

## **Crown Pastoral Land Tenure Review**

**Lease name: REDCLIFFE**

**Lease number: PC 141**

### **Public Submissions - Part 1**

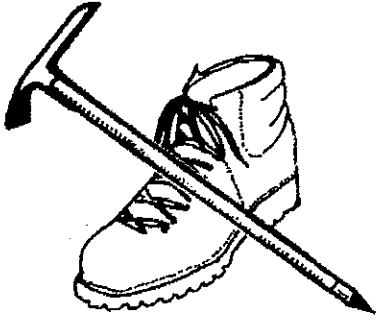
These submissions were received as a result of the public advertising of the Preliminary Proposal for Tenure Review.

**October**

**05**

Submission # one

Received 18/1/06  
CS



# Christchurch Tramping Club Inc.

FORMED 1932

*Affiliated to: FEDERATED MOUNTAIN CLUBS OF N.Z. /NC.*

PLEASE ADDRESS ALL CORRESPONDENCE TO THE HON. SECRETARY P O BOX 527, CHRISTCHURCH

Commissioner of Crown Lands  
c/o Tim Broad  
Opus International Consultants Ltd  
P O Box 1482  
Christchurch

17 January 2006

Dear Sir

## Tenure Review of Redcliffe Pastoral Lease

I enclose the submission of the Christchurch Tramping Club (Inc) with regard to the Redcliffe Pastoral Lease.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'J Harlow'.

Jenny Harlow  
Secretary  
Christchurch Tramping Club

Enc.

CC: Mike Clare, Department of Conservation, Private Bag 4715, Christchurch  
Barry Dench, QV Valuations, PO Box 13443, Christchurch  
Richard Wesley, FMC, PO Box 786, Christchurch

## **A SUBMISSION ON THE PRELIMINARY PROPOSAL FOR TENURE REVIEW OF REDCLIFFE PASTORAL LEASE BY THE CHRISTCHURCH TRAMPING CLUB (Inc)**

### **Our Club's History**

The Christchurch Tramping Club has been established for 75 years and is one of the larger tramping clubs in the Christchurch area with approximately 300 members. We run 3 or 4 tramps each weekend with parties ranging between 3 to 20 members. We also run several expedition style alpine tramps (ranging from one to three weeks) annually. Our programme is comprehensive ranging from easy day walks on Christchurch's Port Hills to climbs of major peaks such as Mount Rolleston in Arthur's Pass National Park. We own a club lodge at Arthur's Pass village which can be booked by any kindred group.

### **Our Club's Links with the Upper Rakaia Valley and the Ranges of the upper Ashburton catchment.**

Our programme covers most of the South Island but we are particularly active in Canterbury. We are regular visitors to the land between the upper Rakaia River and the plains.

From a recreational viewpoint this block of mountains comprising the Mount Hutt, Pudding Hill, Black Hill, Old Man, Mount Somers, Taylor and Palmer Ranges is a single geographical unit. Several pastoral leases over parts of this land are at various stages of tenure review. While we welcome this process we have major concerns about the overall quality of provision for public access to the large area of public land which will result from tenure change.

The assessment of recreational use of the area in the Department of Conservation's Conservation Resources Report is sketchy. This states in Section 2.8.2 that "very little is known about recreational use of Redcliffe". The report goes on to make general assumptions about recreational patterns. This Club and some other kindred clubs supplied detailed lists of our trips in the wider area including Redcliffe in submissions to earlier preliminary proposals in this district. These were copied to DOC. It is possible that the comment re lack of information was written prior to the supply of this information. We attach an updated list covering our activity on Redcliffe and the wider surrounding land.

### **Our Submission on the Preliminary Proposal.**

- 1) We note that this tenure review will be used to complete the surrender of the large block of high land which was retired under the old SWCP plan but not completed for lack of survey. Completion of this action is welcome.
- 2) The proposal to establish a Scenic Reserve in Redcliffe Stream gorge is supported because of the high ecological and landscape values of this area and because this provides an opportunity to improve access through the new freehold.
- 3) There are several issues concerning public access:
  - A) A The usual foot access to the Black Hill and Mt Hutt Ranges and the upper Swift River is via a farm track over Redcliffe Saddle. However this is on the neighbouring property, Glenrock. This lease is also in tenure review and it seems doubtful that legal access over this route will be secured in due course. Redcliffe and Glenrock are both in tenure review and are closely linked in geographical and access terms but are being handled by offering LINZ contractors. It is not

clear that the LINZ process requires contractors to discuss joint issues in this situation.

