

## **Crown Pastoral Land Tenure Review**

**Lease name: DEEP CREEK**

**Lease number: PO 036**

### **Public Submissions - Part 3**

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

**October 09**

RELEASED UNDER THE OFFICIAL INFORMATION ACT

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# Combined 4WD Clubs Inc.

P O Box 5457  
Papanui  
Christchurch 8542

www.4wd.org.nz

15<sup>th</sup> May 2009

Mr David Paterson  
Quotable Value Limited  
P O Box 215  
Dunedin



## RE Deep Creek & Long Gully Tenure Review

Dear David

Many thanks for forwarding to us details on the above mentioned Tenure Reviews.

We have gone over the reviews and from our perspective (that is vehicle access & 4WD recreation aspects) we have no submission to make on both of these properties.

We support them as they are presented, and believe that as offered they need no further comments by or from us.

Please maintain us on your data base as an interested party to Land Tenure Reviews.

Many thanks

Yours faithfully

Paul A Dolheguy  
Access Officer

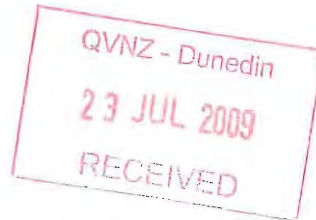
e-mail:- pauldol@xtra.co.nz

By Fax

Central Otago-Lakes Branch  
Forest & Bird  
4 Stonebrook Drive  
Wanaka 9305

20 July 2009

Commissioner of Crown Lands  
c/- Quotable Value Ltd  
PO Box 215  
DUNEDIN



**FOREST  
& BIRD**

Royal Forest and Bird  
Protection Society  
of New Zealand Inc

Dear Sir

**Submission on Tenure Review Proposal for Deep Creek Pastoral Lease, Po 36**

This submission is written on behalf of the Central Otago-Lakes Branch of the Forest and Bird Protection Society which has approximately 170 members throughout Central Otago. We welcome this opportunity to submit on the proposed tenure review of Deep Creek pastoral lease, following on from our earlier submissions in 2003.

We have examined the proposal document and background reports from the Department of Conservation. We are generally familiar with the property being in our local area. We re-inspected the property recently to enable us to make an informed submission and aerial photos were taken of the property in early April to further assist us.

We have submitted on the neighbouring Sandy Point and Glenfoyle properties and we appreciate this opportunity to be able to contribute further with respect to the last pastoral lease property to undergo tenure review in this part of the Grandview Range, in conjunction with Long Gully which we are submitting on concurrently.

We have been involved with tenure review for a number of years and have seen and submitted on many proposals. In the course of this work we have visited pastoral leases in most parts of Central Otago and the Lakes district, as well as in northern Southland and in the Waitaki valley and Mackenzie Basin. We are very familiar with the range of values present in these high country landscapes and are very aware of the management issues associated with protecting and enhancing them; and in accessing them.

Generally we see this proposal as delivering some good conservation outcomes. We are pleased that outcomes we suggested in our previous submission are reflected in this proposal but following further consideration and our recent inspection we have further points to make. We would be pleased if you would accept our submissions, which we make with reference to the objects of the CPL Act 1998.

We take this opportunity to thank the lessee for allowing access to the property to see its values for ourselves and be able to assess the merits of the proposal.

**Our Points of Submission**

**Camp Stream Catchment**

**CA 1**

We support the retention of this area as conservation land. It will be a valuable addition to the conservation area on Sandy Point, making it much larger and compact.

**CC2**

We support the intention to protect the woody native species and associated habitat over this area. If it is not to be fenced off however the conditions needs to prohibit the grazing of goats, deer and cattle; to provide for only light seasonal sheep grazing; and to provide for a robust monitoring programme including a base line survey, objectives and bench marks that will affirm objectives are being met; or identify any further deterioration in the native cover in timely manner. There needs to be provision for changing the stocking regime or ceasing grazing altogether. We also would like to see the shrubland on the shady faces on the true left of Camp Stream included, to achieve a more balanced covenanted area.

