

Crown Pastoral Land Tenure Review

Lease name: Mt Grand

Lease number: PO 349

Public Submissions - Part 3

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

April

10

New Zealand Historic Places Trust
Pouhere Taonga



Our Ref: 22015-001
Your Ref: PRY-C60-12589-TNR-Po 349

Patron:
His Excellency The Hon
Anand Satyanand, PCNZM
Governor General of New Zealand

1 February 2010

The Manager
Darroch Valuations
PO Box 215
DUNEDIN 9054



Attn.: David Paterson
Tenure Review Consultant

Dear Mr Paterson

RE: MT GRAND PASTORAL LEASE – TENURE REVIEW UNDER PART 2 CROWN PASTORAL LAND ACT 1998

Thank you for your letter of 16 November 2009 concerning the above.

The NZHPT is a Crown Entity and is New Zealand's lead agency in historic heritage management. Its purpose is to promote the identification, protection, preservation and conservation of the historical and cultural heritage of New Zealand, as provided for in Section 4(1) of the Historic Places Act 1993. The NZHPT's powers and functions are set out in Section 39 of the Historic Places Act.

The NZHPT has developed guidelines based on internationally recognised best practice to assist in the identification and protection of historic heritage values. This includes guidelines on assessing impacts on historic heritage. NZHPT monitors "one off" opportunities such as this to ensure that the Crown's commitment to the identification, recognition and protection of significant inherent historic heritage values on pastoral lease lands subject to the tenure review process, is adequately dealt with.

The NZHPT is pleased to note that the historic heritage significance of Mt Grandview Trig D and Trig J have been recognised by the Department of Conservation (DOC) in the Conservation Resources Report (CRR) for Mount Grand Pastoral Lease. The noting of such significance during the field survey, subsequent recording of the trig stations as archaeological sites (G40/215 and G40/216 respectively) on the New Zealand Archaeological Association's Site Record Database, and incorporation of details from the site record forms means the CRR is well informed in this regard.

Indications are both these Trig Stations (Trig J within area CA3 and Trig D right on the boundary of area CA1) are on land that it is proposed be retained by the Crown as a conservation area. The NZHPT supports this. The NZHPT acknowledges that both trig stations are still in use by Land Information New Zealand (LINZ). It would encourage DOC and LINZ to work together to ensure the heritage integrity of these trig stations is maintained. Because they are archaeological sites, an archaeological authority pursuant to the Historic Places Act 1993 will be required for the modification of either trig station.

The CRR otherwise covers the property's historic heritage values fairly briefly noting the trig stations are "the only *visible* items of historic interest" (Page 3, paragraph 20 of CRR). The NZHPT believes there may be other historic heritage values on the property. Specifically:

- The CRR notes that Lake Hawea was an important mahika kai while a large adze was found three kilometres from the north-eastern corner of the property (page 19, paragraph 7). That suggests a Maori trail(s) may have passed through the property;
- The CRR also notes that John Turnbull Thomson used Mt Grandview as a major observation point when surveying Otago in the 1850s (page 19, paragraph 8). This suggests the "old road line", as shown on Map 4.2.5: Historic Values of the CRR, and possibly other tracks may have an early surveying association. If so, they may be of similar significance to and have a close association with the trig stations;
- Discussions with DOC and Darroch Valuations suggest most of Mt Grand Station's farm buildings, including the homestead, are on private land. A large cottage and several woolsheds are, however, understood to be on the Pastoral Lease. It is unclear what other structures or remains of these, such as musterers huts, exist, and what the intended future management of these is. Because the property is known to have been farmed from about 1860 (page 2, paragraph 1 of CRR), at least some buildings and/or remains of these may well be pre-1900, hence archaeological sites. Post 1900 structures may still possess architectural values of heritage significance (due to e.g. uniqueness of style, few of the type remaining, materials used, etc) ; and
- Although the property does not appear to have had any association with gold mining, sawmilling is understood to have been a common nineteenth century activity along the eastern shore of Lake Hawea. It is possible that at least some timber may have been extracted from the property for such purposes, meaning tracks, routes, etc. on the property could have early extractive industry-type associations.

The NZHPT believes that the historic heritage values of Mt Grand Station should be further researched before this Tenure Review proceeds to the substantive proposal stage. I note that in the case of the recently notified tenure reviews for Dunstan Peaks and Temple Peak Pastoral Leases, DOC suggested to NZHPT that it would consider undertaking further heritage assessments. The NZHPT therefore recommends that:

- Further assessment of the historic heritage values of Mt Grand Station be undertaken, in accordance with the guidelines for identifying and protecting significant inherent values on pastoral leasehold lands subject to tenure reviews, so as to fully inform future negotiations and decision making; and
- NZHPT is provided with a copy of the assessment of the historic heritage values of Mt Grand Station and given opportunity to provide further comment on the review in terms of land allocation and protection mechanisms.

Please address any queries you have in the first instance to:

Doug Bray
Heritage Adviser (Planning)
DDI (03) 477-9819
Mob (027) 241-3624
Email: dbray@historic.org.nz

Yours sincerely

A handwritten signature in black ink, appearing to be 'Owen Graham', written over a horizontal line.

Owen Graham
Area Manager (Otago/Southland)

CC Otago Conservator, Department of Conservation, PO Box 5244, Moray Place,
DUNEDIN 9058, Attn.: Tony Perrett (HCTR Manager) and Shar Briden (TSO, Historic)

Mr David Paterson
Darroch Valuations Ltd.
PO Box 215
Dunedin



Dear Sir,

I enclose these submissions on the preliminary proposal for Mt Grand Pastoral Lease on behalf of the Dunedin Branch of Forest and Bird.