- B) Redcliffe Stream is sometimes used by trampers and is an interesting trip in its own right. However we submit that this is not suitable as the principle access route because:
- i) It is difficult travel for the general public because the stream is very bouldery and its banks are congested with weeds and native vegetation which make travel in the water itself necessary for much of the route. Consequently it does not fulfill the CPLA requirement to provide "public access" nor the DOC guidelines that access shall be "practical and reasonably convenient"
  - ii) Even for experienced trampers it does not provide reasonable access to the higher ground because it provides only slow travel and would be unusable in flood conditions.
- C) The DOC Conservation Resources Report proposed that the farm track a-b-c-d. should become public access but the preliminary proposal reduces this to a DOC management easement. Consequently provision of access of comparable quality is necessary.
- D) There is an old farm track which runs around the slopes above the true right bank of Redcliffe Stream and thence via a fence line to higher ground and would meet "public access" requirements reasonably well with some marking and scrub cutting. This is shown on the map attached.
- E) Much of this runs through the proposed scenic reserve but additional legal access links need to be secured to make the route viable. We comment:
- i) The track actually starts on the true left of Redcliffe Stream through existing freehold. This access would need to be negotiated under CPLA, S.36 (3)(b). Alternatively a track could be cleared on the true right of the stream from the road to the point where the farm track leaves the stream. These alternatives are shown on an map attached.
  - ii) The best exit at the top of this route is up a gully to meet the legal road line up Rat Hill Stream. The original DOC access proposal discussed in D above linked with this paper road and the scenic reserve would have also run up to meet this road. This has been changed in the preliminary proposal but access needs to be established along this route.
- This is a better route than the present proposal for a strip of scenic reserve running up to point T/d on the map because it runs across easier ground and provides better access to the higher land of the Mt Hutt Range. Details of this access route are drawn on the attached map and illustrated in photo attachments.
- F) A marginal strip is proposed along Hutt Stream from Double Hill Road to the boundary of the public land. This is welcome as it provides access to Steepface Hill and the north eastern area of the Mt Hutt Range.
- 4) It is proposed to issue a guided hunting and tramping concession over all the land to be returned to Crown control. We note that the term and conditions of this are more reasonable than the recent proposal for a similar concession over the land to be returned to the Crown on Mesopotamia. However we consider that it is unreasonable to give the present lessee significant rights over a large block of

conservation estate until there is reasonable public access to the same land. This is clearly a matter that needs renegotiating.

Below is the list of trips undertaken by this Club over the wider area during the past 15 years.

**TRAMPS RUN BY THE CHRISTCHURCH TRAMPING CLUB IN THE UPPER ASHBURTON RIVER AND SOUTH BANK RAKAIA DISTRICT FROM 1991 TO 2005**

Date(s)	Tramp	No. in party	Run or area	Leader
22 Sept 91	Mt Winterslow	6	Winterslow	B. Abley
6 Oct 91	Godley Pk	9	Double Hill	S. Bruerton
19 Jan 92	Pudding Hill Stm	13	Mt Hutt Forest	D. Jenkinson
8 Nov 92	Pudding Hill Stm	8	Mt Hutt Forest	M. Newlove
18 April 93	Steepface Hill	6	Redcliffe	B. James
17 April 94	Godley & Moorhouse Pks	8	Double Hill	K. Dekkers
6 Aug 94	Black Hill	2	Glenrock	M. Southerwood
19 Feb 95	Steepface Hill	10	Redcliffe	B. James
30 April 95	Godley Pk	9	Double Hill	J. Easton
30 April 95	Redcliffe Saddle	7	Glenrock	S. Keenan
18 June 95	Mt Taylor	14	Clent Hills	F. King
1 Oct 95	Black Hill	10	Glenrock	M Southerwood
14 Jan 96	Steepface Hill	12	Redcliffe	B. James
23 June 96	Black Hill	7	Glenrock	M. Plug
30 Nov 96	Steepface Hill	5	Redcliffe	S. Brasch
1-2 Feb 97	Mt Taylor	4	Clent Hills	M. Stewart
16 Mar 97	Pudding Hill Stm	8	Mt Hutt Forest	D. Jenkinson
16 Mar 97	Mt Hutt - Steepface Hill	9	Redcliffe	S. Leckie
31 Aug 97	Black Hill	11	Glenrock	S. Smith
24 Jan 98	Godley & Moorhouse Pks	10	Double Hill	F. Roberts
5 April 98	Black Hill	5	Glenrock	J. Easton
21 Feb 99	Mt Hutt - Steepface Hill	11	Redcliffe	A. Sullivan
20 June 99	Mt Taylor	9	Clent Hills	J. Easton
2 Oct 99	Turton Saddle	9	Glenariffe	A. Turton
5 Dec 99	Steepface Hill	12	Redcliffe	P. Eman
8 April 2000	Redcliffe Hill	19	Glenrock	D. Henson
27 May 00	Black Hill	3	Glenrock	P. Ashton





