

Crown Pastoral Land Tenure Review

Lease name: BARROSA

Lease number: PC 125

Public Submissions - Part 5

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

December

05

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Mount Somers Walkway Society
C/- 113 Princes Street
ASHBURTON

22 June 2005

To Who It May Concern


We are writing to express our support for the Ashburton High Country Interest Group and their submission to Barrosa Tenure Review.

As a group, with interest in having access to the high country, our wish is that the submissions are heard with an open mind.

The members of our society await the outcome of the review.

Yours faithfully

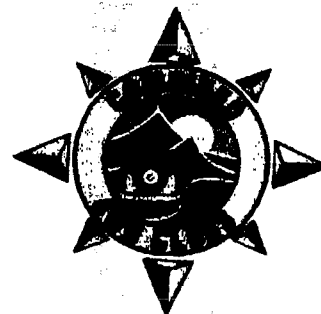
Gerard Bradley
President





033599077

27918
CP
EL



26th June 2005

The Manager
DTZ New Zealand
Fax 03 3635067
Christchurch

Dear Sirs
Re Land Tenure Review Barrosa Pastoral Lease

We have reviewed the Preliminary Proposal for the Land Tenure Review of Barossa and support the proposal as it stands, but suggest only one change, and that is to the Easement documentation.

We believe that motorised vehicles should be granted rights to use the easement under conditions as 'Invitees of the Director General of Conservation'

The Department of Conservation could then allow use of the easement to organised groups, clubs and the like especially section a-b, c-d, d-e, and e-g which follows more or less the legal road. This is a good farm track and controlled vehicle access would allow organised groups to transport walkers, mountain bikers, hunters and recreational users to the conservation area, and to then travel on conservation land. This would allow good vehicle access to the lake Heron (yet to be named) Conservation area, and in particular Manuka Hut and beyond.

This would enhance the recreational aspects, yet still preserve the conservational values as vehicle access would be controlled and using existing well formed 4WD tracks.

Thank you

Yours sincerely

Paul A Dolheguy
Access Co-ordinator

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10 Smacks Close
Papanui
Christchurch 5

Noted	27930
Action by	CD
Recorded	le
Map date	
File Ref	

C.D.

DTZ
Christchurch
Re: Barrosa Pastoral Lease

Dear Sir,
Three issues that I would like to raise;
1. Inadequate marginal strip around Lake Emily
2. Management access along I-j
3. Walking access

I tried to get into L.Emily a couple of years ago but the ruts in the track from the turnoff after the Maori Lakes prevented me from doing so and I have not managed to get in to view the land for this tenure review.

However, the Maori lakes are a good example of my concern, where an inadequate amount of land is protected around the lake edge, so that the protected area looks out of place in it's surroundingsagainst the flat landscape of the farmland.

On page 4 it is stated that.....some inherent values are in the land to become freehold but they are represented in the land to be returned to Government.

The job of the review is to protect land of inherent value even if it is represented elsewhere!

I am prepared to leave that as is, if a bigger area of land is protected around L.Emily even if it does not contain land of inherent value or if it means moving a fence a few hundred metres. The point being if you gain land of inherent value in one area you must be prepared to lose some ordinary farmland in other areas.

The reason for my concern is the water supply concessions at o-p and m-n, even if the water didn't drain directly into the lake I would expect the removal of the water to have some effect on the lake. If the marginal strip around the lake was widened it would help to negate the effect of this and also help the lake look more balanced in its environment.

The easement for farm access also has a negative affect on the conservation land so I don't see a problem with giving up more land as a marginal strip.

The likely affect of an easement along I-j for management purposes, is that other tracks in the conservation area will get used more, which I don't want to see, so let them use their legs!

I would expect to see a walking track access from the eastern most piece of land on CA1 to the nearest point of the easement along the West branch of the Stour River.

Regards
Geoff Clark

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K. Dupe.
3 Broom St,
Kaiapoi.
23/6/2005.

DTZ New Zealand Ltd.

