their own right but because of their commanding position near an important tourist destination and above the road leading to the National Park and to Treble Cone ski field. These faces deserve protection under a binding covenant, against the adverse effects of inappropriate development.*

FMC is most concerned to note that no provision for a landscape protection covenant over the front faces of Alphaburn is included in the proposals. This area is a prominent landscape, viewed from Wanaka and the Mt Aspiring Road. This is one of this property's most significant inherent values, and one that affects the experience of the wider community as a whole, rather than just those with an interest in active recreation. It is vital that the whole area be subject to a very high level of landscape protection.

We strongly recommend that the entire freehold area be subject to a protective covenant under Section 40(1)(c) of the Crown Pastoral Land Act. The covenant would protect the landscape values and would meet the requirements of s40(2)(a) and (d), which state that covenants can be granted, *inter alia*, for:

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"(a) The protection of a significant inherent value of the land
(d) public enjoyment of the land."

- *To preserve landscape integrity across these front faces the boundary between the intended freehold and new conservation land needs to be thoughtfully sited in relation to boundaries already decided on neighbouring properties.*

The proposed boundary appears to be close to the 1300m contour on the spur to the north of Waterfall Creek. We believe that this is much too high. The existing snowline fence across the Roys Peak face is suitable for much of its length, but instead of continuing almost due south to a point high on the spur above Waterfall Creek, the boundary should follow the snow tussock margin down to a point as close as possible to the freehold boundary on Hillend Station.

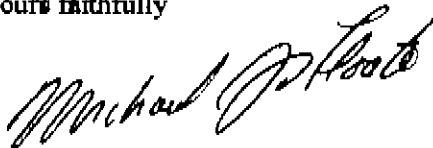
CONCLUSIONS

The Preliminary Proposal for the tenure review of Alfaburn Station contains many good clauses which will result in valuable gains for public recreation and conservation.

We urge that discussion be re-opened with the lessees to seek an improved arrangement which would include the matters we have detailed above.

Finally, we appreciate this opportunity to comment on the Preliminary Proposal for the tenure review of Alfaburn Station, and wish to be heard in support of this submission if a hearing is held. We would be happy to be involved in further discussions regarding any of the issues discussed in this submission.

Yours faithfully



pp Barbara Marshall
Secretary, Federated Mountain Clubs of NZ (Inc.)

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ALPHABURN STATION

**Field Survey and Assessment of
Recreational and Related Significant Inherent Values**

September 1997

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Compiled for Federated Mountain Clubs of NZ (Inc.)
By Dr Michael J.S. Floate
High Country Consultancy

Prepared for Federated Mountain Clubs of NZ (Inc.)
With financial assistance from New Zealand Lottery Grants Board

**RECREATION AND RELATED PUBLIC INTEREST VALUES
ON ALPHA BURN STATION**

**A Report to FMC based on Field Inspections and other research
to assist in the Crown Pastoral Lease Tenure Review Process**

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LIST OF FIGURES

Fig 1 Alpha Burn Station occupies the faces of Roys Peak (skyline,centre) and Mt Alpha (right) and the "lumpy" glaciated lowland along the shore of Lake Wanaka (extreme left), as well as part of the Mototapu flats (right). Snowline is at about 1000m.

Fig 2 The view from Roys Peak showing the best farmland on Alpha Burn Station which lies on the flats below Roys Peak and on the rolling lands adjacent to the lower Fern Burn (middle distance).

Fig 3 Roys Peak (centre) and the spur in shadow form the eastern boundary between Alpha Burn and Hillend Stations. The landscape dominates Wanaka and the Mt Aspiring Road, so landscape protection and sensitive siting of freehold boundaries are very important.

Fig 4 Looking up Lazy Mans Spur (Hillend Station) to Mt Alpha and the Alpha Burn boundary. Adjoining Stations undergoing tenure review are adding to recreational opportunities such as this new route to the Cardrona Valley.

Fig 5 Steep Class VIIe and Class VIII land such as this in the upper Alpha Burn catchment cannot support sustainable farming but it has high conservation values and should become conservation land.

Fig 6 Day walkers enjoy fine views over Lake Wanaka from the informal Roys Peak Walkway. It is currently closed each year for lambing, so formal, year-round public access is required.

Fig 7 Extended tramping opportunities are becoming available through tenure reviews. This shows the new public route to Mt Alpha from Roys Peak. It continues to the Cardrona Valley via Lazy Mans Spur (Hillend). Such opportunities add to the need for year-round public access.

Fig 8 Damper Bay, and the end of the Warburton Walkway (Trig at 415m on the skyline right of centre). Damper Bay has high conservation and recreation values and should be accessible to the public.

Fig 9 Public facilities at the eastern end of Glendhu Bay would be enhanced with car parking and a picnic area. Many tourists stop here to view Mt Aspiring.

Fig 10 The Trig at 415m and Totara tree at the end of the local Warburton Walkway. This walkway should be extended to Damper Bay and continue via the lakeside reserve to Glendhu Bay.

Fig 11 Damper Bay (extreme left) is an inviting spot for lunch beyond the end of the Warburton Walkway. Although it is Crown Land it is not currently accessible to the public.

Fig 12 The best route from the Warburton Walkway (right) to Damper Bay (left) is over the headland in between. Access could also be available from the Mt Aspiring Road via the property boundary (fenceline, centre) and the creek leading to Damper Bay, without disturbing stock.

Fig 13 Scaifes Lagoon, alongside the Mt Aspiring Road, has high conservation values which were unfortunately reduced when the shrubland on the bluffs (right) was burned recently.

Fig 14 Beech forest remnants in the Fern Burn, and the south western boundary of Alpha Burn Station seen here from near the Mototapu Gorge.

Fig 15 The Fern Burn gully could provide public access to the conservation land which should include the beech forest remnants as well as the higher altitude tussock grasslands above about 1000 to 1100m (background).

Fig 16 Features such as the Motatapu Gorge with its remnant totara forest add to the natural and scenic attractions of the whole area. Note that this is not on the Alpha Burn property.

Fig 17 An existing snowline fence crosses the middle of the face seen here, and continues below the crest of the Coromandel Ridge. It more or less corresponds with the lower limit of snow tussock and would form a suitable freehold boundary.

Fig 18 The same fence continues towards the bluffs which extend down towards Waterfall Creek (on Hillend). The conservation land boundary should follow the snow tussock margin down to a point as close as possible to the freehold boundary on Hillend.

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RECREATION AND RELATED PUBLIC INTEREST VALUES ON ALPHA BURN STATION

METHODS OF SURVEY AND ASSESSMENT

A site visit and field inspection was carried out in 1997. In part this report is based on that field inspection and in part it is based on information gathered from other sources. Those sources include both publications and accounts by members of local tramping and outdoor recreation groups that have been consulted about trips undertaken in the Wanaka/Cardrona area in general and in the Roys Peak/Mt Alpha area in particular. Land Use Capability (LUC) maps have been used to assess the extent of soil types and topographic areas and their significance with respect to pastoral value. The publication "Outdoor Recreation in Otago, Volume 2" by Mason (1989), the Conservation Management Strategy (Draft) for Otago, and the Conservation Resources Report for Alpha Burn Station have also been used as sources of reference.

GENERAL DESCRIPTION OF ALPHA BURN STATION

Alpha Burn Station is a pastoral lease of about 4500ha occupying the faces of Roys Peak and Mt Alpha overlooking Lake Wanaka and the Motatapu Valley (Fig 1). It is situated some 12km from Wanaka at Glendhu Bay and includes the land between Mount Aspiring Road and Lake Wanaka from Damper Bay to Glendhu Bay. The best farm land is on the flats, terraces and rolling downlands on the true right of the Motatapu River and in the lower reaches of the Fern Burn (Fig 2).

The larger part of the property occupies steep to very steep slopes on the flanks of Roys Peak and Mt Alpha and the catchments of several streams including Alpha Burn and the lower parts of the Fern Burn (Figs 1 and 3). Below about 1100m most of the land has been oversown and topdressed and is much modified from its original tussock and native scrub or forest. The upper slopes are the steepest and least modified and include high conservation and recreation values.

Because of the dominant location of Alpha Burn Station on the faces overlooking Lake Wanaka and the busy tourist road to the Matukituki Valley, Mount Aspiring National Park and the Treble Cone skifield the landscape value is exceptionally high. It is like Hillend Station in this respect having special values because of its proximity to, and dominance over the Wanaka area (Fig 3). It is equally vulnerable to the adverse effects of change. The landscape values are important as a scenic and tourist resource for the region and underpin the recreational use of the area by trampers, day walkers, mountain bike enthusiasts and family groups, and need to be protected.

Alpha Burn Station boundaries with Hillend Station on the front faces and along the Roys Peak-Mt Alpha ridge, and with Spotts Creek to the south. Both these properties are involved in tenure reviews and are further advanced in the process. Both recreation and conservation issues on Alpha Burn need to be addressed in relation to these neighbouring properties (Fig 4).

