

Crown Pastoral Land Tenure Review

Lease name : LAKE HAWEA

Lease number : PO 286

Conservation Resources Report - Part 2

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.

July 05

4.3 APPENDICES

| | |
|--------------------|--|
| Appendix 1 | Federated Mountain Clubs Submission |
| Appendix 2 | Southern Lakes Branch NZDA Submission |
| Appendix 3 | Upper Clutha Forest and Bird Submission |
| Appendix 4 | Lindis Ecological District PNAP Report – RAP A7 |
| Appendix 5 | Lindis Ecological District PNAP Report – RAP B3 |
| Appendix 6 | Lindis Ecological District PNAP Report – RAP B4 |
| Appendix 7 | Plan – Invertebrate Collection Sites |
| Appendix 8 | Invertebrate Collection Site Details |
| Appendix 9 | Invertebrate Species List |
| Appendix 10 | Invertebrate specimen holding location. |
| Appendix 11 | Electric Fishing Sites |
| Appendix 12 | Plant List |
| Appendix 13 | Photos |

APPENDIX 1

FEDERATED MOUNTAIN CLUBS SUBMISSION



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

24 February 2003

Tony Perrett
High Country Tenure Review Manager
Department of Conservation
Private Bag 5244
DUNEDIN



Dear Tony

**FMC Reports on Recreation and Related Significant Inherent Values
on Pastoral Leases currently under Tenure Review: Lake Hawea Station**

FMC has been preparing reports on the recreational and related significant inherent values of the pastoral leases which entered the review process in September 2002, and we are now pleased to offer our report on the Lake Hawea Station pastoral lease as part of the statutory consultation process.

The FMC report has been compiled following recent inspections of the property to assess the recreational and related significant inherent values of the property. As you will gather from the content of the Report, we have also made use of various sources of published information.

FMC hopes that this report will be helpful to you and the Crown Agents in developing tenure review proposals for Lake Hawea Station. We look forward to commenting on the Preliminary Proposal in due course.

Yours sincerely

Dr Michael J S Floate
FMC Coordinator, High Country Tenure Review Otago/Southland/Westland

1. P5/1 FYI ✓
2. File P0386/1

cc Ken Taylor,
Manager,
DTZ New Zealand Ltd.
PO Box 27
ALEXANDRA

cc Tom and Adrienne Rowley
Lake Hawea Station
Lake Hawea
Central Otago



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

PASTORAL LEASE TENURE REVIEW

Preliminary Report on
Recreational and Related Significant Inherent Values

LAKE HAWEA STATION

February 2003

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

**RECREATIONAL AND RELATED SIGNIFICANT INHERENT
VALUES ON LAKE HAWEA STATION**

**A Report for FMC based on Field Inspections and other research
to assist in the Crown Pastoral Lease Tenure Review Process**

February 2003

CONTENTS

| | |
|--|----------------|
| Contents | page |
| List of Figures | 2 |
| Introduction | 4 |
| Methods of survey and assessment | 4 |
| General description of Lake Hawea Station | 4 |
| Recreational activities and potential | 6 |
| Significant inherent values and their importance for recreation | 8 |
| Areas to be protected | 9 |
| Access requirements | 10 |
| Conservation Management Strategy for Otago | 11 |
| Conclusions | 11 |
| Acknowledgements | 11 |
| Map showing the important recreational access routes (yellow) and land above 1,000m (shaded) | 12 |
| Figures | Follow page 12 |

LIST OF FIGURES

Fig. 1 Lake Hawea Station runs south from Timaru River and includes the 1,500m high Breast Hill and the ridge system leading southwards over Grandview. The steep and craggy faces dominate the southeast corner of Lake Hawea but there is only a narrow strip along the foot of these faces which can be managed in a way that is ecologically sustainable.

Fig. 2 Lake Hawea homestead is situated at about 350m, near the Lakeshore and the mouth of Johns Creek. This is one of the 3 major valleys on the property, which drain into the Hawea basin. The other two valleys mark the northern and southern boundaries of the pastoral lease. The valley of Johns Creek provides the only practicable access to the tops and public use of this will be a major issue in this tenure review.

Fig. 3 Lake Hawea pastoral lease occupies a large part of the upper Breast Creek catchment. This view is looking from near Breast Hill, down one of the main branches of the creek. At the right can be seen the track leading to a hut in the mid-reaches of Breast Creek and the Forest Range boundary a little further down stream. The Lindis country and the St Bathans Range can be seen in the far distance.

Fig. 4 Seen from Breast Peak, the lake faces are almost sheer and certainly not capable of being farmed sustainably. Below can be seen the track leading up Johns Creek, and beyond this some of the better land with Arrow Steepland soils of LUC Class VI which should be capable of supporting sustainable pastoral use with appropriate maintenance to replenish essential nutrients removed in animal products.

Fig. 5 The more gentle slopes at the foot of the lake faces are characterised by Arrow soils which have been classified LUC Class VI. This is some of the best land on the property. With appropriate maintenance to replenish essential nutrients it should be capable of supporting ecologically sustainable pastoral farming, and therefore be suitable for freeholding.

Fig. 6 From Breast Peak, a track can be seen at several points along the ridge wending its way south over Grandview Mountain. This is well named as it was from here that Surveyor Thomson named the Pisa Range. From Grandview, the ridge track system continues south to Trig O above Tarras and thence east to Lindis Peak. This track system offers great opportunities for walking, riding (bike and horse) and 4WD trips.

Fig. 7 From the summit of Breast Hill, and all along the ridge to Grandview and beyond, there are spectacular views across Lake Hawea to the mountains of Mt Aspiring National Park, including Mt Aspiring itself (skyline, left of centre). It is views like this that provide such an ideal setting for a range of recreational activities.

Fig. 8 From Breast Hill, the highest point on the property, another ridgeline track heads east over Little Breast Hill (on Forest Range) and thence down to the Lindis Pass highway (SH 8). This has been used in the past for charitable 4WD excursions and could provide public recreational opportunities if access becomes available through tenure review. It could become part of an extensive network of high level tracks.

Fig. 9 Looking down Timaru River with Lake Hawea pastoral lease land on the true left. This valley offers almost endless opportunities for recreation including tramping, climbing, and pass-hopping trips, as well as the challenge of a world-class wilderness fishery. Access is partly on marginal strip but where the track deviates onto Lake Hawea leasehold land formal easements are required to secure public foot access.

Fig. 10 The best of the subalpine vegetation at the head of RAP B4 (Grandview Tops) includes slim snow tussock, *Celmisia*, *Drachophyllum* and other cushionfield species. The broad ridge crest is a remnant of an old warped plateau surface. This was recognised by the Protected Natural Area surveys in the mid 1980s and should be protected by return to full Crown ownership and control.

Fig. 11 Small beech forest and kanuka-manuka remnants occur on the steep lake faces, especially in gullies and on steep hill slopes where they are relatively protected from grazing and fire. This example in Bushy Creek is typical. Almost all the slopes seen here have been classified LUC Class VIII and are completely unsuitable for sustainable pastoral use. The fence line at the top of the paddocks in this picture could be used as the boundary between freehold and land to be returned to full Crown ownership.

Fig. 12 There are also small patches of kowhai (left of centre) which deserve protection and would be included in the land to be returned to full Crown ownership if the recommended fenceline was used. If for any reason the lake faces are not returned to full Crown ownership, some other form of landscape protection is required as they are very visible from the whole Upper Clutha – Hawea basin including the Haast Heritage Highway.

Fig. 13 The landscape and scenic values of the lake faces are very high because of their visibility from the Haast Heritage Highway between the West Coast and Queenstown. They are also the backdrop to all recreational activities on the lake. FMC does not accept that landscape protection under the RMA is sufficiently robust or durable to protect these outstanding natural landscapes and more secure protection under a binding covenant is required if they are not returned to full Crown ownership and control.

Fig. 14 Only land characterised by Arrow soils and classified LUC Class VI (or better) such as the lower slopes of the three main valleys, is considered to be capable of supporting sustainable pastoral use and therefore suitable for freeholding. In Johns Creek all the land below the dotted line may be suitable for freeholding while the land beyond the line should be returned to full Crown ownership and control.