Thankyou for the opportunity to make submissions on this proposal and for arranging permission for us to inspect the lease.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Janet Ledingham".

Janet Ledingham
For the Management Committee of the Dunedin Branch, Forest and Bird Protection Society

Email jledingham@xtra.co.nz
622 Highgate, Maori Hill, Dunedin 9010.
Phone 03 467 2960

Submission on the Preliminary Proposal for Mt Grand Pastoral Lease

On behalf of the Dunedin Branch Forest and Bird Management Committee.

This submission is written on behalf of the Dunedin Branch of the Forest and Bird Protection Society which has approximately 1000 members, many with strong interests in the High Country values and recreational opportunities as well as in botany and natural history in general. Many of the members enjoy active recreation in the back country and are very aware of the need to ensure the protection of natural values, vegetation and landscape, historical sites and to improve public access through the tenure review process.

The submission is written with reference to the objectives of tenure review as set out in the Crown Pastoral Land (CPL) Act 1998, and the recently stated government objectives for the South Island high country, especially the following:-

- *to promote the management of the Crown's high country in a way that is ecologically sustainable.*
- *to protect significant inherent values of reviewable land by the creation of protective measures; or preferably by restoration of the land concerned to full Crown ownership and control.*
- *to secure public access to and enjoyment of high country land.*
- *to ensure that conservation outcomes for the high country are consistent with the NZ Biodiversity Strategy.*

The submission has been based on knowledge gained on an inspection of the lease as well as on the significant inherent values (SIVs) described in the Conservation Resources Report (CRR).

Introduction

The Mt Grand lease has high landscape being visible from most of the Hawea Basin and it provides much scope for walkers, trampers and botanical trampers and mountain bikers. The views from the top ridges are outstanding. It also has other significant inherent values, vegetation (presence of a number of rare plants), fauna and historical with the connection with the early surveyor John Turnbull Thomson who travelled over it.

Proposal

CA1 Conservation, approximately 330 hectares to be restored to or retained in Crown control under Section 35 (2)(b)(i) and Section 36(1)(a) Crown Pastoral Land Act 1998.

The area comprises the upper catchment of Hospital Creek and the area RAP A6, identified during the PNAP survey as worthy of protection. As is stated in the proposal "The land is steep and is actively eroding..." and we note that it is LUC Class VIII and therefore entirely unsuitable for pastoral use. However it has "...unique biodiversity features including many uncommon and threatened species" such as "...a significant population of *Hebe cupressoides* and a good population of *Olearia fimbriata*. Also present is remnant podocarp/broadleaf forest, regenerating shrublands, extensive kanuka, diverse sub-alpine shrublands, and very good slim snow tussock. The threatened *Myosotis pygmaea* var. *minutiflora* is also present in the sub alpine area. The landform is very steep with spectacular rocky ridges and tors in the upper parts".

Landscape values are very high as it is a rugged and spectacular face visible from the whole of the Hawea Basin and the State Highway to the West Coast.

Historical values include the two historic Trigs and the connections with John Turnbull Thomson, the early surveyor who first saw Mt Aspiring from Trig D and also the line of the original Grandview Track..

CA1 should certainly be returned to full Crown Ownership and Control.

We fully support the proposal to return the CA1 area to full Crown ownership and control for all the vegetation, landscape, historical and recreation values which are well described in the Proposal and in the Conservation Resources report (CRR).

CA2. Conservation Areas to be restored to or retained in full Crown ownership and control under Section 35 (2)(a)(i) Crown Pastoral Land Act 1998.

As stated in the proposal, "CA 2 comprises the feature known as Bluenose descending down into Lagoon Creek. The area contains diverse shrubland on a stony colluvial slope containing a number of threatened plant species. There is a range of plants in an altitudinal sequence from scattered broadleaf through kanuka shrublands to tussock lands with sub-alpine shrubland. Bluenose Peak is a spectacular feature". The altitudinal sequence in CA2 is of high value in protecting biodiversity.

CA2 has significant landscape, vegetation (*Carmichaelia vexillata*, chronically threatened-serious decline and *Carmichaelia crassicaule*, chronically threatened-gradual decline) and fauna values (including *Galaxias* sp D in Lagoon Creek which is ranked nationally vulnerable) which are well described in the proposal and in the CRR.

We note and applaud the provisions to protect the banks of Lagoon Creek to avoid stock damage and consequent threats to the rare *Galaxias* Sp D.

We fully support the proposal for CA2 to return to full Crown ownership and Control for the landscape, vegetation and fauna values which are well described in the proposal and in the CRR.

CA3, an area in the north east corner of the lease and part of the RAP B4 Grandview Tops which contains mixed rocky outcrop vegetation.

CA has a cushionfield community, dense slim snow tussock and *Dracophyllum* shrublands. We note that CA3 does not include all of the area in the RAP B4, in spite of a statement in the CRR that both RAPs still contain most of the values identified at the time of the survey and suggest that it should be enlarged to include the whole of the RAP and ideally also the rest of the Black Knobs block. An easement for farming purposes could be created through the Black Knobs block.

We support the creation of CA3 and its return to full Crown Ownership and Control for the protection of the values within RAP B4, Grandview tops, as described in the PNAP survey report and in the Proposal and the CRR but suggest that it should be enlarged to include the whole of the RAP and ideally the rest of the 'Black Knobs' Block.

Qualified designations pursuant to Section 36(3)(c) Crown Pastoral Land Act 1998:

The continuation in force of an existing registered easement in favour of Upper Clutha Transport Limited. The easement provides for the right to erect a remote telecommunications base and maintain a helicopter landing pad on Mt Grand.

