

# GLENDHU PASTORAL LEASE CONSERVATION RESOURCES REPORT

## INTRODUCTION

Glendhu Pastoral Lease is one of a group of four adjoining pastoral leases within the Wanaka Ecological District which are being investigated by the Crown for tenure review. This report describes the conservation resources identified on the Glendhu Pastoral Lease and outlines the basis for discussion between the Crown agencies and the lessee for tenure review.

Glendhu Pastoral Lease is a property of 3144 ha located near Glendhu Bay and is sandwiched between the Motatapu, Matukituki Rivers and part of Lake Wanaka. The former Mount Aspiring Road traverses the centre of the property and is a popular tourist and skiing route to the upper Matukituki Valley and the Treble Cone skifield.

The conservation resources report is based on a recent comprehensive survey of the area and previous reports that had been done by various agencies and individuals.

## 1 ECOLOGICAL FEATURES

### a Physical Description

#### i Topography

Glendhu Station is largely composed of a glaciated landscape with roche moutonnee features - two high rounded hills with steep cliffs and rounded spurs, along with small lakes and wetlands in hollows and boulderfields. Diamond Lake is the largest lake on the property. Alluvial flats are found adjacent to the Matukituki and Motatapu Rivers, as well as around the lower Fern Burn alongside the Motatapu Road.

#### ii Geology/Soils

Primarily Haast schist with Paradise yellow-brown earths.

#### iii Altitude

This lease extends from the shores of Lake Wanaka, 279 m to two high points above the Motatapu Road, being 782 m and 775 m asl respectively.

### b Vegetation

#### i Introduction

Glendhu, while being a low altitude property has pockets of diverse vegetation scattered around the steeper slopes and bluffs. Previous reports have identified the key areas of Glendhu Bluffs/Parkin Bay and Diamond Lake as being worthy of protection. These are predominantly broadleaf forests of broadleaf *Griselinia littoralis* kohuhu, *Pittosporum tenuifolium* and wineberry *Aristotelia serrata*. Outside of these remnants the remainder of the property is predominantly exotic grassland that has been oversown and topdressed or ploughed, along with extensive areas of pasture and bracken fernland.

## ii Plant Communities

**Mixed Broadleaf Forest:** The two main forested areas are centred around the Glendhu Bluffs/Parkin Bay area and the bluffs around Diamond Lake, above Hospital Flat. These forests are predominantly kōhuhu *Pittosporum tenuifolium* and broadleaf *Griselinia littoralis* around Glendhu Bluffs, and wineberry *Aristotelia serrata* above Diamond Lake. These canopy trees are up to 10 m in height with the taller trees usually confined to the gullies and under the higher bluffs. Younger trees radiate out from the central core. Other species within these forests are mainly marble leaf *Carpodetus serratus*, mahoe *Melicactus ramiflorus*, tree fuchsia *Fuchsia excorticata*, along with the occasional kōwhai *Sophora microphylla*. Shrubs of *Coprosma* spp., koromiko *Hebe salicifolia* and *Olearia avicenniaefolia* are scattered throughout in the understory and are prolific along the forest margins. Near the bluffs cabbage trees *Cordyline australis*, flax *Phormium cookianum* and the occasional lancewood *Pseudopanax crassifolius* occur. Above Diamond Lake in the bluffs, matai is growing among the broadleaf forest.

On the outer edge of these forest remnants, the broadleaf species become smaller as they merge with the shrubland and surrounding bracken fernland.

Two areas, away from the main bluffs, have a differing vegetation mix. One area south of Hospital Flat near Trig FF under a steep bluff, contains a number of kōwhai trees of varying ages, which dominate the broadleaf forest. The other area is located in bluffs about 1.5 km north of Diamond Lake at 680 m asl. This area of broadleaf forest contains trees of the rare *Olearia hectori* growing on the outer fringe and several *Hoheria lyallii* trees at the base of the bluffs.

**Bracken Fernland:** Bracken occurs on the deeper, well-drained soils below the rock outcrops or on steeper boulder slopes. Its height varies depending on its locality and management. A major area above Hospital Flat of large boulders and bluffs contains bracken 1-2 m tall that is quite dense. Growing in amongst the bracken are a variety of broadleaf seedlings.

**Wetland Vegetation:** This is largely confined to the area around Diamond Lake and wet stretches alongside the Motatapu River. Around the edge of Diamond Lake, raupo forms a continuous band at the water's edge. Willows dominate the land margin along with herbs and rushes. Elsewhere in flushes and wet areas *Juncus* and *Carex* are common, but the normal assemblage of native herbs have largely disappeared.

**Grassland:** Short, grassy spurs around the bluffs above Diamond Lake are primarily brown top, sweet vernal and coxfoot. *Gaultheria antipoda*, tutu *Coriaria sarmentosa*, and scattered *Coprosma propinqua* grow in these areas. Some blue tussock *Poa colensoi* and fescue tussock is scattered throughout the property, while exotic grasses make up the major component elsewhere.

**Bluff and Rock Outcrop Vegetation:** The bluffs are usually surrounded by broadleaved forests with shrubs growing on the ledges along with mountain flax, *Poa colensoi*, and *Olearia* spp. The golden Spaniard *Aciphylla aurea*, *Gaultheria crassa* and narrow-leaved snow tussock *Chionochloa rigida* also make up part of the diverse plant community.

While these communities are remnants that are scattered amongst the bluffs, the areas of principal conservation interest could be isolated into three parcels of land and ideally fenced off to exclude stock. A fourth isolated area contains the *Olearia hectorii* and should also be fenced off.

