

Crown Pastoral Land Tenure Review

Lease name: CASTLE DENT

Lease number: PO 196

Public Submissions - Part 2

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

May

06

New Zealand Deerstalkers' Association Incorporated
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E-mail: office@deerstalkers.org.nz
Website: <http://www.deerstalkers.org.nz>

25 September 2005

Commissioner of Crown Lands
C/- Quotable Value Ltd
P O Box 13 443
Christchurch
Fax (03) 341 1635



Submission: Castle Dent Tenure Review Preliminary Proposal

This submission is made on behalf of the New Zealand Deerstalkers' Association Incorporated, the national body of recreational deerstalkers. NZDA is the national big game hunting association, with 57 branches and a number of hunting clubs throughout New Zealand. We have 7200 members, and have been actively advocating for deerstalking and hunting and running training courses, trips, conferences etc since 1937.

1 Summary of Proposal

The 4172 ha Castle Dent pastoral lease near Lawrence backs onto the Lammerlaw Range, west of Lake Mahinerangi, and Dunedin. The Lammerlaw range has recently had its land that is public conservation land made the Te Papanui Conservation Park. It is proposed to surrender 2113 Ha of tussockland tops adjacent to the Park. This would make an important addition to the Park.

130 Ha along the margin of Bowlers Creek is to be made scenic reserve. A public access easement is also provided, as are access easements for DOC.

2 Outdoor Recreational Value

In the only assessment of outdoor recreational characteristics and value for Otago, Bruce Mason, in "Outdoor Recreation in Otago – A Conservation Plan" Vol 1 (1988, Federated Mountain Clubs) assessed the Lammerlaws as having a remote experience character due to the absence of habitation, and as a valuable area for winter ski touring. He notes also that runholder agreements for access by deerstalkers to the range, were withdrawn in the early 1970s. So surrender of this Castle Dent block to public conservation land will also help restore a traditional hunting area.

3 NZDA General and Strong Support for the Proposal

We have not had the opportunity to inspect the property on the ground, so cannot comment on the easements in detail. We understand from our members that the land CA2 to be surrendered has red deer, a small pocket of fallow deer and pigs on it. It is already recognised for these recreational hunting attributes, even though it has been leasehold land.

Consequently this surrender is of interest to hunters, and we strongly support this change to public land for its recreational hunting value, and for its other outdoor recreational values. As these recreational hunting resources are publicly owned, it is better that they be on public land, where they are available to the public, rather than on privately occupied land.

We ask that you to ensure that hunters with dogs can use all the accesses to this block. CA2 will also be a very desirable addition to the Te Papanui Conservation Park.

4 Recreational Hunting Vehicular Access

We have been unable to inspect the public accessways provided. However, if recreational hunters are to do their bit for sustainable management on CA1, it would be highly desirable for them to have vehicle access to it. We take it that Gardiners Track is a public formed road open to public traffic. Similarly Medwin Road. Having a 4WD or Quad track accessing the top section of the CA1 block would be desirable for recreational hunters to allow taking out shot animals for the table. Is there any possibility of this?

Please contact me if you require further information.

Thanking you

Yours truly



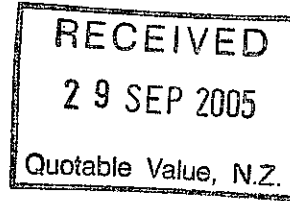
Dr Hugh Barr
NZDA National Advocate



(4)

New Zealand Deerstalkers' Association Incorporated

**Southern Lakes Branch
PO Box 98 Arrowtown 9196
Phone 03 4421591**



27 September 2005

Commissioner of Crown Lands
C/- Quotable Value Ltd
P O Box 13 443
Christchurch
Fax (03) 341 1635

Submission: Castle Dent Tenure Review Preliminary Proposal

This submission is made on behalf of the Southern lakes branch of the New Zealand Deerstalkers' Association Incorporated, the national body of recreational deerstalkers. NZDA is the national big game hunting association, with 57 branches and a number of hunting clubs throughout New Zealand. We have (our branch) about 120 members, and have been actively advocating for deerstalking and hunting and running training courses, trips, in our area etc since 1970.

1 Summary of Proposal

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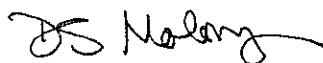
3 Southern lakes Support for the Proposal

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We ask that you to ensure that hunters with dogs can use all the accesses to this block. CA2 will also be a very desirable addition to the Te Papanui Conservation Park.

