

Crown Pastoral Land Tenure Review

Lease name: Wyuna

Lease number: Po 299

Part Three

Public submissions

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

September 03



New Zealand Deerstalkers' Association

Incorporated

The Team Leader - Tenure Review
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Your ref CON/30231/09/12559/A-ZNQ-07

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26AUG03

Dear Mr Dench

WYUNA TENURE REVIEW

Thank you for the opportunity to comment upon the tenure review for Wyuna Station and for the time extension in which to make submissions.

INTRODUCTION

Recreational hunting interest in this property exists because of its value in hunter training. Feral goats exist in at times difficult terrain which is of value for helping young hunters to appreciate the niceties of careful foot placement and the need for prior planning to ensure good prospects for carcass recovery.

Members of several NZDA branches are acquainted with blocks of land labelled "CA5", "CA2" and "CA3". Portions of these areas visited over the decades include the south-eastern corner of "CA2", all of "CA5" and the northern and north-eastern aspects of "CA3". Mt Buck is an attractive peak to climb in the summer and overlooking the Upper Stony catchment (without venturing beyond the ridgeline into that catchment) is an excellent day trip. Monument Saddle, Wallers Spur and the Moonlight Saddle have all been visited so the opportunities for appreciating this rugged country have not been neglected.

The topographical maps with your review document of 25JUL03 were most useful for providing access locations and provided sufficient detail for an in depth analysis.

An awareness and acceptance of the national policy of the NZ Deerstalkers' Association colours the thinking of our members, who among other things, seek the,

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

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

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

GENERAL COMMENTS UPON THE WYUNA TENURE REVIEW

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

(Physical and legal access issues are the matters of greatest interest to outdoor recreationists. While the 'wander at will' provisions exceed the needs of recreational hunters (because of the possible impacts upon farming operations and the like) long-term solutions for public access and protective management of the natural areas are required to ensure the long-term enjoyment of the area by visitors.

Accordingly, the retention of vehicle access up the Mt Judah Road to the point where its formation ends on the map is urged, at grid reference (GR) 502848.

It is noted that the proposed designations as shown on the fold-out map in Appendix 2 make no mention of the recreational hunting opportunities which exist in the areas CA2, CA3, CA5 and it is strongly recommended that hunting be indicated as another of the activities recognised for these areas.

CONCLUDING COMMENTS

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

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

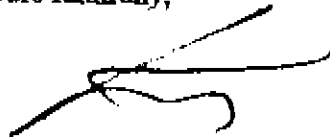
The desirability and sense of movable strips that follow changing watercourses has long been publicly aired. However the opportunity to create movable strips in exchange for fixed strips has been ignored during tenure review. This is an opportunity wasted and needs active consideration if the credibility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

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The inclusion and recognition of recreational hunting and its legitimacy for controlling wild animals is essential in order to further the objectives of animal control in this sort of country.

The long-standing acceptance of such activities by permission of the runholders is warmly appreciated by recreational hunters.

Yours faithfully,



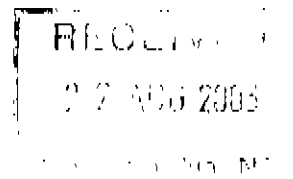
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Christchurch

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18th August 2003



Dear Sir

Tenure Review of Wyuna Pastoral Lease – Preliminary Proposal

We understand a great deal of time and effort has gone into formulating the above Proposal and welcome the opportunity to review and comment on the Proposal. We note a number of significant inherent values have been identified within the Preliminary Proposal however we trust you will appreciate that there are variety of other "significant inherent values" which have not been discussed in the Proposal and/or require further explanation.

Our submission deals with the following :-

- A. Definitions and Abbreviations
- B. Proposed Designations
- C. Additional Observations
- D. Conclusion

As you are no doubt aware we have a limited amount of time to prepare our Submission however hope we hope it together with others will provide a greater understanding of the concerns and issues surrounding this important, rather sensitive Tenure Review. We have highlighted a number "significant inherent values" and "public access and enjoyment of reviewable land" issues which warrant "protection" and support in this ever-changing environment in which development and money often appear to override tradition, culture, historic, recreational and community values.

As you will appreciate the outcome will have lasting implications for the existing Glenorchy community, its future generations together with their recreational pursuits, ability to preserve and study areas of historic and geographic interest and experience the Area's outstanding natural beauty. We trust these "significant inherent values", the Community's concerns and the various public access issues will be addressed and catered for in the Final Proposal.

Thank you for your anticipated co-operation.

Yours Faithfully

Jenny Davis & Peter Davies

**SUBMISSION ON THE PRELIMINARY PROPOSAL
FOR TENURE REVIEW OF
WYUNA PASTORAL LEASE
UNDER THE CROWN PASTORAL LEASE LAND ACT 1998**

AUGUST 2003

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Appendix A – Public access requirements over land to be disposed of freehold

Appendix B - Public access for horse riding over R2 (Recreation)

Appendix C - Linkage between the upper and lower parts of R4(Recreation)

A. DEFINITIONS & ABBREVIATIONS

"Grantor"	Minister of Conservation
"Concessionaire/Lessee"	Pisidia Holdings Limited and Cabo Limited
"Community"	Those residing within Glenorchy and the Queenstown Lake District
"CRR"	Conservation Resources Report
"PDR"	Proposed Designation Report
"CPLL Act"	
"Part 2, Section 24 of the Crown Pastoral Lease Land Act"	

(a) To :-

- (i) Promote the management of reviewable land in a way that is ecologically sustainable
- (ii) Subject to subparagraph (I) enable reviewable land capable of economic use to be freed from the management constraints(direct or indirect) resulting from its tenure under reviewable instrument and

(b) To enable the **protection of significant inherent values** of reviewable land by the:-

- (i) Creation of protective mechanisms; or (preferably)
- (ii) Restoration of land to full Crown ownership and control and

(c) Subject to paragraph (a) and (b), to make easier :-

- (i) the **securing of public access to and enjoyment of reviewable land** and
- (ii) the freehold disposal of reviewable land.

B. PROPOSED DESIGNATIONS

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3.3 "CA3"

Observations

- Clause 20.1 of the proposed Grazing Concession states :-
"Nothing expressed or implied in this Document shall be construed as(b) derogating from the rights of the Grantor and the public to have access across the Land".
At first glance it appears that public access over the whole area will not be restricted during the term of the Grazing Concession.
- However Item 6 of Special Conditions states:-
"The parties will comply with the management prescription document in schedule 3."
- Schedule 3 Item 1c requires the Concessionaire :-
"To facilitate public foot access within the concession area to places of historic interest. The Mt Judah "road" within the concession area will be available for foot, mountain bike and possibly horse access....."
- The above wording would suggest the Special Conditions supercede/qualify the standard conditions, including Clause 20.1, and therefore
 - public foot access will be restricted to places of historic interest and the Mt Judah road
 - public access on mountain bike will restricted to the Mt.Judah road
 - public access by horse may or may not be permitted on the Mt.Judah road and
 - no public access by vehicles along the Mt.Judah road

Proposal

- The Grazing Concession to allow public access to the whole of "CA3" and such public access to be available on foot, mountain bikes, on or accompanied by horse.
- To facilitate this the word "Mt.Judah" in Schedule 3 Item 1c should be replaced by "Land" ie CA3 and the word "possibly" deleted. This will allow unrestricted public access to the whole of CA3 by horse, foot and mountain bike.

Reasons

- To secure unrestricted "public access" within this conservation area for the "enjoyment of reviewable land" and "protection of significant inherent values" which include historic, mining and recreational interests.
- Re-trace the original horse trails and bull-dozed tracks used by miners (see Appendix A)
- To complete loop circuit horse trails into/out of the conservation areas CA3 and CA5 (see Appendix A).
- To ensure "Co-Siting" on the "Land", as referred to in Clause 36 of the proposed Guided Walks and Horse Trekking Concession, will not be hindered and/or prevented due the existence of the Grazing Concession over CA3.
- The Grazing Concession and Guided Walks and Horse Trekking Concession, as with all interlinked documents arising from this Tenure Review, should work together to avoid any ambiguity and/or contradiction.

3.4 "CA5"

Observation

Under Clause 20.1 of the proposed Grazing Concession:-

"Nothing expressed or implied in this Document shall be construed as... (b) derogating from the rights of the Grantor and the public to have access across the Land".

From this we gather public access in any form will be not be restricted during the term of the Grazing Concession.

Proposal

- The Grazing Concession to allow public access to the whole of "CA5" and such public access to be available on foot, mountain bikes, on or accompanied by horse.

Reasons

- As detailed above under "CA3".

3.6 "R2(Recreation)/Grazing"

Observation I

- This is Recreation Reserve.
- A Grazing Concession for a term of 33 years is proposed which does not provide for the Grantor to break the Concession early if the Land is required by the Community. This is not fair or reasonable.

Proposal

- Reduce the term of the Concession and/or introduce an option for the Grantor to break the Concession early.

Reason

- To ensure the Recreation Reserve can be made available for community purposes as such need arises.

Observation II

- Schedule 2 Item 4 and Schedule 3 Item 1c of the Grazing Concession refer to a plans. No plans were attached to the Concession annexed to the Preliminary Concession.

Proposal

- The existing public access for horses be retained as marked blue on the plan included in Appendix B.

Reason

- To retain access by horse to the lakefront and thereby ensuring "protection" of an existing horse track which starts and finishes in the Township and as such regularly used by locals.

- 3.7 "R3 (Recreation)/Grazing" and "CA4/Grazing" and
3.8 "R3 (Recreation)/Farming"

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Observation 1

- R3 (Recreation)/Grazing and R3 (Recreation)/Farming are Recreation Reserves.
- A Grazing Concession and Farming Concession, each for a term of 33 years, are proposed. This is not fair or reasonable in the circumstances.
- Schedule 2 in both the Grazing and Farming Concessions provide the Grantor with an option to terminate the Concessions with six months and 2 years written notice respectively, if the Land is required for "exclusive use as a recreation reserve".

Proposal

- Neither a Grazing Concession nor Farming Concession should be granted to the Concessionaire.
- A Concession to use and graze this area should be put out to public tender on the understanding the successful tender will not be based on the monetary offer but value of the use to the Community. This will provide Glenorchy Riding Club an opportunity to secure a long-term base and grazing within close proximity to the Township.