## c Fauna

### i Vertebrates

No distinctive or rare fauna are known from the area. The bush remnants host fantails, grey warblers, sparrows, finches and high numbers of bellbirds. The grasslands host skylarks and pipits along with the occasional NZ falcon, which sometimes nests at Hospital Flat.

Diamond Lake and other water areas are used by scaup and grey teal, while the edge of Parkin Bay is used by black swan on occasions.

## ii Invertebrates

While this is a low altitude area, the forest/shrub remnants should contain a variety of native invertebrates. However, no specific surveys have been carried out.

## iii Aquatic Fauna

The two major rivers contain trout, while the Fern Burn is an important spawning stream for rainbow trout. No specific fisheries information on Diamond Lake is available.

## d Plant Pests

Glendhu has the usual assemblage of weeds that are a problem from a farming perspective. Briar occurs on many of the lower slopes, and becomes a component of the native shrubland around the forest margins. Tussock hawkweed *Hieracium lepidium* is widespread under much of the forest canopy, but is not widespread elsewhere on the property.

While not necessarily a pest, willows are prominent around Diamond Lake, parts of Parkin Bay and along most of the bank of the Motatapu River. While not threatening native forests, they may displace certain species such as kowhai.

## e Landscape

Glendhu Station has three distinct landscape features, each with its own unique characteristics. This property forms part of the gateway to the Motatapu Valley and the Matukituki Valley. The rounded glaciated rock hills, with their numerous cliffs and remnant forests, contrast with the surrounding high mountains. The Matukituki Valley is hidden from view as the Mount Aspiring road winds its way past the Glendhu Bluffs, over the hill to Hospital flat and then past the two high hills on either side of the road. It is only past the Motatapu Bridge that the true Matukituki Valley is revealed, with the Harris Mountains on one side of the valley and the roche moutonee of Glendhu on the other side. This hill is gently rounded with fewer cliffs and only a couple of bush remnants still remaining. This hill slope contrasts with the flat irrigated pasture at the base of the hill on the adjoining Cattle Flat Station.

The Glendhu and Parkin Bay landscape has a setting of its own, being dominated by Lake Wanaka and the tree-lined foreshore. The Glendhu Bluffs and the highly developed farmland on Roys Peninsula provide a distinctive background.

The third remaining landscape is the entrance to the Motatapu Valley. The broad highly developed flats have the smooth hill slope on one side and the steep bracken topography of Roys Peak on the other. This landscape gives way to small hills and then the tree-lined Motatapu River as it sweeps north into the Matukituki Valley.

In terms of landscape criteria, Glendhu Station is highly visible and very distinctive, because of its topography. While the overall naturalness rating is low, key areas have a high rating because of the remnant native vegetation. Because of the property's topography, location and the fact that it is highly visible, any human disturbance must be handled sensitively as the overall landscape is highly visible from the adjacent Treble Cone skifield and its road which overlooks the whole property. An earlier landscape assessment for Queenstown Lakes District Council suggested that the Motatapu and Matukituki Valleys should be considered as a heritage landscape. Glendhu Station is the key to this concept. Development on the property, whether from a commercial viewpoint, ie, subdivision, high rise buildings, or from forestry, needs to be handled very sensitively. It is considered that if at all possible the current status quo farming management system has less potential to affect the overall

landscape. In order to achieve this a landscape covenant could protect the existing landscape into the future.

## 2 CULTURAL FEATURES

### a Recreation

#### i Legal Access

Glendhu currently has no legal access points on to it or through it for the public. Legal roads traverse along part of the property's lake frontage in the Glendhu/Parkins Bay area. The Motatapu Valley, Mount Aspiring Road and the West Wanaka Road pass through the property. Marginal strips already exist on the Motatapu and Matukituki Rivers, as well as along the Wanaka foreshore from Glendhu Bay through to Parkins Bay. The only other stream of any consequence is the Fern Burn and the provision for a marginal strip may need to be clarified.

#### ii Existing/Proposed Recreational Use

Parts of Glendhu already receive a high degree of recreational use and potential exists for this to increase. A local Wanaka businessman has developed a walking track around Diamond Lake to the top of an adjacent hill, which is proving extremely popular. Between 6000-8000 people have already used this area over the last year. On occasions some 40 cars have been counted at the Diamond Lake car park. The adjacent bluffs near Diamond Lake and above Hospital Flat have become a mecca for local rock climbers. Numerous routes exist on these bluffs and boulders.

Day use and informal camping occurs on both banks of the Motatapu River near the bridge on the Mount Aspiring Road, on the fringe of Glendhu Station.

A tenure review proposal on the adjoining Alpha Burn Station proposes public access up the Fern Burn. A link of 100 m over Glendhu Station is desirable to allow this to occur.

Canoeing and tubing are popular on the Motatapu River with a number of people entering the water below the Motatapu Gorge and floating down the river to the Mount Aspiring Road. Mountain bikers and commercial operators are currently utilising a farm track high above the Motatapu River that runs past Trig FF between these two roads.

The foreshore of Lake Wanaka is popular over the summer months with boaties and picnickers utilising the area. Glendhu Bay Recreation Reserve is an extremely popular camping ground and is full to capacity over the peak holiday times. On these occasions public day access to the foreshore is difficult because vehicle access is controlled by staff manning the entry/exit gates to the area.

This tenure review exercise is intended to formalise existing public use and cater for the potential that exists in the area. The Diamond Lake/hilltop route would be included in this formalisation process and an easement would allow a walking track to be extended around this hill on approximately the 650 m contour. This track would link up with the *Olearia hectorii* area and provide a range of views over the Matukituki River and lower Motatapu before linking back on to the existing Diamond Lake circuit. Extended walking access is also desirable from the Motatapu Gorge Bridge along the full length of the Motatapu River to its confluence with the Matukituki River. From here the route would go down the Matukituki River to the West Wanaka Bridge. While most of this route could be catered for within the marginal strips, extensions to this strip or easements will be required in some areas. Sites for car parking are required at the two Motatapu bridges, while an existing recreation reserve at the West Wanaka Bridge would be a useful car park. A link from the hill top loop to the riverside track may be desirable in the longer term.