Sincerely

A handwritten signature in black ink, appearing to read "S Moloney". The signature is fluid and cursive, with the first letter "S" being particularly large and stylized.

Shaun Moloney Secretary Southern Lakes NZDA PP

For Hans Biemond Tenure Co-ordinator Southern Lakes NZDA

5

Geoff Clark
10 Smacks Close
Papanui
Christchurch 5

RECEIVED
29 SEP 2005
Quotable Value, N.Z.

24 September

QV Valuations
Christchurch

Dear Sir
Castle Dent Tenure Review

Thankyou for the preiiminary proposal for this property.
Unfortunately I do not know the area at all and have decided not to comment.
I know lack of knowledge does not normally prevent me from having a say, but I have
decided not to under-mine anything that locals may wish to express!

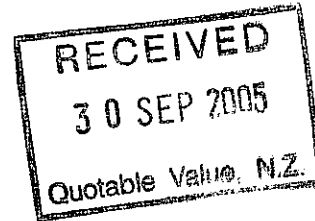
Regards

Geoff Clark.



52 Kauri Road
Pukekohe
28 September 2005

The Commissioner of Crown Lands,
C/- Quotable Value Ltd,
PO Box 13 443
Christchurch.



Re Castle Dent Tenure Review

Dear Sir

I wish to make a submission on the above proposal as follows.

In addition to the proposed easements for public access by foot and non-motorised vehicle, the tenure review should also include provision for public access by both horse and motorised vehicles. It is reasonable to provide that such access may be managed in some way, however, permission for access should not be unreasonably withheld when requested. These right of access easements should cover all tracks, paths and roadways in both proposed conservation and freehold areas (including the areas covered by conservation covenants).

It should be noted that for a significant section of the community, including those with disabilities, the infirm, and families with young children, the only practical way to access, experience and enjoy the great New Zealand outdoors is by use of a vehicle.

I can be contacted by post at the above address or on 09 921 9220 during business hours.

Thanks you.

Kind Regards,

Richard Eyres.

Combined 4WD Clubs Inc
P O Box 5457
CHRISTCHURCH

www.4wd.org.nz



29th September 2005

The Manager
Quotable Value Limited
P O Box 13443
Christchurch

Dear Sirs

Re Land Tenure Review Castle Dent Pastoral Lease

We have reviewed the Preliminary Proposal for the Land Tenure Review of Castle Dent and we wish to make our submission accordingly.

Combined 4WD Clubs Inc represents over 550 family members of our 9 member clubs. Our member clubs, being separately incorporated societies, are situated in Christchurch, and Timaru and are formed for the purpose of running outdoor 4WD recreational activities for their members, and in the main these are 4WD trips into the out of doors. Predominantly, Combined 4WD Clubs Inc represents the Clubs on issues of public access, and on going access to remote areas, and as such we also form a single point contact that allows for better communication between land managers and our members.

We have looked at this proposal and have consulted widely, and basically we agree with it, except that we find the easement provisions do not reflect the needs of public access entirely on this particular property, nor the links to neighbouring lands. We therefore propose and additional easement as follows:-

Either Create:-

Easement a-b-c-d-e-f

This new easement term, needs to allow for the passage of persons and public on foot, horse, motorised and no motorised vehicles at any time.

OR

Establish legal road existence

We note that a public road crosses by the same or similar route as a-b-c-d-e-f and may or may not follow its surveyed alignment, additionally it could be argued that an easement is not required as a public road exists. However that is a view that we are unable to add to the proposal as we have not the means to actually establish the survey. We would suggest that as an alternative to the easement provisions could simply be the realignment and or surveying of the road. However either means would suit our purposes in this submission as it is our wish to maintain vehicle access by this route.

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Logic:-

The through route of Young & Medwin Road (as part a-b-c-d-e-f marked on the proposal map) allows for access not only on to the suggested conservation land, (On other easements as per the proposal) but also on through to other remote areas like the Lammerlaw & Lammermoor ranges, links to the Old Dunstan road and so on. It is a key access route and vital access route for all forms of recreational users and should allow for motorised and non motorised traffic.