Alpha Burn Land Resources

The property occupies a wide altitude range from 275m at the shore of Lake Wanaka to 1637m at its highest point south of Mt Alpha.

There is a small area, less than 500ha of Land Use Capability (LUC) Class III, IV and V land consisting of Fraser, Shotover and Wanaka soils on the lower country which is naturally of moderate fertility but because of its versatility has a very high farming value. There is a larger area of moraine and downlands which are mainly Class VI Arrow and Wanaka soils of moderate to low fertility but capable of improvement.

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a (some 3500 ha) and country yellow-brown for improvement, while d susceptible to erosion ridge leading to Mt Alpha d (Fig. 5).

Recreational use and opportunities

Mason (1989) has noted that "a powerful combination of striking scenery, rich history, continental climate and close proximity to major holiday centres provides a focus for year-round, at times intensive recreation" in the region he describes as "the Richardson and Harris Mountains", the eastern limit of which is the Cardrona Valley.

The area includes the Mt Cardrona Range terminating at its northern end at Mt Alpha on Alpha Burn Station. In this area Mason notes that *"large tracts of spectacular mountain country suitable for family walking, immediately adjacent to major holiday centres, must be regarded as a major recreational asset.....Even though most of the region is not park or reserve, a lengthy history of public use of leasehold properties has evolved.....A network of short walkways has been established around Queenstown and in the lower Arrow. Only limited opportunities exist around Wanaka, largely confined to lakeside walks. There is considerable scope for further walkways, both of short and overnight duration."*

This tenure review provides an opportunity to address the lack of provision for recreation in the Wanaka area.

One of the most popular day walking tracks in the Wanaka area is the Roys Peak track (Fig 6). This is only an unofficial walkway yet it is used by over 10,000 people per year. This popularity stems in part from the dramatic location overlooking Lake Wanaka and the valleys of the Matukutuki and Motatapu Rivers and the views afforded from the top (Figs 2, 6 and 7). It also relates to the large numbers of visitors who come to the Wanaka and Mount Aspiring area seeking outdoor experiences. The demand from such people is increasing and in order to prevent overcrowding an increasing range and diversity of opportunities is needed. This range should include extended tramps, overnight camping trips, mountain biking and day walks as well as family recreation near the lakeside.

Alpha Burn Station is particularly richly endowed with natural features which could be very important in making a significant contribution to the range of recreational opportunities available within easy reach of Wanaka. At the present time the only permitted public use of such opportunities is the unofficial walkway to Roys Peak. Even this is closed for 6 or 7 weeks in the spring for lambing.

As a result of tenure review on the neighbouring Hillend and Spotts Creek runs, extended routes to the Cardrona valley are becoming available (Figs 4 and 7). In time, even more extended trips to the Crown Range and the upper Motatapu (eg Roses Saddle, Soho Saddle and Macetown) may become possible. Because of these extended opportunities, and to improve day access to Roys Peak, the walkway access needs to be formalised and made available for public use throughout the year.

The Mount Aspiring Road traverses the lower parts of the property between the foot of Roys Peak and the shores of Lake Wanaka. From this popular road there could be easy access to the beautiful and tranquil Dampier Bay (Fig 8) as well as more use being made of the resources around Glendhu Bay. Better recreational use could be made of Glendhu Bay if a car park and picnic area were established at its eastern end (Fig 9).

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Damper Bay lies within a few hundred meters of the end of the track locally known as the Warburton Walkway from the mouth of Waterfall Creek to a Trig at spot height 415m just east of the Alpha Burn boundary overlooking the lake and Damper Bay (Fig 10). From this vantage point the bay is very inviting as a picnic place (Fig 11) and would be a great recreational asset for locals and tourist visitors alike. Access via the lakeshore would be very difficult especially at high water levels and a public access easement would be required.

Access should also be available from the Mount Aspiring Road where a car park would be needed. Foot access could be along the property boundary causing little or no disturbance to farming operations (Fig 12). Such an extension of the Warburton Walkway would also enable its use from the western end, or could link to a lakeside track to Glendhu Bay.

There is a Recreation Reserve of 20m width around the Lake Wanaka foreshore (including Damper Bay to Glendhu Bay) which is steep and bluffed in places. There have long been local ambitions to develop a walkway along this route but because of topography and landform the best route would need to be outside the 20m reserve for some parts of its length. The best route would be over the headland from the Trig to Damper Bay (Fig 12). Such a walkway would greatly enhance the opportunities available to the public and an appropriate easement should be an outcome of tenure review.

Related public interest values

The recreational worth of a particular location depends on many things including the challenge of the environment and its natural values. High on the list of natural values for trampers and walkers are landscape, scenic appeal and vegetation types encountered on a trip. All of these natural features add to the quality of the recreational experience. Other features which also underpin the recreational value include wildlife, hunting and fishing opportunities and historic interest.

A report by the Department of Conservation on the conservation resources of Alpha Burn Station has been prepared. This report deals with: Ecological Values, Landscape, Fauna, Climate, Vegetation, Historic Resources, Management Considerations and Recreation.

Many of the sections of this report are of interest and importance to recreational users of the area. Of particular note are the ecological values, landscape, vegetation, historic features, and recreational use and access sections.

Below the 1100m contour of Roys Peak and the broad faces above the homestead, the majority of the land has been developed for farming (Fig 1). There is still a bracken belt up to about 700m along some of the steeper front faces. This poses problems for farming but could revert to native scrubland. The main areas of conservation interest below about 1100m are the lakeside vegetation around Damper Bay (Fig 8), Scaifes Lagoon (Fig 13) near Glendhu Bay and beech forest remnants in the catchments of Alpha Burn and Fern Burn (Fig 14). The best of the beech forest remnants is in the lower Fern Burn and extends for some 1500m up stream covering the valley bottom as well as continuing for a considerable distance up the hill slopes. The forest consists of a mix of silver beech and mountain beech with some red beech and it has a bush margin which includes kanuka and other small trees and shrubs. These natural communities greatly add to the natural and scenic diversity of the area and should be protected.

The vegetation around Damper Bay is mainly manuka which extends as a grove round the eastern part of the bay and out to the point (Fig 8). If protected from grazing and browsing the natural values of these communities would be enhanced. These natural values, together with the recreational importance of the bay discussed above, add to the case for creating a public conservation reserve in this area.

West of Damper Bay is Scaifes Lagoon which consists of raupo and open water and is one of the few remaining wetlands in the area (Fig 13). Protection would allow the remaining wetland communities

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to recover as well as provide wildlife habitat. The steep escarpment along the northern side of the lagoon contained shrubland communities in amongst bracken which might have become a forested backdrop to the lake. However, this community was recently burned, presumably for bracken control and will unfortunately, now take much longer to revert to forest.

Landscape values are very important in the recreational appreciation of the back country. The landscapes of Alpha Burn can best be described in 3 zones: lakeside, moraine, downlands and flats, and steep mountain slopes. The lakeside landscape is characterised by ice-worn, "lumpy" rocky mounds interspersed with wet hollows left behind after glaciation (Figs 11 and 12). Vegetation is mainly developed farmland but with scattered briar, matagouri and manuka. Remnant lakeshore vegetation including the patches of manuka are significant landscape features, of which the best example remains at Damper Bay, adding to the case for its protection. The moraine, downlands and flats are the lands of greatest farming value and potential and would provide the "core" of the prospective freehold (Figs 1, 2, 14 and 15).

From a tourism and recreational perspective the mountain slopes are of the greatest landscape and scenic importance. The higher and steeper slopes are still largely natural and are the least modified (Figs 1, 2, 5, 6 and 7) and should become conservation land, with grazing terminated. The landscape values the lower slopes are also very important for a number of reasons. Those reasons include their prominent position near the township of Wanaka, proximity to, and visibility from, the busy Mount Aspiring Road leading to the National Park and the Treble Cone skifield, and because they are close to the scenic shores of Lake Wanaka (Figs 1 and 3). Inappropriate developments such as afforestation and the erection of structures would have serious adverse effects on this landscape. It is doubtful whether the existing planning zoning or the proposed District Plan would afford adequate protection of the vital resources. Some means of protection such as a binding covenant on the new freehold lands overlooking the lake should be an outcome of tenure review.

In conclusion it is fair to say that 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 of Roys Peak are an important landmark and backdrop view to Wanaka and the surrounding area (Fig 3). Much of Alpha Burn Station is highly visible from the lake and public roads (Figs 1 and 3) and vulnerable to intensive alteration such as tracking, afforestation and erection of structures. Tenure review should aim to protect these scenic gems from the adverse effects of inappropriate developments.