Good walking access is also required to the rock climbing areas from the Mount Aspiring Road near Hospital Flat. The farm track over Trig FF from the Motatapu Road to the Mount Aspiring Road should have an easement for non-vehicular use, while vehicle use should remain at the discretion of the landowner. The Wanaka foreshore between Glendhu and Parkin Bay requires better public access and opportunities for extending the public reserves in this area are required. Also, opportunities may exist for tracks to be formed in the Glendhu Bluff and Parkin Bay area.

## **b Historic**

### **i Maori Occupation**

The area around the Glendhu and Alpha Burn Pastoral Leases was occupied by the people based in the lower Waitaki during the early and late historic period. Early in the 18th Century the Waitaha had occupied the area, but left after a battle with the Ngai Tahu. This battle took place at the traditional settlement of Parakarehu which was based in the vicinity of Glendhu Bay.

This area was abandoned in 1836 after a Te Puoho raiding party swept through the area. Prior to this period it is thought that some 20 people may have occupied the settlements around Wanaka and Hawea. On Glendhu the only other occupation site was Nehenehe at the junction of the Motatapu and Matukituki Rivers where middens were present. When the first Europeans moved into the area there were no Maoris occupying the area.

Evidence of Maori occupation on Glendhu is scarce. The middens at Nehenehe reported last century have not been rediscovered. A spot find of a rolled argillite adze was found near the West Wanaka Bridge and a wooden paddle was found near the Diamond Lake turnoff.

### **ii European History**

The first Europeans arrived in the area in 1853 and 1959 the land was occupied by John Roy who created the large Wanaka run which included the Alpha Burn and Glendhu Stations. Falling wool prices and rabbits led to the Lake Wanaka Run being subdivided into smaller runs in the 1880s. In 1897 Glendhu Station was formed and farmed by Henry Barker and later by W A Scaife and Sons in 1908 in conjunction with West Wanaka.

In 1928 Glendhu was separated from West Wanaka and in more recent times Glendhu was subdivided into two creating the Alpha Burn Pastoral Lease.

No physical remains of historic sites of European origin are known to occur on this run. Part of the original Glendhu homestead still exists buried beneath the building extensions and alterations, but the integrity of the original building has been lost.

## **3 MANAGEMENT CONSIDERATIONS**

### **a Fencing**

New fencing will be required to implement these proposals, approximately 10 km. This includes fencing the Glendhu Bluffs/Diamond Lake area on both sides of Mount Aspiring Road, and the *Olearia hectori* area. The proposed recreation area on the Wanaka foreshore could be incorporated within existing fences.

## **b Weeds**

Briar is the main woody weed on the property and is not expected to be a problem for conservation management and forms part of the shrubland community. Tussock hawkweed is prolific under the forest canopy but is not expected to be a problem for conservation management.

Wilding pines in the Parkin Bay area are a major landscape detraction. Elimination of these trees is desirable, and could be achieved by allowing some of them to be milled and the others could be felled. The initial impact of this would be high but in time the area would recover.

Willows around Diamond Lake, the Wanaka foreshore and alongside the Motatapu River are part of the present landscape, but it may be desirable to consider removing some trees in the future.

## **c Recreation**

The access points would need to be identified by signs, stiles and markers. The area of major use and development is the existing Diamond Lake lookout track which could be upgraded to cater for a wide variety of groups. Facilities such as car parking, toilets and picnic areas will need to be considered during any implementation phase, resulting from this tenure review. The recreation potential on Glendhu Station is one of the most exciting opportunities to possibly become available as a consequence of tenure review on a pastoral lease handy to Wanaka.

## **d Landscape Protection**

A landscape covenant over the freehold would limit development opportunities for the landowner. However, it could ensure that the existing landscape that exists today survives into the future. While this would allow the farming operation to continue and develop it would stop subdivision, large buildings, plantings, and provide for some control on earth disturbance. Existing bush remnants and small wetlands would be protected, along with the broader landscape features.

## **e Existing Conservation Land**

Opposite the West Wanaka Road turnoff is an isolated 20.23 ha area of conservation land that is surrounded by the existing Glendhu Pastoral Lease. It is envisaged that the majority of this conservation land should be incorporated into any new areas. However, rationalisation of the boundaries may be desirable as well as ensuring that public access is obtained.

## RECOMMENDATIONS

- 1 The principle conservation values on Glendhu Station of the mixed broadleaf forest, wetlands, bluff and rock outcrop vegetation be transferred to the Department of Conservation
- 2 All the land marked in pink be available for freeholding subject to:
  - easements over the formed track past Trig FF
  - easements for the loop track north from the Diamond Lake area
  - easement from the loop track to the Matukituki River
  - easement from the Motatapu road up the Fern Burn to the Alpha Burn boundary
  - easements near the Fern Burn to Lake Wanaka
  - provision for extending marginal strip alongside the Motatapu and Matukituki River margins if necessary to allow for public access
  - easements to contain restrictions, ie, no dogs, guns, and be for non-motorised use except for the easement down to Lake Wanaka, otherwise permission is required from the landholder for vehicle use.
- 3 That the cost of new fencing required on the proposed boundaries between conservation lands and freehold be apportioned through tenure review negotiations.
- 4 That a landscape covenant apply over the entire freehold so as to maintain the landscape character of the entrance to the Motatapu and Matukituki Valleys, as well as ensuring retention of several small forest and shrubland remnants.

