



Crown Pastoral Land Tenure Review

Lease name: Wyuna

Lease number: Po 299

Part One

Public submissions

These submissions were received as a result of the public advertising of the preliminary proposal for tenure review.

September 03

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Tenure Review Team Leader,
Quotable Value N.Z. Ltd,
Box 13-443,
CRISTCHURCH.

"RELEASED UNDER THE
OFFICIAL INFORMATION ACT"

Dear Sir,

WYUNA STATION TENURE REVIEW.

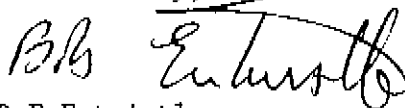
I refer to suggestions (Otago Daily Times 13/8/03) that access to Mount Larkins and other mountains via Mt Judah Road is in danger of being curtailed.

The present station owners, for whatever reason, closed the direct Mt Judah Road to vehicles and asserted when I questioned them a few years ago that there had never been public access up this road. I knew this to be untrue since I have driven up the road almost to the Bonnie Jean Mine on a number of occasions from 1963 onwards for climbs of Mt Larkins, Alaska Dome, Mt McIntosh, etc. Further, the battery near the foot of the road was AA signposted from the main road, a sure indication that there was unrestricted access to the road.

It is most desirable that the old direct road to the battery and beyond be reinstated (the current route passes close to the homestead and has a locked gate on it, as I remember).

It is vital that access to the vast areas of Crown land, including the popular mountains mentioned, should not be compromised, and indeed should be extended by a further access route up the Stone Burn.

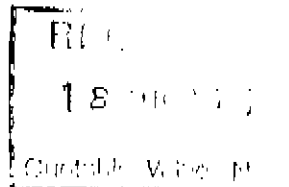
Yours sincerely,



Dr R.F. Entwistle,
9 Danube St,
DUNEDIN.
13/8/03.

(2)

The Team Leader
QV Valuations
P O Box 13 443
CHRISTCHURCH
Your fax 03 341 1635
(For Mr Dench)



70 Evans Street
Opoho
DUNEDIN
14AUG03
myfax 03 473 1117

Dear Sir,

**TENURE REVIEW: WYUNA STATION: YOUR FILE REFERENCE
CON/50231/09/12559/A-ZNO-07**

Thank you for the opportunity to comment upon the tenure review for this property. The maps with your document of 25JUL03 were most useful for relating locations and details of the proposals.

INTRODUCTION

My perspective for these properties dwells around my private interests as a recreational outdoors person, who participated in recreational hunting, tramping and a little cross country skiing. My perspective as a recreational hunter is further modified by an awareness and acceptance of the national policy of the NZ Deerstalkers' Association, which among other things, seeks the,

"...maintenance of high quality trophy herds of New Zealand's recreational animals in numbers consistent with adequate conservation of the water, soil and vegetation resources of their habitat."

Recreational hunters are frequently told they cannot expect to obtain greater hunting opportunities through increased game animal numbers. Management based upon a greater harvest, not on an increased game resource is the key to managing the resource in its totality, and is all that is sought by the major recreational hunting organisation in NZ, one to which I have belonged since 1967.

Observations and suggestions to the contrary, whether from the recreational hunting fraternity or land management agencies are therefore sadly in error. Arguments to the effect that hunters want more animals to hunt are therefore not tenable and their ongoing airing suggests a frivolous and possibly vexatious misinterpretation of what recreational hunters want.

Physical and legal access issues are the matters of greatest interest to outdoor recreationists. While I would not support 'wander at will' provisions (because of the possible impacts upon farming operations and the like) I would be keen to seek long-term solutions for public access and protective management of the natural areas which I as a visitor enjoy.

Tenure reviews provide golden opportunities for providing benefits for the public and conservation (sustained, sustainable wise use) objective of public lands. Their credibility is enhanced by signs of official willingness to accommodate well-aired public aspirations for assured public access to and along waterways.

GENERAL COMMENTS UPON THE STATION

(These are general indications of the recreational hunting interest.)

Feral goats continue to provide interest to recreational hunters at Wynna, in part because the spectacular terrain combines, with the goats, to provide physical challenges of the chase. Only limited sign of red deer have been seen on the property, and that was nearly thirty years ago on what is popularly known as "The Ramparts".

MORE DETAILED COMMENTS UPON THE STATION

1 The zones identified in the document as "CA2", "CA5" and "CA3" are clearly of interest to recreational hunters because of their feral goats. (An occasional problem is having to 'shoo' away the farmed and feral fallow deer seen at the southern end of zone CA2, because they have interfered with the goat hunting).

2 It is to be hoped that the limitation proposed for foot access only up the Mt Judah Road would be waived for the purposes of facilitating recreational goat hunting.

3 Zone CA5 should remain available for recreational goat hunting in addition to the uses proposed.

4 Zone CA3 should remain available for recreational goat hunting in addition to the uses proposed.

5 Zone CA2 should remain available for recreational goat hunting in addition to the uses proposed.

CONCLUDING COMMENTS

With the passage of the Conservation Law Reform Act 1990 a new provision was enacted (s24E) for the exchange of existing marginal strips for another strip of land if the Minister is satisfied that the exchange will better achieve the purposes specified under s24C of the Act.

(Strips created before 1990 are reserved under s24(3). These are expressly excluded from the movable strip provisions by section 24G(7).

The desirability and sense of movable strips that follow changing watercourses has long been publicly aired. However the opportunity to create movable strips in exchange for fixed strips has been ignored during tenure review. This is an opportunity wasted and needs active consideration if the credibility of the tenure review programme is to be enhanced.

The current hands-off policy of doing nothing despite tenure reviews is inevitably destined to be subject to ridicule and contempt.

Yours faithfully,

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

Chaz Forsyth

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NZTM

New Zealand Tungsten Mining Ltd

20 August 2003

QV Valuations
PO Box 13 443
Christchurch

Phone: 9-3566951
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PO Box 90-374
AMC, Auckland
New Zealand
nztm@mining.co.nz

Attention: Barry Dench - Team Leader - Tenure Review

RE: Submission On Tenure Review Of Wyuna Pastoral Lease

Dear Sir

Introduction

1. In response to your letter dated 21 July 2003, we make the following submission on the Wyuna Pastoral Lease Tenure Review.
2. New Zealand Tungsten Mining (NZTM) holds an exploration permit that is contained almost entirely within the land under review, but we make this submission not only in our own interests, but also in the interest of the nation. As such it is our opinion that this submission needs to be considered very seriously.
3. It is our opinion that the proposed review is remiss in not considering the valuable mineral assets of the Crown contained therein, and also remiss in not making provision for protection of access to, and utilisation of, these Crown owned mineral assets.
4. NZTM are available, capable of willing to provide considerably more information regarding the value of the mineral assets contained within the Wyuna Station area, and expect that we will be consulted further in the course of this review process.

Summary

5. It is our understanding that the main relevant LINZ objectives of the Tenure Review are to:
 - Promote the management of reviewable land in a way that is ecologically sustainable;
 - Protect land with significant inherent values by retaining it in Crown ownership;
 - Enable land that is capable of economic use to be freed from management constraints;
 - Make it easier for leaseholders to freehold High Country land not retained by the Crown.
6. It is our opinion that these objectives are not being fully met by the current Preliminary Proposal for Tenure review for the following reasons:
 - i) One of the most significant inherent value of the land under review is the minerals contained therein, and the review does not address this;
 - ii) In the preliminary proposal the Crown will not be retaining land that contains minerals of significant inherent value;
 - iii) The land that the Crown will retain will be managed in a way that prevents utilisation of the minerals of significant inherent value, thus rendering them of no value;
 - iv) Scheelite mining has been considered in the review a "relict" of the past, when in fact scheelite mining fluctuates with sale price, and it very much still a current activity.
 - v) The scheelite battery is not a historic but a current asset for processing of scheelite.

7. In summary we submit that:

- i) All land containing minerals of significant value be identified and retained in Crown ownership, and managed in such a way that mineral exploration and extraction is not compromised for current and future generations;
- ii) All land required to allow exploration and utilisation of minerals be identified and retained in Crown ownership, and managed in such a way that mineral exploration and extraction is not compromised for current or future generations. This includes land required for access, and as a buffer around potential extraction areas.
- iii) The existing scheelite battery and any other assets owned by the Crown that can facilitate scheelite mining or processing be retained in Crown ownership for this purpose.

Mineral and Mining Potential at Wyuna Station

History

8. The minerals **tungsten** and **gold** are naturally occurring in and around Wyuna Station. Since 1884 (120 years) scheelite (an ore of tungsten) has been mined from a number of small operations, mostly underground. These mines have included State owned and operated mines.
9. The intensity of mining has closely followed the price of tungsten (and scheelite concentrate), with mining often being reduced or suspended when sale prices were low. The last recorded production from mines within Wyuna Station area was in 1985.
10. It is estimated that approximately 2,000 tonnes of scheelite concentrate, worth NZ\$14 million at current prices, has been produced to date.
11. *Mining in the past has not adversely impacted on the environment in the area.*

Mineral Potential of the Wyuna Station Area

12. There is the potential for millions of tonnes of scheelite and gold ore to be contained within a number of deposits scattered throughout Wyuna Station and surrounding areas.
13. On the basis of extensive fieldwork, the DSIR estimated that approximately 370,000 tonnes of scheelite concentrate could be mined from within the area of Wyuna station.
14. Drilling in the 1990s disclosed a scheelite resource in the order of 140,000 tonnes, within a very small area (only a few hectares) which has yet to be mined.
15. Currently the sale price of tungsten concentrate is rising world-wide, making the extraction of scheelite ore within the Wyuna station area potentially economically viable.
16. NZTM was granted an Exploration Permit over 3,458 hectares of Wyuna Station in September 2001.
17. NZTM have re-evaluated the geology, past exploration results, and mining records of the Wyuna station area using modern technology.
18. The results of this work (provided to the Ministry of Economic Development in 2002) support the DSIR estimates, and provide an assessment of the prospective potential of the area.
19. The reports presented by NZTM to the Ministry of Economic Development suggest that a series of small, mostly underground mines, should be economically viable at current and forecast tungsten sale prices within the Wyuna Station area.
20. At current sale prices, the DSIR estimate of 370,000 tonnes of scheelite concentrate would equate to a mineral asset value in the order of **NZ \$2 billion**.

The International Significance of Tungsten at Wyuna

21. Because of its properties, tungsten, its alloys and its compounds, cannot be substituted in many important applications in different fields of modern technology.
22. Tungsten is in demand worldwide as the preferred, essentially un-substitutable material, for filaments in lamps and lighting applications and cemented tungsten carbides for cutting tools and drill bits are another major use. Tungsten is also used in super alloys for turbine engine parts, wear and corrosion resistant alloys and coatings, and in pigments and dyes.
23. *Because of its density tungsten is in demand as an environmentally friendly substitute for lead and depleted uranium.*

Economic Benefits of Exploration and Mining at Wyuna

24. Past mining of scheelite at Glenorchy has provided about NZ\$14 million (in today's terms) into the local economy.
25. The estimated remaining resource value in the order of NZ\$2 billion is significant to both the local and national economies.
26. The value to the Crown in royalties and taxation would be several hundred million dollars.
27. The creation of 20 or so sustainable jobs that would be a significant boost to the Glenorchy community.

Effects of Mining

28. Mining in the area under review has historically not had adverse effects on the environment, and the environmental impact of small scale mining in the future would be minimal.
29. The nature of the mineral deposit is such that it is amenable only to small underground mines.
30. The surface infrastructure area of each mine would probably be less than one hectare in extent, and would be easily rehabilitated on mine closure.
31. Waste rock from processing ore can be backfilled into the underground excavations to prevent surface subsidence and remove the need for surface dumps mitigating any visual impact.
32. Impact on visual amenity will be small when mining is occurring, and non-existent following mine rehabilitation.
33. Processing of scheelite ore is straightforward and does not require the use of chemical reagents. Water would be recycled in the processing plant, and any excess treated before discharge to receiving waters.
34. Existing roads and tracks would provide vehicle access to most of the area, after only relatively minor repair work and upgrading.
35. It is thought that exploration and mining will not compromise the ecological values of the land or the recreational activities proposed in the tenure review report.
36. *Following any mining and rehabilitation it is reasonable to anticipate that the land would managed for its conservation values, but with improved public access and amenity value.*

Comment on the Preliminary Proposal for Tenure Review

Land Value and Ownership

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37. The proposed land tenure review of Wyuna Pastoral Lease dated June 2003 only considers the pastoral, ecological and recreational values of the land. These values are not unique in the area.
38. The review does not address the significant valuable mineral resources known to be contained within this area. These resources are a national asset and are unique.
39. The Preliminary Proposal suggests that an area of 2,256 hectares be freeholded for farming, with the remainder of the 11,941 hectares of the lease granted to the Department of Conservation (DoC) as Conservation land.
40. As it is the intention of the Tenure Review process that land with significant inherent values is retained in Crown ownership, it is submitted that any land containing mineral resources be retained by the crown, along with other land that would be required to allow access and buffering for future exploration and extraction should this prove to be viable.
41. It would appear that there is a shortcoming in the Tenure Review process if land containing valuable minerals is not retained by the crown along with other land critical to their extraction

Land Management

42. If land retained by the crown is only to be administered under the Conservation Act by DoC it will not protect economic activities such as mineral exploration and utilisation.
43. It is also proposed that the only access through the freehold property to the DoC area be on foot, other than DoC vehicles. This would completely prevent mineral exploration and any future mining, certainly compromising the opportunities of future generations.