We have no objection to the above easement.

Land to be freeholded

An area of approximately 1,519 hectares to be designated as land to be disposed of by freehold disposal to Lincoln University – subject to protective mechanisms and qualified designations.

This area comprises the balance of the property with Conservation Covenants proposed over two areas.

1. CC landscape. The upper catchment of Lagoon Creek between the proposed Hospital Creek CA 1 and the CA2 Bluenose conservation area to the south. A landscape covenant is proposed for this area.

We submit that CC landscape should rather be joined to CA1 and CA2.

The significant inherent values in the CC, landscape and as the catchment for the Galaxias habitat warrant CA designation. The upper part of the CA especially does not look capable of supporting continued grazing and is we understand LUC Class VIIe land and thus with serious limitations for pastoral use.

A point of concern is the intention to allow unlimited grazing without any provisions for monitoring. This is not acceptable. Surely a maximum stocking rate should be specified and provision made for regular monitoring so that the rate can be adjusted if adverse effects are noted.

Should the CC designation remain we see it as imperative that the line shown for the proposed new fence should be moved north to follow the northern boundary of the Bluenose block (as shown on the Mt Grand Block Names map included in part 2 of the CRR) and that the land from “D” east to spot height 1147m, GR G40 212 094 should be added to CA2 since we noted that this area is very unstable with scree slips (see Figure 1) and is definitely unsuitable for grazing.

We accept the need for a landscape covenant on this CC, but submit that its southern boundary be that of the northern boundary of the Bluenose block with the land thus excluded being added to CA2 We are also convinced that stocking rates should be specified and provision for monitoring be added to Schedule 2.

2. CC1. The lower stretches of Lagoon Creek where Galaxias sp D have been recorded

We note that this proposed covenant will cover a 20m wide strip on either side of the stream to allow protection of the margins since the Creek may not qualify for marginal strips and therefore no protection will be afforded the values present. We also note the provision for some strategic fencing if stock damage becomes a problem.

We support the creation of CC1 for the reasons outlined in the Proposal, to protect native fish and their habitat in Lagoon Creek.

Qualified Designations pursuant to Section 36(2)(c) Crown Pastoral Land Act 1998

Public access for persons on foot, or on or accompanied by horses, or by non-motorised vehicles powered by a person or persons, over that part of the land shown marked as “e-d-c-b”, “d-f-g-h”, “f-i” and “k-l”, on the Plan.

We note the comments in the Proposal about difficulties over negotiating access. It seems to us very important that there is good access for foot and mountain bikers only up to the Grandview track to allow people to follow this historic route and we advocate strongly for further efforts to secure access between ‘a’ and ‘b’ for those people.

We support the above access provisions, however, the route "e-d-c-b" down from Bluenose appears to lead nowhere unless additional access from 'b' down to "a" through Lagoon Valley is available. As advocates for botanical trampers, not known for making fast progress and for those of advancing years, it would be really appreciated if that foot access down to 'a' was possible. Gates could be locked and stiles provided. Otherwise it is a long walk up from the access on Lake Hawea or up the steep route on Sandy Point and no direct way down through Mt Grand after a botanical day along the Grandview ridges. This would also be an important access route for mountain bikers since the access routes proposed from either Lake Hawea station or from Sandy Point are not suitable for bikers.

If the route from 'j'-'g' was included in the provisions for public access it would enable one-day round trips to be made. We ask that this be revisited.

Qualified Designations pursuant to Section 36(3)(c) Crown Pastoral Land Act 1998

3.4 Continuation in force of an existing registered right to take water created by memorandum of transfer 833058/3 and marked as a solid blue line "a-p" on the plan in the proposal attached.

3.5 Continuation in force of an existing registered right to take water created by memorandum of transfer 91 301 3 and marked as a solid blue line "q-r" on the plan in the proposal attached.

3.6 Continuation in force of an existing registered right to take water created in Deed of Easement CT OT1 8C/826 and marked as a solid blue line "s-t" on the plan in proposal attached.

3.7 Continuation in force of an existing right held in Certificate under S.41 7 of the Resource Management Act 1991 in favour of Russell Hunter Lovelock and Beverley Ann Lovelock (marked in a bold black line and labelled "u-v" and "w-x" on the plan under Section 36(3)(c) Crown Pastoral Land Act 1998.

We have no objection to the above designations.

Thankyou for the opportunity to comment on this proposal.



Janet Ledingham,

For the Management Committee of the Dunedin Branch, Royal Forest and Bird Protection Society.



Figure 1. An unstable area in the proposed 'CC landscape' area just below the ridgetop and seen from near the top of the track down through CA2. The CC fence should not include this area as seems to be proposed but rather be to the north of it, dropping down from the ridge along the line of the stream as does the southern boundary of the farm block 'Bluenose'.



Figure 2. An eroding part of the face in the proposed 'CC landscape' area which we believe should rather be a CA.

233 009.



WALKINGACCESS
ARA HĪKOI AOTEAROA

28 January 2010

David Paterson
Darroch Valuers
PO Box 215
Dunedin



Dear David,

Re: Preliminary Proposal for Tenure Review: Mt Grand Pastoral Lease (Pt 349)

Thank you for providing the New Zealand Walking Access Commission (the Commission) with the opportunity to comment on the preliminary proposal for the tenure review of the Mt Grand pastoral lease. As you will appreciate this is the first opportunity that the Commission has had to comment on this proposal.