Fig. 15 There is an area of about 500ha of LUC Class VI land on Arrow and Blackstone Hill soils in the mid-reaches of Breast Creek which adjoins the Forest Range boundary. Most of this area has been oversown and topdressed and should be capable of being managed in a way that is ecologically sustainable. It is however, isolated from other productive land on the property. It might be considered as an extension of the conservation land or, if it becomes freehold, as a tradable asset.

Fig. 16 The value, and popularity of the RAP in the mid reaches of Breast Creek would be enhanced by the opportunity to make use of the hut near the forks of Breast Creek. The hut itself is about 3 km from the RAP but is delightfully situated just above a clear flowing mountain creek and at the edge of a beech forest remnant which has high conservation value in its own right.

Fig. 17 The interior of this hut is currently in a semi-derelict state, but the structure appears sound and the shelter would be welcome in adverse weather conditions. It would not be difficult to restore the hut to a habitable condition and it could become a significant recreational asset.

Fig. 18 There is a significant remnant of beech forest in the mid reaches of Breast Creek beside the hut. This remnant is confined within the walls of a steep sided gorge and extends down to a delightful clear flowing mountain creek which provides the water supply for the hut. Because of both conservation and recreation values an area of perhaps 5 to 10 ha (about 1.5 km long above a major junction in Breast Creek) should be considered as potential conservation land.

INTRODUCTION

This report has been prepared following the Early Warning Meeting in September 2002 at which the properties entering the tenure review process in 2002 were introduced. Inspections of the property were carried out in December 2002 and January 2003 with the kind permission of the runholder. This report is offered as a contribution to the statutory consultation process undertaken by the Department of Conservation.

The report focuses on those features of Lake Hawea Station which are important for public recreational interests. It should be noted that while much of this interest focuses on access, the natural values and landscapes of the areas concerned have a fundamental impact on the recreational value of the property and greatly influence the quality of recreational experience enjoyed. It is for this reason that reference is also made to both natural and landscape values in this report. The landscapes and views to be had from Breast Hill and Breast Peak (as well as other fine views such as those into the Timaru River valley) are outstanding and add greatly to the enjoyment of visiting this property.

Lake Hawea Station is situated in a commanding position overlooking Lake Hawea, at the northern end of a ridge system which extends south over Grandview and Glenfoyle to Sandy Point and Long Gully (Fig. 1). At Trig O, the meeting point of Sandy Point, Long Gully and Deep Creek pastoral leases, the ridge system turns east to Lindis Peak and the Lindis Pass highway. It is because of its strategic position giving access to the northern end of this ridge system, and because there is also a link east to Forest Range and the Lindis Pass, that public interest in the outcome of this tenure review is high.

There are currently 6 pastoral leases, including Lake Hawea Station, associated with the ridge system which are currently involved in the tenure review process. It is important that a broad view of the overall outcomes be taken as each lease is reviewed and consideration should be given to the emerging network of recreation opportunities. Recreational use in the future will depend on decisions made now, so it is important that adequate provision is made for public access.

Mason (1989) has described the general area as follows: - *“Between the Upper Clutha and Waitaki catchments lies an extensive tract of mountain country bounded by the Hawea Basin to the west and the Ahuriri Valley to the east. The Lindis Valley and Pass forms a southern transition between the high relief main ranges and the gentler block mountains to the south-east. It is also a transition between the strongly foliated Central Otago schists and Canterbury greywackes. Intricately dissected and relatively small scale hill country in the Lindis Pass area is quite dissimilar to the rest of the region... .. South of Timaru River the country drops to rounded crests at 1,600m on the Grandview Range, which falls almost imperceptibly southwards to only 1,200m north of Tarras. This easier topography is in marked contrast to the contorted forms to the north.”*

METHODS OF SURVEY AND ASSESSMENT

Site visits and field inspections were carried out in December 2002 and January 2003, with the kind permission of the runholder. This report is based on the field inspections and in part, on information gathered from other sources. The other sources include studies of topographical and Land Use Capability (LUC) maps, consultation with recreational user groups and a knowledge of the landscapes seen from the Lake Hawea area. A study of “Outdoor Recreation in Otago” was undertaken by Mason (1989) and published by FMC. Reference is made to this Recreation Plan for Otago in the recreation section below. The Conservation Management Strategy for Otago and the Survey Report for the Protected Natural Area Programme (1994) have also been used as sources of reference.

GENERAL DESCRIPTION OF LAKE HAWEA STATION

Lake Hawea Station is a large pastoral lease of just over 11,000ha, extending eastwards over Breast Hill and Breast Peak towards Forest Range Station in the upper Lindis River catchment. The homestead is situated near the junction of Hawea Back Road and Gladstone Road, close to the shore of Lake Hawea, in the valley of Johns Creek (Fig. 2). The leasehold land stretches from the lakeshore at about 350m to almost 1,600m at the summit of Breast Hill, and almost 1,500m on Breast Peak. The run occupies a large part of the upper catchment of Breast Creek (Fig. 3).

From the top of Breast Hill and Breast Peak the lake faces appear almost sheer and are indeed very steep above about 500m (Fig. 4). Indeed, the lake face of Breast Peak overlooking Hawea has been compared with the Remarkables overlooking Frankton. At the foot of the steep slope is a narrow strip of more gently sloping land where the homestead is situated (Figs. 1 and 2). The relatively gentle slopes also extend some way up the valley of Johns Creek (which provides access to the tops, Fig. 4) and up the valleys which constitute the northern and southern boundaries of the property, Timaru River and Grandview Creek respectively.

The majority of the property lies above 1,000m with at least 3,000ha above 1,200m and a further 3,000ha between 1,000m and 1,200m. Improved pastures extend along the foot of the lake faces and along the lower slopes of the three main valleys but most of the remainder of the property is still in a natural or semi natural state where the vegetation has been modified by grazing and burning. Much of the high country has significant inherent landscape and natural values, thus providing excellent settings for a range of recreational activities.

The entire property lies within the Clutha River catchment but the western (lake) faces and northern slopes (Timaru River valley) drain into the Hawea basin while the eastern slopes form the upper catchment of Breast Creek which is part of the Lindis River system.

It is this unique geographic positioning, between the Hawea and Lindis catchments, and at the northern end of the Grandview Range, providing recreational access to a much larger hinterland, that is the key to understanding the recreational significance of Lake Hawea Station.

The lowest parts of the lake faces (Fig. 5) and the lower slopes of the Timaru River, Johns Creek and Grandview Creek valleys are characterised by Yellow Grey Earth Arrow soils which have been classified as Land Use Capability (LUC) Class VI (Fig. 4). This class of land amounts to about 3,000ha and is considered to be of medium suitability for pastoral farming. Much of it has been oversown and topdressed and lies below about 1,000m so it should be capable of being managed in a way that is ecologically sustainable with appropriate maintenance to replenish nutrients removed in animal products (meat and wool).

Most of the remainder of the property lies above about 1,000m and is characterised by High Country Yellow Brown Earth Dunstan Steepland soils and the closely related Carrick Hill soils which have both been assessed as LUC Class VIIe, of very limited suitability for pastoral use. There are also quite extensive areas of LUC Class VIII land on the steepest rocky slopes below both Breast Hill and Breast Peak (Fig. 4). These areas, together with more Class VIII land adjacent to the track leading to Grandview Mountain, are totally unsuited to pastoral use.

It is clear that the LUC Class VIII land cannot be managed in a way that is ecologically sustainable if it is unsuitable for pastoral use. It should not therefore become freehold. It will be seen later that for other reasons, return to full Crown ownership to be managed for conservation and recreation would be a preferred option for the LUC Class VIII land.

In order for any land to be managed in a way that is ecologically sustainable in the long term, any losses from the soil of essential nutrients in animal products (meat and wool) must be replenished. The alternative is that sooner or later the ecosystem will be depleted and degraded. LUC Class VIIe land may not be capable of being managed in a way that is ecologically sustainable because it may not be justifiable economically to replenish (in the form of fertiliser) the nutrients which are lost through grazing and burning. On lower country where pasture growth rates are higher, topdressing is worthwhile, but at higher altitudes (above about 1,000m), pasture growth and hence response to fertiliser is limited by climate. Under these circumstances conservation values need to be assessed and considered as an alternative to unsustainable pastoral use.