Supportive information:-

Castle Dent has attributes of it's own and we support the creation of Conservation land as proposed, however it does not totally stand alone as it is an integral part of a wider area. Key in the wider scale is vehicle access via Young & Medwin Roads. This wider area is lands extending South East of Alexandra covering Rough Ridge, Knobby Range, Lammerlaw & Lammermoor Ranges, and finally to Rock & Pillar ranges on the eastern side. This vast land covers privately owned land parcels, crown land both Pastoral Runs and conservation lands. It is all currently easily accessible by 4WD vehicle using either public roads, paper roads and also crossing land with owners permission. It makes up a wonderful scenic and vast outdoor experience for all types of recreational users, however due to the vastness and size most if not all need and use a 4WD to access their particular recreation.

Conservation Recourses Report:-

We support the findings and comments made in the conservation recourses report (July 2003) prepared for the review. The report rightly points out the key access element of Young & Medwin roads, and the recreational, scenic and historical values of not only the parts of Castle Dent to be set aside as conservational areas but also the wider aspects of the neighbouring conservation lands and beyond. Additionally we agree with it's references to the importance of the Lammerlaw & Lammermoor tops as a key recreational, scenic and historic area with high values, and this route is one route that makes public access to that area possible.

This whole area as the report points out, is a wonderful remote and distant area that gives people who visit a great feeling of remoteness, space, that people are looking for. Additionally it is our very strong view that there is little point to creating conservational lands if people cannot freely access or enjoy it. Merely viewing it along the good and existing 4WD Roads (by what ever means the public choose, foot, horse non motorised or motorised vehicles) is one very good way of taking in this areas scenic attributes. A lot of work has been done in the past stating that viewing Conservation lands from public roads and tracks is a key attribute to conservation values. This route of Young & Medwin Roads is a key element to the overall plans for this and other areas.

Access for disabled and elderly persons:-

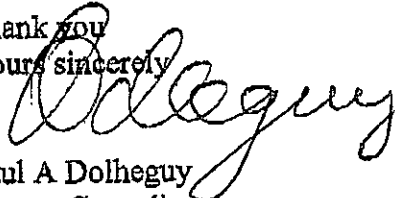
We also point out that that not all people are able or capable or able to walk or mountain bike and the benefit of 4WD access is that it also creates opportunities for these people to recreate and enjoy the area as much as their able bodied counterparts. Recreation must be made available to all, (not always possible) but in this area recreation for the less able and disabled is possible by accessing it via the well formed 4WD tracks that more or less follow the public roads so it is a place to enjoy as a drive there or be taken there by a 4WD vehicle, and it is a wonderful experience for

BUILDERS HARDWARE

people who would otherwise not be able to enjoy the experience. Like wise the older and less able of our community who too can enjoy this area and the areas beyond. Again we stress that areas like this have the huge potential to allow enjoyment to all New Zealanders, both able, disabled and elderly alike.

The importance of not just Castle Dent's contribution to the conservation estate as outlined in the proposal, but the importance of the greater area is at stake, and good and well thought out public access to this and the entire area is vitally important in our view. Failing to agree reasonable public access in this proposal could have catastrophic consequences as far as public access goes.

Thank you
Yours sincerely



Paul A Dolheguy
Access Co-ordinator



NEW ZEALAND FOUR WHEEL DRIVE ASSOCIATION INC.
PO Box 90960 Auckland Mail Centre
Auckland. New Zealand
www.NZFWDA.org.nz

Commissioner of Crown Lands
C/- Quotable Value Ltd
PO Box 12 113
Christchurch

Fax 03 341 1635

3 October 2005

Castle Dent Tenure Review

It is with concern that it is noted that there is no provision for public vehicle access or travel in the proposals for the areas being designated. It appears that an allowance has been made for Department of Conservation vehicles.

One of the special features of the South Island has been the ability to traverse the backcountry, both North and South, by utilising the multitude of farm and old roads. These frequently link to create opportunities to drive suitably equipped vehicles through the high country providing a wonderful viewpoint on our country.

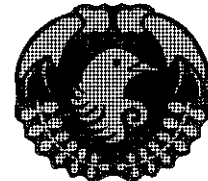
The process of the Pastoral Lease reviews is shifting management of many of these routes, or sections of them, to the Department of Conservation along with a policy of no public vehicles on these lands. This is a huge waste of a tremendous asset and an imposition on those who may not be able to walk these regions.

