

Crown Pastoral Land Tenure Review

Lease name: GLENTANNER

Lease number: PT 006

Public Submissions - Part 5

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

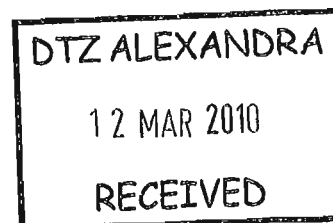
August

10



12 March 2010

Darroch Limited
PO Box 27
Alexandra 9340



Attention: Luana Pentecost

**REVIEW UNDER PART 2 CROWN PASTORAL LAND ACT: GLENTANNER.
CENTRAL SOUTH ISLAND FISH AND GAME SUBMISSION**

Glentanner is located at the head of Lake Pukaki on SH 80 about 20 km south of the Hermitage, Mt Cook. The property holds important sportsfish angling and gamebird hunter values. Central South Island Fish and Game would like to make the following submission in respect of the Glentanner tenure review.

Description of values:

Sportsfish

1. Frequent flood events and associated high turbidity, together with cold water temperatures renders the Tasman of low habitat value for trout. However, brown trout are resident upstream from Lake Pukaki in more stable streams that drain the western margins bordering the main river.
2. In particular, there is an unnamed stream that receives drainage from Birch Hill, Freds, Bush, Deadhorse and Glentanner Streams. This stream hugs the western margin of the Tasman and provides quality angling due to its more stable fisheries habitat. This stream escapes the flooding vagrancies of the main river and offers long pools separated by sections of fast flowing water favoured by anglers.
3. Acland Lagoon and its outlet stream down to its junction with the Unnamed Stream above, also provide quality angling water. Adjacent to SH 80, the lagoon and stream is very popular with overseas and visiting anglers.
4. Angling success is more likely early in the season (Oct-Nov) when the fish are moving back to the lake following spawning. It is not uncommon to see 10-20 anglers fishing these streams on opening day. Fish are usually around 1-2 kg with the odd 3-4 kg fish reported.

5. As for the mountain streams, that is Black Bird, Freds etc; these tend to be too turbulent to provide angling interest. Their fisheries values are limited to the few fish who venture up these streams to spawn each winter together with their nursery value for emergent fry.

Gamebirds

6. The property contains the usual range of gamebird species including grey ducks, mallards, shoveller, paradise shelduck and Canada goose with the latter two named species being the most populous.
7. Canada goose utilise the broad expanses of shingle in the Tasman riverbed to breed (Oct-Nov) and moult (January). In March-April they may become a nuisance attacking greenfeed crops on this and neighbouring properties. This risk is regulated by Fish and Game who each year carry out Canada goose cull operations including eggs pricking to control numbers.
8. Other than locals and the occasional party from Twizel, little gamebird hunting takes place on the property.

Fish and Game request:

9. Access for public retained as is for streams within CA1 and CA2
10. Access to the Tasman Delta in the area adjacent to the motor camp and preferably through the motor camp.
11. Because of its proximity to SH 80 angler use of Acland Lagoon, its outlet stream and the Unnamed Stream following the western margin of the Tasman River, is comparatively high.

Public access to these waters is sought in the form of off road parking and walking access. Sites preferred are:

1. at the end of the airstrip (H37:794963)
2. the old gravel pit (H37:789000)
3. near Bush Stream (H37:779022)
4. Acland Lagoon (H37:775040)
5. Freds Stream (H37:780050)
6. Birch Hill Stream (H37:780077)

Marginal Strip

12. Marginal strip provisions are sought as follows:

- a) Foreshore of Lake Pukaki extending inland for 50 m
- b) Along the Tasman River from about map reference H37:800950 to H37:783077.
- c) Around the margin of Acland Lagoon and along both sides of the outlet stream to a point H37:780020.

Fish and Game wishes to be heard in support of this submission.

Yours sincerely



Devon Christensen
Resource Officer



Federated Mountain Clubs of NZ (Inc)

P.O. Box 1604
WELLINGTON 6140
www.fmc.org.nz

11 March 2010

Mr Ken Taylor,
Darroch Ltd,
43 Tarbert Street,
P.O.Box 27,
Alexandra



Dear Mr Taylor,

This is the submission of Federated Mountain Clubs (FMC) on the Preliminary proposal for the review of the tenure of the Glentanner Pastoral Lease under the Crown Pastoral Land Act.