Reason

- Glenorchy Riding Club has approximately 50 members – children and adults. It is the biggest single club in Glenorchy and became a Certified Incorporated Club in 2001.
- The Riding Club has no permanent base or facilities. This Area provides an ideal solution.
- There are over 60 horses currently grazing within the Glenorchy township boundary, however with increased residential development grazing is under serious threat – serious threat now.
- You will note from Glenorchy Riding Club's submission and its supporting correspondence that there is an immediate requirement for the Club to have use of this Recreational Reserve for a base and grazing of locals' horses.
- This is supported by the CRR - "The Glenorchy community recreation needs have outstripped the ability of the township domain to provide for the variety of existing activities that occur there.....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 community recreation other than the DOC lands occupied by Wyuna" (CRR Section 3g).
- Glenorchy has a strong association with horses and horse riding – present and past.
- Horse riding and the Riding Club are 'significant inherent values'. As such these require "protection" and support.
- We fully support Glenorchy Riding Club's submission in regard to its requirement for a long-term base, grazing, and the easements and rights of access they have identified for the purpose of horse riding.

Observation II

- Schedule 2 in both Concessions provide the Concessionaire with a "first option to acquire such grazing rights" following any termination of their original Grazing and/or Farming Concession.
- Schedule 2 Item 10 the "Grantor will recommend preferential disposal to the Concessionaire."

Proposal

- There should not be any concession, side letter, or the like, offering the Concessionaire either:-
 - (i) a first option to any grazing rights over these Recreation Reserves or
 - (ii) preferential disposal of these Recreation Reserves
- If there is an opportunity to secure any grazing rights and/or any freehold title(s) these rights and/or title should go out to public tender, on the understanding the successful tender will not be based on the monetary offer but value of the use to the Community.

Reason

- The Land is a Recreation Reserve, a Community resource. As such any opportunity to graze and/or purchase this Recreation Reserve should not be pre-determined or biased but made available to the Community.

3.10 "R4(Recreation)"

Observations

- This Recreation Reserve is shown as split on Plan Inset 2 in the Preliminary Proposal. It is divided by the land marked "Exch1".

Proposal

- This Recreation Reserve "R4" should stretch the whole length of the waterfront and be of adequate width (possibly crossing the road on to the Land on the east side of the Queenstown-Glenorchy Road) so that this Recreation Reserve can be utilised year-round. (See the area marked yellow on the plan in Appendix C).

Reason

- "Exch 1" does form part of the lakeside recreation reserve and is not surplus to requirement. The Area clearly provides a link between the recreation reserves and will secure "public access to and enjoyment of reviewable land", allowing continuous lakeside walks, fishing and horse riding all of which are "significant inherent values" which require "protection".

3.11 Easements over land to be disposed

3.11.1.2 – Easement marked "a-b"

Observation

- The proposed Easement does not permit public access over this Easement Area ie the Mt Judah Road.

Proposal

- Provide public access over this Easement Area "on foot, or on or accompanied by horse, or by motor vehicles".
- To facilitate this, Definition 1.5 should be amended to include "any member of the public" and Clause 7.4 deleted.

Reasons

- Aside from "securing public access to and enjoyment of reviewable land" unrestricted public access would protect "significant inherent values" of historic, cultural and recreational nature and also provide new opportunities for short walks from Glenorchy township along the Mt. Judah Road, extended cross-country tramping, including following the old miners' routes, overnight tramping trips to miners' huts, naturalist trips, horse trekking and mountain biking.

3.11.1.3 – Easement marked "d-e"

Observations

- The proposed easement does not permit public access over this Easement Area on foot, on or accompanied by horses.
- As acknowledged in the CRR "The terraces have until recently experienced minimal public use, the cause of which is attributed to the "farm-like" appearance which discourages "public" access to and across them." (CRR Section 2c (v))

Proposal

- Provide public access over this Easement Area on foot, on or accompanied by horses, or by motorised and non-motorised vehicles (to include horse trailers).
- To facilitate this "motorised vehicle" should be added to Clause 2.1 and Clause 9.2 should be deleted.

Reason

- Glenorchy Riding Club and other users of the Recreation Reserves R3(Recreation)/Grazing, R3 (Recreation)/Farming and area CA4/Grazing will require an Easement providing unrestricted "public access" over and along this Easement Area to secure "enjoyment of the reviewable land".

3.12 "Exch 1"

Observation

- This area is part of the lakeside recreation reserve and is not "surplus to requirement".

Proposal

- Recreation Reserve R4(Recreation) be extended south along the land fronting the Lake to link with the southern part of R4 (Recreation). (See the area marked yellow on the plan in Appendix C).

Reason

- The natural linkage will secure "public access to and enjoyment of reviewable land", allowing continuous lakeside walks, fishing, horse riding and safe linkage to other horse trails all of which are "significant inherent values" which require "protection".

C. ADDITIONAL OBSERVATIONS

Observation

- The Preliminary Proposal does not provide public access :-
 - (i) to the 700m Trig (near The Fort) above the Township
 - (ii) past Trig D to the base of Chinaman's Flat
 - (iii) along the 4WD track which zig-zags up the side of The Old Man (Trig R), just above Chinaman's Flat.

Proposal

- Provide an easement(s) for public access to areas (i-ii) on foot as highlighted pink on the plan in Appendix A.
- Provide an easement for public access along track (iii) on foot, on or accompanied by horse and by motorised vehicle as highlighted orange on the plan in Appendix A.

Reason

- To provide the Community, its future generations, its visitors and students with the opportunity to capture spectacular panoramic views of the merging, glacial formed Rees and Dart Rivers against the magnificent mountain backdrop. These breathtaking, elevated views are 'significant inherent values' which need to be protected and cherished for all to experience.
- The Community organises an annual event known as "Timo's Grunt" which involves a race to the 700m Trig (i).
- There is an important wetland area at the base of Chinaman's Flat (ii).
- Members of the Community organise 4WD events/trips along track (iii). The track also links directly to a loop circuit along well established tracks in CA3 and CA5.

D CONCLUSION

Evidently a great deal of time and effort has gone into compiling the Preliminary Proposal for Tenure Review of Wyuna Pastoral Lease. However a number of significant inherent values and Community concerns would not appear to have been addressed and/or given adequate weight to discussions and/or negotiations. One such "value" is The Glenorchy Plan 2001 which took over 2 years and \$27,000 to complete. It quite clearly sets out Glenorchy community's 20 year vision for the Township, in terms of facilities, access, development and recreation.

Surely the intention of the Section 24 Part 2 of the CPLL Act 1998 is to "enable reviewable land capable of economic use to be freed from management constraints (direct and indirect) " is not to indirectly support private development projects to the detriment of the protecting "significant inherent values" and "securing public access to and enjoyment of reviewable land".

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APPENDIX A

Public access requirement over land to be disposed of freehold

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2035 Mt. Suck

MOUNTAINS

RICHARDSON

1885 - 1900

W. S. S. S. S. S.

W. S. S. S. S.

W. S. S. S. S.

W. S. S. S. S.

W. S. S. S. S.

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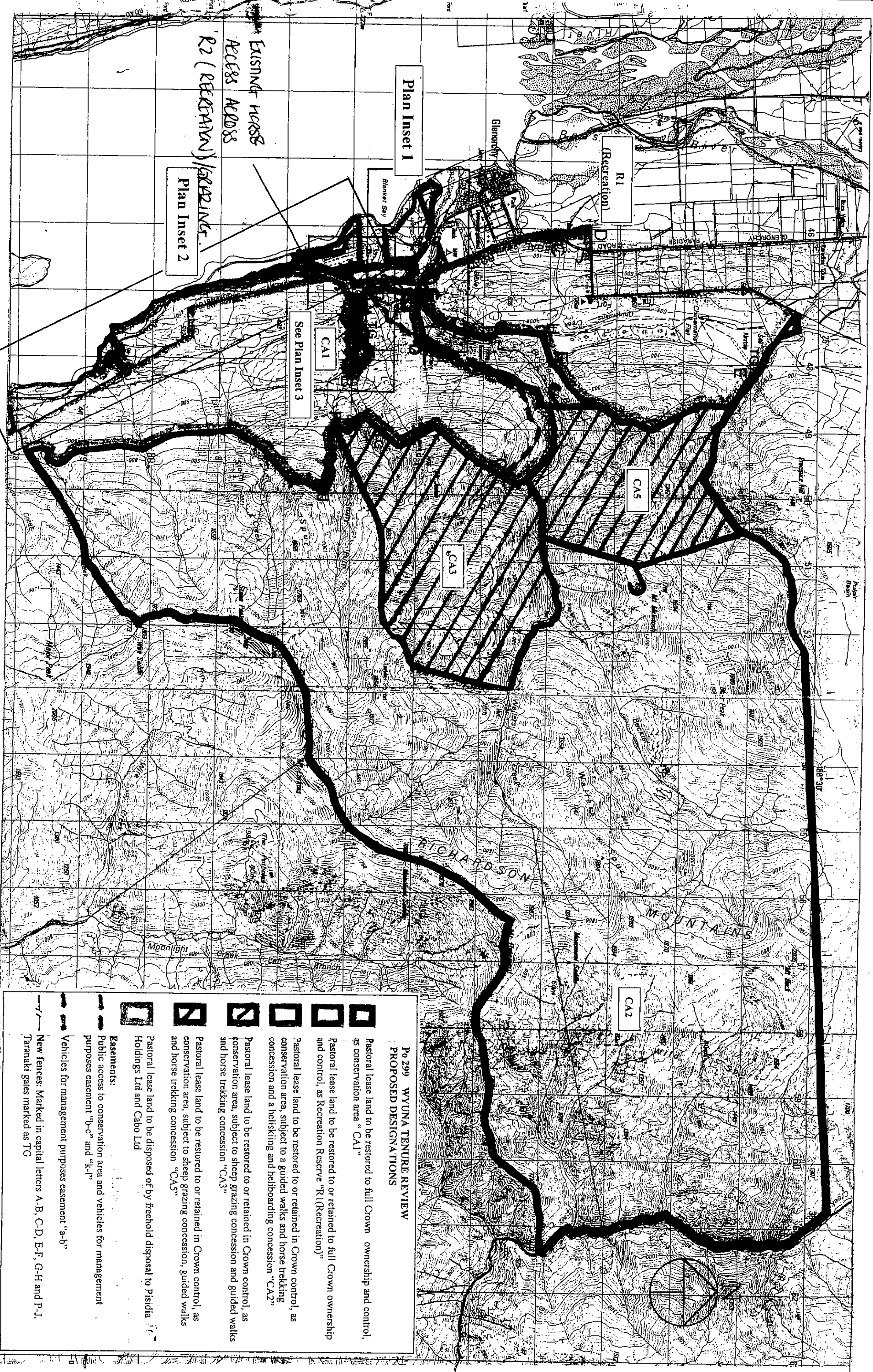
W. S. S. S. S.