We have reviewed the proposal and welcome the provision of public walking access as detailed in the preliminary proposal. This opportunity provides the public to have walking access to the significant recreation resource available in the proposed Conservation areas.

The Commission has been advised by the Federated Mountain Clubs that, while provision has been made for legal public walking access on the routes ('e-d-c-b', 'd-f-g-h', 'f-l' and 'k-l') shown on the designations plan, the proposed legal public access is not practical in that:

"The proposed use of the existing access to the 'Grandview Range' from Sandy Point is too far away to be used for day walks to Grandview Mountain while another proposed route is incomplete. There appears to be no provision for round trips that could be completed by walkers in one day."

We support this view and believe that the significant inherent values of Mt Grand and its value as a suitable one day walking destination have not been taken into account.

We note that the designations plan in the preliminary proposal shows access along defined routes ('a-b' and 'j-g') for the Minister of Conservation for management purposes. The Commission considers that public walking access can be enhanced greatly by also granting an easement for the benefit of the public over the route designated 'j-g' as well as the proposed designation in favour of the Minister of Conservation.

The further concern raised by the Federated Mountain Clubs that Mt Grand's role as a possible future link to ridge-top travel to the north, south and east has not been taken into account is noted. You may wish to consider this point.

When walking access provisions are finalized the Commission would like to discuss the legal nature and content of the proposed easements with you.

Yours sincerely

Mark Neeson
Chief Executive

David Paterson

From: Helen Tait [helen.tait@gmail.com]
Sent: Tuesday, 2 February 2010 11:39 a.m.
To: David Paterson
Subject: Submission on Tenure Review Proposal for Po 349 Mt Grand Pastoral Lease
Attachments: Tenure Review Submission Mt Grand Jan 2010.doc; Lagoon Valley Road.pdf

Attached please find a submission on the Mt Grand Tenure Review Proposal from the Upper Clutha Tracks Trust. Also attached is a section of survey plan referred to in the submission.

As noted in our submission, we would be happy to clarify or expand on anything in the submission, and/or to meet to discuss the proposal or submission.

I am the initial point of contact for the trust. Contact details are below, as well as in the submission.

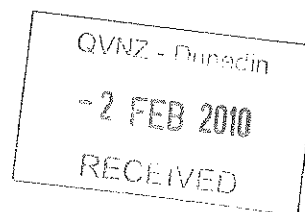
I will be away from 3 - 14 February, but will be available by mobile or E-mail during that time, and other Trust members, who are fully familiar with the submission, will be available in Wanaka.

Please let me know if there is any problem with the transmission of the document, or any clarification required.

Regards, Helen Tait

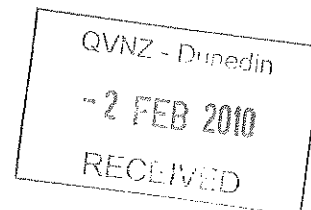
--

Helen Tait
P O Box 208 Wanaka 9343
New Zealand
Phone: (064) 3 443 6180
E-mail address: <helen.tait@gmail.com>
Mobile: 021 0777 172



**TENURE REVIEW P0349 MT GRAND PASTORAL LEASE
UPPER CLUTHA TRACKS TRUST SUBMISSION**

To: David Paterson,
Mt Grand Tenure Review Contract Manager,
Darroch Valuations.,
P O Box 215,
Dunedin.



NAME:
Upper Clutha Tracks Trust
C/o Helen Tait
P O Box 208
Wanaka 9343

ADDRESS FOR SERVICE/POSTAL ADDRESS:
C/o Helen Tait
P O Box 208
Wanaka 9343

THE MT GRAND TENURE REVIEW PRELIMINARY PROPOSAL

The property is Pastoral Lease land, being Part Section 1 Survey Office Plan 22559 Land Registry Folio Reference OT 13A/120 (Otago Registry). Area 1974.7 ha.

The Preliminary Proposal provides for:

1. An area of approximately 126 ha. to be restored to or retained in full Crown ownership and control as a conservation area pursuant to section 35 (2)(a)(i) Crown Pastoral Land Act 1998. (Shown as "CA2" and "CA3" on the plan attached to the proposal)
2. An area of approximately 330 ha. to be restored to or retained in Crown control as conservation area pursuant to section 35 (2)(b)(i) and Section 36(l)(a) Crown Pastoral Land Act 1998. (Shown as "CA1" on the plan attached to the proposal)
3. An area of approximately 1519 ha to be disposed of by freehold disposal to Lincoln University, subject to protective mechanisms and qualified designations, pursuant to section 35 (3), Section 36 (3)(b), Section 36 (3)(c) and Section 40(l)(b) Crown Pastoral Land Act 1998. (The balance of the property, subject to two conservation covenants.
4. The Qualified Designations referred to in 3 above include access easements under Section 7 of the Conservation Act 1987.

These easements are the subject of this submission from the Upper Clutha Tracks Trust.

THE UPPER CLUTHA TRACKS TRUST

The Upper Clutha Tracks Trust's objects are

"to promote, support, fund and advocate for the establishment of:

- 1 a functional interconnected network of tracks for walking, hiking, cycling, mountain biking, horse riding, roller skating, and any similar recreational leisure activities in the Upper Clutha area, whenever such trails will contribute to the social, cultural, environmental or economic wellbeing of residents or visitors to the District.
- 2 the roading network for commuter and recreational road cycling.

The Trust also endorses, and works to achieve the QLDC strategy for Walking and Cycling in the Upper Clutha Basin.