Any plan for the Castle Dent lands must include provision for maintaining existing vehicle routes and should make allowance for future possible use by vehicles. This must include permitted use for private vehicles.

Yours truly,

Peter Vahry
NZFWDA northern zone public relations

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**FOREST
& BIRD**

ROYAL FOREST AND
BIRD PROTECTION
SOCIETY OF
NEW ZEALAND INC

28th September 2005

The Commissioner of Crown Lands
C/o Quotable Values Ltd
PO Box 13 443
CHRISTCHURCH

RECEIVED
3 OCT 2005
Quotable Value, NZ

Dear Sir

Tenure Review - Po Castle Dent - Preliminary Proposal

We thank you for forwarding to us a copy of this proposal. We in the Upper Clutha Branch of the Society are very conscious of the importance of the Tenure Review process and fully support the aims and objectives of Part 2 of the Crown Pastoral Lands Act 1988. Also, the more recently stated 10 Government Objectives for the South Island High Country in the Cabinet Policy Committee Paper of 5th February 2005.

Our branch has a membership of approximately 160 members; the Society as a whole has a membership of approximately 40,000 and is well known for its work in protecting the environment throughout New Zealand.

We have inspected Castle Dent and wish to thank Mr R McDonald for allowing us to do so.

This submission is based on that inspection and knowledge gained from passing through Castle Dent after visits to Te Papanui and exiting through the Glendhu Forest to the east. We have studied the Conservation Resources Report and associated documents. These latter documents are an improvement on some of the earlier material supplied to those wishing to make submissions. Reference is also made to the CMS Strategy for Otago and the RAP reports derived from the PNA inspections some years ago.

We would be pleased if you would accept this submission and the suggestions contained in it from our branch.

1. General:

Apart from some alterations we would like to see adopted, (referred to later in this submission), we see this as a very good proposal, especially so as it will add a valuable area of tussock land to Te Papanui. It is a good response to recently announced Government Cabinet Policy.

This property is south lying and consists of a main ridge running down from the Lammerlaw Range between the Beaumont and Waipori -Tuapeka water sheds to SH8. That it is south lying makes it somewhat colder country and a reason for its not being developed or modified to the same extents as some other parts of Otago.

As there has been not been a great deal of ploughing of pasture in the Home Block over the years the sward is very clean and tight.

2.0 Inherent Conservation Values:

- The Run Block is an outstanding natural landscape consisting of a large area of mainly

ROYAL FOREST & BIRD PROTECTION SOCIETY OF NEW ZEALAND INC.
UPPER CLUTHA BRANCH

SECRETARY

PO BOX 38 · LAKE HAWERA · CENTRAL OTAGO · 9192
PHONE: (03) 443 8669 · FAX: (03) 443 7668

-2-

tall tussock on a mosaic of interlocking spurs descending from the main Lammerlaw range. While it has been modified by grazing and burning over the years it is a landscape that is still intact and when returned to the Crown, will over the years, mostly recover to near its original state.

- The numerous water races have considerable historic value, and will be in evidence for many years to come.
- The areas of regenerating beech and other native vegetation contained on spurs and in gullies on either side of the home block in the proposed Scenic Reserve R1 and CA2, will be a very valuable addition to conservation and the public being so handy to SH8.
- The home block has a farming landscape and with the many kanuka trees has a tidy park like appearance.

3.0 CA1:

- The bottom portion of the Back Block which is to be disposed of on a freehold basis is an important area with respect to the landscape. The preliminary proposal describes the area as having little inherent conservation values. We do not agree with this statement; this area will form a visual landscape "buffer" between the softer tussock covered land above, to be returned to the Crown and control and added to Te Papanui, and that land below now planted in darker coloured Douglas Firs in private ownership. Also there will be ecological values present, in addition to the water yield values. To further improve this buffer and visual corridor we believe the fence alongside the road should be shifted away from the road and further into the block itself. (Please see attached map)
- To facilitate this visual transition between the forest and the tussock land above this proposed freehold area will have to be retained in as near as possible its present, although modified state. This will require a landscape covenant placed on any title. We have not been able to find any rules in the Clutha District Plan to prevent ploughing the land and turning it into exotic pasture, or forestry. Therefore the covenant should be so designed to prevent burning, ploughing - or other earth works such as dozed fence lines or tracks - the planting of trees, over-sowing and topdressing, or any other activity which would remove or further degrade the tussock cover and woody indigenous vegetation.