Access considerations

Provision for access to recreational opportunities on Roys Peak, along the lakeshore and at Damper Bay has been discussed above. In addition, access is needed to new conservation lands which come available to the public through tenure review. Through probable tenure exchange deals on Alpha Burn and neighbouring properties, some 4500ha could become conservation land. While access will be available from key access points elsewhere, it is desirable to provide walking access into this area from an alternative direction. The Fern Burn is an obvious and alternative route (Fig 15). The Fern Burn crosses the Motatapu Road and could provide an easy access point. A route in the confines of the Fern Burn should not be disruptive to stock and could provide direct access to the beech forest in the Fern Burn. From the beech forest access to the new higher conservation land could be gained via an old disused farm track running up the valley. This access route may in time become a popular day walk as the beech forest is a focal point and the bluffs and rock formations in the area are spectacular.

Otago Conservation Management Strategy

The Draft Conservation Management Strategy (CMS) for Otago (1996) recognises the importance of landscape for tourism in the "Lakes Zone": *"The outstanding landscape characteristics are of fundamental importance in the zone. They distinguish the zone and are an essential part of the basis for its tourism and recreation. As tourism is the foremost single sector of New Zealand's economy,*

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and the Wakatipu basin one of the two most significant centres, maintenance of high landscape quality is of the greatest importance to New Zealand as a whole. It is also important to residents".

The importance of landscape protection is also recognised in the Objective for the Lakes Zone:-
"To encourage the protection of the special landscape character and quality of the zone."
In the list of Implementation Statements which follow that Objective, a number of means are suggested by which this will be achieved.

It should also be noted that the Objective for Lakes: Ecosystems and Species is:- "To recognise and protect the characteristics and significant species of the ecosystems of the Lakes Zone for their contribution to biodiversity, to landscape and for their intrinsic worth." Furthermore, one of the Implementation Statements makes it clear that "significant natural and historic resources will be targeted for protection through tenure reviews and advocacy under the Resource Management Act."

In conclusion then, the Otago CMS reinforces the view that the tenure review of Alpha Burn Station provides an opportunity to recognise and protect the special landscape and natural values of the area, and identifies tenure reviews as an opportunity for enhancing the protection of significant natural resources.

Alpha Burn in the wider context of the Wanaka-Mount Aspiring area

An important part of the tenure review process which is sometimes overlooked, is to consider the property in question in relation to recreational and other related public interest values and accessways on neighbouring properties. Where neighbouring properties are also undergoing tenure review an overview should be taken of the desirable outcomes over the entire geographic area.

In the case of Alpha Burn it has already been pointed out that tenure reviews on the neighbouring Hillend and Spotts Creek properties are further advanced than on Alpha Burn. It is already clear that major new recreational opportunities for access on foot over Mt Alpha to the Cardrona Valley will soon become available (Figs 4 and 5). In order for the public to be able to take full advantage of these it will be highly desirable to secure guaranteed, year-round access to Roys Peak and Mt Alpha over Alpha Burn Station. A formal easement over what is likely to become freehold will be needed.

There are other important scenic and natural attractions in the wider area such as Diamond Lake and the track above it to Rocky Hill where the photo shown in Fig 1 was taken, and the gorge in the Motatapu River (Fig 16). These attractions, while not actually situated on Alpha Burn Station add to the popularity of the area, and the need to ensure that there is adequate provision to avoid spoiling natural values through overcrowding.

The landscape importance of the front faces of Roys Peak has been discussed above. It is also important that there is landscape integrity between adjoining properties and for this reason the boundary between intended freehold and new conservation land should be thoughtfully located. There is an existing snowline fence on the Roys Peak face which would be suitable (Fig 17). This same fence also runs south east towards the bluffs which extend down towards Waterfall Creek on Hillend Station. On the neighbouring Hillend Station the boundary is at about 700m on this spur north of Waterfall Creek. The conservation land boundary should follow the snow tussock margin down to a point on the spur as close as possible to the freehold boundary on Hillend Station (Fig 18).

CONCLUSIONS

Major gains for recreation and conservation are possible as outcomes of tenure review on Alpha Burn Station. The main points are as follows.

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- Because of the increasing numbers of visitors to the Lakes District it is highly desirable to increase the range of recreational opportunities available to the public. This would also reduce the risk of over crowding on the more popular tracks.
- The existing unofficial walkway to Roys Peak should be formally recognised as an easement allowing year-round access to Roys Peak, Mt Alpha and beyond.
- The existing Warburton Walkway to the Trig near the Alpha Burn boundary by Lake Wanaka could be extended to Damper Bay and continue on via the recreation reserve along the lakeside to Glendhu Bay. This would allow the achievement of a long held aim to provide walking access around the lakeside from Wanaka to Glendhu Bay.
- Access to Damper Bay from the Mount Aspiring Road would be highly desirable, and this might be achieved with minimal disturbance to stock by providing an easement along the property boundary line.
- Reasons for providing protection in the form of a reserve and allowing public access to Damper Bay include the following:- continuation of the existing Warburton Walkway, completion of the lakeside track to Glendhu Bay, provision of an ideal picnic spot en route, protection of the best example of native lakeside vegetation, and allowing public access to such a reserve.
- Car parking space for people visiting Roys Peak and Damper Bay is likely to be required, as space available for walkers to Roys Peak is limited now. Car parking and a picnic area at the eastern end of Glendhu Bay would also be desirable.
- The areas of greatest conservation interest on the lower parts of Alpha Burn Station include the wetland known as Scaifes Lagoon, the lakeside shrubland remnants at Damper Bay, and remnant beech forest in Fern Burn. It would be highly desirable to have these areas protected as reserves managed by DOC, but an alternative might be the establishment of binding covenants over the same areas.
- Conservation and recreation values are very high on the least modified parts of the slopes of Coromandel, Roys Peak and Mt Alpha above about 800 to 1000m. This would include all LUC Class VIII land and much of the Class VIIe land susceptible to erosion. These areas should be transferred to DOC for management as conservation land and grazing should be terminated.
- Access to these new conservation lands and to the Fern Burn beech forest will be required. This could be achieved from the Motatapu Road via the Fern Burn gully with minimal disturbance to farm operations.
- The lower parts of the front faces described above have very high landscape and scenic values, not only in their own right but because of their commanding position near an important tourist destination and above the road leading to the National Park and to Treble Cone skifield. These faces deserve protection under a binding covenant, against the adverse effects of inappropriate development.
- To preserve landscape integrity across these front faces the boundary between the intended freehold and new conservation land needs to be thoughtfully sited in relation to boundaries already decided on neighbouring properties.

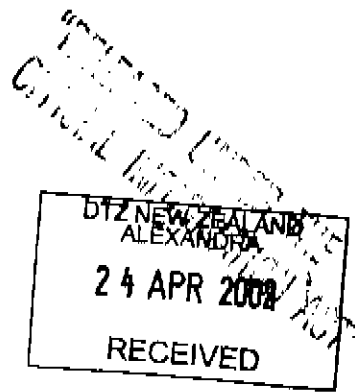
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6:00 PM
Glenn County

ACKNOWLEDGEMENTS

Permission to visit and inspect the property, and to use the airstrip road on Glendhu Station, which was granted by the respective runholders, is gratefully acknowledged. Knight Frank provided access to LUC maps, and local tramping club members and others were helpful in providing accounts of trips undertaken in the area.

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



Dear Sir,

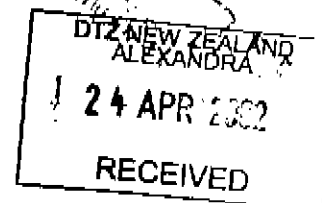
We support the Tenure Review proposal for Alpha Burn Station but we strongly oppose the Upper Clutha Environment Society's submission to make the Damper Bay farm land into a Department of Conservation reserve.

Yours Faithfully,

We support the alpha Burn
Station Tenure Review, but
oppose the Upper Clutha
Environment Society's
submission to make
the Damper Bay land
into a DOC
Reserve.

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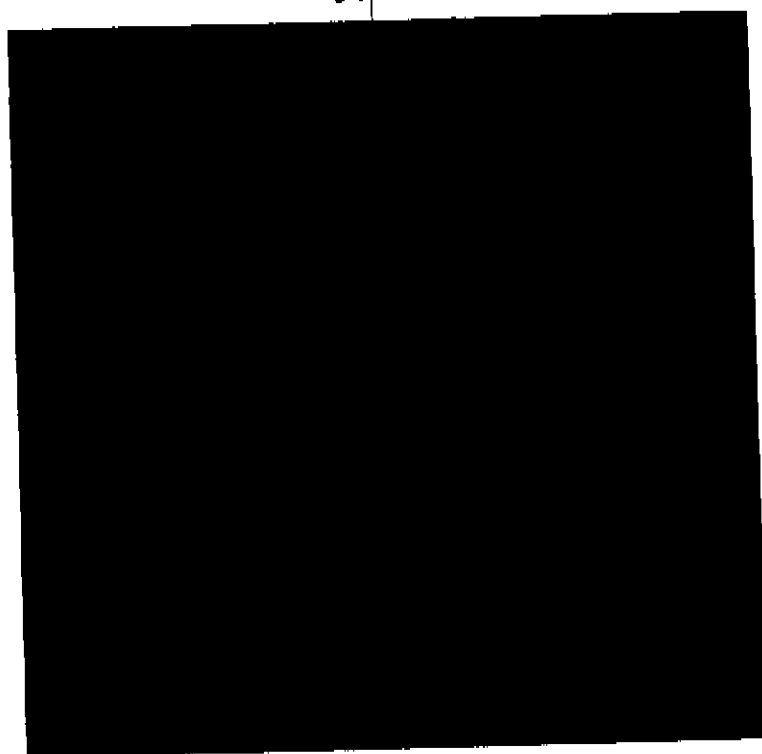
70
The Commissioner of Crown Lands
C/- Knight Frank (NZ) Limited
PO Box 27
Alexandra



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.

