

# **Crown Pastoral Land Tenure Review**

**Lease name : GLENFELLAN**

**Lease number : PS 038**

## **Conservation Resources Report - Part 3**

As part of the process of Tenure Review, advice on significant inherent values within the pastoral lease is provided by Department of Conservation officials in the form of a Conservation Resources Report. This report is the result of outdoor survey and inspection. It is a key piece of information for the development of a preliminary consultation document.

Note: Plans which form part of the Conservation Resources Report are published separately.

These documents are all released under the Official information Act 1982.

**November**

**05**



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

**PASTORAL LEASE TENURE REVIEW**

**Preliminary Report on the Recreational, Landscape, Historic  
and other Conservation Values, and Recommendations  
for Outcomes of Tenure Review**

**GLENFELLAN**

**April 2005**

**Compiled for Federated Mountain Clubs (FMC) of NZ (Inc.)  
by Dr Michael J S Floate, High Country Consultancy,**

**PRELIMINARY REPORT ON THE RECREATIONAL, LANDSCAPE, HISTORIC  
AND OTHER CONSERVATION VALUES, AND RECOMMENDATIONS  
FOR OUTCOMES OF TENURE REVIEW OF GLENFELLAN**

**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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Fig. 2. The Garston Nevis Road, seen here in the remote Upper Nevis, is an important recreational resource for mountain biking (both social and competitive) for access to the historic Southland Ski Club base hut and for access to the Slate Range. Its alignment over Glenfellan land must be confirmed as legal through this tenure review.

Fig. 3. The historic Southland Ski Club hut (built in the 1930s) is near the crest of the range and is a prominent feature beside the Garston Nevis Road. Unfortunately this leads to its susceptibility to vandalism but it still serves as a useful base for cross country ski trips along the Hector and Slate Ranges when snow conditions are suitable. As can be seen in this view it also commands spectacular views over the Mataura valley.

Fig. 4. The lower slopes of Glenfellan have been classified LUC Class VI and are probably capable of supporting ecologically sustainable pastoral use. They exhibit interesting dimpled landscape features and could be described as part of an attractive Arcadian landscape. This should be protected by Covenant from the adverse effects of inappropriate developments such as afforestation because District Plans under the RMA are not sufficiently robust to provide the required long term protection.

Fig. 5. From a high point on the Garston Nevis road, above the Ski Club hut, a rough track leads south to Trig C and eventually (on the neighbouring Blackmore property) gives access to a restored Raceman's Hut on the disused Roaring Lion Water Race. In order to provide a good and varied round trip, public access should be provided to Trig C and along the length of the Roaring Lion water race.

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**PRELIMINARY REPORT ON THE RECREATIONAL, LANDSCAPE, HISTORIC  
AND OTHER CONSERVATION VALUES, AND RECOMMENDATIONS  
FOR OUTCOMES OF TENURE REVIEW OF GLENFELLAN**

**INTRODUCTION**

This report has been prepared following the Early Warning Meeting in September 2004 at which the properties entering the tenure review process in 2004 were introduced. An inspection of the property has been carried out from the legal road over the Slate Range and in the Nevis Valley with the runholder's permission in March 2005. This report is based partly on that knowledge, and partly on information gathered from other trips to the area and other sources listed below. This report is offered as a contribution to the statutory consultation process undertaken by DOC.

The report focuses on those features of Glenfellan which are important for public recreational interests. It should be noted that while some of this interest focuses on public access, the natural and historic values and landscapes of the property have a fundamental impact on its recreational value and greatly affect the quality of recreational experience enjoyed. It is for this reason that reference is also made to natural, historic and landscape values in this report. The landscapes and views to be had from the Slate Range Range and the Garston Nevis Road are outstanding and add greatly to the enjoyment of traversing this property.

This property is at the extreme southern end of the area described by Mason (1989) as the 'Remarkables and Hector Mountains'. Mason noted that "*Eastern back slopes of the Remarkables are mountainous but less spectacular [than the western slopes] as are their southern extension, the Hector Mountains. The crest height of the Hectors lies between 1,920 and 2,225m as far south as James Peak, south of which the country becomes less dissected. Then the height falls gently to 900m at the southern limit of the Hectors above Garston*".

South of the Hectors and overlooking Garston and the Mataura Valley is the Slate Range, and another ridge sometimes referred to as the Nokomai Range. These ranges reach about 900m and 1,100m respectively and are separated from the Hector range by the Garston Nevis Road which reaches a height of about 1,100m at the saddle on Glenfellan (Fig. 1) before descending into the Upper Nevis Valley.

Glenfellan covers some 1,500ha and straddles the Garston Nevis Road as it climbs north and east above Garston. The property also extends some 2 to 3km along the Nokomai Range to Trig C at 1,154m. Situated on the slopes above Garston, Glenfellan rises from about 500m to the ridge crest and then descends to about 600m in the Nokomai catchment.

From a recreational perspective, the property is well known because of the Nevis Road which reaches one of its two high points on Glenfellan and is the first challenge to the riders in the annual 'Pub to Pub' Mountain Bike event. It is also well known to 4WD enthusiasts who enjoy travel through the Nevis (Fig. 2) and was formerly an important base for the Southland Ski Club which in the 1930s built the historic Ski Hut (Fig. 3) at about 1,000m not far from the Saddle.

The review of Glenfellan pastoral lease should take account of the emerging network of recreational opportunities on the Remarkables, Hector and Nokomai Ranges and in the Nevis Valley. It could become a significant complement to the developing Remarkables Conservation Park, foreshadowed in the Conservation Management Strategy for Otago.

**METHODS OF SURVEY AND ASSESSMENT**

This report is based on inspections made from the legal road which traverses Glenfellan, from the Nevis Road before it descends into the Nevis Valley and from knowledge gained from general knowledge of the area. It is also based in part on knowledge and 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 area. A study of "Outdoor Recreation in Otago" was

undertaken by Mason (1989) and published by the Federated Mountain Clubs of New Zealand (FMC). Reference is made to this recreation plan for Otago in the recreational opportunity discussion below. Land Use Capability (LUC) maps have been used to assess the extent of soil types and topographic areas and their significance with respect to ecologically sustainable use. The Survey Report of the Protected Natural Area (PNA) Programme for the Nokomai Ecological District and the Conservation Management Strategy (CMS) for Otago, have also been used as a source of reference.

### **GENERAL DESCRIPTION OF GLENFELLAN**

Glenfellan is a relatively small pastoral lease of about 1,500ha consisting of both oversown (Fig. 4) and unimproved tussock grassland (Fig. 5) on the flanks and crest of the Nokomai and Slate Ranges above Garston. The Garston Nevis road bisects the property as it climbs above Garston and provides good access for both farming and recreational purposes. From a high point on this road a rough track leads south to Trig C and eventually (on the neighbouring Blackmore property) gives access to a former Raceman's Hut on the disused Roaring Lion Water Race (Fig. 5).

Glenfellan is bounded by Lorne Peak to the north, Nokomai Station to the east (the Nokomai River is the boundary) and Blackmore to the south.

The upper slopes of Glenfellan are characterised by Taringatura Hill soils and associated Carrick Hill soils both of which are classified as High Country Yellow Brown Earths. Some areas of both these soil types have been assessed as Land Use Capability (LUC) Class VI and VII. The Class VII soils (with serious limitations and very limited suitability for pastoral use) occupy the higher ground generally above about 1000m and almost half the total area of the property (Fig. 6). The Class VI soils are generally associated with slopes below about 1,000m and are of higher suitability for pastoral use (Fig. 4). There is also a smaller area of Fairlight Yellow Brown Earth Intergrade soils on the lower slopes which have been classified LUC Class III.

It should be noted that Class VII soils have severe limitations for pastoral production related to both soil and climatic conditions. Natural soil fertility is low and grazing and burning remove essential nutrients from soil reserves. Unless removals through burning and in animal products (meat and wool) are balanced by replenishment in the form of fertiliser, soil depletion will be inevitable and the system will be unsustainable. Nutrient balance might be maintained by fertiliser use but at these higher altitudes, plant growth response is small and it is usually not economically justifiable to apply the necessary fertiliser. Furthermore, the term 'ecologically sustainable' is not defined adequately in the CPL Act, 1998, but it has been suggested that 'ecological sustainability' will involve maintenance of not only nutrient status but also biological diversity. Pastoral use, especially if that included fertiliser use and burning, would not favour or promote biodiversity. For all these reasons, freeholding would not promote 'ecologically sustainable' land use. Under these circumstances, conservation values need to be assessed and considered as an alternative to unsustainable pastoral use.

The Garston Nevis Road (Figs. 1 and 2) does not necessarily follow the legal road alignment despite being well used by the public and well maintained by the Southland District Council. Because of these factors, the opportunity should be taken during tenure review to legalise the actual road formation over Glenfellan.

### **RECREATIONAL USE AND POTENTIAL NEW OPPORTUNITIES**

The existing legal road over Glenfellan has been in existence since the late 1800s when it served the gold miners as a pack track and later as a wagon road. Partly because of this historic interest, and partly because of the scenic attraction of crossing the Nokomai Range and traversing the remote Nevis Valley (Fig. 2), the road is already extensively used for recreation. This road on Glenfellan and its continuation through the Nevis and over Duffers Saddle is used for heritage exploration of the Nevis, fishing trips to the Nevis River and increasingly by mountain bike enthusiasts, both on an informal basis and for the annual 'Pub to Pub' race from Garston to Bannockburn. The road is also used heavily by 4WD vehicles but because of its standard of construction it can withstand this popular usage.