Mike Clare  
Senior Conservation Officer (PNAP/Pastoral)

# GLENDHU STATION CONSERVATION RESOURCES REPORT

## EXECUTIVE SUMMARY

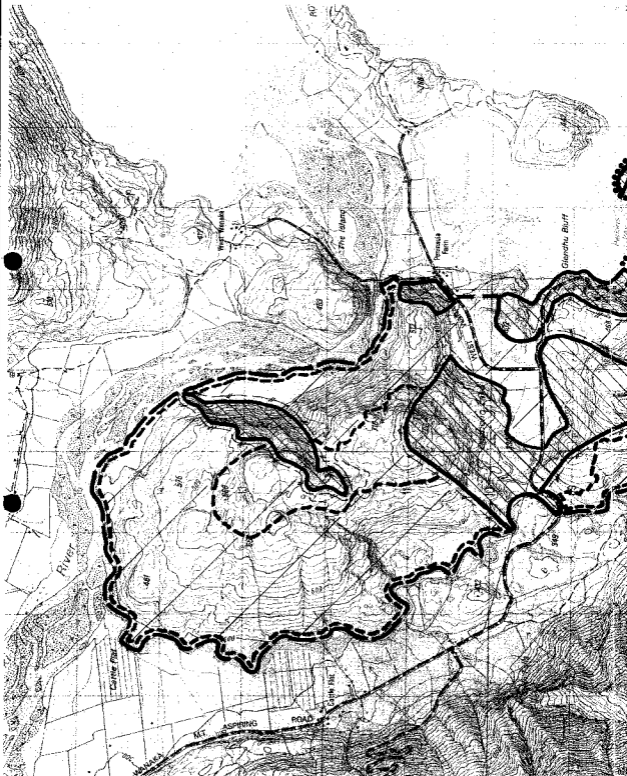
Tenure review on Glendhu Station should recognise the following.

- a The highly visible broadleaf forest on the Glendhu Bluffs/Parkins Bay area above and below the road be managed for conservation purposes.
- b The spectacular bluffs above Hospital Flat around Diamond Lake to the high point 775 m should be managed for conservation purposes. This would include the existing Diamond Lake and lookout walking tracks.
- c Linked to the above should be the boulders and bluffs as well as the kowhai/broadleaf forest near Trig FF. These areas would be a contiguous unit, protecting a unique and spectacular landscape, as well as providing for continued recreation use.
- d A small flat near the Diamond Lake turnoff through to the Motatapu River should also be managed for conservation purposes as it is part of the total landscape of the area and will allow for recreation use to be catered for.
- e A small area of broadleaf forest containing the endangered *Olearia hectori* about 1.5 km north of Diamond Lake at 680 m should be managed for conservation purposes and fenced to protect the *Olearia hectori* from stock.
- f Provision for future recreation reserves along the Lake Wanaka foreshore is desirable. Ideally this would result in land north of Glendhu camping ground becoming a reserve for day use only, and another area in Parkins Bay under the Glendhu Bluffs near the poplars should also cater for recreational use. Also an extended area near the mouth of the Fern Burn is desirable.
- g Formalisation of public access is desirable over the following areas:
  - i Down the full length of the Motatapu River and down the Matukituki to the West Wanaka Bridge. A small terrace near the Motatapu Gorge Bridge could provide car parking and an easy access route into the river.
  - ii The farm track between the Motatapu and Mount Aspiring Road over Trig FF should be available for walking and mountain biking.
  - iii An extended track from above Diamond Lake along the 650 m contour would provide an alternative walking route above the Matukituki and Motatapu Rivers and could possibly link up with the Matukituki Valley below.
  - iv Access for vehicles from the Mount Aspiring Road to the Lake Wanaka foreshore near the Fern Burn is desirable to provide access to the marginal strip. Access to the foreshore is desirable directly from the Mount Aspiring Road.
  - v Access from the Motatapu road up the Fern Burn to the Alpha Burn property boundary is desirable to provide a link into the Fern Burn catchment.



- b A landscape covenant is desirable over the proposed freehold and should provide protection for some of the smaller remaining bush remnants. This covenant could protect the landscape system that provides a setting to the entrance of the Matukituki and Motatapu Valley. This covenant should ensure that while farming can continue, development of the foreshore, subdivision, buildings, plantings and earth disturbance are minimised.**





**PROPOSED DESIGNATIONS REPORT:  
TENURE REVIEW OF GLENDHU PASTORAL LEASE (P379) HELD BY RI  
AND PJ MCRAE  
UNDER PART 2 CROWN PASTORAL LAND ACT  
(FOR OFFICIAL USE ONLY)**

**1 Recommendations**

- 1.1** That the proposals described below be submitted to the CCL's Agent, during the consultation process on the preliminary proposal for this tenure review, as representing the views developed under delegated authority from the Director-General of Conservation. [Note that additional proposals, developed after the initial report is written, may also be put forward at the consultation stage.]
- 1.2** Note that statutory consents will be required before the CCL can include (in the preliminary proposal for this tenure review) the designations set out in paragraphs 2.4.1, 2.5.1, 2.5.2, 2.5.3, 2.5.4 and 2.5.5.
- 1.3** Note that any disposition of land by the Crown will be subject to the relevant provisions of Part IVA Conservation Act.

**2 Proposals And Justification**

**2.1 Land to be Restored to Full Crown Ownership and Control**

**2.1.1 Name: Diamond Lake**

**Existing Status:** Pastoral Lease

**Authority:** Section 35(2)(a) (i) CPLA

**Proposal:** That an area of approximately 230 hectares be designated as a conservation area for the purpose of protecting natural resources and managed by the Department of Conservation.