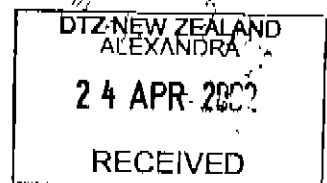
Yours Faithfully,



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MEMORANDUM

TO: The Commissioner of Crown Lands
C/- Knight Frank (NZ) Ltd
PO Box 27, Alexandra



FROM:

DATE: 23 April 2002

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OFFICIAL INFORMATION ACT

Dear Sir,

I write to support and ask that approval be given to the Tenure Review of Alpha Burn Station. In reviewing the proposal I find the conditions of the Act are complied with in all respects.

I make the following points:

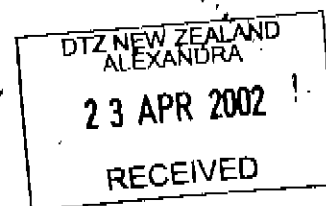
- It is considered that genuinely economically useful land should not become part of the Conservation estate. The proposal considers correctly that the land between Dampier Bay and Glendhu Bay, which is of Greater Economic Use should be freehold and remain in the McRae family control to support the Alpha Burn operation.
- The proposal supports the sustainability and long-term viability of High Country farming without compromising the ability of the public to enjoy the natural amenities of the area.
- Access to all of the desirable and notable locations in the area under review are part of the proposal.
- In passing freehold control to landholders, the future of activities on this land are controlled within the District Plan, and the Resource Management Act.

Sir, I contend that the proposed tenure review meets all requirements of the Act and consider that it should be granted.

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16 April, 2002

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



Dear Sir,

I am a retired farmer presently living in Wanaka. My farming life has been spent in the Upper Clutha and Tarras areas. I understand the Tenure Review/freeholding process and I know where Alpha Burn Station is situated, and the type of farming done there. I wish to support the Alpha Burn Station Tenure review in the terms that it has been publically notified. It is heartening to see the process making sound agreements which will encourage sustainable farming for the younger generations and at the same time, put to rest the public's concerns about conservation and access.

I am pleased to see that this proposal will give public foot access around the shoreline of Lake Wanaka from Damper Bay to Glendhu Bay and strongly support that it remains as foot access only. Wanaka is heavily impacted by the Tourist Industry and the town's permanent and holiday population is increasing rapidly. In the past, little consideration seems to have been given to the impact of the tourist operators and the rapid user number rates on the exsisting tracks around the lake and rivers, many of which allow dogs and bikes.

In my view too many easy easements without restrictions-- particularly in farming areas-- will allow the tourist operators to ruin lovely quiet places. Special fishing, jogging, walking and picnicking areas which people have taken time and energy to access by foot, for peace, is becoming threatened. There must remain a balance, so all aspects of recreation are catered for. In farming areas dogs and bikes do not always stay on tracks and both can be intimidating and noisy for the footpath user and nearby stock, especially undisciplined dogs and children on bikes,

A recent document sent to all Wanaka residents by a lobby group, and read by the general public, suggested we should all submit to you that approximately, at a guess, 700 acres of good farmland not included in the Alpha Burn Tenure review should be retained as Crown land as a recreation reserve. I strongly disagree with this as I consider this group has an unbalanced and biased agenda. Public Lobbying is not only stressful it is difficult and unpleasant to counteract.

Sustainability of farming for our younger generation is vital. I trust that it is not the quantity of land that is negotiated in this process but the quality of the result both for the farmer and the public which will remain important.

Yours Faithfully,

20 April, 2002

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The Commissioner of Crown Lands
C/- Knight Frank (NZ) Ltd
PO Box 27
ALEXANDRA.



Dear Sir/Madam,

RE: MT ROY & DAMPER BAY TO GLENDHU BAY TENTURE REVIEW PROPOSAL

I write this submission, in agreement with the view of the Upper Clutha Environmental Society, but as a member of the public.

I support the proposal that the land be retained as public land, that access to Roy's Peak be retained and that there be a walking track from Damper Bay to Glendhu Bay. I further support the proposal that the wetland east of Glendhu Bay beside Mt Aspiring Road be retained as Crown Land. In addition, I support the view that the area retained as Crown Land around this wetland and the second wetland, close to Damper Bay should be increased in size. Thus the whole area between Mt Aspiring Road and the lake (apart from farmland behind Damper Bay) be retained as fully owned by the Crown.

My support in this matter stems from my deep appreciation of what this unique area can provide to the public as a whole, whether they are tourists or residents. There is a lack of public land in this area, especially that which houses a diversity of plant life, landscapes and history. This area is extremely visual in its location. In light of the growth experienced in Wanaka as evident by the 2001 Census, it is vital that such places as special as this area are retained in its natural state. It is these very natural resources that draws tourists here, it is these uniquely beautiful, serene places that serve the community well, providing therapeutic benefit by their recreational potential to all users of them, without destroying them. Let's leave only our footprints (carefully placed) amongst such rare treasures. In a few short decades, we will be crying out for such a place that is 100% pure New Zealand!

Therefore I put the view that the size of the area be increased and that it should be made a reserve to be administered by the Department of Conservation.

Yours faithfully,

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73

Commissioner of Crown Lands

24/4/01

Re Tenure Review for Alpha Burn Station

Dear Sir

I am very supportive of any review which will give sufficient Crown or DOC reserve land to enable the Millennium Walkway from Waterfall Creek to Ironsides Hill, to continue to Dampier Bay & through to Glendhu Bay around the shore line. I spend 2-3 days every year on this proposed track & I am convinced that in a tourist centre like Warrakea it is essential to have a "wild" scenic recreation area free of development for walking & biking which is a "loop" track. The present reserve area at the Queen's chain is not suitable in some parts for the proposed track extension.

Yours faithfully

DTZ NEW ZEALAND
ALEXANDRA

24 APR 2002

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DTZ NEW ZEALAND
ALEXANDRA

29 APR 2002

RECEIVED

28 April 2002

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

Dear sir;

We are writing in response to the Tenure Review Proposal for Aloha Burn Station. We support the tenure review proposal as it stands. We do not see the need for any more land to be retained by the Crown as suggested by Julian Hawarth of the Upper Clutha Environmental Society. There is more need to preserve the farmland in this area which is situated close to large areas of public lands

Mr. Hawarth's statement that the proposed area from Dampier Bay to Glendhu Bay is "highly visible from Kanaka and Glendhu Bay" is incorrect and puts doubt on the whole of his proposal.

Mr. Hawarth's suggestion seems selfish as there are plenty of public areas that can be used for recreation by people of all ages. It is also incorrect that the only "modified farmland" is behind Dampier Bay. The whole area-including the wetland-has been 'modified' by top dressing and oversowing, fern burning and the swamp partly drained.

We believe what the tenure review proposal gives for public access and use is ample.

Yours faithfully,

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13 April 2002

Commissioner of Crown Land
Alexandra

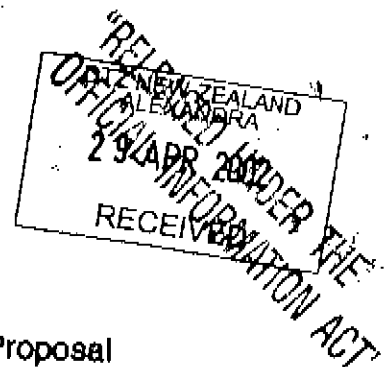
Re: Mount Roy and Damper Bay to Glendhu Bay Tenure Review Proposal

Dear Sir:

I am writing to let you know I 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 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.