27 JUN 2005

The Commissioner of Crown Lands.
DTZ NZ Ltd.
P O Box 142,
Christchurch.
Attn Charlotte Donald

Noted	27908
Submitted by	CD
Date	27/6/05

Barrosa Pastoral Lease Tenure Review

To Charlotte Donald,

My name is Kevin Dupe and I live in Kaiapoi. I have been a hunter and a fisherman all my life and as such, I am very interested in the outdoors. More land in New Zealand is being brought under the control of the Department of Conservation and it is important that the public, are able to freely access these areas.

I understand that the Barrosa Station lease is currently under review and I would like to make a submission regarding this Lease review.

I have a copy of the proposed land division and I am concerned to see that there appears to be very limited access to the main Block CA1. I would consider myself to be a reasonably fit and able person but I would suggest to you that the two points of access to this block will both be difficult to use, going by the contours on the map. Unless this Block CA1 is made more accessible, many people who may wish to visit this area will simply not be able to.

There is a solution, which appears to be reasonably obvious. Another point of access is required at the North end of this Block CA1 somewhere near Lake Emily. In addition, the access from the Blowing Point end could also be improved by taking it slightly further North and up onto the Block CA1 through some easier terrain.

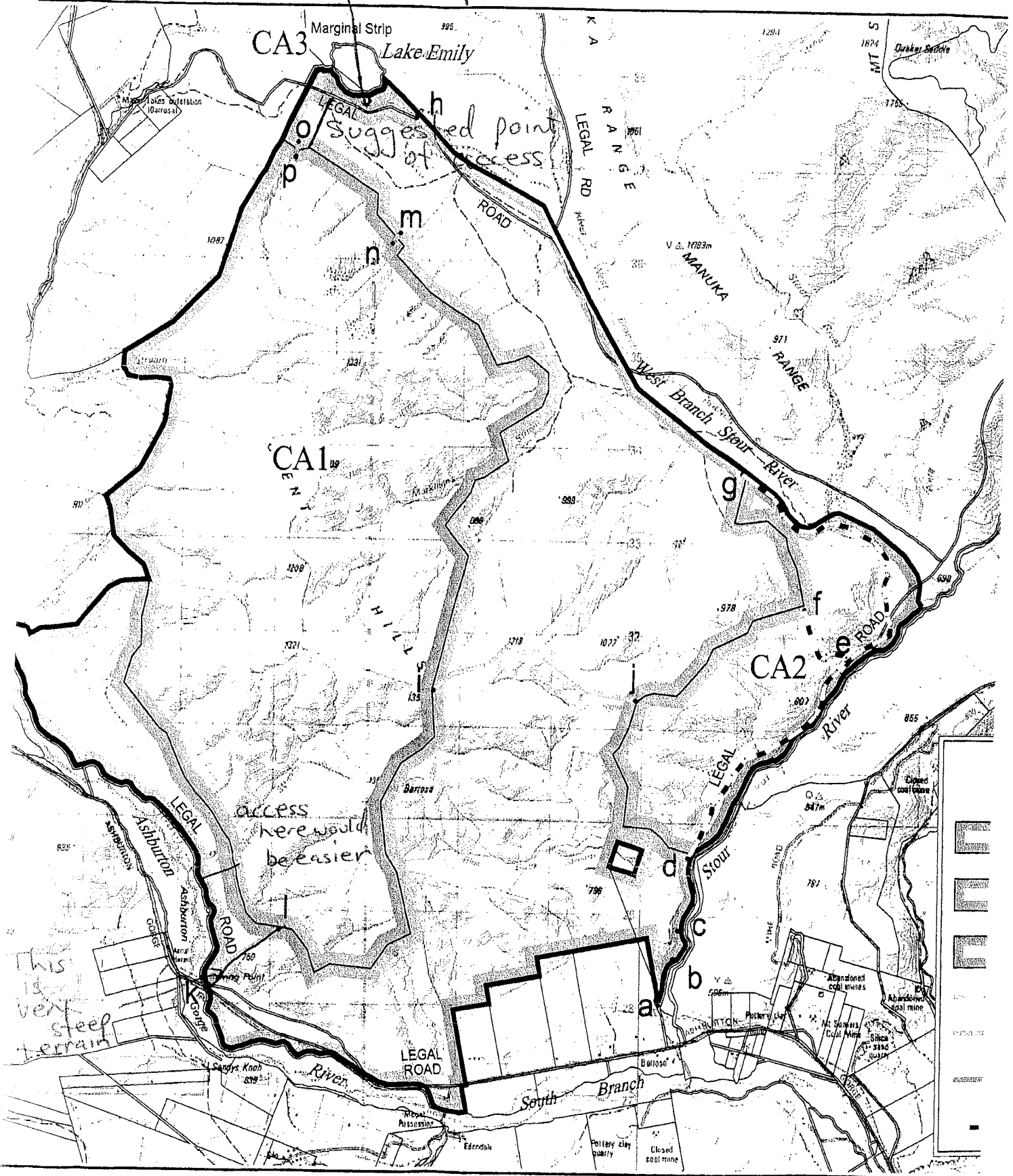
I have enjoyed visiting Lake Emily several times and look forward to the protection that the area CA3 will give to this lake. When out fishing, I have often observed damage around lakes and waterways caused by farm animals. The area of protection around this lake is quite small and should be made larger.