FMC supports the restoration to Crown ownership and control of the areas CA1 and CA2. We ask that conditions be placed on concessionaires to ensure protection of significant inherent values. We also support the maintenance of CA3 as conservation area.

Understanding that a new fence will be built on the southern side of the ridgeline, we have no objection to the disposal of FH4.

Nor do we oppose the disposal of areas FH1, FH2 and FH3, but ask that a protective mechanism be placed on FH1 to protect the present landscape and natural features.

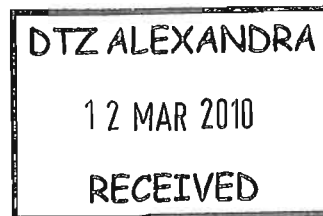
We would also prefer to see protection of the existing remnant stands of mountain beech on CC1. A condition forbidding burning, at least, and thereby allowing some regeneration would be desirable.

In the case of area CC2, we understand that this area had previously been retired and taken out of the Glentanner lease. It is therefore much more appropriate that it continue to be held by the Crown for the purposes of water and soil protection and conservation. Concessions may still be granted over it in the usual way as a conservation area.

We thank you for the opportunity to comment.

Yours sincerely

for
Phil Glasson
Secretary

WALKINGACCESS
ARA HĪKOI AOTEAROA

11 March 2010

Luana Patterson
Darroch Valuations
PO Box 27
Alexander 9340

Dear Luana,

Re: Preliminary Proposal for Tenure Review: Glentanner Pastoral Lease

Thank you for providing the Walking Access Commission with the opportunity to comment on the preliminary proposal for the tenure review of the Glentanner pastoral lease under Part 2 of the Crown Pastoral Land Act. As you will appreciate this is the first opportunity that the Walking Access Commission has had to comment on this proposal.

We consider that the proposed access public access provisions from SH8 to both the lake and river bed and the higher ground to the proposed conservation area are good.

We have reviewed the proposal making the following observations to improve the provision of practical public walking access:

Access to the higher ground via Whale Stream

The Commission notes that Whale Stream on the lakeward side of SH8 is designated as River Bed in the Survey Office Plan 13326. Provision has been made to include the land to the east between the river bed margin to the Ferrintosh boundary in the area designated CA1. We note also that while there are apparently marginal strips on the river where it intersects SH8, provision for access to the area designated CA1 is via a narrow strip adjacent to the road.

Three questions arise:

1. Can you confirm that marginal strips do, in fact, exist where SH 8 intersects the river?
2. Do the marginal strips extend upslope from SH8 along Whale Creek?
3. Is the proposed access, as per the designations plan, to the higher ground practical?

Unformed legal road from John Brown's grave

The Commission notes the presence of an unformed legal road running from near John Brown's Grave, crossing SH8 and running from there through to the Reserve (3349) and adjoining higher ground. Provision should be made for practical walking access along this unformed legal road.

Northern boundary access

The Commission believes that practical access could be provided to the northern end of the land designated as conservation area. We note that a farm track leaves SH8 and follows an unformed legal road before leaving the road and rising to the 730m contour at a point near which it will intersect the proposed boundary of the conservation area. The Commission believes that use of this farm track will enhance access to the northern portion of the conservation area.

The Walking Access Commission would like to discuss the legal nature and content of the proposed easements (if accepted) with you.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Neeson', is written over a light blue horizontal line.

Mark Neeson
Chief Executive

DTZ ALEXANDRA
13 MAR 2010
RECEIVED

Submission On: **The Preliminary Proposal For Tenure Review Of Glentanner Pastoral Lease**

Submitter: Pukaki Downs Station, PO Box 47, Twizel

Pukaki Downs Station is located along the southwestern side of Lake Pukaki and was one of the earlier Stations in this area to undergo tenure review.

We are strongly supportive of the proposal for the tenure review of Glentanner.

The fact that Glentanner Station is situated at the entrance to New Zealand's most iconic national park, coupled with the need to consider the economic interests of the farmer as well as the need to preserve the ecology and vistas associated with this property, made this particular tenure review extremely challenging.

We find the proposal to be very carefully prepared and well balanced when considering the different interests of the Crown, the farmer, the public and the government agencies charged with conservation.

The fact that part of Glentanner Station has been zoned by the local authorities as a tourism zone, and that tourism related activity has been undertaken for many years now, added both a layer of complexity and an additional opportunity for creative problem-solving when considering issues of land use.