**Proposed Freehold****Camp Stream block**

The middle fenced block between CA1 and the proposed covenanted area comprises two complete gully systems as tributaries to Camp Stream. There appears to be the same cover of grey shrublands in them as the proposed covenanted area, as well as numerous rock outcrops. The visual character is similar, and the block is part of the setting for Camp Stream which has a marginal strip up it (ie, public access). The area is described in the Conservation Resources Report as follows:

*"The natural rocky landform dominates this area. The Camp Stream rocky valleys with their shrublands, rocky bluffs and knolls have significant landscape values. ....*

*"Shrublands in the Camp Creek-West Coast Creek area are found on a wide range of land forms, including rock outcrop systems, rock gorge, steep gully/valley slopes, gentler colluvial slopes and alluvial flood plains. This shrubland occupies sunny aspect and is at moderate altitude (c. 500-900m); little land of these characteristics has been retained by the Crown. With appropriate management these shrublands will expand eventually joining the larger remnants (associated with rock outcrops systems) in both Camp Creek and West Coast Creek catchments together. The riparian grey shrublands and smaller rock outcrop areas will be instrumental in that linkage and expansion."*

There is a clear imperative to protect shrubland remnants at lower altitudes and in dry seemingly barren country, and to set up conditions promoting their spread. The proposal acknowledges this yet leaves out a large area with such shrublands and in particular a nucleus of shrubland which could expand.

We submit that covenant CC2 be extended over the middle Camp Stream block, which is already ideally fenced for dedicated management (see Attached Fig. 1). The covenant is to be amended as we explained in the preceding section.

**Range Crest**

We submit that the higher altitude land above 900-1000m or so is retained as crown land for conservation purposes. See Fig. 2 attached for recommended area.

(see CC (Landscape) in next section for reasoning)

**Southeast Side of Range (Deep Creek side)****CC (Landscape)**

The higher parts of the main range have a degraded to moderately healthy snow tussock cover. Healthy snow tussock is essential for water conservation and ecosystem servicing roles. The Lindis River system is already under stress with

extraction for irrigation. The tenure review outcome should be to promote the recovery of the tall tussock lands. This can only be achieved by de-stocking. Eventually under a regime of fertiliser and grazing, the snow tussock and its superior water retention ability is lost, permanently.

The natural looking tall tussock cover over the range tops is also important for its visual values. The skyline and highest slopes are visible from the State highways that traverse the Cromwell-Tarras area; and the Camp Stream side is visible from as far away as Luggate (see Photos 1 and 2).

The proposed recreation routes access and cross over the range, and its crest is a destination in itself. The retention of a natural tall tussock grassland landscape is really important to the quality of experience from these elevated viewpoints. Furthermore, there would be a natural desire to access to the high points, for the views and sense of achievement. The CPL Act objective "to secure public access to and enjoyment of high country land" would not be met.

We are pleased that there has been some recognition of its landscape value (and by association, ecological values) by way of the proposed landscape covenant over the top block on the southeast side of the range.

We are concerned however that by allowing continued grazing over this higher country will lead to the eventual demise of the snow tussock. Fertiliser is not economic to apply over this naturally infertile and erodible higher country as the returns through pasture growth and production are too low. Fertiliser if it is applied can also promote the dominance of exotic species which would contribute to the decline of snow tussock. This is likely to especially occur at the lower margins. Given the range of values the area has it would not be appropriate for its natural values to decline. This would not meet the objective of promoting ecologically sustainable management.

The proposed covenant does not allow for free public access over the range crest which is likely to be desired (and exercised) in reality.

Whilst we can see the merit in choosing it, the lower boundary of the proposed CC area will result in a harsh unnatural contrast in vegetation cover. We recommend a more natural line taking in steep shrubby gullies below the fence, and omitting a rounded slope terminating not far above the fence line.

We submit that the higher altitude land above approximately 900-1000m should be retained as conservation land with free public access, and that grazing cease. The area we would like to see retained is shown on Fig. 1 attached. Alternatively a grazing licence could be issued subject to strict limits on stocking, robust monitoring conditions and ability to require cessation or changes to grazing.

#### CC1

We support the protection being offered for the kanuka woodland over the rocky bluffs and the riparian grey shubland. We are pleased to see the riparian shrubland is to be fenced off.

#### Remaining Proposed Freehold

We are concerned at the absence of protection for the remaining native shrublands within Deep Creek. There are other large and denser patches of kanuka woodland of apparently better quality than that in CC1 (see Photo 3). Under the current District Plan, freehold properties out of tenure review are exempt from vegetation clearance rules. All the woody cover outside of the proposed covenant area could be removed by spraying and/or heavy grazing. This is not acceptable given the values of shrublands now being recognised.

