



## **Crown Pastoral Land Tenure Review**

**Lease name: Wyuna**

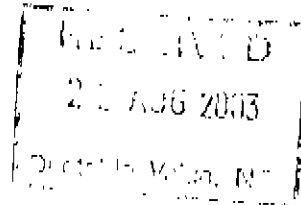
**Lease number: Po 299**

### **Part Two**

#### **Public submissions**

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

**September 03**



**T J Thomson**  
**Mt Earnslaw Station**  
**Glenorchy, Otago**  
**Ph. 03 442 9924**  
**Fax 03 441 3966**

21 August 2003

Q.V. Valuations  
P O Box 13 443  
CHRISTCHURCH

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

ATTENTION : BARRY DENCH

Dear Mr Dench

**SUBMISSION ON TENURE REVIEW, WYUNA PASTORAL LEASE**

I enclose herewith a paper which although it is a copy of a letter addressed to Mr Henry Duynhoven M.P. Associate Minister of Economic Development to convey to him my concerns for the fate of our resources it is also the basis of my submission on the Wyuna tenure review.

I would therefore be much obliged to you if you could treat this material as my official submission on the Wyuna Tenure Review.

Yours sincerely

**T. J. Thomson**

*T J Thomson  
Mt Earnslaw Station  
Glenorchy, Otago  
Ph. 03 442 9924  
Fax 03 441 3966*

COPY

21 August 2003

Mr Harry Duynhoven M.P.  
Associate Minister of Economic Development  
Parliament Buildings  
WELLINGTON

Dear Mr Duynhoven

**STRATEGIC MINERALS AND THE PASTORAL LEASE  
TENURE REVIEW PROCESS**

I refer to the current review of land tenure particularly in Glenorchy where from time to time in the past the mining of the tungsten ore scheelite has varied in importance from local to even international importance.

It is my deep concern that in regard to the Wyuna and other Stations in the Glenorchy area, the review is being completed in the false assumption that the scheelite resources are now exhausted and that its history and technology are matters which will receive due recognition by DoC, should they be the new controlling authority following completion of the review.

As you are no doubt well aware the huge mine at Macraes Flat would by now also be history if the new owners had not introduced large scale mining methods able to profitably mine and mill vast quantities of low grade deposits which were unworkable except in small risk "patches" found in earlier times.

The Glenorchy deposits also of scheelite and gold in an extension of the Otago Schists are also very extensive (see enclosed maps) but although the schists themselves are many kilometres thick little mining for scheelite has progressed more than 50 metres below the

surface. Clearly the main ore deposit has been scarcely touched - entirely because of the strict limitations of small scale mining of any but quite rich ore deposits.

The strategic value of tungsten always high became critical in 1942 when with the fall of Malaysia, Thailand, Burma and Indonesia to Japan the main tungsten deposits suddenly were mostly in enemy hands and scheelite became the most important strategic mineral in New Zealand. At the urgent request of the British Government our government took a very active interest in Glenorchy scheelite production and through the then Mines Department acquired two mines which the Department actively developed and also strongly encouraged the opening of private mines.

Sent to Glenorchy by the Department (see background notes below) I carried out surveys of both Government and private mines to increase production and investigate the extent of the scheelite deposits rich enough to be economically mined on a small scale even at high, - up to 7000 feet, altitude but the idea of assisting the economy of mining the quite extensive scheelite deposits by extracting also the low grade gold content of the scheelite bearing schist country rock just had not been developed under conditions then prevailing.

G.R.D. Macraes show every day how this is done profitably today.

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

Scheelite is in world terms a vitally important strategic tungsten ore today but New Zealand had virtually no ability to prevent the sudden outbreak of hostilities or other event that would lead again to a critical situation caused by the lack of tungsten a metal essential to today's civilisation.

Any tenure review resulting in the transference of any of the lands of the Wyuna Pastoral Lease or of the BucklerBurn catchment east of the BucklerBurn bridge should on no account be a transference or ownership of these lands to the Department of Conservation (DoC).

To avoid any possibility of alienation of the mining of scheelite and associated minerals from the Wyuna or other scheelite bearing lands of the Richardson Range these should remain under Crown ownership under which scheelite mining is given a special predominant use status but also where the stock grazing leases of the past would continue

in the spirit of mutual co-operation enjoyed by both miners and farmers for more than 100 years.

During the emergency period of the 1939-45 war, the attitude of the Mines Dept toward mining was highly encouraging and co-operative. If mining regulations have tended somewhat toward an adversarial stance since then it may not be easy to obtain the necessary investment needed to release an essential resource when it is most needed.

The following notes prepared by Professor Emeritus J.B. Mackie founder of Otago University School of Surveying.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'T J Thomson', written in a cursive style.

**T J Thomson**

RECEIVED  
1950 JUN 15

**ADDENDUM TO THE ORIGINAL LIST OF  
GRADUATES OF THE OTAGO UNIVERSITY SCHOOL  
OF MINES WHO WORKED IN MALAYA  
PRE- AND POST-WW2**

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

**THOMSON, Thomas ("Tommy") James, BSc(1939), Dip. Land &  
Mine Surveying.**

Although he did not present a thesis to complete the requirements for AOSM, he was awarded the Ulrich Prize and Medal, and the Waters Memorial Prize for excellence during completion of the examinations for that Diploma.

On the recommendation of J.J. McLuggage (q.v.) he joined Anglo-Oriental (Malaya) Corporation early in 1939 and reported on alluvial tin deposits throughout the Malay Peninsula including Thailand. Other studies were made of tantalite deposits in the territory of Malacca (Straits Settlements).

He had joined the Selangor Battalion of the FMSVF in 1939, and when the Japanese attacked Malaya in December 1941 he was called to its mobilisation. After defensive operations at KL aerodrome and various other points on the retreat south, his unit was installed in "pill boxes" on Blakang Mati Island in defence of the large naval guns mounted there, until the surrender of Singapore on 15 February 1942.

With six others, Tommy left in a canoe abandoned by retreating Australians, and paddled to a nearby island where the canoe was swapped for a ship's lifeboat complete with sail. They sailed south in what Tommy has understated as "a rather eventful journey" with the help of Malay and Chinese sea folk, until they reached the mouth of the Indragiri River in Sumatra. From there they were helped by the Dutch across Sumatra to the port of Padang on the west coast whence they were evacuated a few days later to Colombo on the cruiser HMAS *Hobart*. The day after their arrival they were accepted on board one of the ships carrying Australian troops back home from the Middle East to counter the Japanese threat to Australia.

After his arrival in NZ Tommy spent the rest of the war years working for the Government, making surveys for tungsten ore near the head of Lake Wakatipu, and for open-cast coal on the West Coast, South Island. When the war ended he was called back to Malaya by Anglo-Oriental to help with the rehabilitation of their mining activities, but after 4 months returned to NZ in October 1946.

He and his wife Reta then took over the large Earnslaw sheep and cattle run and spent years making war on the rabbits and deer which had overrun the place. After this they improved the quality of their stock to cope better with the mountainous terrain and rigorous climate of the area, and have farmed successfully there ever since.

Tommy, supported by Reta, has been very active in local government affairs. For 33 years from 1953 he served on the Lake County Council, 16 of them as Chairman, and during that time his driving spirit resulted in extensive roading and

bridging programmes which have provided access to to hitherto isolated areas and greatly increased the tourist potential of the whole region. He was appointed a foundation member of the Mount Aspiring National Park Board in 1964 and of the Clutha-Central United Council in 1980 (Chairman for 6 years); he also served as NZ Counties representative on the NZ Environmental Council for 7 years.

Tommy, with his broad education and experience in mining engineering and geology, and his intimate knowledge of farming and the land, was clearly an ideal man to have in local government. He tells me that he can say, without hesitation, the foundation of training he received as a student of the Otago School of Mines was the basis of any successes he enjoyed in later years. He now lives in semi-retirement on Farnslaw Station in the mountain environment he and Reta love so much.

EIGHTH COMMONWEALTH MINING AND METALLURGICAL  
CONGRESS, AUSTRALIA AND NEW ZEALAND, 1965



Publications—Volume 4

ECONOMIC GEOLOGY OF NEW ZEALAND

*By*

G. J. WILLIAMS

*In collaboration with the New Zealand Geological Survey*

RELEASED UNDER THE  
OFFICIAL INFORMATION ACT

*Editor-in-Chief of Publications*

R. T. MADIGAN

Published at

The Office of the Congress, and of The Australasian Institute of Mining and  
Metallurgy, 399 Little Collins Street, Melbourne, Australia.

1965



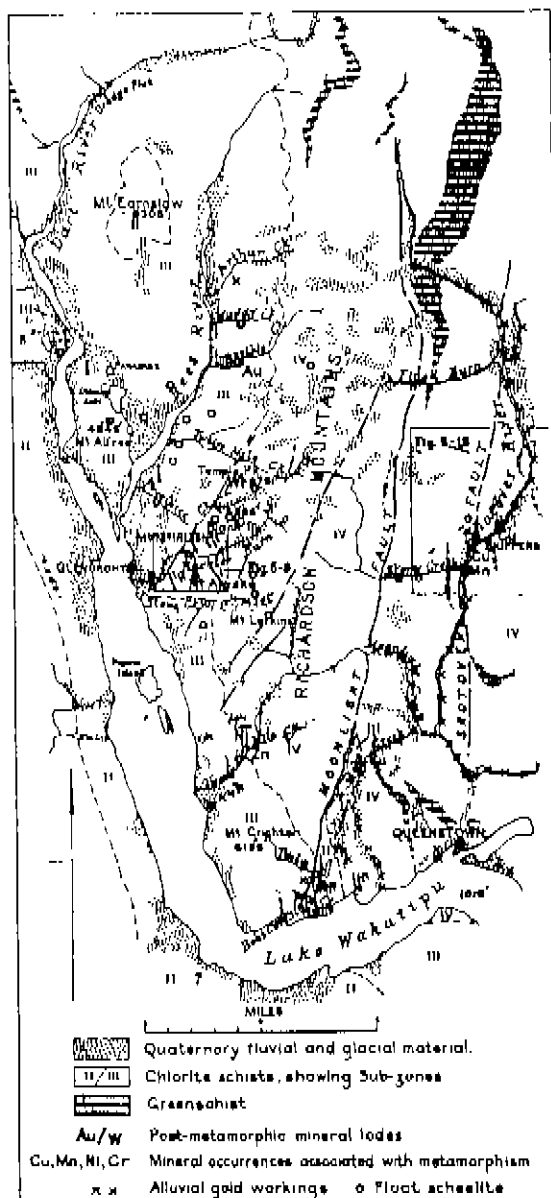


Fig. 5-8. Mineral occurrences in the Lake Wakatipu region. Geology mainly after Wood (1962); mineral occurrences after references given in text of Chapters 5 and 12 with additions by Mr T. J. Thomson (pers. comm.).

was made to work this and other neighbouring lodes, but low prices brought activities to a close in 1892. Mining was resumed about 1904, at first in the form of sluicing operations on scree, and later by lode-gophing. In 1915, scheelite was requisitioned for strategic purposes, activity increased and the Paradise lode was discovered, but operations were suspended when the Imperial Government contract was can-

celled in 1919. From the outbreak of the second world war all scheelite was purchased by the New Zealand Government, which took over the Glenorchy and Paradise mines. State participation ceased in 1945, but mining continued on a small scale. In 1951 the sharp increase in scheelite prices resulting from the Korean war gave an impetus to activities, including some "farming" of scree material from very inaccessible high mountain localities. Subsequently small-scale mining lingered, though in 1963 some improvement in scheelite prices resulted in the re-opening of the Heather Jock mine.

As scheelite is not enriched at the surface, mining has persisted at Glenorchy longer than anywhere else in Otago. The area has been directly or indirectly referred to by geologists many times—Finlayson (1907), Morgan (1916, 1920), Henderson (1937a), Healy and Willett (1938), Willett (1939, 1940), Hutton (1940), and Reed (1946)\*. Even so, no accurate map of the lodes has been published, the structures have not been studied in detail, and no geochemical or geophysical work has ever been done.

#### Petrological background

The scheelite workings are mainly in rocks of the Chl.3 Sub-zone as mapped by Hutton (1940), but as he showed the zoning to merge eastwards into the Chl.4 Sub-zone along a line rather to the west of the crest of the Richardson Mountains, some of the higher workings may be in the latter Sub-zone: certainly scheelite reefs at the extreme head of the Moonlight, and scheelite boulders recently found west of Skippers must have been derived from lodes in Chl.4 rocks. Whereas across Lake Wakatipu and the Dart River, the appearance of the Chl.2 Sub-zone seems effectively to limit both gold and scheelite mineralization westwards. The only scheelite occurrence west of this line is an unimportant one near Sylvan Lake; according to Wood (1962) this is in a Chl.3 promontory in rocks of Chl.2 rank.

The western flank of the Richardson Mountains is a dip-slope with an average westerly dip of the order of 20-30°. Reed (1946) showed that the schist foliation has been tilted by post-metamorphic block-faulting. As the lode-systems transect the foliation planes at high angles, the lodes now dip gently in the Glenorchy area, whereas the Paradise lode is in flat-dipping schist, and the lode dips steeply (Fig. 5-12).

The quartz appears as ill-defined stringers and lenses in crush-zones. Detailed sketches (Fig. 5-2) appearing in early publications (e.g. Finlayson, 1907) suggest movement along an irregular fault, and others suggest quartz-filled crush-zones with shattered schist horres (mullock) so typical of Otago lodes. Henderson (1937a) mentioned strong smooth walls, polished by movement: the lode-filling consists of mullock and quartz.

The scheelite tends to appear towards the footwall of the quartz shoals, elsewhere as small stringers,

\* Unpublished material by Mr T. J. Thomson and discussions with Mr D. Wylie and Mr P. G. Sharpe have been drawn upon in compiling these notes.