**Description:** The proposal includes land to the north and south of the Wanaka – Mount Aspiring Road. The area comprises forest and shrubland communities growing amongst spectacular bluffs in vicinity of Diamond Lake and regenerating shrublands and bracken to the north of Hospital Flat.

**Justification:** The land is characterised by areas that have the following significant inherent values:

**Significant Inherent Values Associated with Natural Resources**

- *Is an area which alone or collectively sustains the special natural quality and integrity of the High Country landscape, especially the indigenous component.*

The area forms a gateway to the Matukituki Valley and to Mount Aspiring National Park. The Diamond Lake Massif is a spectacular roche moutonnee. Forest and

shrublands nestled into bluff systems add an attractive component to its landscape. Diamond Lake with its backdrop of high schist cliffs is another spectacular feature.

- ***Is an area which sustains the most culturally valued attributes (eg. scenic, aesthetic, recreational and historic) and their context within a natural High Country landscape.***

The proposal contributes to the natural landscape character of the Wanaka Ecological District and assists with retention of the district's landscape integrity. Bluff systems with the area have become one of New Zealand's premier rock climbing venues and are used by both commercial and non commercial participants. Tens of thousands of visitors drive through the proposed conservation area on route to Treble Cone Ski Field and Mount Aspiring National Park.

- ***Is an area which currently meets the Protected Natural Area Programme (PNAP) criteria for selection as a priority natural area for protection.***

While the Wanaka Ecological District has not been subject to a Protected Natural Areas Program survey, the proposal ranks between medium and high for all 6 out of 7 criteria used for assessing the conservation value of a natural area. These criteria and approximate rankings are as follows:

Representativeness:	HIGH
Diversity:	HIGH
Rarity:	HIGH
Naturalness:	HIGH
Long Term Ecological Viability:	HIGH
Size and Shape:	MEDIUM TO HIGH
Buffering, Surrounding Landscape and Boundaries	MEDIUM

- ***Type localities and habitats of species and communities which are at their distributional limits and/ or endemic or which have specialised habitat requirement in the High Country and species, communities, habitats or ecosystems which are uncommon and/or endemic in the ecological district.***

The proposal contains a range of forest species growing at or near their distributional limits, including southern rata and matai.

The presence of large podocarps growing in this area provides some insight into the area's character prior to Polynesian fires and is significant from a scientific perspective. The two matai trees present represent the eastern limit for this species in inland Otago.

- ***Is a habitat of a threatened species (including those which are regionally threatened).***

*Olearia . bectorii* is a category "A" threatened plant species (Molloy & Davis 1994) meaning that it has the highest priority ranking for conservation action. Rogers (1996) noted that reservation proposals for *O. bectorii* must consider the

need for large areas to span the spatial and temporal patterns of landscape disturbance that enable the establishment of new populations.

The Diamond lake area supports one of the largest known populations of the rare native cress *Ischnocarpus novaezelandiae* in Otago. There are thirty records of *I. novae-zelandiae* in Otago, seven of which are in the Wanaka Area. *I. novae-zelandiae* is in the Brassicaceae family, and is listed as Endangered on the New Zealand threatened plant list (Cameron, 1995). This classification includes taxa in danger of extinction and whose survival is unlikely if the causal factors continue operating. It is ranked as a Category B threatened plant by the Department of Conservation (Molloy & Davis, 1994), as determined by five different factors i.e. taxonomic distinctiveness, status of the species, threats facing the species, vulnerability, and human values.

New Zealand falcon are known to periodically nest in bluffs around Hospital Flat. Falcon are a category B threatened species (second priority threatened species) (Molloy & Davis 1994).

### **Significant Inherent Values Associated with Recreational Resources**

- ***The land is a setting of high natural or historical value for outdoor recreational opportunities in the High Country.***

A network of walking tracks has been constructed in the vicinity of Diamond Lake as a voluntary community project by Wanaka residents. These tracks have proved extremely popular with visitors to the area.

Diamond Lake has long been a popular ice skating venue over winter months.

A popular and ever increasing recreational activity in the area is rock climbing. Hospital Flat is the birthplace of Wanaka rock climbing. More recently the Diamond Lake area on the opposite side of the road has become a focus for the sport. There are now many bolted routes in both areas.

### **Management and Boundary Issues:**

**Fencing:** The proposed boundary partially corresponds with existing fence lines and natural bluff boundaries; however approximately 3km of new fencing will be required.

**Grazing:** Subject to fencing issues being resolved satisfactorily, the area should be destocked at completion of this tenure review and associated fencing.

**Problem Animals.** Possums will require periodic control. A vigilance should be maintained for goats with control undertaken as required.

**Problem Plants.** The area contains no known weeds which require immediate control; however consideration should be given to the removal of willows from the margins of Diamond Lake.

**Rock Climbing:** Virtually all *I. novaezelandiae* records in the Diamond Lake area are from sheltered positions at the base of and within bluff systems. Clearance of vegetation and repeated usage by rock climbers stands to eliminate *I.*

*novaezealandiae* plants from the vicinity of rock climbing routes. Some areas require exclusion of this activity. For this to be achieved and to find acceptance with rock climbers liaison with concessionaires and recreational climbers will be required.

**Rubbish and Toilets.** A toilet has been erected near Diamond Lake. Servicing of this facility will likely revert to DOC. Because of the high level of public use of this area, problems such as littering and vandalism are likely to continue.

**Vehicle Access:** The road to Diamond Lake is not a legal road. Approaches to the QLDC in the past have not been successful in persuading them to adopt it. The road is of a relatively high standard and is suitable for vehicle use (in summer months at least). The lessee has recently closed the road to public vehicle traffic. If this proposal comes to fruition DOC will need to develop a policy on continued vehicle access to Diamond Lake.