The stated goals of the Strategy are

- 1 Make Walking and cycling an attractive and safe option for getting around the Upper Clutha area
- 2 Promote the opportunities for walking and cycling in Upper Clutha.
- 3 Ensure that the needs of pedestrians and cyclists are always fully taken into account in the Council's land use and transport planning, recreation planning, urban design, engineering and land development process.
- 4 Deliver a consistent approach to walkways in the Upper Clutha by working in partnership with other landowners agencies and interested parties.

The first goal states further the objective

1. To continue to expand the walking and cycling infrastructure network in the Upper Clutha area using this strategy as guidance, but also responding to emerging needs and opportunities.

THE UPPER CLUTHA TRACKS TRUST SUBMISSION:

The Trust regards the creation of the proposed Conservation Areas as an important addition to the Conservation Estate in the area, offering important heritage, biodiversity and recreational values.

In line with Trust objectives, the following submission deals only with issues of access to the proposed area.

Walking & Cycling in the Upper Clutha and Mt Grand Area

The Upper Clutha offers a good and improving range of walking, mountain-biking and horse-riding opportunities to enjoy the impressive scenery of the area. Wanaka and Hawea are increasingly destinations for those who wish to enjoy these outdoor recreations.

Mt Grand is a significant peak to the east of the Upper Clutha. It is close to residential areas, particular the growing township of Hawea Flat, where a large number of recreational hikers and cyclists live and holiday. Any extension to the walking and cycling opportunities in the area will be warmly welcomed and well used.

The proposed public access easements provide for a route up and along the edge of the conservation areas and covenanted area of the proposed freehold, along the ridge of Mt Grand. This will provide an impressive hiking route, and wide views of the surrounding area. However, it requires a steep climb up to 1400m. (4600ft.) and steep and difficult descent to complete the through track., which will make it attractive only to hikers who can spend an extended time, and will be a difficult route for mountain-bikers and horse-riders.

Hiking and mountain-biking experience is greatly enhanced by loop tracks. It is therefore very disappointing that the proposal as it currently stands does not provide for hiking and cycling opportunities up and across the very attractive lower slopes and valleys, into and through the attractive and interesting Lagoon Valley, and utilising the existing network of farm tracks, which are ideal for mountain-biking. These would be an exciting and well-used addition to the recreational facilities of the area..

Public Access Through the Proposed Management Purposes Easements

The "a – b" section of the proposed "a – b – c – d - e" easement is proposed for Dept. of Conservation management purposes only, and provides for motorised access as required. The proposal also notes that access to the start of this track over freehold land will require negotiation outside the tenure review process. We note that this is not the case. While it may well be preferable to negotiate access through the freehold land, there is an unformed legal road (Lagoon Valley Road) running from Kane Road to the boundary of the subject property, which would provide for legal public access to point "a" on the map. (See attached survey map).

It would be possible to have this access secured at point "a" by a locked gate, to restrict motorised access beyond that point for DoC management purposes use only, with access for walkers and cyclists by way of a stile or pedestrian only gate.

This would provide an additional loop walking or cycling opportunity, through the route "a" to "e" and on via the track through the neighbouring property. However, this loop still climbs to a considerable height (around 1300m. at point "e")

A lower level loop track opportunity, which would make great use of the views and provide a very enjoyable cycling opportunity, would be to provide for non-motorised public access through the proposed management purposes easement "j – g". In this case too, a locked gate would ensure that motorised access was for management purposes only, with pedestrian and cycling access by way or a stile or pedestrian gate.

Further Cycling and Walking Enhancements

Further excellent opportunities for walking and cycling, utilising the west facing slopes, would be afforded by use of the farm tracks "q" via "B" to "b" and from the "j" - "g" track, running around the slope into Cameron Gully and to the ridgeline up hill from point "k". As existing farm tracks, these would require minimal development and maintenance.

These would provide an exciting network of tracks, linking interesting and attractive gullies and ridges, providing for varying levels of fitness and ability, and affording a range of impressive views from various levels – an excellent addition to the facilities of the area, rather than, as currently proposed, one high ridge track, requiring both a good level of fitness, and time to enjoy it for walkers, and being too steep and challenging for the majority of recreational cyclists.

Because of the proximity to farming activities, it would be appropriate to prohibit dogs from these additional tracks, and the possibility of a restriction on their use during the lambing season could also be considered.

Access Through the Conservation Covenant Area

The proposal currently provides for public access to and through the two areas to be returned to Crown Control as Conservation Areas ("CA1" and "CA2" on the map), with the area between subject to a Conservation Covenant.

While we believe that most recreational visitors who climb to the ridge will prefer to keep to the proposed ridge track, we believe that this would be an ideal opportunity to apply the "freedom to roam" concept to the intervening covenanted land, and recommend that this should be provided for in the final proposal. As the property will be owned by a public agency (Lincoln University) which has a mandate to review and develop land management practices, this would appear to provide a good opportunity to review the effects of unrestricted public access over a covenanted farmed area. A time limit could possibly be put on a period for review and evaluation.

Once again in this context, a restriction of the freedom during lambing may be appropriate.

THE TRUST'S SUBMISSION WOULD BE MET BY:

- Opening the proposed management purposes easement "a" to "b" for non-motorised public access as well as management purposes, noting that this then provides a through track, and an opportunity for the public to enjoy the Lagoon Valley area.
- Opening the proposed management purposes easement "j" to "g" for non-motorised public access as well as management purposes, noting that this then provides an additional through track, and an opportunity for the public to enjoy a variety of views from the lower slopes.
- Opening the existing farm tracks for non-motorised public access "q" via "B" to "b" and from the "j" - "g" track, running around the slope into Cameron Gully and to the ridgeline up hill from point "k", noting that as existing farm tracks, these would require minimal development and maintenance, and would provide an excellent network of tracks, which would be a significant asset to residents and visitors
- Providing for "freedom to roam" as a provision of the Conservation Covenant conditions applied to the covenanted area between the two Conservation Areas.