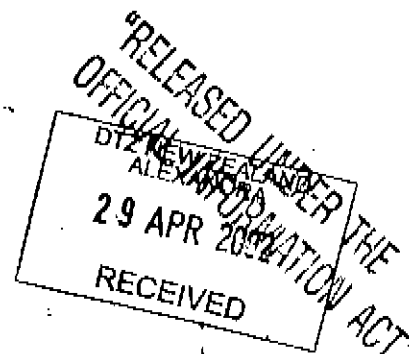
Sincerely,



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25 April 2002

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



Dear Sir

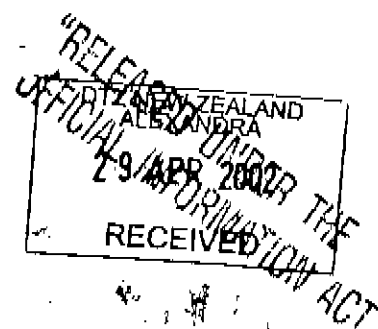
Through its proposal on page 8 in the Clutha Messenger dated April 10, the Upper Clutha Environmental Society seeks to amend the Tenure Review Proposal for Alpha Burn Station.

Whilst I accept the democratic right of the society to express its views I am writing to you to oppose their proposal on the following grounds.

1. The key issue of the freeholding process for run holders is to identify areas of land suitable for ongoing farming and return unsustainable areas back to the conservation estate. Accordingly in the Alpha Burn case the proposal is to freehold 3437ha and release 1117ha back to the Crown. I.e. After many years of discussion nearly 25% of the property has already been conceded.
2. The extra land at Damper Bay being proposed by the UCES is highly developed farmland that is an integral part of the Alpha Burn farming operations. There is no case to be made that it is better off left in its natural undeveloped state. If this were so it would be included in the Review proposal already.
3. Finally I maintain that the UCES by trying to protect land from subdivision is confusing roles between the freeholding process under the 1998 Land Act and the District Plan policies under the Resource Management Act.

Yours Sincerely

The Commissioner Of Crown Lands
c/o Knight Frank (NZ) Limited
PO Box 27
Alexandra



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Dear Sir,

Re Alphaburn Station Tenure review Proposal.

In the proposal the McRae Family are giving up about 25% of their lease.

The proposal also allows for walking track and access to Roys Peak and also a public walking track around the edge of Lake Wanaka from Damper Bay to Glendhu Bay.

This allows for considerable land going into the DOC Estate.

The publicly advertised request by the Upper Clutha Environment Society to increase the size of the area around the wetland area to include good farmland which has been modified (with oversowing and topdressing) is absolutely ridiculous.

If this land is taken out of the freehold it would set a dangerous precedent and could jeopardise the freeholding process in the future.

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

Yours faithfully

26-04-02

ph;

fax;

Email

24-4-02



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Commissioner of Crown Lands
C/O Knight Frank (NZ) Ltd.
Box 47
Alexandra
Dear Sir

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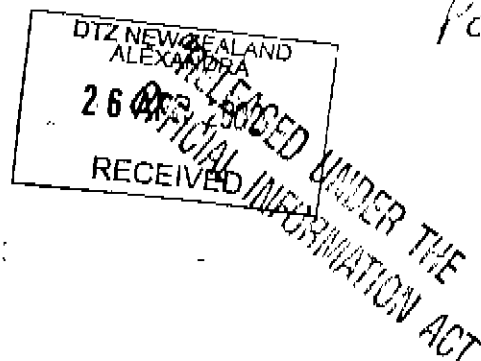
ALPHABURN TENURE REVIEW --NOTICE OF PRELIMINARY PROPOSAL

I would like to support this proposal and especially would like to commend the proposal for a walking track from the Damper Bay Recreation Reserve to Glendhu Bay. I am however a little disturbed by the lack of any precise reference to the exact route of this walking track and as to how it will be determined.

I would like to make this suggestion for your consideration as I think that it has considerable merit. I would suggest that the Damper Bay Recreation Reserve be extended and the track be completely inside this extension of the reserve. In many places the track could be located quite close to the lake and the reserve would only need to be a few chains wide but there are other areas where the track would have to be some distance from the lake edge and in these areas the new section of reserve would need to be somewhat wider. I would also point out that the Otago Regional Council has already made an excellent track along the lakeshore to near the end of the present Damper Bay Reserve and has indicated their willingness to continue with this track if permission is granted. I would suggest that the route of the track could well be determined in conjunction with them.

I would also state that the extension of this walkway will be greatly welcomed by the walking public of Wanaka and the many overseas visitors who use the present track.

Yours Faithfully



21 April 2002

The Commissioner of Crown Lands
c/o Knight Frank (NZ) Ltd
P.O. Box 27
ALEXANDRIA

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We support the ALPHABURN TENURE REVIEW

In particular we support the proposal for an easement to provide for public foot access from Glendhu Bay to Dampier Bay Recreation Reserve. This will allow for the completion of the fine walking track the Otago Regional Council has constructed from Waterfall Creek to Ironside Hill. It has long been the vision to have a walking track around the shores of Lake Wanaka. A carpark will be necessary at the Glendhu Bay end of this track.

We also support the proposal for an easement for foot access from the Wanaka Mount Aspiring road to Roys Peak, with carparking at the road side.

We also agree with the proposal to protect the special area of Scalfe's lagoon.

We trust that these submissions will be considered favourably.

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26 APR 2002
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The Commissioner of Crown Lands,
C/o Knight Frank(NZ) Limited,
PO Box
Alexandra.

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Dear Sir,

We support the Tenure Review proposal for Alpha Burn Stn., but we oppose the Upper Clutha Environment Society's submission to make the Damper Bay farm land into a Department of Conservation reserve. The area of Damper Bay is attractive because it is farmed and you can see the natural features. It also reduces the fire risk as the bay is popular with the boating public.
Yours faithfully,

Upper Clutha Environmental Society

uocsa@xtra.co.nz
117, Lakonide Road, Wanaka
PO Box 443, Wanaka

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

26th April 2002

Dear Sir/Madam,

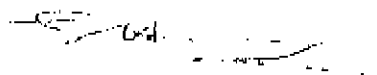
Alphaburn Tenure Review Proposal

Further to the Society's submission sent last week I enclose a photograph showing the Damper Bay to Glendhu Bay area proposed to remain in full Crown ownership as a DOC reserve by the Society.

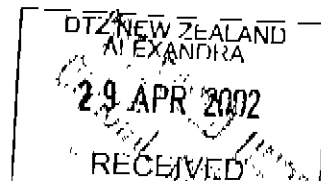
We believe the photo helps to illustrate the significant inherent landscape values of the area as well as the high visibility of the area.

We look forward to hearing from you on this matter.

Yours faithfully,



Secretary
Upper Clutha Environmental Society (Inc.)



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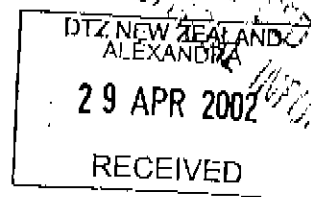
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Yours Faithfully,

11.11.15

773

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

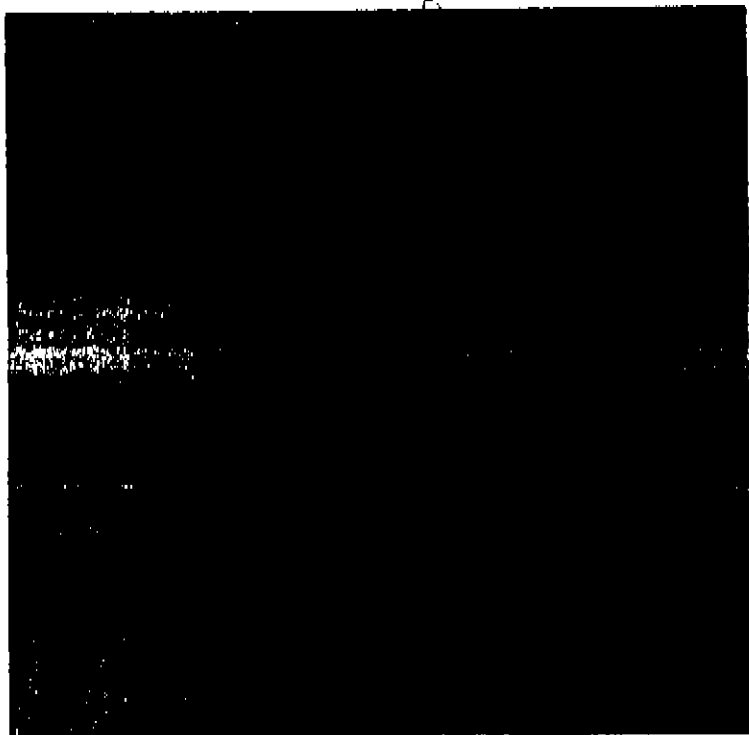


Dear Sir,

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.