### 2.1.2 Name: Glendhu Bluff

**Existing Status:** Pastoral Lease

**Authority:** Section 35(2)(a) (i) CPLA

**Proposal:** That an area of approximately 30 hectares in the vicinity of Glendhu Bay be designated as a conservation area and managed for the purpose of protecting natural resources by the Department of Conservation.

**Description:** The proposal includes native shrublands on both sides of the Wanaka – Mount Aspiring Road. Predominant native species include *Pittosporum tenuifolium* (kohuhu) and *Griselinia littoralis* (broadleaf), *Sophora microphylla* (kowhai), *Fuchsia excorticata* (tree fuchsia).

**Justification:** The land is characterised by areas that have the following significant inherent values:

#### **Significant Inherent Values Associated with Natural Resources**

- ***Is an area which alone or collectively Sustains the special natural quality and integrity of the High Country landscape, especially the indigenous component.***

These shrublands provide an attractive backdrop to Glendhu Bay, an area which receives a high level of recreational use over summer months. The proposal straddles the Wanaka –Mount Aspiring road which receives heavy year round tourist use by those visiting Treble Cone and Mount Aspiring National Park.

- ***Is an area which sustains the most culturally valued attributes (eg. scenic, aesthetic, recreational and historic) within a natural High Country landscape.***

The proposal contributes to the natural landscape character of the Wanaka Ecological District and assists with retention of the district's landscape integrity.

- ***Contains species, communities, habitats or ecosystems which are uncommon and/or endemic in the ecological district.***

Hardwood forest/shrubland remnants have largely been removed from this part of the ecological district through burning, primarily prior to the arrival of European pastoralists.

### **Significant Inherent Values Associated with Recreational Resources**

- ***The land is a setting of high natural or historical value for outdoor recreational opportunities in the High Country.***

A popular and ever increasing recreational activity in the area is rock climbing. At least three named climbs are located within the proposal.

The bush clad Glendhu Bay receives heavy use by boat owners and fishermen.

### **Management and Boundary Issues**

**Proposed Fencing:** Approximately 3km of new fencing is required on both sides of the Wanaka – Mount Aspiring Road to exclude stock from the area. Grazing is to cease on completion of tenure review and associated fencing.

**Problem Animals.** Periodic possum control may be required.

**Problem Plants.** The area has a serious wilding pine infestation. These trees should be removed; however the presence of a number of mature pines in steep locations will make the operation somewhat difficult.

#### **2.1.3 Name: Rocky Hill Shrubland.**

**Existing Status:** Pastoral Lease

**Authority:** Section 35(2)(a) (i) CPLA

**Proposal:** That an area of approximately 60 hectares be designated as a conservation area for the protection of natural resources and managed by the Department of Conservation.

**Description:** The shrubland is nestled at the base of a steep bluff system approximately 1km north of the proposed Diamond Lake Conservation Area (proposal 2.1.1).

**Justification:** The land is characterised by areas that have the following significant inherent values:

- ***Is an area which alone or collectively sustains the special quality and integrity of the High Country landscape, especially the indigenous component.***



The proposal comprises an island of native vegetation in an otherwise modified although spectacular landscape.

- ***Is an area which sustains the most culturally valued attributes (eg. scenic, aesthetic, recreational and historic) within a natural High Country landscape.***

Rocky Hill is effectively a gateway to conservation lands (including Mount Aspiring National Park) in the upper Matukituki Valley. From the upper part of the proposal a superb panoramic view can be obtained.

- ***The land is a setting of high natural or historical value for outdoor recreational opportunities in the High Country.***

This proposal in conjunction with the foot access route described in proposal 2.5.2 has potential to become a very popular day walk. At present such opportunities are limited in the vicinity of Wanaka.

#### **Management and Boundary issues:**

**Fencing:** Strategic fencing should be erected on part of the lower (southern) boundary to exclude stock – especially cattle. The majority of the boundary does not require fencing due to the presence of steep bluffs.

**Grazing:** Although stock removal is recommended, *Olearia hectorii* plants should be monitored. Periodic grazing by sheep may be considered in the future to reduce the impacts of exotic competition.

**Problem Plants/Animals.** The area does not contain any problem weeds. Periodic possum control may be required.

#### **2.2 Land to be Restored to or Retained in Crown Control (Qualified Designation)**

Not Applicable

#### **2.3 Existing Reserve**

Not applicable

#### **2.4 Existing Conservation Area**

##### **2.4.1 Name:** Crown land in Blk IX Motutapu 5D, Otago Land District

**Existing Status:** Conservation Area (stewardship) held under section 62 Conservation Act 1987.

**Authority:** Sections 37(1) (c) & 37(1)(a)

**Proposal:** That approximately 8 hectares of the 20.2343 hectare conservation area be designated as land to be disposed of by way of exchange with other land designated by proposal 2.1.1 under the Conservation Act. The balance of the area (approximately 12 hectares) should remain a conservation area and be

amalgamated with land described in proposal 2.1.1 for the protection of natural resources.

**Description:** The lessees of Glendhu farm this unfenced area under no formal occupation. The lower part is modified farmland. The upper part which is recommended for amalgamation with land described in proposal 2.1.1 comprises a rugged area of bluffs and boulder fields clothed in regenerating bracken fern and native shrubs.

**Justification:** The land designated for disposal has no conservation or recreation values which warrant retention in Crown ownership. Tenure review represents a logical opportunity to dispose of land with no significant inherent values whilst amalgamating land which does have significant inherent values with land of similar characteristics outlined in proposal 2.1.1 (proposed Diamond Lake Conservation Area).