Thank you for the opportunity to comment on this review.



K. Dupe
Kaiapoi.

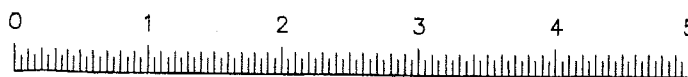
more protection at this point.



BARROSA PASTORAL LEASE

These plan are indicative and are for purposes only. Precise boundary positions during implementation

Each hold will be subject to Part IV A of the Act. Part IV A applies to the entire length of the boundaries of the land to be disposed of



1:50,000 SCALE (Kilometres)

Vegetation
Car Top

RELEASED UNDER THE OFFICIAL INFORMATION ACT

A. W. Goddard.
C/- P O Counter,
Prebbleton 8153.
25th June 2005.

DTZ New Zealand Ltd.
27 JUN 2005

The Commissioner of Crown Lands.
C/- DTZ New Zealand Ltd.
P O Box 142,
Christchurch.
Attention: Charlotte Donald

27907
CD
ee

Submission on the Barrosa Pastoral Lease Tenure Review

Charlotte,

My name is Tony Goddard, I have lived in Canterbury all of my life and I have been interested in both Conservation matters and Geology for over 40 years
I have two issues that I want to raise concerning this review and I ask that the following submission be taken into consideration before the Tenure review of the Barrosa Pastoral Lease is finalised.

Access:

Access to the block CA1 is insufficient.

Conservation land must be accessible to people of all ages and abilities and not just to those who are young and very fit.

The current proposal gives access to the block CA1 at two places. Both of these points of access are located in the Southern third of the block and neither of them would be very easy to traverse. The track at Blowing Point from K to L goes up through very steep terrain and one would have to cover a very long distance to get to the access point situated at I.

There is no access to CA1 at the North end.

I suggest that another point of access to CA1 be made at the North end of this block.

There are two possible alternatives for this access.

1. Create access across the land to be freeholded, next to the boundary fence, which runs South West from Lake Emily and near the water easement O-P.
2. Create access by connecting the block CA1 to the Conservation land CA3 in the area next to Lake Emily where the separation between these blocks is only approximately 500 metres.

By giving access to CA1 at the North end, Trampers and Walkers will be able to access a large area which is interesting from both a Conservation and a Geological point of view. Without this additional point of access, the Northern half of this block will be virtually inaccessible to the majority of people.

Conservation:

There is insufficient Conservation land around the shores of Lake Emily.

