

Crown Pastoral Land Tenure Review

Lease name : OBELISK

Lease number : PO 264

Due Diligence Report (including Status Report) - Part 3

This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

Part of the information relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

The report attached is released under the Official Information Act 1982.

July 09



**COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952**



Historical Search Copy


R.W. Muir
Registrar-General
of Land

Identifier OT16D/713
Land Registration District Otago
Date Registered 30 June 1995 12:53 pm

Prior References
OTA2/1315

Type As described in the instrument
Area 2774.5450 hectares more or less
Legal Description Section 1, Section 3-4, Section 8-19 and
Part Section 2 Block II Cairnhill Survey
District

Original Proprietors
Her Majesty the Queen

Interests

Copied for purposes of CPL
tenure review due diligence from
file: P20 Vol 3/287

LAND CORPORATION
ALEXANDRA
RECEIVED
- 3 OCT 1991
A/PM
ALEXANDRA

"Matangi" Station,
Little Valley,
No. 2 R.D.,
Alexandra,
2nd October, 1991,

The Managing Consultant,
Land Corporation,
P.O. Box 27,
ALEXANDRA.

Dear Sir,

Re your insertion in the O.D. Times dated 7/9/91 -
Application for Recreational Permit.

We wish to lodge our absolute opposition to ANY Hunting & Safari Ventures on our properties, namely Matangi and Obelisk ('Fruitlands) for any purpose whatsoever.

Listed below are some of our objections:-

1. We wish to point out that any unauthorised users, e.g. Federated Mountain Club, Four wheel drive Clubs, DOC or others, should carry massive "Fire Insurance" to pay for any damages if a fire is started by members of these organizations. Under these circumstances it should not be the responsibility of the property owner.
2. Disturbance of stock and interference in farming operations.
3. Regarding the old Coach road, part of which is on Matangi - we would point out that although it is shown on the map as a public road, we would dispute this. In our opinion it is an abandoned road as no maintenance such as gravelling, water tables etc. has been carried out for at least sixty years.
4. We would also point out that we are in a user-pay society to-day.

Yours faithfully,

A. C. SANDERS & SONS,



Per: -

Copied for purposes of CPL
tenure review due diligence from
file: P264 Vol 5



Our Ref: Po264
(A8014)

LAND RESOURCES DIVISION

19 January 2000

Knight Frank House
41 - 43 Tarbert Street, Alexandra
Telephone: (03) 448 6935
Facsimile: (03) 448 9099

Delta Utility Services Limited
Private Bag 1000
ALEXANDRA

ATTENTION: ALAN BLEE

Dear Sir

RE: Po264 OBELISK STATION - EASEMENT

Background:

As you are aware we have been negotiating over an easement to secure road access and an electricity supply line to and including a radio site on the Old Man Range, accessible via Symes Road. The last written communication from yourself regarding the above matter was dated 20 August 1998 (*your reference 5/1/3/1*) indicating that your company was happy with the draft agreement subject to a minor addition.

Since that letter was written, the Chief Surveyor has ruled that a major portion of Symes Road is not within the road reserve and therefore not legal access. On 5 March 1999 we agreed in a telephone conversation that your company would provide to Knight Frank, a survey plan of the road access (*based on SO 19975 which shows an unregistered access easement prepared for BCNZ, along the existing formed vehicle track*) across the pastoral lease and also a plan of the electricity line supply to the radio site along with a plan of the radio site/location of installations.

It was also acknowledged that the easement document would possibly need to be amended to allow for the length of Symes Road which was previously thought to be legal road.

Current Situation:

Your original request for the easements was received on 19 September 1996.

Corporate Offices

Auckland
Wellington
Christchurch

13 Offices Nationwide

International

Australia
Belgium
Botswana
China
France
Germany
Hong Kong
India
Italy
Japan
Malawi
Monaco

Nigeria
Portugal
Singapore
South Africa
Spain
Sweden

Tanzania
The Netherlands
United Kingdom
United States
of America
Zimbabwe

Postal Address:

P O Box 27, Alexandra

Knight Frank (NZ) Limited
(An LPL Group Company)

INTERNATIONAL PROPERTY CONSULTANTS

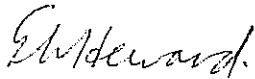
In June 1998 the Crown Pastoral Land Act became law and the procedure for easement applications has been amended. The Chief Crown Property Officer has established a standard for the consideration of easements. It is now apparent that your company will need to submit a new application in line with this standard. I have attached to this letter a copy of the "advice to person/body seeking easement" which contains an application form for an easement.