There is a small area (perhaps 400 to 500ha) of LUC Class VI land on Arrow and Blackstone Hill soils in the mid-reaches of Breast Creek (adjoining the Forest Range boundary) which should be capable of being managed in a way that is ecologically sustainable (Fig. 15). It is relatively small and lies between about 700 and 1,000m. It appears to have been oversown and topdressed in the past, still carries productive pasture species and is much modified from its natural state. It is however, isolated from other productive parts of the property, so will be very difficult to farm because it will be very isolated if the surrounding area is returned

to Crown ownership. This area could also be considered for its conservation value as part of an altitudinal sequence of plant communities, but it might also be considered as a tradable asset if it becomes freehold.

Public access to the peaks overlooking Lake Hawea (Breast Hill and Breast Peak) and use of the ridge tracks east to the Lindis country, and south over Grandview are likely to be the main recreational issues in this tenure review.

RECREATIONAL ACTIVITIES AND POTENTIAL

The recreational significance of Lake Hawea Station lies in its strategic position giving access to the northern end of the Grandview ridge system (Figs. 1 and 6). This leads south over Grandview and Glenfoyle to Tarras, and thence eastwards to Lindis Peak. From the summit of Breast Hill, and indeed all along the ridge to Grandview and beyond, there are spectacular views to the mountains of Mt Aspiring National Park, including Mt Aspiring itself (Fig. 7). It is views like this that provide such an ideal setting for a range of recreational activities. Access over Lake Hawea Station is also important because there is a link east to Forest Range and the Lindis Pass (Fig. 8), so for a number of reasons public interest in the outcome of this tenure review is high.

In fact there is an extensive network of ridgeline tracks between the Upper Clutha – Lake Hawea area, the Lindis Pass, and the Upper Clutha at Tarras. This was discussed in a report prepared in 1999 on Glenfoyle. At that time it was recommended that opportunities for recreation should be considered in the broad context of the whole Hawea/Lindis area. This is even more appropriate now that there are a number of neighbouring properties undergoing tenure review. Lake Hawea Station, Glenfoyle, Sandy Peak, Long Gully, Deep Creek and Nine Mile are all at various stages of review. FMC has not only reported on Glenfoyle, but also on Sandy Point, Long Gully, Deep Creek, and Nine Mile. We argue that because the network of recreational opportunities is spread over a number of pastoral leases, a broad view should be taken of the outcomes of all these reviews. Rather than treating each review in isolation, it is more appropriate to work towards outcomes which take account of all the opportunities in the wider Hawea – Lindis area.

The FMC report on Glenfoyle stated:-

“Glenfoyle occupies an important position from a recreational perspective as it provides access to an extensive ridge system. This ridge system extends south from Breast Hill (overlooking Lake Hawea and the Timaru River valley), over Breast Peak and Grandview Mountain where a branch (Grandview Track) leads east to Bargour and the Lindis Pass Highway. The ridge system continues south over Bluenose and Glenfoyle to Trig Hill and encompasses the entire catchment of Camp Creek and its tributaries. The rim of this catchment carries the ridge system east to Lindis Peak and encloses an attractive mosaic of tussock, kanuka shrubland and rock outcrop landscapes.

This ridge system and its associated tracks provide easy travel and excellent views of the surrounding area as far afield as Mount Aspiring National Park, the Remarkables, Lindis Pass, and the St Bathans Range. It is ideal for tramping, mountain bike trips, and horse riding and should also be considered for 4WD use with the runholders consent. Through trips to the Lindis area should become available over time through tenure reviews of neighbouring properties. Nine Mile is one of a group of 6 properties currently in the tenure review process in the Lindis Pass area. It is therefore important to make appropriate access provisions at this stage at the Hawea end of the system (eg. Glenfoyle) so that provision for through trips can be completed as other tenure reviews proceed.”

Mason (1989) had earlier reported that:- *“Recreational use of this area is almost entirely confined to the Hawea Flat approaches to the Grandview Range and Timaru River. Grandview Mount (1,397m) is an historic viewpoint, as impressive a panorama today as seen by Surveyor Thompson in 1857. The view extends from the Central Otago ranges, to the Remarkables, Mount Aspiring, the Wilkin peaks, including a striking perspective of Aeolus, and the McKerrow Range. This must rank as one of the most comprehensive views within the Southern Lakes region. A small number of holiday visitors make the 1,000m climb to the summit each summer.”*

The FMC report on Sandy Point stated:-

"The significance of the track system from Grandview and Bluenose, to Trig Hill (on the northern boundary of Sandy Point) and beyond, is that it allows the recreational visitor to continue enjoying this panorama from changing perspectives along the ridges. It provides a wide range of options for walkers, trampers, mountain bike users and possibly horse riders and 4WD enthusiasts.

Bearing all these considerations in mind, it is important now that appropriate provision is made for public access on Lake Hawea Station. Lake Hawea Station has been used on a number of occasions, in association with Forest Range Station, to accommodate charitable 4WD safari trips catering for 100 or so vehicles (Fig. 8). These trips have given the public a taste of the opportunities that exist. However, these tracks are rarely used by the general public at present. There is significant potential for future private recreational use either riding or on foot. It is envisaged that the most likely usage will be for mountain bike travel, given the distances involved. However, there are also precedents for equestrian use and there will certainly be trampers from Otago and further afield who are keen to explore the area, perhaps en route to better known opportunities such as those offered by the Timaru River catchment.

The following trips are the most likely to become more popular:-

- Up Johns Creek to the track junction in the saddle at its head and thence to either Breast Hill or Breast Peak from where outstanding views can be seen (Fig. 4).
- From the junction in Johns Creek Saddle to Little Breast Hill and the upper Lindis River catchment on Forest Range Station and thence out to the Lindis Pass highway (Fig. 8).
- From the junction in Johns Creek Saddle to Breast Peak and on southwards over Grandview Mountain and the ridge track system leading south to Tarras, or turning off towards Lindis Peak (Fig. 6).
- If the Recommended Area for Protection (RAP) which was recognised during the Protected Natural Area (PNA) programme becomes public conservation land as an outcome of this tenure review, then public access to it will be required. The obvious route would be the farm track from Johns Creek Saddle leading down into the Breast Creek basin (Fig. 3).

The value (and popularity) of this area would be much enhanced by the opportunity to make use of the hut near the forks in the mid-reaches of Breast Creek (Fig. 16).

The interior of this hut is currently in a semi derelict state (Fig. 17) but the structure appears sound and the shelter would be welcome in adverse weather conditions. It is situated in a remnant of beech forest which is worthy of protection either by return to full Crown ownership or under secure covenant. It would not be difficult to restore the hut to a habitable condition and it could become a significant recreational asset.

With regard to the second bullet point above, the following should be noted: The fact that a right of way across Forest Range does not yet exist should not be a reason for not making provision for access over Lake Hawea Station. Provision should be made now in anticipation of further public access becoming available through future tenure reviews or other access arrangements.

There are also other kinds of recreational opportunities on this pastoral lease: Timaru River is a world class wilderness fishery. The remote settings for fishing, tramping, climbing and other recreational activities are superb (Fig. 9). Mason (1989) wrote: *"The former Forest Service developed a network of tracks up the Timaru River valley, connecting several huts and bivvies. There are half-day and energetic day tramps between huts, with the option of a 1675m crossing into the Dingle Burn and a lower crossing into the upper Lindis."*

There is a camping and picnic ground at the mouth of Timaru River which is very popular despite the sandflies. The importance of this site is that it is a base for enjoying the recreational potential of the lower Timaru River and its associated side streams which lead to the open tops around Dingle Peak. Some of these are used at present but there is considerable potential for increased use both for day and overnight trips. Access by way of the marginal strip up the Timaru River serves to provide public access in places, but in other places, especially upstream of Junction Hut, the track deviates significantly from the valley floor and crosses Lake Hawea leasehold land (Fig. 9). Where this occurs, the review presents an opportunity to ensure

that public access is more secure as intended by S 24 of the Crown Pastoral Land Act, 1998. This might be achieved by negotiating appropriate access easements for foot travel.