There are two disused water races on the property which have significant potential for recreational use. The first of these (sometimes known as the Diggers Creek Race) crosses the lower slopes at about 500 to 600m with its source in the mid catchment of Fosters Creek at about 650m (Fig. 7). This would provide an interesting and relatively easy day walk for the increasing numbers of tourists visiting the Athol Garston area as it provides commanding views over the Mataura Valley and into the Eyre Mountains. The second and higher water race was very important in the gold mining era, carrying water from the Roaring Lion Creek in the Nevis to the workings at Nokomai. This race crosses the divide between the Nevis and Nokomai catchments near the northern boundary of Glenfellan at about 1,000m (Fig. 8). It wends its way across the upper Nokomai faces of Glenfellan for some 6km before crossing into the neighbouring Blackmore property. If access could be provided across both properties a very interesting walk along the race would lead to a restored sod cottage (former raceman's hut) adjacent to a beech forest remnant on the Nokomai flanks of the Slate Range (Fig. 5). A visit to this hut is quite easy from the Garston Nevis Road and would help to satisfy the increasing public interest in heritage sites (Fig. 9). A round trip could be made by returning via Trig 'C' and a rough track along the ridge crest. Public foot and mountain bike access along the ridge crest and water race at least as far as the Glenfellan/Blackmore boundary should be provided through the current tenure review.

Any assessment of recreational value should include not only present usage (which is heavy on the Garston Nevis road but little known elsewhere on Glenfellan) but also include future potential usage by trampers, mountain bikers and day walkers. It is likely that with increasing pressure for new recreational areas and increasing knowledge of this area, usage will increase following the completion of this and other tenure reviews.

Finally, it is recommended that the recreational use of Glenfellan should be considered in the wider context of public recreation on the Remarkables, Hectors and Nokomai/Slate Ranges and the development of the Remarkables Conservation Area foreshadowed in the Conservation Management Strategy for Otago.

In summary, this assessment indicates that there is considerable scope for increased recreational use of the water races on Glenfellan, particularly by day walkers and by those pursuing more passive interests such as exploring historic gold mining relics. The major issues for recreation are provision of appropriate access for these activities including easements for foot and mountain bike use along two water races and confirmation of the actual formation of the Garston Nevis Road as the legal road.

### **SIGNIFICANT INHERENT VALUES AND THEIR IMPORTANCE FOR RECREATION**

Conservation interests and significant inherent values (associated with enhancing the recreational experience) are primarily focused on the landscape and natural values of the higher country on Glenfellan (Figs 1 and 3). Also very important are the landscape values of the Mataura faces above State Highway 6 because these can be seen every day by thousands of tourists travelling between Queenstown and Te Anau and Milford Sound.

Interest focuses on the natural and landscape values which are characteristic of the high country and tussock grasslands (Fig. 6) and also on the historic values and relics of the goldmining era (Figs 5, 7 and 8). There are also two important areas which were identified as Recommended Areas for Protection (RAPs) through the PNA survey of the Nokomai Ecological District. These are discussed in more detail below.

Glenfellan occupies a commanding position on the flanks of the Nokomai and Slate Ranges and affords great panoramic views over the Mataura valley and into the Eyre Mountains. The front faces of these ranges provide views of the road leading over the range from Garston to the Nevis. This road can be clearly seen from SH 6 between Queenstown and Milford and it invites exploration of these ranges and beyond to the remote Nevis Valley. It also indicates the recreational potential of the property which is within very easy reach of population centres, including the major tourist destination Queenstown. Equally, the front faces of the range above Garston have high landscape values of their own which should be protected from the adverse effects of developments such as afforestation.

In practice, the lower slopes of Glenfellan have been modified by pastoral farming and land development over the years (Fig. 4) and parts of the slopes are currently being developed for forestry (Fig. 10). This will have far reaching effects on the landscape value of the front faces. It could be argued that resource consent for such planting should not have been granted because of the adverse visual effects of afforestation on an outstanding natural landscape which is a 'matter of national importance' (Section 6(b) of the RMA 1991). There is an opportunity through tenure review to establish a landscape protection covenant which could prevent further degradation of the front faces. Another reason why afforestation should not be permitted is the high risk of wilding conifer spread such as occurred from erosion control plantings on Mid Dome.

There is, near the crest of the range, an area of the LUC Class VII Taringatura and Carrick Hill soils above about 1,000m which is less modified and has high natural and landscape values (Fig. 6). These include the rolling range top, rock tor features, woody shrublands, mountain, silver and red beech forest, tussocklands and the steep slopes and rock bluffs in the Nokomai valley. This includes the areas identified as RAP Nokomai 7 and 8. Most of Nok.7 and some of Nok. 8 are on Glenfellan while most of Nok.8 extends onto Blackmore. The recommended area of Nok. 7 is 575ha (between 395 and 1145m in altitude), while Nok.8 covers 495ha (between 430 and 1145m), only a relatively small part of which is on Glenfellan land. The Criteria Summary in the PNA Report indicates that both these RAPs were ranked (M) for representativeness, diversity, naturalness and landform. This assessment clearly indicates that the areas have significant inherent values which should be protected through the tenure review process, preferably by return to full Crown ownership. Furthermore, it was noted above that the area has serious limitations for pastoral use. It is also unlikely that this area could be managed in a way that is ecologically sustainable as require by the CPL Act 1998 (for the reasons discussed above relating to the maintenance of nutrient balance and biological diversity). It is concluded that this area would be better considered for return to the Crown to be managed for conservation and recreational purposes.

There is increasing public interest in historic heritage generally and Glenfellan is host to two water races which have both historic value and recreational potential. The Roaring Lion Race in particular has significant historic value as the conduit built to provide water to the Nokomai workings across the Nevis/Nokomai divide from the Roaring Lion Creek over a distance of some 20km.

### **AREAS TO BE PROTECTED**

It is recommended that the entire area of the RAPs Nokomai 7 and 8 should be returned to full Crown ownership and control and be managed for conservation and recreation purposes. The reasons for this recommendation include the high landscape, significant inherent natural values, the recreation potential of the rolling range crest, and the lack of suitability for sustainable pastoral use. If the boundaries were to be confined to the limits of the RAPs this would create a number of illogical fencelines and isolate a small area in the head of the Nokomai catchment. Instead, it is suggested that the entire area north and east of the historic ski hut (situated at approximately 1,000m) and over to the Nokomai River should be returned to full Crown ownership and control. In order that this area be contained on the Mataura slopes of the property, it may be possible to make use of a recently constructed fence running from the South Branch of Fosters Creek to close to the ski hut. This would also enable an important area of tussockland in the upper catchment of the South Branch of Fosters Creek to be protected. The southern boundary would be secured by the fence from Trig 'C' down to the Nokomai River.

Because the landscape protection provisions of the District Plan are not sufficiently durable or robust, high quality landscapes on the Mataura face of the Nokomai range should be protected from the adverse effects of inappropriate developments (eg. structures, afforestation, subdivision and tracking). In this case, where much of the land appears to be capable of being managed in a way that is ecologically sustainable and therefore suitable for freeholding, protection under a binding landscape conservation covenant would seem appropriate.



## ACCESS REQUIREMENTS

One of the most important recreational features of Glenfellan is the Garston Nevis Road which traverses the property but does not necessarily follow accurately the legal alignment. It is however, well used by the public and well maintained by Southland District Council. The actual formation on Glenfellan should be formally recognised as the legal road as part of the tenure review process.

Two disused water races cross the property and both could provide useful recreational routes for relatively easy day walks. An easement for public access for foot and mountain bike use should be established along the length of the lower race at about 600m on the Mataura face (Fig. 7) from the southern boundary to the intake in Fosters Creek.

Even more importantly, an easement for public access is required along the entire length of that part of the Roaring Lion water race within the boundaries of Glenfellan (Fig. 8). This would provide an excellent walk from near the property boundary at the Nevis/Nokomai divide to the Blackmore boundary to the south. Ideally, public access will eventually become available to the restored raceman's hut on Blackmore but meantime easements for public access both along the water race and along the ridge track to Trig 'C' are required.