W. S. S. S. S.

APPENDIX B

Public access for horse riding over R2 (Recreation)

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Po 299 WYUNA TENURE REVIEW
PROPOSED DESIGNATIONS

- Pastoral lease land to be restored to full Crown ownership and control, as conservation area "CA1"
- Pastoral lease land to be restored to or retained to full Crown ownership and control, as Recreation Reserve "R1 (Recreation)"
- Pastoral lease land to be restored to or retained in Crown control, as conservation area, subject to a guided walks and horse trekking concession and a heliskiing and heliboarding concession "CA2"
- Pastoral lease land to be restored to or retained in Crown control, as conservation area, subject to sheep grazing concession and guided walks and horse trekking concession "CA3"
- Pastoral lease land to be restored to or retained in Crown control, as conservation area, subject to sheep grazing concession, guided walks and horse trekking concession "CA5"
- Pastoral lease land to be disposed of by freehold disposal to Pisidia Holdings Ltd and Cabo Ltd
- Easements:**
 - Public access to conservation area and vehicles for management purposes easement "b-c" and "k-l"
 - Vehicles for management purposes easement "a-b"
- New fences: Marked in capital letters A-B, C-D, E-F, G-H and P-J. Taranaki gates marked as TG

APPENDIX C

Linkage between the upper and lower parts of R4 (Recreation)

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R2(Recreation)/Grazing

CA1

R4
(Recreation)

Exch 1





R4
(Recreation)


LINKAGE OF THE UPPER PART OF
R4 (RECREATION) TO THE LOWER
SECTION OF R4 (RECREATION).


Pigeon Island

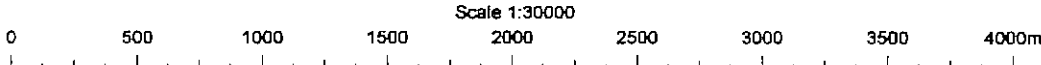
Pig Island

Po 299 WYUNA TENURE REVIEW
PROPOSED DESIGNATIONS

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

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

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



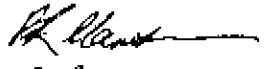



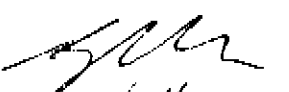





Head of the Lake Viewpoints

Community persons supporting this submission directed to the
Commissioner of Crown Lands

RE : Wyuna Tenure Review - Preliminary Proposal

Names / Addresses / Signatures

DAN & CHRISTINE KELLY	Box 29 GLENORCHY	
SIMON NIGHY	As per APPENDIX	
Paul Frisvan	as per appendix	
1 Paul Hansen	Box 26 Glenorchy	
GERARD MURPHY	Rapid 1134	
John Dunn.	Box 12. Glenorchy	
Alan Todd.	Box 27 Glenorchy	
JUSAN MILLER	Box 3 GLENORCHY	
Lauren Koch	Box 62 Glenorchy	
Mc Fasten	42 Inverleith Drive Glenorchy	
Helen Clark	PO Box 44 Glenorchy	
1 MOUNTAINLAND ROVERS	As per Appendix	

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Head of the Lake Viewpoints

c/ - Box 29

Glenorchy

15 August 2003

The Commissioner of Crown Lands

c/- Quotable Value New Zealand

PO Box 13 - 433

CHRISTCHURCH

Dear Sir,

RE : Submission Wyuna Tenure Review - Preliminary Proposal

Summary

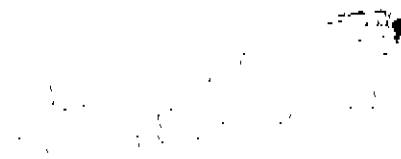
This submission recognizes that much good work has been done in the preliminary proposal and the submitter is grateful for the opportunity to express views that can help modify the proposal to include further matters that address the community's diverse interests in the Richardson Mountains.

In this respect, this tenure review is arguably the most complex and important pastoral lands review undertaken so far, due to the very broad range of significant inherent values identified for the Wyuna lands, and the fact the station surrounds a small town in an icon NZ mountain landscape.

This submission discusses views that relate to the following points :

1. Mt. Judah Road to become a legal road
2. Community Interest to utilize conservation/recreation reserves
3. Further marginal strips required
4. Easements required across land to be disposed of as Freehold

Thank you for considering community views



1. MT.JUDAH ROAD TO BECOME A LEGAL ROAD : easement a-b-c

Reasons

The planned Conservation Areas represented on map 1 as areas CA2 CA3 CA5, are the main areas that have significant inherent values. The public will be **more able to utilize** these areas with extended hiking and further involvement if they are able to drive to where these areas mainly begin from. The historic Mt Judah Road has been developed by miners and the Crown. The road is a significant Inherent value in itself, ' reflecting important and representative aspects of human activities in the high country '. The process to make the road legal is not complicated.

*Public access issues involving the Mt. Judah Road, have been identified under section 24(ci) and 40(2c,d) CPLA 1998 *but not yet fully met. Also ;*

(i) The Proposed Designations Report (PDR) section 2.5.2 identifies that the '*Queenstown Lakes District Council (QLDC) has expressed some interest in legalising the road and this initiative will be pursued...*' and that it '*is the main strategic entry to the Richardson Mountains and the proposal attempts to use as much of the 'road' for access as possible.....*'

(ii) The Conservation Resources Report (CRR) section 1.c.i identifies that '*The Judah Mines road is the usual entry way, but it is not a legal road...*'

*A possible legal process for administration of the Mt. Judah Road to pass from DOC to QLDC is :

-the Mt. Judah Road, from Glenorchy - Queenstown highway to Bonnie Jean Creek, be taken over as a Conservation Area. DOC then vest the land area of the roadway to QLDC for the council to administer as a legal road.

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2. COMMUNITY INTEREST TO UTILIZE CONSERVATION/ RECREATIONAL RESERVES NEAR TOWNSHIP

: Plan Inset 1. Area R3 (Recreation)/Grazing & CA4/Grazing, R3 (Recreation)/Farming, R2 (Recreation) Grazing

Reasons

The Glenorchy township and community is growing. It now requires use of conservation/recreational reserve lands that, up until now, have mainly been used for grazing/farming by Wyuna Station. Even though grazing/farming concessions allow for public use of these lands - there is a public perception, reinforced by the farming type appearance, that these lands are mainly for farming purposes. This perception and access issues relating to grazing/farming concessions hinders public interest in planning use of these lands.

*these utilization issues should be addressed under CPLA section 24 (ci) : ' to make easier - the securing of public access to and enjoyment of reviewable land '

*this land is conservation/recreational reserve land and that section 2.4.1 PDR identifies that ' *community use is expected to increase as the Glenorchy township increases in size....the casual recreational use will become the dominant use.....The concession (grazing/farming) will need to provide for it's cancellation due to increase in community use...* '

*the CRR part c Description of values (v) Recreation Reserve C - Lake Terraces : states ' *The terraces have until recently experienced minimal public use, the cause of which is attributed to the "farmlike" appearance which discourages "public" access to and across them* '

*The Minister can designate the land under CPLA section 38(2)....to remain a reserve subject to the granting of a *specified lease* under section 73 Reserves Act 1977, which identifies that, if the Minister considers it in the public interest he can lease recreation reserves for purposes other than farming/grazing :
ie - The community could tender in a public process to lease the conservation & reserve lands and manage them based on the intent of it's Community Plan.

*Discussion regarding **grazing concessions** In the summary of the preliminary proposal section 3.4.1 identifies them as ' *.....an interim measure to allow a phase in of a change in farming system on land*

designated for freehold disposal... - this challenges justification that the runholder has reliance on obtaining concessions for these lands as a requirement of agreement on tenure review ie - the runholder has prior to tenure review advertised **intention to subdivide and diversify income**.

* The Minister can adjust the proposed Farming concessions to be Grazing concessions and the term of the concessions can be reduced as another way of addressing the community's concerns regarding farm use dominating the conservation/ recreation reserve lands.

* regarding Preliminary Proposal, Appendix 8, schedule 2 special conditions, clause 10 : **Preferential Disposal of these reserves** there is concern that that this clause requires modification otherwise there may result a loss of land for community use, at some point in the future. The **community** should have first right of refusal. Modifying clause 10 to include the words *and is not needed by the community* after surplus to requirements would satisfy concerns.

*There is concern regarding access to the reserves :
in the Preliminary Proposal, Appendix 14, clause 2.1 is replaced by the Annexure Schedule - Special Easement Terms in which the easement allows the public to '*pass and re-pass....by motor vehicles...*' (clause 9.2) There is an assumption that mentioning one form of transport excludes all other forms of transport (this is reinforced by clause 9.3 which **removes** '*...on foot or on or accompanied by horses*' from clause 2.2.

As the only formal access to this reserve it is desirable that unrestricted public access be granted accross the proposed freehold. Restricting access by foot, bicycle or horse is likely to be in breach of CPLA section 24 c (i).

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3. FURTHER MARGINAL STRIPS REQUIRED

Reasons

Both the preliminary proposal and the public recognizes that further marginal strips will be required.

Further marginal strips are necessary and useful to create loop access/exit routes.

*marginal strip issues can be addressed in relation to CPLA section 24 c (i)

*Marginal strips required :

(I) up Stone Creek to link Conservation Area CA1 to Conservation Area CA2 and CA3

(II) up Precipice Creek from the proposed freehold land boundary to Conservation Area CA5.

In conjunction with this, the potential should be explored (as identified in CRR part c Recreational Access) *of developing an unformed legal road that branches off the Glenorchy - Paradise Road and terminates on the lease boundary midway between Trig C and Precipice Creek.....* (A process should be put in place to plan to practically ' form ' this legal road)

This road may provide public access to conservation areas on Wyuna and those lands that will become available at the time of Temple Peak Station's Tenure Review adjacent to Wyuna.

OFFICIAL RECORD COPY

4. EASEMENTS REQUIRED ACROSS LAND TO BE DISPOSED OF AS FREEHOLD LAND

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Reasons

The diverse history of Glenorchy's mining community's endeavours in the Richardson Mountains has resulted in many intact and well formed bulldozed tracks, bridal paths and water races mainly in areas marked as CA5 and CA3. These features have strong linkages and in some cases there is an overlap onto land to be disposed of as freehold. In the historic context of ' the damage been done ' resulting in a significant part of the landscape appearing to have been moderately impacted upon - there is sound potential for recreational pursuits to *continue occurring* on these lands, which are not appropriate to occur in the adjacent Mt Aspiring National Park ie - horse trekking/ transport, limited trail and trials biking, mountainbiking and limited 4WD use.