The lakeshore also offers opportunities for more gentle day walks, fishing and picnics (Fig. 1). Consideration should be given to providing easements to enable public access to the foreshore at selected points between Timaru River and the homestead at Johns Creek.

The possible use of the ridge track system for 4WD use was raised in the 1999 report on Glenfoyle. The problems with 4WD and trail bike use are twofold: they are incompatible with more passive forms of recreation, and they have potential to do great damage to tracks and wetland vegetation. There is also the question of who should be responsible for track maintenance. Nevertheless, it is a valid form of recreation and consideration needs to be given to what places might be suitable, bearing in mind these problems. Existing farm tracks in drier areas present opportunities where the risks of environmental and track damage are less than elsewhere, and Lake Hawea Station, together with Glenfoyle and other neighbouring properties may have opportunities which should be considered. 4WD use up to, along the ridge track, and east to the boundary with Forest Range Station, with the runholder's consent, and the possible payment of reasonable fees to contribute to track maintenance, might be considered during tenure review.

An increasing problem for people wishing to do trips involving overnight stays in the backcountry is security of car parking at road ends. Consideration should be given during the tenure review process to making provision for car parking, where possible off highways, and in the most secure places possible near the start of new easements over land which becomes freehold through tenure review. In the case of Lake Hawea Station, parking space will be required regardless of the security problem. If parking could be provided reasonably close to the homestead, without causing undue disturbance to the owners, then this would help to improve the security situation too.

Finally, it is argued that the recreational significance of Lake Hawea Station should be assessed not only on present usage but also on potential. This is because current usage is much less than its potential for a number of reasons. Because of the current land tenure under pastoral lease, and because access to the ridge system has not been easy in the past, the recreational use of the tracks described in this report is less than it might have been if access was freely available. There is significant potential for greater use and it is the full range of possibilities which should be considered during this tenure review.

In summary, this assessment indicates that there is considerable scope on Lake Hawea Station for day walks, tramping, mountain bike trips and horse riding, in addition to the more traditional use of the wilderness fishery in Timaru River. It is recommended that public access to the tops (via Johns Creek, Fig. 4) and along the tracks leading east to Little Breast Hill, Forest Range and the Lindis Pass (Fig. 8), and south over Grandview (Fig. 6) should be secured as an outcome of the tenure review of this pastoral lease. 4WD access and use with the runholder's consent, and the possible payment of a modest contribution towards track maintenance, might also be considered. Access up Timaru River also depends on crossing part of Lake Hawea pastoral lease in places, so appropriate easements should be arranged to provide secure public foot access to the upper reaches of Timaru River (Fig. 9). More passive use of the foreshore for family groups should also be provided for (Fig. 1).

SIGNIFICANT INHERENT VALUES AND THEIR IMPORTANCE FOR RECREATION

This report focuses on those features of Lake Hawea Station which are important for public recreational interests. It should be noted that while much of this interest focuses on access, the natural values and landscapes of the areas concerned have a fundamental impact on the recreational value of the place and greatly influence the quality of recreational experience enjoyed. It is for this reason that reference is also made to both natural and landscape values of this pastoral lease.

The Protected Natural Area (PNA) surveys carried out in the 1980s recognised the significance of natural values and identified certain Recommended Areas for Protection (RAPs). On Lake Hawea Station three important areas were identified. One of these is situated on the high rolling tops near Grandview Mountain and extending over into the head of Grandview Creek. Another includes the steep craggy front faces south of Breast Peak at the head of Grandview Creek, and the third area is located in the Breast Creek catchment adjoining the Forest Range boundary. This latter RAP extends from the valley floor at about 700m to the

crest of the south facing valley side at almost 1,400m. Collectively these three RAPs represent three of the major ecological communities which exist in the Hawea – Lindis area.

The 300ha Grandview Tops (RAP B4) straddles the high ground between Grandview Creek and Breast Creek and represents a small fragment of the old warped plateau surface. The broad ridge crest is characterised by slim snow tussockland with a high species diversity including some cushionfield species (Fig. 10). The landscape is of particular interest because of the contrast between the steep craggy face in the head of Grandview Creek and the shallow valley heads which characterise the Breast Creek catchment.

The 300ha RAP in Grandview Creek (RAP A7) is a good example of the Grandview land system in a deeply incised gully carved out of the steep eastern wall of the Upper Clutha valley. It includes the southernmost of the isolated beech stands characteristic of the mountainside east of Hawea. It is important for the diversity of its woody vegetation as it represents the transition zone between the wetter Wanaka District to the west and the drier Dunstan District to the south.

RAP B3 (Mid Breast Creek) also covers about 300ha and consists of an altitudinal sequence from mountain beech remnants beside Breast Creek at about 700m, through narrow-leaved snow tussockland, to slim snow tussockland on the valley side at about 950m. The slim snow tussockland in this RAP extends down to the lowest known altitude in the Lindis, Pisa and Dunstan Districts. It represents a good example of the Breast land system in the Lindis District.

A large area of high rolling country extends eastwards from the top of the steep and craggy lake faces and into the Breast Creek catchment. It is characterised by extensive tussock grasslands (Fig. 3). In the past there would have been much more tall tussock but grazing and burning have caused considerable modification. As noted above this area has been classified LUC Class VIIe with very limited suitability for pastoral use. Furthermore, it is most unlikely that it can be managed in a way that is ecologically sustainable in the long term for reasons explained in the general description. The alternative is that it is managed for conservation. In some areas invasion by tussock hawkweed is a problem but in the absence of grazing and burning, the tall tussock grasslands should slowly recover their former stature and hopefully smother the hawkweed.

There is a significant remnant of beech forest in the mid reaches of Breast Creek (Fig. 18) in the vicinity of the hut referred to above. This remnant is confined within the walls of a steep sided gorge and extends down to a delightful clear flowing mountain creek which provides the water supply for the hut. Because of both conservation and recreation values an area of perhaps 5 to 10 ha (about 1.5 km long above a major junction in Breast Creek) should be considered as potential conservation land. If this is not returned to full Crown ownership, as would be preferred, then it could be protected under a secure covenant permanently registered on the freehold title.

Small beech forest (Fig. 11) and kanuka-manuka remnants with the occasional patch of kowhai (Fig. 12) are scattered along the front faces above Lake Hawea, occurring along the lake edge, and in gullies on the steep hillslopes, as for example in Bushy Creek. As well as being ecologically important, these scattered communities have an important landscape role. The landscape and scenic values of the lake faces are very high because of their visibility to tourist traffic on the Haast Heritage Highway (SH 6) on the opposite shore of Lake Hawea (Fig. 13). The lake faces also serve as the scenic backdrop to all activities on Lake Hawea itself. They deserve protection from the adverse effects of inappropriate tracking, fencing, or development (such as afforestation) and the erection of structures. It does not seem that the proposed District Plan will afford sufficiently robust protection for these important natural values. Protection through tenure review is therefore appropriate. The natural values of these steep and rugged faces would be enhanced by precluding any further burning which in the past has prevented regeneration of scrub.

AREAS TO BE PROTECTED

There are very significant inherent landscape and natural values which are important in their own right and also enhance the recreational value of Lake Hawea Station. These should be protected for a number of reasons.

Three areas have been identified in PNA surveys as RAPs: Because of their highly significant inherent values which are briefly described above, these areas should be returned to full Crown ownership and control and be managed for conservation and recreation purposes.

The extensive rolling uplands above about 1,000 to 1,100m have been classified LUC Class VIIe and it is most unlikely that these uplands can be managed in a way that is ecologically sustainable in the long term for reasons explained in the general description. Only that land which has been classified LUC Class VI along the foot of the lake faces (Fig. 5) and on the lower slopes of the three main valleys, Timaru River, Johns Creek and Grandview Creek, and in the mid reaches of Breast Creek, is capable of being managed in a way that is ecologically sustainable (Fig. 14). Such lands could be considered suitable for freeholding while the rolling tussock uplands (Figs. 3, 6 and 8) should be returned to full Crown ownership and control to be managed for conservation and recreation purposes.