We would like to see a covenant placed over the southeast side of Deep Creek for the purpose of protecting a network of woody cover based on the gullies and steeper rocky areas mainly. We do not expect all shrubland to be retained but at least a healthy self-sustaining framework. Necessary conditions would prevent any kind of clearance; would prohibit goats and deer and preferably cattle; and would allow only conservative sheep grazing (unless fencing was undertaken). Planting of exotic species would be prohibited unless by express approval of the Minister of Conservation. Pest plants would be required to be controlled including removal of wilding trees. Monitoring would be required to ensure the woody cover is recovering. This would be at the owner's expense.

Alternatively a condition of freeholding might be the preparation of a Shrubland Management Plan for the property which is submitted to the DOC for approval, as well as being sent out to parties who submitted on the Preliminary Proposal for review and comment (to DOC). The Plan would be prepared by a recognised expert. It would describe the existing vegetation in detail, identify potential for recovery, and set out objectives, bench marks and a robust monitoring programme. It would contain a power for the DOC to require alteration or cessation of grazing if bench marks are not being attained.

It is important that as part of the agreement to allow freehold ownership that there is legitimate opportunity for parties to the tenure review process to review performance if they wish and to be advised of any proposed changes to the Plan. The freehold owner is after all responsible for the well being of a public asset.

**We submit that the existing shrublands on Deep Creek outside of CC1, and their recovery potential, need protection by way of covenant or approved management plan.**

### Access issues

We are pleased with the various access ways being proposed in this and the Long Gully tenure reviews, added to Sandy Point and Glenfoyle. A highly valuable network of walking, cycling, and horse riding opportunities will evolve on the Grandview Range. The provision of access along the top of the range in anticipation of connecting through to Lindis Peak one day is proactive.

**We support all the proposals as they stand but have recommendations to make which will improve the outcomes.**

### Route g-b

The orange dashed line between 'g' and 'b' does not follow the actual track and does not link with 'p' on Long Gully (where the track crosses the boundary fence). This needs to be amended.

### Route h-c

For people in the future coming from the east and wishing to get down to 'c', the obvious and most practical way is to follow the existing older 4WD track down. In reality this is 'most likely what would happen, rather than choosing to go all the way along to 'b then coming back on yourself around the face to get to the junction at the saddle about 1km above 'c'.

We submit that there be an easement down this 4WD track from the mid-point between 1216 and 1230 and the saddle below where it meets the newer track.

### **Camp Stream access**

We note a marginal strip is to be laid off along Camp Stream. Given the rugged terrain we ask that the practicality of this strip for walking access be checked before committing to it. It may be that the strip needs to be wider in order to physically be able to get up the stream. This is important because until an agreement is negotiated across the neighbouring private property to the east, this is the only access in from the east.

### **Access up a-b**

Route 'a'-'b', a well formed 4WD track, is a main access to the ridge. Its inclusion in the proposed network of public access would be a substantial value, particularly as it would enable round trips. Its inclusion would create a more complete network with good options.

We submit that public foot, mountain bike and horse access be permitted up the 4WD track between 'a' and 'b'. If privacy is an issue at the homestead, we see it as feasible to take the access up the eastern boundary off Deep Creek Road until it passes by the homestead.

### **Summary of Submissions on Access Provisions:**

- **Ensure there is a link between 'b' and 'p' on Long Gully, and that the easement follows the actual track.**
- **Provide an easement for walking and biking and horses down the older 4WD track on the north side of the range**
- **Ensure there is practical access up Camp Stream and adjust marginal strip accordingly**
- **Provide for public walking, biking and horse access up the existing 4WD track, marked route a-b.**

We appreciate this opportunity to make these submissions on the preliminary proposal for this property and we look forward with interest to the final outcome,