Further easements are necessary to plan for under CPLA section 24 c (i). in order that the community can fully participate in significant inherent values relating to :

1-Areas which sustain the most culturally valued attributes (eg scenic, aesthetic, recreational and historic) and their context within a high country landscape....

2- Areas which make up a special contribution to the overall quality, natural functioning and ecological integrity of significant values.....

3-Reflecting important and representative aspects of human activities in the high country.

4-Being associated with events, persons and ideas of importance in the high country.

5-Having the potential to provide significant knowledge of human activities in the high country

The CRR page 8 Recreation identifies that - ' the highly natural setting of the Richardson Mountains combined with good access from Queenstown and Glenorchy creates a resource of major importance for both private and commercial activities. The setting is suitable for a wide variety of activities that complements the nearby Mt. Aspiring National Park and other conservation lands. The terrain can accomodate activities not generally available within the national park'.

Further Easements required :

(A.) Hiking access to 700m Trig (near The Fort) above Glenorchy Town. NEW INFORMATION = Glenorchy Community operate a community event known as 'Timo's Grunt ' involving a race to this trig site. The site is also important as a popular hike from town to a high place with a panoramic view.

(B.) Hiking Access, past Trig as in A - to an important wetland area (which should be fenced as a protection measure) at the base of Chinaman's Flat -
NEW INFORMATION = this area is typified by significant inherent value as a type locality and habitat of species and communities which are at their limits/ and or endemic or which have specialised habitat requirements in the high country.

(C.) Four wheel drive, hiking and horse trek access through land to be disposed of as Freehold land on the 4WD track zig zagging up the face above Chinaman's flat to the trig marked R boundary with area CA5. NEW INFORMATION - this track is part of a linked loop route popular as a 4WD event/activity as operated/undertaken by Glenorchy community members and 4WD enthusiasts.

This track links directly as a loop circuit with further well established tracks in the CA5, CA3 areas. This track is also frequently used by parapenters (via 4WD access) to access an important dynamic and safe parapent take off site near Trig R.

This take off area has special attributes as it positions parapenters in a unique zone where thermal heating allows them to ascend and soar for long periods of time. The site's outstanding qualities in this respect make it ideal for cross country and aerobatic flying with pilots able to take off and top land at the site.

(D.) Four wheel drive, hiking and horse trekking access through land to be disposed of as freehold land on the 4WD track zig zagging up the front face of Mt. Judah to the ' Casey's mine' area at Conservation area CA3 boundary.

Parapenters, horse trekkers, mine history fossickers and 4WD enthusiasts use this track on the same basis described as in C except the track is not a linked loop, however it is substantial and well formed, accessing mining lands and parapent take off sites suitable for thermal flying and top landings.

(E.) To protect Water Race rights for a registered water race going across lands to be disposed of as freehold on the front face of Mt Judah from Stone Creek to the Glenorchy Battery.

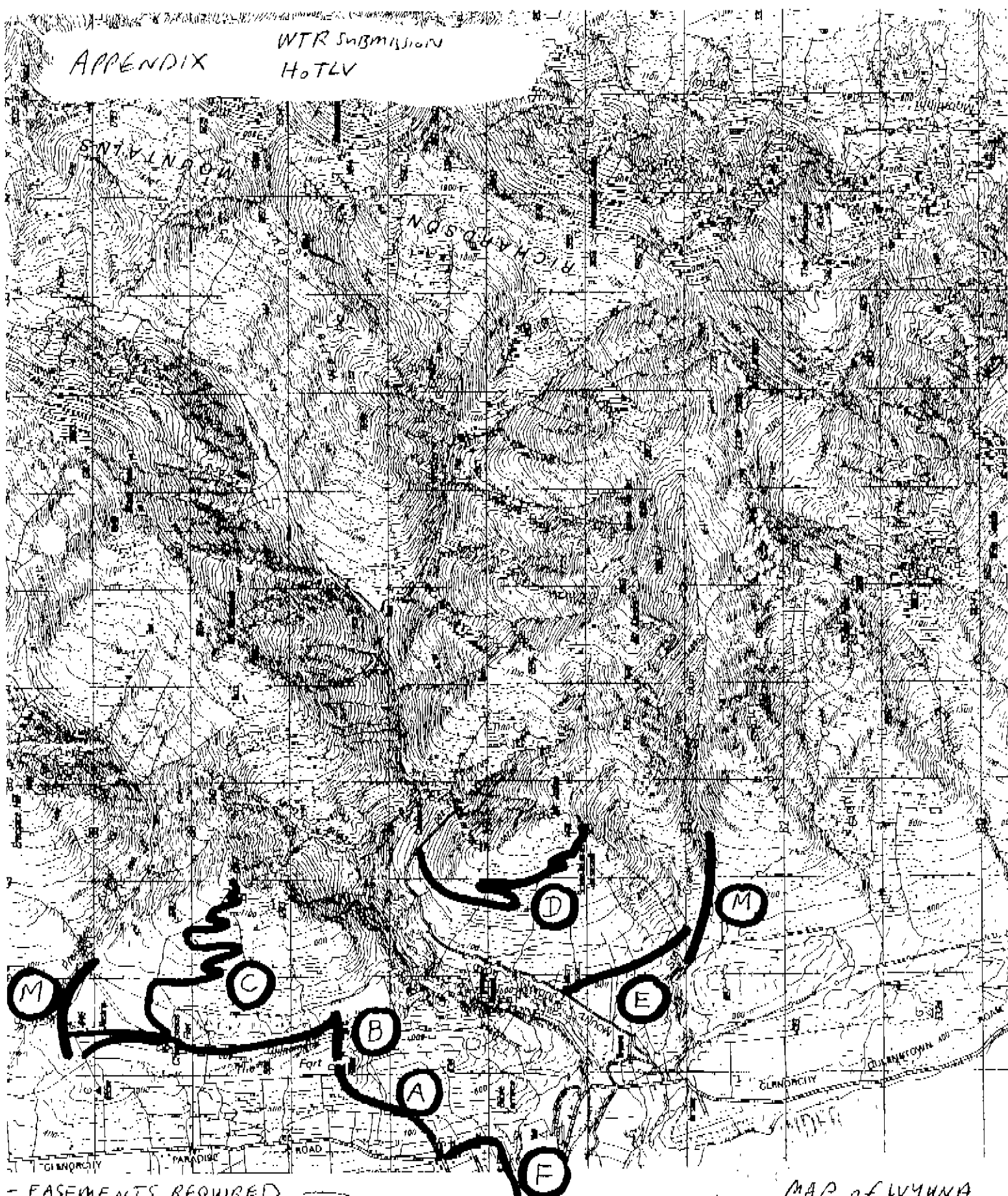
NEW INFORMATION - The Glenorchy Battery is currently being refurbished by mine history enthusiasts and is 90% operational. The battery is powered by water from the race and it is necessary that water rights and the physical properties of the water race are protected. The Glenorchy Battery Association has current resource consent and water rights ie - Resource Consent detail WR 117Q and WR 1496Q, District QLDC, Holder Ministry of Energy.

(F) To protect an established walking track - The Glenorchy Walkway - that surrounds Glenorchy town boundary. This is a loop track that includes the lagoon board walk, waterfront track and track around the terraces above town

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APPENDIX

WTR Submission
HOTLV



- EASEMENTS REQUIRED
- MARGINAL STRIPS REQUIRED.

as (M)

- MT JUDAH ROAD
TO BECOME LEGAL Rd

- (A) HIKING
- (B) HIKING
- (C) AWD, HIKING + HORSE
- (D) AWD, HIKING + HORSE
- (E) WATER RACE
- (F) HIKING

MAP of WYHNA

For
WTR Submission
Detailing:

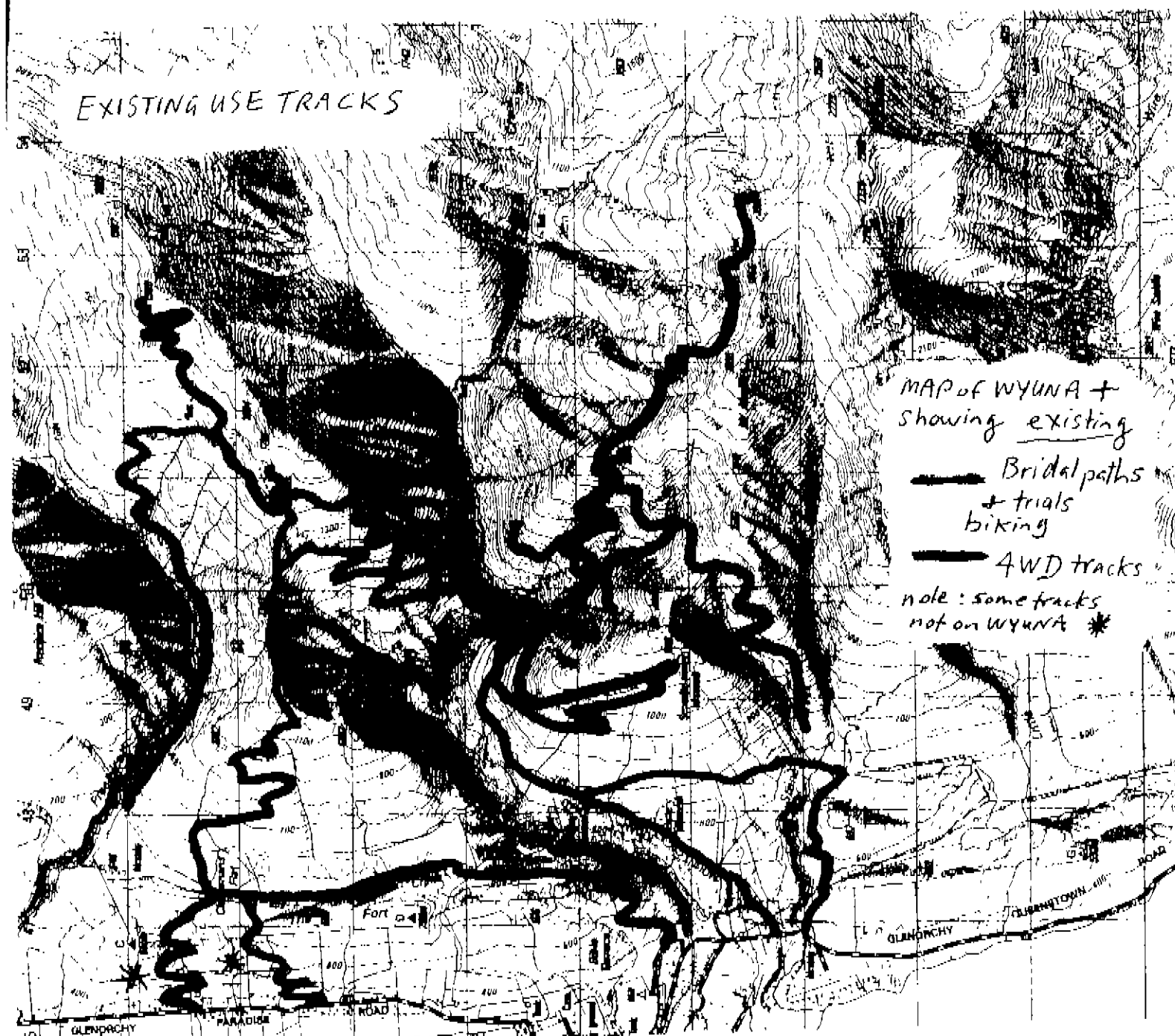
EXISTING USE TRACKS

MAP OF WYUNA +
showing existing

— Bridal paths
+ trials
biking

— 4WD tracks

note: some tracks
not on WYUNA *



MOUNTAINLAND ROVERS LTD

PO Box 3
Glenorchy
03 442 7146

23 August 2003

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To the Commissioner of Crown Lands:

Ref: WYUNA TENURE REVIEW SUBMISSION

Dick Watson, Director of Mountainland Rovers 4WD – Glenorchy, is fifth generation Glenorchy and his history of mining, farming, hunting, horse rider and 4WD driving in the area is second to none.

In March 2002 Dick created Mountainland Rovers Ltd to organise the biggest Land Rover rally in the Southern Hemisphere.

With the support of Wyuna Station and Knight Frank, now known as DTZ-NZ, Mountainland Rovers was granted permission to take 'Tag A Long 4WD Tours' through John & Pam Henderson's property and up onto the 'Fort', Wyuna Station then ascending up to the Chainman's Face, and onto 'The Hump'.

The tour continued down the McIntosh track to the Long Gully Scheelite mine before travelling into the historic gold mining area of the Buckler Burn, viewing the old Flying Fox and miners huts. The group would join the State Mine Road, which connects to the old Scheelite Battery. This Battery is currently protected by the Battery Association, of which Dick Watson is a board member.

The tour then continued down this road, before reaching the Queenstown/Glenorchy Road.

Dick Watson, had permission to provide a digger and personally cleared water ways and wash outs to re-instate the tracks for the event. The run holders, and many locals also took the opportunity to show their children the areas local mining heritage.

The overall success of this event, in particular the 'Wyuna Mountain Challenge' is still talked about today, and because of this Dick Watson is planning to launch a 4WD Tourist Venture in the greater Glenorchy area on 1 October 2003.


Mountainland Rovers would like to offer visitors a 'Wyuna Station Historic Mining Tour', and although this proposal is supported by run holders of Wyuna Station, we have found the Tenure Review process has contributed to delaying plans to operate.

Mountainland Rovers

We are aware that there is a considerable timeframe until the preliminary proposal becomes substantive and the new administration is in place -- therefore current plans relate to obtaining a temporary permit to operate this venture in the meantime, with the view that we will need to cease the operation to re-address the situation following Tenure Review.

With this in mind Mountainland Rovers fully supports the four main points relating to Mt Judah Road and further, which are addressed in HOTLV submission easements A, B, C, D, E, F.

) Yours sincerely



SUSAN MILLER
Mountainland Rovers Ltd

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Attached:

- Letter Andersn Lloyd Caudwell - Land Rover Rally 2002
- Concession application granted by Knight Frank - Land Rover Rally 2002
- Article from www.landrover.co.nz promoting Land Rover Rally 2002
- Map of Tracks used for the Land Rover Rally 2002
- **Current** Mountainland Rover temporary recreation permit proposal to operate commercial tours on Wyuna Stations Historic Mining Tracks

Statement downloaded from LANDROVER
website

THE CHALLENGE IS ON - 2002 LAND ROVERS ARE NEEDED TO GATHER IN A
GLENORCHY PARADISE IN MARCH, 2002

No, it's not an attempt at the Guinness Book of Records, though it could well be. It's just one of those notions that gets born when you live in country created for the world's hardest vehicle.

Organiser Dick Watson says it's going to be the biggest ever gathering of Land Rovers the furthest from where they're produced. And, as far as he knows, New Zealand's first large Land Rover rally.

The Glenorchy man came up with the idea back at the start of this millennium. He has five Land Rovers himself, three in good working order plus a '48 and a '49 he's restoring. He'd travelled to the UK for Land Rover's 50th anniversary in 1998 and went to the Solihull factory.

"But why travel the world when I live in the midst of Land Rover country," he asks? Surely Wakatipu's stunning of mountain ridges, wooded valleys and braided rivers would be a more natural setting for a big bunch of celebrating off-roaders?

So the seed was sown. Already, he's had hundreds of enquiries to his glenorchy.com/2002landrovers website, from as far away as Phillipines and Germany.

As Dick says, "It's the world's third largest religion and there's no wars caused by it."

Glenorchy's population of just a few hundred now boasts three more Land Rovers than when he first announced his plans just ten months ago.

Glenorchy is found at the end of a sealed road snaking along Lake Wakatipu, just 45 minutes from the adventure mecca of Queenstown. It's small, it's remote and it's nestled beneath two of New Zealand's most famous valley systems. Paradise is, literally, just up the road.

Within easy reach are the Routeburn, Greenstone, Caples, Rees and Dart tracks. The roads to these well-known walking routes provide ample opportunity for Discoverys and Freelanders to get their hubs dusty.

But the white knuckle, get-down-and-dirty brigade will also be well catered for, Dick says.

An off-road track will be created nearby the Glenorchy Race-track campsite and some of the eight tagalong routes will be strictly for experienced off road mountain track drivers.

Dick set the late March date to fit in with Warbirds Over Wanaka the following weekend. "Lots of North Islanders will be coming down for that anyway, so this gives them a good excuse to take a longer break."

Although activities start Thursday, March 21, Dick is expecting Land Rover cavalcades from throughout the North and South Islands to start trickling in to his alpine village up to a week before.

In true Land Rover fashion, he expects most people to camp under or beside their vehicle, though a range of accommodation is available in Glenorchy. Dick advises those who want a motel to book in early.

"We expect them to all be pretty much self-contained, though we will be setting up a whole marquee village."

Hot showers, real toilets (none of those infamous long drops!), Chubb Security and catering by local hotels and cafes on site will ensure campers' comfort.

The three main events will be held on Thursday, Friday, and Saturday. The off road course will also be open on Sunday, March 24. Dick and fellow organiser Toby Sharpe from Glenorchy Café have modelled the event on overseas Land Rover gatherings.

Event One is the 'Gear It, Back It, Take It' competition for individual vehicles. The three part event requires entrants to stop without using brakes, back a trailer through an obstacle course (the trailer being a double horse float...minus horses) then take a photo of you and yours (your crew as well as your Land Rover!)

Teams of two are needed for Event Two, not recommended for Freelanders. Dick promises a bunch of good muddy bogs after the barrier start, which both vehicles must negotiate before finishing at the start line.

It's a great spectator sport, he says; fast, furious and mud-finging. And beware Glenorchy Rules apply. He won't elaborate; Glenorchy rules tend to be both spontaneous and gnarly.

Then comes the really tough one, the Mountain Challenge. Definitely not for Discoverys. Full recovery equipment is required. It's not a race...It's survival.

Teams of six to eight are required only to finish the 15km high altitude course. Altitude requires attitude. Plus skill, cool heads and hardy machines. Points are lost for mishaps, tows or required assistance.

The rally's purpose-built off road course will be a mud trail "for those who want to get their vehicles dirty without danger," Dick says.

The eight tagalong trips will also be available throughout the Glenorchy rally. Everyone from Range Rover owners to drivers who like to test their skills against the muddiest bogs and most precipitous corners will be catered for.

This is, after all, Land Rover country. In all its hues.

Dick says there will also be trade shows and exciting displays by the Wakatipu Air Rescue Trust, Mountain Dog Rescue Team and Glenorchy First Response Unit.

Each night, time is allocated to searching for and locating any overdue vehicles before the night's entertainment begins. Both Friday and Saturday nights, the marquee will resound to live music.

The 2002 Glenorchy Gathering will not just be for hardened Land Rover lovers, Dick says. Glenorchy is the ideal place for a family holiday, especially during the warm and calm weather usually experienced throughout March.

Horse trekking, fishing, jet boating, cafes, tramping, walking, biking, a swimming pool, kids' playground, flight-seeing, parapenting, windsurfing and tennis are some of the activities. Glenorchy has several cafes and restaurants to sit in and soak up the view.

Dick's also planning to have a helicopter on site for those who want to get up high without the hassle of either driving or walking.

Of course, Queenstown is just 45 minutes down a sealed highway if bungy jumping, rafting, wineries, art trails or shopping are more to your liking.

Dick says his programme is still evolving as he talks with more potential sponsors. Land Rover, Xerox, queenstown.com and glenorchy.com have already come on board.

Land Rover owners can register through the glenorchy.com/2002landrovers website or by email to mountainlandrovers@xtra.co.nz. The first vehicle costs \$75 with \$25 per additional one. Under 16 year olds are free, with adults paying \$130 per person to camp at the site for up to a week and enjoy all services.

Registration also covers free locate and rescue service for all 2002 Glenorchy Gathering events, venue logo plates, heaps of prizes, entertainment, security and guiding on specified tagalong drives. Fees go up 30 percent on January 1 to encourage early registration.

So go on, do it. Give your Land Rover the experience it and you deserve. New Zealand's largest Land Rover rally, in country made for it.

Scenic grandeur, Glenorchy flavour. 2002 Glenorchy Gathering history in the making. Be there.

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**MOUNTAINLAND ROVERS LTD & PISIDIA HOLDINGS LTD
PROPOSAL FOR
TEMPORARY COMMERCIAL RECREATION ACTIVITY
ON
WYUNA STATION**

From 1 October 2003 until Tenure Review

PROPOSED ACTIVITY: Wyuna Station Mining Track
(Map Attached)

Joint Venture with Dick Watson, Mountainland Rovers and John Darby, Director of Pisidia Holdings Ltd.

