

## **Crown Pastoral Land Tenure Review**

**Lease name: GLENTANNER**

**Lease number: PT 006**

### **Public Submissions - Part 4**

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

**August**

**10**

Britannia Preliminary Proposals

Submissions from  
Marion Seymour (1145),  
Ferintosh Station,  
Mt. Cook,  
Private Bag,  
Fairlie - 7949



Ph/fax 03/4350512.

Attached are ten (10) pages.  
Accompanying colour map and photographs are  
posted.

If you have trouble deciphering any of the  
following pages, please make contact.

known to us as "The Strip". Described as ① "A severance  
area between Whales & Ferintosh to ensure public access to  
the lake." ② "A small area East of S.H. 8 between Whales & Fer-  
intosh brdy." ③ "The land East of S.H. 8 provide access to Crown  
land on shores of L. Pukaki" All pertain East of bridge.

Support. - The above 3 quotes, but with worries  
that need addressing and with discussions with us + i.v.c.  
Fire safety. This DOC area will now push their Fire  
Safety Margin down our lake side onto country that  
needs regular burning because it is mainly bracken,  
cutty grass, and rubbish scrub. Also to mention, that  
starting right on the tree lined boundary, and within  
25ms. of the closest building, and 45ms. of the first front  
door, are all 23 station buildings. - refer to photo-  
graphs & maps. We are often over at the creek mouth  
at night to check for fires, find the old one - not com-  
pletely extinguished, or where there has been a fire.  
Ross Jwey knows of our concerns. Fire has the pro-  
tential to completely wipe us out at the cost of many  
million dollars. We expect from DOC. the same pro-  
tection as they expect of us, through their F.S. Margin.  
In 1957 Skentanner had a fire out of control off C.C. 3,  
jump Whales, with devastating results to Ferintosh, some  
country never really recovered, the wether winter feed  
lost causing financial hardship. The fire travelled thru  
a few years ago, below the M/W. on the Strip, a fire of logs  
& trees was left burning at night. A Westerly came up  
flared it up, with embers coming right to our trees.  
At mid night, I finally rang Ross, to be rudely told  
that I could do what I liked about it, & ring Mt Cook  
DOC, & hung up. A DOC chap did ring me, & told him  
that I would be watching it, which I did until 3am. A  
few hours sleep, as shearing at the time. We never want  
these situations again, and have found DOC to already  
be good neighbours and communicatoes, so hope for  
agreeable outcomes with any of our worries.

Campers. - With campers come fires, regardless of how  
many signs. They drive past them at the entrance to Dusky  
(old) homestead site, - we call everytime past, & find fire

3

places rebuilt, & even campers with fires. The fire brigade has been up many times over the years. Also at Boundary Crk, but now that, is more exposed, due to tree falling. With the prevailing Easterly, the potential to jump the road onto Dusky & Stentanner holding paddock. I am extremely fire conscious, reputationally the first rural fire fighter female in NZ, from 16 yrs old. Also the unit driver & have fought every type of fire - tussock <sup>stock</sup> & house fires the most devastating & emotional. Campers seem to light fires all year round, regardless.

To avoid both the fire and camping problem, (along with the latter's rubbish & human waste & tissue paper on the ground) these must <sup>be</sup> disallowed, with only walking access from the road per markers along under the road fence & down the creek. It is mainly only fishing people who need access to the Sth side as they cross to the Nth side anyway. Reasons for against creek, - to keep people off the boundary, and the track which services the our buildings at the crk. mouth, also giving privacy to them, starting 35ms. from the boundary. People, and those who sneak down now & camp, even go in there & use the "long-deep" toilet, and walk around the buildings.

As soon as "The Rest" area - (The Travellers Rest from each day, and later M.O.W. road works camp) is signed etc., that will be the practical one to use for activities. I will come on to this area later. Please refer to "The Rest".

Destocking - Relieved about that. "No more sheep or cattle coming around a lake wing onto us," and needing hunting back. Worse still after 2 days away coming home to find Stentanner sheep ramped around our house area, eaten out our vegetable garden & leaving weeks of stinking manure. Rams against the boundary fence, meaning no Spruitosh female sheep being on pd. while they were there - from lake to up Whale Crk body. According to Selbert, here since 1935, there were never stock there until fencing with the new N/W. - late 1970.