4.0 Scenic Reserve R1:

Establishing this scenic reserve is excellent, and having walking access up Bowlers Creek then being able to cross the main ridge to Conservation Area CA2 will make an extremely interesting round trip; going out via the Tuapeka River Marginal strip to SH8. The stands of silver beech among the kanuka/manuka and other woody species are very significant. We are well aware there is considerable length of irregular fencing required to protect the vegetation in this area as there is the deep enclave necessary to take in the area of land recently under cultivation at the bottom end of the spur, some two to three hundred metres from Bowlers Creek. This gives the reserve a distinct "U" shape as seen from the air. If this area under cultivation is to become freehold we have to accept the enclave; but as there is also significant potential for a regenerating forest in the bottom ends of the two gullies further to the south we are of the opinion the proposed fence A-B, plus the fence already there B-C, should be shifted to include these two southern gullies. This would give the southern arm of the "U" more

substance and become a really worthwhile asset. (Please see attached map).

5.0 Conservation Areas CA2 and CA3:

- Compared with the Scenic Reserve the vegetation on these two areas is somewhat thinner but well worth while reserving. They can only improve with time. We fully endorse these two areas being protected.

6.0 Covenanted Area CC1:

- This area is really a repetition of areas CA2 and CA3 and we fully endorse its protection. There is an opportunity here to have this steep country reverting to a beech forest with its associated ecological values. It will be compatible with the steep gullies across the river in the Glendhu forest which have not been planted in exotic forest trees. Apart from the wilding conifers which will always be an ever present danger there are several weed species present such as gorse, broom, heath and Himalayan honeysuckle, but given time the regenerating native vegetation will over-top these plants.
- We cannot see that there is much grazing value in this area unless stock are forced to graze it, which would be detrimental to the values.
- One of the biggest threats to maintaining the values present in this area will be animals, both sheep and cattle, seeking shade in summer and shelter from storms in winter, especially after the shearing of sheep. Fencing it off at this stage would be an expensive exercise. However we note in the covenant Schedule 3 clause 4, last paragraph, page 11:

"If after undertaking consultation stock management practices are reasonably deemed by the Minister (using the methodology described in clause 3 and/or field observations) to be still having an adverse affect on the Land's values, the Owner shall at their expense within six months of being directed by the Minister to undertake this action, fence the covenant boundary to a standard satisfactory to the Minister so that all stock are excluded."

- Unless this covenant is strictly adhered to in every respect, fencing is the only answer.

7.0 CA3 and Youngs Wetland:

- To give adequate protection to this marginal strip we believe this should be fenced off if possible.
- So too should the Young Wetlands be fenced off. Having wetlands in the district would be a valuable adjunct to the both the proposed Conservation Area and the proposed Scenic reserve. While these wetlands may be somewhat degraded at present, they will recover if protected.

8.0 Access and Easements:

- (1) The walking access route up from SH8 via the Beaumont River marginal strip "m-n" to RI, the Scenic Reserve appears to be adequate, except that cattle will prefer this area and could be a problem. Secure parking on, and access from SH8, will have to be obtained for all time to point "m".

-4-

(2) We query the desirability of having access "a-b" passing through the sheep yards of Castle Dent and so close to the homestead. When this whole area becomes well known there will be much traffic. As an alternative we would suggest that, when practicable and a suitable parking area has been secured for route "m-n", a branch route be chosen up the spur leading to point "b" on the main ridge.

(3) We approve of the access across the main ridge on the property "f-e-d"

(4) The easement for farm management purposes "o-p" and "v-w" should prove adequate.

(5) The legal road running through the back block where it does not coincide with the present formation should be re-surveyed onto the formation.

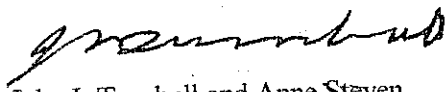
(6) We see no reason why the "rights to convey water", "q-r" and "s-t", granted to Trust Power Generation Ltd cannot be continued.

(7) It must be remembered that there is still legal road access to CA1 via Munro Gully and Gardeners track and this will no doubt be the preferred route to this end of Te Papanui by sightseers and cross-country skiers in winter.