## **2.5 Land Being Disposed of Subject to a Protective Mechanism**

### **2.5.1 Name: Rocky Hill Landscape Covenant**

**Existing Status:** Pastoral Lease.

**Authority:** Section 40(1) (b) CPLA

**Proposal:** That an area of approximately 1300 hectares be freeholded subject to the creation of a conservation covenant for the purpose of preserving landscape amenity values.

**Description:** The area is that part of the property which lies to the north of the Wanaka – Mount Aspiring Road (excluding land described in proposals 2.1.1 and 2.1.3.

Although vegetation has mostly been modified to a mixed short tussockland/exotic pasture the area's landform (a spectacular roche moutonnee) is an important natural feature.

**Justification:** A conservation covenant is considered an effective form of ensuring that this outstanding landscape feature is not subject to inappropriate land use.

The land is characterised by areas that have the following significant inherent values:

***Areas which alone or collectively sustain the special natural quality and integrity of the High Country landscape, especially the indigenous component.***

This area forms part of a natural gateway into the Matukituki Valley and beyond to Mount Aspiring National Park and surrounding conservation lands. It makes a significant contribution to the protection of the landscape integrity of the Wanaka Ecological District. Some activities have potential to compromise the natural character of values of this part of the ecological district. Tenure review is an ideal opportunity to create a buffer of landscape protection in the vicinity of Mount Aspiring National Park and adjoining conservation lands. In the United States

failure to create such zones has led to many cases of inappropriate development which compromise the integrity of many protected public lands.

***Sustains the most culturally valued attributes (eg. scenic, aesthetic, recreational and historic) within a natural High Country landscape.***

Rocky Hill is effectively the gateway to conservation lands (including Mount Aspiring National Park) in the upper Matukituki Valley. From the upper part of the proposal a superb panoramic view can be obtained.

***The land is a setting of high natural or historical value for outdoor recreational opportunities in the High Country.***

The land is in a high profile location for recreation/tourist use. Each year 100,000's of people view the land from the Wanaka - Mount Aspiring Road and from Treble Cone ski field. If proposals 2.1.3 (Rocky Hill Shrubland) and 2.5.2 (access to Rocky Hill Shrubland) are achieved, the crest of Rocky Hill stands to be a popular walking route.

***The site is a threatened or special geophysical feature.***

The site is of regional importance as it is one of the best regional examples of a feature (roche moutonnee).

#### **Management and Boundary Issues**

This proposal is not associated with any specific management or boundary issues although as with all covenants periodic site visits and landowner liaison will be essential.

**Type of Protective Mechanism:** Covenant under Section 77 Reserves Act.

**Attachment:** Terms and Conditions.

**2.5.2 Name:** Access to proposed Rocky Hill Shrubland Conservation Area.

**Existing Status:** Pastoral Lease

**Authority:** Section 40(1)(b) CPLA

**Proposal:** To create an easement for public foot access to proposed conservation land on Rocky Hill (see proposal 2.1.3).

**Description:** The route around the crest of Rocky Hill provides access to the eastern and western extremities of the proposed Rocky Hill Shrubland conservation area. As much of the route is unformed, public access should be confined to foot. Given that in excess of 6000 people visit Diamond Lake annually, the route is likely to be very popular.

**Justification:**

*All areas to be restored to Crown ownership should have legal, practical and reasonably convenient public access secured where it does not exist at present.*

*Important linkages for public access between areas managed or likely to be managed in public ownership, and important routes between road ends should be secured.*

**Management and boundary issues:** This route is considered a high priority for implementation. An estimated three styles will be required. Signposting will be required at both ends of the loop route and at the conservation area boundary.

**Type of Protective Mechanism:** Easement in perpetuity under section 7(2) Conservation Act 1987.

**Attachments: Terms and conditions:**

2.5.3 **Name:** Public Access to Parkins Bay Marginal Strip

**Existing Status:** Pastoral lease

**Authority:** Section 40(1)(b) CPLA

**Proposal:** To create an easement to provide for as of right public foot access from the Wanaka – Mount Aspiring Road to marginal strip land on at Parkins Bay (Lake Wanaka). The easement will provide for public car parking at the road end on the south side of the Wanaka – Mount Aspiring Road.

**Description:** The route follows a fenceline for approximately 200 metres across a flat cultivated paddock.

**Justification:**

*Important linkages for public access between areas managed or likely to be managed in public ownership, and important routes between road ends should be secured.*

Foot access to the margins of this attractive section of Lake Wanaka is highly desirable. At present the nearest practical legal access to this section of the lake is some 3km away at the eastern end of Glendhu Bay. It is likely in future that this part of the Wanaka shore line will become built up and that the need for legal access will be even greater.

*Important linkages for public access to or through reviewable land needed for public enjoyment of that land should be secured.*

The route itself provides a pleasant walk through farmland.

### **Management and boundary issues:**

**Car Parking.** Safe and practical car parking isn't available within road reserve land in this area, therefore the easement should cater for car parking on the southern side of the Wanaka Mount – Aspiring Road. Fencing of car park? Fencing the car park is probably not necessary although this matter will need to be worked through with the lessces.

**Signage.** Signs will be required at both ends of the route. Basic marking in the form of markers on existing fence posts will be required.

**Guns and Dogs.** Guns and dogs not to be permitted as the route crosses an intensively farmed area. Gamebird hunters may gain access to Lake Wanaka via the Fern Burn marginal strip.

**Type of Protective Mechanism:** Section 7(2) Conservation Act (1987) easement. The easement is to be in favour of land within the Lake Wanaka Marginal Strip and is to be in perpetuity.