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

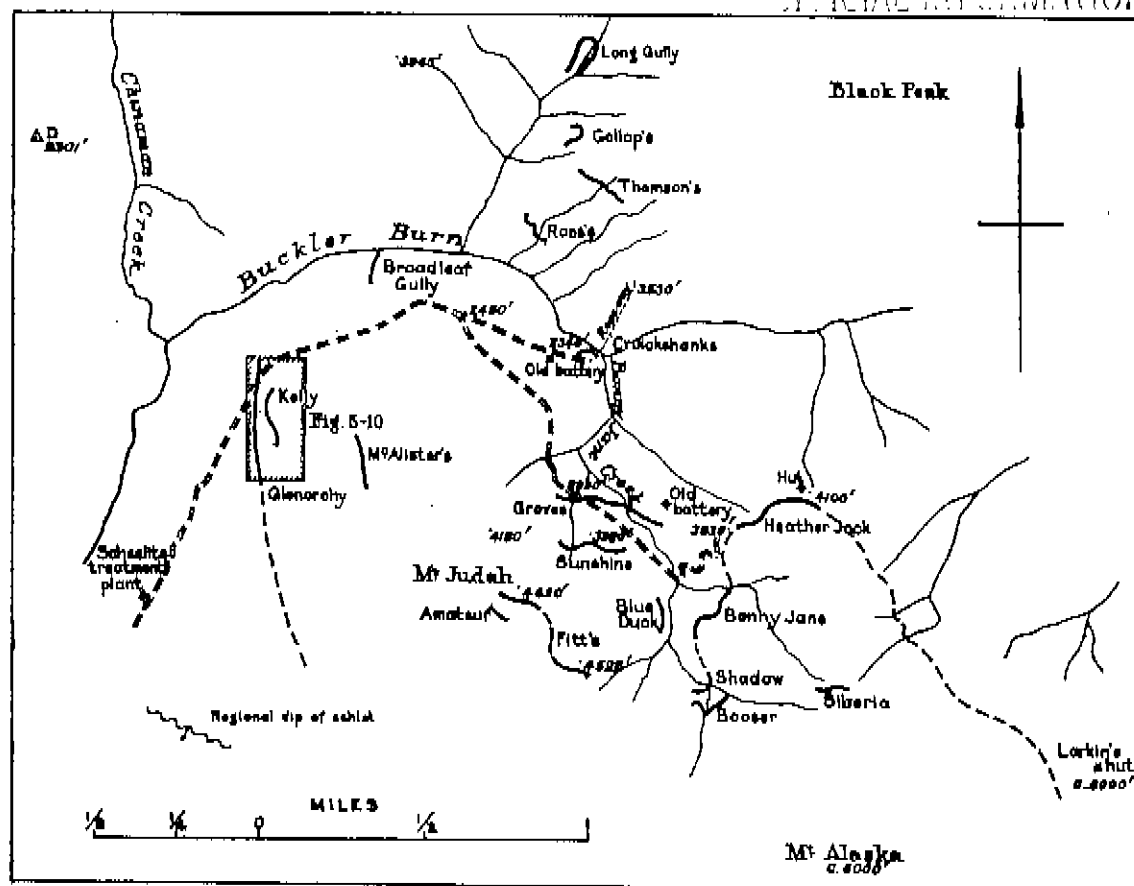


Fig. 5-9. Flat-lying scheelite lodes, Glenorchy, Otago—from an unpublished incomplete map by Mr T. J. Thomson.

blebs, thin films and sometimes as peppered disseminations in the quartz or in the mullock. No true disseminations are known, but Mr T. J. Thomson (pers. comm.) found scheelite under ultra-violet light in a cross-cut and as tiny irregular stringers transecting the foliation planes in the Paradise mine. Calcite is an uncommon gangue mineral, pyrite and arsenopyrite are present, and there is a little pyrrhotite; these minerals appear mainly in the mullock. Paragenesis is proved by specimens containing both scheelite and visible gold (personally checked by the writer).

Analyses of scheelite are given in Table 5-2. Reed claimed that colourimetric tests for molybdenum were negative, and this seems to be confirmed by whitish-blue fluorescence, and by the acceptability of the concentrates on the market (Finlayson's statement that "The mineral carries distinct traces of molybdenum in varying quantities up to 1 per cent", if correct must refer to ore from McRae's or elsewhere). Curiously, neither Reed nor Finlayson referred to

arsenic, though in recent years this element has caused marketing difficulties. An assay of a parcel of pyritic residue from concentrates sent overseas in 1937, yielded:

WO<sub>3</sub>—15.0%; Au—5 oz; Ag—0.8 oz.

TABLE 5-2.  
ANALYSES OF GLENORCHY SCHEELITE\*

	A	B
SiO <sub>2</sub>	0.64	—
CaO	19.21	18.98
WO <sub>3</sub>	79.80	80.34
MnO <sub>2</sub>	tr.	n.d.
SnO <sub>2</sub>	tr.	n.d.
MgO	0.16	0.20
MnO	0.20	nl
Fe <sub>2</sub> O <sub>3</sub>	0.09	0.24
CO <sub>2</sub>	nl	nl

#### Lode workings

The Buckler Burn workings are shown incompletely in Fig. 5-9. The mapping of the flat-dipping shows by accurate and detailed fieldwork would undoubtedly

\* A—Reed (1946); B—Finlayson (1907), recalculated without silica.

PO Box 38,  
Glenorchy  
19/8/03

Commissioner of Crown Lands,  
c/- Quotable Value NZ Ltd.,  
PO Box 13-443,  
Christchurch

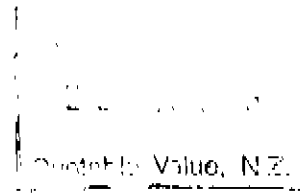
Dear Sir,

Please find attached the submission from the Glenorchy Community Association on the Wyuna Station Tenure Review.

Yours Sincerely,

*Vincent Jones*

Secretary  
Glenorchy Community Association



/"RELEASE"  
OFFICIAL

## Submission on the Wyuna Tenure Review

On the 7th of August, 2003, the Glenorchy Community Association had a public meeting so the views of the community could be assessed in regard to the Wyuna Tenure Review. The following are the submissions that the meeting asked us to present.

### The Recreational Reserve Areas

"The Glenorchy community recreation needs have outstripped the ability of the township domain to provide for the variety of existing activities that occur there. The community needs have occasionally been met by the use of some of the Wyuna occupied DOC reserve lands and there is mounting pressure for some recreational areas to relocate. An expansion of recreational interests is developing in line with the growth of the township. There are virtually no alternative locations for the community recreation other than the DOC lands occupied." Source Conservation Resources Report 1995.

This was true in 1995 and is even more so now. The term of the grazing lease of 33 years is unrealistically long. Any activities that may require regular or occasional use of the recreational reserve are likely to need only part of the reserve and it is also likely that grazing is not incompatible with most recreational activities. The community would like to see a much shorter term of five years for any grazing lease. The regular re evaluation of the recreational needs of the community that this term would provide would be of benefit to all parties.

### Access to the Airstrip

Although there appears to be an easement to the airstrip it is not spelt out in the Review. The airstrip is of great importance to the community both in a commercial and social sense and legal access is essential. Confirmation that there is legal access is required.

### Designated Car Park

No provision has been made for a designated car park for the walkway up the Mt Judah Rd.

### The Battery and Access to It

The Battery is currently under the jurisdiction of the Battery Committee and although a working plant, is not currently in operation while scheelite mining is in recess. At the meeting the proposal was put that in the longer term that the Battery become the responsibility of a partnership of Land Information New Zealand or the Dept. of Conservation, the Battery Committee, the Community Association and the Glenorchy Museum Group. This proposal met with a positive response.

It is important that the right of access to operate and maintain the Battery be extended in the first instance to members of the Battery Committee, miners to process their ore, and, should the partnership proceed, to other members of the management group. The right of access we are asking for is for vehicular transport and extends to the Battery.

### Public Access up the Judah Road

The community would like the possibility of legal access for private vehicles on the Judah Road as far as the Bonnie Jean Creek to be pursued by the Queenstown Lakes District Council.

#### Access to the upper country on the true left of Precipice Creek

The community believes that there is a need for access on this side of Wyuna. On the map there is what appears to be a corridor of reserve land adjacent to the freehold land. This corridor extends through two of the three lower properties. An esplanade strip on the bottom property would give legal access from the Glenorchy/Routeburn Road. It is likely that this bottom property will be subdivided in the near future at which time the esplanade strip would be put in place automatically. We would like an assurance that this corridor will be available for access.

#### Access the upper country through the Stone Creek Reserve

The community request that an access way be provided through the Stone Creek Reserve to the upper country.

#### Map Anomaly

There appears to be a mistake in the map, Plan Inset 2, between Exch 1 and the R4 area, where the freehold appears to go out into the lake. All land below the the road should have reserve status.

#### Position on the Mining Area on Wyuna

All areas on the Wyuna pastoral lease to the east of the Glenorchy-Queenstown road which are not proposed for free holding should be held by land Information New Zealand(LINZ) with Special Mining Reserve status. This designation should also include the bed of the Bucklerburn and tributaries, from Lake Wakatipu upstream to its source.

This would enable any future mining proposals to be considered under the Resource Management Act 1991 through the QLDC. In this way the economic, social and environmental values of the mining proposal could be properly assessed.

#### Reasons:-

1. Scheelite and gold reserves exist under the Wyuna pastoral lease land in a similar pattern to the Macraes Flat area. Modern mining methods could lead to the development of new mining ventures, either large or small scale. Any such new developments would provide a valuable economic and social boost to the Glenorchy area.
  2. Transferring the land to DOC would effectively transfer the area into a mining museum, with any future mining activity precluded. This would not be good for Glenorchy or the nation.
  3. LINZ management could still provide for the protection of natural values by restrictions on grazing and other activities as at present under a pastoral lease.
- In the event of the land being transferred to LINZ then an easement for miners would be required across the Chinamans Flat freehold area.

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"



Patron:  
Her Excellency The Hon  
Dame Silvia Cartwright, PCNZM, DBE  
Governor General of New Zealand

## SUBMISSION

### ON WYUNA TENURE REVIEW UNDER THE CROWN PASTORAL LAND ACT 1998

TO: Tenure Review Team Leader  
Quotable Value New Zealand Limited  
PO Box 13-443  
CHRISTCHURCH

**FAXED**

#### Submitter

The New Zealand Historic Places Trust ("the Trust")

#### Submission

Wyuna pastoral lease is rich in significant heritage resources, having clearly identified sites from ranging from early Maori occupation, 19<sup>th</sup> and 20<sup>th</sup> century gold mining, and scheelite mining spanning approximately one hundred years from the 1880s to 1980s. In addition, Wyuna is adjacent to the rapidly growing township of Glenorchy, and there is considerable local and tourist interest in the heritage of the area.

The general history of the area and the specific nature of many of the sites are well covered in the report "*Historic Resources on Wyuna Pastoral Lease, Glenorchy*" ("the Report"), produced by Peter Bristow for the Department of Conservation.

The Trust wishes to raise some issues with respect to the protection of and public access to some of the historic sites, arising from the proposed designations.

#### NZAA site S123/1

This early Maori occupation site appears to lie within the proposed small triangle of freehold land, immediately alongside proposed recreation reserve "R1". As stated in the Report, it is vital that this site remains undisturbed. The Trust has no concerns about the site continuing to be grazed by sheep. However, given the site's proximity to the proposed recreation reserve, the Trust submits that the reserve should be extended to include the site. With the future development pressures likely in this area, the site would be better protected through management by the Department of Conservation.

#### Sites 1 and 3<sup>1</sup>

These sluicings and tailing are evidence of the gold mining activity in the area, and as such, form an important part of the historic record for Wyuna. It is unclear from the map provided whether or not these currently lie within the land to be managed by the Department of Conservation. If not, the Trust believes it is important that the boundaries are adjusted to include these sites.

#### Sites 5 and 6

Site 5 is the site of the Government Battery and Site 6 is the Government Mine, the main scheelite mine in the area. These are important sites in the context of the scheelite mining history of the whole area. From the map provided, these appear to lie within areas designated for the Department of Conservation. It is important that access to these areas is maintained, as the sites provide ideal opportunities for interpretation of the history of the area.

#### Sites 8 and 9

These sites fall within the area designated for freehold. The issue of public access to these sites is certain to arise, as they are adjacent to and visible from the road, for which an easement for public walking and mountain biking access is proposed. It would be advantageous to formalise the right to public access, as it will certainly occur, with or without permission.

#### Other Issues

There is anecdotal evidence that there are gold mining remains at Chinaman's Flat, which is proposed for disposal to freehold. It is therefore of concern that there is an absence of any survey or reporting on the historic resources in this area. This means the Trust is unable to assess what significance any sites in this area may have in the context of the Wyuna pastoral lease.

There is considerable local interest in having public vehicle access up the Mount Judah Road, and this view has also been expressed by the Queenstown Lakes District branch of the Trust. While the question of vehicle access is not strictly a "heritage" issue in this case, the Trust believes public vehicle access should be reconsidered through the submission process.

#### Summary

The Wyuna tenure review process provides a unique opportunity to retain a complex of significant heritage sites within Crown ownership, for future preservation and for interpretation for the public. Many sites are currently contained within the proposed designations for the Department of Conservation. The Trust believes there are some additional sites that should be included, or for which public access should be formalised.

#### Decisions Sought

The Trust requests the following –

**Recreation Reserve 1 is extended to include NZAA site S123/1.**

**Gold mining sites 1 and 3 are retained for management by the Department of Conservation.**

<sup>1</sup> Sites as numbered in Peter Bristow's 1995 report "Historic Resources on Wyuna Pastoral Lease, Glenorchy"

Scheelite battery site 5, and mining site 6 are retained for management by the Department of Conservation.

Public access to scheelite mining sites 8 and 9 is formalised by way of an easement.

Signed Julia Forsyth

Date 22/8/03

Julia Forsyth  
Heritage Adviser  
On behalf of the NZ Historic Places Trust

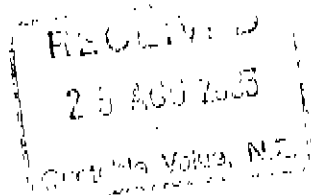
Address for Service

NZ Historic Places Trust  
Southern Regional Office  
PO Box 5467  
DUNEDIN

Phone 03-477-9871

Fax 03-477-3893





**Wakatipu Trails Trust**

10 Gorge Road  
Private Bag 50072  
Queenstown  
New Zealand

Telephone: +64 3 441 0499

Facsimile: 64 3 442 7334

[wakatipu.trails@qldc.govt.nz](mailto:wakatipu.trails@qldc.govt.nz)

[www.qldc.govt.nz](http://www.qldc.govt.nz)

**SUBMISSION OF THE WAKATIPU TRAILS TRUST ON THE WYUNA STATION  
TENURE REVIEW PROPOSAL**

**DATE:** 22 August 2003

**SUBMITTER:**

**Wakatipu Trails Trust**

**ADDRESS FOR SERVICE**

**Private Bag 50072**

**Queenstown**

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

Dear Sir/Madam

This submission is lodged on behalf of the Wakatipu Trails Trust

The Wakatipu Trails Trust appreciates the opportunity to submit on the Wyuna Station tenure review proposal.