In conclusion we would like to thank you for the opportunity to make this submission. We would appreciate you giving adequate consideration to our suggestion and alterations as we believe they would improve still further an already good proposal. This proposed addition to Te Papanui and the creation of a Scenic Reserve of this nature alongside a major road, ~~STC~~, is a great advance for conservation and the public of New Zealand.

We await with interest the final outcome.

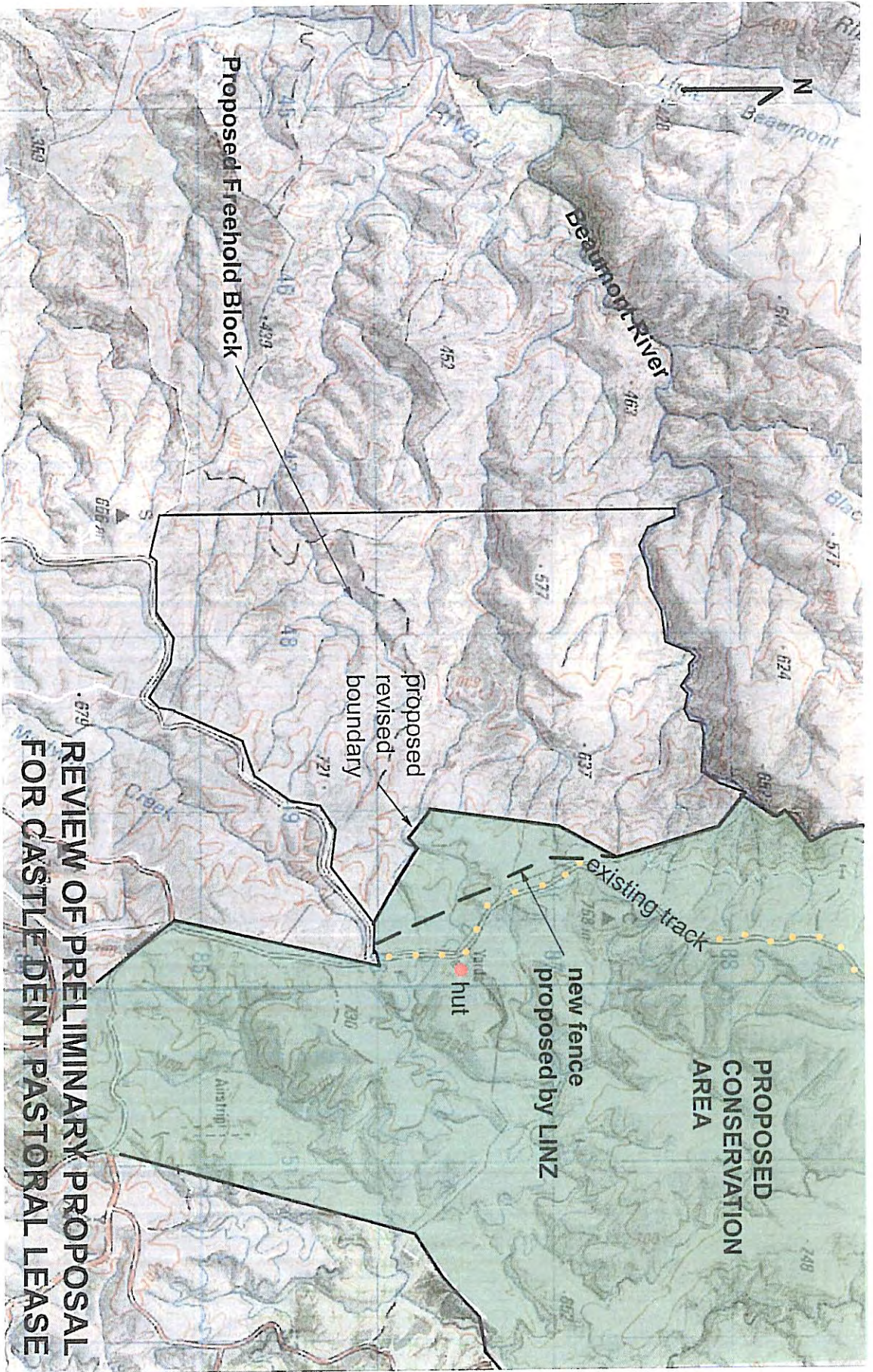