Date(s)	Tramp	No. in party	Run or area	Leader
8 July 00	Godley Pk	7	Double Hill	A. Brown
5 Aug 00	Mt Winterslow	11	Winterslow	J. Western
16 Sept 00	Mt Catherine	7	Upper L. Heron	A Sullivan
28 Oct 00	Mt Winterslow from Sharpfin Falls	5	Alford Forest, Winterslow	I. Dunn
25 April 01	Mt Winterslow	10	Winterslow	B. James
16 March 02	Steepface Hill	4	Redcliffe	A. Sullivan
24 March 02	Mt Winterslow	7	Winterslow	W. Dowling
18 May 02	Mt Hutt	5	Redcliffe	A Brown
9/10 Nov 02	Old Man Peak	5	Winterslow	F. King
25 Aug 02	Shingle Hill	12	Redcliffe	B. James
15 Sept 02	Godley Peak	3	Double Hill	B. Parawa
13 April 03	Mt Hutt	6	Redcliffe	Bernard Parawa
7 March 04	Mt Catherine	9	Upper Lake Heron	Scott Fowler
13 March 04	Redcliffe Hill	9	Glenrock	Craig Beere
17 April 04	Steepface Hill	3	Redcliffe	Alastair Brown
24 July 04	Mt Taylor	11	Clent Hills	Bernard Parawa
31 July/1 Aug 04	Clent Hills – Manuka Hut	6	Clent Hills	John Taylor
25 Sept 04	Mt Alford	6	Mt Alford	Andrew Wrapson
10 April 05	Mt Winterslow	7	Winterslow	Alastair Brown
17 April	Turton Saddle – Black Hill – Donald Hill	4	Glenariffe	John Henson
3 & 4 Sept 05	Old Man Range	9	Winterslow	Richard Wills
11 Sept 05	Mt Catherine	9	Upper Lake Heron	Sue Hely

N.B. This list does not include tramps to Mount Somers and the Mt Somers Walkway area. The club visits this district two or three times annually.