Proposal

44. It is proposed that land and buildings containing mineral resources, or necessary for the exploration and utilisation of them, be retained by Crown Lands. Management under the Conservation Act would require the land be managed solely for its conservation values and would not allow consideration of any other economic activity such as mining.
45. The mineral resource of this area is significant to both the Glenorchy and national economies, and exploration and mining on the scale proposed would not result in any significant environmental degradation or preclude recreational activities by the public.
46. The multiple land use of grazing, recreation and mining should be specified on the land title. Conditions on any exploration or mining permit can ensure minimal disruption to other users of the land.
47. It is also proposed that access by vehicles, subject to reasonable conditions, be permitted for the purpose of exploration and mining both in this area and through the proposed freehold property.
48. It is reasonable to anticipate that following any mining and rehabilitation the land, with improved access and amenity value, could be vested in DoC for management.
49. It is further proposed that in all other current and future tenure reviews, the significance of mineral resources be considered and that holders of mineral privileges be consulted fully early in the review process.

50. NZTM firmly believes that if this review process fulfills its obligations and considers the significant inherent values of the land under review, it will find that the value of the mineral resources is far too great to ignore.
51. It will also find that any exploration or extraction of minerals from this land can be undertaken in concert with all other activities being proposed, without detrimental impact on the environment or any future amenity values of the property.

I thank you for your consideration on this matter. My mobile phone number is 29-5433367 if you need to contact me directly, and I await your response.

Yours sincerely
New Zealand Tungsten Mining



Gary Gray
Director

RECEIVED 10/01/03



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

20th August 2003

The Commissioner of Crown Lands
C/- Quotable Valuation New Zealand Ltd.
PO Box 13 443
Christchurch

Dear Sir

RECEIVED
21 AUG 2003
CROWN LANDS
"RELEASED UNDER THE
OFFICIAL INFORMATION ACT"

Re: Preliminary Proposal for Tenure Review: Wyuna Station (Otago)

I write on behalf of Federated Mountain Clubs of NZ Inc. (FMC) which represents some 15,000 members of tramping, mountaineering, climbing and other outdoor clubs throughout NZ, and indirectly represents the interests and concerns of many thousands of private individuals who may not currently be members of clubs but who enjoy recreation in the back country.

On their behalf, FMC aims to formalise and enhance recreation opportunities, to protect public interest values, and to ensure public access on high country pastoral leases through the tenure review process.

FMC fully supports the aims of tenure review: *"to promote the management of reviewable land in a way that is ecologically sustainable to enable the protection of the significant inherent values of the reviewable land and to make easier the securing of public access to and enjoyment of reviewable land"* (Crown Pastoral Land Act 1998, S.24).

FMC is grateful for this opportunity to comment on the draft proposal for Wyuna.

THE PRELIMINARY PROPOSAL

The following designations and protective mechanisms are included in the proposal:

1. 15.7 ha (approximately) to be designated as land to be restored to or retained in full Crown ownership and control, as a conservation area under Section 35(2)(a)(i) Crown Pastoral Land Act 1998
2. 2 ha (approximately) to be designated as land to be restored to or retained in full Crown ownership and control, as a recreation reserve under Section 35(2)(a)(ii) Crown Pastoral Land Act 1998
3. 800 ha (approximately) to be restored to or retained in Crown control, as a conservation area, subject to two qualified designations under Section 35(2)(b)(i) and 36(1)(a) Crown Pastoral Land Act 1998

Qualified Designations:

- (a) A grazing concession for a 10 year term granted to Pisidla Holdings Ltd and Cabo Ltd; and
- (b) A guided walks and horse trekking concession for a 10-year term granted to Pisidla Holdings Ltd and Cabo Ltd over routes through part of this land and some adjacent areas.

4. 540 ha (approximately) to be restored to be retained in Crown control, as a conservation area subject to two qualified designations under Section 35(2)(b)(i) and 36(1)(a) Crown Pastoral Land Act 1998.

Qualified Designations:

- (a) A grazing concession for a 3 year term granted to Pisidia Holdings Ltd and Cabo Ltd; and
(b) A guided walks and horse trekking concession for a 10 year term granted to Pisidia Holdings Ltd and Cabo Ltd over routes through part of this land and some adjacent areas
5. 8028 ha (approximately) to be restored to or retained in Crown control, as a conservation area subject to two qualified designations under Section 35(2)(b)(i) and 36(1)(a) Crown Pastoral Land Act 1998.

Qualified Designations:

- (a) A guided walks and horse trekking concession for a 10 year term granted to Pisidia Holdings Ltd and Cabo Ltd over routes through part of this land and some adjacent areas; and
(b) A hell-skiing and hell-boarding concession for a 10 year term granted to Pisidia Holdings Ltd and Cabo Ltd over this land.

6. 36 ha (approximately) to remain as recreation reserve subject to the granting of a grazing concession for a 33 year term to Pisidia Holdings Ltd and Cabo Ltd under Section 38(1)(b) Crown Pastoral Land Act 1998

7. 7.7150 ha (approximately) comprising 3.4 ha of conservation area and 4.3150 ha of recreation reserve to remain as conservation area and reserve, subject to the granting of a grazing concession for a 33 year term to Pisidia Holdings Ltd and Cabo Ltd under Section 37(1)(b) and Section 38(1)(b) Crown Pastoral Land Act 1998. Land is adjoining and covered by one grazing concession.

8. 47.2 ha (approximately) to remain as recreation reserve subject to the granting of a farming concession for a 33 year term and also subject to the granting of a right of way easement concession to Pisidia Holdings Ltd and Cabo Ltd under Section 38(1)(b) Crown Pastoral Land Act 1998.

9. 4047 square meters (approximately) to be retained as recreation reserve subject to the continuation of the License under Section 10 Mining Tenures Registration Act 1962 under Section 38(1)(a) Crown Pastoral Land Act 1998

10. 182 ha (approximately) to be retained as a recreation reserve under Section 38(1)(a) Crown Pastoral Land Act 1998

11. 2558 ha (approximately) to be disposed of by freehold disposal to the holder under Section 35(3) Crown Pastoral Land Act 1998, subject to Part IVA Conservation Act 1987, Section 11 of the Crown Minerals Act 1991 and the following protective mechanisms under Section 40(1)(b), Section 40(2)(b) and 40(2)(c) Crown Pastoral Land Act 1998.

Protective Mechanisms

- (a) A ROW easement for unrestricted public foot access and access by horse and by non-motorised vehicle and to provide conservation management access from Queenstown-Glenorchy Road and then onto Judah Road to the proposed conservation area
(b) A ROW easement for conservation management access along part of Judah Road

(c) A ROW easement for unrestricted public motor vehicle access and to provide reserve management access from Queenstown-Glenorchy to the recreation reserve.

12. 135 ha (approximately) to be disposed of by way of exchange to Pisidia Holdings Ltd and Cabo Ltd under Section 38(1)(c) Crown Pastoral Land Act 1998. Proposal is subject to an easement under the New Zealand Walkways Act being arranged.

13. 4.4 ha (approximately) to be disposed of by way of exchange to Pisidia Holdings Ltd and Cabo Ltd under Section 37(1)(c) Crown Pastoral Land Act 1998

In general, we believe that the proposed allocation of land between full Crown ownership and control and freehold is reasonable, as it involves the transfer of most of the higher altitude land - which is both the area of high significant inherent values and questionable sustainable agricultural value - to the public conservation estate. We do however, have a number of concerns which are outlined in detail below.

- **Stone Creek Beech Forest**

(FMC supports the restoration of this area to full Crown ownership and control. We note that public access does not extend beyond the boundary of the beech forest up to the new boundary between proposed conservation area and proposed freehold land. This is an important access route, and is recognised as the traditional southern (and quicker) approach to Mts Larkins, Judah and Alaska. An easement across this freehold land perhaps utilising the existing 4WD track or the establishment of a marginal strip along both sides of Stone Creek bed is necessary for guaranteed and continued access to the new conservation land. FMC points out below that marginal strips along the margins of qualifying waterways are a requirement of the tenure review process in any case. The Crown Pastoral Land Act 1998 also requires the securing of public access to reviewable land so it is essential that this access be formalised before the completion of the property review.

We do not agree that a fence line along the boundary in this area (and others on the property) will provide adequate protection from periodic burn-offs on adjoining freehold land. A buffer or 'no-burn' zone should be established to ensure that regenerating shrubs and manuka are not threatened by this farming practice.

- **Richardson Mountains**

(FMC supports the proposal that this area be designated as a conservation area to be managed by DOC. However, we are very concerned about the granting of a 10-year heli-skiing and heli-boarding concession. FMC opposes this on the basis that there are ample opportunities already in the region for these types of activities e.g. Hector and Harris Mountains. It is important to retain areas of 'natural quiet' in the region where people can fully experience the wilderness and inherent values of the landscape without intrusion. The noise of a helicopter flying low up a valley, landing nearby or hovering overhead can shatter the very peace of the mountains that most people who enter this area are seeking. We also oppose the development of a boutique ski-field ANYWHERE in the new conservation area - Commercial activity of this kind would severely compromise the area's inherent value. Its proposal throws up issues such as earthworks, noise pollution, rubbish and sewerage disposal, vegetation damage and helicopter landings (to name but a few) whose impact on the area is of such a high degree that it is completely unacceptable to FMC.

FMC understands that this tenure review is the only opportunity for public submissions on these heli-ski proposals. We have argued elsewhere that this is inappropriate. Major new concession proposals like this, with significant impacts on the users of public conservation land, should go through the full concessions application public submission process

- **Mt Judah**

FMC disagrees with the 10-year term of the grazing concession with its automatic right of renewal for the following reasons:

- The block contains some very rugged steep country that regularly rises above the 1000m contour, beyond which economically sustainable farming activity is unlikely. Continued grazing and vegetation modification beyond the original 10-year permit may well threaten soil stability and landscape value in the future.
- The area represents a significant chapter of New Zealand mining history and contains many abandoned mines and machinery that largely remain as they were left. These historic relics generate enormous public interest, the experience of which is enhanced by the majestic landscape. Wandering stock, burn-off scarring and pasture modification would compromise the otherwise authentic experience of this mining history and iconic New Zealand 'high country'.

We make the assumption that if adequate fencing along the new freehold/conservation area boundary does not exist it will be constructed as a provision of the review. Wandering stock do not recognise a paper boundary.

FMC therefore advocates for the reduction in term of the grazing concession to 3 years (as with the Mt McIntosh block) with complete removal of stock to lower slopes, thereby enabling the regeneration native vegetation on the entire Judah block. We argue that this is sufficient time to phase in a change in farming systems to accommodate stock on the lower freehold slopes.

- **Buckler Burn Terraces (south)**

FMC accepts that these terraces have been highly productive and form an integral part of past and existing farming practices. We would, however insist that a binding Landscape Protection Covenant (to be registered on the title) should be included in the proposal, thus preventing the adverse effects of any inappropriate use or development of these slopes e.g. high/low density residential subdivision, lifestyle blocks, exotic forestation, erection of commercial premises or other structures not essential for farming practices.

We believe that the concession term of 33 years for farming purposes is excessive. A more reasonable 10-year term, with renewal being subject to satisfactory monitoring, as opposed to an automatic right of renewal, would be more appropriate.

- **Buckler Burn Terraces (north)**

FMC suggests that the remnant beech forest adjacent to the Queenstown-Glenorchy road should be fenced along its freehold boundary to prevent stock wandering and browsing in this area. A binding Landscape Protection Covenant, to prevent inappropriate subdivision and/or development (as recommended for Buckler Burn Terraces (south)) should also apply in this case.

- **Public Access to Mt Judah and the Richardson Range**

FMC supports access by way of easement across the proposed freehold land, utilising the existing 4WD farm track. Ideally, we would prefer to see this road designated as a legal road that is in line with public expectation of unrestricted access to the newly created public conservation estate. Consideration should also be given to public vehicle use (rather than just farm and DOC vehicles). Even Tramping Clubs advise us that it is a "long hard slog" up the road on foot to Mt Judah and beyond, taking up valuable time which would be better spent in the conservation estate itself, not just getting to it. Members of the public, other than tramping club members, are likely to have stronger reasons for easier access to these new resources. 4WD access should

continue up to the natural ending of the road at Bonnie Jean creek. We argue that 'disruption of farming practices' is not a valid argument for opposing the easement becoming a legal road. Should this recommendation for vehicle access along the proposed legal road not be successful, an alternative which might be acceptable to the holder could be the restriction of the legal road to foot and non-motorised vehicle traffic.

- **Chinamans Flat**

We understand that a popular tramping trip exists to this area and beyond, providing an alternative route to Mt McIntosh. Access is from the Queenstown-Glenorchy road onto a formed farm track which will be within the new freehold land. However, no provision has been made for an access easement across this land to accommodate this popular route. FMC believes it prudent to have such an alternative in case of emergency evacuation and to provide for those not wishing to use the Judah Road to access Mt McIntosh. Currently the Judah Road and terraces on the true left of the Buckler Burn are the only routes to the proposed new conservation area directly accessible from the Queenstown-Glenorchy road.