## CONCLUSIONS

Significant conservation and recreation gains are possible outcomes of this tenure review. FMC recommendations for outcomes from this tenure review are as follows:-

1. Although the current recreational use of the Garston Nevis Road is already heavy and includes the annual 'Pub to Pub' Mountain Bike event, there is increasing demand for recreation opportunities in the greater Queenstown area and potential for walks to be developed along two water races on Glenfellan. One of these races also has significant historic value as it carried water more than 20km from the Roaring Lion Creek in the Nevis to the gold workings in the Nokomai.
2. The review of Glenfellan pastoral lease should take account of the developing recreational opportunities on the Hector and Remarkables Ranges in the Remarkables Conservation Area foreshadowed in the CMS for Otago.
3. There is a significant area of pasture land classified LUC Class VI (or better) on the lower slopes (below about 1,000m) of the Mataura face of Glenfellan which appears capable of supporting ecologically sustainable pastoral use which should therefore be suitable for freeholding. Forestry has started to be developed in this area but has the potential to cause serious wilding conifer spread and adverse visual effects on an outstanding natural landscape. Forestry consent should not be permitted on the front faces of Glenfellan, but instead a landscape protection covenant should be registered on the freehold title to protect the landscape from the adverse effects of inappropriate developments.
4. The actual formation of the Garston Nevis Road across the property needs to be formally recognised as the legal road through tenure review.
5. Easements for public walking and mountain bike access should be provided over 3 routes on Glenfellan: (i) along the entire length (within the Glenfellan boundaries) of the Roaring Lion water race, (ii) along the lower water race (Diggers Creek) which has its intake in the Fosters Creek catchment as discussed above, and (iii) along the ridge track northwards from Trig 'C' to a bend in the Garston Nevis road above the former Southland Ski Club hut.
6. The historic values of the disused Roaring Lion water race from its source in Roaring Lion to the former Nokomai Gold workings adds considerable interest to recreational use of the area.
7. The land above about 1,000m, classified LUC Class VII, and enclosed by the Nokomai River and the

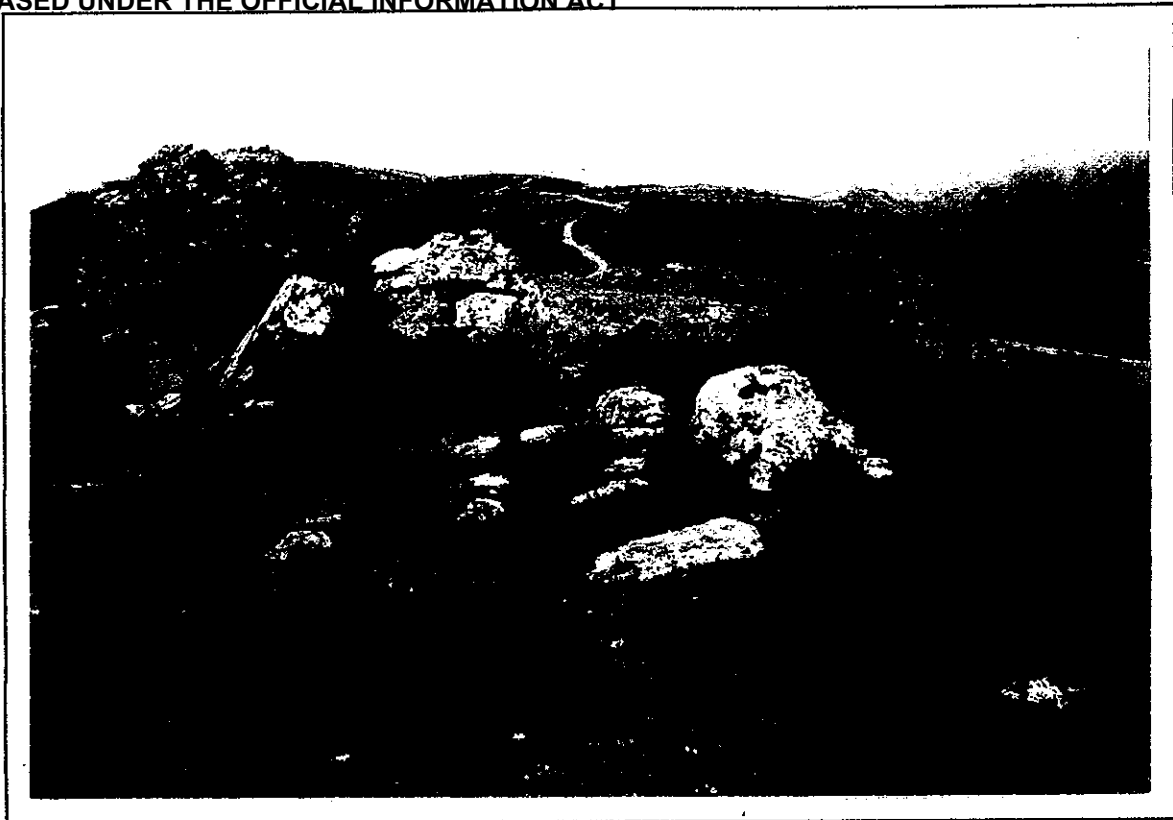
northern and southern boundaries of Glenfellan should be returned to full Crown ownership and control to be managed for conservation and recreational purposes. This area includes the two RAPs identified by the PNA survey of the Nokomai Ecological District (RAP Nokomai 7 and 8). A new fence being erected between the South Branch of Fosters Creek and the historic ski hut might serve to secure the western boundary of this area and thereby also include important natural values of the tussocklands in the upper basin of Fosters Creek.

8. As the Remarkables Conservation Area develops, the conservation land derived from Glenfellan through tenure review could make a significant contribution to the extent and variety of values (natural, historic landscape and recreational) within the developing conservation area.

In summary, this assessment indicates that there is considerable scope for increased recreational use of the Nokomai and Slate ranges and particularly the use of disused but historically interesting water races by day walkers and by those pursuing more passive interests such as exploring historic gold mining relics. The major issues for recreation are provision of appropriate access for these activities by establishment of easements and the formal recognition of the present formation of the Garston Nevis Road as its legal alignment as part of the tenure review process.

#### **ACKNOWLEDGEMENTS**

The author is grateful to the staff of DTZ New Zealand who made arrangements for the inspection of this property and to the runholder and manager of Glenfellan who willingly gave permission for that inspection.