Yours faithfully



Denise Bruns  
Secretary  
for Central Otago-Lakes Branch of Forest and Bird

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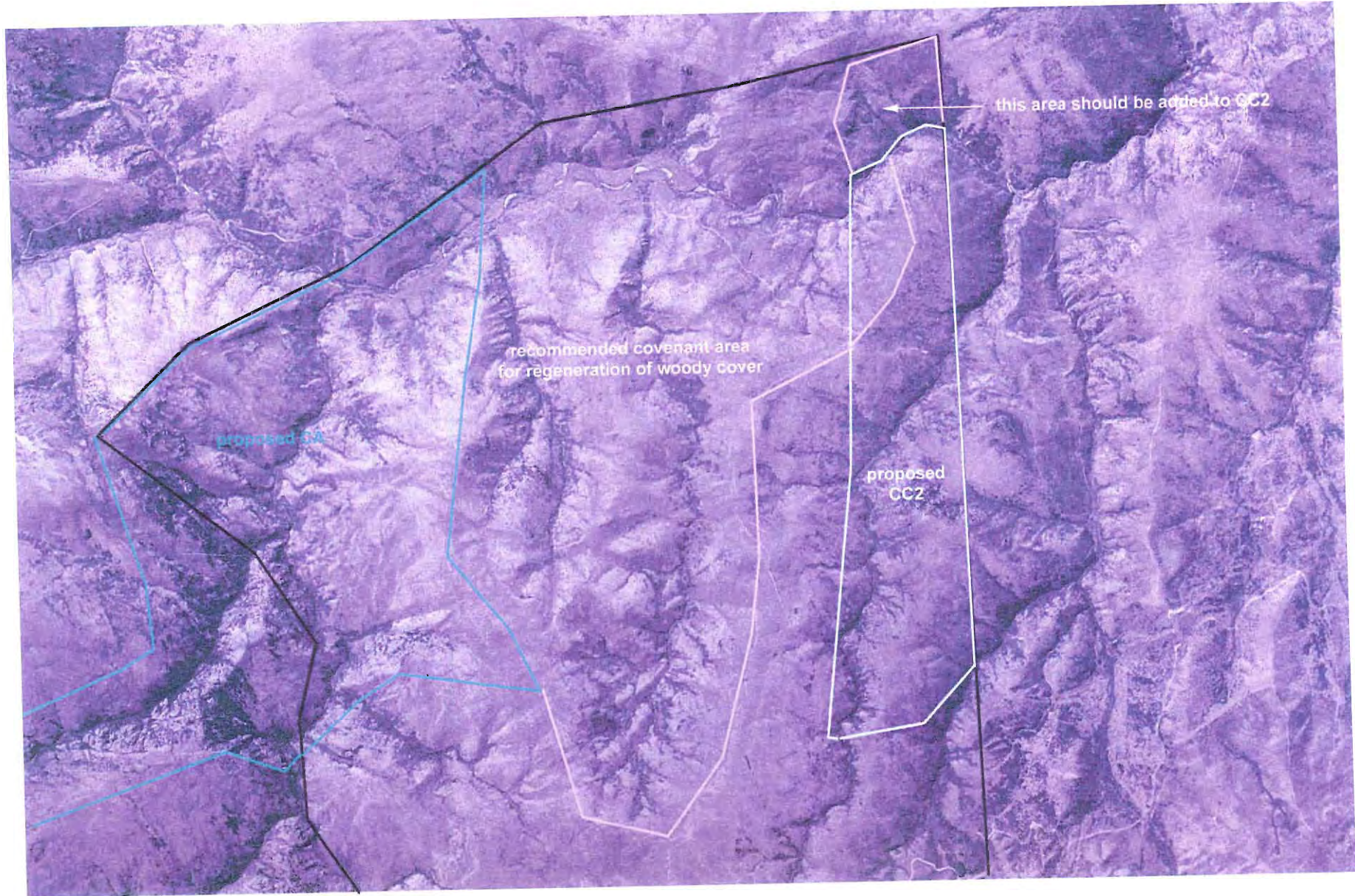