David Henson  
16.1.06

Andrew Turton

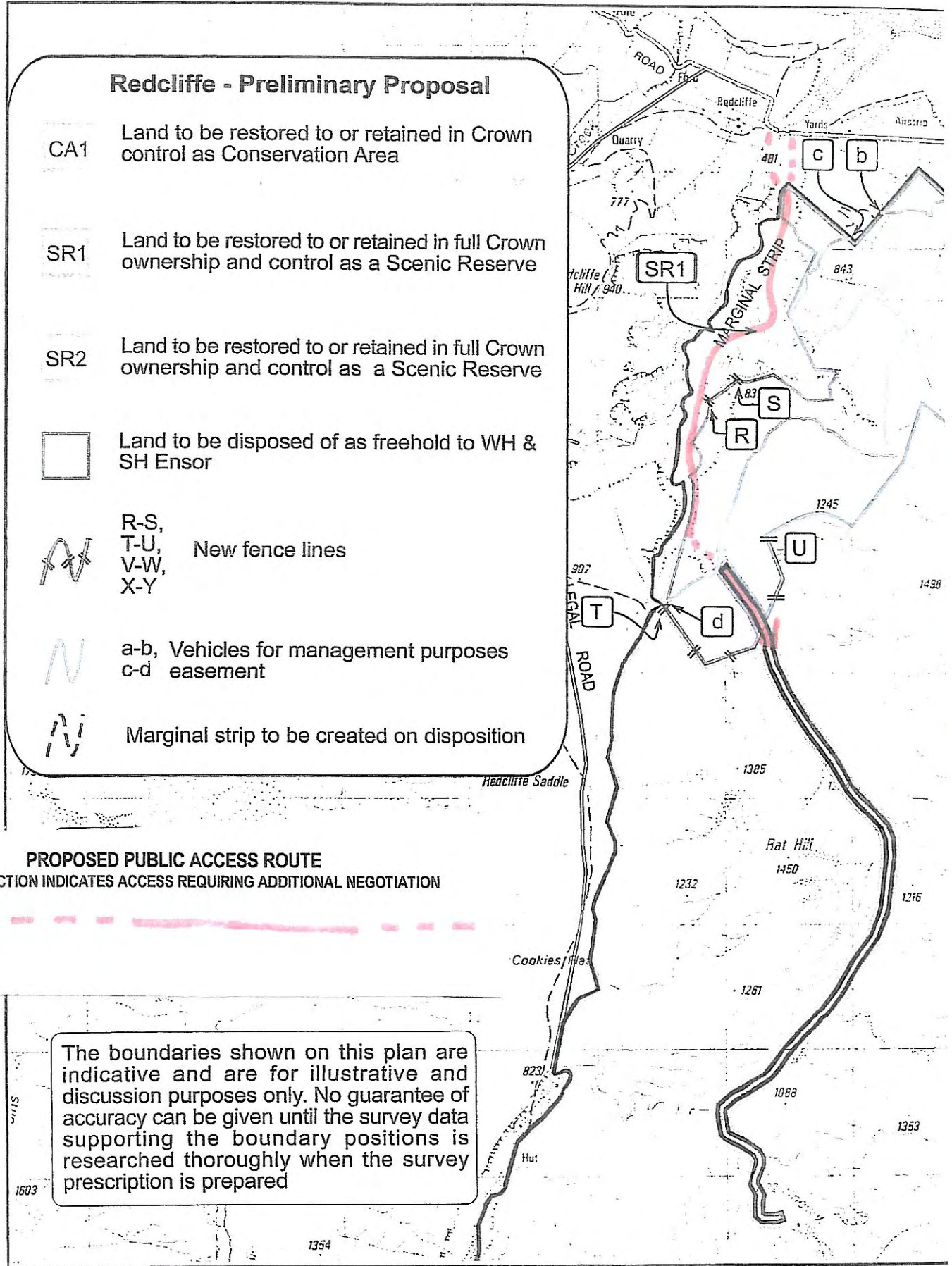
### Redcliffe - Preliminary Proposal

- CA1 Land to be restored to or retained in Crown control as Conservation Area
- SR1 Land to be restored to or retained in full Crown ownership and control as a Scenic Reserve
- SR2 Land to be restored to or retained in full Crown ownership and control as a Scenic Reserve
-  Land to be disposed of as freehold to WH & SH Ensor
-  R-S, T-U, V-W, X-Y New fence lines
-  a-b, Vehicles for management purposes  
c-d easement
-  Marginal strip to be created on disposition

**PROPOSED PUBLIC ACCESS ROUTE**

HATCHED SECTION INDICATES ACCESS REQUIRING ADDITIONAL NEGOTIATION

The boundaries shown on this plan are indicative and are for illustrative and discussion purposes only. No guarantee of accuracy can be given until the survey data supporting the boundary positions is researched thoroughly when the survey prescription is prepared



**GLASSON POTTS FOWLER**  
 BNZ Armagh, 137 Armagh Street, Christchurch 8031, New Zealand  
 Ph (03)374-6515 Fax (03)374-6516 P.O.Box 13875 Email: chch@gpfl.co.nz

## REDCLIFFE - SHEET 1

(Sec 18 S.O.17637 & Sec's 19 & 20 S.O.17642)

Excludes all Legal Roads and Marginal Strips (if any)

TENURE REVIEW OF REDCLIFFE PASTORAL LEASE

PHOTOS ILLUSTRATING THE CHRISTCHURCH TRAMPING CLUB SUBMISSION  
PROPOSED PUBLIC ACCESS ROUTE IS DRAWN IN RED WHERE NOT OBVIOUS FROM PHOTOS

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REDCLIFFE STREAM DOES NOT MEET PUBLIC ACCESS CRITERIA

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MORE ABOUT REDCLIFFE STREAM PUBLIC ACCESS