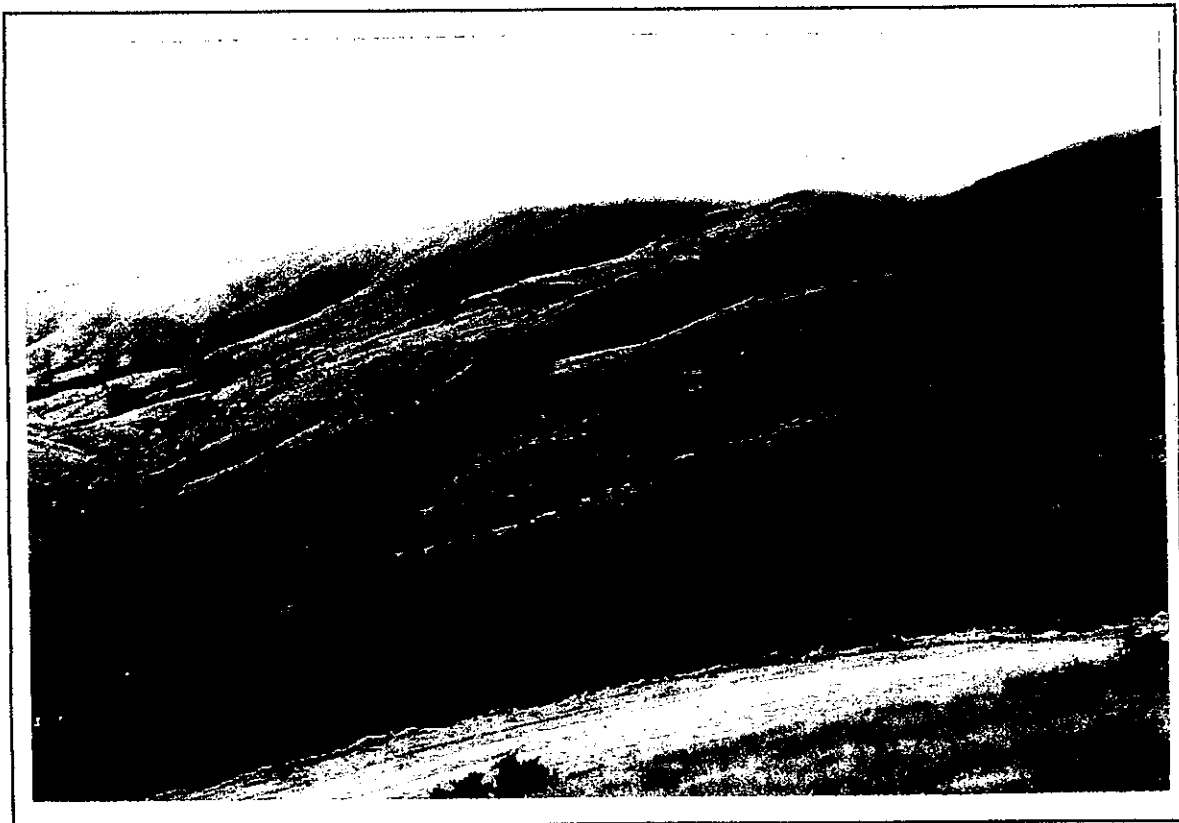
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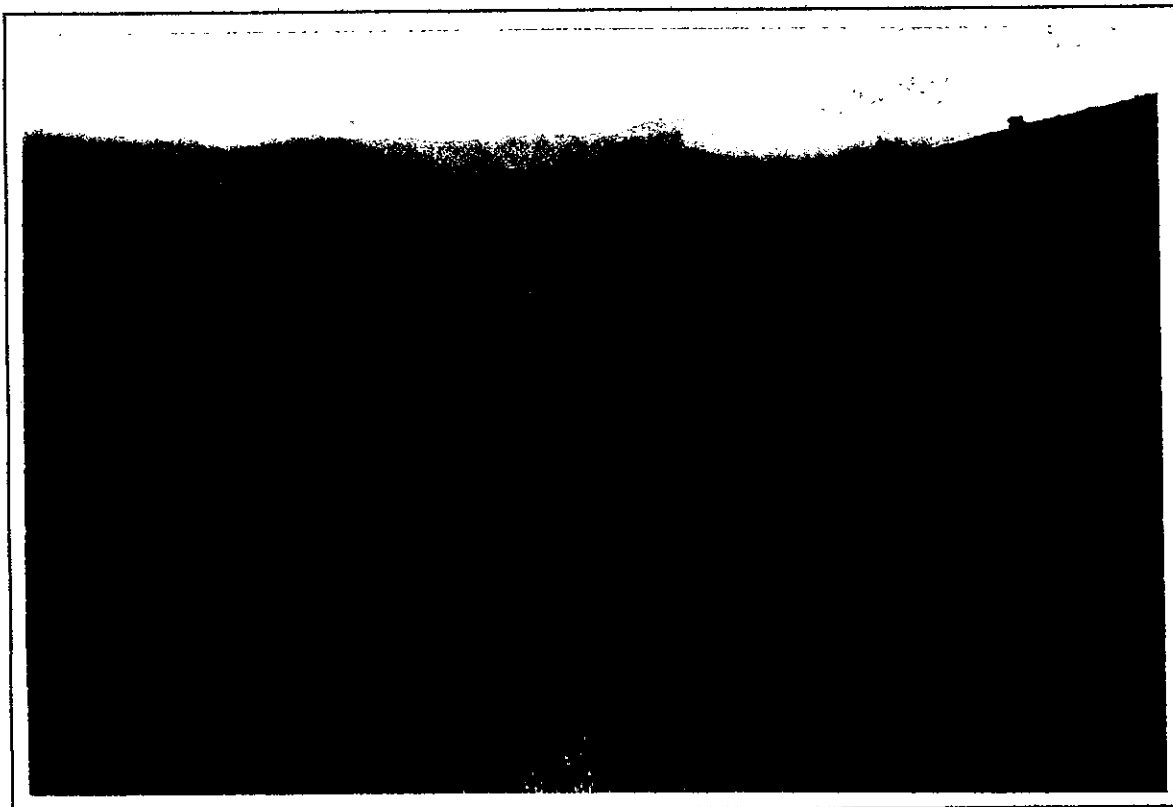
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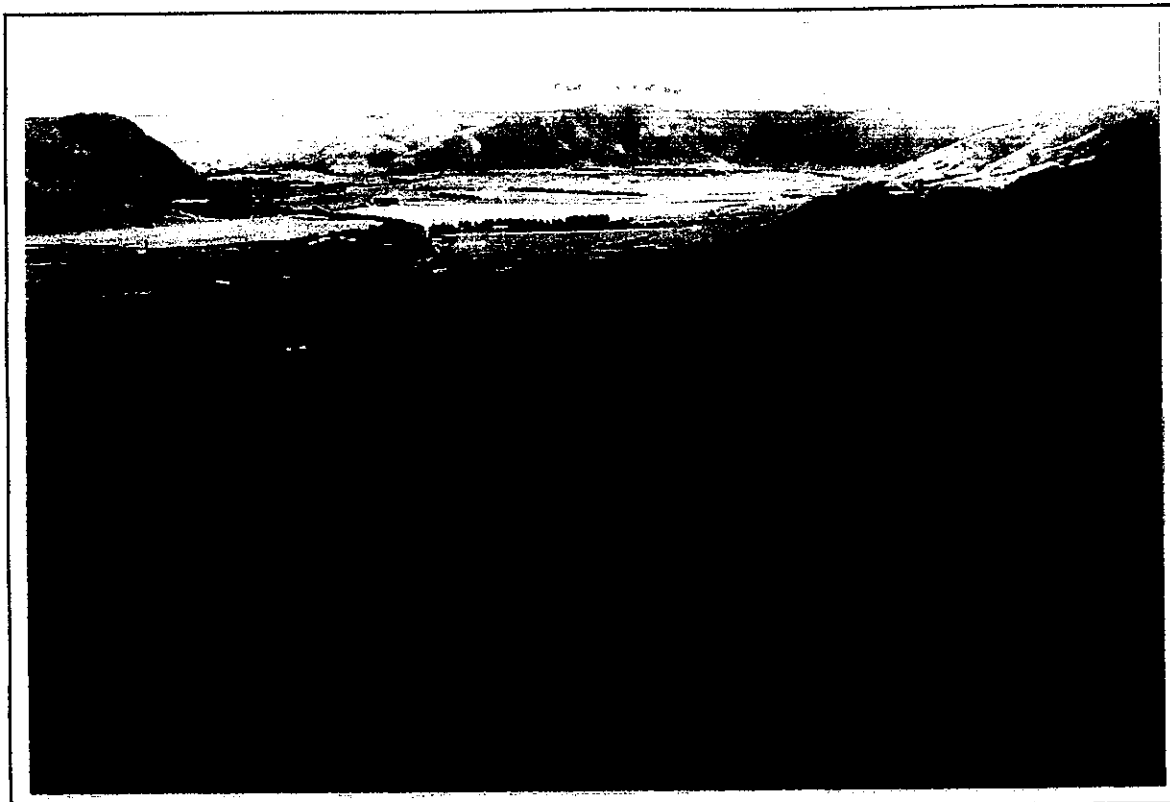
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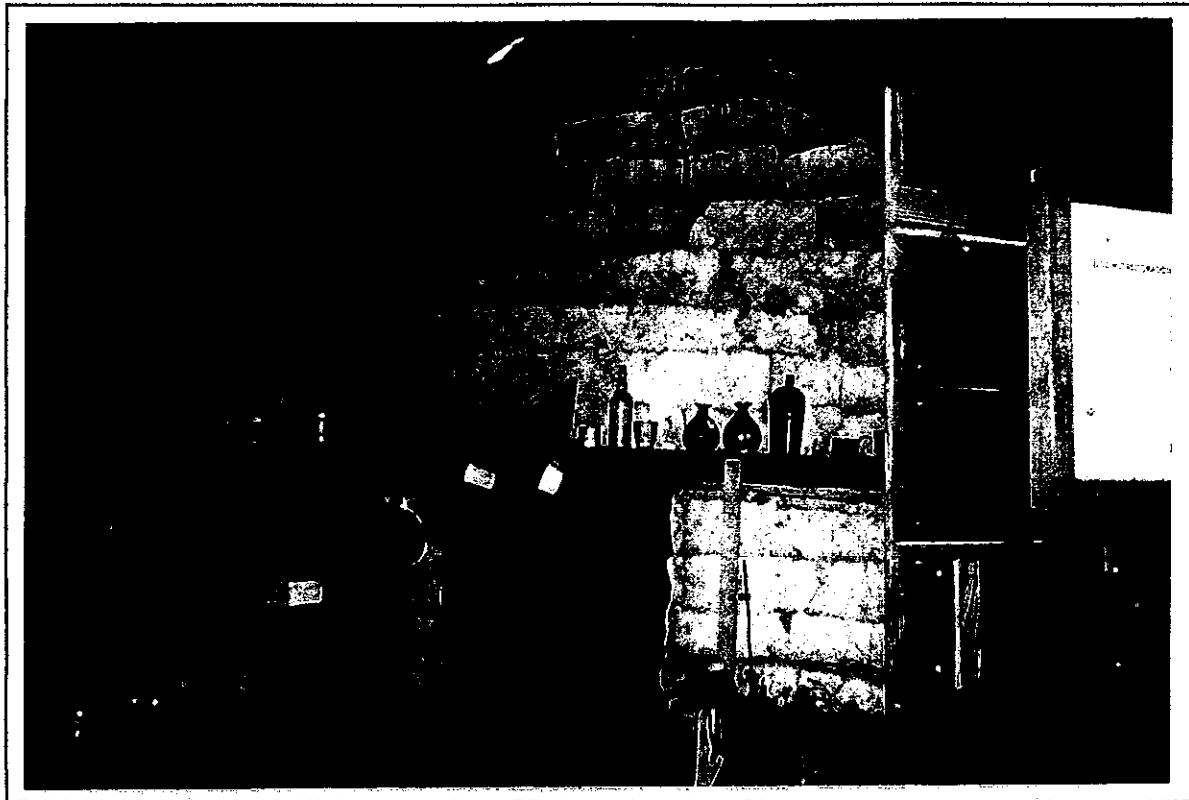
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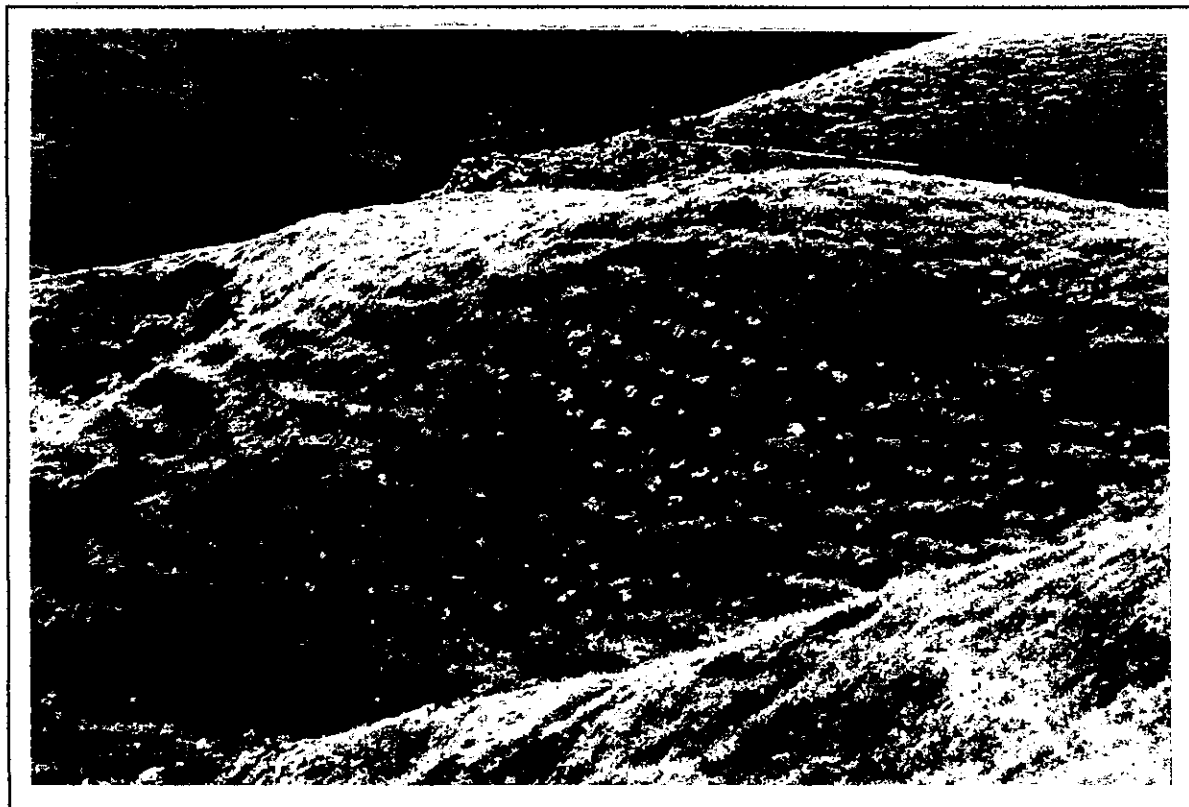
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DEPT OF CONSERVATION  
OTAGO CONSERVANCY