The Wakatipu Trails Trust was established in September 2002 following an initiative by the Queenstown Lakes District Council and the local DOC office.

Its mission is to develop a world class network of trails in the QLDC area and we have seven Trustees and representatives from DOC and QLDC who attend the monthly meetings.

The Trust has an interest in tenure review proposals within this District for three reasons:

- Ensuring sufficient public access is provided;
- Ensuring that the residents and visitors to Glenorchy have the opportunity to easily hike, cycle, and horse ride on the proposed Crown owned land.
- Ensuring that there is an opportunity to develop a network of trails at some future date which are connected to the township and the other outstanding areas and viewpoints in the area on and adjacent to the area under tenure review

**"RELEASED UNDER THE  
'OFFICIAL INFORMATION ACT'"**

1. **The Wakatipu Trails Trust requests that public vehicles are permitted on Judah Road in its entirety (i.e. between Queenstown-Glenorchy Road and Bonnie Jean Creek).**

**Reasons:**

- A) Judah Road has traditionally been the main road for the community to access a large part of the Richardson Mountains (as stated in the Proposed Designation Report for this Tenure Review).
- B) Significant public money has been spent establishing and maintaining this road (Lakes County Council funded).
- C) The majority of recreationalists presently use four wheel drive or mountain bike to begin their walk/ski-tour/climb from Bonnie Jean Creek, which is considerably higher in altitude than the Glenorchy-Queenstown Road.
- D) The end of Judah Road (at Bonnie Jean Creek) is a more logical starting point for beginning recreational activity than the Queenstown-Glenorchy Road because of its altitude, which enables quick access to country that contains higher recreational values (as described in the Conservation Resources Report for this Tenure Review).
- E) Vehicle presence along this road would not have a significant adverse effect upon conservation values.

Judah Road may be the only road that can be utilised by the Glenorchy community to deliver hikers and other recreationalists to the high country out of the valley floor

2. **The Wakatipu Trails Trust requests that public foot access be permitted up Stone Creek to the Mt Larkin area.**

**Reasons:**

- A) Stone Creek (to the south of the Buckler Burn) is a popular access point, especially with more experienced tramping parties, and local tramping club parties.
- B) The tenure review proposal designates 15.7 hectares to be retained in full Crown ownership and control in lower Stone Creek as conservation area. Council considers it unfortunate that this area does not link up with the higher altitude conservation areas which are used for walking and climbing.
- C) Designating a further 12 hectares (approximately) further upstream in Stone Creek would ensure that Stone Creek can be used to gain access to the high country.

3. The Wakatipu Trails Trust requests that public foot access be permitted between the Glenorchy - Paradise Road to Trig Station 700m, and from that Trig Station to both Conservation Area CA5 and along Chinamans Flat to Precipice Creek.

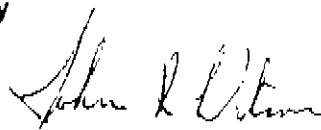
Reasons:

- A) The walk from the Glenorchy-Paradise Road to Trig Station 700 is a popular and much appreciated walk by local residents and visitors.
- B) The crossing from the Glenorchy-Paradise Road, along Chinamans Terrace to Precipice Creek is a popular hike, and combined with public access that may be provided under the Temple Peak Station Tenure Review, would make an excellent tramping experience.
- C) Access to Conservation Area CA5 from the vicinity of Trig Station 700 would greatly complement the only proposed access up Mt Judah Road.
- D) There are few walks/tramps, such as those above, that are available near Glenorchy Township for the community and visitors

If you have any questions on the submissions above please contact me at the address above.

Yours faithfully

John Wilson



Chairman

Jim Veint  
Arcadia Station  
Glenorchy  
QUEENSTOWN

19 August 2003

QV Valuations  
62 Riccarton Road  
CHRISTCHURCH

Dear Sir

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

Re: **WYUNA TENURE REVIEW**

As a local landowner and as a member of the Glenorchy Community Association, I know I have a responsibility to insist that access is provided to various areas through proposed Wyuna Freehold.

Blanket Bay and Wyuna Station under present management have been very beneficial to the Glenorchy community and I am sure this will continue. However, they have skilled persuaders and negotiators with expertise which the rest of us couldn't match. We need to be aware.

**SUBMISSIONS:**

1. **The Wyuna blocks CA2, CA5, and the Buckleburn Creek Bed should be taken over by Land Information New Zealand (LINZ) and not Department of Conservation (DOC).**

**Reasons:**

- (a) Wyuna Station, including the proposed Mt Judah freehold block, contains the highest grade of tungsten in the world, and should be available for the benefit of Glenorchy and the nation. Also rich in gold in places.
- (b) LINZ management could access future proposals and allow mining, if they appear viable and provide reasonable protection for natural values.
- (c) Historic mining operations are a valued asset in many parts of the country. However people forget that history is an ongoing thing and when appropriate we should continue to create.

2. That a mining reserve be created along the existing road between the Glenorchy – Queenstown Road (a on Plan Inset 1) and the eastern edge of freehold where the road approaches the Bonnie Jean Creek (c on Wyuna Station topographic map).

This Reserve to also include the Battery and a suitable parking area.

Access and use of this Reserve to be at the discretion of the Glenorchy Community Association, which must be obliged to allow genuine miners and Wyuna personnel full access.

Reasons:

- (a) Legal vehicle access to the Battery and on up to the Bonnie Jean is very important to most people of Glenorchy. Otherwise Wyuna owners could have control of mining ventures and the huge tourist potential this area has.
- (b) Mt Judah is an ideal prominent peak with good access that could be used for receiving and transmitting cell phones, radio and TV signals.
- (c) The historically valuable Battery, along with its potential future use, needs vehicle access.
- (d) Most locals want to have legal vehicle access up the Judah Road through the proposed Wyuna freehold.

3. That proposed freehold land on the north side and downhill of the Judah Road be included in Ca5 and/or CA3 (between the Battery b and c)

Reasons:

- (a) The land only has minimal grazing value.
- (b) Its value to Wyuna is, that it controls the road into the back country.
- (c) For stock management, it is more practical to have the boundary fence above the road (south side). This would ensure less stock disturbance and problems with gates across the roadway.

4. That the option of ever freeholding Recreation Reserve land R3 and CA4 be eliminated.

Reasons:

- (a) The grazing value of this Reserve land is insignificant to its potential value if freeholded.
- (b) Already the Pony Club has made three written requests to use this land, but have had no response.
- (c) The Golf Club could soon need some of this land.
- (d) There is serious talk by some, that this land be used as a sewerage soakage area.
- (e) Potential for many public uses.

5. That a mining reserve be created along with existing road between the Glenorchy – Queenstown Road, close to the Bucklerburn Bridge, up onto the top of the Old Man, on the eastern boundary of the freehold and CA5 (1203 metres on the Infomap 260 340). Access and use of this reserve to be at the discretion of the Glenorchy Community Association, which must be obliged to allow genuine miners and Wyuna personnel full access.

Reasons:

- (a) It is vital in the future to have vehicle access available to the Mt McIntosh and Black Peak mining areas.
- (b) Roads have already been formed by previous miners.
- (c) Some stock disturbance could occur on this road as it passes through a number of paddocks and gateways. It may be more convenient for stock management to have a road formed up the south side of the Precipice Creek, across the north end of Chinamans Flat, and up the existing road to the top of the Old Man.

Legal roadways exist from the Glenorchy – Paradise Road to the edge of the proposed freehold boundary near the Precipice. However this may be too steep in places for vehicle access.

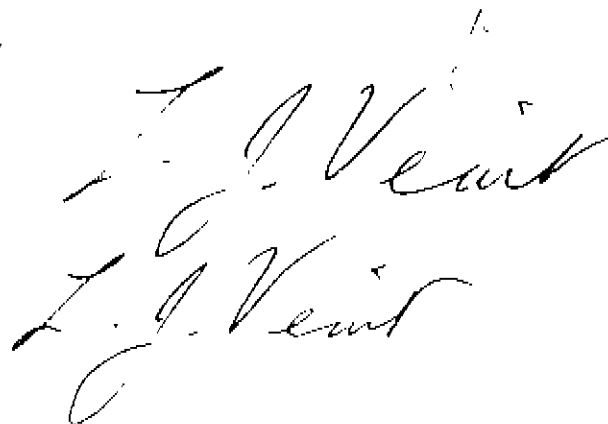
6. That legal vehicle access be created along the existing road between the Glenorchy – Queenstown Road, close to the Bucklerburn Bridge, up onto the top of the Old Man, to the existing TV translator for its repair and maintenance.

Reasons:

- (a) This prominent hilltop could also be used for future receiving and transmitting of cellphone, translator or radio signals.
- (b) Access could be made in co-operation with the land owners but at the discretion of the Glenorchy Community Association.

Yours faithfully

JIM VEINT

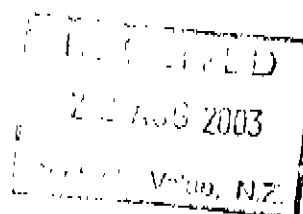
A handwritten signature in cursive script, appearing to read 'J. Veint', is written over a printed version of the same name. The signature is written in dark ink and is somewhat stylized.

(18)

Jim Veint  
Arcadia Station  
Glenorchy  
Queenstown

By Fax to: 03 341 1635.

22nd August 2003



Q V valuations  
62 Riccarton Road  
Christchurch,

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

( Dear Sir,

Re WYUNA TENURE REVIEW

As a local landowner (farmer) and as a committee member of the Glenorchy Community Association, I know I have a responsibility to insist that access is provided to various areas through Wyuna freehold.

This fax is additional to my submission posted 20-8-03.

( Submission:

THAT A PUBLIC ROAD BE CREATED ACROSS PROPOSED WYUNA FREEHOLD, FROM THE GLENORCHY-QUEENSTOWN ROAD TO RECREATION RESERVE, R3, BEING d-e on PLAN INSET I.

Reasons:

- (a) Already a well formed road to legalise.
- (b) Already fenced, so no stock disturbance.

- (c) The Queensdown-Lakes-District-Council, could continue the road maintenance.
- (d) Access Easement, Appendix 14, Annexure Schedule, Transfer Instrument, Clause 2.1 and 2.2, amended in Clause 9.2, 9.3 and 9.4, does not allow for public access by foot, on or with horses, or on a non-motorised vehicle powered by a person. This is totally unacceptable.

Yours faithfully

Jim Veint

*L. J. Veint*

For the Council  
L. J. Veint



Glenorchy Heritage Museum Group  
Islay Street  
Glenorchy.

21 August 2003

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

Dear Sir,

Wyuna Station Tenure Review.

Members of the Glenorchy Heritage Museum Group have discussed the Preliminary Proposal for the Wyuna Station Tenure Review. Our interest is confined to the historic elements of the proposal and we would like to make the following points:

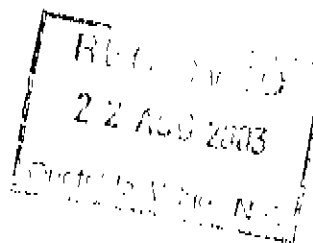
1. There has not been enough emphasis given within the Tenure Review documents to the significance and uniqueness of the schistite mining as part of New Zealand's history and particularly Glenorchy's history.
2. We note that most of the areas of significant historical interest or value will be retained in full Crown Ownership and managed by the Department of Conservation. Our concerns are regarding how this large area will be maintained and enhanced given that DoC already have difficulty obtaining sufficient funds to satisfactorily manage the land which is now under their control. If it is not suitably managed there is the probability that the remnants of the mining era will be destroyed or removed and not be available for the education and enjoyment of future generations.
3. We would like an assurance that the remaining mining relics and the Schistite battery and associated machinery will not be removed from the area.
4. While access is planned to the Conservation areas this is very limited, and is suitable only for those people capable of walking over rough and steep mid-altitude country. Vehicle access on at least part of the Judah Road is desirable to allow limited access for those unable to visit this area otherwise. Access will also be required if mining is to be resumed in the future. We believe that this road would qualify for designation as a historic road.
5. Some grazing by sheep, as in CA3 and CA5 is desirable to control summer growth and prevent fire risk.

We would be pleased if you would include these points when finalising the Tenure Review.

Yours faithfully,

*E. M. Kirkland*

E.M. Kirkland  
For Glenorchy Heritage Museum Group.



**Barry Dench**

**From:** Philip Jenkins [pjenkins@blanketbay.com]  
**Sent:** Thursday, 21 August 2003 18:06  
**To:** Barry Dench  
**Subject:** Wyuna Tenure Review

**B L A N K E T B A Y**

*Glenorchy, Otago, New Zealand*

[www.blanketbay.com](http://www.blanketbay.com)

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

Dear Mr. Dench

I wish to make the following submissions on the Wyuna Tenure Review. Forgive me if I am not following a recognised format as I am unfamiliar with the process of writing submissions. If there is any information I have missed please don't hesitate to e mail or call me to clarify my submissions.