It should be noted that the PNA survey commented that RAP B4 (Grandview Tops) *"is an alpine zone fragment of limited altitudinal range [which] could be remedied if it were linked to Lindis A7 [Grandview Creek] nearby in the middle reaches of Grandview Creek. This would expand considerably the altitudinal sequence and representativeness of the Grandview Creek RAP."* The present tenure review presents an opportunity to achieve this if both RAPs are incorporated into the larger area to be returned to full Crown ownership.

There is a small area of Arrow soils (LUC Class VI) on the true right of Breast Creek, adjacent to the Forest Range boundary, which is outside the RAP identified by PNA Surveys. This area is situated on the north facing slopes of the valley but would be very difficult to farm as it is so isolated from other productive land. An alternative outcome for this small area would be to include it with the RAP in land to be returned to full Crown ownership. As such it would add to the biodiversity and completeness of the sequence of plant communities from valley floor to ridge crest.

There are small beech forest, kanuka-manuka and kowhai remnants scattered along the front faces above Lake Hawea, occurring in gullies on the steep hillslopes, as for example in Bushy Creek (Fig. 11). In the main these are included in the steep faces which have been classified LUC Class VIII and recommended above for return to full Crown ownership.

The steep and craggy lake faces have landscape values which are quite outstanding and highly visible. If for any reason these are not included in the area to be returned to full Crown ownership, then some alternative mechanism for the protection of landscape is required. FMC does not accept that District Plans under the RMA offer sufficiently secure or durable protection for such outstanding natural landscapes. Instead, FMC recommends that landscape values should be protected from the adverse effects of inappropriate subdivision and development under a binding conservation covenant registered on the title.

ACCESS REQUIREMENTS

The main issue in this tenure review is public access to, and along the ridge systems leading east to the Lindis Pass, and south over Grandview towards Tarras. There are four elements of this ridge system which require attention so that the requirement of the Crown Pastoral Lands Act, 1988 to secure *"public access to and enjoyment of reviewable land"* is met.

The four elements are as follows:-

- Up Johns Creek to the track junction in the saddle at its head (Fig. 4).
- From the junction in Johns Creek Saddle northwards to Breast Hill and thence eastwards to the Forest Range boundary (Fig. 8).
- From the junction in Johns Creek Saddle to Breast Peak and on southwards over Grandview Mountain and the ridge track system leading south to Tarras (Fig. 6).

- From the junction in Johns Creek Saddle and down the track into the Breast Creek basin. The importance of this route would be to give public access to the RAP in the mid-reaches of Breast Creek (Fig. 3), and access to the hut (Figs. 16 and 17).

As well as these access provisions to enable the public use of the ridge system, and provide access into the Breast Creek catchment, other recreational issues need to be addressed:

Access is required to the foreshore of Lake Hawea at suitable places between Timaru River and Johns Creek. Access along the lakeshore should be by way of a designated marginal strip (Fig. 1). If this does not already exist, it should be formally laid off as part of the tenure review process.

Access is also required to the upper reaches of the Timaru River. In many places this is possible by way of the marginal strip along the river but formal easements are required where the track crosses Lake Hawea leasehold land before this becomes freehold (Fig. 9).

CONSERVATION MANAGEMENT STRATEGY FOR OTAGO

There are important statements in the Conservation Management Strategy for Otago, in which the Hawea-Lindis area is recognised as a Special Place. The objectives for this area, which includes Lake Hawea Station are:-

"To manage and enhance recreational opportunities on lands administered by the department in the Hunter-Hawea area to maintain the natural and historic resources of areas while providing for an appropriate range of recreational activity of high quality". And: "To achieve permanent protection for areas of significant nature conservation importance in the area".

It is particularly important that these objectives will be implemented through:- *"Negotiation opportunities presented by pastoral lease tenure review or land exchanges on the large pastoral runs in the area or Crown land allocation opportunities will be taken with a view to:-protecting areas of significant nature conservation value; linking and buffering existing lands administered by the department; improving public access and recreational opportunities on lands administered by the department; and protecting landscape qualities in the area particularly those of the visual catchments visible from the state highways".*

These objectives and implementation statements accord very closely with the recommendations made in this report. Furthermore, it should be noted that the priority for the Hawea-Lindis Special Place is:-

"Consolidation of protected areas and protection of key habitats through tenure review negotiations, improving public access and animal and plant pest control activities will be priorities in this Special Place".

CONCLUSIONS

The tenure review of Lake Hawea Station is a one-off opportunity to greatly enhance the recreational opportunities of the Hawea-Lindis area, and to increase the recreational value of those lands by recognising the very significant inherent values described above and in the PNA Surveys carried out in the mid 1980s.

The outcome of the tenure review of Lake Hawea Station, if it includes the important recreation and conservation recommendations included in this report, could contribute significantly to the achievement of the objectives declared for the Hawea-Lindis Special Place in the Conservation Management Strategy for Otago.

ACKNOWLEDGEMENTS

FMC is grateful for assistance from authorities in making the assessment possible. The site inspections were carried out in December 2002 and January 2003 and FMC is grateful to the runholder for co-operation and granting permission for access, and to DTZ staff for making the appropriate arrangements.

Legend:

- Pastoral lease.shp
- R_a_d_.shp
- Maori Archaeological Sites
- European Archaeological Sites
- Marginal strips.shp
- Estate.shp
- Requiring definition.shp
- Legal Roads
- Covenants.shp

500 0 500 Meters

Map showing the important recreational routes (yellow), and land above 1,000m (shaded).