Yours faithfully



John L Turnbull and Anne Steven

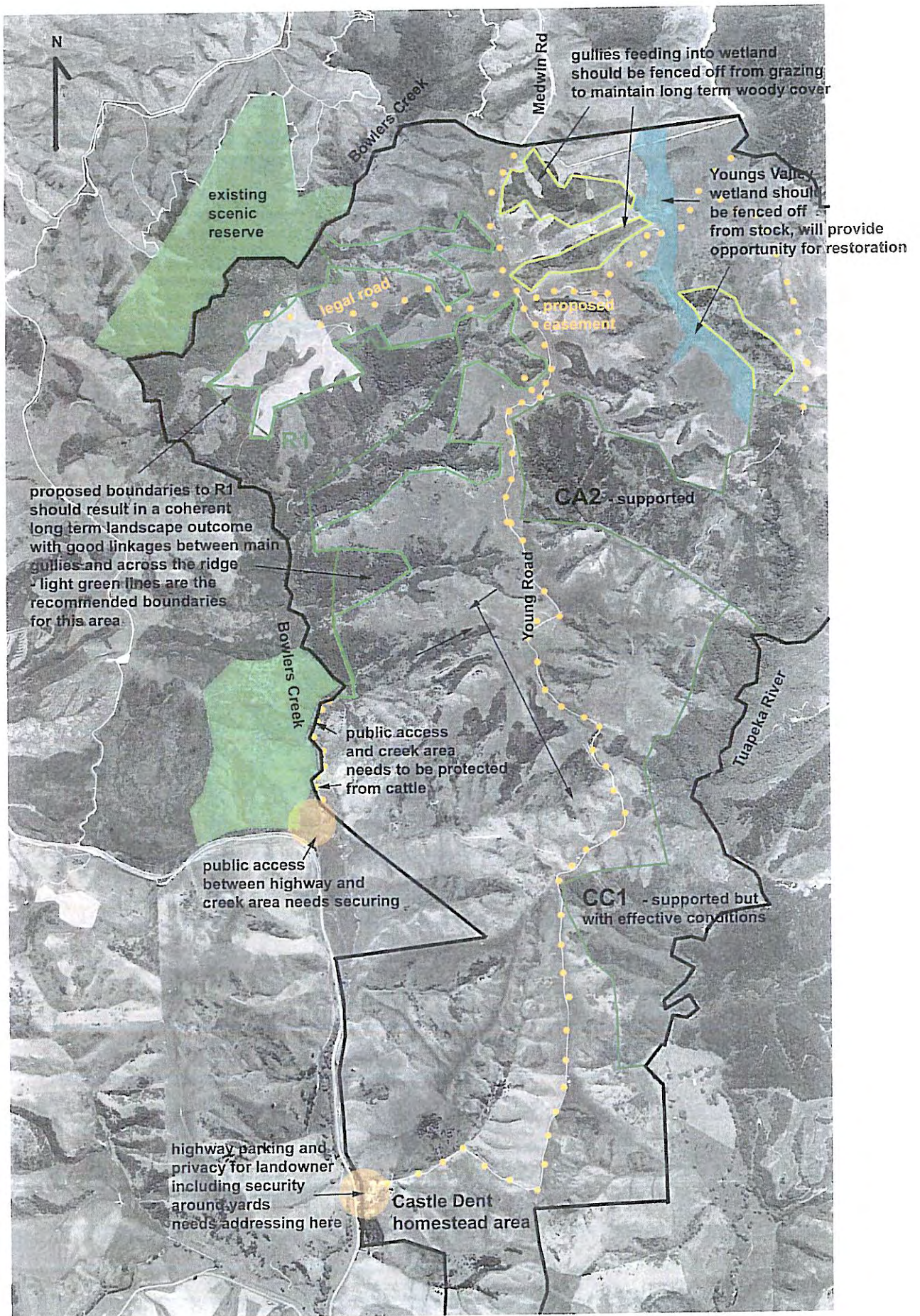
For Upper Clutha Forest and Bird

Maps attached



**REVIEW OF PRELIMINARY PROPOSAL
FOR CASTLE DENT PASTORAL LEASE**

prepared by
 Anne Steven Landscape Architect
 for the Upper Clutha Branch of Forest and Bird Society
 September 2005



REVIEW OF PRELIMINARY PROPOSAL FOR CASTLE DENT PASTORAL LEASE

prepared by Anne Steven Landscape Architect
for the Upper Clutha Branch of Forest and Bird Society
September 2005