Trustees would be pleased to discuss any of these submissions further and to make representations in person.

Signed: Helen Tait

Date: 31 January 2010

Trustee

SD

Section 86
Blk XII Lower Hawea SD
74.4799

Lot 1
DP 24493
8.3275

Section 78
Blk XII Lower Hawea SD

Section 78
Blk XII Lower Hawea SD

Section 14
Blk V Lower Hawea SD
16.3847

Section 79
Blk XII Lower Hawea SD

Section 79
Blk XII Lower Hawea SD

Pt Section 65
Blk XII Lower Hawea SD

Pt Section 76
Blk XII Lower Hawea SD

Section 74
Blk XII Lower Hawea SD
1.0234

Section 75
Blk XII Lower Hawea SD
4.0469

Section 80
Blk XII Lower Hawea SD

Section 80
Blk XII Lower Hawea SD

Lot 7
DP 411359
4.8505

Lot 1
DP 300093
12.0530

Lot 5
DP 411359
25.6550

Lagoon Valley Rd

Lot 4
DP 411359
8.4642

Kare Rd

AESP

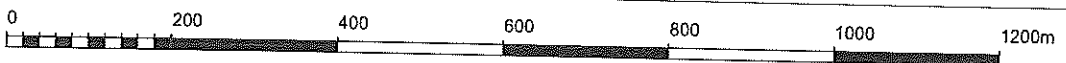
Lot 3
DP 411359
5.5514

Lagoon Valley

Lot 8
DP 411359
5.2282

Lot 2
DP 411359
144.6860

Lot 1
DP 411359
11.3930





2 February 2010

David Paterson
Darroch Valuations
PO Box 215
Dunedin



File:
Your ref:

Dear David

MT GRAND TENURE REVIEW

Thank you for the opportunity to submit on the preliminary proposal for the tenure review of Mt Grand pastoral lease.

Please find attached a submission on the preliminary proposal for the tenure review of Mt Grand pastoral lease. Unfortunately, as noted in the submission this is made at officer level only as the timing of the notification over Christmas we were unable to take this to any Council meetings to gain official ratification of this submission by a Council committee.

Yours sincerely

A handwritten signature in black ink, appearing to read "Ralph Henderson".

Ralph Henderson
Senior Policy Analyst



23 March 2010

David Paterson
Darroch Valuations
PO Box 215
Dunedin

File:
Your ref:

Dear David

**RE SUBMISSION ON MT GRAND PRELIMINARY PROPOSAL FOR TENURE
REVIEW**

The submission originally lodged on the Mt Grand Tenure preliminary proposal by Queenstown Lakes District Council was made at officer level as the timing of the submission period fell outside our schedule of committee meetings.

The submission was taken to the meeting of the Strategy Committee of Council on 23 March 2010 for consideration and was officially ratified by the Committee at that meeting. Please note that the submission now reflects the view of the Council on this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read "Ralph Henderson", with a long horizontal line extending to the right.

Ralph Henderson
Senior Policy Analyst

**SUBMISSION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL ON THE
TENURE REVIEW PROPOSAL FOR THE MT GRAND PASTORAL LEASE**

DATE: 27 January 2010

SUBMITTER: Queenstown Lakes District Council

ADDRESS FOR SERVICE: C/- Ralph Henderson
Senior Policy Analyst
Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN
(03) 441 0493

Dear Sir/Madam

The Queenstown Lakes District Council appreciates the opportunity to submit on the tenure review proposal for the Mt Grand pastoral lease.

However we note the time period for consultation is not conducive to informed responses from local government as the receipt of the notice so late in November precluded consideration of this item in December Council meetings or effective consultation with our community through that period and due to the normal break in Council meetings the response period ends prior to the first meeting of the New Year. While we acknowledge that this process may not have the established statutory non-consultation period of other legislation, such as the RMA, if consultation is to be meaningful due consideration of these limitations is needed. Alternatively earlier notification at the time of the public notice would have given us time to take the item to a Council meeting. Unfortunately, as a result this submission is at officer level only.

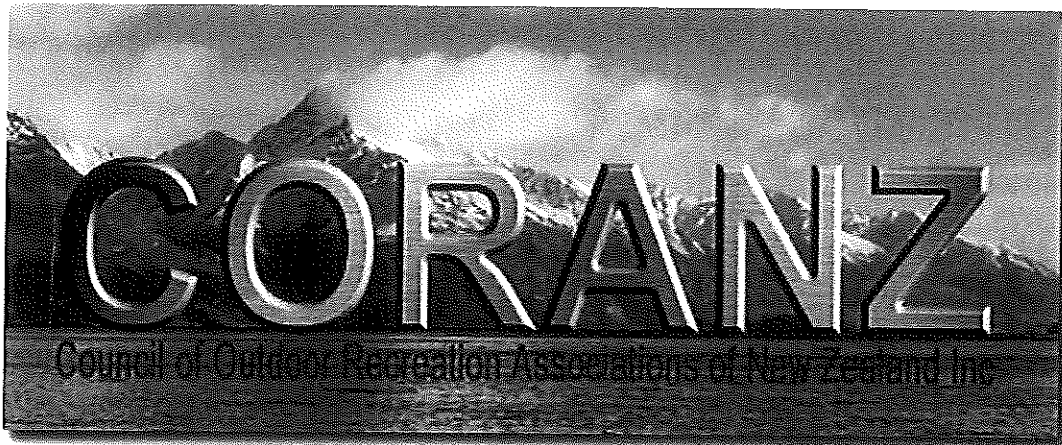
The Council has an interest in tenure review proposals within this District for four primary reasons:

- ensuring sufficient public access is provided;
- ensuring indigenous biodiversity values are identified and managed appropriately;
- ensuring heritage values are recognised and provided for;
- ensuring outstanding natural landscapes, outstanding natural features and other significant visual amenities are protected.