No dogs. The crk. mouth and lake shore have always been so peaceful so this strip does not need dog access. It is a bird life haven, and will be more so with activity.

-The Rest. We do not want dogs wandering over here onto  
 stock, it has happened before. Also go to the buildings  
 and leave their waste behind also. Don't see any  
 need for horses either, as The Rest area is close.

I note - "would be managed in ecologically sustain-  
 able manner and protection of S.I.V.s." There are  
 more. Must mean hill portion of CA1. I have kept  
 the larches & odd pine off this strip, the river bank,  
 & out into the creek bed for some 10 yrs, through  
 an arrangement with Jan Juey - (Ross's father) The  
 same has not been done on the Nth. side - just look at  
 the thick investation, throwing seeds into the creek. etc.

I have taken much pride in this strip, and ideally  
 want to see it kept that way & improved. I suggest  
 a unique, pertaining to this area, nature type / plant-  
 ed area, - the whole lot. It needs the 8 mature larches  
 gone. I, and my husband Gilbert and others would  
 offer our help to achieve a "special area". Also  
 break down the timber dry area, regards fire risk.

Land west of S480 - top of "The Strip". This area com-  
 pletely unmentioned with no attachment to land either  
 side - go to my opening sentence. There is no area quan-  
 tity given to this or Eastern part. This area was of much  
 concern <sup>to us</sup> in thinking that people had access above the  
 bridge, on over the present boundary & on up through  
 Xenintosh country. Unfortunately maps show a track  
 along there to a hut, neither have existed since a 1993  
 flood, but people think that they still do. Hut site 1 1/2 hrs.  
 People drive & walk to CA1/CA3 fence now, and cross the  
 creek, & up our side. There are often boulder markers &  
 ties on scrub (not doc. trap markers) identifying where  
 to cross. We also find people with dogs. Along our  
 Whale Crk. face, the only stock water is the creek & a few  
 very low Spring soaks, so can do with out extra. people  
 and dogs, when it is CA1 & CA2 that they are headed to.

As I have 5 easements which were assured by MOW.  
 at lake raising time, before the Commission etc of

Crown lands for ratification I want no further  
action on either of these 2 pieces until his con-  
firmation, also replies from him and DOC regards  
the Hydro blk. The W. piece is now "No man's land", and  
needs to be dealt with only between myself and him.  
The E. piece only between myself and DOC, as the re-  
quirements of Secintosh on these pieces of land, ~~only~~  
only concerns these 3 parties, until settled.

"The Rest" was a staging post in coach days - later now.  
Road maintenance depot, now him reserve. A beauti-  
ful picnic area, shelter from all directions, & all related pleas-  
ure activities. i.e. fishing, swimming, all boating activities.  
etc., available, with large areas for parking. Signage should  
be there now - as a public area. Attention to it please. The  
top end - approx.  $1\frac{1}{2}$  kms<sup>nth</sup> needs fencing to hold stock out.  
A very short strip needed. Picnickers have before now  
been scared out by cattle, which can still travel  
from there further Sth. I take it that the existing  
entrance is the legal one. Why does the body ap-  
pear to go onto the top side of the road? Also the  
Sth. body against Glentanner may pol. appears to go  
into the pol. cutting out the hay barn. Is this the sur-  
veyed line? The track down needs maintenance  
since heavy Autumn and Spring (09) rains. We have  
had a few trips over to tow vehicles out since then.  
The entrance is only 200 ms, from Whale Crk. bridge  
with ample parking directly inside, is the place  
for leaving for, up onto the new DOC lands. There  
is a gate directly opposite which people use to drive  
& walk up/across now, so I ask that a marker  
access be allowed along inside the road fence and  
up the Whale Crk. body fence - (this is above a steep<sup>tr & vel</sup>  
bank) so is safe. But if the new fence "C-B" is to  
go right to the road, it should be shifted further  
nth, parallel to the crk. but angled <sup>to gate</sup> and take in the ~~land~~  
small flat for access. If parking is ensured over  
the road, I don't see that necessary within this area.  
The new D.O.C. land is on that side of Whale Crk. and