We congratulate the Commissioner of Crown Lands and the lease holders for the huge amount of work that has gone into the identification and definition of the rather complex designations which served the purpose of helping all interested parties to reach an agreement.

We are aware of the contentious issues that have arisen in the past concerning other properties which have land that is close to lake edges. It appears that the careful handling of such issues in this tenure review as evidenced by the maps attached to the proposal for tenure review, is both very encouraging and clearly demonstrates how government and private sector can work cooperatively for everyone's benefit.

Ecological sustainability and commercial viability need not be mutually exclusive considerations. We are therefore happy that in the concluding statements there is the recognition of the need for leaseholders who undertake tenure review to come out of the process with their economic well-being adequately protected.



Allan E. Tibby
Tel: 03-435-3241
allantibby@gmail.com

Luana Pentecost

From: Ken Taylor
Sent: Monday, 15 March 2010 9:05 a.m.
To: Luana Pentecost
Subject: FW: Pt006/1
Attachments: Submission On Glentanner.pdf

Ken Taylor
Manager, Alexandra

Darroch Limited

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From: Allan Tibby [mailto:allantibby@gmail.com]
Sent: Saturday, 13 March 2010 5:24 p.m.
To: Alexandra; Ken Taylor
Cc: 'Blake Foster'; 'George Ormond'
Subject: Ref: Pt006/1

Greetings

I would like to make the attached submission on the Glentanner Tenure Review

I had inadvertently overlooked the closing date for submissions being 5pm of March 12th, 2010. I hope that you can still consider this submission.

Is there a need for us to mail you a hardcopy as well?

Thanks and regards
Allan

Allan E. Tibby
Tel: 03-4353241

South Canterbury Section NZ Alpine Club
PO Box 368
Timaru
Sunday 13th March 2010

Commissioner of Crown lands
c/- Darroch Ltd
43 Tarbert Street
PO Box 27
ALEXANDRA

DTZ ALEXANDRA
17 MAR 2010
RECEIVED

Dear Sir/Madam
Re Tenure Review of Glentanner Pastoral Lease

Thank you for granting us an extension on the time period for submissions on the Glentanner Tenure Review. May we ask that we remain on your data base of interested parties for all tenure reviews in the Canterbury region and in any mountainous areas further a field.

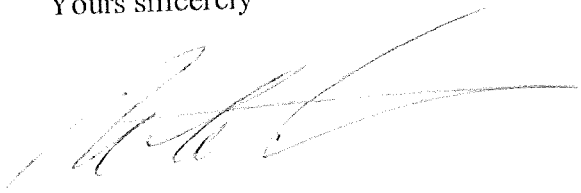
The members of the SC Section of NZAC have a long history of recreational use of the land under consideration for tenure review in the Glentanner Pastoral Lease area.

We value the peaks and valleys of the Ben Ohau range highly for our recreational pursuits and their scenic and ecological qualities. In particular their easy access from the Mt Cook highway and their proximity to the Mt Cook National Park make them special.

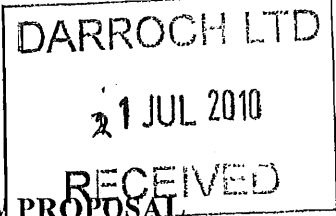
Our principal interest with respect to this tenure review is enduring uncomplicated and direct public access up Birch Hill, Fred, Bush, Twin and Whale Streams.

It appears that this access is provided in the preliminary proposal. We look forward to a satisfactory completion of this tenure review.

Yours sincerely



Mark Easton
(sec. SC section NZAC)

**SUBMISSION ON GLENTANNER TENURE REVIEW PROPOSAL**

We support the proposal in principal.

We agree that the areas stated as CA1 and CA2 be retained by the Crown to protect the natural values.

We agree with the areas FH1 and FH2 being freeholded to Glentanner.

We applaud the CC1, CC2 and CC3 areas being freeholded to Glentanner subject to covenants. This should allay any public fears of inappropriate development.

We have concerns about the areas SR being created without the ability of Glentanner to carry out continued sheep grazing. The grazing of this area with sheep would be important to maintain the existing natural values and the farming balance of the property. There is no danger of the sheep entering the National Park or SHW8 due to the extensive and large investment of high quality fencing that already exists. Disallowing sheep grazing of this area will change the dynamics of this area allowing scrub to block the existing motoring public and tourist views. There is a cultural expectation by the tourist public to see merino sheep grazing in this area. This is often celebrated in the countless postcards depicting Mount Cook with the traditional High Country farming activities in the foreground.