The Council wishes to raise the following matters:

1. Public Access.

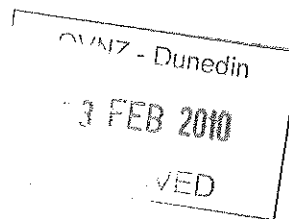
The Council is supportive of moves to increase public access in the District through the creation of walking and cycling trails and is working with the Upper Clutha Tracks Trust to achieve that end in the Wanaka / Hawea area. In particular the Council wishes to ensure that freeholding land through this process will not act as an impediment to the creation of a wider network of trails in the District. The Council is uncertain from the proposal as to how this will fit into the wider network of trails in this area. Council would like to ensure that access routes on the property are connected with those on surrounding properties Lake Hawea and Glenfoyle.



P O Box 1876 Wellington
Tel&Fax +64 4 934 2244
hugh@infosmart.co.nz

28 January 2010

Commissioner of Crown Lands
C/o David Paterson
Tenure Review Consultant
Darroch Valuations
Box 215, Dunedin
Tel 03 479 3653
david.patterson@darrochvaluations.co.nz



Submission: Mt Grand Tenure Review Preliminary Proposal

This submission is by the Council of Outdoor Recreation Associations of New Zealand (CORANZ). CORANZ is the national association of seven major national outdoor recreation associations – New Zealand Deerstalkers' Association, New Zealand Federation of Freshwater Anglers, New Zealand Four Wheel Drive Association, Option4 – Recreational Sea Fishers' Trust, Public Access New Zealand, New Zealand Bowhunters Society, New Zealand Salmon Anglers Association; Jet Boating New Zealand, and the regional Marlborough Recreational Fishers Association.

CORANZ member associations have approximately 20,000 members in total, and represent one of the larger membership alliances of outdoor recreation associations in New Zealand. Many of our members can and do recreate in the South Island High Country.

Summary of CORANZ submission:

CORANZ supports the Proposal, though without knowing what the Crown is paying to repurchase, and the low purchase price of the leasehold, it is difficult to assess value for money on either side.

The Proposal:

Mt Grand (1975 ha) is on the Hawea Back Road near Hawea. Three covenants primarily to protect landscape valuations or rare native plants are proposed. CA1 also provides walking access, via easements from near Hawea settlement to the top of Mt Grandview. This is an important walk for the public.

CA1 (330 ha) contains the upper catchment of Hospital Creek. It is steep and is actively eroding. Landscape values are high, as the area is highly visible from the Hawea Basin, and

contains the summit of Grandview Mountain (1398m). A tramping trip to Grandview Mountain and beyond is possible, via a number of easements on this and adjoining properties.

CA2 and CA3 (126 ha): repurchased primarily for botanic purposes.

1519 ha is to be freeholded.

Public access easements e-d-c-b, d-f-g-h, f-i and k-l are provided.

Conclusion:

CORANZ supports the Proposal.. The lands repurchased are of minimal value for grazing. Tramping routes are provided to the Grandview Range, a trip that has proved popular, and which will be formalised for public use. .

Yours sincerely

Hugh Barr
Secretary



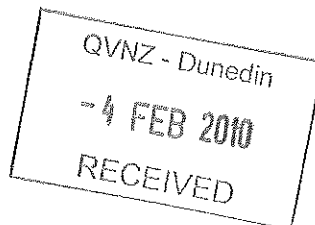
Department of Botany

Division of Sciences
PO Box 56, Dunedin
NEW ZEALAND

University of Otago
Te Whare Wananga o Otago

Tel: National 03 479 7573 International 64 3 479 7573
Fax: National 03 479 7583 International 64 3 479 7583
Email: amark@otago.ac.nz

Manager,
c./o Darroch Valuations Limited,
PO Box 215,
DUNEDIN.



February 2, 2010.

SUBMISSION ON PROPOSED TENURE REVIEW: MT GRAND PASTORAL LEASE

Dear Sir,

Thank you for sending me a copy of this document and I appreciate the opportunity to comment on it, based on my good knowledge of the general area, in relation to my involvement with the Otago Catchment Board, both as an employee (1959-60) and as a Board Member 1978(-90) and also my long-term involvement with ecological research in the South Island high country and Central Otago in particular. I am aware of the serious erosion problems associated with this Run and the Hospital Creek catchment in particular, during the 1960-70s period. I have not visited the Run recently but was involved with the Protected Areas Survey of the Lindis, Pisa, Dunstan Ecological Districts in an advisory capacity and have a copy of the 1994 report by Ward, Bruce, and Roozen, edited by Philip Grove, so am reasonably familiar with the area.

Having carefully read the report of the Preliminary Proposal prepared for this 1975 ha property, I am **very concerned** that some of the 1519 ha (approx) (76.9% of the total area) being recommended for freeholding is seriously degraded land, mostly Land Capability Class VIIe. I consider such land is unable to be sustainably managed for pastoral farming purposes, and should be transferred to full Crown control to enhance its rehabilitation and its relatively high inherent values (ecological, biodiversity and recreation as well as soil and water conservation and acknowledged landscape values).

