

Crown Pastoral Land Tenure Review

Lease name: BENDROSE

Lease number: PT 097

Public Submissions - Part 2

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

April

05

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

A SUBMISSION FOR FMC ON THE PRELIMINARY PROPOSAL FOR TENURE REVIEW OF BENDROSE PASTORAL LEASE

Our interest in this Tenure Review

Federated Mountain Clubs of New Zealand [Inc] is the national association of mountain recreation clubs. We have been established for 72 years and have 98 member clubs and groups with approximately 12,000 individual members. For more than 20 years FMC has campaigned for reformation of the pastoral lease system to allow farming where sustainable and return of the bulk of high land to the Public Estate. We have no doubt that many of the wider public share our vision for the future of the South Island high country.

Land to be returned to full Crown ownership

We are in agreement with the proposal for transfer of land [1840 Ha] as conservation area CA 1 under section 35 [2] [a] of the CPLA. There is a logical boundary with the land to be freehold at the existing snow fence and the remainder of the hill block fits well with the existing conservation area to the south shown as CA2 on the plan.

Land to be transferred to freehold ownership

We agree also with the proposal to transfer 4086 Ha to freehold ownership and the disposal by way of exchange of the area of 110 Ha provided access to conservation land CA1 and CA2 is secure.

Public Access

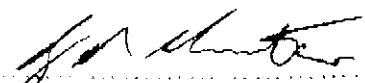
We note that the route a---a mentioned at the top of page 4 does not appear on a plan or in the easement documentation.

It is accepted that public foot access to the conservation land marked CA2 along the route y-----z is suitable but as we have said previously an easement has much less security than the provision of a dedicated road. As we have pointed out roads can be dedicated without survey on an identifiable route and need not necessarily provide for motor vehicle access. Such a dedicated road should be provided for.

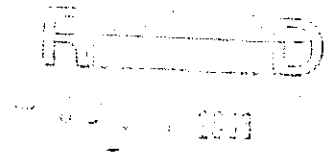
Public access along the route w-----x to the conservation land marked CA1 should provide for motor vehicles in addition to foot access. The existing roadway is well constructed and has been used for many years by our members [with the permission of the Lessee] for access to the airstrip as a starting point for tramping to and beyond Flanagan Pass. The tenure review process should not be used to reduce the standard of public access by restricting it to foot access when a suitable roadway is already in place and in use.

A dedicated road for public motor vehicle access replacing the existing legal road in the same area should be provided for the route w-----x.

For FMC,


.....
G.R.K. Hunter

5/10/03



2 October 2003

DTZ New Zealand Limited
1st Floor
Public Trust Building
PO BOX 564
TIMARU

Attn Anna Furie

Dear Anna,

BENDROSE TENURE REVIEW

Background Information

Bendrose comprises of two blocks. The home block, or flats, occupies the land bounded by State Highway 8 and the Pukaki and Twizel Rivers and is to be designated as freehold, while the Hill block, to be designated as Conservation land is bounded by Greta and Dorsey Streams. A section of the Hill block between Glen Lyon Road and the existing snow fence is to be freehold.

Fish and Game's main interests are concerned with the fishery values of the property and maintaining access, as there are little gamebird hunting opportunities on this property, except some mallard and paradise shelduck which are generally confined to the Twizel River.

Bendrose Stream, generated from springs on a neighbouring property, contains some trout and has some limited spawning value, although little to attract angler attention.

The Twizel River has significant fishery values especially as spawning and nursery waters. There is a population of adult brown and rainbow trout. The Twizel River is popular with anglers as an excellent river to experience 'high country' fishing.

The National Angler Survey conducted by NIWA during the 1993/94 angler season, records 612 angler days spent fishing the Twizel River.

The Pukaki River has lost all fishery value whilst the Greta and Dorsey Streams do have some limited spawning potential at the point where the streams enter the lake.

Access Recommendations

Fish and Game support the proposed designations and easements presented in the summary report provided by DTZ New Zealand Limited.

We also require the protection of marginal strips on the Twizel River and the preservation of foot access for anglers along the river.

Statutory managers of freshwater sports fish, game birds and their habitats

Central South Island Region

32 Richard Pearse Drive, PO Box 150, Temuka, New Zealand. Telephone (03) 615 8400 Facsimile (03) 615 8401



We advocate the retention of all legal roads and marginal strip protection along the hill block boundary with Lake Ohau.

Also, we recommend the provision of foot access along the Bendrose, Greta and Dorsey Streams, primarily for management activities.

Yours Sincerely

A handwritten signature in black ink, appearing to read "BZ Pringle".

Bridget Zoe Pringle
Resource Officer

Email: bpringle@fishandgame.org.nz

194 Woodlands Road
Waihi RD 2981
27 Sept. 2003.

The Manager,
Land Resources Division,
Q T Z. N.Z. Ltd.
P.O. Box 564 Timaru.