03 APR 2005

RECEIVED

*Debbie  
to action*



**FOREST  
& BIRD**

ROYAL FOREST AND  
BIRD PROTECTION  
SOCIETY OF  
NEW ZEALAND INC

28<sup>th</sup> April 2005

Mr T Perrett  
The Manager Tenure Review  
Department of Conservation  
77 Stuart Street  
PO Box 524  
DUNEDIN

CONS	
A.M.	
C.R.M.	
B.S.M.	
T.S.M.	
H.R.A.	
H.C.T.R.M.	<i>JP</i>
K.A.M.	
OTHER	

Dear Tony

**GLENFELLAN - Early Report**

This property was introduced to us at the last meeting of stake holders held in Alexandra on 23<sup>rd</sup> September 2004 and again 12<sup>th</sup> April 2005. We would be pleased if you would accept this report on Glenfellan from our branch of the Forest and Bird Society.

We have inspected the property with the help of DTZ Alexandra, who arranged the introduction, and by permission of the lessee Mr M Belton, who we wish to take this opportunity to thank.

This is a very significant property with regard to conservation, as if proceeded with will enable the public to visit, study, enjoy, or pass through, an important sub alpine area: namely RAP 7, UPPER NOKOMAI, in the Nokomai Ecological District. It is easy of access by a relatively good road for this type of road. It is also handy to SH6. We emphasize these two points.

**1.0 General Description.**

- This property is a small pastoral run sitting astride the Nokomai Range which is just south of the Hector Mountains. The eastern side drains into the Nokomai river and the western side into the Mataura river. It has a south to south easterly aspect. This aspect gives it colder characteristics; which in part suits and encourages the vegetation of RAP 7, which lies between 400 and 1145 metres above sea level.
- It is mostly well covered with taller tussock above about 800ms and the lower western side is covered with exotic grasses with some fescue tussock interspersed. In the gullies facing west there are some extensive areas of various woody shrubs nearer the stream beds; coprosma, hebe, tutu, manuka/kanuka and more.
- There are numerous small patches of gorse scattered throughout the western side as far up as the old Southland Ski Club hut. Also some broom.
- On the western side near the southern boundary of the property there is a considerable number of comparatively large wilding trees in the basin draining the south side of the property.
- The Garston - Nevis road enters at the 500m contour near the southern boundary and zig zags up the face of the hill to the old Southland Ski Club at about 1000ms then climbs to just over 1100ms and turns towards the north east and exits at the saddle between the Nokomai and Nevis river catchments.
- Below about 700ms on the western side the soil is classed as VI and could possibly

UPPER CLUTHA BRANCH

C/- PO BOX 38 • LAKE HAWEA • CENTRAL OTAGO 9192



-2-

be considered suitable for over sowing and topdressing after becoming freehold if it could be proved ecologically sustainable, and was economically viable.

- The property seems to have been moderately stocked for a number of years and is as far as was visible still managed in one block. This would explain in part the lack of sheep camps.
- Burning was obviously done in the past but does not appear to have taken place on the property in recent years.

## 1.2 Conservation Values.

- The landscape is of significant inherent conservation value as it forms part of the eastern backdrop to the upper Mataura valley. It is visible to travellers passing up or down SH6. While the landscape is somewhat modified to what it would have been one hundred years ago, it still has the intactness and appearance of a native tussock landscape. On the Garston - Nevis road while it bisects the face of the hill, the embankments and cuttings have mostly healed (apart from some culvert work near the bottom) and re-covered with vegetation, including tussock, and therefore not very visible from any great distance, apart from where there has been some reconstruction work on the lower end.
- The ridge from the old Southland Ski Club hut at above 1000ms extending in a north easterly direction to the top boundary takes in mostly all of RAP 7, UPPER NOKOMAI. The exception being a small corner in the north east and another being an area in the south eastern corner. These two corners could be described as dark lying. In the gullies on the lower portions of this Nokomai face there are several patches of native beech. This RAP has extremely high inherent conservation values.
- The disused water race on the Nokomai face which used to draw water from the Roaring Lion Creek in the Nevis catchment enters the property at the northern end at about 980ms and exits on the southern boundary. The water once carried by this race was used for mining purposes in the vicinity of the Nokomai Saddle and lower down that river. This race has considerable historic value.
- There are considerable inherent recreation values on this property. RAP 7 will be the main one of great interest to all the public to explore and a very suitable place for students to study botany as it is readily accessible. The water race on the Nokomai face will be of great interest to walkers as it runs through all of RAP 7 and follows through to RAP 8 - BLACKMORE; on which there is a very interesting raceman's hut made of sods. A walk could be around this race to this hut then back up the ridge behind it to the road at a point to the north of Trig C.
- The area surrounding the Southland Ski Club hut was used for downhill skiing some 60 or more years ago when a rope tow was installed. Today it is not generally used for that purpose. However it is frequently used as a starting point, or finishing point, for cross country ski journeys either up the Hector Mountains to the north or towards Mt Tennyson and the Garvie mountains to the east. Here again the road is an asset and of considerable use for this pursuit.

### 1.3 Present Development.

There has been a considerable planting of Douglas fir on the true left of Fosters Creek in the vicinity of the lower major tributary. We consider this to be a grave error by the Crown in granting discretionary consent for this to be done in view of the history obtained from the spread of wilding trees from Mid Dome to the south of this property. So too by the Southland Regional Council.

We note a new fence is at present being erected starting in the bed of Fosters Creek and coming up to the spur at the northern most lower bend in the road. From there it carries on up the spur to cross the road below the ski club hut, thence to the southern boundary. A bulldozed line has been cut to accommodate this fence.

### 1.4 Access.

- The access provided by the Garston Nevis Road is good, and as the local authority responsible for the road appear to take interest in it to the extent that it has recently been done up and new culverts installed, gives some assurance that the road to the Southland - Otago provincial boundary can be considered secure into the foreseeable future.
- The northern, Central Otago District Council closes its part of the road from Queen's Birthday week end until early October of each year.
- The present road formation does not follow that of the surveyed legal road.

### 1.5 Summary and Recommendations.

(a) When it became evident during the 1980s that most of our higher altitude flora and fauna was at risk from grazing and other farming practices, a survey was started to systematically make an in depth study of all the ecological districts in the higher regions of the South Island of New Zealand. This survey was known as the protected Natural Areas Programme. The object was then, after establishing where the best examples of the remaining indigenous flora and fauna were, to offer some form of protection to these areas. These areas came to be known as "Recommended Areas for protection". The Tenure Review programme under Part 2 of the CPL Act 1998 is the ideal opportunity to offer that protection for these important conservation values found on this property - and as suggested in the PNA report.