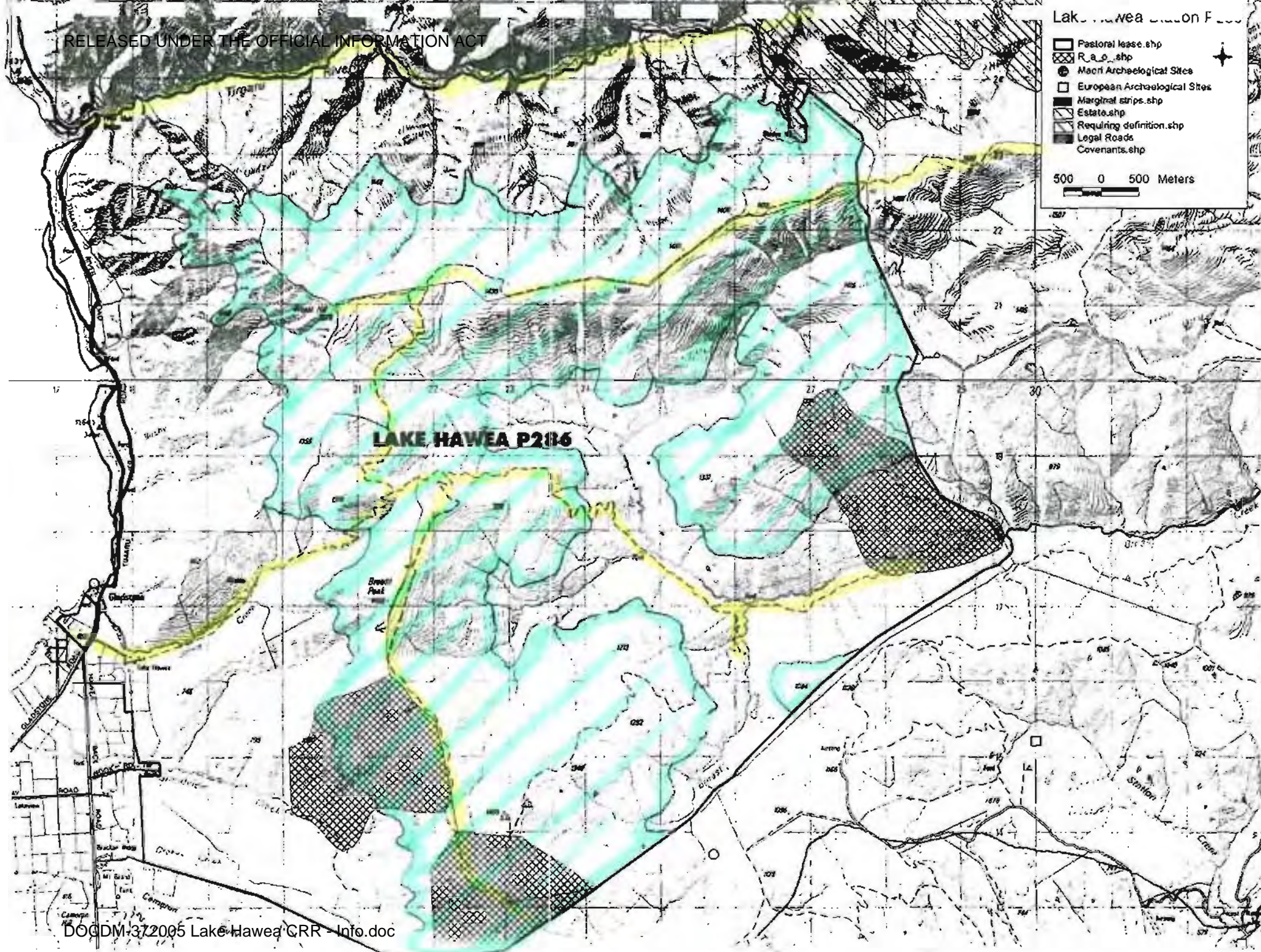




Fig. 1 Lake Hawea Station runs south from Timaru River and includes the 1,500m high Breast Hill and the ridge system leading southwards over Grandview. The steep and craggy faces dominate the southeast corner of Lake Hawea but there is only a narrow strip along the foot of these faces which can be managed in a way that is ecologically sustainable.



Fig. 2 Lake Hawea homestead is situated at about 350m near the lakeshore and the mouth of Johns Creek. This is one of the 3 major valleys on the property which drain into the Hawea basin. The other two valleys mark the northern and southern boundaries of the pastoral lease. The valley of Johns Creek provides the only practicable access to the tops and public use of this will be a major issue in this tenure review.



Fig. 3 Lake Hawea pastoral lease occupies a large part of the upper Breast Creek catchment. This view is looking from near Breast Hill down one of the main branches of the creek. At the right can be seen the track leading to a hut in the mid-reaches of Breast Creek and the Forest Range boundary a little further down stream. The Lindis country and the St Bathans Range can be seen in the far distance.



Fig. 4 Seen from Breast Peak, the lake faces are almost sheer and certainly not capable of being farmed sustainably. Below can be seen the track leading up Johns Creek, and beyond this some of the better land with Arrow Steepland soils of LUC Class VI which should be capable of supporting sustainable pastoral use with appropriate maintenance to replenish essential nutrients removed in animal products.



Fig. 5 The more gentle slopes at the foot of the lake faces are characterised by Arrow soils which have been classified LUC Class VI. This is some of the best land on the property. With appropriate maintenance to replenish essential nutrients it should be capable of supporting ecologically sustainable pastoral farming, and therefore be suitable for freeholding.



Fig. 6 From Breast Peak, a track can be seen at several points along the ridge wending its way south over Grandview Mountain. This is well named as it was from here that Surveyor Thomson named the Pisa Range. From Grandview, the ridge track system continues south to Trig O above Tarras and thence east to Lindis Peak. This track system offers great opportunities for walking, riding (bike and horse) and 4WD trips.



Fig. 7 From the summit of Breast Hill, and all along the ridge to Grandview and beyond, there are spectacular views across Lake Hawea to the mountains of Mt Aspiring National Park, including Mt Aspiring itself (skyline, left of centre). It is views like this that provide such an ideal setting for a range of recreational activities.



Fig. 8 From Breast Hill, the highest point on the property, another ridgeline track heads east over Little Breast Hill (on Forest Range), and thence down to the Lindis Pass highway (SH 8). This has been used in the past for charitable 4WD excursions and could provide public recreational opportunities if access becomes available through tenure review. It could become part of an extensive network of high level tracks.



Fig. 9 Looking down Timaru River with Lake Hawea pastoral lease land on the true left. This valley offers almost endless opportunities for recreation including tramping, climbing, and pass-hopping trips, as well as the challenge of a world-class wilderness fishery. Access is partly on marginal strip but where the track deviates onto Lake Hawea leasehold land formal easements are required to secure public foot access.



Fig. 10 The best of the subalpine vegetation at the head of RAP B4 (Grandview Tops) includes slim snow tussock, *Celmisia*, *Drachophyllum* and other cushionfield species. The broad ridge crest is a remnant of an old warped plateau surface. This was recognised by the Protected Natural Area surveys in the mid 1980s and should be protected by return to full Crown ownership and control.



Fig. 11 Small beech forest and kanuka-manuka remnants occur on the steep lake faces, especially in gullies and steep hill slopes where they are relatively protected from grazing and fire. This example in Bushy Creek is typical. Almost all the slopes seen here have been classified LUC Class VIII and are completely unsuitable for sustainable pastoral use. The fence line at the top of the paddocks in this picture could be used as the boundary between freehold and land to be returned to full Crown ownership.



Fig. 12 There are also small patches of kowhai (left of centre) which deserve protection and would be included in the land to be returned to full Crown ownership if the recommended fenceline was used. If, for any reason the lake faces are not returned to full Crown ownership, some other form of landscape protection is required as they are very visible from the whole Upper Clutha-Hawea basin including the Haast Heritage Highway.



Fig. 13 The landscape and scenic values of the lake faces are very high because of their visibility from the Haast Heritage Highway between the West Coast and Queenstown. They are also the backdrop to all recreational activities on the lake. FMC does not accept that landscape protection under the RMA is sufficiently robust or durable to protect these outstanding natural landscapes and more secure protection under a binding covenant is required if they are not returned to full Crown ownership and control.



Fig. 14 Only land characterised by Arrow soils and classified LUC Class VI (or better), such as the lower slopes of the three main valleys, is considered to be capable of supporting sustainable pastoral use and therefore suitable for freeholding. In Johns Creek all the land below the dotted line may be suitable for freeholding while the land beyond the line should be returned to full Crown ownership and control.



Fig. 15 There is an area of about 500ha of LUC Class VI land on Arrow and Blackstone Hill soils in the mid-reaches of Breast Creek which adjoins the Forest Range boundary. Most of this area has been oversown and toppedressed and should be capable of being managed in a way that is ecologically sustainable. It is however, isolated from other productive land on the property. It might be considered as an extension of the conservation land or, if it becomes freehold, as a tradable asset.



Fig. 16 The value, and popularity of the RAP in the mid reaches of Breast Creek would be enhanced by the opportunity to make use of the hut near the forks of Breast Creek. The hut itself is about 3 km from the RAP but is delightfully situated just above a clear flowing mountain creek and at the edge of a beech forest remnant which has high conservation value in its own right.



Fig. 17 The interior of this hut is currently in a semi-derelict state, but the structure appears sound and the shelter would be welcome in adverse weather conditions. It would not be difficult to restore the hut to a habitable condition and it could become a significant recreational asset.



Fig. 18 There is a significant remnant of beech forest in the mid reaches of Breast Creek beside the hut. This remnant is confined within the walls of a steep sided gorge and extends down to a delightful clear flowing mountain stream which provides the water supply for the hut. Because of both conservation and recreation values an area of perhaps 5 to 10 ha (about 1.5 km long above a major junction in Breast Creek) should be considered as potential conservation land.

APPENDIX 2

**SOUTHERN LAKES BRANCH NEW ZEALAND DEERSTALKERS ASSOCIATION
SUBMISSION**

Stafford, Debbie Otago CO

From: Hans en Angela [biemond@xtra.co.nz]
Sent: Monday, 31 March 2003 11:11 p.m.
To: Deborah Stafford
Subject: Submission on tenure review in our local area

SUBMISSION PROPOSED TENURE REVIEW Lake Hawea station, Cloudy Peak, Glenary \Whitecomb \Garvie mountains Mt Albert Branch Creek, Two mile (Upper Manuherikua. Castle Dent.

General :So far big game hunters feel left out of this process (Tenure review) maybe because of our own doing otherwise what is exactly at stake has not been put out to enough affected people.

What we see at the moment is after the tenure process for a property is finished and the Doc signs go up is the first symbol on there is a no shooting the second a no dog .

Apparently without any consideration given to hunting opportunity, s Hunting is an recreational activitie enjoyed by many thousands of New Zealanders

We like to be taken serious and involved in this process were appropriate.

Access with firearms is our main concern and apart from places were dogs could be a hazard (Kiwi or Takahe)access for dogs as well ,dogs do crease the chance of success particularly hunting for pigs.