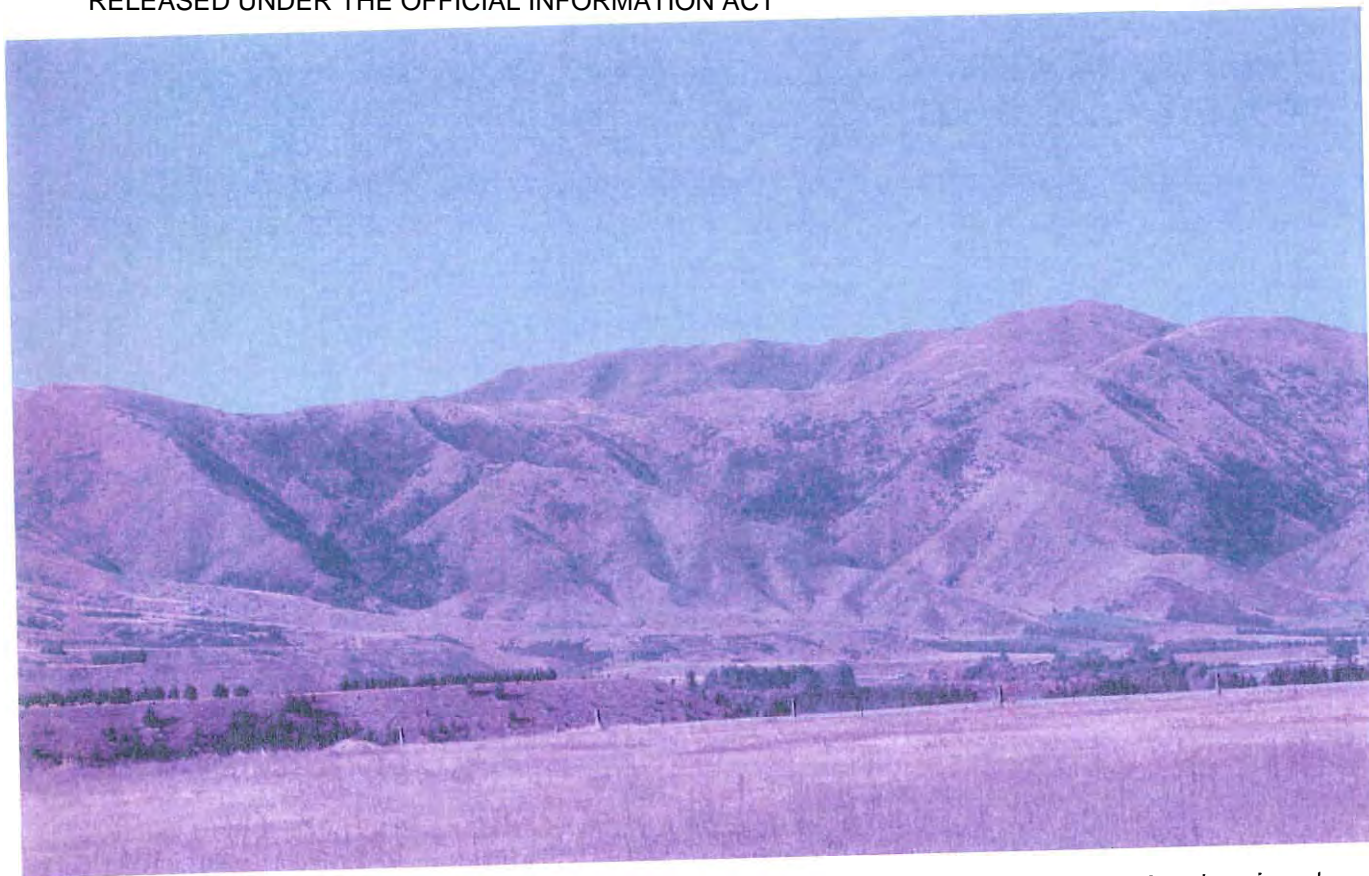
Fig. 1. Recommended Covenant Area over Middle Block containing Camp Stream tributary gullies with native shrubland