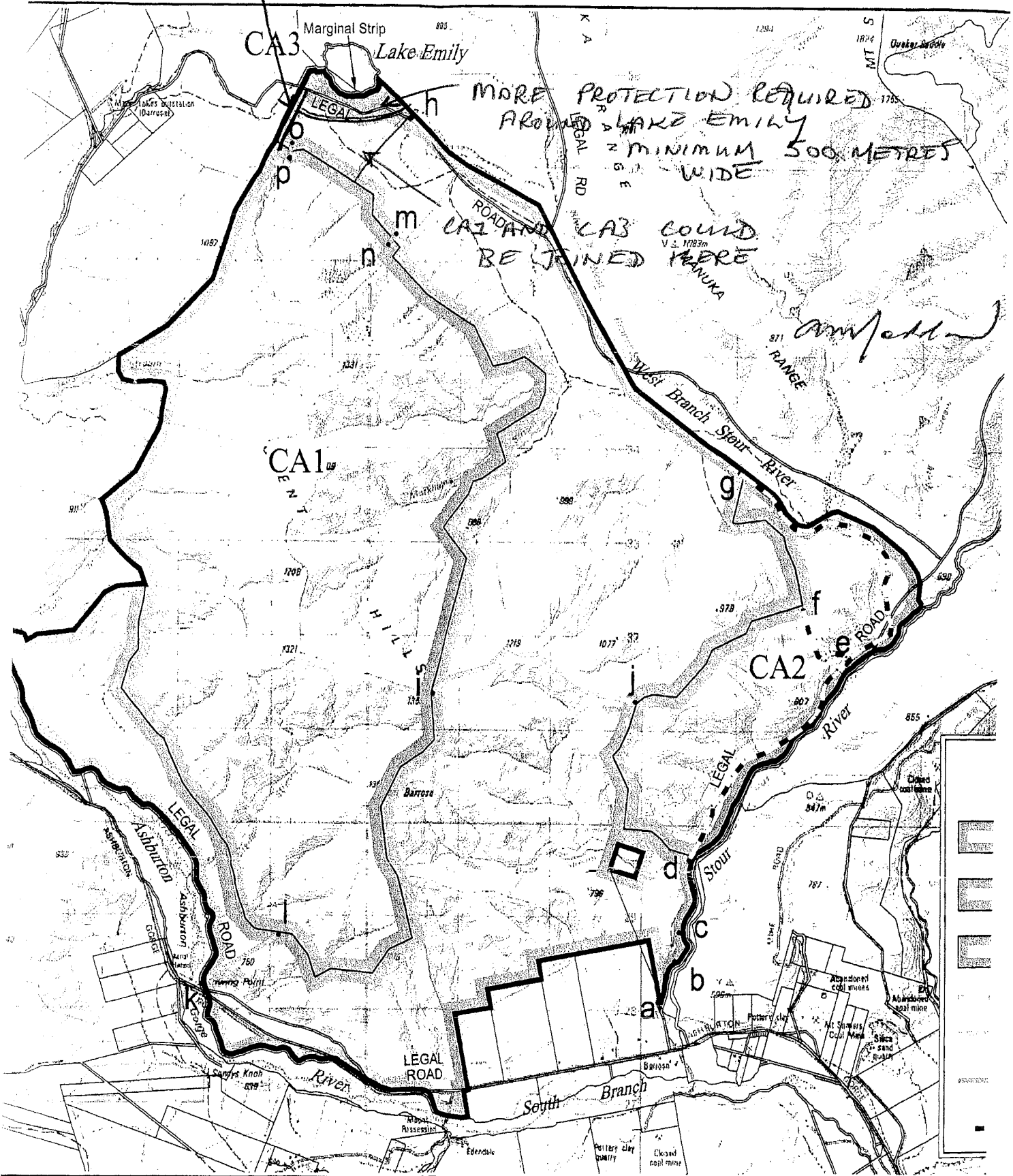
Past experience clearly demonstrates that wetland areas around these small Lakes are easily damaged by grazing animals. The Conservation land around this Lake should be a minimum of 500 metres wide to adequately protect this environment.

Yours faithfully,



A. W. GODDARD.

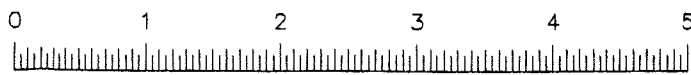
CREATE ADDITIONAL
ACCESS HERE TO CA1



plan are indicative and are for purposes only. Precise boundary positions during implementation

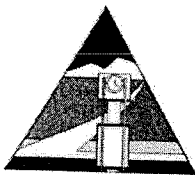
threshold will be subject to Part IV A of the Part IV A applies to the entire length of boundaries of the land to be disposed of

BARROOSA PASTORAL LEASE



1:50,000 SCALE (Kilometres)