Mountainland Rovers Ltd proposes to offer visitors an exclusive high altitude look at parts of this historic scheelite and gold mining area. This will be combined with a controlled and safe insight into 4WD driving over high country terrain, as well as educating visitors of the importance, extreme care, and respect for the farmland and the environment overall.

Visitors can enjoy the surrounding scenery from the comfort of either a modern 110 Land Rovers, seating a maximum of eight passengers, or a vintage Land Rover. Otherwise visitors can follow the safari in their own 4WD (Tag A Long Tour).

Tag A Long Tours are where the public drive their own 4WD vehicle under the guidance and control of the lead Mountainland Rover vehicle, which is fully equipped for recovery. All Tag A Long Tour vehicles will be checked prior to the safari to ensure safety.

Guests will be picked up from their pre arranged accommodation or meeting point and will travel up the Paradise Road approximately three kilometres from Glenorchy. From here, Mountainland Rovers Ltd will leave the tar seal to join the hard grassy and often rock track through John & Pam Henderson's property and up onto the 'Fort', Wyuna Station. The safari will then start ascending in a clockwise direction up to the Chainman's Face, which then climbs onto 'The Hump'.

At this point, guests will enjoy spectacular views of the Head of Lake Wakatipu and Mt. Earnslaw. The safari will continue down the McIntosh track to the Long Gully Scheelite mine for a short tour. The tour will then move into the historic gold mining area of the Buckler Burn, viewing the old Flying Fox and miners huts, before joining the State Mine Road, which connects to the old Scheelite Battery.

This Scheelite Battery is currently protected by the Battery Association, of which Dick Watson is a board member. The aim of this association is to: "Tend to the well being and future of the historic scheelite treatment battery". Guests will be given a knowledgeable tour of this historic site, which still has excellent examples of old mining relics.

The safari will then continue down this road, before reaching the Queenstown/Glenorchy Road, where guests will be taken back to their pick up point.

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Duration: Approx 5 hours from Glenorchy.

Minimum Passengers on Safari: 2 per day

Maximum Passengers on Safari: 32 per day (Maximum passengers per vehicle).

Maximum Vehicles on Tag A Long Tour: 5

Season: All year round, depending on weather and road conditions. Main season will be between November and May.

IMPACT ON THE INHERENT VALUES OF THE LEASE/LICENCE LAND:

This proposal will have no significant adverse effects on the environment, both geological and cultural. And will promote the continued use and enjoyment of these high country 4WD tracks, which are a significant part of this areas heritage.

Mountainland Rovers Ltd proposal is a low impact operation and will keep to the tracks at all times to eliminate any adverse erosion and lessen the chance of damaging any plants systems.

All the proposed roads and tracks have been formed for many years and are now either gravel, hard packed grassy tracks, or rock. Because of the road and tracks structure, there will be no effect on the existing life supporting capacity of the soil.

There will be no noise, vibration and lighting, which is incompatible with the levels acceptable in a low density rural environment.

All litter will be taken with Mountainland Rovers Ltd, and disposed in the wheelie bins back in Glenorchy. All toilet waste in the remote areas will be buried in a shallow hole, well away from any waterways, tracks, campsites and huts.

-) Although there should be little or no effects on the environment caused by this proposed safari, Mountainland Rovers Ltd will monitor any changes and action necessary adjustment to stop or mitigate any further problems.

IMPACT ON LAND FOR FARMING PURPOSES:

There will be no loss of privacy, amenity values, or sense of security for residence on Wyuna Station. Mountainland Rovers Ltd proposes to inform run holders of any suspicious activities on the stations, as well as aiding and reporting any problems with stock, and assist in any road or track maintenance needed. This will include reinstating water cut outs if damaged through weather or road use, protecting the track from potential erosion.

DICK WATSON:

Dick Watson originally formed Mountainland Rovers Ltd to organise a four day Land Rover Gathering, held in March 2002. This successful event attracted over 300 Land Rovers and

4WD enthusiasts from all over New Zealand and also from around the world, highlighting the need to create a commercial 4WD operation in the area.

Dick Watson was born and grew up in Glenorchy, and has spent most of his life working on the farms, roads and mining in the area. The mining tracks around Wyuna Station were among the many he constructed and maintained over the years.

Dick Watson's passion for Land Rover 4WD and his experience and knowledge of Glenorchy's history and mountainous terrain is second to none. Because of this he proposes to develop the following ultimate 4WD safaris.

All drivers will be competent 4WD drivers, with a great knowledge of the area and Glenorchy's high country terrain. They will hold a current First Aid Certificate and Medical Certificate. Drivers Log books will be kept by the driver at all times.

INSURANCE:

Mountainland Rovers Ltd will have full Public Liability Insurance including Rural Fire Cover

OFFICIAL INFORMATION ACT

4 March 2002 .

Mr. R.W. Watson
PO Box 77
GLENORCHY



5+L. Sun.

Dear Mr. Watson

1 week.

WYUNA STATION - PROPOSED LANDROVER RALLY.

We act for Wyuna Station. We are instructed that you are the convener or person responsible for a proposed Landrover rally to take place on or about 23/24 March 2002 and that it is proposed that the Landrover rally will take place over roads and tracks on Wyuna Station (as well as possibly some other stations in the Glenorchy area).

We write to confirm that our clients Pisidia Holdings Limited and Cabo Limited, who are the Crown Pastoral Lessees of Wyuna Station, have no objection to the rally taking place subject to the following:

1. Details of the proposed rally, including times, dates, and details of proposed tracks to be used, are first advised to us so we can ensure that the Station Manager is fully informed.
2. Any necessary Recreation Permit or other permit or consent which may be required from the Crown as lessor is first obtained from the Commissioner of Crown Lands (contact Phil Murray at Knight Frank Limited's Alexandra office - phone: (03) 448 - 6935).
3. The rally organisers obtain appropriate public liability and fire insurance cover (the latter to cover eventualities such as a cigarette butt starting a scrub fire) and details of that cover are advised to us prior to the event taking place.

We await to receive your advice as to the above matters.

We will copy this letter to Phil Murray at Knight Frank in Alexandra as evidence of the lessee's consent to the proposed rally subject to the above conditions.

Yours faithfully

ANDERSON LLOYD CAUDWELL

Per:

Warwick Goldsmith LLB (Hons)
Partner

Email: warwick.goldsmith@alclegal.com
Mobile: 025 750 490

Cc: The Manager
Wyuna Station
Private Bag
Glenorchy

cc: The Manager
Knight Frank Ltd.
PO Box 27
Alexandra
For: Phil Murray

Mr. John Darby
PO Box 1164
Queenstown

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Lauren Sample
Tony Byersmore
Geoffrey Thomas
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50945

For each lessee listed has consent been obtained? Yes.

DETAILS OF PROPOSED ACTIVITY:

Description of proposed activity:

The 2002 Land Rovers 2002 event propose to hold Tag Along Tours around Wyuna Station's high country mining tracks, offering a unique opportunity for the keen Land Rover four wheel Drivers (4WD) to visit the remote scheelite and gold mining country, within a controlled environment.

There are two Tag Along Tours proposed each day.

Family Tag Along Tour – Guests will follow a guide Land Rover, from Glenorchy, into Wyuna Station from John Henderson's private land near the Precipice Creek. The tour will then gently drive along the hard grassy track about 5 km's up to the Earnslaw Burn Look-Out. (see map attached). Guests will be treated to some spectacular high altitude views of the greater Glenorchy and Paradise areas. Visitors will then have the opportunity to walk a further 3 km's up to the Mt McIntosh scheelite mines, before returning to Glenorchy the same way.

4WD Tag Along Tour – This tour will take in the same spectacular scenery up to the Earnslaw Burn Look-Out. Then leaving the grassy track, the keen 4WDriver will venture onto a harder schist trail, carved three decades ago. These vehicles will be guided past the many scheelite mines spread around the Long Gully track. The trail then descends into rich gold mining Buckler Burn valley and out onto the Mt. Judah Battery Road to the State Mines. The visitors will then enjoy a drive along the Wyuna farm track, back to Glenorchy.

Proposed term for permit:	19 March 2002 to 25 March 2002
Location of proposed activity:	Wyuna Station
Proposed starting date:	Wednesday 19 March 2002
Frequency of proposed operation:	Once a day.
Number of clients per trip:	Maximum number 40 vehicles – depending on weather and safety conditions.
Duration of trip:	Family Tag Along 6 hours return. 4WD Tag Along 6 hours round trip.
Proposed Fees:	Complementary to 2002 Land Rovers 2002 event.

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Details of proposed existing structures/facilities to be used in course of proposed activity:

Wyuna Station, now owned by John Darby, has a web of existing mining tracks to a number of scheelite and gold mines held within the mountains. These tracks, which are an average width of about 4 m, were carved into the land over three decades ago to support the movement of large mining machinery. The majority of the tracks being hard rock or well formed grassy tracks.

POTENTIAL IMPACT OF PROPOSED ACTIVITY:

Describe impact of proposal on the inherent values of the lease/licence land.

No vehicles will need to leave the track at any stage of the outing, therefore all vegetation will remain untouched. The tracks themselves were constructed by Dick Watson and have been continually up-graded to deal with mining equipment up until around 1985. These tracks have since been maintained by the Wyuna Station for farming access.

Mountain Land Rovers agree with, and practice the International 'Tread Lightly' policy.

Describe impact of proposal on use of lease/licence land for farming purposes.

The proposed activity will be co-ordinated in conjunction with Wyuna Station Farm Manager.

Describe any adverse effects and how they will be reduced or ameliorated:

Mountainland Rovers will ensure that all water cut outs, if damaged, are reinstated for the coming winter, protecting the track from potential erosion.

All vehicles will be carrying fire extinguishers as standard equipment. Spark arresters on the exhausts will be compulsory. At least one escort on the outing is competent in rural fire procedures and a member of the rural fire service. All visitors attending the outing will also be made aware of the dangers of fire. It is usual in late March that the mornings will have due frosts, this will curtail many risks of fire.

Radio contact will be maintained with the event base.

All visitors will be made aware of the proper procedures of effluent disposal and will ensure all rubbish is brought back to Glenorchy and disposed of in the proper manor.

DETAILS OF RELEVANT QUALIFICATIONS/EXPERIENCE:

Two of the main guides on the Tag Along Tours, Dick Watson and Graham Railton, have both grew up around and mined most of the Wyuna mountains, for scheelite and gold over the last 30 years. Their wealth of experience in both 4WD driving in this terrain and their knowledge of the mining history is second to none. All other guides also have extensive experience with both 4WD driving and the Wyuna high country and carry an up-to-date first aid certificates.