(**General:**

- Marginal strips to be formalised before the final land transfer. In fact there is an obligation to lay off marginal strips along all qualifying waterways as a condition of change of ownership which we believe should apply to tenure review. We do not believe there would be any impetus to create marginal strips along waterways once surrounding land has been freeholded. This issue was also raised in previous submissions when Wyuna entered tenure review for the first time in 1998.
- All stated areas of regenerating forest and scrub within or bordering the new freehold land should be protected by a binding Landscape Protection Covenant and secure fencing. We argue this on the basis that even if the current lessees treat the landscape and special areas sympathetically, there is no guarantee that any future owners will do the same. The Covenant should also apply to any inappropriate subdivision or development on new freehold land as mentioned previously (Buckler Burn Terraces) thereby protecting the integrity and scenic value of the land. This would be especially true for any area visible from the Queenstown-Glenorchy Road.
- FMC recalls that at the High Country Coalition (HCC)/LINZ meeting in October 2001, David Gullen stated that he *"would not allow the automatic transfer of recreation permits from LINZ to DOC"* for those properties in tenure review. Any lessees undergoing tenure review would have their recreation permits cancelled and would need to reapply for a new concession from DOC. FMC is concerned that lessees may use existing permits to claim economic and sustainable use of relevant land e.g. Proposed special leases and Qualified Designations in the Mt. Judah/Alaska & McIntosh blocks.
- FMC is pleased that there has been provision made for several short walks off the Glenorchy Road. The exponential growth in visitor numbers to the area means increased demands on existing walks and activities therefore we fully endorse the creation of these new opportunities.
- Mention was made in the Preliminary Proposal of other forms of recreation. Among these are hell-skiing, hell-boarding and a possible boutique ski-field. FMC is opposed to any concession being granted for these activities on the basis that there is already ample provision for them in the general Wakatipu Mount Aspiring National Park area e.g. Harris and Hector Mountains. The plethora of guiding companies in both Queenstown and Wanaka are testament to this fact. Issues surrounding this activity such as noise pollution, earthworks, helicopter landings,

environmental pollution, rubbish collection, vegetation damage and so on would create a monster difficult to stop and the granting of a concession would set a precedent for others to pursue the same. FMC strives to protect and preserve the significant and natural inherent values (including natural quiet) of such magnificent places in New Zealand while making them accessible to the general public - commercial activity of this nature compromises these values without question. The Conservation Act 1987 [S.6(e)] establishes a hierarchy of fostering recreation and allowing tourism: *"To the extent that the use of any natural or historic resource for recreation or tourism is not inconsistent with its conservation, to foster the use of natural and historic resources for recreation, and to allow their use for tourism."*

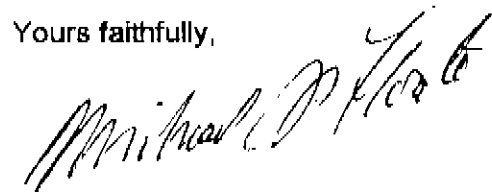
- For all these reasons it is inappropriate that major concessions should be included in tenure review proposals. Instead they should be dealt with through the normal DOC Concession Application process with opportunity for public submissions.

CONCLUSIONS

The tenure review of Wyuna Station pastoral lease provides an ideal opportunity to secure protection for the landscape and conservation values of this property. It also affords an opportunity to significantly enhance formal opportunities for recreational access to an area that is important because of those values and the proximity to Queenstown. The Preliminary Proposal goes a long way to achieving these aims. However, there is room for significant improvement as we have indicated in this submission. FMC strongly urges the Commissioner to take the appropriate action to include our recommendations in the final outcome.

We appreciate this opportunity to comment on the Preliminary Proposal for the tenure review of Wyuna Station pastoral lease, and wish to be heard in support of this submission if a hearing is held. We would be happy to be involved in further discussions regarding any of the issues discussed in this submission.

Yours faithfully,



Barbara Marshall
Secretary, Federated Mountain Clubs of NZ (Inc.)



Box 45
Glenorchy
15 August 2003

The Commissioner of Crown Lands
c/- Quotable Value New Zealand
PO Box 13-443
CHRISTCHURCH

(5)
"RELEASED UNDER THE
OFFICIAL INFORMATION ACT"

Dear Sir

RE: Wyuna Tenure Review - Preliminary Proposal

This tenure review surrounds half of Glenorchy and has the potential to have a major impact on the town. The following comments reflect these concerns and aims to minimise their potential impacts on the current and future qualities of the town and its surrounding area.

1/ REGARDING RECREATION RESERVE - R3 & CA4.

This area is identified as being needed for recreation by Glenorchy residents and visitors. I have three concerns:

- That the term of the lease (33 years) is likely to leave the community exposed to liability for compensation if the grazing is removed due to the community needing exclusive use (Appendix 8 Schedule 2 (4)). A lesser term for the lease would prevent such a possibility. The community has an immediate need (pony club) for use of the land in question. While this use is not likely to compromise the current grazing, the current and anticipated growth of Glenorchy will mean that a more exclusive need will arise well before the 33 year term of the lease. A lesser term for the lease would more clearly indicate likely outcomes.
- In order to grant a lease longer than 30 years the Minister of Conservation must be *...satisfied that there are exceptional circumstances (Section 55 Crown Pastoral Land act 1998)*. Considering the case for community need that exists now for the area, the Minister would be extremely unlikely to be able to argue *exceptional circumstances*. If *exceptional circumstances* do not exist then granting such a term in this lease would likely be illegal.
- Clause 10 (preferential disposal) could result in the loss of the land to community use. The community should have first right of refusal. Modifying clause 10 to include the words *and is not needed by the community* after 'surplus to requirements' would satisfy my concerns.

2/ ACCESS TO RECREATION RESERVE - R3 AND CA4 (APPENDIX 14).

Clause 2.1 is replaced by the Annexure Schedule - Special Easement Terms in which the easement allows the public to *"pass and re-pass by motor vehicles....."* (clause 9.2). I assume that mentioning a form of transport excludes all other forms of transport (this assumption is reinforced by clause 9.3 which removes *"on foot, or on or accompanied by horses"* from clause 2.2). As the only other form of public access to this reserve is across the river, which may not always be passable on foot or bicycle, it is desirable that *unrestricted public access* be granted across the proposed

freehold. Restricting access by foot, bicycle or horse is likely to be in breach of clause 24(c)(i) of the Crown Pastoral Land Act 1998.

3/ PROTECTING SIGNIFICANT INHERENT VALUES.

Glenorchy's future will more and more depend on tourism. In addition, its tourism niche is likely to be dependant on the qualities of the natural environment that so dominate the area. Two aspects can be identified as impacting on tourism potential: the visual quality of the landscape and public access to enjoy the landscape.

3.1/ LANDSCAPE VALUES.

One of the objectives of the Crown Pastoral Land Act 1998 is: *(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 (Section 24(b)).*

Significant inherent value is defined as: *Inherent value of such importance, nature, quality, or rarity that the land deserves protection of management under the Reserves Act 1977 or the Conservation Act 1987.* The Environment Court has ruled that much of the land under question in this proposal is "outstanding natural landscape". While the Resource Management Act is specifically excluded from consideration under the Crown Pastoral Land Act 1998, the preliminary proposal must be judged as to whether it fulfils the objectives noted under section 24b of its governing act. One must therefore ask whether the risk of subdivision and lifestyle blocks (the cause of the environment court challenge in the Wakatipu Basin) is a significant risk to the *significant inherent value*, considering that the Court has already ruled that it has such value by designating it *outstanding natural landscape*. In my view, houses on the upper part of the proposed freehold would impact on the *significant inherent values* of the area and therefore is a significant risk and worthy of consideration of a *sustainable management covenant* (section 97 Crown Pastoral Land Act 1998). In this respect, the Glenorchy community have identified (as part of its community plan) that the backdrop area surrounding the town should be free of development.

3.2/ PUBLIC ACCESS TO ENJOY REVIEWABLE LAND

Two access issues that should be addressed under section 24c of the Crown Pastoral Land Act 1998 are:

a/ Access to trig D Chinamans Flat.

Many of the visitors to this town will not have vehicles and hence will not be able to easily access more distant walking tracks. An easement up the northern boundary (below Chinamans Flat) would give excellent access to a good view point, and be within walking distance of the Glenorchy Walkway (via R1). This would be more accessible than the Mt Judah access.

b/ Vehicle access up Judah Road.

The Department of Conservation's report, section 2.5.2 emphasises that there is strong public expectation that there will be unrestricted public access and that this access will be via the Mt Judah "road". While there are good arguments in favour of limiting access to foot, mountain bike and horse, the community is likely to find a future need

for vehicular access to access the history inherent in the mining heritage and the recreational potential of the back country (backcountry tramps, parapenting, skifields etc). This the only area in Glenorchy in which an existing road could easily provide public vehicular access to altitude and the potential should be preserved under the crown's obligation under section 24(c)(i) of the Crown Pastoral Land Act 1996.

Yours sincerely

Paul Chapman

Paul Chapman

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OFFICIAL INFORMATION ACT

WAKATIPU BOTANICAL GROUP

Chairman: Neill Simpson, Phone: 4422035
Secretary: Lyn Clendon, Phone: 4423153

Treasurer: Jim Fraser, Phone: 4420139
Monthly Meeting, 8 pm, Presbyterian Church Hall, Frankton

17 August 2003

Barry Dench
Team Leader for Tenure Review
QV Valuations
P O Box 13443
CHRISTCHURCH

"RELEASED"
OFFICIAL FILE

Dear Barry Dench

Wyuna Station Tenure Review – Submission on the Preliminary Proposal

Our group has a particular interest in the botany of the Wakatipu area and therefore of the need for access to areas of botanical interest. Parts of Wyuna have important botanical values but public access under this preliminary proposal is very limited.


Also there appears to be an area of lakeshore that is shown to be freeholded and thus denying access to the lake shore.

We would like to see access provided as under:-

1. Public vehicle access maintained along the existing gravel road to the Bonnie Jean Creek. This enables older people, of which there are a number in our group, easier access to the higher tussockland and subalpine vegetation on Mt. Judah.
2. Walking access up Stone Creek to the proposed conservation land. The preliminary proposal shows access only part way through the freehold. Stone Creek is the most direct access to and from Mt. Larkins and the Richardson Mountains.
3. Walking access along the short southern boundary between Wyuna and Mt. Creighton, to gain access to the proposed public land above.
4. There is a focus at present on the Queens Chain and access to rivers and lakes. The present proposal appears to allow the freeholding of Wakatipu Lake shore opposite Pigeon Island. We propose that all land between the present road and the lake edge remain in public ownership to allow free access to the shore and lake.

Thanking you for the opportunity to submit on this proposal.

Yours faithfully



N C Simpson
Chairman



1
*Queenstown and District
Historical Society*

Secretary
P.O. Box 132 • Queenstown

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RECEIVED
2 AUG 2003
NEW ZEALAND

20 August 2003

The Tenure Review Leader
Quotable Value New Zealand Ltd.
P O Box 13 - 443
Christchurch

Dear Sir,

SUBMISSION : WYUNA TENURE REVIEW PROPOSAL

Queenstown and District Historical Society

The Queenstown and District Historical Society welcomes the opportunity to comment on the preliminary proposal for review of the tenure of Wyuna Pastoral Lease, near Glenorchy.

Our Society has some 475 members, interested in the history of the district and its preservation and protection. Several of our members have an intimate knowledge of the land concerned and the Society has enjoyed past visits to the historic sites on the Pastoral Lease.

We are concerned that the review process should

- accord full recognition to the value of the historic mining sites,
- result in protection and enhancement of those sites and
- facilitate public access for all who wish to visit the sites in perpetuity.

Heritage Values on Wyuna Pastoral Lease

Mining Sites

Gold has been mined in the Buckler Burn catchment since the early days of mining in the 1860's but no significant gold mining sites remain. On Wyuna it is the remnants of scheelite mining that are of particularly high heritage value to the district.

The scheelite mining relicts above Glenorchy are a unique resource for the following reasons:

- **One of only two scheelite producing areas in New Zealand** – the only other area to produce scheelite commercially is at Macraes, with much smaller production and less dramatic mining conditions.
- **Length of continuous mining** – since its discovery in 1884 mining continued in some form for almost one hundred years, until the early 1980's.
- **Strategic significance** – as a component of hardened steel, demand for scheelite grew enormously during the two World Wars and the Korean War, with government assistance given to increase production. As a result mining output depended dramatically on wars, making for periods of boom and bust.
- **Difficult, often hazardous mining conditions** – the extremely heavy nature of scheelite ore makes it difficult to handle; the ore bodies are found in pockets making luck a significant factor in profitability; the mine tunnels are extensive and complex (seven levels in one area); mines are at high altitude (5000ft on Mt Alaskan); slopes are steep making access difficult, using only horses; weather can be extreme, including high winds and snow.
- **Character of the miners** – a lot of courage, ingenuity and determination was needed to obtain scheelite in the harsh conditions, with interesting characters emerging to provide a rich store of interesting anecdotes (see "Miners in the Clouds- a Hundred Years of Scheelite Mining in Glenorchy" by Julia Bradshaw 1970).
- **Visible and numerous relicts** - the process of mining can be readily seen on the hillsides behind Glenorchy, including access tracks, adits, mullock heaps, remnants of aerial ropeway, water races and sluicings, huts, two batteries (the lower Battery is still in such good condition that it could be made operable). These provide a solid basis for interpretation.
- **Proximity to Glenorchy** - being within 4kms of Glenorchy and accessible from the Queenstown - Glenorchy road makes the sites readily available to the public unlike so many of the Otago gold mining sites in isolated localities.
- **Potential tourism resource** – with good promotion, the potential for use of historic scheelite mining as a tourist attraction could be considerable. With anticipated growth in tourism at the head of Lake Wakatipu this is a distinct advantage.