186 Lake Hawea station Historically been a good area for trophy red Stag still good bloodlines present access issues has Timaru creek got marginal strip .

public use of track from Johns Creek to breast Hill and along ridge crests would make the area more accessible

19 Mt Albert Historically Red deer hunting some chamois as well access should be along both sides of lake Wanaka would access other rivers as well (Albert Burn .Noteby and the Wilkin)

Castle Dent Pig Hunting some Red deer and Fallow deer as well Access currently along true left bank True right would provide better access.

2 Branch creek Red deer hunting access via branch creek

2 Two mile (upper Manuherikua) right of access required along formed bench from old manuherikua bridge.

Eastbranch Manuherikua legal access up need to be verified

2 Lower Cascade Red Deer hunting access via Cascade river ,old barn bay C ade road

4 Cloudy Peak Pig hunting odd Red Deer Access via Ardgour road

Thanks very much for the opportunity to have some input in this process look forward to better communications in the future

Footnote As members of the NZDA we realise that numbers of game have to be kept at a level comparable with flora .I f managed properly we can be a tool to doing just that at no cost to the taxpayer

sincerely Hans Biemond Secretary

Southern Lakes Branch nzda

Hans & Angela Biemond
Biemond Market Gardens
Earnsclough Rd
RD 1
Alexandra 9181

APPENDIX 3

UPPER CLUTHA FOREST AND BIRD SUBMISSION

ROYAL FOREST AND BIRD PROTECTION SOCIETY OF NEW ZEALAND INCORPORATED

Upper Clutha Branch
PO Box 38
LAKE HAWEA

30th June 2003

Mr T Perrett
Manager,
Tenure Review Programme
Department of Conservation
77 Lower Stuart Street
DUNEDIN

| |
|---|
| DEPT OF CONSERVATION OTAGO CONSERVANCY |
| - 7 JUL 2003 |
| RECEIVED |

| | |
|------------|------------------|
| CONS | |
| A.M. | Central-Tenure ② |
| C.R.M. | |
| B.S.M. | |
| T.S.M. | |
| H.R.A. | |
| H.C.T.R.M. | Debtline ① |
| K.A.M. | |
| OTHER | |

Dear Tony

LAKE HAWEA – EARLY TENURE REVIEW REPORT

This property was brought to our attention and discussed at the Non Government Organisation early warning meeting held in Alexandra on 19th September 2002.

Our branch of the society made on site inspections of this property on two occasions in company with FMC. We would like to thank Mr and Mrs T Rowley for allowing us to do so.

Other than the inspection, certain other information was gathered from the NGO meeting held in Alexandra on the 22nd May 2003 to confirm our reasoning and added to this report.

We would be pleased if you would take into consideration the following points when you make your own report to the Commissioner of Crown Lands as required under **Section 26 Consultation (3) - Part 2 of the Crown Pastoral Land Act 1998**

We thank you for the opportunity to have this input into the tenure review process at this stage.

1. GENERAL:

- Lying at the south eastern corner of Lake Hawea this property extends in altitude from 346 to just over 1500 masl.
- Approximately 50% of this run is in the Breast Creek catchment, of which, perhaps 85% of the land in that catchment is over 1000masl.
- The other approximately 50% of the property is on the true left of Timaru Creek, the Lake Hawea faces, the Johns Creek and Grandview Creek catchments. These areas have an estimated 75% of the land under 1000masl.
- The altitude factor will have a significant bearing on the final outcome of this review.
- The bulk of the class VI land on this property in the western end (or bottom end on the true right) of Timaru Creek. Also the Johns Creek and Grandview Creek catchments. These areas have been used to advantage and been over-sown and top-dressed.
- Also the lower (below about 700-800masl) north and north eastern facing slopes on the true right of Breast Creek have also been oversown and top-dressed; some of it recently. See Photo (7)

2. SIGNIFICANT INHERENT CONSERVATION VALUES TO BE CONSIDERED:

- The few remnant beech forests in the basins or creeks on the Lake Hawea Faces. See Photo (1)
- The RAP in the bottom end of Breast Creek LINDIS – RAP B3 and the two in the Grandview Creek Catchment. LINDIS – RAP A7 and RAP B4 (partly).

-2-

- The overall lake and mountain landscape is outstanding and perhaps the main value.
- The remnant beech forests, at the bottom end of Breast Creek
- The kanuka forest on the face above the lake just north of Johns creek.
- The scattered stands of kanuka on the terraces below the Timaru Creek road.
- The whole of the Breast creek catchment has a remoteness value.
- The sunny faces and the bluffs on the true right of Breast Creek (above where there is a hut in a beech forest) See Photo (7) is the home of the Great Skink. It is important that this area be protected as the Great Skink is under threat of extinction in the McRaes area. it could be a key back up habitat to maintain a population of these skinks.
- Recreation is an inherent value. On Hawea it will centre on walking and riding trails.

3. THE LANDSCAPE:

- The landscape between Timaru creek and Mt Grandview on the eastern side of Lake Hawea is unique: it is Lake Hawea: and equal in standing to the overall view of the Remarkables on Lake Wakatipu. See Photo (1)
- The slopes below about 1000masl have a tendency to be dominated by woody shrubs, while the slopes above this level are in the main tussock covered
- It is the tussock and the above mentioned shrubs covering the slopes that give the landscape its colour and texture.
- The rocky bluffs and torr rocks give the landscape character.
- Overall the landscape values are high.

4. ACCESS:

- There is a marginal strip up Johns Creek to the saddle.
- There is a marginal strip throughout the length of the main branch of Breast Creek from where it enters the property at the north east corner to where it exits on the south east corner. There is a legal road to this point from the Lindis River.
- There is a formed road from Johns Creek to Timaru Creek.
- There is a marginal strip up Timaru Creek.
- Johns creek is the shortest, and therefore the quickest route to the main ridge system of the property.
- It is desirable that there be provision for 4WD access to the Johns Creek saddle. Perhaps at the owner's discretion.
- Access on Lake Hawea Station must not be taken in isolation. There are other properties south of Lake Hawea on the same Lindis/Hawea watershed ridge already in the tenure review process. These are; Glenfoyle, Sandypoint, Long Gully, Deep Creek and 9.mile. Although there are already two freehold properties on this ridge system this should not debar the planning for a complete walk for the future from one end to the other
- When the NZ Walkways Commission was in operation, before it came under the umbrella of the Department of Conservation, it was planned that there be a walking route from Lake Hawea to the Ahuriri River through Lake Hawea station. This must still be the aim and made possible through the tenure review system.
- Walking, biking and horse riding will be the main use for any track or route on the ridges of the property

5. 24. OBJECTS OF PART 2 CPL ACT 1998:

1. (a) To (i) *Promote the management of reviewable land in a way that is ecologically sustainable.*

- The land below about 1000masl. in the Grandview, Timaru and Johns Creek catchments if topdressed should be capable of sustainable management. Most of this land is Class VI.
- The land between the base of the hill and the Timaru to Johns Creek road should also be able to be managed in a similar manner. See Photos (2) & (3)

- The land below 1000masl. at the lower end and on the true right of Breast Creek appears to be ecologically sustainable if topdressed with fertiliser. Unfortunately there appears to be a tendency for matagouri to take over the pasture so developed by oversowing and topdressing in this area. Whether it will be economic to spray or otherwise control the matagouri is open to question. See Photo (7) This area (400 ha approximately) could be difficult to incorporate into an overall farm management plan, being distant from the country on the western side of the watershed with the high tussock grassland, which may or may not be ecologically sustainable, in the middle.

2. ***(b) To enable the protection of the significant inherent values of reviewable land –***

(i) By the creation of protective mechanisms; or (preferably)

(ii) By the restoration of the land concerned to full Crown ownership and control.

- While all the land in the Breast Creek catchment may not be visible to the majority of the population it has inherent landscape and recreational value. It has a remoteness value in its high uplands. See Photos (4), (5) & (6)
- The darker or shady faces of this catchment have better tussock cover than the sunny faces.
- Overall, if de-stocked the tussock cover should improve and on the western edges of the Breast Creek catchment should eventually overshadow the heiraciam.