**Blanket Bay Submissions on The Wyuna Tenure Review**

Blanket Bay is located 3km South of Glenorchy. The legal title is Section 16 Block 4 Map ref. NZMS 260: E41:460832

Blanket Bay is surrounded on land by Wyuna Station and notably borders the Glenorchy Airfield which is 700 meters to the East of the property

Blanket Bay is a Luxury Lodge catering to high net worth visitors to New Zealand. The business has been in operation since December 1999

- Blanket Bay supports the Draft Tenure Review.
- **Mount Judah Road.** I would submit that Blanket Bay supports the use of the Mt Judah road being limited to access on foot and horseback riding. Our guests currently take horseback rides up the track. Excluding 4 wheel drive vehicles and motorbike access would go someway to ensure the safety of walkers and riders. It would retain the current situation of offering walkers and riders peace and tranquillity coupled with the exceptional views of the head of the lake and mountains to the north.
- **The Glenorchy Airstrip.** I would submit that the Glenorchy Airstrip be administered by the QLDC as a community airfield and be subject to a management plan to ensure use and noise effects are managed in line with the Glenorchy Community Plan (GYCA) which was adopted by the QLDC in 2002. ( I have made additional comment regarding The Glenorchy Community Association Plan below) At present frequent and unregulated commercial flights from the strip significantly impact on the peace the area affords residents and visitors alike. Were the airstrip to be controlled by the QLDC they could regulate the noise, frequency of flights, hours of operation and type of aircraft that used the airfield.

Blanket Bay offers the local economy significant benefits. There is a real danger the business the lodge generates and in turn the economic spin off to the local community could be compromised if the airfield is not managed to limit its use.

# **1. The Glenorchy Community Association Plan**

1. The GYCA Plan and those of Arrowtown, Wanaka and Queenstown were an initiative by QLDC to determine the future of communities when The District Plan was formed to ensure that local communities had some say at the planning stages. This was a logical and appropriate method of gauging the feelings of residents in their respective areas.
2. Over two years The GYCA plan was written after considerable communication and debate. Everyone in Glenorchy including absent land holders had every opportunity to comment and put forward their thoughts
3. The GYCA plan was heralded by QLDC as the region's first comprehensive plan
4. The objective of the plan was to incorporate the findings into the district plan thus fulfilling the local communities wishes
5. The plan addressed tourism issues. It specifically stated that aircraft noise should be kept to a minimum. That future air traffic be regulated. That any tourism ventures should be benchmarked by the plan. That future businesses should be passive in keeping with our proximity to a World Heritage Park.
6. The spirit of the plan clearly recognised and commented the value that Glenorchy offered was the peacefulness and spectacular landscape. By contrast Queenstown was perceived as the adventure playground.
7. The plan was adopted by the GYCA. It was then received and accepted by QLDC
8. The business of Tourism plays a vital role in the economy of Glenorchy. The town has a unique environment. That value can and will be destroyed if it is not protected.
9. In my capacity as a director of the international company of Small Luxury Hotels of the World that has 300 properties around the globe, I attend seminars that discuss global tourism and its future. New Zealand has been well positioned by Tourism NZ with it's 100% Pure Campaign. The campaign uses Glenorchy to showcase the country as one with incredible beauty, one of peace, tranquillity and serenity. One that attracts the high yield visitor. Three of the key images in the campaign that appear in hundreds of magazines as well as posters in the London Underground and the New York Metro are of Glenorchy. They are of a couple standing on the top of Mt. Alfred. A fisherman in Paradise and one of walkers on the Routeburn Track. It is this image that is Glenorchy's appeal and what people aspire to experience here. Not incessant aircraft noise and not 4WD motorbikes and vehicles driving up the mountains and into the valleys.

I would therefore submit that the Glenorchy Airstrip be administered by the QLDC as a community airfield and be subject to a management plan to ensure frequency of flights, hours of operation, types of aircraft and subsequent noise levels are managed in line with the Glenorchy Community Plan.

Thank you for your consideration

Yours sincerely

Philip Jenkins

General Manager

From Phillip Jenkins  
pjenkins@blanketbay.com  
Blanket Bay  
PO Box 35  
Glenorchy  
New Zealand  
Tel 64 3 442 9442  
Fax 64 3 442 9441  
Website [www.blanketbay.com](http://www.blanketbay.com)

---

**Andrew Harper's Hideaway Report September 2002 21st Annual Survey**

Placed 2nd in The Top International Resort Hideaways. (Fewer than 50 rooms)

Placed 5th in The Top International Resort Hotels.

**Entree by William Tomicki September 2002**

....."a very unique hideaway that ranks among the world's best".....

---



"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"



**COMBINED  
4WD CLUBS  
P O BOX 5457  
CHRISTCHURCH**

20<sup>th</sup> August 2003

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

Quotable Value NZ

**RE:- SUBMISSION ON TENURE REVIEW WYUNA STATION**

Dear sir

Our organization Combined 4WD Clubs Inc, represent some 550 families who in turn are members of 8 individual recreational 4WD Clubs based in Canterbury, wish to make a submission regarding the tenure review of Wyuna Station. As part of our work, the writer did visit the property (which QV Christchurch kindly arranged) and surveyed the property from a recreational 4WD use perspective.

#### **Proposal**

We support in principle the proposal for the sale of the land as proposed and we also endorse the granting of the Concessions as outlined in the document of proposal June 2003

However we do raise specific issues as follows:-

#### **Easement Concession**

The easement concession (marked "a-b-c") This is fundamentally more or less following Judah Road.

This is a well formed 4WD track that has a high level of appeal to our Club Members. It has been used in the past by many clubs on their 4WD club trip activities (with always the consent of the run holder) and also used in Easter 2002 by a Land Rover Rally whereby some 40 vehicles travelled the track. Judah Road can be travelled easily by 4WD driven by a person of average skill safely and especially in smaller groups. Additionally further travel across Buckler Burn and up to Mt McIntosh is possible, return travel can then be made back towards Chinaman's Flat. This is a track of extreme high appeal to recreational 4WD trips and with the proposed sale of land can still be possible with the landowners consent, as far as the Chinaman's Flat section is concerned.

Protection of Judah Road by way of the concession is insufficient in our view. This road needs to be protected by transferring it to a Public Road.

#### **Guided Walks & Horse Trekking Concession**

We support these concessions except that there need to be made clear to the concession holders that their concessions do not come at the exclusion of private citizens either singularly or as Clubs or other organised recreational groups exclusion. The rights of the public to have access must be allowed to continue.

### **On going administration**

Our view is that the administering authority which we assume will be the Department of Conservation needs to be able to work with the land owner in respect to the use of Judah Road. For safety reasons 4WD vehicle should be discouraged from using this track as lone vehicles. It is in a remote area, and the track is steep and difficult in places (not dangerous though) and needs to be travelled as a minimum of convoys of three vehicles. 4WD Clubs always travel the back country in convoys of 3 or more vehicles, those convoys are self contained and able to recover and assist any vehicle in that convoy that may encounter a problem. Additionally should the track be subsidised or damaged there are the willing hands available to make track repairs sufficient for the convoy to pass and safely return. This does not impose upon the land owner or farm manager who can far too often have to travel up the track to recover a lone vehicle. Hence in this case we support the view that use of the road needs to be monitored by the land owner and DOC alike.

### **Summary**

There are few areas of natural beauty and attraction like the upper sections of Wyuna Station, the views from the tops and the journey, be that on foot, mountain bike, horse or 4WD vehicle is also a great event in itself. To deny ongoing recreational use would be a crime to our citizens, and all forms of private access are possible, hence our support for the proposal, and especially the legalisation of Judah Road.

Yours faithfully



Paul A Dolheguy  
Access Officer

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

# Public Access New Zealand

INCORPORATED

R D 1 Omakau 9182 Central Otago New Zealand  
[www.publicaccessnewzealand.org](http://www.publicaccessnewzealand.org)

Phone & Fax 64-3-447 3554  
[panz@es.co.nz](mailto:panz@es.co.nz)

Friday, 22 August 2003

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

Fax: (03) 3411635

## Submission on Wyuna Tenure Review Preliminary Proposal

On 12 March 1998 Public Access New Zealand submitted on an earlier tenure review proposal for Wyuna. That submission stressed the importance of meeting the community needs of the town of Glenorchy by the retention of public open space for present and future community use. Wyuna Station is in a somewhat unique situation of being immediately adjacent to a growing town that has no where else to go for recreation provision.

We advocated a number of amendments to the then proposals and are pleased to see that these are incorporated into the current proposal. In particular the inclusion in reserves of the lower Precipice Creek and all the eastern margin of the Glenorchy wetland margin is pleasing, as is the *intended* provision for public vehicle access to recreation reserve R5. The retention of all recreation reserve between the Glenorchy - Queenstown Road and Lake Wakatipu is essential for future public needs. We are generally pleased with the proposed boundaries for high country lands to be retained in Crown ownership. These are not ideal, however we recognise that if farming operations are to remain viable most, if not all, of the lower altitude slopes and terraces have to remain available for this purpose, notwithstanding their high visibility in a spectacular landscape.

There are however significant flaws in the proposals, mainly derived from LINZ's mal-administration of pastoral leases and the department's irrational exclusion from consideration of some matters that bear directly on the outcome of tenure review. Consequently we believe that aspects of the proposal are not in accord with the objects of the Crown Pastoral Land Act and must be rectified.

---

Public Access New Zealand is a charitable trust formed in 1992. Objects are the preservation and improvement of public access to public lands, waters, and the countryside, through retention in public ownership of resources of value for recreation. PANZ is supported by a diverse range of land, freshwater, marine, and conservation groups and individuals.

PANZ is committed to resist private predation of the public estate.

---

### A. Non-provision of marginal strips

We are dismayed that on examination of official documentation on it is revealed that LINZ continues to flout its legal obligations to ensure the creation of marginal strips on Wyuna pastoral lease renewal.

There is a generic practice within Canterbury Land District to extend the term of pastoral leases rather than renew the lease on expiry. Wyuna is only the second case in Otago where PANZ have discovered an instance of this practice. Wyuna was 'renewed' through extension of its term in 1998 and consequently there are no marginal strips in place over qualifying water margins. LINZ's refusal to consider marginal strips at the time of this current and final disposition, by way of freeholding, provides no confidence that the law will be complied with this time around.

The effect of extension of the term of the lease rather than renewal is to avoid a 'disposition' of the lease that would require the creation of marginal strips.

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

Section 24(9) of the Conservation Act 1987 states that-

"For the purposes of this section, a disposition by the Crown in relation to any land, includes-

(b) The grant or renewal of a lease or licence under the Land Act 1948".

There is ability to vary the covenants, conditions and restrictions of leases under the Land Act 1948 (Section 170A), but not contrary to express statutory constraints directly applicable to pastoral leases.

The tenure of pastoral leases is expressly confined to "a perpetual right of renewal for terms of 33 years" (Section 4 (b) Crown Pastoral Land Act 1998). This means what it says, "a perpetual right of renewal", not rights of extension of term. Individual terms are limited to 33 years, not extendable to 66 years as the memorandum of variation 957330.1 for Wyuna purports to do. This action negates the clear intention of Parliament to have marginal strips created on disposition of lands of the Crown.

The consequence of this practice, and LINZ's refusal to deal with marginal strips as an integral part of tenure review, is that there is no certainty if marginal strips will be created on Wyuna as a consequence of tenure review. If they are created, there is no assurance that their extent is in accord with legal requirements. Failure by LINZ to comply with the law and sound administrative practice has not been confined to the matters noted above. The Due Diligence Report records that the Chief Surveyor was requested to define marginal strips in 1995, but there was no response.

Many of the proposed public access provisions are inadequate in themselves. They also require the creation of marginal strips if the express object of "securing public access to and enjoyment of reviewable land" (section 24(c)(i) Crown Pastoral Land Act 1998) is to be complied with under the current review. Throughout the Conservation Resources Report, DOC repeatedly intimates an expectation that marginal strips will be created in particular localities to give effect to their proposals for conservation areas and public access. However as LINZ refuses to formally consider marginal strip provision as part of tenure review, LINZ cannot rely on assumptions about marginal strips to bolster claimed compliance with its obligations under section 24(c)(i) CPLA.



Given LINZ's current stance, the adequacy of the advertised proposals can only be judged on what appears on the proposed designation plans. On this basis there is only one public access provision to 9368 hectares of highly dissected mountain country. That singular provision is in itself inadequate as a means of providing secure public access (refer to sections C & D of this submission). We fail to see how these current proposals can be in accord with Cabinet's decision of 6 August 2003 to confirm as a government objective "secure public access to and enjoyment of high country land" (POL Min (03) 19/7). There is a directive to officials "to achieve the Government's objectives for the high country in the most effective and efficient way".

However if LINZ is going to persist with their inefficient and ineffective provision for public access during tenure review, then other measures are necessary. Consequently we are obliged to propose a number of other designations of land so as to ensure compliance with the objects of the CPLA and Government's directions. Many of these additional proposals would be unnecessary if LINZ had complied with its lease administration responsibilities in regard to marginal strips in 1998, and if their failings at that time were allowed to be rectified during this current tenure review.

## **B. Further access designations required (north to south)**

The form of access designation we seek is set out in section E below. The routes requiring these are as follows-

### **1. Precipice Creek**

Despite extending the proposed Conservation Area CA5 downvalley to the western boundary of the property, no provision for legal access has been made. Therefore the bulk of the proposed northern high country conservation areas are inaccessible. All that it would take would be a 200 metre connection from the conservation area to an unformed legal road connecting to the Glenorchy-Paradise Road. There are no physical difficulties in making this connection as it is over level pasture. The unformed road is through bracken fern and pasture with no physical obstacles for foot passage. On definition of its alignment it could be easily opened up to public use (refer Photo 3, PANZ web site).

The proposed boundary of CA5 along the northern edge of Chinamans Flat needs to be checked to ensure that practical, safe foot access can be provided. If not, the boundary needs to be amended.

The Conservation Resources Report noted the existence of the legal road which "could provide public access to any land retained by the Crown", but no action.

The failure of officials to provide for such an obvious need, capable of ready provision, is an indictment of the system. The law and government policy is not deficient. The deficiencies obviously lie elsewhere.

## 2. Stone Creek

Conservation CA1 is proposed over beech forest within the lower reaches of Stone Creek.

DOC's Proposed Designations Report, states under a heading of 'recreation', that "the proposal contributes to the recreational setting and has the potential to form part of a future network of short/medium walking routes on the property, e.g., as part of a future round trip centred on Mt Judah, or climb of Mt Alaska". However there are no provisions for a network, or any walking routes including on to Teds Spur, a need identified by NGOs. CA 3 is only being 700m from the upper boundary of CA1. It would make sense to extend the conservation area down-slope.

There is a wonderful opportunity for day trips if a round trip were available from Stone Creek over Mts Alaska or Judah and return via the proposed Mt Judah road route, or vice versa (refer Photo 6, PANZ web site).