should be accessed from that side.  
Being able to drive on down 'The Rest' track to the lake gives an easy level walk to Whale Creek mouth, which is shorter and with no grade as in C.A.I. The creek is easily crossed to fish on Sth. side if desired. This alleviates problems at C.A.I. (lower) one of them being us having to tow vehicles up the steep grade there, especially in snowy/wet conditions. We have tried to maintain that cutting as it leads down to our buildings at the mouth. The Rest area is a beautiful place, with magnificent views of Mt. Cook and surrounding peaks, and will be much utilised. (We sometimes take our evening meal over there, & people on picnics!) Dina has spent much money on clearing the trees right back from the 11th. brdly, and within the picnic area to make it scenic and safe. There should not be allowed any camping as there are ample camping grounds provided from Twizel to Mt. Cook, but I see a need for toilets, and safe B.B.Q. set ups, - Only for use under D.O.C. <sup>fire</sup> rulings at the time - or gas. Otherwise no fires.

This area needs to be under some governance or control. Having sought advice, and spoken with a Dina. person, it has been suggested that I write to Com. of Crown Land seeking that a change to ensure this, ie going to D.O.C. or under Mackenzie District Council. I have done this, but very open to further discussion on the matter.

Interesting matter. I see that The Forks Country at the head of Whale Creek, is included in Glenfanner, whereas it is on all old Terintosh maps, & was ever only grazed by it. For historic reasons, please explain.

I expect quite a lot of discussion coming my way which I look forward to. Later too, please, I wish to be advised when the analysis of submissions is complete, and be posted a copy - as we are not in the computer world!

Marion Seymour.  
Terintosh Stn.

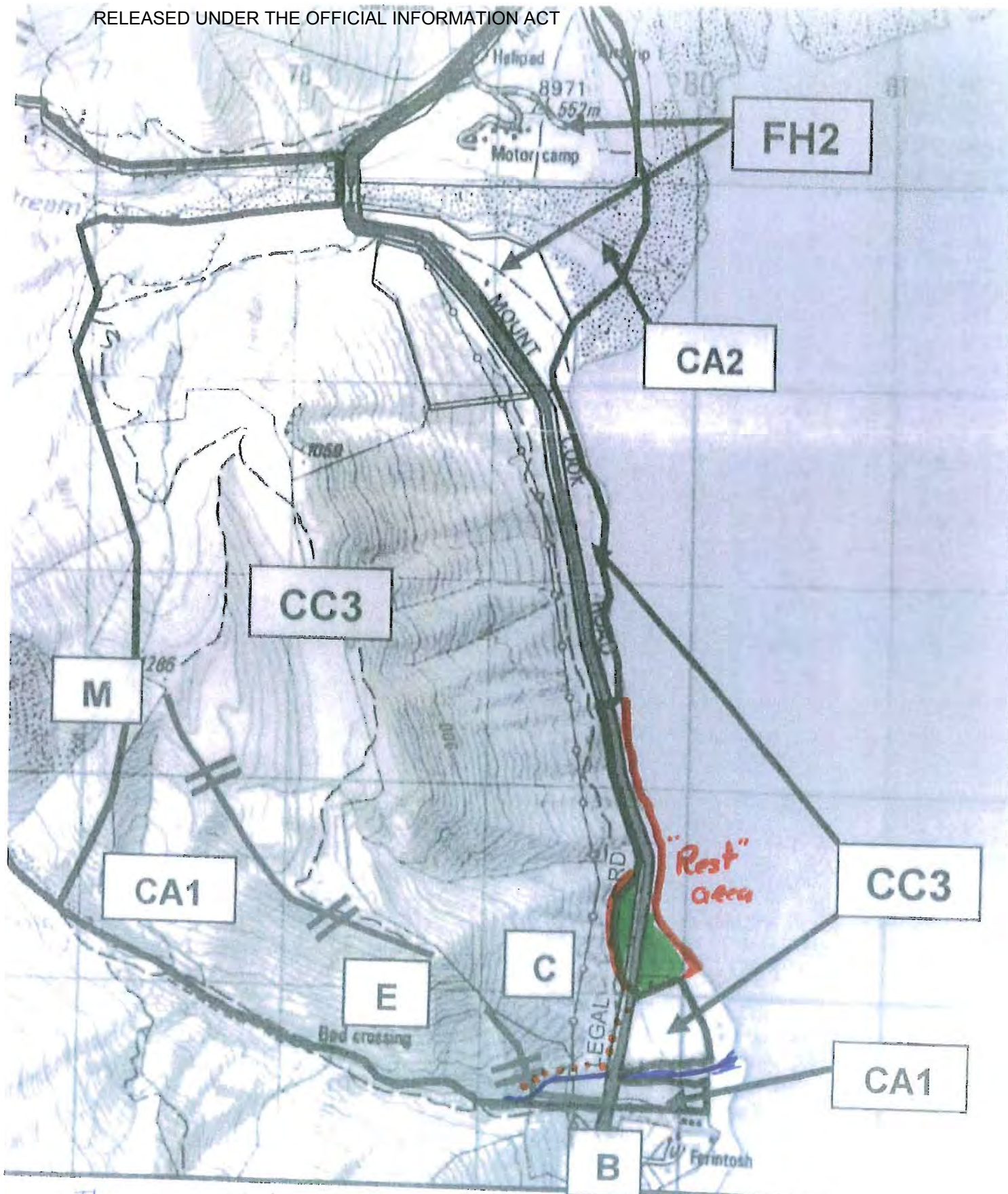
South of Whale Creek to Deciduous boundary, a row of shelter trees from the road to lake, up to 8 rows thick and split at Hut's side. Danger of fire spread from car and bon fires and diesel vehicles without spark arrest.