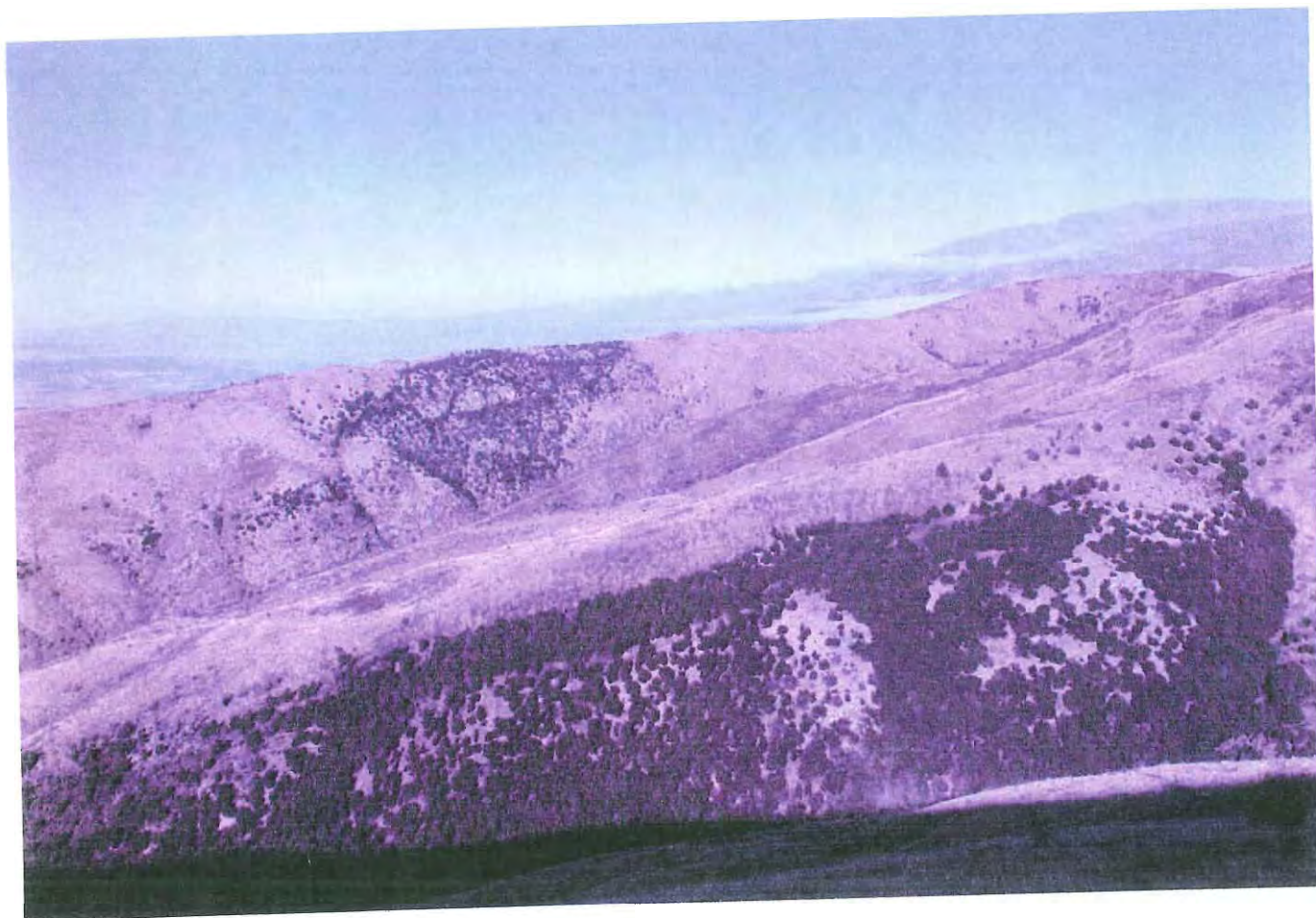
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**Photo 1. View of Deep Creek range crest (centre of image) from SH8 on south side of Cluden Hill**