Details of public liability insurance held: See attached.

DETAILS OF ANY OTHER RELEVANT INFORMATION:

The main aim of the Tag Along Tours is to promote the wealth of supervised 4WD opportunities in the area.

Glenorchy Paragliding Club

Box 824, Queenstown 9197, New Zealand.

021 40 88 58

swn@extra.co.nz

15 8 2003

The Commissioner of Crown Lands
Quotable Value New Zealand
P O Box 13 433 Christchurch

Submission WYUNA Tenure Review

"RELEASED UNDER THE
OFFICIAL INFORMATION ACT"

Dear Sir,

It is with much pleasure that I continue to represent the Paragliding Community of the Southern Lakes Region in matters relating to preserving airspace and access to take off sites in the world class flying areas found in this region and in particular above the GLENORCHY township from three sites on the WYUNA Station.

Since the inception of the sport in the late 1980's these sites have been utilized for recreation and training for international events. The later has resulted in local pilots competing with distinction in many International events.

The Sites.

1. Mt Judah. Access via Mt Judah road.
2. Trig D (700m) on 'the fort'.
3. Trig R (1200) above Chinamans flat.

Current usage.

1. The paragliding clubs of the region have 150 active members who when the weather is suitable, enjoy foot launched from the above sites. (approximately 50 days per year)
2. During the various Community days such as the 'Glenorchy races' we organise flying displays, launching from these sites, landing in town.
3. Under supervision of local pilots, we enjoy sharing the airspace with visiting international pilots who have included two world champions.

Wish list.

1. Mt Judah road to become legal road.

This is important should a future landowner with a restrictive access policy acquire the station.

2. An easement is required across land to be disposed of as freehold land to allow access to the take off site at Trig D and Trig R.

Our members are community conscious people who enjoy a good relationship with the existing Lease holder. Our concern is maintaining access into the future, should as has happened else, the land be acquired or managed by a less amicable farmer

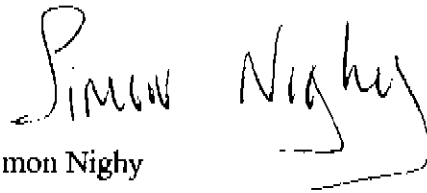
APPENDIX WTR Submission HOTLV

We have seen the benefits of cattle stops to reduce the risk of gates left open which could appease any concerns re wandering stock and have seen the joy in the faces of the many folk who stroll along 'the Fort' where the take off 'Trig D' is sited. The view from this hill immediately above Glenorchy is a major incentive for townsfolk and pilots to take the walk here.

Health, vitality and access are key words for this community.

Thank you.

Yours faithfully


Simon Nighy

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Paul Fraser
Box 82
Glenorchy

To
The Commissioner of Crown Lands
Box 13-433
Christchurch

Dear Sir,

RE Submission for Wyuna Tenure Review

1. As a recreational user of the Wyuna mountain lands and historic area, where access has never before been denied - this tenure review presents opportunity to plan for public access to continue.
2. This is important as the increasing trend is for NZ land areas to become foreign owned. Many foreign owners have a policy of denying public access. Therefore it is essential that broad access corridors and issues be planned for perpetual public access through land to be disposed of as freehold.

I would like to submit on the following :

3. The Mt Judah Road be made a legal road from the Glenorchy/Queenstown highway to Bonnie Jean Creek (as detailed in HOTLV submission) allowing access for 4WD vehicles, horses, trials and trail bikes, mountain bikes and hiking etc to involve recreational activities that are not suitable to undertake in the adjacent Mt Aspiring National Park.
4. Further marginal strips and easements are required (as mentioned in HOTLV submission - marginal strips (i) and (ii) & easements A, B, C, D, E, F) to allow loop and linkage access arrangements to continue.
5. It is hoped that, following Tenure Review, when the Conservation Management Strategy is developed for the area - that the recreational activities 4WD, horse trekking, *trials and trail biking* are recognized as *allowable activities* on the extensive network of bridal paths and bulldozed tracks as mainly represented in the CA5 and CA3 areas (as per HOTLV submission).

Thank you for consideration that health, vitality and access are key words for this community.

Your sincerely,



8/22/2003

8/22/2003
10:53 AM
10/22/2003

APPENDIX WTR
H2TL SUBM MOUNTAIN SCENE - THURSDAY, OCTOBER 22 - WEDNESDAY, OCTOBER 23, 2001

DITION!

SPORTS...

'TIN TIN' TAKES TIMO'S!

SPECIAL: What started as a bet between a travelling salesman and a high country musterer is now an annual event in Glenorchy, at the head of Lake Wakatipu, Writes **KEVIN THOMAS**.

Timo's Grunt -- a road/mountain-running race held last Saturday -- came about in '96 when salesman Neil Davidson was having an orange juice at the Glenorchy pub after his daily jog.

Musterer Timo Morris -- having a beer at the time -- made a bet he was faster than Mr Davidson. A race was organised on the spot and Mr Davidson won.

The pair vowed to return in a year's time to contest the challenge and Timo's Grunt was born.

This year, overall winner was Steven 'Tin Tin'

Joyce, a Greenstone Station musterer in a time of 34 minutes six seconds, while local youngsters Scott Percy and Ben Douglas took the under-14s title in 38.02 and 38.25 respectively.

Other winners were fastest station boss, Routeburn Station's Stu Percy (41.07), fastest lady was Tracey Pringle of Roxburgh (41.57) and fastest geriatric was one of the race pioneers, Neil Davidson (47.12). A field of 42 entered the race from Glenorchy Hotel to Slack's Trig and back.

Around \$1,000 of prizes were dished out at the event which was followed by the Grundy 500 -- a 600 metre dash -- last Sunday. The race, wearing next-to-nothing, was won by Luke Husselman of Glenorchy.



VICTORY: High country musterer Steven 'Tin Tin' Joyce is the winner of Glenorchy's '98 Timo's Grunt.

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Wakatipu Trails Trust

Adding value to the development and maintenance of a network of linked trails around the Wakatipu

Terms of Reference

Our Vision

Queenstown and the Wakatipu will be renowned for its network of quality trails providing, for visitors and the community, New Zealand's most comprehensive and diverse range of non-motorised recreational opportunities.

The Issue

Walking, hiking, cycling, mountain biking, horse riding, roller-skating and related activities are major pastimes for both visitors and local residents in the Wakatipu. The area has numerous trails of varying standard. Generally these are not linked. They are managed by a variety of organizations. These organizations do excellent work. Coordination of effort and an overall strategy for the development, management and promotion of trails is needed to maximise opportunities and create a high quality network of trails.

These activities aren't always even compatible with one another yet we need to recognize all of them to an appropriate degree. Implicit in all of this is a network of trails, achieved over a period of years, which provides a range of opportunities from level, paved and lit paths at one extreme and steep, slow and technically difficult mountain bike tracks at the other.

The Concept

The concept is to facilitate the provision of a series of linked short trails close to the population centres. These trails may include urban, rural and natural components. Standards and grades will vary to provide a range of opportunities. The Trust might will facilitate community involvement, development, maintenance and funding opportunities. Ownership of each trail will remain with the landholder, but a cooperative and coordinated approach will greatly enhance walking opportunities in the area. The Trust will provide for support to existing organizations and will create opportunities for additional funding sources for maintenance of existing trails and for new opportunities.

The Trust is focused on all "non-motorised" leisure and recreation. In places motorized access will also be involved (e.g. Tobins Track or the Macetown Road) and the trails may also serve organized sport and recreation (e.g. triathlons).

The Trust's approach is intended to give private landowners, representative organizations and individuals greater confidence in the usage, location, scale and presentation of the facilities they use.

There are also related opportunities for QLDC in particular to use innovative design to allow other amenities (such as roads) to become more accessible to trail users. QLDC would seek to integrate its thinking on a broad range of related aspects including maintenance standards, road closures, lighting, signage, reserve contributions, historical plaques, etc.

Has this happened successfully elsewhere?

Other places in New Zealand and overseas have developed a network of trails which form an important resource for locals and visitors. The concept of urban trails – taking in built and natural attractions – is common. The concept of using the town centre as the starting point for local mountain and scenic trails, and as an avenue for linking trails, can be found in other international mountain resorts such as Zermatt in Switzerland. The Wakatipu offers a great mix of urban, rural and natural opportunities and is ideally suited to this concept.

Objectives:

- To enhance community involvement and empower local communities to develop and maintain a network of trails in the Wakatipu.
- To enhance inter-organizational communication and develop a coordinated approach to Wakatipu trails development and management.
- To coordinate funding and the use of funds and actively seek additional funding opportunities through the various charitable trusts and other sources.
- To seek access and management agreements with the various authorities and landowners where trails cross property boundaries.
- To develop new trails, links between existing trails, and to include urban, rural and natural settings in a series of linked walking and biking opportunities.
- To develop common walks signage, brochures and other information, easily accessed by both visitors and residents.
- To seek the support of government and community organizations to develop and manage the walks, and the support of businesses for sponsorship of trails, brochures, signs, seats and other facilities.
- To fit the presentation of trails to their use.
- To co-ordinate the planning, regulatory, and service aspects of the public agencies involved to maximize both efficiency and effectiveness.
- To integrate and co-ordinate with trails planning and management the responsibilities for parking, safe movement of recreationists, and other related issues.

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- To provide a range of opportunities for the different types of non mechanised trail use, while ensuring that incompatible opportunities are separated.
- To seek an explicit and appropriate balance between the different kinds of trails recreation opportunities being provided.

Opportunities:

There are already a number of very good short walks in the Wakatipu basin. There are opportunities to enhance and link these, add new trails, and provide urban links through Queenstown and Arrowtown. The Trust will develop a strategy which will identify these. Some examples might include:

- A clear foreshore link from Kelvin Peninsula to Frankton Walkway to the Gardens to Steamer Wharf and beyond.
- A waterfront to Queenstown Hill link.
- A waterfront to Skyline link (Bobs Peak).
- Additional trails on Bobs Peak – focusing on an uphill gondola ride, and a variety of options for walking down.
- A link from Bobs Peak to Queenstown Hill.
- A link from the Moonlight track to the Mt Dewar system of walks.
- Around Lake Hayes
- Lake Hayes to the Kawarau/Shotover confluence.
- Queenstown to Arrowtown – linking existing trails.
- Lower Shotover and Upper Kawarau Rivers Trail.
- Kelvin Heights to Wye Creek
- Input into the land tenure review process when this is relevant.