Hut area in tree division (45ms from main front door) 4  
 Hay barn in trees 2 x 3 bays (1,000 cap. each) 2  
 Homestead with 3 coops 70m from house to fence. 1  
 Double garage with handover port and work shop 20ms from homestead 1  
 Gally by garage 1  
 Cottage - 40ms from homestead 1  
 Close by 2 Tekapo Hydro huts & 1 galley 1  
 Row of buildings starting 10ms from homestead. 1  
 Harness shed 1  
 Men house 1  
 Otematuta Hydro house 3 b/r. 1  
 Large building ex. Tekapo Sale yards - with additions 1  
 Building ex Birch Hill 1  
 Shed ex Tekapo office - Hydro 1  
 Easy travel onto 1  
 Large hay barn against shelter trees 1  
 Killing shed & yards 1  
 Implement shed 1  
 Cottage 3 b/r. 1  
 Also 2 above ground fuel tanks 1  
 Row of wooden dog meters (large) 1 6  
 all other farm machinery, when hay net in barns  
 farm machinery is stored.

There is the east of hay, standing timber, valuable heritage items, personal, household items & 4.  
 Potentially fatal if occurring at night.  
 The big number of people are about in summer when the area is finer day and prone to strong NW/NE wind

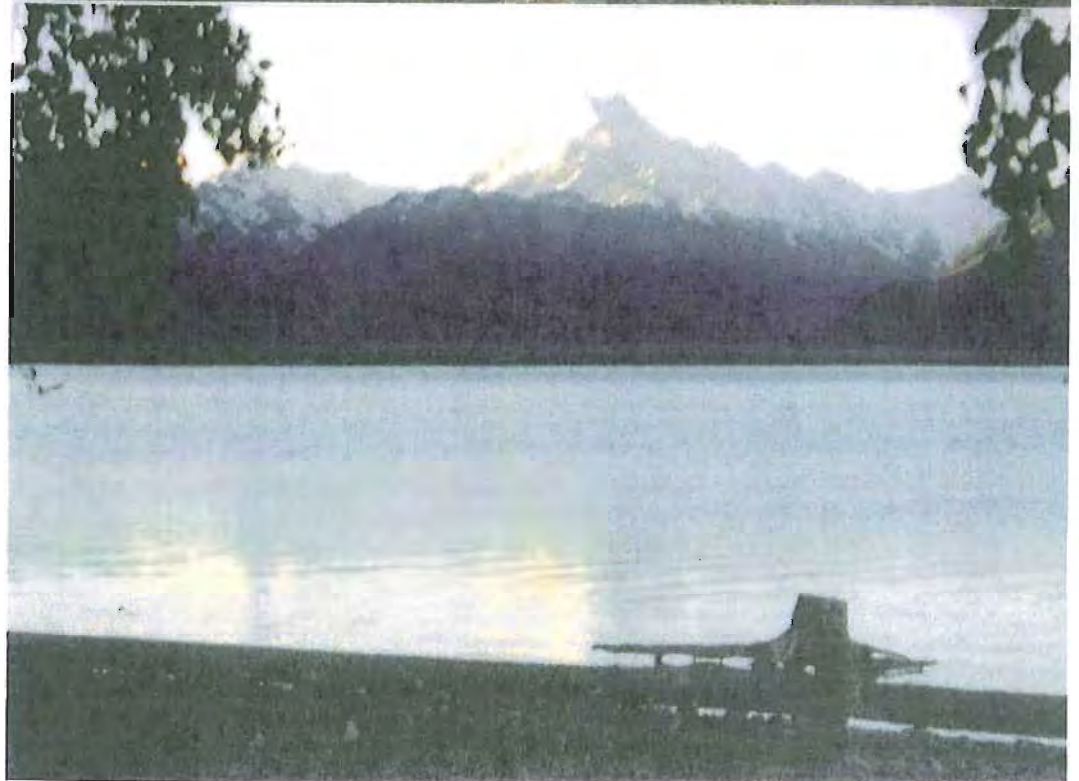
Marian Layman





This goes with 'The Rest' section details

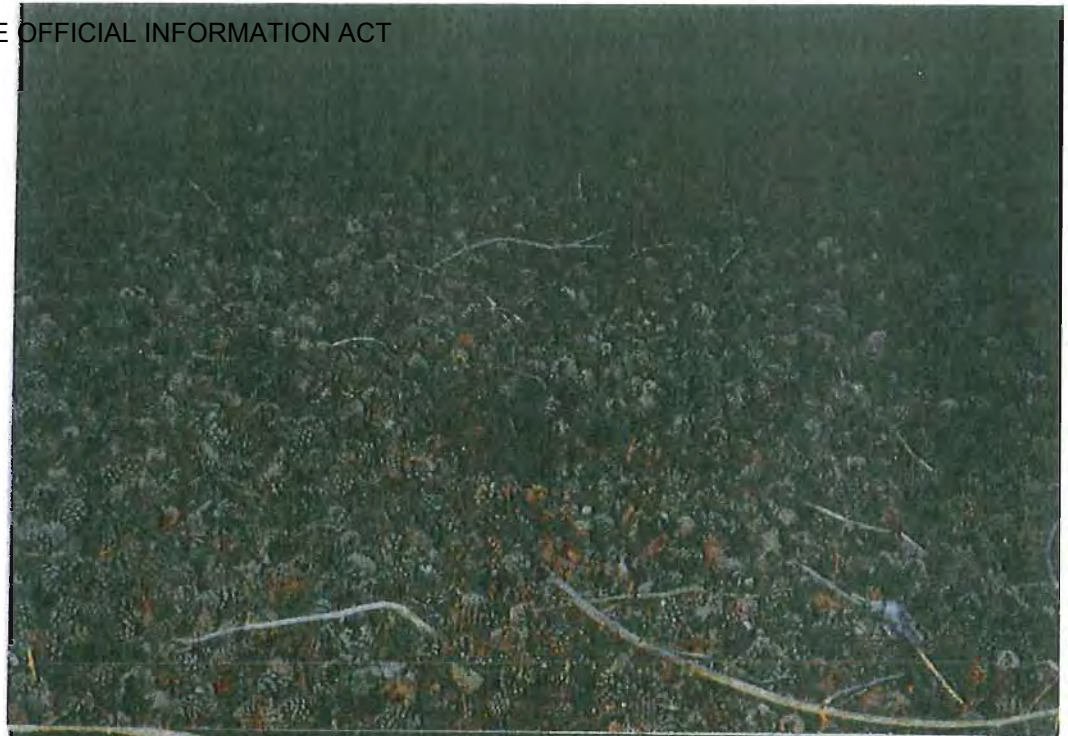
- Blue line: Whale Creek
- Red line: Rest boundary
- Green area: Trees - larches
- Red dots: marker post access