Artists also appreciate this area and make use of the traditional farming activities to add interest to their work.

We recommend that the area designated SR have the ability to have a sheep grazing concession included for Glentanner.

We believe the CC1 area could be extended on the North end of Worryline Block adjacent to Birch Hill Stream to include a grazing concession for autumn grazing of sheep. I understand the lease boundary shown on the mapping provided is incorrectly marked in the Worryline block. This area has an abundance of European grasses and has been traditionally used to facilitate the spelling of grazing on the lower part of property. We urge the Crown to revisit this area in the final proposal for we believe it is important to allow grazing of this area to maintain the sensible good grazing management over the remainder of Glentanner.

Post Tenure Review.

We have personally been through the process of Tenure Review and have discovered that after several years there are some issues arising that need to be taken into consideration that we did not originally envisage at the completion of the Tenure Review process. These concerns are as follows....

1/ Public walkways are sometimes adjacent to ewe lambing blocks and the disturbance has cost us a reduction of 30 to 40% reduction in lambing percentages. We believe these areas need to be closed to the public for at least the critical 8 weeks of lambing. This is

creating an animal welfare issue apart from a financial burden. (Merinos are shy mothers and any disturbance sees the ewe's miss-mothering lambs)

2/ People bringing dogs on to these walkways are introducing sheep measles into the area. There is evidence from the works that this is becoming an increasing problem.

3/ Lack of adequate toilet facilities ensure that many of the public are defecating along the trails and into the waterways.

4/ Plastic water bottles and general rubbish is being left at the beginning and end of trails.

5/ De-stocked areas are providing a source for weeds and wilding pines to spread. We are happy to report that the local Department of Conservation are accepting responsibility for this and trying different ways to combat this problem. For a Department who has had very little past experience of de-stocking land and changing the land dynamics by a change in land management, we feel that they now are beginning to understand the need in some cases to continue light grazing. The Crown may need the ability to revisit some de-stocked areas and possibly create concessions to lightly graze some areas in the future. This may be necessary to maintain the present values or they might find that the areas they are trying to preserve are going to scrub up into woody species. These areas are prone to large fires because of the increased large fuel loads. We believe there will be a greater understanding of this once the science has been completed on this issue. It is our belief that more often than not the best conservation outcomes are achieved when there is a joint responsibility.

Thank you for the opportunity to comment on the above proposal

Simon & Priscilla Cameron

Ben Ohau

Twizel

Ken Taylor

From: Nick Ledgard [Nick.Ledgard@scionresearch.com]
Sent: Wednesday, 10 March 2010 8:43 a.m.
To: kentaylor@darroch.co.nz
Subject: Glentanner tenure review and grazing

Hi Ken

Over recent years I have had quite a bit to do with the wilding scene alongside the Mt Cook highway (SH80), and have always been impressed with the comparison between the two ends of that road - how they are under control at the north end on Glentanner (cf., Mt Cook station over the lake), and getting away at the south end. As you would be well aware, grazing pressure has a big influence on wilding establishment and spread rates, and Glentanner has always used that to good effect. I hear that their tenure review process is coming to a conclusion, and retirement from grazing will obviously be part of the agreement.

With that in mind, I hope it is not too late to make a submission along the following lines:
"I have heard that Glentanner station is in the process of Tenure Review, and that the flat land north of L. Pukaki and between the highway (SH80) and the Tasman river has been designated Scenic Reserve. As I know this area well, I can understand the reason for such status. However, as this site has been prone to wilding invasion in the past, some controlled grazing could be appropriate, in order to maintain both the present scenic status and to minimise the chances for the establishment of unwanted weeds. I have discussed the issue with a colleague of mine, Dr Brian Molloy - who would be arguably the most knowledgeable on this topic. He agrees with my proposal that 'sensible', controlled sheep grazing of the area by the present lessee at the right time of the year (when other values are not threatened - such as riverbed bird breeding), could be recommended. Without such grazing, the opportunities for introduced woody species establishment can be enhanced, and exotic herbaceous species (particularly introduced grasses) can quickly become dominant, at the expense of smaller stature native species."

Regards

Nick Ledgard
Senior Scientist
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