*We believe the opportunity has now to be taken to fully implement the objectives of the PNA programme. This will mean all the area from around 900ms on the western side, in the upper reaches of Fosters Creek and over the main ridge and down to the Nokomai river boundary in the east, being returned to full Crown ownership and control. That being all of RAP 7 - UPPER NOKOMAI*

(b) According to Environment Southland's map of Douglas Fir plantings in the Upper Mataura Catchment it appears to be the intention on this property to have planted in Douglas Fir most of the western side up to about 900ms (some planting has already been undertaken on the true left of Fosters Creek). This is a serious matter, considering the certainty of these trees to spread into neighbouring Nokomai Station and other properties further to the south. While some conditions have been attached to the resource consent granted to control any wildings from the intended plantings, we see these as totally inadequate to manage the problem.

It has been well documented and it is a well established fact, that the biggest threat to the high

country of the South Island of New Zealand is the uncontrolled spread of wilding trees. If this problem is not attended to now it will be a national disaster.

*In so far as the landscape of the Upper Mataura valley is concerned forestry will not be an ecologically sustainable use. It would totally alter the landscape.*

*If at all possible, it is our opinion no freehold title should result from any Tenure Review of Glenfellan unless all established wildings are removed, all new plantings removed and no new planting undertaken.*


(c) The Garston - Nevis road is an important feature on this property.

*The opportunity must be taken to re-survey the legal road on to the present road formation.*

(d) *If it could be proved that it was ecologically sustainable and was economically viable it would be possible to freehold that land on the western side of the property below 900ms.*

We thank you for the opportunity to makes these comments on Glenfellan.

Yours faithfully



John L Turnbull

For Upper Clutha Branch

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ROYAL FOREST AND  
BIRD PROTECTION  
SOCIETY OF  
NEW ZEALAND INC

Dunedin Branch  
PO Box 5793  
Dunedin

Mr Tony Perrett  
Department of Conservation  
77 Stuart Street  
PO Box 5244  
Dunedin

Dear Sir

I would like to submit this preliminary report on Glenfellan on behalf of the Dunedin Branch of Forest and Bird.

Yours sincerely

Janet Ledingham  
For the Management Committee of the Dunedin Branch, Forest and Bird Protection Society  
Email [janet.ledingham@stonebow.otago.ac.nz](mailto:janet.ledingham@stonebow.otago.ac.nz)  
622 Highgate, Maori Hill, Dunedin. Phone 03 467 2960

## **Glenfellan – preliminary report 6.4.05.**

### **On behalf of the Dunedin Branch of Forest and Bird.**

I was able to join John Turnbull of the Upper Clutha Branch and Mike Floate-Federated Mountain Clubs on an inspection of this property on March 21<sup>st</sup> and have written the following report on the property following our visit. Within the last 10 years I have spent 2 separate weeks on voluntary DOC work projects eradicating wilding trees on the Slate Range on Glenfellan and Blackmore and am therefore familiar with the area.

Glenfellan runs from the edge of the Mataura Valley floor up over the ridge linking the Hector Mountains and the Slate Range and has the Nokomai River as its Eastern boundary. The Garston-Nevis road runs through the property from the southern boundary and zig zags up the face of the hill to the old Southland Ski Club then turns towards the north east and runs up to the saddle between the Nokomai and Nevis river catchments which is the Northern boundary. We note that the surveyed road is not always directly aligned with the actual road and this needs to be formalised as part of the negotiations.

There is a small stand of Corsican Pine at the base of the road which has spread by wilding up the hillside/gully above it (Figures 5,6) and there are several patches of gorse scattered throughout the western side as far up as the Ski Club hut.

Glenfellan has been lightly grazed and the land appears to be unimproved. There does not appear to have been any recent burning on the property. The area below the Ski Club Hut, if freeholded would be likely to respond well to oversowing and top-dressing.

### **Conservation and Recreation Values**

Glenfellan has already been identified as having an area of high conservation value during the Nokomai PNA Survey done by Dr Kath Dickinson in 1989 and there is a recommended area for protection, RAP7 Upper Nokomai, an area of 575 hectares, on the property which extends from a strip on the West side of the Nokomai-Nevis road above the old Ski Club hut and across the road down to the Nokomai River, an altitude range from 395m to 1145m. This area has a wealth of sub-alpine vegetation including tussock and shrubland some large rock tors covered with plants and lichens and with the Garston-Nevis road providing excellent basic access it can easily be enjoyed by botanists of all ages and varying degrees of fitness (see Figures 9-19 for some examples of the vegetation), Further down on the Nokomai Face there are significant stands of mountain and silver and red beech, Halls totara and on the eastern margin, olearia shrublands ; thus the RAP contains a well preserved vegetation sequence. There are also some patches of scrub in some side valleys of Fosters Creek above the old Ski Hut which we did not have time to inspect, but may well be worthy of protection (Figures 20,21).

With the close connexion to the recently acquired reserve areas in the Nevis Valley it could perhaps ultimately become an extension of the Remarkables Conservation area.

As well as the landscape and botanical values the RAP includes a stretch of the Roaring Lion water race which is of major historical significance and, together with other gold mining relics has been well described in reports done by Dr G Hamel. The Roaring Lion race runs from Roaring Lion Creek in the Nevis Valley up to the saddle at the head of the Nevis before it continues on round the Slate Range. An ultimate aim should be to protect it over its whole length, and securing the part of it that runs on Glenfellan for the Crown would be an important first step. Walking the whole length of the water race is a most enjoyable exercise and the botanical interest adjoining it makes it a special experience. The whole of the area covered by the RAP lends itself to outdoor recreation pursuits and these are enhanced by the Nevis Valley, with its opportunities for recreation of various sorts, being in close proximity to the Northern boundary of Glenfellan.

There are a further series of water races coming out of Fosters Creek just below the 700m contour below the plantings and heading round towards the Nokomai. These might be considered for walking access as they provide good scenic views across the Mataura Plain and over towards the Eyre Mountains (Figure 4).

### **Douglas Fir Plantings**

The worst feature of the property now is the recent Douglas Fir planting on the slopes on the true left of Fosters Creek which I was totally appalled to see. I have subsequently read the report prepared for Environment Southland on the plantings in the Upper Mataura Catchment \*, including Glenfellan and note that when they are complete on Glenfellan the projected seed spread (Figure 1 attached) could cover the whole of the RAP and make the problems on the Nokomai Face from the Mid-Dome wildings (which have been the subject of quite a number of DOC volunteer weeks over the years), even worse. The Blackmore Station owner, Des O'Brien, must be devastated. The provision for the Glenfellan lessee to be responsible for wildings within only a 2km radius is totally inadequate although I understand that a new condition was to be considered for the Glenfellan consent (see the Ledgard & Palmer report \*) which would ensure removal of any wildings beyond 2km which could be reasonably held to come from Glenfellan. I fail to understand how LINZ could have agreed to the plantings in the first place. We noted that a new fence which involves a bulldozed strip is under construction running from above the plantings adjoining Fosters Creek, up the spur and across the road below the hut before continuing round to the Nokomai boundary. The strong feeling is that the plantings should be removed and whatever the outcome, the area above the fence should be returned to the Crown in its entirety including the RAP.

If the lower part of the property is to be freeholded we think there should be some sort of landscape covenant included to protect the Mataura Face which is visible from the main Lumsden-Kingston Highway and should not be modified by either buildings or Douglas Fir plantings.

Ideally, the ski hut which is still used as a base for cross country skiing expeditions and tramping-botanising trips should also be returned to the Crown although there is sadly an obvious continuing problem with vandalism.

We are grateful to the landowner, Mr M Belton, for the access to the property which was arranged by DTZ. Alexandra.

*\* Ledgard NJ, Palmer D. Issues concerning wilding spread from recent Douglas Fir plantings in the Upper Mataura Catchment Southland. A Forest Research Contract Report prepared for Environment Southland, April 2004.*



**DRAFT**

**Areas Recently Planted in Douglas Fir in Upper Mataura Catchment**



Figure 1





Figure 2. New plantings on the true left of Fosters Creek with a recently excavated water storage dam.