This goes with "The Rest" area details  
Top - Shows large available parking area  
on South side, against road, 200ms to  
Whale Creek. Easy access from here to  
proposed new DOC land CA2, + CA1 - upper  
Ample parking and picnic areas in the  
approximately five hectares of trees.  
Below Mt Dusk. From North side  
over Lake Pakariki To Mt Dusk

"Set of"  
All taken from  
same place, in  
trees & "The  
Gap", top side  
of Homestead

No 1  
Build up of  
cones



No 2  
Deep litter of  
cones & needles

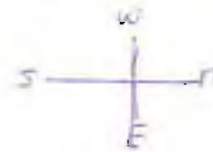


No 3  
Dead branches  
on trees, with  
solid bed of  
"fire" litter below



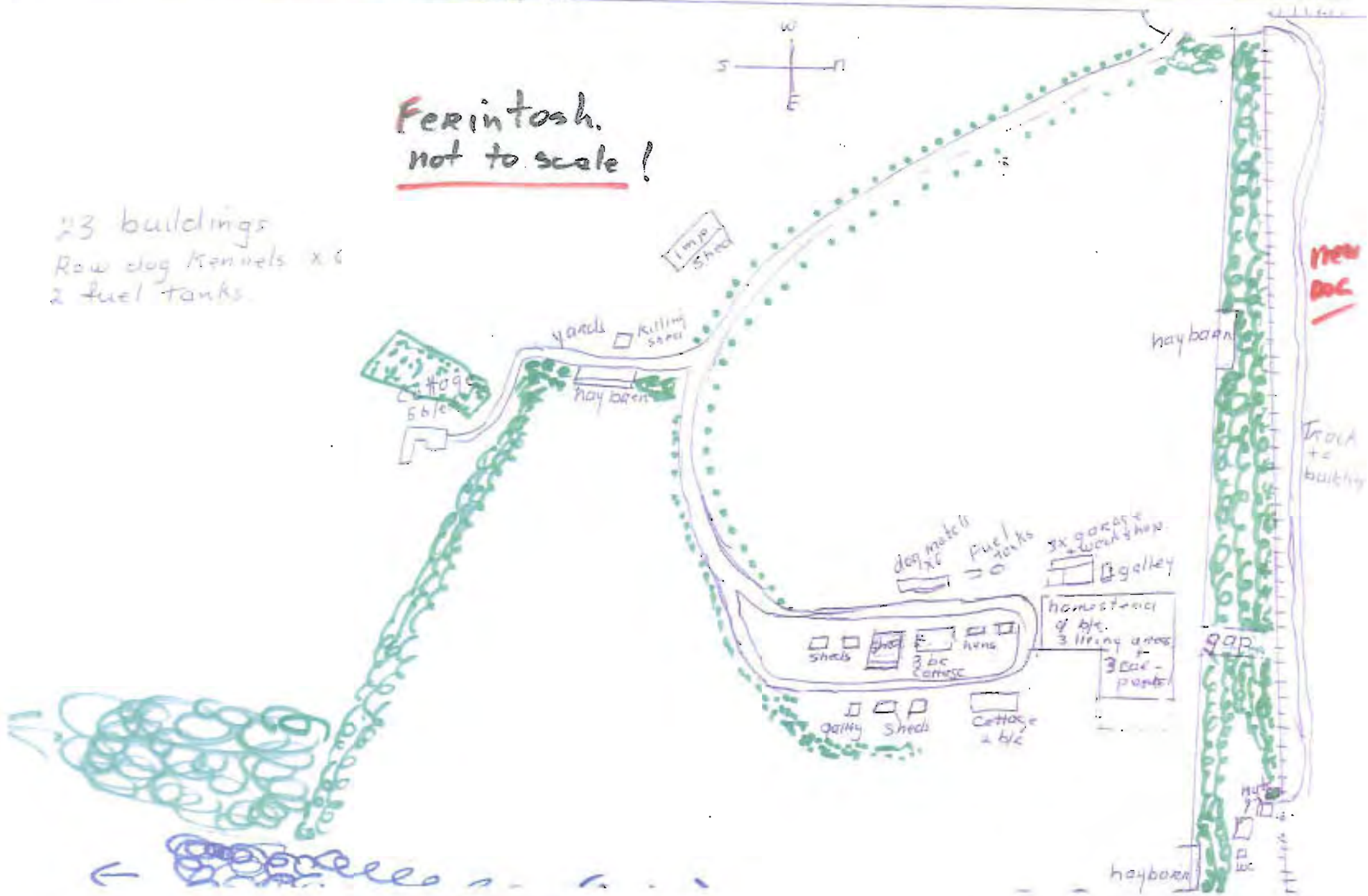
go with CIA  
"The Strip",  
and the list  
and photographs  
Also map of

SH 80



# Ferintosh. not to scale!

23 buildings  
Row dog kennels x 6  
2 fuel tanks.