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

## 3. Little Stony Creek

A very worthwhile area of recreation reserve is going to be retained at the mouth of Little Stony Creek and down to the lakeshore. As DOC reports this provides about the only opportunity for roadside parking and ease of access to the lake. It is also planned to be the starting point of a Walkway to a viewpoint at Trig G.

Little Stone Creek would also provide easy access to the lower boundary of the high country conservation area CA2 via the creek or environs, leading to Stone Peak (refer Photo 7, PANZ web site). Stone Peak was identified by DOC as a target for climbers, and they stressed the necessity of encouraging goat and chamois hunters to control such animals. Without regular, convenient access to the high country, this objective cannot be achieved.

## 4. Shepherds Hut Creek

DoC reported that "although no current need has been identified, it would be desirable to seek an easement or create a marginal strip for foot access along the true right bank of the creek to access the higher lands of the pastoral lease which are likely to gain conservation status, and in so doing, establish a southern access point to the Richardson Mountains through Wyuna Station".

Our inspection, backed by the Due Diligence Report, reveals that the property boundary is not up the Creek but the face south of the creek, and that the most practical and useful access is on either side of the creek. There is only a 600m gap between the top of the recreation reserve and the bottom of conservation area CA2. Either the boundary of CA2 is amended down-slope to take in the spurs either side of the incised creek, or one or more access ways need to be created to the conservation area from the recreation reserve (refer Photo 9, PANZ web site).

This location provides strategic access to a huge slice of rugged mountain country, not only on Wyuna, but also on the adjoining Mt Creighton Station which is also in tenure review. The Wire Saddle, at the head of Shepherds Hut Creek, provides a key access into the Moonlight catchment for through trips to the Shotover or return via Lake Luna to Lake Wakatipu.

### C. Terms of public access easements

The objects of Part 2 of the CPLA include a duty under section 24(c)(1), to "secure public access to and enjoyment of reviewable land". 'Securing' entails more than passive or inadequate provision of public access. Whilst no definition of 'securing' is contained in section 2 CPLA it is normal judicial practice, in the absence of applicable statutory definition, to look at ordinary dictionary interpretations for meaning. The Concise Oxford, Seventh Edition, defines 'secure' as "safe against attack, impregnable, reliable, certain not to fail or give way, having sure prospect...from interruption".

We submit that in most respects, the proposed 'protective mechanisms' in the form of public easements pursuant to section 80 CPLA, section 7(2) Conservation Act, and section 8 Walkways Act, fail to be "safe against attack, impregnable, reliable, certain not to fail or give way, having sure prospect...from interruption".

We refer to the express terms of the draft easement documents-

#### Exclusion of schedules.

Whilst the Ninth Schedule of the Property Law Act 1952 is expressly excluded from the terms of the easements, section 126G of that Act is not. Section 126G allows modification or extinguishment of easements through the courts, at the initiative of either party to their creation or one alone. There is no ability for public notification or objection. This omission constitutes a fundamental failure to "secure" public rights of passage, as required by the CPLA.

#### Temporary suspension.

For the Conservation Act easement "the Transferee may, at any time in exercise of her/his powers, temporarily close all or part of the Easement Area for such period as she/he considers necessary".

For the Reserves Act easement "the Transferee may, at any time in exercise of her/his powers, temporarily close all or part of the Easement Area for such period as she/he considers appropriate".

The total absence of any cited legal authorities for closure is of great concern. If there are lawful powers of closure applicable they must be expressly cited. Without such there can be no accountability for DOC's future actions, and therefore no certainty of secure public access. If genuine reasons for closure of conservation areas and reserves to public recreation exist, these should be directly exercised over such areas, and not on access ways leading to such. Police and rural fire authorities have more than sufficient power of closure now without DOC attempting to extend its jurisdiction beyond the land it administers.

The discretion to close NZ Walkways (easement i-j) is far too wide to meet the test of "securing" public access as required by the CPLA. This mechanism should not be used.

Another factor not widely known is that under the Crimes Act (section 58) the public is liable to eviction notwithstanding rights under any easement. The reality is that these are private lands notwithstanding any public privileges granted. This is in marked contrast to the protections and certain rights afforded by public roads which are wholly public property.

**Dispute resolution.**

Despite the "Transferee" being defined to include "any member of the public", there are no provisions for public involvement in resolving any disputes between the Transferee (meaning DOC) and the freehold landowner. This means that "any member of the public" is totally dependent on DOC to uphold the public interest. There has to be provision for DOC being held publicly accountable for its handling of disputes if there is to be any confidence that access will not become insecure as a result of secret negotiations.

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

**D. Specific provisions in proposed public access easements****Easement k-l, b-c**

While we welcome the intention to cater for horse as well as cycle and foot passage, the terms of the grazing concession beyond point 'c' implies that horse use is uncertain. The uncertainty arises by stating that "possibly" horse access along the Mt Judah road within the concession area will be available. This is unacceptable. If horse use is to be available as of right over the portion of the road subject to easement, then it must also be available over the balance of the road.

**Easement d-e**

This is billed as providing public (motor) vehicle access but it doesn't. Its terms (2.1) are confined to "on foot, on or accompanied by horses, or by non-motorised vehicle powered by person or persons". Provision for "motor vehicle" must be added. There should be no provision for locking of gates. After all, this access leads to a highly modified, grazed recreation reserve, not to the last vestiges of rare and endangered whatnots.

We submit that none of the above easements, even with amendment, meet the test of securing public access as required by the CPLA, and should not be used. Public paths, dedicated as public roads, are required, as set out in section E.

**E. Retention of Crown ownership and designation as 'public highway' required**

The only form of secure public access in New Zealand is public road. At common law, every member of the public has a right to assert unhindered passage at all times. Such rights are vested in the public and not the roading authority. Over many centuries, such rights have proven to be very robust, notwithstanding inadequate and at times unlawful administration by roading authorities. The existence of direct public remedies against anyone whom obstructs passage is the key ingredient for securing access. The remedies available are removal of obstructions, suing the obstructing party, or both. No such remedies exist for obstructed public easements. Like PANZ, the Ministerial Reference Group on access recognises roads as the most secure form of access in New Zealand.

There are statutory abilities to temporally close or permanently stop roads, however the grounds for such are very constrained. There are public processes and a large body of case law to ensure that the exercise of such powers is not unwarranted or unreasonable. The same cannot be said of the terms of the proposed easements.

**PANZ submits that secure public access must be provided along all the routes proposed in the Preliminary Proposal as well as those extra routes we have identified.**

These routes should be designated as land pursuant to section 35(2)(a)(iii) for the specified Crown purpose of "public highway". These roads should be dedicated by the Commissioner of Crown Lands as public highways for foot, horse cycle, and motor vehicle passage as applicable, with animus dedicandi being fulfilled by public acceptance and use.

Section 35(2)(a)(iii). Designation of land held under reviewable instrument, freehold land, and unused Crown land---

(2) A preliminary proposal may designate all or any part of any land to which this section applies as---

(a) Land to be restored to or retained in full Crown ownership and control---

(i) As conservation area; or

(ii) As a reserve, to be held for a purpose specified in the proposal; or

(iii) For some specified Crown purpose.

The specified Crown purpose should be "public highway".

If and when a substantive proposal is put to the holder, authority for this designation would continue via section 46(1)-

46. Substantive proposals may be put to holders---(1) If a preliminary proposal has been put to the holder of 1 or more reviewable instruments and notified under section 43, the Commissioner may in writing put to the holder a substantive proposal that is the same as or a modified version of the preliminary proposal.

In conclusion, while there are several options open in regard to the administration of any Crown purpose roads, the CPLA provides the ability to retain in full Crown ownership and control assets which further the objects of the Act. Those assets can include roads. In this case we submit that there is an obligation for the Crown to retain ownership of the currently proposed 'easement areas', but as public roads. This is the only proven means of fulfilling the CPLA's object of "securing public access and enjoyment of reviewable land". The alternatives offered are clearly inadequate.

#### **Road dedications required on Wynns**

- The route currently proposed as k-l and b-c should be dedicated as a foot, bridle and cycle path at least 10m wide.
- Route e-f should be dedicated as a public road 20 m wide, for all forms of passage.

- Our proposed Precipice Creek, Stone Creek, and Little Stony Creek accesses, and Shepherds Hut Creek linkage should be dedicated as public foot paths at least 10 metres wide.

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

#### **F. Grazing and other concessions**

We are concerned that reference to the Health and Safety in Employment Act and the Occupiers Liability Act within the grazing and other concessions may imply to the concessionaires that they are empowered to restrict or deny public use of the conservation areas and reserves.

We point out that they will become licensees with no powers of occupation or exclusive possession.

The areas may be "places of work" for the purposes of their employees and clients, but not for others.

There must be express provisions put into all concession documents that, for the avoidance of doubt, the Occupiers Liability Act does not apply. Also that, notwithstanding licensees' obligations under the Health and Safety in Employment Act, non-client members of the public have free and unrestrained use of conservation areas and reserves at all times.

#### **G. Glenorchy airstrip**

This is now in continuous use by commercial operators and frequently by private aircraft. We see no necessity for this to be leased for a 33-year term for grazing. The intensity of use is such that it has become dangerous for stock to be present. We believe that those commercially benefiting from use of this public amenity should mow the strip if required, so enabling the exclusion of stock. No other developments are necessary.

We submit that there should be no grazing concession over recreation reserve R2. The open, grassed portion of the airstrip should be vested in the Queenstown Lakes District Council as a local purpose reserve. The balance, being the wooded and scrubby portion nearer the lake, should remain as recreation reserve and be free of any grazing concessions. It primarily has amenity values.

Yours faithfully



Bruce Mason  
Co-Spokesman and Researcher

Appended: Photographs: go to [http://www.publicaccessnewzealand.org/files/po299\\_wyuna.html](http://www.publicaccessnewzealand.org/files/po299_wyuna.html)