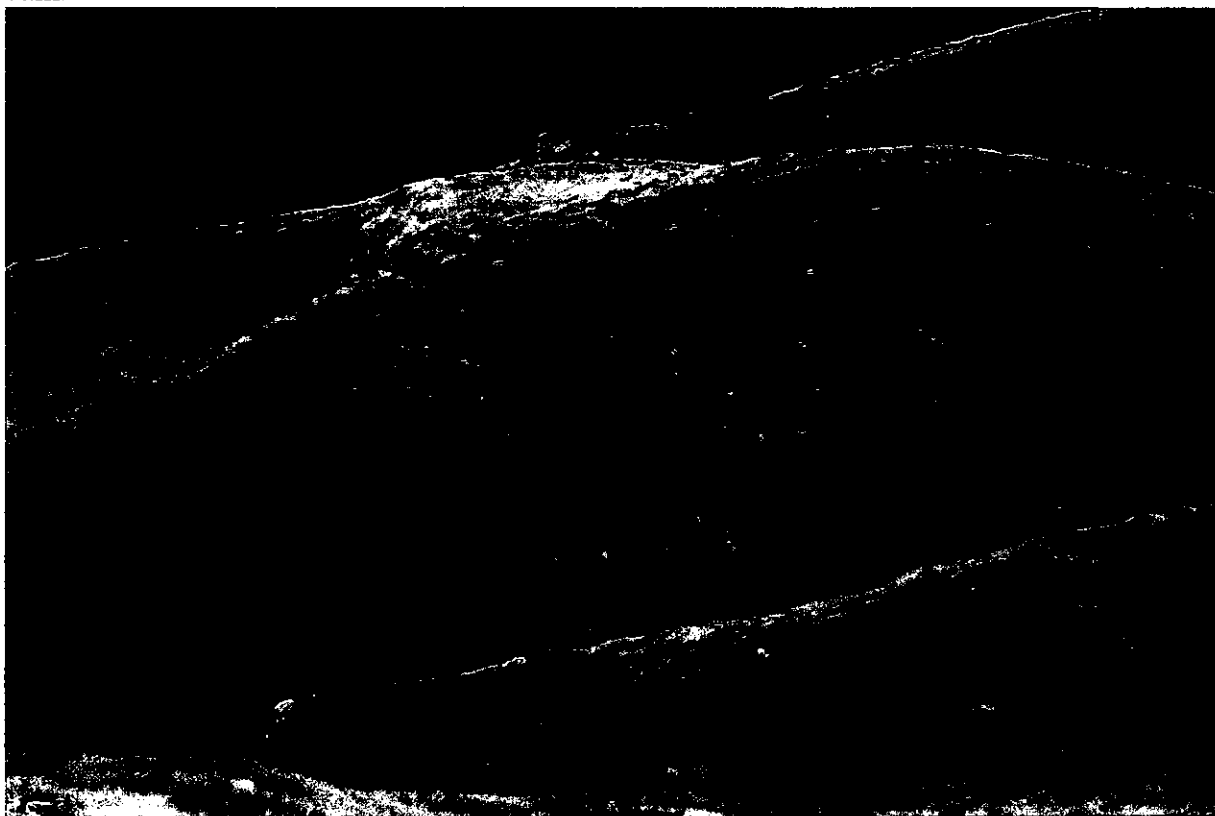


Figure 3. Another area of the same patch of plantings.



Figure 3. Looking down Fosters Creek from the planted area across the Mataura plain.

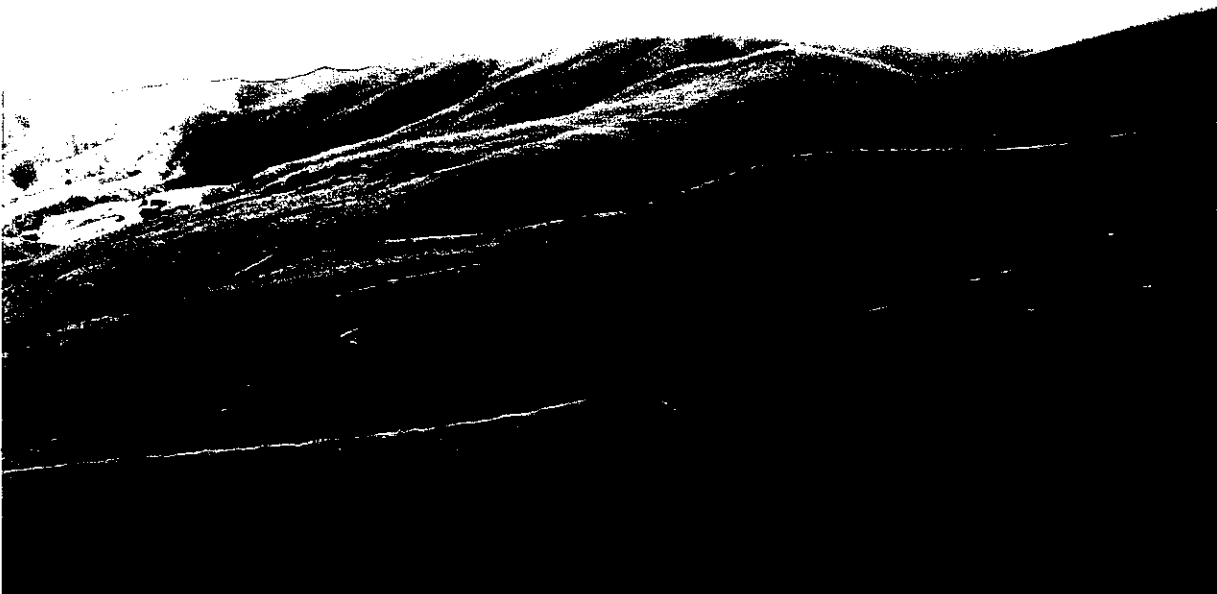


Figure 4. A series of water races coming out of Fosters Creek just below the 700m contour below the plantings and heading round towards the Nokomai. These might be considered for walking access as they provide good scenic views across the Mataura Plain and over towards the Eyre Mountains.



Figure 5. The lower end of the Nokomai-Nevis road at the Glenfellan boundary showing the Corsican Pines which have spread up the hill (see Fig 6).



Figure 6. The spread of the Corsican Pines up the hill above those shown in Figure 5.

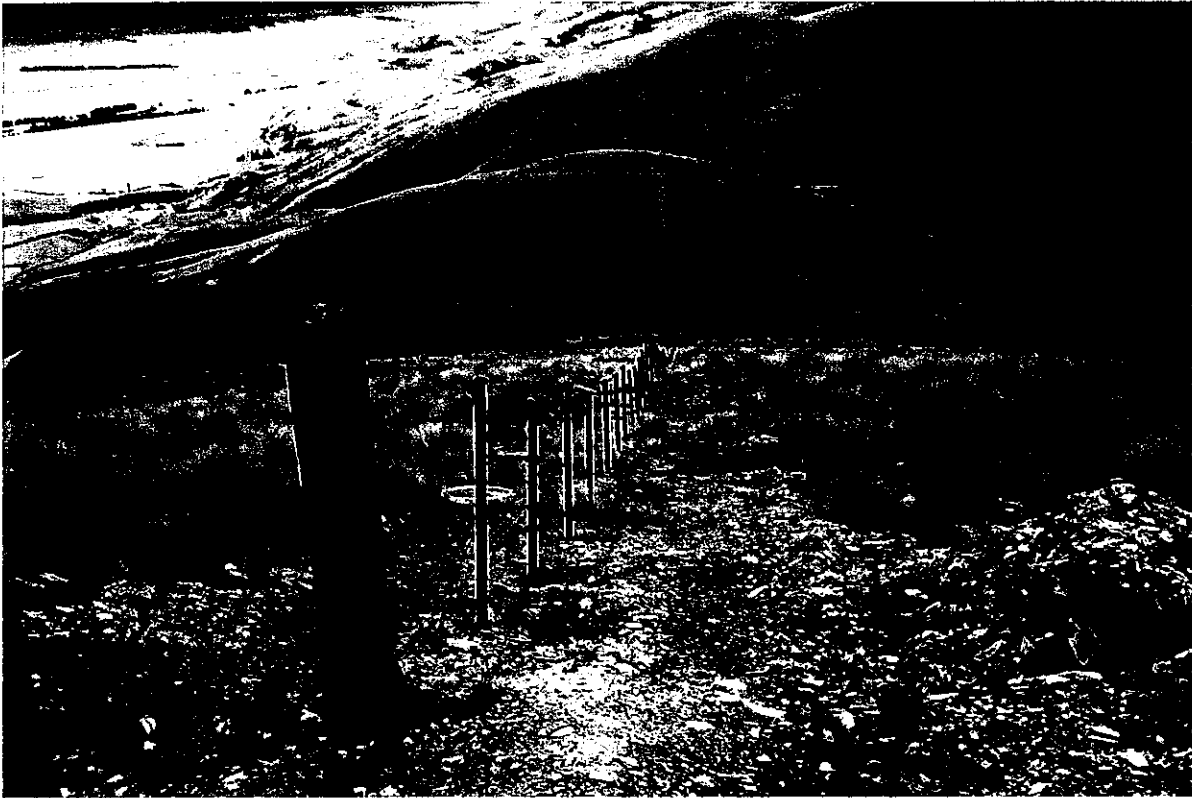


Figure 7. Part of the new fenceline coming up a spur from Fosters Gully at the point where it crosses the road.



Figure 8. The old Southland Ski Club Hut sited just above the new fence line and with commanding views all round. It is in a vandalised state but is worth preserving so it can be used as a base for day walks in the area.



Figure 9

The first of a series of Figures taken on a 5 minute walk from the road at about the 1400m contour and part of RAP7 to illustrate the diverse vegetation and rock tors in the landscape.