New Doc

Track + building

hay barn

900

hay barn

Only from Bush Creek, North to National Park Bound-  
ary concerns me.

I oppose - all concessions applied for that create noise i.e., noise pollution and safety matters. The public's rights come before concessionaires, I believe, therefore the biggest danger will be to horse riders - great area to pleasure ride but not to meet up with ATVs, UTVs, and more so low flying & landing helicopters. Horses bolting, riders clumped, worse still, a rider dragged - to witness this, would bring the realisation to one for a life time - dragged to death.

Twice Jerintosh has applied for helicopter bases, to be strongly opposed by Glentanner Park, along with Glentanner Str., Jeyes, & The Helicopter line, all on safety and flight path dangers. I am very surprised that they go against their strong views and have <sup>the</sup> audacity to even apply, particularly in ~~an~~ much more intense and dangerous area, starting at the end of an airstrip. Our sites were opposite road gate, and Jacks Creek, some 10 kms. away - almost nil air traffic compared with Glentanner, north.

I oppose - The 30yrs concession for Tourism. It should be 10yrs as for (B) filming and photography. I have been quoted to call it "greed" - I liken it to The Oranama Basin Barn cow farming consent applications - ask for too much and the apponements go for nil. Ten yrs. quite long enough for a majority concession, with clauses which give room to keep other concessionaires out. P10.-25.0. as I recall it.

Nowhere are Historic/Heritage values mentioned.

- The old, & coach roads - really nice walks even if they need markers where obliterated.
- The hand packed stone wall on <sup>old</sup> road sides <sup>opp. to</sup> Devil's Elbow.
- John Brown's grave Nth. of Hcland Lagoon.
- The hut site Nth. of Bush Creek - still evidence
- The Mt. Cook Str. mail box. Bill Reymour's (Gilbert's father) diaries record how he erected the "mail post", & used to ride the river for the mail, after the wagon/passenger service, ceased up the East side of the Tasman River.
- Red Hut site, old road Sth. of Jacks Str.

Under care and control of what organisation? All need preserving & description boards (If D.O.C. I approve.)

The hard surfaced tracks to the river, should be open access at all times.

Marion Reymour,  
Jerintosh.

Coverment which protects inherent lakeside values. Not so if urgent treatment, and some restraints not empowered now, as to the uncontrolled rapid spread of Rowan trees. These trees have never had any control. They are spreading every where, onto, C.H.I., into Whale Creek, and over Terentosh country. We never had them Sth. of crk., and after years of battling them on the crk flat, they are starting to beat us. They have spread to well below the yards area, approx 7 km's Sth.

We have not appreciated this and I don't think DOC will.

There is also a patch (spread) of mature coning larches on top of the block at Sth. end, which will be sending seed our way also - need attention.

Ross Luey claims remedial work he had done, including removal of wilding pines, had enhanced the land's conservation values.

The only real patch of those that I have seen was between Fred's Str. and Acland Lagoon, only because they were not controlled, & grew into a coning mass. I believe DOC <sup>planned</sup> the clearing. They certainly blotted out the view, and if the Rowans are not hindered on C.C.3. will do likewise below S.H.80. They are tomorrow's wilding pine but worse. The larches need attention also. The conservation needs tightening C.C.1 - directly below the above (P10)

The 12th boundary confuses me. If the boundary is the creek, is the strip to the fence - National Park? hence public access, and use of the track. This needs clarification, as people seem to respect it as Glentannee.

The old road from "The Devil's Elbow" on this block, along to opposite the stone wall needs a separate protection. It is only 35 yrs. out of use, & is already getting scrub growth and degradation through stock. Across the steepest, longest batter there are inground stock tracks. What will this be like in another 35 yrs, when people/groups start calling for protection? \*

The hand packed stone groin Nth. of, and on the top side of Bush Crk, needs added protection, fencing. It was constructed 1932 when the bridge built.