RECEIVED

03 SEP 2003

Dear Sir,
I wish to protest against the wholesale
free holding of the Chau Hill Block overlooking
Lake. This area is of immense scenic
value for everyone who wishes to enjoy
it and should not be sold to private
ownership, denying the right of the public
to share.

Surely it is possible to make part
of the area available to us all, at
least part of it. At present, we,
through you, own that land. Can
you honestly sell it without consulting
us? I think you will not even gain
much by selling the block and I
trust you will reconsider the idea.

Yours faithfully
Mary D. Smeaton

(Mrs M. D. Smeaton)

RECEIVED

20 SEP 2003

18 Petworth Place
Christchurch 8002

Land Resources Division
DTZ NZ Ltd
PO Box 564
Timaru

RE: SUBMISSION ON
the preliminary proposal for the privatisation of
BENDROSE STATION

I oppose the freeholding of the Ohau Hill Block overlooking Lake Ohau.
I ask that this be protected as conservation land because of its high landscape,
recreational and amenity values being so close the lake;
and the importance of its shrublands and the potential for their regeneration if grazing
pressure is removed.

I ask for at least a 200 metre wide corridor of land along the Twizel River and Bendrose
Stream to be protected as conservation land.
The new proposed freehold boundary (except around the homestead)
should be redrawn to run along an existing 4 wheel drive track east of Bendrose Stream.

Thanking you.

Sincerely 

Linda MacIntyre & Kevin Dean



RECEIVED

26 SEP 2003

23 September 2003

Land Resources Division
DTZ NZ Ltd
PO Box 564
Timaru

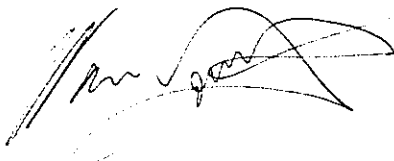
Dar Sir / Madam

Re Bendrose Station

I understand that this Staton is under Tenure Review and that it is proposed to freehold teh Ohau Hill Block. I ask that this be reconsidered and that the land instead be be protected as conservation land. I have over the years visited Lake Ohau and tramped in the area. It is the only lake in the Waitaki system which has not been modified by raising the water level. It has outstanding landscape values because of the virtual absence of development (apart formteh small village at the southern end). Let's keep it that wasy!@

Alos I ask that a 200 metre wide corridor of land along the Twizela River and Bendrose Stream be protected as conservation land. This will provide a wider corridor of public land beside the waterways and will be advantageous to recreational users.

Yours sincerely



Warren Jowett

Staveley, RD 1, Ashburton. phone: 03 303 0880.

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

A. J. Evans
34 John Street
Temuka
South Canterbury
Phone & Fax 03 61 57 420



Anna Furie
D.F.Z.
T.M.A.R.V.

Fax 036880407

BENDROSE TENURE REVIEW

Preliminary proposal

I support the proposal for BENDROSE
restored lease as outlined in your
letter and report of 6 August 03

A good outcome for conservation
and for the lessee.

Thank you for the opportunity to
comment

Allen Evans M.N.Z.M.

North Otago Tramping and Mountaineering Club

2 September 2003

D T Z New Zealand

By Email: annafurie@dtz.co.nz

BENDROSE TENURE REVIEW

Thank you for your letter of 18 August 2003 with details of the proposal and plans.

We wish to query your comment in the first paragraph on page 4 where you refer to "the route marked "a-a" on the plan at Schedule A". We cannot find this route or the schedule on the information you sent to us.

Club Members are happy in principle with the proposal with the exception of Clause 2.1 of the Standard Easement Terms on the first page of the Annexure Schedule.

Clause 2.1 excludes motor vehicles driven by members of the public from travelling over the easement w-x. For many years, with permission from the owners, our members have had motor vehicle access over the route 'w-x' to the airstrip in order to tramp to Flanagan Pass and beyond. The road 'w-x' is well constructed and well suited for the passage of motor vehicles. Our club members strongly submit that motor vehicle access should be granted to members of the public and not restricted to motor vehicles for Management Purposes only. This route runs over a legal road and we feel that this right should be maintained for the public to gain access to public land. We have had a good relationship with the present runholder in the past and we have every reason to believe that this will continue in the future but we are aware that land changes hands and another owner may not be so accommodating. This is particularly true when land goes into overseas ownership.

Passage by motor vehicles from the airstrip at the top of the easement to Flanagan Pass along the legal road is physically impossible because the legal road has been completely washed out just beyond the proposed boundary of the Conservation land. There would therefore be no motor vehicles proceeding past the Conservation Boundary fence.

Our Club strongly urges that Clause 2.1 be amended accordingly in respect of easement area 'w-x'.

Yours faithfully,

Ian B. Roger. For NOTMC