The highly significant heritage value of scheelite mining merits recognition and protection through public ownership, just as much as ecological values in this tenure review process.

The Society is not convinced that inclusion of the mining sites in Conservation Areas 2, 3 and 5 on its own will provide sufficient protection for the high values present. More specific protection of the heritage values is warranted. We are also concerned that management by the Department of Conservation should include control of vegetation, such as gorse and broom, as these are threatening the integrity of the historic sites.

Public ownership and establishment of an Historic Reserve would give greater certainty to protection and a firmer basis for refurbishment of the sites, particularly the Battery, and their use for interpretation as an added attraction at the head of Lake Wakatipu.

Access

Public access is essential for a full appreciation of the heritage sites. The close proximity of these sites to Glenorchy and the Queenstown Glenorchy Road makes them readily accessible to the public, but only if the right of public access is assured.

The well formed Mt Judah Road up from Glenorchy Road, past Wyuna Homestead and on up to the Bonnie Jean battery and hut site, gives good 4WD access both to the lower Battery and to the sites on Mt Judah. It also provides suitable access to the back country and the old routes over to the Shotover via the Moonlight and Stony Creeks, used by the miners in the late nineteenth century.

The Society is concerned that the tenure review proposes that access to the public be by ROW easement for unrestricted foot access, horse and non motorised vehicle access, with motorised access for conservation management purposes only. This would prevent the less able among us from being able to visit the heritage sites. Given the high quality of the sites, their proximity to Glenorchy, and the anticipated growth and development of Glenorchy, limiting public access to foot or horse would be restrictive and short sighted.

There is also concern that access may be denied from time to time where the road passes through the land proposed for free holding.

Access to the Precipice Creek catchment and Mt McIntosh and Black Peak, with its mining sites and access track, is available using a bulldozed track through Chinaman's Flat. Such access should be retained for the public in perpetuity, and not be removed by the tenure review.

Marginal Strip Access

The existence of marginal strips alongside New Zealand's rivers has proved to be invaluable in assuring the right of public access for fishing and other forms of recreation such as small scale recreational gold panning. Retention or establishment of marginal strips along the Buckler Burn, Stony Burn and Precipice Creek would give certainty to the traditional use of the riverbanks for access.

Conservation and Recreation Areas

The Society supports the proposals for Crown ownership of the areas bounded in red on the map of designations for the tenure review. We also support the granting of concessions for guided walks and horse trekking but these should not be at the expense of free access by the general public.

The Society supports the proposed access to be provided to trig G as this provides an excellent vantage point for viewing the wonderful scenery at the head of the lake and the mining sites on the mountain slopes.

Proposals for retention of areas of recreation reserve is also supported.

Protection Sought

The Queenstown and District Historical Society asks that provision be made through this tenure review of Wyuna Pastoral Lease for:

- a) Establishment of an Historic Reserve to include those features associated with historic scheelite and gold mining, classified in accordance with the provisions of Section 18 of the Reserves Act 1977 to provide freedom of entry and access to the public and management of the flora and fauna to protect historic features.
- b) Retention in Crown ownership of the disused Battery at 478843 on Map E41 and the associated land immediately surrounding it, adjacent to the Mt Judah road, and furthermore that the Battery be included in any historic reserve established under the Reserves Act 1977 (see a) above).
- c) The formal establishment of Mt Judah Road as a public 4WD road from its junction with the Queenstown -Glenorchy Road (point a on the plan of proposed designations) to the site of the disused battery at the Bonnie Jean creek, to allow public access to the historic scheelite mining sites, and the surrounding high country, on foot, by horse or motorised vehicles, in perpetuity.
- d) Establishment of a Right of Way easement to allow public access on foot to Chinaman's flat and on to Precipice Creek to provide access to the Mt McIntosh and Black Peak track and other scheelite mining features.
- e) Establishment of marginal strips adjacent to the Buckler Burn, Stony Burn and Precipice Creek to allow access to heritage sites and for recreation.

Yours faithfully,



R. Clarkson,
Chairman, Planning Sub committee,
Queenstown and District Historical Society.

"RELEASED UNDER THE
OFFICIAL INFORMATION ACT"

Rees Valley Road
Glenorchy.

19 August 2003

The Commissioner of Crown Lands
C/- Quotable Value New Zealand Ltd
P O Box 13-443
Christchurch.

Dear Sir,

Submission: Wyuna Station Tenure Review.

I have studied the Preliminary Proposal for the above Tenure Review and I am pleased to see that the community's needs and desires for the Recreation Reserve areas R3 and CA4 have been adequately catered for, although access from point e to the recreation areas R3 and CA4 (Appendix 8) at the point of the 'peninsula' area may become an issue when required for use by the community when they are not using the larger R3 block (Appendix 9).

I am also pleased with the proposal that the land labeled R1 Recreation is to be retained in Crown Ownership as this will enhance the Lagoon area.

My main concern regarding the proposal is in connection with the Scheelite Battery and other sites relating to the scheelite mining, and access to these. While I acknowledge that walking, mountain biking and horse access is provided, this in no way allows access for the general population. A large proportion of those interested in Historical areas tend to be older people. The Crown Pastoral Land Act 1998 states in Paragraph 24 "The objects of this part are..... [c] [1] The securing of public access to and enjoyment of reviewable land". This has been provided for the young and fit only and not for the general public. As this is a unique mining area which also is renowned for its magnificent scenery and is close to a township and a main road I feel vehicle access at least to the Scheelite battery area would be desirable and in the long term interests of the community. This would give better access if mining was to become viable again in the future or allow the Battery Committee and/or the Glenorchy Heritage Museum Group to restore and preserve the area for historical purposes.

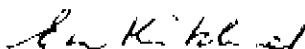
Incidentally there does not appear to be any provision for parking to be provided in conjunction with the access to any of the conservation areas.

The area labeled "Exch 1" as shown on Plan Inset 2 appears to include land on the lake side of the road. I presume that this is a mistake, but if it is not a mistake then I believe that any land on the lake edge should remain a reserve and not be included in any exchange.

Finally, it seems logical that the area CA1 should be extended from point B to the boundary of CA3, probably at point P, if only by a narrow marginal strip, to allow access through this area to the Conservation area. This would provide for a good walking track in the future and is unlikely to impose on the Wyuna Station farming activities.

Thankyou for the opportunity to comment on this proposal.

Yours faithfully



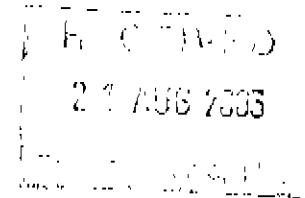
Elaine Kirkland.

Glenorchy Golf Club
C/- Post Agency
GLENORCHY

20th August 2003

"RELEASED UNDER THE
OFFICIAL INFORMATION ACT"

The Commission of Crown Lands
C/- Quotable Value New Zealand Ltd
P.O. Box 13-443
CHRISTCHURCH



Dear Sir,

RE: Submission Wyuna Station Tenure Review

We are a Golf Club with approximately 50 members. The Course is situated on the Recreation Reserve in the centre of Glenorchy Town. As the town grows there is more pressure for this Reserve to be used for other sports, also the area is far from the ideal size for a Golf Course and we would like to make the following submission:-

We have studied the proposals for the above Tenure Review and would like to make the following comments on Recreation Reserve areas R3 and CA4.

These areas would be ideal for a Golf Course in the near future and is really the only area that could be available in the future.

We have had some talks with the owners of Wyuna Station who have a Grazing Lease on the land. This would not be a problem for our Club as we feel we can work with the leasees and achieve a win win situation for both parties.

Yours faithfully,

Ian Kirkland
President
Glenorchy Golf Club



OTAGO CONSERVATION BOARD

Our ref: SBC-08-34

19 August 2003

Commissioner of Crown Lands
c/- Quotable Value New Zealand Ltd
Box 13 443
CHRISTCHURCH

"RELEASED UNDER THE
OFFICIAL INFORMATION ACT"

Dear Sir

SUBMISSION ON TENURE REVIEW OF WYUNA PASTORAL LEASE

Thank you for the opportunity to comment on the Preliminary Proposal for the tenure review of the Wyuna Pastoral Lease.

The Otago Conservation Board supports the following aspects of the preliminary proposal:

- the designation of about 9386 ha in total as land to be restored to Crown control as conservation areas or reserves;
- the proposed easements.

The board believes that the proposal should be changed as follows:

- there should be an easement allowing public access up Stony Creek from CA1 to CA3.

We appreciate the opportunity to provide comment on this proposal and we are willing to elaborate on any of the above comments.

Yours faithfully

r r

Fergus Sutherland
Chairperson

11 AUG 2003
11 AUG 2003 Value, M7

11 AUG 2003
11 AUG 2003

TO The Commissioner of Crown Lands

IN THE MATTER of the Crown Pastoral Land Act 1998

AND

IN THE MATTER of the Preliminary Proposal for Tenure Review of
WYUNA PASTORAL LEASE (June 2003)

**SUBMISSION OF BARRY JAMES DOUGLAS
OF 14 JUBILEE STREET, BELLEKNOWES, DUNEDIN,
ON BEHALF OF BARRY JAMES DOUGLAS GEOLOGICAL
CONSULTANTS AND THE OTAGO MINERS ASSOCIATION**

21 August 2003

SUBMITTER'S ADDRESS FOR SERVICE

Dr Barry James Douglas
14 Jubilee Street
Belleknowes
DUNEDIN
tel / fax (03) 453-6601
email: barrydouglas@xtra.co.nz

1. The Wyuna Pastoral Lease area incorporates the Glenorchy Gold-Scheelite Mining Field. Proposed designations of pastoral lease land identified in the Wyuna tenure review (June 2003), do not give any consideration of the relevance of this area to the mining industry.
2. Chlorite 3 schist bedrock that underlies the Wyuna land area, hosts gold-scheelite quartz lodes. Historically, scheelite has been produced from the quartz lodes. Detrital scheelite was traced to its sources in the quartz lodes of Mount Judah in 1884, and has since been intermittently mined in the area until the early 1980s. Low prices for tungsten have deterred resumption of mining in the area based solely on scheelite production.

Exploration by Placer Exploration Ltd and Restech International Ltd during the 1980s has since recognised the gold resource potential of the Glenorchy quartz lodes. Following the success of the GRD Macraes flat deposit, the potential for low-grade disseminated gold mineralisation in the schist surrounding the lodes in the Glenorchy field has been recognised, using the Macraes regional shear zone type model.

The Glenorchy Gold-Scheelite Mining Field is a very important area of high mineral prospectivity, with the potential to contain a high tonnage, low gold grade deposit, suitable for the development of a significant world class goldmine.

3. The importance of scheelite-gold mineralisation within the Wyuna lease area is known to the Tenure Review Team from the numerous historical mine workings over most of the area (refer to Figure 4), and from the numerous mining tenements granted to miners and mineral explorers by the Crown (refer to Figures 1, 2 and 3).
4. The tenure review document (June 2003) does not recognise, nor, identify the mineral resource potential of the Glenorchy Gold-Scheelite Mining Field. The review document has been developed without consultation with the New Zealand mining industry. That is unacceptable.
5. Much of the Wyuna Pastoral lease land has consistently been pegged for mining, mineral exploration and prospecting purposes. For example, attached Figure 1 shows the location of numerous mineral tenements in the area at 3 October 1988. Currently, the Wyuna pastoral lease land is covered by two granted mineral permits, 40 547 (to New Zealand Tungsten Mining Limited) and (39 235 to HPD New Zealand Limited). Refer to Figures 2 and 3.
6. The Otago Miners Association through written representations between 1995 and 1997 from Mr Bob Kilgour and Dr Barry Douglas to the Commissioner of Crown Lands, has sought the inclusion of a minerals management strategy for Pastoral Lease Land in the review programme.

7. Concessions for sheep grazing, guided walks, horse trekking, heliskiing and heliboarding have been determined in proposed agreements in the review document. However, the New Zealand mining industry which has an established customary use of Wyuna pastoral lease land from the Crown, for mining, prospecting and exploring has not been consulted.
8. Under the proposed terms of the review document, within the area marked CA3, abandoned mines, mining equipment, transportation systems and huts developed by miners since the early 1900s are to become the responsibility of the Department of Conservation. This matter has not been discussed with the New Zealand mining industry, and is not likely to be acceptable to the industry.
9. The ownership and control of much of the Wyuna Pastoral Lease land is to be vested with the Minister of Conservation as a conservation area or recreation reserve. Areas CA2 (8,028 ha), CA3 (800 ha) and CA5 (540 ha) are areas of high mineral prospectivity that are designated as conservations areas in the review proposal. This proposed division and allocation of Crown land has not been discussed with the mining industry.
10. The New Zealand mining industry will not want the Department of Conservation as their landlord. There is merit in incorporating the Glenorchy Gold-Scheelite Mining Field into a single mining reserve in Crown control. The Resource Management Act 1991 and Crown Minerals Act 1991 provide the protective mechanisms to ensure the significant natural values of the Wyuna land area are maintained and managed.
11. Barry James Douglas Geological Consultants and the Otago Miners Association strongly oppose the June 2003 preliminary proposals for the Wyuna Pastoral Lease.