FAXED



Ashburton District Council
SUBMISSION ON: BARROSA TENURE REVIEW
PRELIMINARY PROPOSAL

DTZ New Zealand Ltd
 28 JUN 1995

PREPARED BY: Ashburton District Council
 PO Box 94
 ASHBURTON

SUBMITTED TO: Commissioner of Crown Lands
 C/- DTZ New Zealand Limited
 P O Box 142
 CHRISTCHURCH
 Attention Charlotte Donald

Number	27913
Action by	CD
File Ref	8

Thank you for the opportunity to put before you the concerns of the residents of Ashburton District on the matter of the Barrosa Station Tenure Review. There are three main areas of concern for the Ashburton District Council that have come from the public submissions made to the Council. These are the access to the conservation areas, the boundaries of parts of the conservation areas and the riverbed of the Stour River and some adjoining streams.

1 Access to Conservation Areas

The public access does not appear to be continuous along the whole length of the Stour River to Lake Emily and the legal road near Lake Emily. Also there is no connection for the public from the Stour River to the area marked CA1 on your plan.

1.1 Easement Details

There is a public access easement marked "b-c-d" on the plan. However in order to get access to "b" the public needs to walk up the bed of the Stour River from the Ashburton Gorge Road. There is no access for the public from the end of the legal road at the point marked "a" to the point marked "b" on the plan. Therefore the easement for the public should also include the easement marked "a-c" as this would provide some protection for the environmental values in the bed of the Stour River by reducing the amount of traffic though the riverbed without loss of access rights along the river.

1.2 There is an easement for farm access across conservation area CA2 marked "d-e-g" but no easement as of right for the public to cross CA2. It may be considered, as this is a conservation area that there is an implied right for the public to cross this area. However this does not protect the public should the Department of Conservation decide to close the area for any reason. Also the path of this easement appears to go through the bed of the Stour River in a number of places (see submission below). There is a need to ensure the easement is well above the level of the Stour River for all weather access for the farmer and to ensure that the public is not trapped in this remote area. Therefore the easement marked "d-e-g" needs to be moved above the 560 metre above sea level for the whole of its length.

- 1.3 There is an easement marked "i-j" for the public between conservation areas CA1 and CA2 but there is no connection for the public between this easement and the easement marked "d-e". Again it may be considered, as this is a conservation area that there is an implied right for the public to cross this area. However this does not protect the public should the Department of Conservation decide to close the area for any reason. Also by setting out a route for the public, it will act as protection of the conservation values of the rest of CA2 and provide secure access for the public to conservation area CA1 even if conservation area CA2 is not open for use at the time.
 - 1.4 There is the easement marked "g-h" which provides public access from conservation area CA2 to the legal road that borders conservation area CA3. However there is no connection between the point marked "h" and the southeast corner of CA3. There needs to be a direct link by way of public easement from point "h" to the nearest point of conservation area CA3. However this may be altered if the boundary of CA3 is altered (see submission 2.1 below).
 - 1.5 The easement marked "g-h" through the land to be freeholded appears to be through an area that is in fact part of the Stour River riverbed. As the Stour River appears to have an effective riverbed to the 680 metres above sea level mark in this area, there is a need to move the easement to the west so that the public can use the easement as all weather access in this remote area.
 - 1.6 There needs to be a public access easement from the legal road at the southwest corner of conservation area to the northern end of conservation area "CA1" near the point marked "p" across the part of the land to be freeholded. This will allow the public to enter the northern part of the conservation area CA1 and leave by another direction such as the easement "i-j". It will also mean that if the public wishes to reach this area they do not have to cross a large part of CA1.
 - 1.7 The legal road between the point marked "h" going south to where it crosses the West Stour River about the letter "W" of the word "West" in the name of the river on the attached plan should be closed. The part of the road to be closed also includes the small part of legal road that branches off half way along the road to be closed. This legal road should be closed because access is provided for the public by the easement marked "g-h" and the intention is for this access to be non-motorised. Therefore all the public access through this area should be non-motorised and this is not possible while the legal road continues to exist. This road closing will not adversely affect the public access to this land and bring all public access into the area on the same basis.
2. **Boundaries of parts of the Conservation Areas**
- While the Council is aware that the boundaries shown are subject to final survey, there is a concern that the boundaries on the ground should be easily related to the physical features so both the farmer and the public are aware of the exact position of the boundary on the ground. This should ensure there are good relations between all the parties. The relevant paragraph number and an arrow indicate the land affected.