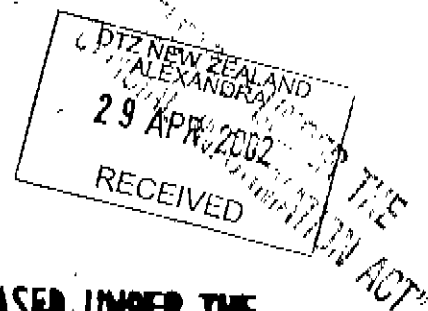
Yours Faithfully,

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34

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

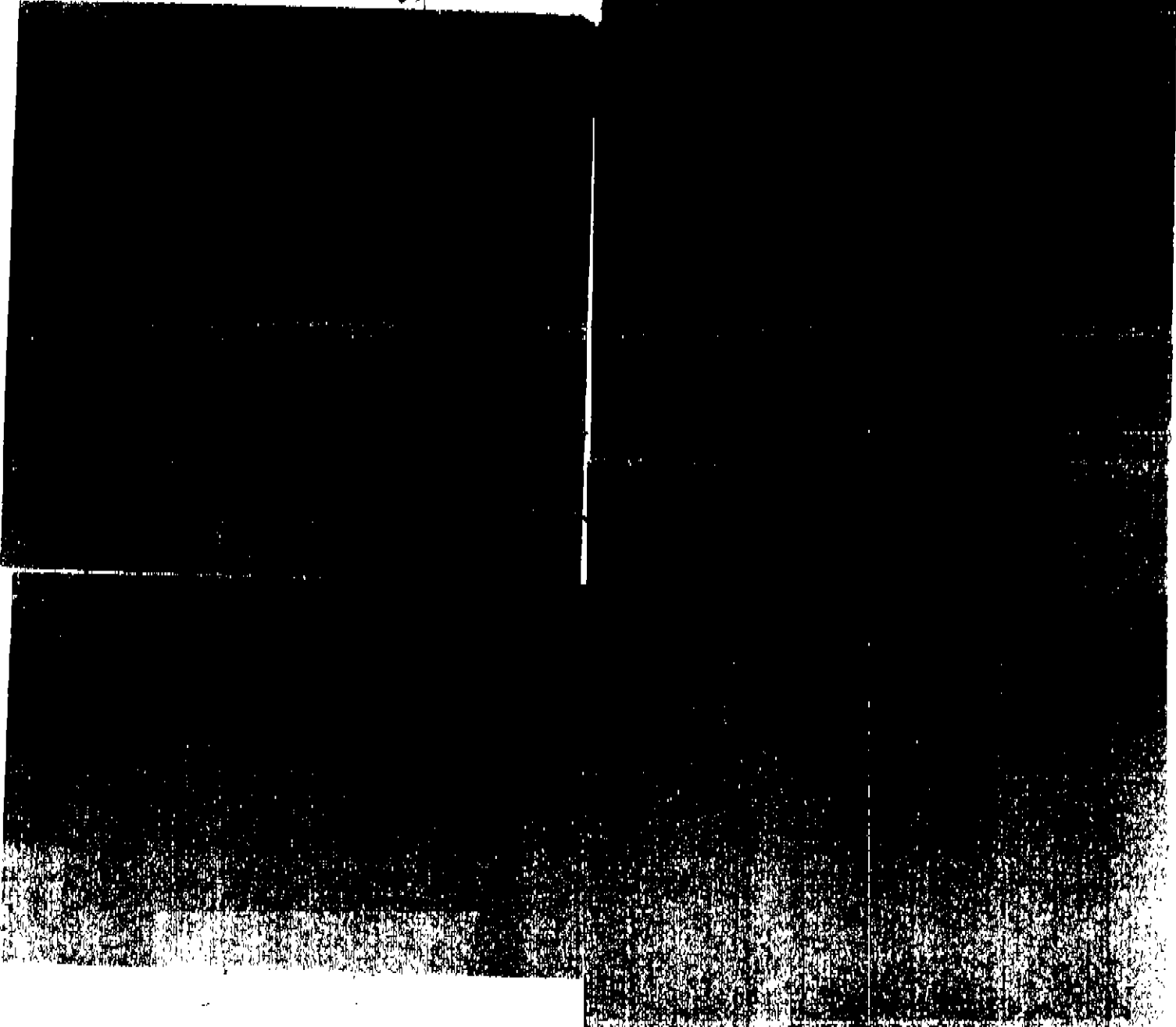


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Dear Sir,

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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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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The Damper Bay block of land is vital to Alpha Burn Station as a warm sunny lambing block. It is approximately 800 acres of top dressed and over sown land not undeveloped as stated by the UCES.

The ice sculpted ice forms are unlikely to be removed!!

The UCES is trying to protect the land from subdivision which is not the role of the 1998 Land Act but the District Plan policies and rules under the RMA.

That there is no public land in the area as stated by the UCES is incorrect as under tenure review 1117 hectares of Alpha Burn are given for public use plus easements, parking and picnic areas.

This submission may make other Crown Pastoral leasees reconsider their applications to apply for free holding .

We feel that the walking track from Wanaka to Glendhu will spoil some of the beaches traditionally visited by boats.

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DTZ NEW ZEALAND
ALEXANDRA
29 APR 2002
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25th April 2002

The Commissioner of Crown Lands
C/- Knight Frank
PO Box 27
Alexandra

Alpha Burn Station Tenure Review

I fully support the Alpha Burn Tenure Review

The McRae family manage Alpha Burn Station to a productive level, with developing new farm land maintaining the natural landscape. This is accievied by using all the land to the best of it's ability.

This proposal includes the popular walking track up Mt Roy and for a new track from Glendu Bay to Damper Bay. This makes surrounding farm land still operational.

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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 Upp. Clutha Environment Society's submission to make the Damper Bay farm land into a Department of Conservation reserve.

Yours Faithfully,

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OFFICIAL INFORMATION ACT



25th April 2002

The Commissioner of Crown Lands
C/- Knight Frank
PO Box 27
Alexandra

Alpha Burn Station Tenure Review

I write giving full support for the tenure review proposal for Alpha Burn Station.

This proposal has made allowances for the public to be able to continue to use the very popular walking track up Mt Roy and for a new track from Glendu Bay to Damper Bay. It also allows for the existing farming operation to be able to continue as it has in the past.

Despite the very best intentions of most members of the public there are always some who choose not to follow the rules and cause problems. Most farmers request that anyone wishing to enter onto their property asks for permission, this works both ways, it gives the farmer contact with those who want to go onto the property and what they plan to do walking, mountain biking, shooting etc and they can be advised of any conditions or hazards, maybe locked gates, where stock are and gates that need to be securely closed etc.

It is of great concern to me that areas that are closed up provide an enormous fire risk. We all remember the summer fire in the Alexandra Roxburgh area and a fire of this nature could easily occur with the result of loss of life in this popular area and severe damage to this picturesque landscape.

Yours faithfully

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26 April 2002

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

Dear Sir,

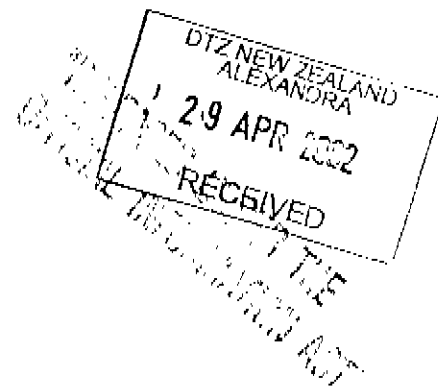
I am writing in support of the Alpha Burn Station Tenure review in the terms that it has been publically notified.

I think it is a more than generous compromise particularly as far as public access goes onto prime farm land.

Yours Faithfully

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26-04-02



THE COMMISSIONER OF CROWN LANDS

c/o KNIGHT FRANK (NZ) LTD
P.O. Box 27
ALEXANDRA.

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OFFICIAL INFORMATION ACT

DEAR SIR,

I AM WRITING IN SUPPORT
OF THE ALPHA BURN TENDRE REVIEW
PROPOSAL.

AFTER YEARS OF NEGOTIATION I
THINK YOU ALL HAVE IT PRETTY RIGHT.
BOTH CONSERVATION AND PUBLIC ACCESS
HAVE BEEN THOROUGHLY CONSIDERED. WITHOUT
PETRIMENTAL EFFECTS ON VIABLE FARMING
FOR THE FUTURE OF ALPHA BURN STATION.

YOURS FAITHFULLY

25 April 2002.

The Commissioner of Crown lands
C/o Knight Frank Ltd
P.O. Box 27
Alexandra



Re: Mt Roy and Damper Bay to Glendhu Bay. Tenure Review Proposal

Having examined the above proposal I would like to suggest that further consideration be given to extending the Crown land ownership to include the area beside the lake and around the wetlands area. This is undeniably a unique geographical feature and it is imperative that we provide as much public access and usage of these areas to the public as possible. With the growth in the region the Crown must factor in the shrinking recreational areas available to balance out the social and recreational needs of the area. It must also factor in the value of areas of this nature that are in close proximity to the town and that are suitable for use by peoples of all ages and physical ability. The growth in tourism is also putting a lot of strain on existing wilderness walking areas and this is only going to be an increasing trend in the district. Unfortunately history has shown us that we can not rely upon the District Plan to protect the "uses" of the land, regardless of its status, once it falls into private ownership.