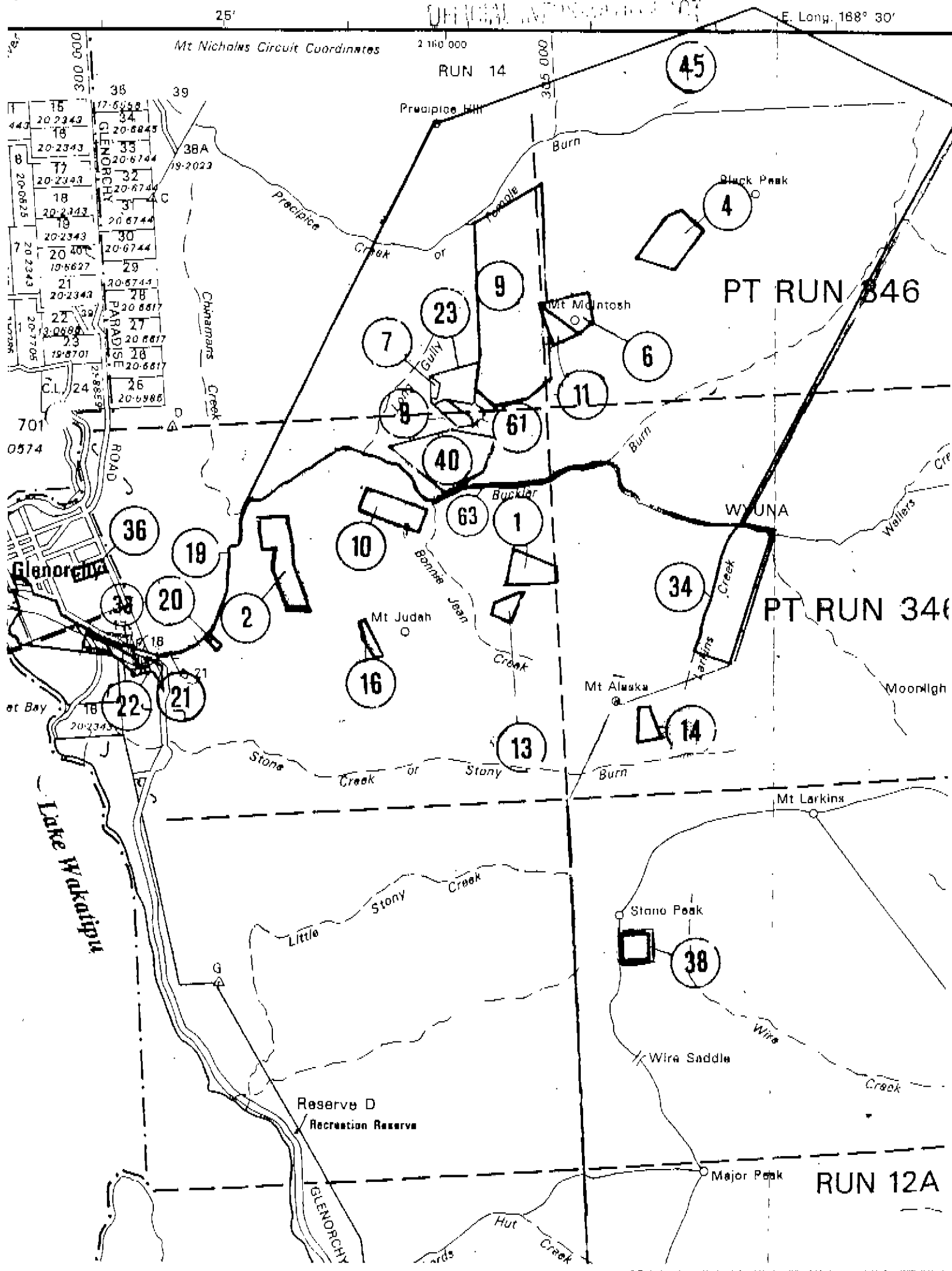
"RELEASED UNDER THE
OFFICIAL INFORMATION ACT"

B. J. Douglas

21 August 2003

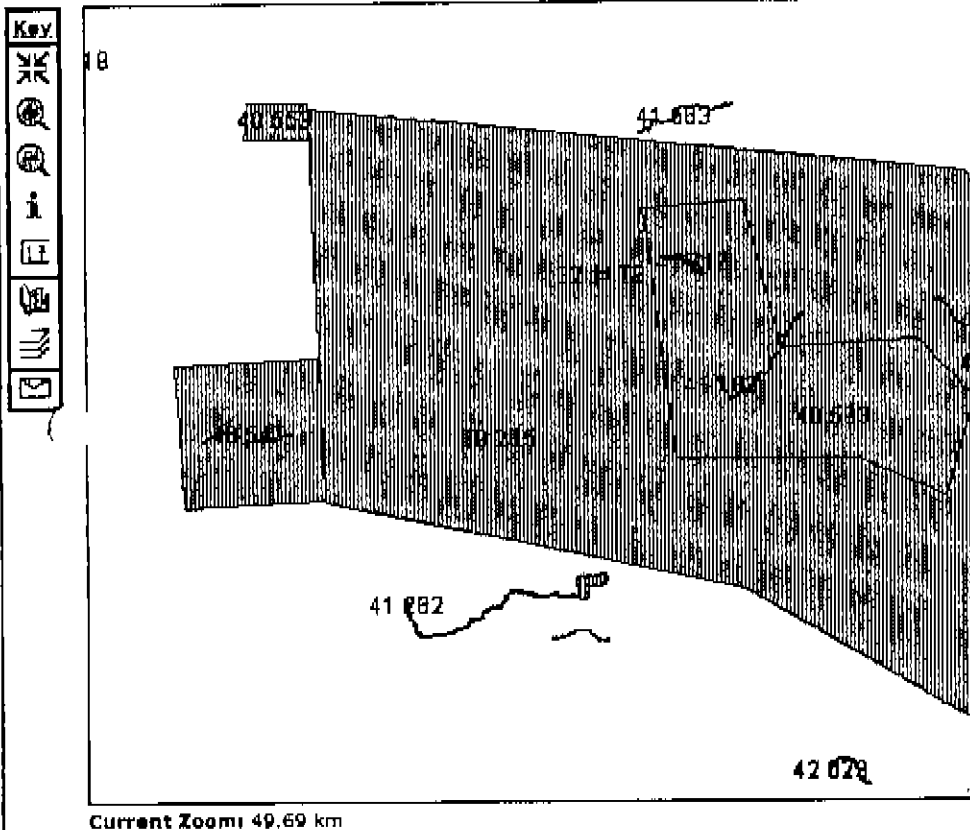
OFFICIAL ATTESTATION

E. Long. 168° 30'



Kenex TenMap 15 August 2003

← This bar is movable.



Feature was found in Layer Permits
Feature name is 40 547

Field Name	Data Value
PERMIT NUMBER	40 547
HOLDER	NZ TUNGST MINING LIMITED
CURRENT STATUS	GRANTED
STATUS DATE	11/09/2001
EXPIRY DATE	10/09/2006
AREA UNIT	ha
AREA	3548
TYPE	EXPLORATI PERMIT MINERALS OTHER
MAPS	E41

FIGURE 2

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AUGUST 2003

FIGURE 3

Oblique aerial photo of Glenorchy scheelite field, looking southeast to the workings on Mt Judah (J), Mt Alaska (A), and Mt McIntosh (M). The Judah (State) Mine workings on lower right mark the position of the Glenorchy Lode (G). Uphill from the Glenorchy Lode are the Kelly (K), Cunningham and Bain (C) and Macalister Lodes (Ma). BJC = Bonnie Jean Creek, P = Pinhead opencast, L = Mt Larkins, S = Stone Peak, Mo = Moonlight Saddle. Beyond the Moonlight Saddle is the catchment of the Shotover Valley. The slopes on Mt Judah to the southeast of the Glenorchy Lode are characterized by large landslides

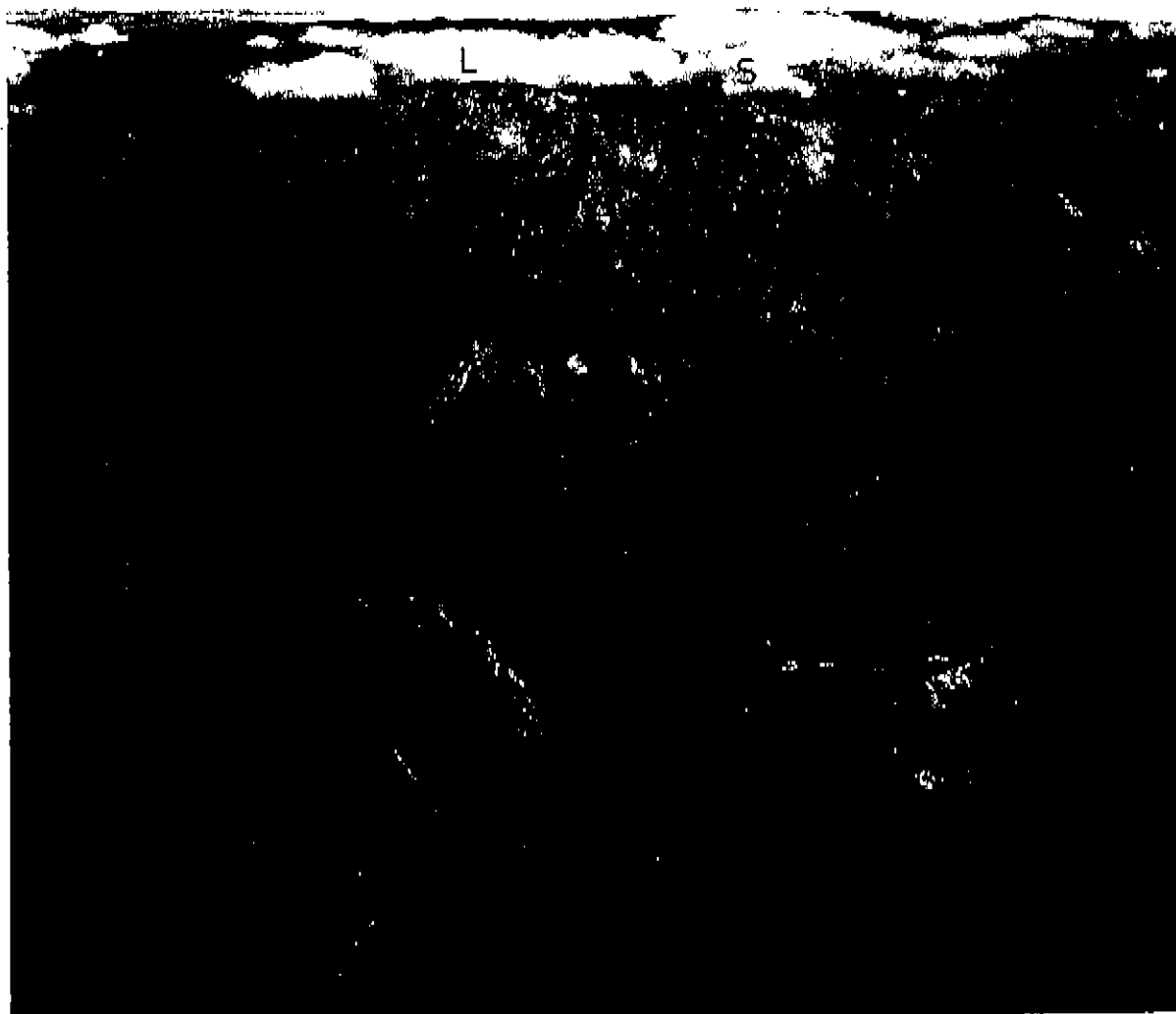
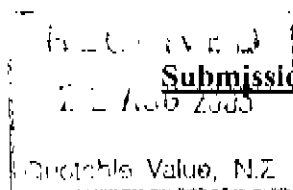


FIGURE 4

Glenorchy Riding Club Incorporated

Postal Address
Po Box 64
Glenorchy

Registered Address:
46 Inverclyde Drive
Glenorchy



**Submission of Glenorchy Riding Club Incorporated on the
Wyuna Tenure Review Proposal.**

Submitter: Glenorchy Riding Club Incorporated
PO Box 64
GLENORCHY

Chairperson:	Troy Vidgen	(03) 442 9965
Secretary:	Debbie Garrett	(03) 442 9904
Sub Committee:-	Pete Davies	(03) 442 5688
	Sue Vient	(03) 442 9957
	Dave Worth	N/A

Submission Points --

- 1 Recreation Reserve Lands
- 2 Grazing Concession
- 3 Public Access and Easements
- 4 Improved Public Access

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Appendixes --

- i) Wyuna Tenure Review Plan
- ii) Plan Inset 2
- iii) "New Information" Glenorchy Community Plan 2001 pages 27 - 34
- iv) Supporting Evidence
 - a) 18/03/02 Letter to Barry Dench, Team Leader, Wyuna Tenure Review
 - b) 25/02/02 - Letter to Barry Dench, LINZ Agent
 - c) 07/09/01 Letter from Tony Perret, DOC
 - d) 22/08/01 Letter to John & Kristen Darby, Wyuna Leaseholder
 - e) 13/10/99 - Letter from Jeff Connell, DOC
 - f) 26/09/99 - Letter to Jeff Connell, The Regional Conservator
 - g) 23/07/99 - Letter to John Darby, Wyuna Leaseholder
 - h) 25/09/98 - Letter to John Darby, Wyuna Leaseholder
 - i) 14/11/95 - Letter for Glenorchy Community Ass'n, re Recreational Reserve
 - j) Information on Glenorchy Riding Club Incorporated 2003
 - k) Latest Glenorchy Riding Club Newsletter June 2003

19th August 2003

The Commissioner of Crown Lands
QV Valuations
PO Box 13443
CHRISTCHURCH

**Submission of Glenorchy Riding Club Incorporated on the
Wyuna Tenure Review Proposal.**

Dear Sir/Madam

This submission is lodged on behalf of the Glenorchy Riding Club Incorporated. The Riding Club appreciates this opportunity to submit on the Wyuna Tenure Review.