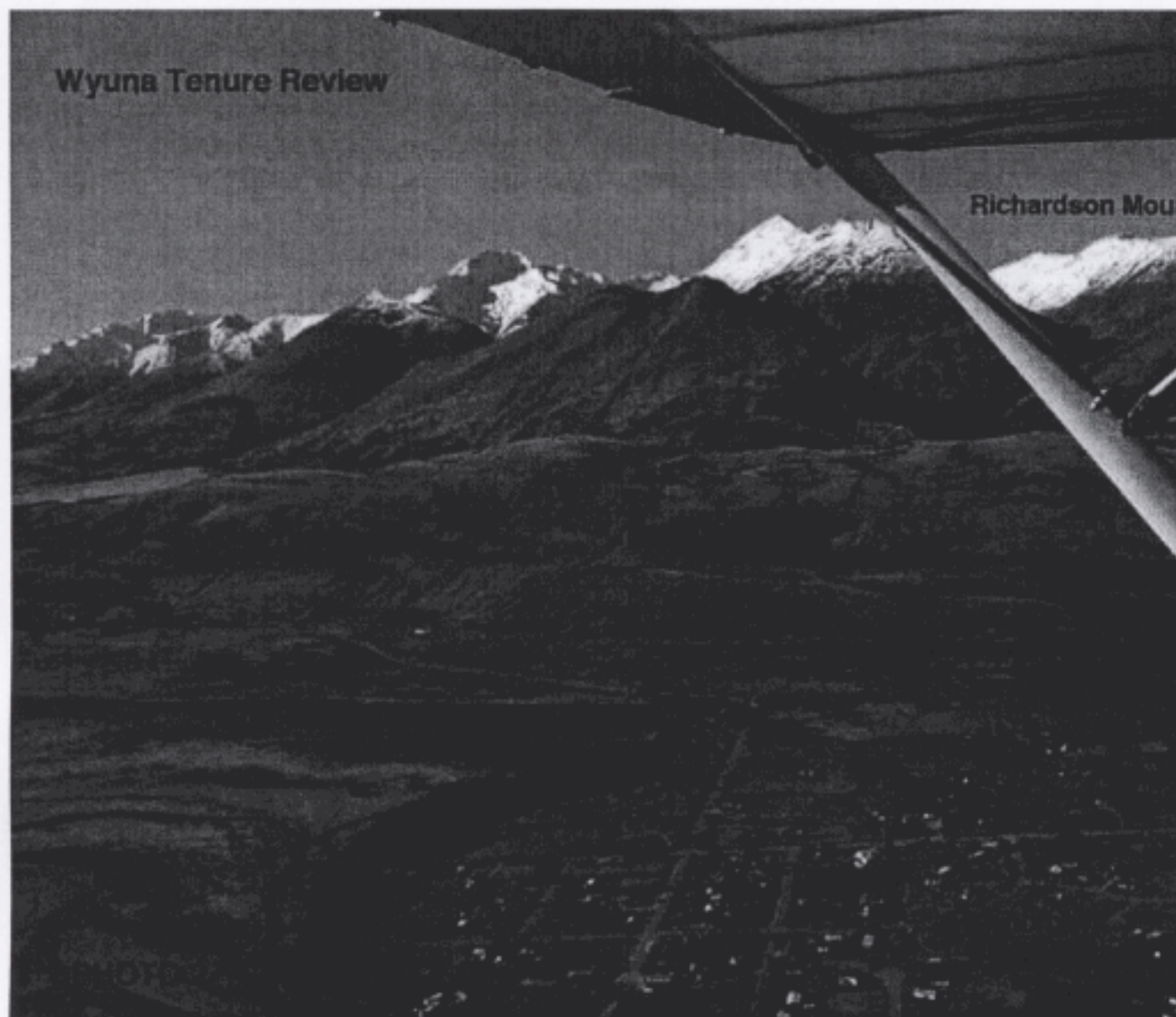
This page created 22 August 2003

## Wyuna Station Photographs



RELEASED UNDER THE  
OFFICIAL INFORMATION ACT

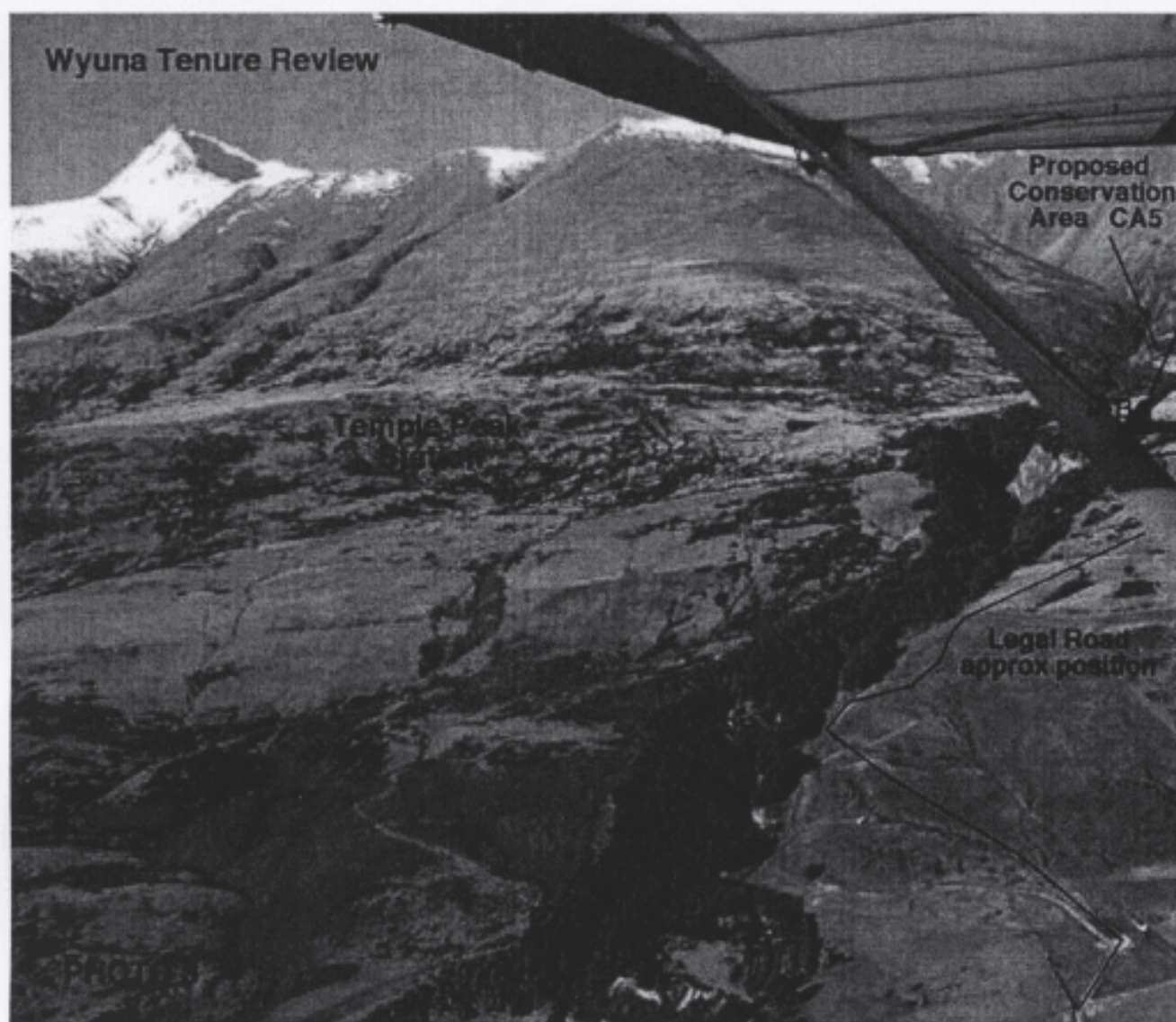




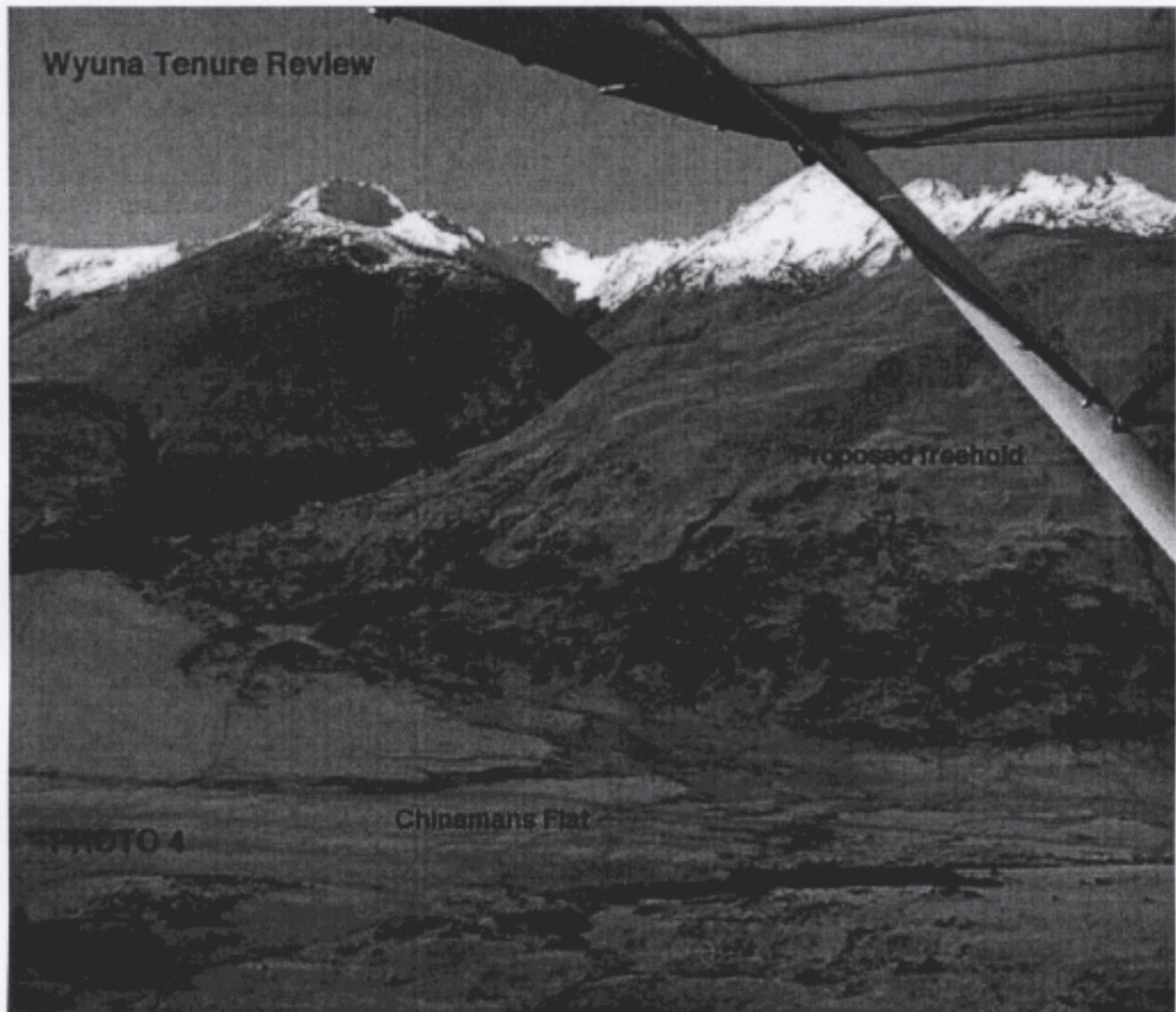
"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

RELEASED UNDER THE  
OFFICIAL INFORMATION ACT





"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"



[More photos](#)

[Back to Wyuna tenure review](#)

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

---

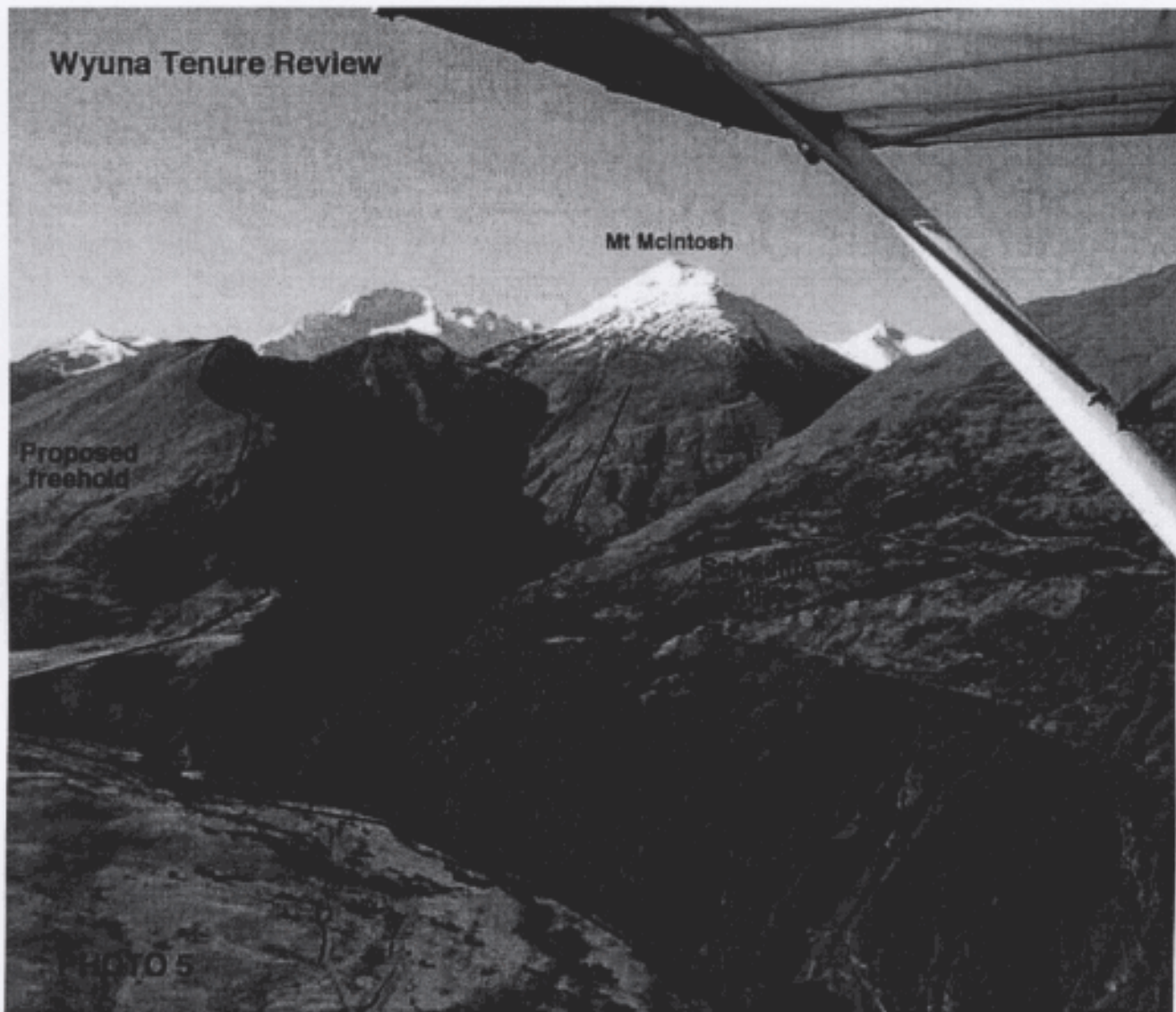
*Public Access New Zealand Inc, R D 1, Omakau 9182, Central Otago, New Zealand*

---



This page created 22 August 2003

## Wyuna Station Photographs



**"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"**

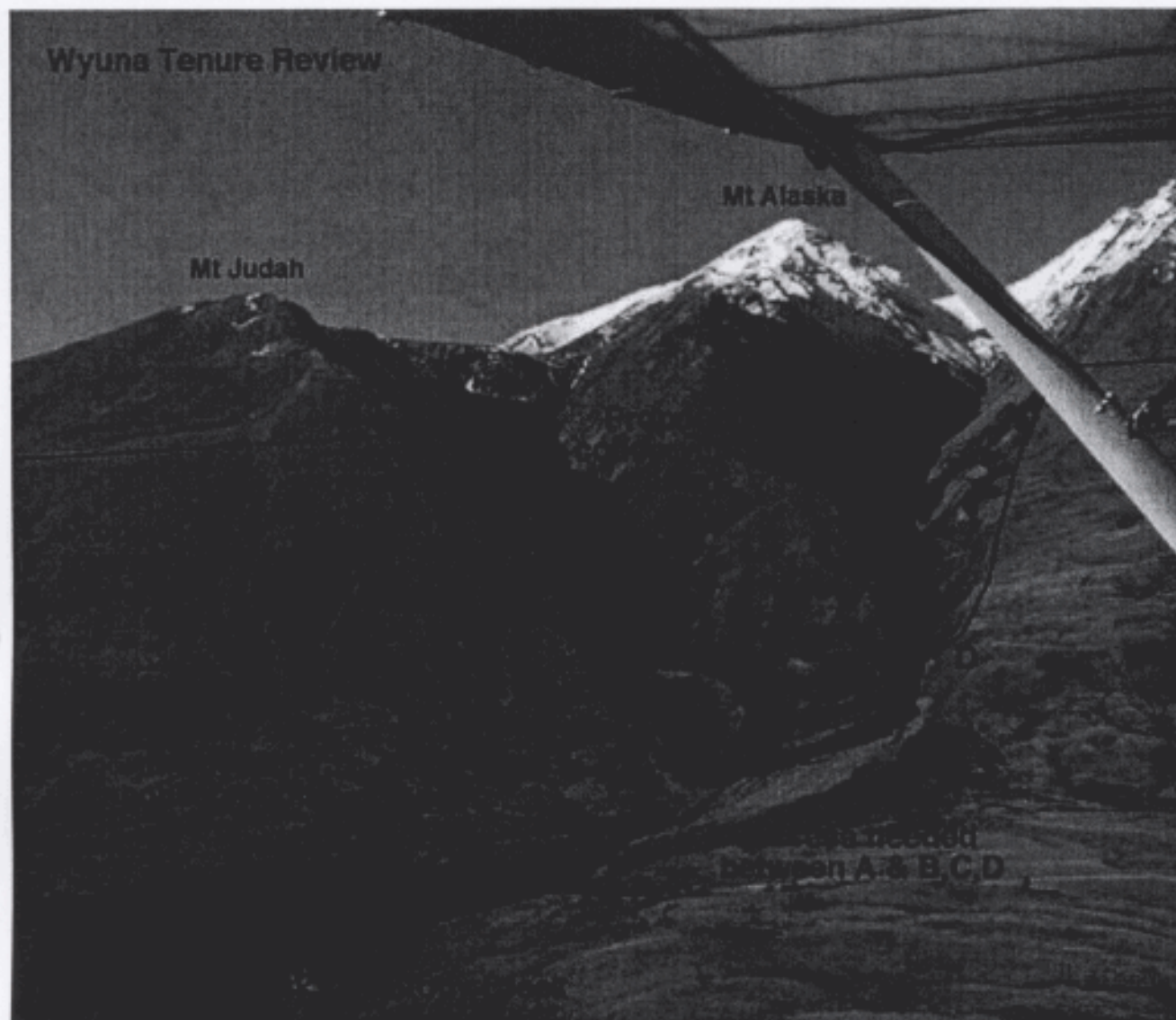


PHOTO 6

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"