Figure 10

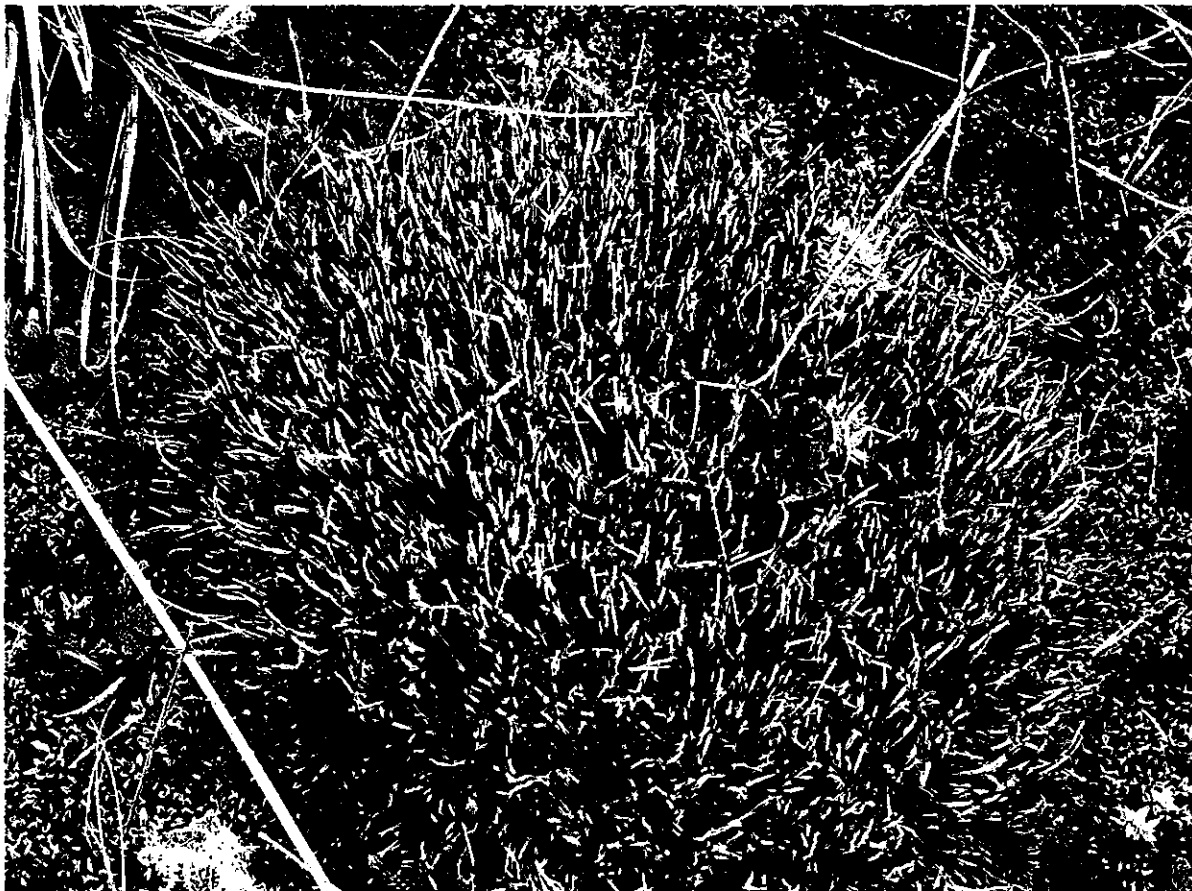


Figure 11



Figure 12.



Figure 13



Figure 14



Figure 15



Figure 16





Figure 17



Figure 18



Figure 19

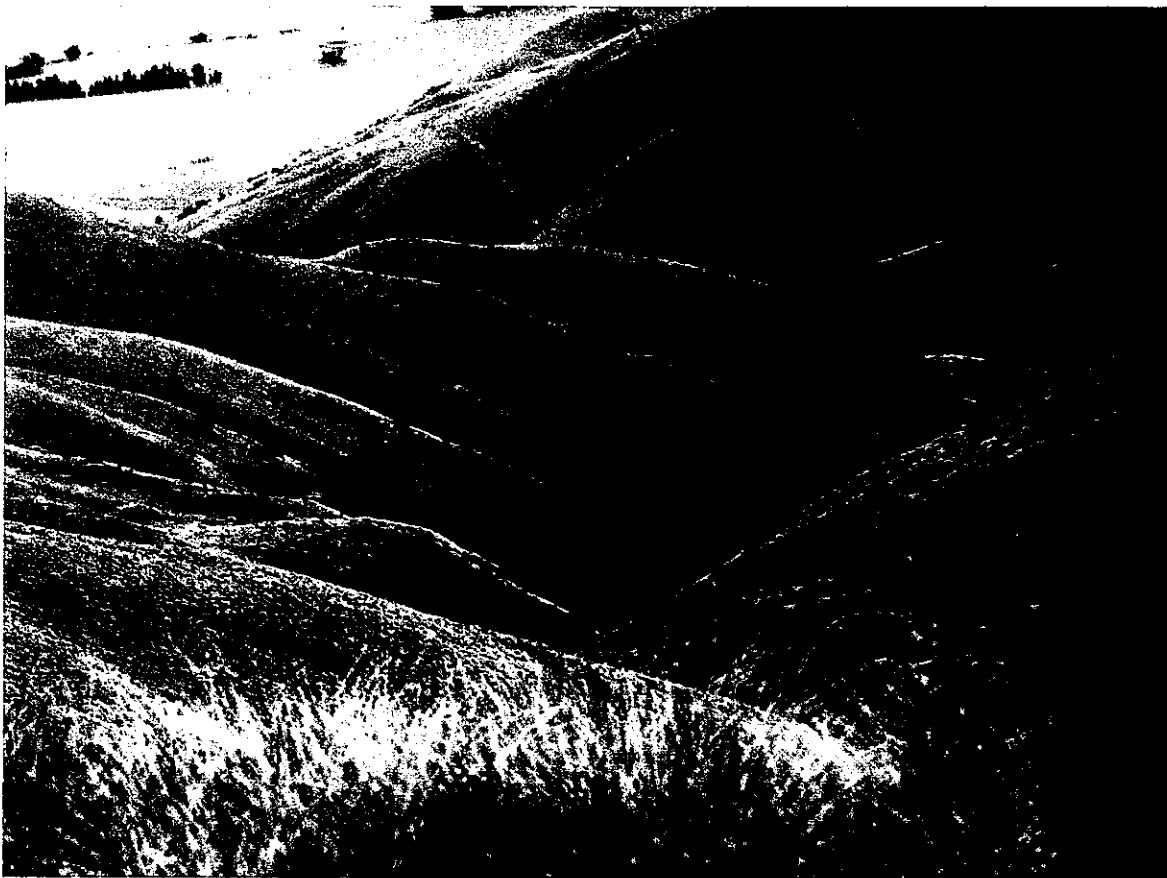


Figure 20. Looking down into the side valley of Fosters creek containing a patch of potentially interesting vegetation remnant from near the road which should be included if it is outside the RAP. Note a water race on the hillside below the vegetation.



Figure 21 A further view of the above side valley looking down to Fosters creek and the Mataura Plain beyond.



Figure 22. A view from near the Glenfellan northern boundary with the Nevis looking back down the Nokomai Valley with some sections of the Roaring Lion water race coming up to the point where it crosses the saddle.

COPY

Re 2004/05 Tenure review program

On behalf of the Southern Lakes branch of new Zealand Deerstalkers association like to make some comments on the current Tenure review program. The properties in question

The Homestead (Rock and Pillar)  
Carrickmore (Rock and pillar)  
Patearoa Syndicate (rock and pillar)  
Riverslea (Rock and pillar)  
The Beeches (Rock and pillar)  
Waipata Syndicate (Rock and pillars)  
Leaning rock (Cromwell grge)  
Moa Hills (Old man range)  
Mt Grand Hawea flats  
Glenfellen (upper Mataura)  
Cambrian Hills (Dunstans)  
Caithness (Kakanuis)  
Mt Aspiring station  
Cromnet Peak

11 MAY 2007

I like to make a general comment on the process rather than individual properties  
We are increasingly concerned about the lack of recognition given to hunting as a recreational activity  
Access with fire arms and Dogs is still often put in the too hard basket  
Hearing a Doc staff member mentioning the three principal ways of access as being walking Horse back  
Push bike is in our eyes Cutting out a big proportion of recreationalist  
Most of the properties mentioned above do have Game animals on them Always or certain times of the year.  
Hunting is not only about shooting, a lot of time is spent exploring new places and looking around.

We like more recognition given to Hunting as a recreational activity and provision made where it is appropriate for Access with firearms and or Dogs

Sincerely  
Hans Biemond  
Secretary Southern lakes branch NZDA

Earnsclough road rd 1  
Alexandra

30 Earnsclough rd.  
Alexandra  
28-04-05

*Debbie  
to note*

Department Of Conservation

RE: Tenure review

Central Otago Deerstalkers Club wish to make a submission to the last round of reviews,  
being

The Homestead  
Carrickmore  
Patearoa  
Riverslea  
The beaches 1  
Wiapiata Syndicate  
Leaning Rock  
Moa Hills  
Mt. Grand  
Glenfellen  
Cambrian Hills  
Caithness  
Mt Aspiring Station  
Coronet Peak

We wish the Department to note our request

1. for good public four wheel drive access to the above blocks.
2. that permission to carry guns be met by DOC permit only
3. and dogs be allowed on those blocks

Thank You  
Alan Mackie

APPENDIX 8 Recreation Opportunity Spectrum - Glenfellen