The Riding Club has interest in the Tenure Review process for the following reasons:-

- a) The immediate and ongoing use of Reserve lands for use by the public for recreation purposes.
- b) The public access provisions on proposed freehold designations.

The Riding Club sees the Wyuna Tenure Review as a positive proposal particularly in the opportunities it provides for public access and recreation.

The Glenorchy Riding Club Incorporated wishes to submit on the following four points:

- 1 Recreation Reserve Lands
- 2 Grazing Concession
- 3 Public Access and Easements
- 4 Improved Public Access

21/08/03
10:10 AM

[Handwritten signatures and initials]

1 RECREATION RESERVE LANDS

Glenorchy Riding Club strongly requests that the Reserve land as defined in Pg 6,2.7 **"To be designated as land to remain as reserve subject to a farming concession etc"** Area 47.185 hectares labelled R3 in Plan inset 1, be made available for immediate and ongoing recreation and community use. That with the immediate need for public ongoing use of the reserve a 33 year term is unreasonable and unwise in the greater public interest.

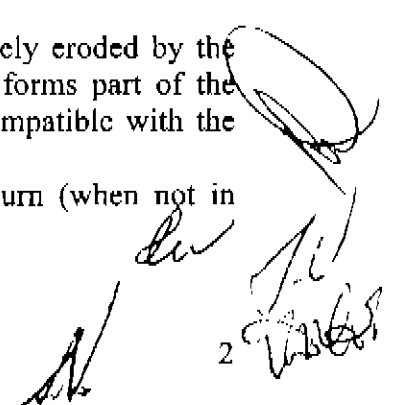
Reasons-

- 1) The land has significant inherent recreational values. There is no other public land in close proximity to Glenorchy that offers the open green space that the Reserve does.
- 2) There is plenty of land to locate a riding area well away from the main road to afford good off road parking and a safely enclosed arena for young riders and their horses.
- 3) The land offers the opportunity for future expansion of other sports and recreational disciplines to allow for the growth of population as Glenorchy expands as we have witnessed in recent months.
- 4) The Riding Club boasts membership of all ages and the Reserve lands offer good opportunities for cross country events.
- 5) The existing ground kindly loaned by Mr Darby next to the town entry is likely to be incorporated in Stage 2 of an adjacent subdivision on the lower Bible terraces thus forcing the Riding Club out with no-where else to relocate to.
- 6) These grounds are currently used for regular weekly meetings. There is a need for an area to house the club equipment and have regular access at all times for riding, training and club purposes in safe environs, especially during the week for children.
- 7) There is a need to hold competitive events with other riding and pony clubs.
- 8) The Riding Club acknowledges that there are other community groups in Glenorchy who will also benefit from availability of Reserve lands. (See Appendix (iii) "New Information" Glenorchy Community Plan 2001.) The Riding Club suggests that a greater, rather than lesser, area of land be made available, and that a consolidated approach and a management plan can be made to accommodate these needs, now and into the future.

The Glenorchy Riding Club requests that the Reserve/Conservation land described on Pg 10,3.7. **"Land to remain as recreation reserve and as conservation area, etc"** Total area 7.7150 hectares, be made immediately available for community and public recreation and open space purposes.

Reasons-

- 1) The Riding Club believes that the land has been severely eroded by the Buckler Burn river and the majority of the land now forms part of the gravelled river bed. The remaining terrace is more compatible with the land defined in Pg 6,2.7.
- 2) The Reserve lands are accessible from the Buckler Burn (when not in flood) by horse, foot, or appropriate motorized vehicle.
- 3) All the same reasons listed 1-8 above.



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2 GRAZING CONCESSION

The Riding Club seeks that the grazing concession Pg 11,3.7.1 and farming concession Pg 11,3.8.1 be considered for the community and go under public tender process for a lesser term than 33 years.

3 PUBLIC ACCESS AND EASEMENTS

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The Riding Club supports designations:

Pg 5,2.3(a) regarding CA3

Pg 5,2.3(b) regarding CA5

Pg 5,2.4 regarding CA2 "lands to be restored to Crown control subject to a guided walks and horse trekking concession, etc."

on the understandings that these concessions are not exclusive and will not limit public access on horse or foot in any way.

The Riding Club supports the land described on Pg 5,2.5 "Land to remain as reserve subject to a grazing concession" and supports the 'special conditions' described in Schedule 2. However, the Riding Club makes note that the described access way is not marked on the attached plan.

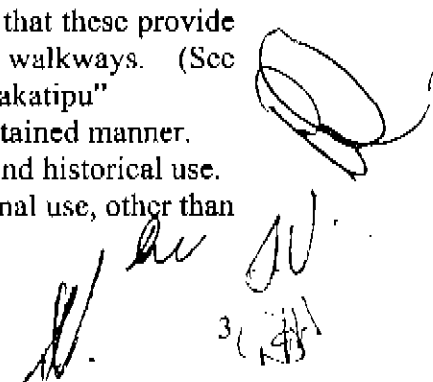
The Riding Club supports the Right of Way easement Pg 13,3.11.1.3. "Public Vehicle Access to Reserve and Management Purposes Easement point "d" to "e", on the understanding that the easement includes vehicle, horse and foot access, is appropriately marked as public access and held in perpetuity.

4 IMPROVED PUBLIC ACCESS

- A) The Riding Club supports the easement "i" to "j" to "Trig G," but requests that this also be made available as a bridle path and that it is appropriately linked to the R4 area running parallel to it.

Reasons-

- 1) To form a foot and bridle path available to the Glenorchy community and visitors. (See Appendix (iii) "New Information" Glenorchy Community Plan 2001.)
- 2) The route formed would be both safe and enjoyable. McGregors bluff bypassed in a manner that takes the access route away from the bluff, the road and the lake edge.
- 3) The orientation of the track is accessible from the Glenorchy town ship. Presently the public access proposal would only cater for travellers on the road or visitors staying over night at the campsite.
- 4) To provide linked public access ways throughout the district. The access over the reserve lands continue toward Queenstown and that these provide linkages with historic bridle paths and formed DOC walkways. (See Appendix ? New Information "Walkways Trust in the Wakatipu"
- 5) Allowing access on horse keeps the tracks in a well maintained manner.
- 6) Bridle paths are in keeping with community aspirations and historical use.
- 7) There are limited trails that accommodate other recreational use, other than foot (ie, horse, bicycle, trail bike.)



- 8) To provide facilities that retain and encourage the community to take part in significant inherent values, culturally, recreationally and historically. In relation to the high country and farming; conservation lands and biodiversity; horsemanship (local events and opportunities); scheelite history; historic bridle paths and historic landscapes.

- B) The Riding Club supports the R4 areas in part. The Club requests that these areas are linked by an appropriate route through the Exch 1 area. It is likely that the route would have to be on the high side of the Glenorchy/Queenstown road.

Reasons-

- 1) To form a foot/bridle path through the R4 recreation areas. (See Appendix (iii) "New Information" Glenorchy Community Plan 2001)
- 2) For the reasons listed in A) 1-8 above.

- C) The Riding Club request linkage between the eastern R4 area and the CA2 area so that a circular route bridle path access way could be formed. The Club requests a link between CA2 area and the CA1 area for the same reason and that the CA1 area is linked to the Battery via the water race. (See proposed route on Appendix (i) Map 1.)

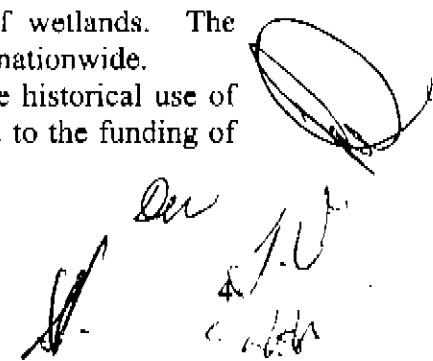
Reasons-

- 1) To form a foot and bridle path available to the Glenorchy Community and visitors which follows heritage trails and accesses Conservation lands not readily available by any other route. (See Appendix (iii) "New Information" Glenorchy Community Plan 2001.)
- 2) For the reasons listed in A) 1-8 above.

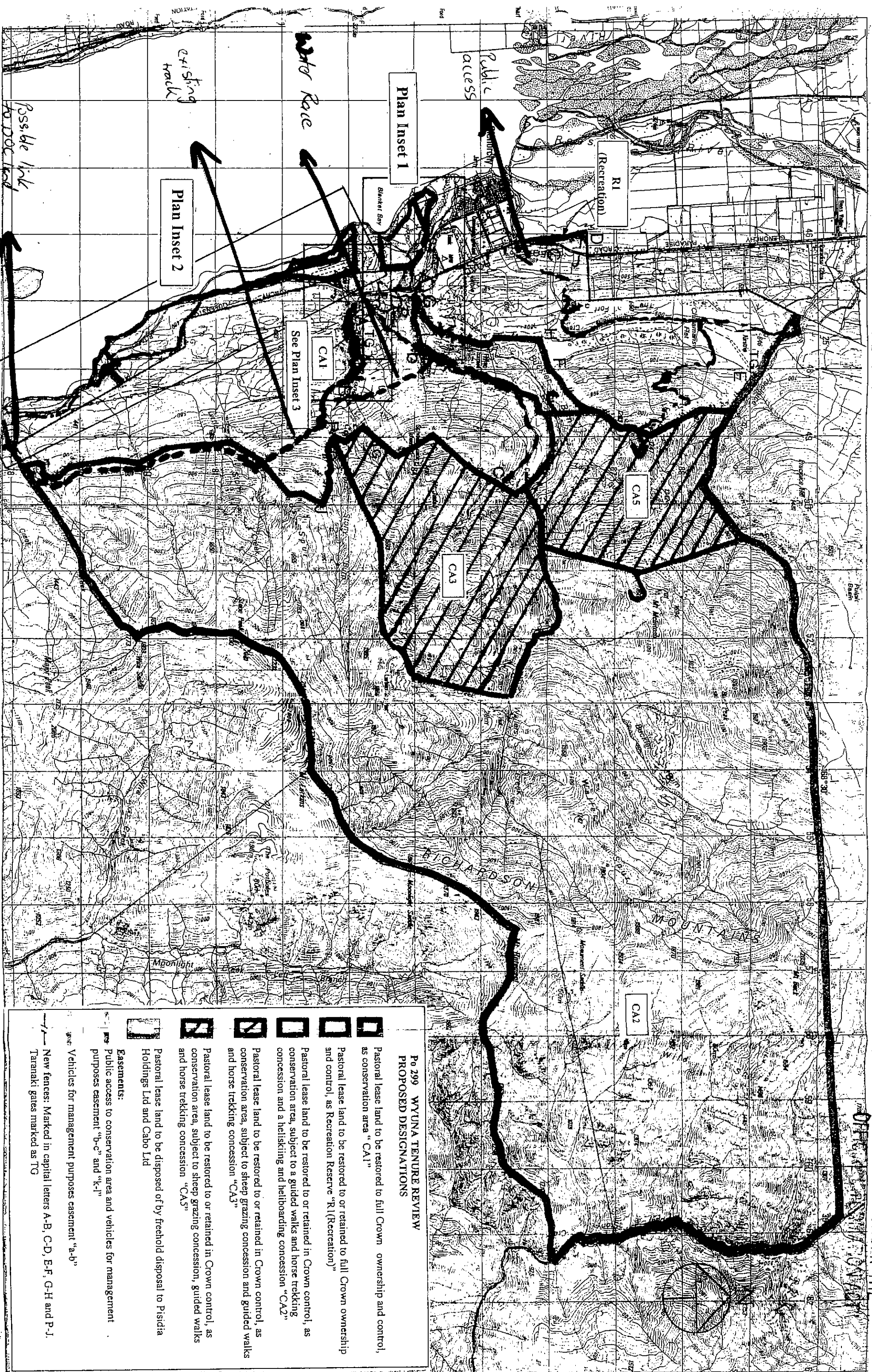
- D) The Riding Club requests a foot and bridle path from the Glenorchy Walkway (where it intersects the Glenorchy road) to the 700m "Trig D" on The Fort. The Club requests to access the protected wetlands area on the Chinamans flat and link this to Precipice unformed legal road and the CA5 area via "Trig R" on the front face above Chinamans.

Reasons-

- 1) To form a foot and bridle path available to the Glenorchy community and visitors which follows heritage trails and accesses conservation lands not easily available by any other route. (See Appendix (iii) "New Information" Glenorchy Community Plan 2001.)
- 2) All the reasons listed in A) 1-8 above
- 3) That the Wetlands are protected in the District Plan and should be maintained and enhanced. Public enjoyment of these areas is critical to the understanding of the fragile and threatened nature of wetlands. The Ramsar agreement identifies Wetlands will be protected nationwide.
- 4) That the trails exist and the community has enjoyed the historical use of these high mountain roads. The community contributed to the funding of the roads, their installment and their maintenance.