PHOTO 7

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"



PHOTO 8

/"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"



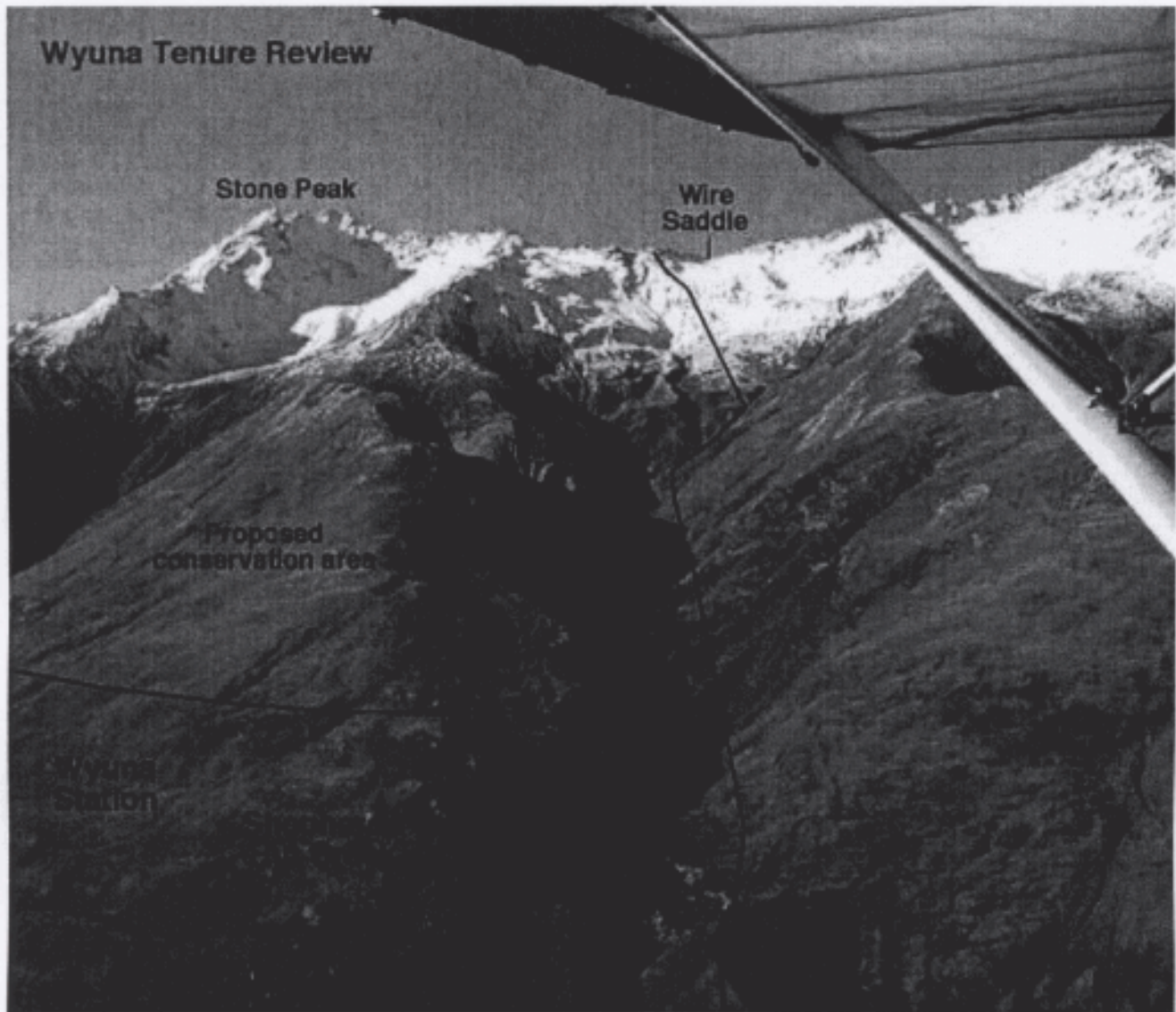


PHOTO 9

[Back to Wyuna tenure review](#)

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

---

Public Access New Zealand Inc, R D 1, Omakau 9182, Central Otago, New Zealand

---

## Barry Dench

**From:** Gerald Fitzgerald [gerald.fitzgerald@kensingtonswan.com]  
**Sent:** Friday, 22 August 2003 12:34  
**To:** Barry Dench  
**Subject:** Submission on the Tenure review of Wyuna Station



Wyuna Submission

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

Dear Mr Dench,

We act for Mount Creighton Station Limited, which is the station immediately to the south of Wyuna. We attach a submission on behalf of our client the effect of which is to:

- \* point out an inaccuracy in the maps attached to the Preliminary Proposal;
- \* support the incorporation of certain recreation reserve land into the land which is to be freeholded to the owners of Wyuna;
- \* expressly record that the Wyuna tenure review is considered to ( ) hold insufficient land to the leaseholder and is not to be regarded as creating any precedent for the Mount Creighton tenure review.

Please acknowledge receipt. An email will suffice.

<<Wyuna Submission>>

Yours faithfully

Gerald Fitzgerald  
ddi 64 4 498 0835  
fax 64 4 472 2291

#####  
Attention:  
The information contained in this message and or attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any system and destroy any copies.  
#####



## **Submissions of Mount Creighton Station Limited on the Tenure Review of Wyuna Pastoral lease Po299**

### **Introduction**

Mount Creighton Station Limited ("MCSL") is the owner of the neighbouring station known as "Mount Creighton" which is immediately south of Wyuna. Having reviewed the Preliminary Proposal for the Wyuna tenure review, MCSL makes the following submissions:

#### **1 Inaccuracy of Plan**

The plan labelled "Plan Inset 2" referred to in the main plan for Wyuna is inaccurate. On that plan, the land south of Shepherd's Hut Creek is marked as a Recreation Reserve to be retained by the Crown as Recreation Reserve. Some of that land is, in fact, formally incorporated into the Mount Creighton pastoral lease, and some (immediately adjacent to Shepherd's Hut Creek) will be the subject of a claim by MCSL that it should have been recorded as part of the land incorporated into Mount Creighton's pastoral lease (P107) as a consequence of a land exchange between the then owners of Mount Creighton and the Crown in 1984.

#### **2 Incorporation of Recreation Reserve into Freehold**

The transfer by way of freehold disposal of the land north of Shepherd's Hut Creek which is presently Recreation Reserve represents a rational reallocation of the boundaries of Wyuna which is consistent with the way in which the land is held to the south of Shepherd's Hut Creek. The land is of low value as a recreational reserve and is unlikely to enjoy any significant level of use by the public.

MCSL accordingly supports this aspect of the tenure review.

#### **3 No Precedent for Mount Creighton**

Despite the freeholding of land immediately north of Shepherd's Hut Creek to the leaseholder, MCSL is of the opinion that, overall, the Preliminary Proposal makes insufficient provision for land to be freeholded to the leaseholder.

MCSL accordingly wishes to make it clear that whilst it respects the right of the leaseholder and the Commissioner of Crown Lands to agree to tenure review on the terms proposed, it does not regard the tenure review process and Preliminary Proposal for Wyuna as a precedent for the tenure review of Mount Creighton, as it is of substantial importance to the owners of Mt. Creighton that the historic pasturage activities which are the heart and soul of the high country are continued.

P O Box 41  
Glenorchy  
Central Otago

RECEIVED

27 AUG 2003

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

Barry Dench  
Tenure Review Team Leader  
Quotable Value New Zealand Ltd  
P O Box 13-443  
CHRISTCHURCH

The following is my submission on the tenure review for the Wyuna pastoral lease Po 299.

I feel the government of New Zealand is obliged to act in the best interests of -

1. its constituents,
2. the land it governs.

I feel the process of tenure review is fundamentally flawed in that it discriminates against the public [whom the land belongs to] by not allowing consultation prior to the 'first cut' of the preliminary proposal of the review.

The wide range of values and physical proximity of Wyuna to Glenorchy has generated considerable interest from user groups and individuals.

Because it is so highly valued, Wyuna will become the most important of 'local' [head of the lake] tenure reviews.

The Glenorchy community has already shown its capability for controlling its future; a lot of time and money went in to creating a community plan, one of the first small towns in New Zealand to do so.

The disposal of ANY of the Wyuna land is to deny future generations historically what was theirs.

Who can predict the future?

The land information tenure review guide [for pastoral leaseholders] states on page two in some cases all of the land of a particular lease may be proposed for conservation; this is due to 'significant inherent' values.

Given the benefits to the government and the public that would result, I propose the following:

Wyuna be retained in its entirety by the crown, and be jointly administered by the Department of Conservation, Queenstown Lakes District Council, and the local community on a case by case basis.

The leasee, Psidia Holdings LTD and Carbo LTD have previously advertised their intention to subdivide freehold land prior to the completion of their tenure review.

If public land has the potential to be on-sold, it should be to the public's benefit, not to private interests with little history in farming.

If the crown were to retain Wyuna, farming in general could be undertaken by a manager, with profits being used to pay wages and running costs. Remaining profit could be ploughed back into the property and/or paid back to the government to compensate the leasee.

Easements would be required for access to the old homestead site, the Wyuna managers site, and workers accommodation opposite the Blanket Bay entrance.

In summary;

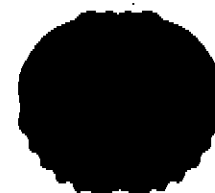
1. The crown retains the land,
2. D.O.C, QLDC and community administer,
3. The property generates its own income,
4. Government compensates the leasee,
5. Make it work!

D Benjamin

*Thanks for the opportunity to put  
this late submission in, a little  
different but times have  
changed, and will continue  
to do so.*

*Regards, David Benjamin*

Upper Clutha Branch  
Royal Forest and Bird Society of New Zealand Inc  
PO Box 38  
LAKE HAWEA



FOREST  
& BIRD

20 August 2003

The Commissioner of Crown Lands  
C/- Barry Dench  
Team Leader for Tenure Review  
QV Valuations  
PO Box 13443  
CHRISTCHURCH

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

Dear Barry

### Submission on Preliminary Proposal for Wyuna Pastoral Lease

Thank you for the opportunity to make this submission on behalf of our branch which has a current membership of 184. The wider membership of our Society is 55,000 nationally, with 57 branches. Our Society is well recognised for its work protecting the natural values of New Zealand and we feel very strongly that submissions on pastoral lease tenure reviews are an important part of our Society's environmental advocacy role.

We have been unable to inspect the property in relation to this current proposal due to time and weather constraints but have recently inspected both adjoining properties, Temple Peak and Mt Creighton and John Turnbull of our branch inspected Wyuna in early 1998 when this run was previously entered in the tenure review process.

### The proposal as presented:

#### *Land to be retained in Crown ownership and control and proposed designations:*

- |          |  |
|----------|--|
| CA1      | 15.7 hectares to be a conservation area along the margins of Stone Creek containing a sizeable low-altitude remnant beech forest adjacent to the public highway which provides for future walking recreation |
| R1       | 2 hectares – recreation reserve enlarging the setting of the Glenorchy Lagoon Reserve  |
| R2       | 36 ha – recreation reserve (partly used as the Glenorchy airstrip) subject to the granting of a 33 year grazing concession   |
| CA3      | 800 ha – conservation area subject to granting of grazing concessions and a guided walk and horse trekking concession  |
| CA5      | 540 ha – conservation area subject to granting of grazing concessions and a guided walk and horse trekking concession  |
| CA2      | 8028 ha – conservation area subject to granting of guided walk, horse trekking and heliskiing/helibording concessions  |
| R3 & CA4 | 7.7150 ha – part recreation reserve and part conservation area subject to the granting of a 33 year grazing concession   |
| R3       | 47.185 ha to remain as a reserve subject to granting a farming concession and a right-of-way easement as a concession  |

ROYAL FOREST AND  
BIRD PROTECTION  
SOCIETY OF  
NEW ZEALAND INC  
CENTRAL OFFICE  
172 TARANAKI ST  
PO BOX 631  
WELLINGTON  
PH 04 385 7374  
FAX 04 385 7373  
E M A I L  
OFFICE@OWN.FOREST  
-BIRD.ORG.NZ

- R5 4047 m<sup>2</sup> as a recreation reserve currently a land-locked dwelling site  
 R4 182 ha – recreation reserve – ideal public access to Lake Wakatipu with predominantly native vegetation

***Land to be freeholded:***

- 2556 ha Subject to protective mechanisms in the way of public access and vehicles for management purposes easements  
 Exch 1 135 ha Disposal to lessee by way of exchange  
 Exch 2 4.4 ha Disposal to lessee by way of exchange

***Proposed Easements***

- 3.11.1.1 Public and Vehicles for management purposes to Conservation Area – Starts 'k' on main road to 'l', recommences at 'b' and follows Judah Road to 'c'  
 3.11.1.2 Vehicles for management purposes – 'a' to 'b'  
 3.11.1.3 Public vehicle access to reserve and management purposes – 'd' to 'e'  
 3.12.1 New Zealand Walkways Act 1990 Easement to provide foot access from carpark on main road to Trig G – 'i' to 'j'

**Land proposed for freeholding**

- 1 Upper Clutha Forest and Bird support the proposal to freehold 2556 hectares of lower altitude land on the Lake face subject to protective mechanisms in the way of public access and vehicles for management purposes easements (outlined green on the supplied map).
- 2 We also support the two proposed exchanges of 135 hectares and 4.4 hectares as a way of rationalising reserve and crown land that has no significant inherent values or recreational values.