It is recommended that the Crown, through the administration of the Dept of Conservation declare this land as reserve. This way we can preserve valuable geographical features with uninhibited public access, and keep a continuous public walkway between Wanaka and Glendhu Bay, including the unique wetlands area adjacent to this area. On these same points I also have serious regard for the preservation of the land flanking the peaks of Mt Roy and Mt Alpha into the Motatapu Valley. These are areas heavily frequented by the public and are only going to enjoy increased usage with the growth in the region. We can not afford to jeopardise public control into private hands due to the huge temptation for individuals to subdivide and capitalise on marginal farming property.

Your consideration and actions on the above would be appreciated.

Yours faithfully,

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Ph/Fax

Commissioner of Crown Lands
c/o Knight Frank (NZ) Ltd
Land Resources Division
PO Box 27
Alexandra

DTZ NEW ZEALAND
ALEXANDRA
29 APR 2002
RECEIVED

26 April 2002

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re Tenure Review - Alphaburn Pastoral Lease

Dear Sir,

The following is my submission on the preliminary proposal for the above Tenure Review.

Justification

The Alphaburn area is close to Wanaka, which has is a rapidly growing town, both as a place to live and as a visitor destination. For both the locals and visitors, walking is a favoured occupation, as evidenced by the high use of the existing access to Roys Peak, and walkway from Waterfall Creek.

Such walking must be one of the lowest impact recreational activities, making the lowest demands on the environment.

New Zealand is promoted as an place of outstanding and readily accessible natural beauty. Many tourists visit New Zealand to experience our open spaces. One of the best and lowest impact ways of doing this is by walking through the outstanding country. For many tourists, relatively easy day walking, not tramping, would be the preferred option for experiencing the countryside.

While many of our National Parks offer good tramping, they are generally located in the wilder, more rugged and wetter parts of the country. In general they do not offer what would be considered easy walking by many people. By contrast areas such as Alphaburn offer magnificent walking country. In such areas the walking is relatively easy, the climate good, and the experience and the views are outstanding and just what many tourist would enjoy. This is shown by the high use of the Roys Peak track, the Waterfall Creek track, and the Mount Iron track which is on DOC land adjacent to Wanaka.

Every effort should be made to increase the opportunity for such low impact and dispersed tourist activities. The alternative, of crowding tourism into a few localities at National Parks, and offering jet boating or helicopter rides, would be far more

damaging to the environment. There are already concerns being expressed over the diminution of the wilderness experience in National Parks due to overcrowding.

Hill walking must surely be one of the lowest impact activities for both tourists and local residents and every effort should be made to foster it in the tenure review process.

The Alphaburn area with its access to Roys Peak and the foreshore of Lake Wanaka, and world class views of the lake and mountains, within close proximity to the Wanaka township offers considerable potential for provision of such walking routes. Such routes would fulfil the objective of Part 2 of the Act:

"to make easier:

(i) The securing of public access to and enjoyment of reviewable land"

This object should be given a high weighting in the review of tenure in areas of potential high public use such as the Wanaka vicinity.

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Proposed Easements

The proposed easements from Glendhu Bay to Damper Bay and potentially to the Waterfall Creek Walkway, and to Roys Peak are supported.

However there are several aspects of the conditions for the proposed easements which I consider should be reconsidered. It is noted that in the review document, it is anticipated that *"these routes are expected to be immediately popular with the public"*. The condition of easement should ensure that the anticipated high popularity is not deterred. The issues that need considering are:

1) The routes are by easement only, so will not be fenced and will be exposed to the activities on the land they cross. There is the potential for farming or other activities on the land to deter usage of the easement. A paddock full of bulls or rutting stags could be quite intimidating.

I consider that there should be a condition in the review, that the activities on the land over which the easements pass should not be carried out in a manner which would deter the use of the easement.

2) The conditions of the easement do not appear to give the right to form a track, steps or structures to facilitate the use of the easement. Given the likely high use of the track, which will undoubtedly increase with time, some such works and formation will probably be desirable to cope with the use, and make it attractive to a wide range of users.

I consider that the conditions of the easement should allow for any necessary works on the easement to facilitate its use.

Additional Easements

The proposals make no provision for a reasonably direct access to Damper Bay. This Bay is one of the few attractive sandy bays on the lake, and is currently only accessible by the public by boat. With the proposed easement a 4 kilometre walk from Glendhu Bay would be required, a major deterrent to use by the public, especially if children are involved. The bay however is within 750 m. of the Mount Aspiring Road, with the potential of a relatively level access. It would be in keeping with the object of the review "to make easier: (i) *The securing of public access to and enjoyment of reviewable land*" to provide for an easement for walking access to Damper Bay from the Mount Aspiring Road with an associated parking area.

I consider that there should be provision for walking access to Damper Bay from Mount Aspiring Road adjacent to the bay.

The above is my submission on the proposed Alphanum tenure review.

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24-4-02

The Commissioner of Crown Lands,
c/- Knight Frank (NZ) LTD.
P.O. Box 27
Alexandria.

To whom it may concern.

We are writing in support of
the Alpha Burn Station Terrore
review.

We object to the Upper Clutha ES.
proposal to make the Rangiora
Bay block an Alpha Burn
Station a D.O.C. reserve.

We believe that Alpha Burn
Station has sacrificed 1117 ha
of farm land and given
two public walking tracks
already, which seems more
than sufficient.

Yours faithfully,
Lubby



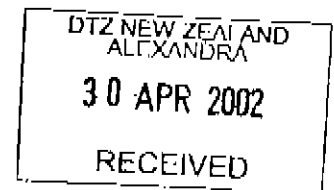
OTAGO CONSERVATION BOARD

Our ref: OCB 34

29 April 2002

Manager
Knight Frank (NZ) Ltd.
Land Resources Division
PO Box 27
ALEXANDRA

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Dear Sir

SUBMISSION ON TENURE REVIEW OF ALPHABURN PASTORAL LEASE

Thank you for the opportunity to comment on the Notice of Preliminary Proposal for the tenure review of the Alphaburn Pastoral Lease.

In general, the Otago Conservation Board believes that the conservation and public interest issues relating to this Crown owned pastoral lease property are very inadequately addressed by the preliminary proposal. The board considers that the significant inherent values of the property have not been properly identified and acknowledged. In addition, public access to the areas to be restored to full Crown ownership and control has not been adequately catered for. The potential benefits of this proposal for the lessees are grossly disproportionate to the potential public benefits in comparison with other recent tenure review agreements.

Specifically, the proposal to covenant 567 ha in the upper Fern Burn and Alpha Burn catchments does not provide sufficient protection for the high conservation values of the snow tussock communities there. These areas should be designated as conservation areas with the lessees being given a 5 year phase-out period for their current winter grazing regime in them. Adequate fencing of these areas is needed to prevent stock ingress.

The area to be designated as a reserve around Scaifes lagoon is very small given the scale of the surrounding landforms and the extent of the regenerating shrubland in this locality. At least 100 hectares surrounding the lagoon, including the entire catchment which supplies the lagoon, should be protected from grazing and development. The board also believes that government purpose reserve (wildlife management) status is not an appropriate designation for this area. We suggest that it should become a conservation area.

Two very significant areas of regenerating vegetation on the foreshore containing reasonably diverse native plant communities are not even identified in the report associated with the Notice of Preliminary Proposal. Both of these areas justify classification as conservation areas by any current criteria. One of these is at the eastern end of Glendhu Bay. The board believes that at least 20 - 30 hectares in this area should be designated as a scenic reserve or conservation area. The car park area provided for in the preliminary proposal should be adjacent to this reserve.

The other very significant area of regenerating vegetation on the foreshore is at the western end of Damper Bay and should become a scenic reserve or conservation area at least 40 - 50 hectares in size.

Curiously, the preliminary proposal refers to a "Damper Bay Recreation Reserve along the Lake Wanaka shore". This is incorrect, since no such reserve appears to have ever been designated. There is a marginal strip along the lake shore, and at the Waterfall Creek end of the Warburton Walkway, the lakeshore reserve has been classified as a recreation reserve. However, this does not currently continue to Damper Bay in a form which allows for public use.

The whole of the Damper Bay foreshore has high intrinsic conservation, scenic and remoteness/solitude values. The board believes that a more direct public walking access by way of an easement to Damper Bay from the main highway must be arranged before any of the surrounding land is freeholded. There are a number of suitable routes for such an easement that would not impact on current and future farming practices. This is a locality that would attract less mobile and less fit and active members of the public, such as young families and retired elderly people, who are very strongly represented in the Wanaka demographic. This significant sector of the public is not currently catered for in the proposal and would not be able to benefit from the proposed access routes via Waterfall Creek or Glendhu Bay.

The map showing the route of the walking easement from the existing end of the Warburton Walkway and from Glendhu Bay is totally inadequate to enable submitters to gain a realistic impression of the intended route. Some parts of this route are known to be exceptionally steep, exposed and rugged - quite impractical for the potentially heavy use likely to ensue. The board believes that in an agreement of this nature, the route proposed should be practical and not merely a convenient line on a map.