Dealing with the proposal in detail, the proposed Conservation Area One (CA1), of some 330 ha, comprises two of the three upper catchments of Hospital Creek, including most of the 230 ha RAP A8 (not RAP 6, as stated in the Proposal) "Hospital Creek", identified in the PNA Report. As the preliminary report states, this "land is steep and is actively eroding" but "has unique biodiversity features, including many uncommon and threatened species." Apparently the southern portion has already been protected by way of a Conservation Covenant, which would be cancelled subject to the larger area being returned to full Crown management and control, under S 65 of the CPL Act. The several values: Biodiversity, Vegetation, Landscape, Recreation and Historic, are outlined in the Proposal (with some additional ones in the PNA report) and will not be repeated here, but are fully **endorsed**, and this overall proposal **endorsed**. The lower boundary of this proposed CA1, however, (which is to require a new fence in excess of 1km long), should be aligned down the ridges on either side of the creek and cross the main creek above the junction with the north branch. Not only would this provide a more stable and secure alignment, but it would also allow the full catchment to be protected, with a negligible increase in length of the required fence. This modification to the CA1 is **strongly recommended**.

The proposed Conservation Area 2 (CA2) of some 70-80 ha (actual area not specified), known as "Bluenose") is part of the upper catchment of Lagoon Creek, and contains a diverse shrubland-woodland with an important altitudinal sequence, on stony colluvial slopes. It includes several threatened plant species. Its highest point, Bluenose Peak, is a significant topographic and landscape feature. The tapered upper section where a new fence is proposed, apparently to secure, among other features, the habitat of the native fish, *Galaxias* sp. D, should in fact, run along the existing fenceline, directly uphill from the existing fence at Point "D" on the map, to the ridge on the upper boundary of the catchment at spot height 1147 m. This would include the southeastern part of the proposed Conservation Covenant (CC Landscape), which has several actively eroding patches and clearly should be retired and not be subject to further grazing use. This would also achieve a much more acceptable reserve design than that in the Proposal, and is **strongly recommended**.

The proposed Landscape Covenant (CC Landscape), which joins two of the proposed Conservation Areas (CC1 and CC2), certainly has important, even outstanding landscape values, which are freely visible from the lowlands of the Hawea Flat area below (as are the two conservation areas (CA1 and CA2). This area, however, is very unlikely to be capable of supporting sustainable pastoral use (it is classed as LUC Class VIIe), and should clearly be retired, consistent with the CA1 and CA2 areas on either side. This is my **strong recommendation**. Should this recommendation be rejected, and the area continue to be grazed, an appropriate stock limitation must be imposed, and associated monitoring (permanent photographic points at least) initiated to ensure the area does not further degrade.

The proposed **Conservation Area 3 (CA3)** in the northeast corner of the property is part of the Grandview Tops RAP B4, described as a "broad ridge crest with tor outcrops" and a "vestige of an old warped plateau surface", with a cap of "slim snow tussockland" and "a rich alpine flora". This area clearly has high inherent values and, rather than the 1 km of new fence proposed along its northwestern boundary, I **strongly recommend** that the existing fences be used of the entire Black Knobs Block, i.e., on both the northern aspect and the upper catchment of Camp Creek on the southern face. This would link the proposed CA3 and CA1 blocks and is **strongly recommended**. The existing road along the catchment boundary and ridge (along the NE boundary of the proposed CA1) would provide an easement for stock movement and farm management purposes between the proposed freehold blocks on either side of the Black Knobs Block. Regarding the **Qualified Designation** for continuation of an easement in favour of Upper Clutha Transport Ltd for the right to erect a remote telecommunication base and maintain a helicopter pad on Mt Grand (Point "T" on the Map), this is **supported**.

Regarding the land proposed for freeholding, to Lincoln University, subject to protective mechanisms and qualified designations, a recommendation has already been made regarding the proposed Conservation Covenant (CC Landscape); that it be returned to full Crown control and management, and most particularly the southeastern corner.

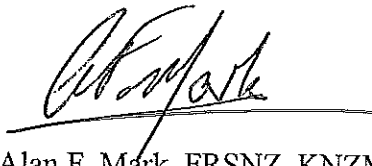
The proposed **Conservation Covenant CC1**, comprising ~4 ha, to protect native fish (*Galaxias* sp. D) along a 20 m wide strip in Lagoon Creek has appropriate conditions, including the possibility of later fencing (at the Minister's discretion and expense), if deemed necessary, but its lower limit is not clear from either the map or description of its downstream extent. It is **recommended** that this covenant extends to the lower boundary of the property.

The **Qualified Designations** associated with the area proposed for freeholding: public access on foot, or on, or accompanied by horses, or by non-motorised vehicles over easements shown as "e-d-c-b", "d-f-g-h", "f-i" and "k-l" on the plan, are endorsed, but I am concerned that the access up Lagoon Creek from the southern boundary of the property (site "a" on the plan) to location "b" is not

included, since this is necessary to provide access from the property boundary, to all of the first three easements listed above. This access must be made available to the general public as well as the Minister of Conservation for management purposes. Similar public access would also be highly desirable along the easement "j-g" at the northern end of the property. These modifications and additions for easement provisions are both **highly recommended**. The three easements to continue existing rights to take water are endorsed as is the easement to continue in force of an existing right held under the RM Act (shown as "w-x" and "u-v" on Map 2).

I trust that this response and its recommendations will be given serious consideration. I also thank you again for the opportunity to assess and comment on this important proposal for tenure review.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A. F. Mark', is written over a horizontal line.

Alan F. Mark, FRSNZ KNZM, Emeritus Professor.