6. SUMMARY, DISCUSSION, AND MATTERS TO BE RESOLVED:

This property is very diverse in its topography and has significant inherent conservation values. Although we may put lines on a map they will be more for identifying land that is, or is not, able to be managed in an ecologically sustainable manner. Before land can be managed in an ecologically sustainable manner for pastoral purposes it has also to be economically viable to do so. To maintain economical viability it is necessary to apply fertiliser (in this case by air) to replace the minerals taken off the land in the shape of wool meat and hides.

I. We have outlined in red areas that we consider could be managed in an economically viable manner.

II. Outlined in green are the areas which we believe have sufficient inherent conservation values to be worthy of being ***“...restored to full Crown ownership and control.***

III. The land that has been top-dressed in the lower Breast Creek catchment we have joined with the land in the front of the property for management purposes. Apart from the lower reaches of Johns Creek we have considerable reservations of the land in the middle of the run being ecologically viable, it is relatively high, and we would doubt if it is economic to spread fertilizer on it.

IV. All that land between the Johns Creek / Timaru Creek road and the lake shore should be returned to the Crown as a reserve and left in its natural state. With the growing population of the whole Hawea and wider Upper Clutha basin there is an increasing need for lakeside areas for the public to enjoy. While there is an area in front of Lake Hawea township and a smaller area at Johns Creek, the lake shore between these two areas are dominated by steep cliffs. Hopefully the area in front of Lake Hawea township is to be developed as a recreation reserve and will be developed as such. The Hawea 2020 workshop held recently emphasised the need for such open space areas as is becoming available here.

V. We have mentioned that public access should be made available from the road to Johns Creek to Johns Creek saddle. This particular road/track passes very close to the homestead. With the present tenure and the use it gets, this might be satisfactory to the Rowleys at the moment. If freehold title is forthcoming out of this review this route will be far from satisfactory. An alternative route will have to be found and a road/track formed. We would suggest that a route could be found, to the south of, and

-4-

behind the present woolshed. This would have to start south of the present main entrance to the station, and come off Hawea Back road.

7. PLAN AND PHOTOS:

Plan of areas considered for ecologically sustainable use (Red) and for areas to be considered for being to full Crown ownership and control for conservation (green). Access to be considered (Blue)

Attached 7 photographs

Photo (1) A general view of Lake Hawea Station. Timaru Creek on the far left, Grandview Creek on the right. It shows the small beech forests and in the middle the considerable kanuka stands.

Photo (2) A view from the north end of the Timaru Creek road looking south. It shows the fans under the hill which are Class VI land, and the hill behind and above Class VII.

Photo (3) A view from the vicinity of Bushy Creek fan, showing, bottom, Class VI, Class VII above and above that again some Class VIII. Visible are the beech forests.

Photo (4) A view towards Johns Creek saddle at head of Breast Creek.

Photo (5) A view of Breast Peak 1578ms at head of Breast Creek.

Photo (6) A view from just north of Breast Peak in the vicinity of spot height 1311 towards the back boundary, which is on the ridge above the bluffs on the middle ridge. Little Breast Hill in the far distance, 1638ms. Denser tussock on the darker faces. More open tussock in the centre of the run.

Photo (7) A view towards the east boundary Lake Hawaii Station from lower breast creek. This country has been over-sown and top-dressed. Hill at top left 1084ms. This country is home to a large number of Great Skink.

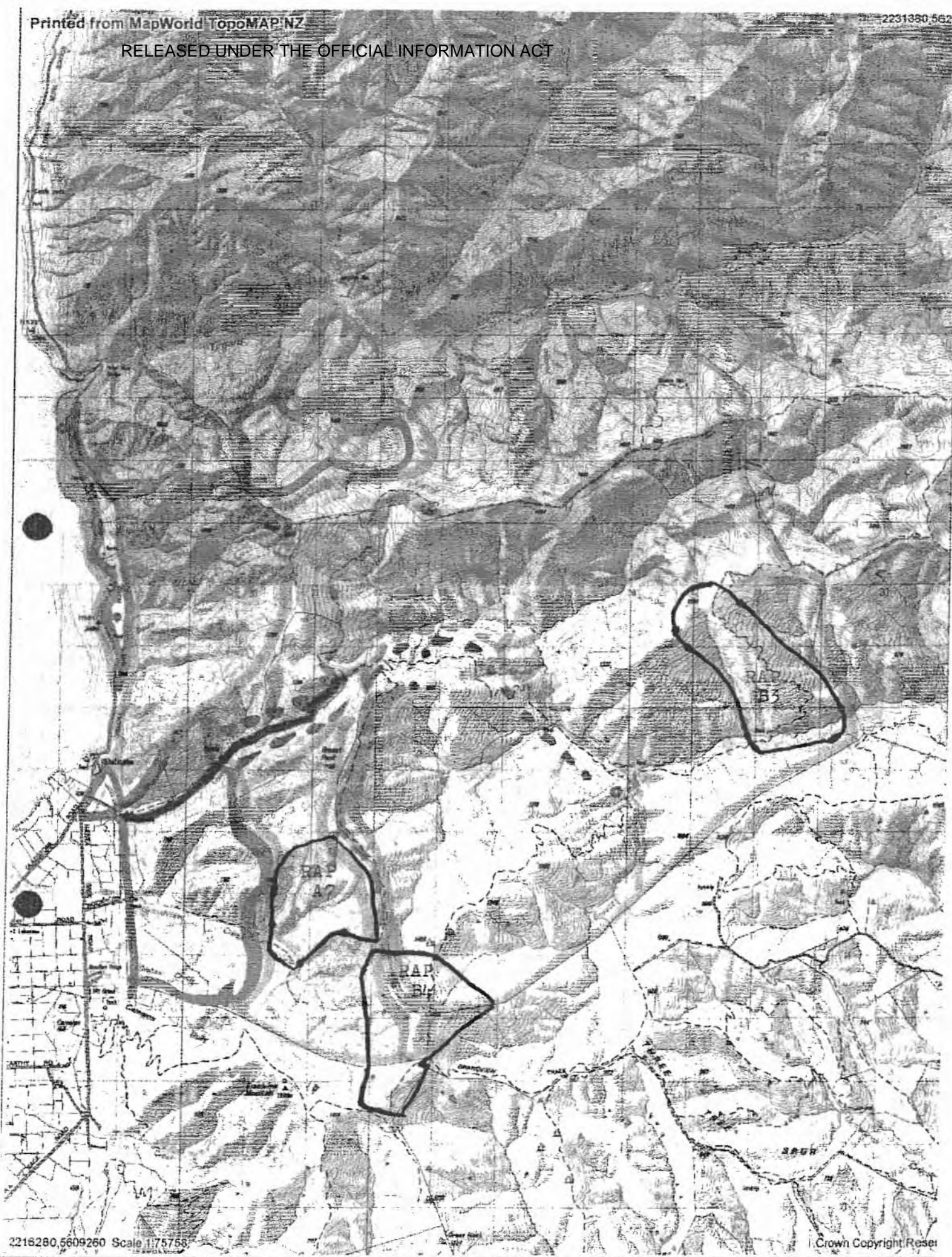
We thank you.

Yours faithfully



J McFarlane and J L Turnbull
For Upper Clutha Branch Forest and Bird

RELEASED UNDER THE OFFICIAL INFORMATION ACT



2216280,5609260 Scale 1:75758

Crown Copyright/Reser

High Conservation Values



4WD Access

Could Become Freehold



Foot, Bike & Horse



Photo (2) View from top end of Timaru Creek road looking south, showing stream fans under hill - class VI land - hill behind class VII land.



Photo (1) View from top end of Timaru Creek road looking south, showing stream fans under hills - class VI land - hill behind class VII land.



Photo 2061 - View towards Adams Creek saddle at head of Breast Creek



Photo 2062 - View of Adams Creek saddle at head of Breast Creek



Photo 250. View from just north Breast Peak in vicinity of
east valley. Middle ridge back boundary about 1000 m
ridge above flats, middle ridge. Little Breast Hill
in background 1000 m.



Photo 251. View looking east from ridge (1000 m) down into
east valley. Middle ridge back boundary about 1000 m
ridge above flats, middle ridge. Little Breast Hill
in background 1000 m.