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Po 299 WYUNA TENURE REVIEW
PROPOSED DESIGNATIONS

- Pastoral lease land to be restored to full Crown ownership and control, as conservation area "CA1"
- Pastoral lease land to be restored to or retained to full Crown ownership and control, as Recreation Reserve "R1 (Recreation)"
- Pastoral lease land to be restored to or retained in Crown control, as conservation area, subject to a guided walks and horse trekking concession and a heliskiing and heliboarding concession "CA2"
- Pastoral lease land to be restored to or retained in Crown control, as conservation area, subject to sheep grazing concession and guided walks and horse trekking concession "CA3"
- Pastoral lease land to be restored to or retained in Crown control, as conservation area, subject to sheep grazing concession, guided walks and horse trekking concession "CA3"
- Pastoral lease land to be disposed of by freehold disposal to Pisidia Holdings Ltd and Cabo Ltd
- Easements:
 - Public access to conservation area and vehicles for management purposes easement "b-c" and "k-l"
 - Vehicles for management purposes easement "a-b"
- New fences: Marked in capital letters A-B, C-D, E-F, G-H and P-J. Taranaki gates marked as TG

Wyuna Station

Scale 1:50000
0 500 1000 1500 2000 2500 3000 3500 4000 4500 5000 5500 6000m

OPUS

Version	1	2	3	4	5
Otago Land District					
Sheet 1					
NZMS 260 E40 & E41					
Date 6/10/1999					

R2(Recreation)/Grazing

CA1

link discussed
in schedule.

Propose
possible
link

R4
(Recreation)

Trig G

Hiregors
Bluff

Exch 1

Possible
link





Pigeon Island

R4
(Recreation)

Existing lake edge

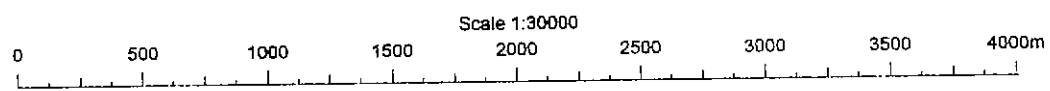
Pig Island

Po 299 WYUNA TENURE REVIEW
PROPOSED DESIGNATIONS

-  Pastoral lease land to be restored to full Crown ownership and control, as conservation area "CA1"
-  Reserve land to be disposed of by way of exchange to Pisidia Holdings Ltd and Cabo Ltd "Exch 1"
-  Reserve land to remain a reserve "R4(Recreation)"
-  Reserve land to remain as Recreation Reserve subject to a grazing concession to Pisidia Holdings Ltd and Cabo Ltd "R2(Recreation)/Grazing"

Easements for:
Public foot access easement in gross - 'i-j'

—//— New fences marked in capital letters. A-B, Q-R and S-T.



WYUNA STATION
TERRALINK NZ LTD(Terraviva)-DCDB Data as at -1.08.2000Title & Valuation data as at -1.08.2000Geodetic data as at 12.02.02.
Cadastral information from LINZ Digital Cadastral Database (DCDB). CROWN COPYRIGHT RESERVED.

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Appendix : New Information
" Glenorchy Community Plan 2001 "

Outcome 7: There is an Awareness of and Respect for Rural Activities

Goals

- Farming is able to continue and function and be viable in the Head of the Lake
- Tourists / visitors and the community in general are informed and know what to expect and how to respond in the rural area.
- Landholders, concessionaires, tourism interests, and the entire Glenorchy community have respect for the Glenorchy – Head of the Lake environment and each other's values. (Refer Outcome 1)
- An active land care group (Refer Outcome 1)
- Rural culture retained

Actions

- Develop a plan for information collation and dissemination and education with priorities for implementation (refer ideas and suggestions page 28)
- Develop guidelines for respecting the rural environs i.e a 'code' of rural behaviour
- Continue and expand rural cultural events eg. race day, pet day, etc.

Explanation

Awareness and respect for rural activities can be fostered through communication, liaison, information and education.

Visitors (recreationalists, tourists) and the Glenorchy community in general need to understand rural activities. They need to recognize that farming is a legitimate land use and integral to rural Head of the Lake and they need to know for example to expect horses and stock and their effects and how to respond in terms of shutting gates, acceptable and safe driving practices etc.

Ideas and suggestions of ways to achieve this communication and awareness included:

- an information centre
- information in the form of brochures, signage, interpretation panels, on the web, available at camping areas, motels etc.
- education opportunities - local schools, tour operators and concession holders, farm visits, through tourism authorities, affiliated tourist groups eg. Tourism Board
- activities for urban and rural community to work on together eg. plantings
- 'code of conduct' for respecting the rural environment.

A land care group could play an active role in these processes.

Rural events such as pet days, race day, town and country cricket match, flower show etc. provide opportunities for community interaction and exchanges of information. Such events are also important for retaining the rural culture and contribute to the 'spirit of Glenorchy - Head of the Lake'

Farming is a valued part of rural Head of the Lake. Rate rises reflecting development potential i.e. subdivision as have happened in the Wakatipu Basin has and would put pressure on this land use. Innovative solutions are needed to deal with the pressures facing rural communities.

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Outcome 8: Recreation Opportunities and Access to be Retained

Goals

- Recreational opportunities retained
- Access to public recreation areas to be retained, improved and/or secured
- Public respect for rural activities and private land (refer Outcome 7)
- Responsible public access
- National Parks to remain free to all.
- A network of public walking and bridle-ways on private land to be established
- Effective communication between farming and recreation / tourism interests and the Glenorchy community in general (refer Outcome 7)
- Toilets at the Dart Road End
- Specified areas for freedom camping
- Recreation facilities provided for youth

Actions

- Identify and map
 - different recreation zones eg wilderness
 - camping, fishing, heritage, walking areas etc
 - recreational opportunities for different types of recreation eg walking, horse and motorbike and 4 wheel drive
 - options for routes for public walking and bridle trails on private land
 - areas to remain commercial free
 - access needs and routes

(continued.... ..

- Develop a community recreation plan and prioritize actions to achieve the plan.
- Utilize opportunities such as the tenure review process, subdivision etc. to secure recreational areas and access to these or existing areas
- Seek DOC and QLDC support to implement the recreation plan
- Formalize and upgrade the walkways and bridle trails close to Glenorchy Township identified during the development of the town concept.
- Negotiate public walkways and bridle trails on private land and produce a map identifying these routes and any constraints on use
- Assess carefully all proposed road closures
- Lobby the DOC for toilets at the end of the Dart Road
- Seek government and other funding for maintenance of local walks and other recreational facilities
- Identify toilets and sites for freedom camping with clear signage
- Prepare a development plan for Peninsula Reserve. To include an area for the pony club, a cross- country course (horse riding) and an 18 hole golf course.
- Develop a skate board ramp, investigate sites for a motorbike riding course,

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Explanation

Glenorchy and the Head of the Lake offer a wonderful and diverse recreational resource in an area of abundant space and opportunity.

The community recognizes that a long-term view of planning for recreation is important to ensure that recreation and access opportunities are retained to the mountains, wilderness areas, fishing, camping, historic areas and 'locals favourite places'. Change of ownership, tenure review etc. can lead to opportunities being either gained or lost. The majority of the recreational resource will be well recognized by the community collectively. To assist develop a coordinated approach to recreation planning the explicit identification of recreation opportunities is required together with access requirements. Existing and potential conflicts between different types of recreation, commercial recreation or other land uses need to be considered. Where there is, or likely to be conflict, options need to be explored to develop long term solutions.

Once recreation opportunities are identified, and options to solve problems worked through priorities can be developed to assist secure opportunities.

Information in this form will be of particular assistance to the community when responding to proposals for recreation / other land use or tenure review.

A particular issue with respect to recreation is access. Access for recreation and to recreational areas is a part of the heritage and lifestyle of the Head of the Lake. There are concerns that over time access may become restricted especially with landownership changes and more people visiting and living in the Glenorchy - Head of the Lake area. There is the potential for the traditional community respect for farming and private land to diminish as greater numbers of people wish to share the experiences.

To some extent this change is already occurring creating conflict between farming and recreation. For farmers, gates being left open, interference with stock and a sense of invasion and lack of security on private land have become issues. The response can be to restrict access and / or lock gates. For others there is a sense of frustration and loss as access is, or threatened to be, restricted to areas valued for recreation.

Changes to land tenure and ownership can alter access in similar ways with locked gates or access being reduced from traditional 4 WD to walking only.

The development of a system of walking tracks and bridle trails was identified as a priority to manage the pressure on private land from increased visitation to the area and to keep areas open to use by the rest of the community. Possible tracks would need to be identified and agreements negotiated with landowners. The production of a map identifying routes and constraints on use was seen as important to make the use of these tracks easier for both users and landowners.

The use of motorbikes and 4 WD is less positively viewed by some members of the community while others value being able to use tracks for these purposes.

During the development of the Town Plan Concept the need to plan and secure a number of existing and additional routes for walkways and bridle-ways near the town was identified to protect use, access and the walking / riding culture of Glenorchy into the future.

These tracks include

- Track on the east perimeter of the Town (on Wyuna land) – formalize and upgrade, establish seating and viewpoints.
- Lagoon Board-walk – implement the planned extension
- Peninsula Trail – formalize
- Tracks through the Buckler Burn River environs – improve the standard and presentation
- Track up to the Trig on Wyuna - formalize and develop

Other recreation issues that were identified during the Town Plan process but relate to the rural area as well as the town include the Peninsula Reserve and its potential for future recreational use. This area has been identified as a permanent site for the pony club, including a cross- country horse riding course and, long-term, as an opportunity for an 18 hole golf course. A development plan should be developed for this Reserve prior to long term decisions on lease arrangements

The pony club needs a permanent home. The club is currently utilizing an area of private land within the town. This is an interim solution as eventually this land will be developed i.e. the area is the subject of a subdivision application. Domain Reserve (where the existing golf course is) was considered as a possible venue for the pony club. There is however no room at the present time and it is unlikely that the relocation of the golf course would occur in the short term. In any event the land is too flat for a cross-country course and concerns were expressed as to the safety of access to the area. The Peninsula Reserve will provide a permanent long term location for the Pony Club, be a safer location and provide greater opportunity for activities such as a cross-country course.

The present golf course, located in Domain Reserve, is a 9 hole course restricted by the size and flat contour of the area and coexistence with other activities. A full size i.e. 18 hole golf course would enable the Club to attract visiting players. A very attractive golf course could be developed on the Peninsula terraces in spectacular surroundings.

Young people need activities to occupy their time. Facilities they would like include a skateboard ramp, motor bike riding course, and a place to get together with their peers for video evenings etc.

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Outcome 9: Heritage and Culture of the Glenorchy – Head of the Lake Retained and Protected.

Goals

- Heritage and cultural values and sites (Maori and European) are protected
- Heritage sites are appreciated and understood by the community and public
- The community and public understand that heritage is fundamental to the 'spirit' and essence of Glenorchy – Head of the Lake
- Recognition that the spirituality of the Head of the Lake is special to individuals and groups within the community and to Ngai Tahu
- Maori artefacts returned to Ngai Tahu

Actions

- Develop an approach / plan for heritage protection, management and interpretation
- Identify / map heritage sites and areas including historic tracks and routes
- Seek appropriate protection for historic / cultural sites
- Where appropriate secure public access to historic sites
- Seek funding to maintain historic roads in safe condition eg Mt Judah Road
- Maintain and interpret historic / cultural sites
- Identify, develop and interpret heritage trails

Explanation

The heritage and culture of the Glenorchy – Head of the Lake area is highly valued by the community. The history of Glenorchy – Head of the Lake plays a significant role in the 'spirit' and 'soul' of Glenorchy. The community is committed to retaining its heritage.

The ongoing relationship Ngai Tahu holds with the Upper Wakatipu area is deeply rooted in the landscape formation, traditions, placenames, hunting and gathering sites and the natural environment.

A list of heritage sites is provided in Appendix 1

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18 March 2002

Ms Sue Veint
Secretary
Glenorchy Riding Club
PO Box 67
GLENORCHY

Dear Ms Veint

I am writing in reply to your letter received on the 4th of March in which you have sought information on progress with the Tenure Review for Wyuna Station related to your club's occupation of certain lands.

The Tenure Review process is a complex one with a series of steps to be taken before the preliminary proposal is publicly notified. The process is moving through these phases and we are currently in discussions with the holders but until we get to the public notification stage for the preliminary proposal I am unable to disclose details.

I regret that I am unable to provide more details at this time.

Yours faithfully
QV Valuations



Barry Dench
Team Leader for Tenure Review

(iv/02)

" letters relating to Reserve land "
1995 - 2002

COPY

25/2/02.

Sue Veint
Secretary
Glenorchy Riding Club
P.O. Box 67
Glenorchy

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Dear Mr Dench,

We have been advised by Mr Tony Perrett, High Country Tenure Review Manager For Conservator to contact you in regard to obtaining information on tenure review progress.

We have requested to occupy reserve land in the Glenorchy District being Crown Land and Part Buckler Burn, Block XXI, Town of Glenorchy and Section 23 Block 4, Glenorchy Survey District.

The D.O.C. have given the Club permission to go ahead and use the land with approval of lease hold owner, being Mr J. Darby. We have requested permission from Mr Darby but to date no return correspondence has been received. If Mr Darby's lease has expired do we still need his permission?

Sincerely,

S. Veint

Secretary

TO LINZ AGENT.

MR BARRY DENCH -

QUOTABLE VALUE.

BOX 13 443.

CHRISTCHURCH.