2.1 **Boundary Details**

The southern boundary of conservation area CA3 should follow the physical formation of the legal road for the whole of its length. Therefore the small triangle of land to be freeholded between the legal road and the southern boundary of CA3 should be included in CA3. If however the southern boundary of CA3 actually reflects the physical formation of the road then the legal road should be moved to reflect its physical formation. This will provide a clear demarcation on the ground between the freeholded land and the conservation area.

2.2 On the extreme southwest corner there is a very small triangle of conservation area CA1 in the bed of the unnamed stream south of Waterfall Stream that is below the 620 metres above sea level. It would appear that it would be more appropriate for this land to be included in the area to be freeholded as almost all of the rest of the conservation area is above this level. Again this is being done so that there is a clear demarcation on the ground between the freeholded land and the conservation area.

2.3 On the extreme northeast corner there is a very small triangle of conservation area CA1 in the bed of an unnamed stream north of Markhams Stream that is below 680 metres above sea level. It would appear that it would be more appropriate for this land to be included in the area to be freeholded as almost all of the rest of the conservation area is above this level. Again this is being done so that there is a clear demarcation on the ground between the freeholded land and the conservation area.

3. **Riverbed of the Stour River and some adjoining Streams**

While part of the riverbed of the East Branch of the Stour River has been included in the pastoral lease, this was only done to include some river flats in the lease and to avoid the cost of further survey work at the time of the original grant of the lease. This is no longer appropriate, as the whole of the river bed needs to be in uniform ownership to enable one authority to deal with the management of the whole of the riverbed rather than having different parts being under the control of different agencies. Also the public should be able to travel up the whole length of the Stour River without entering onto the conservation area. It appears that the riverbed of the Stour River and some adjoining streams have been included in conservation area CA2, the area to be freeholded and a very small triangle in the northeast of CA1. The relevant paragraph number and an arrow indicate the hatched land affected.

3.1 **Stour Riverbed Details**

The Stour River riverbed from the point marked "a" to the confluence of the Stour River and the stream directly south of Weta Stream appears to cover the whole area below the 560 metres above sea level contour mark. While parts of this area are not in the land covered by the tenure review, those parts that are within the tenure review should be shown as riverbed and vested in the Crown as such. As part of this area is in the land to be freeholded and this area is an important part of the Barrosa Station for economic reasons, the Council does not wish to object to this part of the freeholding of the riverbed. However where the Stour River goes through conservation area CA2 this reasoning does not apply. Therefore it appears much more appropriate for the reasons given above that the whole of the Stour River riverbed be excluded from the conservation area.

- 3.2 The Stour River riverbed from the confluence of the Stour River and the stream directly south of Weta Stream to the contour level of 680 metres above sea level just south of the point marked "h" appears to cover the whole of the area below 680 metres above sea level mark. While parts of this area are not in the land covered by the tenure review, those parts that are within the tenure review should be shown as riverbed and vested in the Crown as such. As part of this area is in the land to be freeholded and this area is an important part of the Barrosa Station for economic reasons, the Council does not wish to object to this part of the freeholding of the riverbed. However where the Stour River and its Western Branch goes through conservation area CA2 this reasoning does not apply. Therefore it appears much more appropriate for the reasons given above that the whole of the Stour River riverbed be excluded from the conservation area. This area includes all the land from the western bank as defined above to the eastern title boundary.

We trust you are able to include these submissions within the next stage of the tenure review so that they are included in the final plan. If you do not feel able to include them, please advise the Council as soon as this decision is made.

If you have any questions or wish any clarification of any matter in this submission, please contact Mr John Rooney, Property Manager at the offices of the Ashburton District Council or by e-mail at johnmr@adc.govt.nz

Yours faithfully

ASHBURTON DISTRICT COUNCIL



BRIAN LESTER

Chief Executive

Email: brianl@adc.govt.nz

Fax: (03) 308 1820