### **Attachments: Terms and conditions:**

**2.5.4 Name:** Public Car Parking Area to facilitate access to Parkins Bay via Fern Burn Marginal Strip.

**Existing Status:** Pastoral lease

**Authority:** Section 40(1) (b) CPLA

**Proposal:** To create an easement to provide public car parking on reviewable land to facilitate access to the marginal strip on Lake Wanaka via an the margins of the lower Fern Burn which will qualify for a marginal strip upon disposal.

**Description:** The proposed car park comprises an area of little used land immediately adjacent to the Wanaka – Mount Aspiring Road.

### **Justification:**

*Important linkages for public access between areas managed or likely to be managed in public ownership, and important routes between road ends should be secured.*

Foot access to the margins of this attractive section of Lake Wanaka is highly desirable. At present the nearest practical legal access to this section of the lake is some 3km away at the eastern end of Glendhu Bay.

### **Management and boundary issues:**

**Car Parking.** Safe and practical car parking isn't available within road reserve land or on the existing marginal strip; therefore the easement should cater for car parking on the southern side of the Wanaka – Mount Aspiring Road. Fencing of the car park will not be required.

**Signage.** A sign will be required at the car park.

**Type of Protective Mechanism:** Section 7(2) Conservation Act (1987) easement. The easement is to be in favour of land within on the margins of the Fern Burn which will qualify for a marginal strip upon disposal. The easement is to be in perpetuity.

**Attachments: Terms and conditions:**

2.5.5 **Name:** Motutapu River Access

**Existing Status:** Pastoral lease

**Authority:** Section 40(1) (b) CPLA

**Proposal:** Easement to cater for (a) public car parking to facilitate access to Motutapu River Marginal Strip (b) for foot access along sections of the Motutapu river where access within the marginal strip is impractical.

**Description:** The proposed parking area is located on the eastern side of the Motutapu River immediately downstream of the Motutapu Gorge Bridge. Below this point it is proposed to create sections of easement where terrain and heavy willow infestation make foot access impractical.

**Justification:**

***Important linkages for public access between areas managed or likely to be managed in public ownership, and important routes between road ends should be secured.***

As of right foot access to the margins of the Motutapu River is highly desirable as the area receives a high level of public recreational use over summer months. The section of River immediately above the lower Motutapu Bridge is extremely popular for swimming. With some development the section of river between the Motutapu Gorge Bridge and the lower Motutapu Bridge would make for an extremely pleasant walk and would facilitate public enjoyment of the marginal strip.

***Important linkages for public access to or through reviewable land needed for public enjoyment of that land should be secured.***

The route facilitates public enjoyment of reviewable land.

**Management and boundary issues:**

When the route is developed some track clearance and route marking will be required. Signage will be required at both road ends.

**Type of Protective Mechanism:** Section 7(2) Conservation Act (1987) easement. The easement is to be in favour of land within a marginal strip on the east bank of the Motutapu River and is to be in perpetuity.

## **Attachments: Terms and conditions:**

### **2.6 Other Qualified Designations**

N/A

### **3.0 Exemption or Variation in Marginal Strip Width**

N/A

### **4.0 Other Matters**

#### **4.1 NGO Concerns**

An early warning meeting was held with conservation and recreation orientated NGO's on 2 August 1995. Points raised at the meeting not provided for in this proposal are identified and commented on below:

- (a) Section 58 Land Act marginal strips should be converted to marginal strips under Part IVA of the Conservation Act.*

Comment: Part IVA of the Conservation Act will apply to areas freeholded. Section 58 strips may also remain in place.

- (b) Diamond Lake Road should be legalised.*

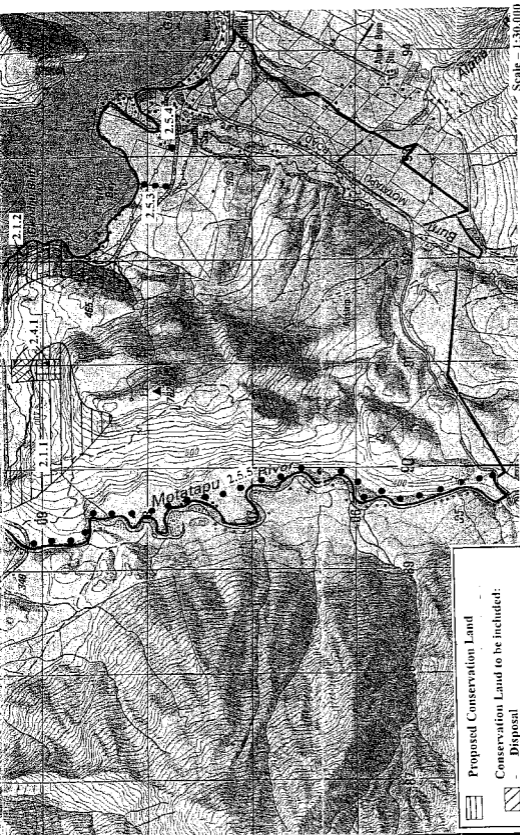
This issue lies outside of tenure review. However it is recommended that the road to Diamond Lake is included within the proposed Diamond Lake Conservation Area described in proposal 2.1.1. The issue of public vehicle access up the road can be addressed at a later date.

### **5.0 Attachments**

#### **5.1 Additional Information**

- (i) Terms and Conditions of Qualified designations
- (ii) Terms and Conditions of Protective Mechanisms

#### **5.2 Illustrative Map**



**GLENDHU STATION**  
**Map 5.2 BOUNDARIES**

	Proposed Conservation Land
	Conservation Land to be included: Disposal
	Retention as Conservation Area
	Proposed Conservation Covenant
	Proposed Public Access Easement