Recently QLDC and DOC have received publicity about initiatives to create a Cape Reinga to Bluff national trail. The Trails Trust will investigate the possibilities of participating in that project.

Area to be Included

It is suggested that the proposal initially be established for the lower Wakatipu basin only (say Closeburn to Crown Terrace and Wye Creek). Once it is successfully established expansion to Wanaka, Glenorchy and Kingston can be considered.

Strategic Plan

The preparation of a strategy is an essential first step once the concept is adopted in principle. The strategy will need to identify risks and opportunities, and provide a clear lead for the future direction of trail development, management and resourcing.

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This activity fits well however within the wider strategic and legislative responsibilities of DOC and the QLDC. Providing for physical well being, leisure, sport and recreation are widely recognized as the role of Government and local authorities.

In this District such a proposal will also have major benefits for the visitor industry. Trails are equally desirable and accessible for residents and visitors.

Mechanism:

The Wakatipu Trails Trust is the mechanism to further develop and achieve these objectives. The trust will be serviced and supported by the existing territorial and central government agencies involved in land and trails management in the area.

Who will be involved?

Wakatipu based or interested organizations which the Trust will need to involve in its business include the following; (This list is not final - there will be others)

DOC
QLDC
ORC
Ratepayers/Residents Associations
High Country Stations
Destination Queenstown
Mountain biking groups
Tramping/walking groups
Horse riding groups
Disabled persons interests
Ngai Tahu
Historical interests
Environmental interests
Commercial operators and local business interests
Sports and events organizations
Potential funding providers and Trusts
Millennium Walk Committee

Funding

Current funding sources are QLDC, DOC, ORC, and grants from charitable trusts. Funding levels have been reasonable and excellent work has been done but to date there has been limited coordination between the various organizations.

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Opportunities exist to significantly enhance the level of funding via individual grants, donations, bequests, corporate sponsorship, Lotto grants, and a number of charitable trusts. The Trust will seek and facilitate these.

Government Initiatives, including a recent \$3m commitment to cycling, should also be explored.

In anticipation of the trust being formed the Council has made provision in its annual plan for 2002/03 of \$50,000 to facilitate the trust's activities.

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PRAISE FOR TRUST

A number of key achievements by the Wakatipu Trails Trust in the last year have won the praise of Queenstown Lakes District Mayor Clive Geddes.

Established in the wake of the Tomorrow's Queenstown strategic planning process by the Queenstown Lakes District Council to develop a network of trails in the Wakatipu Basin the voluntary Trust had made impressive progress, Mr Geddes said.

"We have a group of talented individuals giving of their own time to drive a project for the benefit of the entire Wakatipu community. I think these people deserve some recognition," Mr Geddes said.

The trust had already attracted financial assistance by receiving a Transfund grant earlier in the year to develop a walking and cycling trails strategy and more recently received an \$8000 grant from the Sky Alpine Community Trust. The money is earmarked for new signage. A third grant of \$5000 from Project Crimson will go towards a track at the Five Mile to highlight native species from the Glenorchy Road to Lake Wakatipu.

"The Transfund grant was an early boost which has led to the trust now being in a position to tender the strategy," Trust chairman John Wilson said.

Other achievements included:

- Consultation with mountain bike users to develop recreational tracks at the Seven Mile.
- Consultation with horse riding users to investigate new riding trails.
- Progressing consents to develop a new town link track from Thompson Street to Cameron Place, Fernhill.
- Consultation with several developers over trail development in new subdivisions.
- Consultation and financial support for Via Ferrata development on Queenstown Hill to establish new climbing access.
- Discussions over the future restoration of the old Lower Shotover bridge.

"The Trust is now well established and while there has been a lot of work behind the scenes the members continue to thrive on the challenge of making tangible improvements to our environment," Mr Wilson said.

Members of the Trust are: John Wilson, Tony Moore, Sue Bradley, John Darby, Cliff Broad, Chris Eden, Gillian Macleod, Simon Beale. Acting in executive support: Queenstown Lakes District Council special projects officer Lee Harris, administrative assistant Rebecca Pitt and Department of Conservation programme manager community relations officer Rachel Barton.

ENDS

For further information please contact Clive Geddes 441 0499 or John Wilson 442 1101.

Wakatipu Trails Trust

Information for Registrations of Interest for the preparation of a Recreational Trails Strategy for the Wakatipu

Wakatipu Trails Trust

The Wakatipu Trails Trust was established in 2002 to coordinate, promote, and facilitate the development and management of recreational trails in the Wakatipu Basin. There are eight Trustees (list attached). The Trust is administered by the Queenstown Lakes District Council. Technical support to the Trust is provided by the Department of Conservation.

Our Vision

Queenstown and the Wakatipu will be renowned for its network of quality trails that provides, for visitors and the community, New Zealand's most comprehensive and diverse range of non-motorised recreational opportunities.

Wakatipu Trails Strategy

The Trust is seeking a comprehensive strategy to lead its activities over the next 10 years. The strategy will address all relevant issues including; funding, marketing, signs, interpretation, infrastructure, new trails, trails maintenance, community relations, and statutory land management issues.

Timeframes

- Registrations of Interest close 24th February 2003.
- Selected tenders invited mid-March 2003.
- Tenders close mid-April 2003.
- Contractor appointed late April 2003.
- Strategy prepared June-September 2003.

(These timeframes and the process are a guide and may vary if changes are deemed necessary, and some variation to the timetable for preparation of the strategy may be negotiable with the successful contractor.)

Registrations Requirements

Persons or companies seeking registration must be able to demonstrate a comprehensive background in outdoor recreation, tourism, and marketing. They will have tertiary qualifications in one or more of these disciplines and previous experience in strategy development. Knowledge of the Wakatipu area and its trails network may be an advantage.

The successful contractor will be working closely with the Trust and other key stakeholders. Relationship management is an important consideration. Each Registration of Interest should therefore include the CV of the person(s) who will actually undertake the project. A company profile should also be provided (where applicable).

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Process

Registrations close on 24th February 2003. Qualified registrants will be invited to tender as soon as a comprehensive project brief is available and financial arrangements are in place.

The tender process will be managed by the Queenstown Lakes District Council. The successful tender will be selected by the Wakatipu Trails Trust and will be determined on the basis of price, experience, qualifications, and the selection criteria for the project.

Outcomes

The Trust is seeking a final strategy document which is succinct, realistic, and practical. The strategy will be easy to work with and will facilitate and guide the work of the Trust for the next 10 years. In developing the strategy the contractor will work closely with the Wakatipu Trails Trust, the Queenstown Lakes District Council, Department of Conservation and other key organisations and individuals.

Reporting

The contractor will be accountable to QLDC's Curator of Open Space. A committee of the Wakatipu Trails Trust will be formed to provide oversight and guidance to the project and will be the key point of contact for the contractor.

Additional Information

Included with this information pack is:

- The Wakatipu Trails Trust Deed.
- List of Trustees.
- Terms of Reference of the Trust

For any further information about the development of the proposed strategy please contact Chris Eden (Trustee) Phone 027 226 9400 or email chriseden@xtra.co.nz

For information about the registration process please contact Lee Harris, Queenstown Lakes District Council, Phone (03)442 7333, e-mail: leeh@qldc.govt.nz

Registrations close Monday 24th February 2003 at Queenstown Lakes District Council, 10 Gorge Road, Private Bag 50072, Queenstown.

Thank you for your interest in this project. We look forward to receiving your registration.

John Wilson
Chairman
Wakatipu Trails Trust

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GLENORCHY Battery Association
Submission
For
WYUNA TENURE REVIEW

Glenorchy Battery Association
20 August 2003

RECEIVED
20 AUG 2003
11:11 AM
MAY 20 2003

CHAIRMAN'S COMMENT to the Commissioner Re : Wyuna Tenure Review

In reading the preliminary proposal it is with concern we note that no provisions have been included for the continued access for mining scheelite in the recognized areas of the Richardson Range and also that the Battery is included in a proposed conservation area.

The Battery Association runs and maintains the battery on behalf of Crown Minerals. The plant is in operational order subject to water supply and some pipes from the race. This work is on our agenda. As a group we have continued to maintain the battery and undertaken sizeable land clearance around the site and secured artifacts relating to the plant.

It is important that 4WD access is preserved in association with the leasee so as continued maintenance can proceed.

Some battery members have processed scheelite stored in the battery and others have ore yet to be processed at a later date.

Scheelite mining areas in particular, the Richardsons, with its high assay rating, are of immense importance nationally - as has been seen in times of conflict and also for present day commercial use, thus the need to retain this area as a Special Mining Area (as recorded in the District Plan recently) is of utmost importance.

Access to the Battery and mining sites has been constructed and maintained until very recently by the miners with some input by the Mines Dept. and QLDC, in past years, in which I was involved as a contractor.

Today - the Judah road could be dressed up for easy access in a few days with a dozer, but it is readily accessible by 4WD.

The QLDC in the 1980s, had the Richardsons included in the District Plan as a 'Special Mining Area'. The Proposed Designations Report, May 2003, makes the comment that the 'terrain can accommodate activities not generally available within the National Parks' - which is compatible with the District Plan.

The Glenorchy Community Association have also indicated their support for the present conditions for mining and access to continue and will present a submission to this effect.

Retention of the Battery by the community is an important issue locally and its location should be included in a special title free from restraints of DOC and continued to be administered by the Glenorchy Battery Association with right of vehicle access to this site and the mining fields.

Yours sincerely,



Graham Railton

GLENORCHY BATTERY ASSOCIATION

ELECTED COMMITTEE MEMBERS 16 JUNE 2001

DICK WATSON BOX 77 GLENORCHY

GLYN KEMP BOX 4 GLENORCHY

JOHN MCGREGOR BOX 46 GLENORCHY - ML 32714

GRAHAM RAILTON BOX 14 GLENORCHY

DOROTHY RAILTON BOX 14 GLENORCHY

BOB KOCH C/O GLENORCHY POST OFFICE - PL 31580

TOMMY THOMSON MT. EARSLAW STN

RODNEY WRIGHT C/O GLENORCHY POST OFFICE

MARK RAILTON BOX 97 ARROWTOWN

DOUG VEINT HUNTER RD 1. RD QUEENSTOWN

OWEN HOPGOOD 115 STUDHOLM RD WANAKA - PL 32284

ERIC HOPGOOD 41 MEADOWSTONE DR WANAKA PL 32284

PAT GOLLOP 6/202 CRINAN ST INVERCARGILL - ML 32370

SECRETARY/TREASURER DOROTHY RAILTON

CHAIRMAN GRAHAM RAILTON

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