**Land proposed for returning to full Crown ownership and control**

- 1 The Upper Clutha Branch of Forest and Bird strongly support the recognition of the significant inherent values of the Wyuna Pastoral Lease by returning 8028 hectares (CA2) to full Crown Ownership and control as a conservation area. The total removal of stock from this area is recognition of the significant inherent values of this rugged and relatively unspoiled country. The proposed recreational concessions reflect the opportunities for walking, horse riding and heliskiing/heliboardng which this area provides. Our Branch's only proviso being that these concessions must not in any way restrict or hinder the general public's enjoyment of this area.
- 2 We also support the returning of areas designated CA5 and CA3 to full Crown ownership and control in recognition of their significant inherent values. We would prefer that there was no grazing at all on these two areas to allow the immediate commencement of the restoration of this land but we recognise that the lessees may need a buffer period to establish a more intensive farming operation on the proposed lower freehold land. We find the three years proposed for CA5 acceptable but the 10 year period with a provision to renew for a further 10 years for CA3 totally unacceptable. If CA3 has sufficient significant inherent values to warrant its return to full Crown ownership and control then a 20 year period of grazing is not appropriate for this area. The sooner the effect of the grazing is removed the sooner the native

flora can regenerate without selective grazing. The concept of "ecological sustainability" is relevant to land to be freeholded (Preliminary Proposal, page 15, paragraph 5) – not to land being set aside as a Conservation area. A three year grazing concession for CA3 as is proposed for CA5 would be acceptable to this branch.

- 3 We support the provision of the smaller areas - CA1 and CA4 and the Recreation Reserves – R1, R2, R3, R4 and R5. It is particularly pleasing to see the guaranteeing public access to and the enjoyment of the shores of Lake Wakatipu by setting aside these areas and providing for current and future use of the airstrip and other recreational areas of the Glenorchy inhabitants. It will be important to control and preferably eliminate the broom growing on some of these areas to prevent the further spread of this serious plant pest.

### **Proposed access provisions**

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

- 1 We welcome the access provisions as proposed;  
the walk to Trig Q,  
the access for walking and vehicle for management purposes 'k' to 'l' and 'b' to 'c'.

### ***In addition:***

- 2 We would like to see that an easement is added to allow public walking access to Trig D from the Glenorchy-Paradise Road on to Chinamans Flat to allow the current popular tramping trip to continue. Tourist numbers will continue to increase in this beautiful area and we predict small walks close to the town will be very popular with New Zealanders and overseas tourists alike. It is important to make provision for future and as well as for current use.
- 3 We would also suggest that an easement is created to allow for access from the Conservation Area (CA1) in the lower reaches of Stone Creek, up the same creek to the Conservation Areas CA3 and CA2 and thus to the mountains in behind, in particular the Mt Larkin area. This would facilitate access for more experienced tramping parties.
- 4 It will be important that marginal strips are laid off along the creeks on this property.
- 5 The Mt Judah Road, while not a legal road could provide welcome vehicle access to the back country if it was to become a public vehicle access. While we recognise the road needs upgrading, it would be worthwhile to do this either by way of making it a legal road and thus the responsibility of the QLDC or by the owner upgrading it and charging a fee to use it. The owner will need to keep the road in reasonable condition to use it for farm management purposes and DOC will also need it useable for management vehicle access.

### **Landscape protection**

- 1 While the provisions of the Queenstown Lakes District Plan are currently adequate to protect the landscape of this proposed freehold land (if they are enforced), there is no guarantee that subsequent reviews of the district plan will not result in a lessening of these landscape protection provisions. To this end we would ask that a landscape covenant be registered against the freehold title to prevent excessive earthworks,

unsympathetic forestry plantings and development that is significantly out of character with the surrounding and adjoining areas.

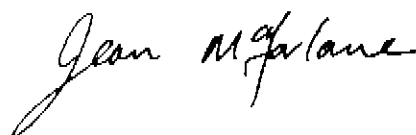
- 2 It is mentioned in the December 1997 preliminary proposal that forestry is an option for the lower land that it is proposed to freehold. Given the wilding tree problem around Queenstown any proposal to plant conifers would need to be closely looked at to ensure the same scenario is not repeated in this area.

#### **In conclusion**

- 1 We are strongly opposed to the granting of a 10 year grazing concession with the right of renewal for a further 10 years for CA3. Three years would be the maximum we would consider appropriate.
- 2 An access provision to Trig D off the Glenorchy-Paradise Road is required.
- 3 Access from CA1 to the conservation areas CA3 and CA2 up Stone Creek is needed
- 4 Public vehicle access up the Mt Judah Road is desirable.
- 5 A landscape covenant to prevent inappropriate development on the land to be freeholded is desirable to protect the surrounds of Lake Wakatipu.

We look forward to being notified of the outcome of this pastoral lease tenure review.

Yours faithfully

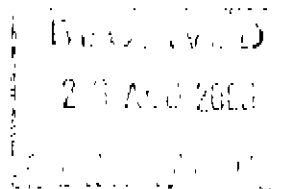


Jean McFarlane  
On behalf of the Upper Clutha Branch of Forest and Bird.

Dunstan 4WD Club,  
C/- 21 Orchard Dr.,  
Alexandra.

20 August 2002.

The Commissioner of Crown Lands,  
C/- Quotable Values NZ Ltd,  
PO Box 13-443,  
Christchurch.



"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

Dear Sir,

**Subject: Crown Pastoral Land Act, Wyuna Tenure Review, Preliminary Proposal.**

We wish to see satisfactory provisions provided for all New Zealanders to enable them to travel by any means from the country's Public Roads both onto and through all high country land areas being withdrawn from Pastoral Occupation Licences under the Tenure Review process.

To achieve this it is extremely important that suitable access for Public 4WD vehicles be provided from public roads through areas of lands being Freeholded to all of the larger areas of Crown Land being withdrawn from present leases. This is even more important where contiguous areas are to be the subject of Tenure Reviews at differing times and hence the most appropriate on / off routes at opposite ends of the greater area of Crown Land cannot be considered in relation to a specific Pastoral Review Proposal.

The Dunstan 4WD Club has a current membership of approximately 60 and is itself a member of the international 'Tread Lightly' organisation. It organises for its members, some 20 - 4WD trips per year. These vary in difficulty and length from half to three days with the majority of trips being located in Central Otago. Its trips are currently repeated every 1 to 4 years.

The club reviews the following in scheduling and setting its quarterly Trip Calenders:

1. Is it within handy reach of its predominantly Queenstown-Alexandra membership?
2. What is the number of properties to be crossed en-route?
3. Is the route generally along an existing track?
4. What is the track difficulty rating?
5. Are there a variety of landform, vegetation, and riverscape for enjoyment and photostops?
6. Has it historical exploration, access, mining or early settlement areas to view?
7. Are there suitable smoko and lunchstops?
8. Has it an ability to be linked to another nearby route to provide for an optional weekend trip?
9. What is a suitable frequency for repeating the trip?

The Dunstan 4WD Club has enjoyed access to Wyuna Station to visit the old Scheelite Mine in particular on several of the occasions that it has been based at Glenorchy for a weekend to undertake 4WD trips. The Wyuna review together with those future reviews for adjacent Stations will result in a significant area of Crown Land along the Richardson Mountains becoming controlled by DoC and freely available for the enjoyment of the public, a situation which doesn't necessarily exist today. With only limited road access being available to these mountains it is imperative that the Mt Juda Road not be lost to the public at large through privatisation during the tenure review.

We the committee having read the "Proposal" consider that the objectives of the Crown Pastoral Land Act, Part 2, Tenure Reviews, General, Cl. 24 (c) Subject to paragraphs (a) & (b), to make easier - (i) "The securing public access to and enjoyment of reviewable land." will be severely compromised by the present proposal and as a result are unable to support it in full.

The Dunstan 4WD Club requires that the Mt Juda Rd road remain a Public Road & that it be ~~fenced~~<sup>not</sup> or controlled by cattlestops such that full and unimpeded public access is made available to safeguard the interests of the adjoining landowner & recreation groups or others who wish to visit the high country beyond the property.

The club wishes to be notified of any other access or 4WD type submissions to the Proposal and the dates of any hearings. We thank you for the opportunity to comment on the proposal.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Ross Jones', written in a cursive style.

Ross Jones,  
President.



21.8.03

Wakatipu Tramping and  
Mountaineering Club  
P.O. Box 137  
Queenstown

- QV - Valuations  
P.O. Box 13443  
Christchurch

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

Attention: Mr. Barry Dorch

Dear Sir,

Wyanra Stations Tenure Review  
CON/50231/12559/A-Z NO-07

The Tramping Club is in favour of the proposal for the Wyanra Tenure Review, however we wish to make the following suggestions which we would like to see implemented in the overall proposal.

1) The club members have on several occasions over the years climbed Mt. Luckin.

We have found that for a fit party the best access and exit to Mt. Luckin is via Stony Creek.

We have with the station owners permission climbed the hill on the south side of the bush in Stony Creek up to the bush line. From that point we dropped down towards the stream bed and followed it up to the saddle between Mt. Luckin and Larkins Flat. After climbing the peak we return the same way.

This route is a lot quicker than using the Mt. Judah access track which could make it a very long day trip for most people except for some of the

super fit trampers or climbers.

- 2/ The land marked as Exch. 1 on the Inset plan 2, designated to be freeholded shall not include the area between the Glenorchy Road and the lake edge.

This area shall be maintained in Crown ownership so that a continuous public access is maintained along the lake shore.

It is also important to maintain public access to the connecting point in this area for boats going across to Pigeon and Pig Islands.

- 3/ Not enough access to the Richardson Mountains has been proposed. We like to see ~~free~~ <sup>public</sup> access being granted to Wire Saddle.

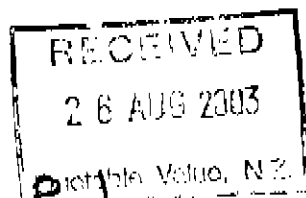
This can be achieved by allowing continuous access from the northern end of the R4 area on Plan Inset 2 along the spur <sup>same side</sup> of Shepherd Creek to Wire Saddle.

We appreciate being able to comment on the above proposal.

Yours faithfully

Flora Dines-Ridd

(Secretary)



Q.V. Valuations  
62 Riccarton Rd.  
Christchurch

James T. Veint  
PO Box 34  
Glenorchy  
Ph. 03 4429957

Attention: Barry Danch - Team Leader

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

Dear Sir,

RE: Submission on Tenure Review Wyuna.

We are concerned at the prospect of Wyuna and Blaket Bay Lodge having the lease on Recreational Reserve on the west side of the Glenorchy / Queenstown road.

Meetings regarding Wyuna tenure review have been quite frequent, but this was not because of the owners or staff from this property.

There appears to be other people not putting the interests of the general public first. As Blaket Bay grows and the number of people living on Wyuna sub-division increases, there is a possibility that future meetings regarding the use of recreational reserve could be one sided against other residents.

The reserve (Area R3) is suitable for a golf course, but before any group or club do any deals with Psidia / Cabo they have to make sure that ownership of the reserve or the lease be handed to Q.L.D.C. or a Community group.

The airstrip (Area R2) should remain and be put into Q.L.D.C. control.

The airstrip is important to Glenorchy. Our airstrip is used by locals, Tourists, D.O.C. and Farmers.

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

Glenorchy has a need for a future jetty site. We believe the existing wharf will be close to being completely surrounded by gravel from the Rees River within 33 years.

The only place a new wharf should go is somewhere between the Buckler Burn and Blanket Bay on the edge of Area R3.

Full vehicle, foot and stock access needs to be secured from points a to e, e to f, and point f to Lakes Wakatipu.

Most people in our community want vehicle access, at least to Bonny Glen Creek.

Glenorchy has a very large number of walking tracks and an infinite number of places to hike off formed tracks.

We have no public access to be able to drive into a sub-alpine setting.

I used to be able to easily drive a Holden Statesman to Bonny Glen Creek.

It would be nice to see less mobile people, young kids and older folk enjoying some high country close up. The only way they can do this is by driving.

It is such a great place for families to picnic, para-parters, hunters and skiers to access the back country.

The road to Chinamans flat is in pretty good shape and gives access to a real cool place with great views.

Not everyone has physical ability to walk to areas like this, so luckily there is an existing road.

the wrong paragraph.

We would like to make the following missions:-

That no Recreational Reserve Land be used in Land Tenure negotiations.

If more land is required for negotiations then it should be land that is less significant to current and future residents.

That Recreational Reserve Land be given to Q.L.D.C. or local community group or a specially formed group to administer the reserve.

That Recreational Reserve R2 be set aside for Recreational purposes immediately.

That if a Community group gets leave of R3 then, they should as a non-profit organisation be allowed to sub-lease the grazing out to Blanket Bay or others.

That Area R3 lake edge be made available for Public jetty, and motorised vehicle, foot and stock access secured to that future jetty. This would be a good fund raiser for them.

The Glenorchy Airstrip (R2) be put into Q.L.D.C. control.

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"

We would like to make the following submissions:-

That no Recreational Reserve Land be used in Land Tenure negotiations.

If more land is required for negotiations then it should be land that is less significant to current and future residents.

That Recreational Reserve R2 be given to Q.L.D.C. or local community group or a specially formed group to administer the reserve.

That Recreational Reserve R2 be set aside for Recreational purposes immediately.

That if a Community group gets leave of R3 then they should be a non-profit organisation be allowed to sub-lease the grazing out to Blanket Bay or others.

That Area R3 lake edge be made available for Public jetty, and motorised vehicle, foot and stock access be secured to that future jetty. This would be a good fund raiser for them.

The Glenorchy Airstrip (R2) be put into Q.L.D.C. control.

Motorised vehicle, foot and horse access be granted on an easement from points a-b, b-c, and c into area CA3.

That motorised vehicle, foot and horse access be granted on an easement from points G-H, H-E and point E to the top of the Old Man.

All Land not retained by Taidia/Cabo to be handed over to L.N.Z.

Appendix 13-1.5 Add the words "general public"

Appendix 13-7.4 Delete clause 13-7.4

Yours faithfully  
~~James Veint~~

James Veint

"RELEASED UNDER THE  
OFFICIAL INFORMATION ACT"