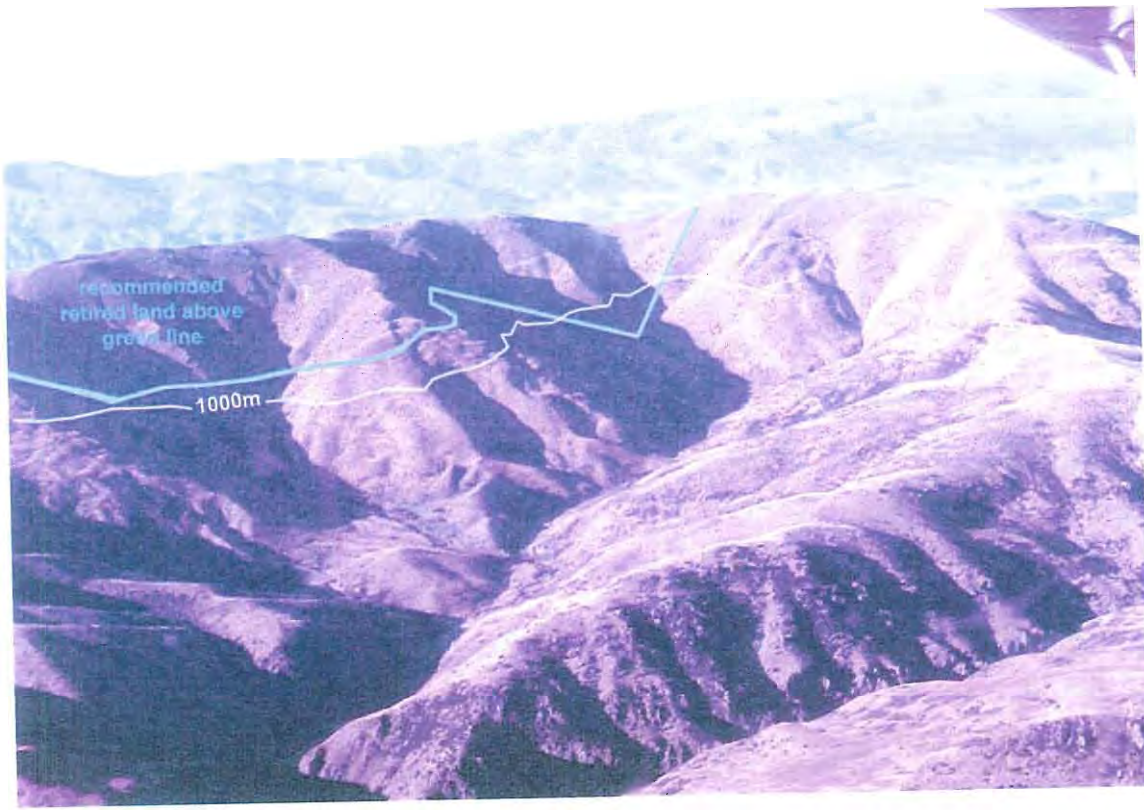


**Photo 2.** View of Deep Creek range crest (Camp Stream side) from SH6 near Wanaka airport

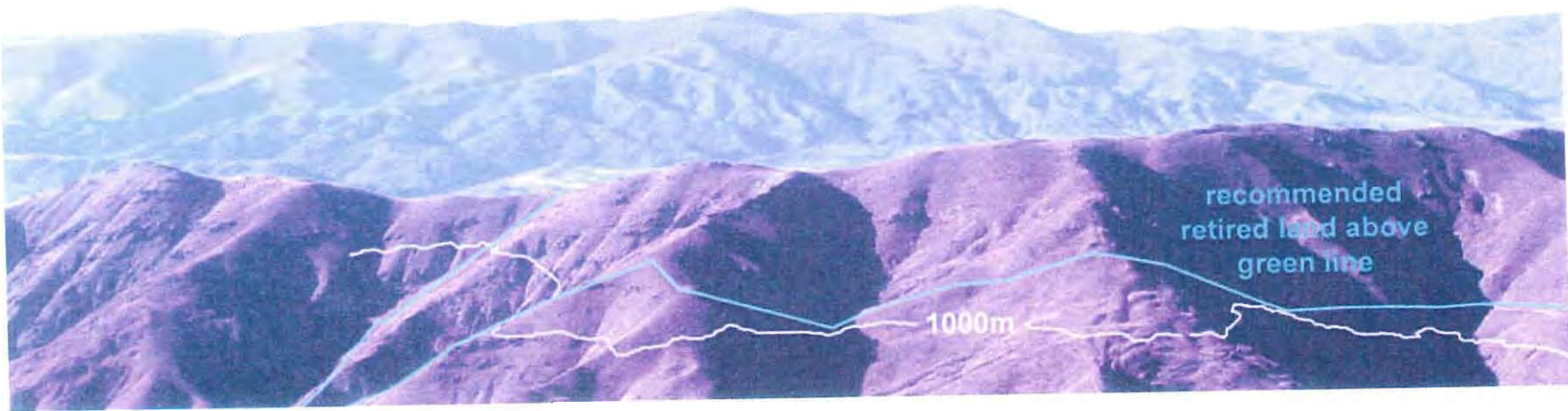


**Photo 3.** Large patch of kanuka on proposed freehold for which no protection is being provided under the Preliminary Proposal.