(iv(b))



Department of Conservation
Te Papa Atawhai

Our Ref: P299

7 September 2001

Christine Kelly
Secretary
Glenorchy Riding Club
PO Box 67
GLENORCHY

Dear Christine

RE: GLENORCHY RIDING CLUB REQUEST TO USE RESERVE LAND.

Your letter of 30 August on this matter refers. Thank you for appending the letter to you from Jeff Connell dated 13 October 1999, which set out the situation regarding the pastoral lease tenure review of Wyuna Station and the relationship of the reserves in question to that review.

The tenure review is still progressing but until it reaches a point where the Commissioner of Crown Lands makes final decisions on it, the situation regarding your clubs use of reserve lands remains unchanged to that outlined in Jeffs letter.

If you wish more information on the tenure review progress, then I suggest you write to the LINZ Agent responsible for this review. The person to contact is Barry Dench, Quotable Value, PO Box 13 443, Christchurch.

Yours faithfully

Tony Perrett
High Country Tenure Review Manager
For Conservator

Copy

Glenorchy Riding Club
P.O.Box 67
Glenorchy

John and Kristin
Queenstown

22/08/2001

On behalf of the Glenorchy Riding Club I would like to thank you for the use of the Pony Club Paddock during the 2000/2001 season.

We are aware that you have plans for this land for a sub-division in the future. With that in mind the club would like to request from you, the use of the Glenorchy Reserve land on the peninsula. I have enclosed a copy of letter from Jeff Connell for your information.

The club have held their A.G.M. and have also begun the formalities of becoming an Incorporated Society. We have the acknowledgement of the Glenorchy Community Association, to request the move onto the Reserve.

Initially, the club would like to reposition the hut, tie up rails and the jumping equipment. The club has funding for upgrading the jumps and plan to carry this out in time for the beginning of the 2001 riding season. Plans for the future would include establishing a cross-country course.

I would be happy to meet with you to discuss this proposal.

Thank-you and good luck for the new arrival.

Regards

Christine Kelly

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OFFICIAL INFORMATION ACT"

(ivcd)



Our ref: P 299

13 October, 1999

Christine Kelly
President
Glenorchy Pony Club
Box 29
GLENORCHY

Handwritten signature

Dear Ms Kelly

COMMUNITY USE OF GLENORCHY RESERVE LANDS

Your letter of 26 September refers.

The tenure review of Wyuna Station was commenced under the Land Act 1948, but unfortunately not completed prior to the commencement of the new Crown Pastoral Land Act 1998. The consequence of the new legislation is that those tenure reviews, including Wyuna, that were started under the Land Act have had to recommence the tenure review process to ensure compliance with the new legislation. The Wyuna tenure review currently is now at a relatively preliminary stage in the new process.

The Crown Pastoral Land Act process will differ from the former process with regard to how the Glenorchy reserve lands are involved. You will recall that the previous tenure review of the Wyuna Pastoral Lease and the associated action affecting the reserved lands resulted in the Commissioner of Crown Lands and the Department of Conservation separately publicly notifying their proposals for these lands. Under the new legislation these processes are to be combined and will result in one public notification, with the Commissioner of Crown Lands having the statutory responsibility for deciding on the outcomes from the tenure reviews of all lands involved. As mentioned above, it is not expected that public notification will occur for some time yet.

Public notification will provide the opportunity for the public to comment on the proposal for tenure review that has been agreed to in principle between the lessee and the Commissioner.

There is currently no agreement in principle on the tenure review of Wyuna between the lessee and the Commissioner and the new owner of Wyuna is occupying the reserve lands with departmental consent. I suggest therefore that you contact the occupier and seek his approval to your intentions prior to any use of the reserve lands occurring. I will recommend to the Commissioner that any long term use of the land by your club be provided for in the tenure review proposal.


Otago Conservancy

P.O. Box 5244, 77 Stuart Street, Dunedin, New Zealand
Telephone 03-477 0677, Fax 03-477 8626, www.doc.govt.nz

(ivce)

In the meantime, until the tenure review proposal is crystallised, the Crown authorises your club members to use the land described as Crown Land and Part Buckler Burn, Block XXI, Town of Glenorchy and Section 23, Block 4, Glenorchy Survey District (provided the occupier is happy for you to do so) on the condition that no liability, statutory or otherwise, attaches to the Crown as a result of the members' activities.

Yours faithfully



Jeff Connell
Conservator

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2017-01-20 10:01 AM
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GLENORCHY PONY CLUB

The Regional Conservator
Otago Conservancy
P.O. Box 5244
Moray Place
Dunedin

26/9/1999

Attention Jeff Connell

Re: Community use of Glenorchy Reserve Lands.

The Glenorchy pony Club has had the use of Wyuna Station land bordering the town for several years. The change of ownership has brought about different land use ideas and the land that the Pony club has been occupying is currently being looked at for development. This has serious implications for the Pony Club with a growing membership of twenty members whom have no alternative safe local site to hold their meetings.

In the Wyuna draft tenure review for the station drawn up for the previous owners, that was issued to the Glenorchy Community and the Glenorchy Pony Club for discussion, there was included a clause stating "that the community had the right to use the Reserve land given that they gave reasonable notice of intent".

The Pony Club would like to request that the Reserve land be available for the clubs use. This would involve a fortnightly Pony Club meeting and use of the land for training purposes for individual members during the week. The Pony Club is also planning to hold a Gymkanna (following Race Day) to celebrate ^{both} the new millenium and the important role the club plays in providing the youth of Glenorchy with the only sporting club facility in the township.

Sincerely

Christine Kelly
President
Glenorchy pony Club

(ivcf)

*Copy sent
23/7/99.*

Glenorchy Pony Club
C/o P.O. Box
Glenorchy

John Darby
Wyuna Station
P. O. Box 15
Glenorchy

23/7/1999

Dear John,

Re: Glenorchy Pony Club Grounds.

The Glenorchy Pony Club has been privileged to be able to utilize the paddock at the entranceway into Glenorchy for their fortnightly Club meetings and to store their equipment on the land for the last six years.

With the recent change of ownership of Wyuna station the Glenorchy Pony Club would like to approach you for permission to continue the present arrangement. While awaiting a reply to our last letter to you we have taken the liberty of using the grounds and would like to thank you very much for this leeway.

We would like to negotiate an official lease for a nominal fee so as the pony Club can begin to plan their future. Our next committee meeting is held on the 26th of July.

We would appreciate your urgent consideration on this matter and look forward to your reply.

Yours sincerely

Deborah Kennett
Secretary

Christine Kelly
Chairperson

(ivcgs)

Glenorchy Pony Club,
C/- P.O. Box 1,
Glenorchy 9195.

25th September 1998.

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OFFICIAL INFORMATION ACT"

Dear Mr Darby,

We the Pony club welcome you to the district and The Glenorchy Community. We as you may know also have in years gone by have been allowed the use a paddock on Wyuna property situated on the right hand side of the road into Glenorchy just before the road to the Dump. As our 98/99 season is about to start on the 7th October we would like to know if this arrangement will still be able to stand. The club is small really compared to other clubs in the Wakatipu with some very keen young riders who with parent help work hard to fund-raise funds for the basics for the club eg; games equipment, jumps, subsidised subs to Central Otago Pony Club so we can attend any NZ Pony Club activities, so The Lucas's were very good to us and didn't require us to pay for this priviledge. The horses kept there pay their own grasing fees. If you have a problem with our continued use of this paddock could you please advise me as soon as possible, my home Phone no.4429255 Pony club is usually held on a sunday every fortnight at 11am the first being Sunday 11th October, please feel free to visit us at any time. Thanking you.

Yours faithfully,

Raewyn Hayes.
Secretary.

(ivch)

14th November 1995

Glenorchy Pony Club
C/o P.O. Box 20
Glenorchy.

Dear Sir,

We have been approached by the Glenorchy Community Association to submit a letter as an application for the use of some of the recreational land to the south of the Buckler Burn river.

The Glenorchy Pony Club has been in operation for over two years now. Our membership has grown steadily to about 18 members, with ages ranging from 3 to 14 years old. The children in this community are fortunate in being able to use horses from the two trekking centres, and so the membership is alot higher than might be expected. There is also interest in starting an adult riding club. We expect the interest in horses to grow along with the size of the town, and our membership to grow accordingly.

At present, our club is held on the outskirts of town in a friendly farmers field. We are grateful to the farmer to be able to use his land and appreciate his kindness. We are concerned however, that should we ever have to move from this field, we would find it very difficult to relocate. The only other area of recreational land in Glenorchy is already used to the maximum, as a Golf course, rugby grounds etc, and understandably, we feel that the Pony would not be welcomed.

Therefore, we would like to apply for the use of the Recreational land to the south of the Buckler Burn river.

We have consulted with the New Zealand Pony Club Association, in regard to the amount of land that we might need. The most realistic size would seem to be about 30 acres.

This size takes into consideration, an area to be set aside as a car park big enough for horse floats and trucks. As well as an area to be used for an enclosed arena for our younger riders. We would also need an area for an equipment shed and /or club rooms, and areas for yards and hitching rails. Further to this the main area would need to flat land big enough for several dressage arenas, and a show jumping arena. It would be desirable to have an area that also includes some hilly areas to erect a permanent cross country course.

This size would enable us to be able to hold events where we could invite other Pony Clubs to attend. We feel that such a facility would be of benefit the whole community, and so sincerely hope that you will consider our application.

Thank you for your consideration,

Corrine Bridges
President
Glenorchy Pony Club.

RECEIVED
15 NOV 1995
GLENORCHY COMMUNITY ASSOCIATION

(iv (i))

Supporting Evidence

Background

Glenorchy Riding Club Incorporated 2003

Glenorchy Riding Club became a Certified Incorporated Club on November 2001. Today the club has a strong membership of adults and children. It remains true that there are as many horses as humans, in Glenorchy and the surrounding district.

The members of the club are from a variety of backgrounds: local families both, rural and urban, transient workers, young adults and children. The club aims also remain the same, safety, care, responsibility and partnership. It has adopted the Fair Play Charter.

The emphasis however has slightly changed from a Pony club too a Riding club. The reason for this was that the majority of teenaged children move away from Glenorchy to attend boarding high schools. At the same time there was a strong adult interest, alongside a strong junior rider and beginner interest.

Today the club has accumulated considerable equipment and rider experience. The club has a small club hut used for shelter and equipment storage. The club has purchased a Horse float which is available to members for a nominal fee. This has improved opportunities for all members in transporting horses for recreation, competition, purchase and convenience. The club is accumulating jumping equipment, dressage and games equipment. The club has its own junior uniform and colours.

Club members Equine backgrounds are in mustering, pony club instructing, trekking stable employers and employees, jockeys, farriers, veterinarians, equine instructors, competitors in ODE, dressage and show jumping. Many members have pony club backgrounds and there are others who are first time owners and riders. The club provides a forum for the community to mix and mingle at.

There are Glenorchy riding Club members whom have progressed into equine related careers, both in Glenorchy and further a field. One of the high lights of growing up and living in the Glenorchy district is aiming to and competing in the Glenorchy Races. The Glenorchy races are a classic event which demonstrates the character of Glenorchy and its community. The races are also an important fundraising activity for the community. The Glenorchy Riding Club is an integral training ground for up and coming riders to gain experience and confidence, to compete at the event.

Public access and availability of land to meet on is critical to the clubs continuing success. The ability to graze ponies and horses is also a significant factor in the ability of the club to survive into the future. The changing land tenure affects the grazing availability of the town people. Subdivision is forcing the club to acquire new grounds. Retaining public access to the heritage of the High Country is integral to the character of the club and its riders' abilities and skills.

(144)

Glenorchy Riding Club

June 2003 Newsletter

Hello everybody, it was nice to see so many people at Russell and Elsie's farewell. Their huge contribution to this area is much appreciated.

As a relatively new comer it is pleasing to see old and young, farmers to city slickers, beatniks to billonaires take the time to get together and enjoy themselves. Lets make the riding club another excuse. Which brings me to...**MEETING THURSDAY NIGHT** (26th) 7.30 pm at the PUB please come and bring any good photos. Any horse or Glenorchy related images so I can make our events calendar pretty.

PHONE TREE.

We have created a network for everybody to find out about meetings. You must contact the two people above you. Please don't be offended if your name is not specifically featured. It is easier to read with less names. However please let us know if there is someone who like to be rung.

CALENDAR OF EVENTS.

Months have been allotted. You can do more if you would like to. There is help and we are trying involve as many as we can. It also means you get your say and the club includes lots different aspects of riding. Thank-you to all those who turned up for Shadow and Courtney's day, especially Dave from Wyuna stables who helped a lot in the tidy up.

Happy Trails TROY

**Mid Winter BBQ Ride to Mid-Rivers,
Meet P.C.G. 11.00 am Saturday 5th July**

Straight from your Pony's Mouth

1. Please don't bang the bit on my teeth when you take off my bridle. I might not want it back on.
2. Slide your hand inside my cover, just to see if that ol' rug is really doing the job. I should be warm to touch.
3. If I was in the wild I'd find trees or a canyon in stormy weather so make sure my paddock's got shelter.

Buy, Sale & Trade

3 pair black jodhpurs size 10 kids brand new \$50 each.
2 x Black pony bridles new \$30 ph 4429965.
1 x Sticky Bum Jods \$75

"RELEASED UNDER THE
OFFICIAL INFORMATION ACT"



Horses can still have fun in Winter, but we need special care

(iv(k))