\* This old road should have public access - walk way, to join the road up right along. Maxion Seymour,  
Terentosh, Sth

(Glentanner) within Dusky.  
 that the history of this block fully investigated please.  
 when Dusky came into Tenintosh there was no mention in  
 a acceptance, or in the maps of such a block. Later when  
 appeared, I wrote asking for 1<sup>st</sup> refusal on it, and a  
 block North of Boundary Creek. Later still Ross Juey call-  
 ed in to say that they were to have a holding parcel block,  
 in 2 sites were discussed, Ross <sup>was</sup> to come back to us when  
 we knew more. Last we heard of him. From then, kept  
 questioning Linz, our land Tenere agent - my last  
 offer to Murray McKenzie. May 2007 regards those two  
 blocks, (plus one other) - headed up "Priority is the  
 'yaka Block". I am still awaiting an answer. All  
 inquiries with Linz. told us that nothing could happen  
 without them knowing - well it has. First we knew  
 anything, was when clearing trees on Dusky to find a  
 few felled ones. Ross Juey arrived up to Gilbert to tell him  
 that it had been gazetted to him. We were unaware as  
 to where the block really was - pegs etc. - only a rough idea,  
 knew that it had very little grazing value, but kept it tree  
 free, <sup>since mid 90s</sup> otherwise it would be like the bottom side of the road  
 completely impenetratable to any stock or human. On  
 reflection this is perhaps what we should have done, as  
 the seed source would have been no worse than across  
 the road, and the block would have been no worry now.  
 Boundary Crk. - quite a suitable holding pd. Meridian had  
 told us to use, and we never had a problem, as long as we  
 kept a wing on the top side of the bridge. It is already  
 fenced with gates at each end. - ready to go.  
 I notice in P9. cc 4. Glentanner Conservation Covenant  
 2.2 - 3.1.4 "Modified to permit erection and maintenance  
 of fences" That must be the 3 sided exterior fence, as it  
 is only a holding pd. (no subdivision) As this block was  
 not mentioned in Dusky take over, and should have  
 been fenced out then, I read that clause, <sup>so</sup> that Glen-  
 tanner fences & maintains it, at their cost. I expect  
 that a professional survey will be done. That the  
 fence line will be hand cleared, with no earth dis-  
 turbance. The fence will need to be up to D.O.C. stan-  
 dard, as it is totally within Dusky Blk of approx. 800  
 cross. And box-ups. Requiring full muster & erection

1 portable yards to draft. It would take good  
neighbouring also. Oppose any rams ever on this block.

3 3/1/6 "modified to all cultivation of areas previously  
cultivated at commencement of this covenant & the  
maintenance of existing tracks". There are neither  
mention of access, road gate, & requirements.  
do so.

This matter is not so much about what has happened,  
it how it has happened. Every person that this has  
been brought up to, has assured, that the matter would  
be investigated - no answers to any. Have trusted  
people and now feel deceived

I now wish the matter fully investigated as to how  
it has happened, when <sup>and</sup> it was gazetted (date) and  
want to be kept fully informed, as there is a grievance  
here, that requires some form of compensation.  
I please, require further discussions, with the parties  
concerned. with the transactions, covenant and stipulations  
along.

Marion Seymour,  
Ternitosh Str.



DTZ ALEXANDRA  
12 MAR 2010  
RECEIVED

Glentanner Preliminary Proposal.  
Scenic Reserve.

Having lived in the Tasman Valley since 1935, and working on Glentanner Sta., since 1945 many decades on, mainly mustering.

Knowing the beauty and serenity of this piece of country I oppose any concessions on it granted to Glentanner Park or anyone else.

I disagree with money being generated off a scenic reserve.

The safety factor also concerns me as judging by Glentanner Park's strong principals on this when consents have been applied for on Teintock, they should think likewise now.

I consider it be disallowed

Teintock Sta.  
P.B. Fairlie.  
Gilbert Seymour

12/03/2010 12:27 64-3-4350512 FERINTOSH STATION PAGE 01 19