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**Fig. 3**  
Recommended Area for conservation land on Camp Stream side of range crest, Deep Gully Pastoral Lease



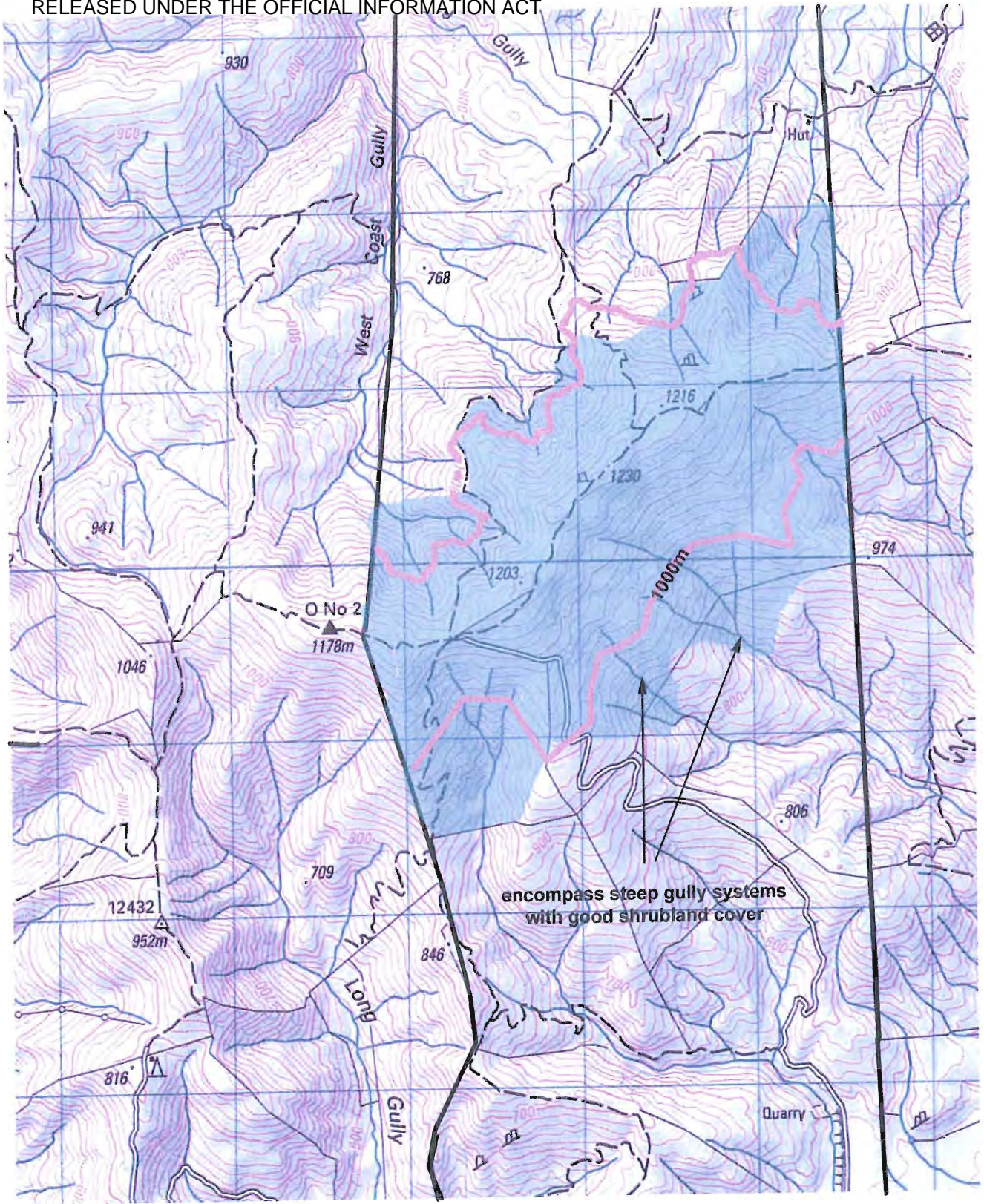


Fig. 2 Recommended Conservation Area on Deep Creek Pastoral Lease  
 submission of Central Otago-Lakes Branch Forest and Bird  
 May 2009