Most of the north-facing parts of the Alphaburn property are highly visible from Wanaka township - from a very large area of the lake surface and foreshore, and from surrounding areas. This landscape contributes substantially to the character and valued visual features of the region. Provision should be made in this tenure review agreement for a landscape covenant over the Wanaka faces under Mount Roy, and for all land north of the highway between Damper Bay and Glendhu Bay, to protect the highly significant landscape values associated with these areas from adverse visual effects (for example, from forestry, subdivision and/or tourist development).

The board is dismayed that no provision has been made for public access to the lower-altitude parts of the conservation area from the bottom of the Fern Burn (section 2.1(a) of the proposal refers). We request that this omission be corrected by way of the creation of an appropriate marginal strip or easement from a suitable point on the Motatapu road.

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The board supports the following aspects of the preliminary proposal:

- the creation of a conservation area on the higher-altitude land around Mount Roy;
- the creation of an easement for walkers from both Glendhu Bay and from the Warburton Walkway (but with the reservations expressed above);
- the creation of an easement to allow walkers to travel to the summit of Mount Roy (though the board believes that this easement should be extended to the summit of Coromandel Peak as well);
- the creation of an easement to the summit of Mount Roy for management access.

We appreciate the opportunity to provide comment on the plan and we are willing to elaborate on any of the issues we have raised.

Yours faithfully

Ian Cleveland
Chairperson

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28/04/02

The Commissioner of Crown Lands
c/o Knight Frank (NZ) Ltd
PO Box 27
Alexandra



Dear Sir

Re: Tenure Review Proposal for Alphaburn Station.

As someone who enjoys walking, and who came to live in this area specifically because of its ease of access to natural unspoilt areas, I am delighted to learn that it is proposed to retain 1117ha of the Alphaburn Station as public land, thus protecting access to Roy's Peak and potentially opening up walking access between Dampier Bay and Glendhu Bay.

I would also like however, to voice my support for the request made by the Upper Clutha Environmental Society to increase this area of Crown Land to include the land between the Mount Aspiring Road and the lake, save for the modified farmland behind Dampier Bay.

My reasons for this are as follows:

- 1) This area is still distinctly rural and natural in character and should be protected as such at all costs; any subdivision and development in this area would be highly detrimental to the character of the landscape viewed from Wanaka, Glendhu Bay, Lake Wanaka, Mount Aspiring Road and even from the Diamond Lake area.
- 2) In an area characterised largely by dry conditions, the wetlands provide a natural habitat for specialist birdlife which could potentially be eradicated from the area without protection of this natural landscape (in the form of a DOC reserve)
- 3) There is considerable potential for this area to be used in a recreational capacity by walkers without any detrimental affects on the natural landscape; Waterfall Creek has proved exceedingly popular and there is definitely scope for a continuation of the track round to Glendhu Bay. However, it would be fantastic if the larger area could be retained as crown land and more extensive walking and biking tracks introduced throughout this wonderful undulating area as a whole.
- 4) If this area was retained as Crown Land, there would be no reason why grazing could not still take place in conjunction with recreational activities

I would urge the review committee to consider the Environmental Society's request very seriously. A sensitive response now will guarantee that the natural character of this area will be preserved and enjoyed by us and future generations.

I am therefore pledging my support for the tenure review proposal EXCEPT for in the Dampier 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. I request that this land should become a reserve administered by the Department of Conservation.

Yours faithfully

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102
The Commissioner of Crown Lands
C/- 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.

That there is no public land in the area as stated by the UCES is incorrect as under Tenure Review, 1117 hectares of Alpha Burn Station are given for public use plus easements, parking and picnic areas.

The Damper Bay block of farm land is vital to Alpha Burn Station as a warm sunny lambing block. It is approximately 800 acres of to dressed and over sown land not undeveloped as stated by the UCES.

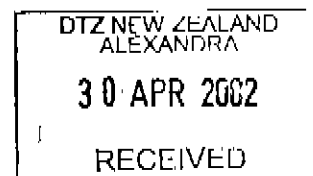
Yours Faithfully,

C4 02 .

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101
28.04.02
The Commissioner of Crown Lands
C/- 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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OFFICIAL INFORMATION ACT

Phone

Fax

Email

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

DTZ NEW ZEALAND
ALEXANDRA

30 APR 2002

RECEIVED

Dear Sir,

We wish to comment on the preliminary proposal for tenure review on Alpha Burn. In general we support the proposal as notified and urge its implementation as soon as possible.

However, we do have some aspects of concern as follows

- 1) Section 4 refers to sustainable management of the land designated as conservation land. I would be interested to know how it is proposed to limit the spread of *Hieracium lepidulum* under the new management regime? Is there a proposed management regime to control hieracium spread?
- 2) Clause 13 of the covenant agreement refers to avoidance of damage to the easement area. However, there appears to be no commitment to shared maintenance costs of the access track. Increasing public and vehicle use may well lead to track deterioration and increasing costs of maintenance.
- 3) The deed of covenant is cumbersome in that a number of clauses are included then deleted under schedule 3 at the rear. This is confusing, especially for those who may not read the full document. It would be much clearer if the clauses in question were not included from the outset.
- 4) Clause 11.2 of the grazing license requires the concessionaire to notify the grantor of 'any natural events on activities...'. The words 'of which they are aware' should be inserted between 'activities' and 'on the land..'.
- 5) We are aware of a campaign by the Upper Clutha Environmental Society (UCES) to have the land between the road and the lake from Glendhu Bay to damper Bay, designated as conservation land. We are opposed to this proposal. The conservation values of this area are not high, other than Scaife's Lagoon which is already provided for. The recreation values are provided for by the access easement around the lake edge. The land is good pastoral land, ideal for lambing or freshly shorn sheep. The proposal is simply an attempt to limit future development options. This is an aspect managed through the Resource Management Act and the future use and development is currently regulated through the QLDC district plan, following an Environment Court hearing. Therefore we oppose this proposal from UCES.

Yours sincerely

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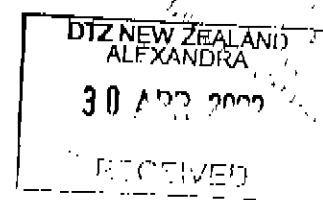
27 April, 2002.

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

Dear Sir ,

I enclose a submission on the Alfaburn Tenure Revue presently being held,

Yours sincerely



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Submission - Re Alphaburn Tenure Review

(With particular reference to the Damper Bay Track area shown on the plan of Appendix 2 detailed in the Preliminary Proposal)

- 1.1. My name is _____ of _____.
- 1.2 For the last nine years I have operated a Photography Tour business in the greater Wanaka area.
- 1.3 I support the whole of the Alphaburn Tenure Review as it is set out in the "Notice Of Preliminary Proposal" document.
- 1.4 In my tour business on numerous occasions I have driven clients, both overseas and New Zealand based, through the Glendhu area, always past the Damper Bay area of Alphaburn Station. All these visitors have been fascinated by the physical landforms and the glacial origins of the Damper Bay area, which make a striking foreground for general lake and mountain views. However the majority of those clients have been most interested in the farming stock seen and in the farming practices carried out in that area. Without any doubt it is the relationship that exists between the present land use and the interesting landforms that make this area such a striking visual landscape.
- 1.5 I cannot give any support to the views of the Upper Clutha Environmental Society that this area of land should be locked out of farming use. Its main attraction for me and for the many tourists and photographers who travel on the Glendhu Road is that it is an easily visible, working rural landscape, fronting magnificent lake and mountain views.
- 1.6 The proposed easement for public foot access on a lakeside track from Glendhu Bay to the Damper Bay reserve will open up a fascinating area to the public without detracting from a remarkable rural landscape. It is important that we keep functioning farming activities as close as possible to our urban areas.

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DTZ NEW ZEALAND
ALEXANDRA

30 APR 2002

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Dear Commissioner

Re: Tenure Review Alpha Green Str Wairakei

This submitter supports the Tenure Review process generally and Upper Clutha Environmental Society submission to this specific review (as above)

Further to M.C.E.S reasons for extending the area retained by the Crown I would like the following points considered.

1. The land in question has no economic benefit to the land holder as it is non arable

However in Crown ownership it will have infinite ~~value~~ recreational value to future generations.

2. The 'climate' of 'acquisition & Development' for Lakefront 'Lifestyle' blocks is at fever pitch. As such it seems inevitable that this other virgin public recreation area would be lost to an elite few.

3. The wetland area contained within this proposed reserve is host to an amazing diversity of flora & fauna which if preserved under D.O.C control would be the beginning of a 'nature corridor' around the lake.

4. On an AsPote level Dunstan Bay headland dominates the South Western border of the Lake when viewed from Wairakei town. This wonderful natural vista can only be ~~kept~~ maintained if the land stays public!