Conclusion:

Please therefore submit a new application, providing all the details requested on the attached application form. The easement Deed which you have already submitted should be amended to allow for your changed company name, along with alterations which may be required as a consequence of the Chief Surveyor's decision regarding the legal status of Symes Road and the new Standard.

If you have any questions regarding the above matters please contact the undersigned.

Yours faithfully
KNIGHT FRANK (NZ) LIMITED



G W Heward
Consultant



PATERSON PITTS PARTNERS (Cromwell) LTD

**SURVEYING, RESOURCE MANAGEMENT
LAND PLANNING & DEVELOPMENT**

CROMWELL

Associated Company: Nespair Aerial Surveys Limited

30 The Mall, P O Box 84, Cromwell
Phone (03) 445 1826 Fax (03) 445 1812

Principal: Martin Potter B.Sc, B.Surv, MNZIS
Manager: Peter Dymock B.Sc, B.Surv, MNZIS



**COPY FOR YOUR
INFORMATION**

Our Ref: A3406

22 February 1999

~~Central Electric Ltd~~
~~P O Box 275~~
~~ALEXANDRA~~

Geoff Heward

Attn: Alan Blee

Copied for purposes of CPL
tenure review due diligence from
file: P 264 Vol 5

Dear Alan

RE: EASEMENT SURVEY - SYMES ROAD - ROAD LEGALITY

We have now received a reply from the Chief Surveyor LINZ to our letter dated 21 January 1999, of which you have a copy.

1. As you are aware, the formation of Symes Road beyond the second gate is not within the road reserve. The Chief Surveyor LINZ has ruled it is not legal nor "deemed" to be legal. This is because it was constructed as late as 1960 by private interests, and has been maintained since by private interests.
2. Central Electric will be able to use the easements shown on SO 19975 to create its own Right of Way easements over the formation. These easements were surveyed in 1981 for the Broadcasting Corporation, but never registered on the Pastoral Lease.

No survey will be required for this. I suggest that you contact Darryl Fletcher of Bodkins and ask him to create the easements now. We can supply him with a copy of SO 19975. You will have to go back to Knight Frank Ltd in order to obtain their approval to this R O W.

Approval of C O D C under Sec 348 of the Local Government Act 1974 will also be required.

3. The Chief Surveyor has advised that under the Crown Pastoral Land Act, the Commissioner of Crown Lands is withdrawing from many of the voluntary responsibilities he has undertaken as part of the tenure review process. The Chief Surveyor is of the view that legalisation of the formation of Symes Road will not form part of any future tenure review of the Pastoral Lease through which the road passes.

Legalisation of the formation of Symes Road is therefore the responsibility of the Central Otago District Council.

4. We will now complete the easement plans for the power supply line and the occupation site, plus a R O W connecting to the R O W shown on SO 19975.

Yours faithfully
PATERSON PITTS PARTNERS LTD



P L DYMOCK
Registered Surveyor

a3406cel.doc

- cc - Kath McKay - C O D C
- Geoff Heward - Knight Frank Ltd
- D Fletcher - Bodkins.

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tenure review due diligence from
file: P.264 Vol 5

PATERSON PITTS PARTNERS (Cromwell) LTD

**SURVEYING, RESOURCE MANAGEMENT
LAND PLANNING & DEVELOPMENT**

**KNIGHT FRANK
ALEXANDRA
22 JAN 1999
RECEIVED**

CROMWELL
Associated Company: Nespair Aerial Surveys Limited
30 The Mall, P O Box 84, Cromwell
Phone (03) 445 1826 Fax (03) 445 1812
Principal: Martin Potter B.Sc, B.Surv, MNZIS
Manager: Peter Dymock B.Sc, B.Surv, MNZIS

Our Ref: A3406

21 January 1999

The Chief Surveyor
L I N Z
Private Bag 1929
DUNEDIN

*Geoff Heward
Knight Frank Ltd*

Attn: M Warburton

**COPY FOR YOUR
INFORMATION**

Dear Max

RE: SYMES ROAD - OLD MAN RANGE - LEGALITY

S O 19975 refers.

We have been commissioned by Central Electric Ltd to survey a line easement for an underground powerline, plus an occupation site and an access easement thereto. See attached sketch plan.

Knight Frank Ltd, on behalf of the Crown, have agreed to the creation of these easements. At that stage Central Electric Ltd, Knight Frank Ltd and apparently the Central Otago District Council were under the impression that Symes Road was legal, or "deemed" to be legal. However it transpires that about 80% of the formation is outside the legal ("paper") road reserve, much of which has an irregular definition.

In 1979 the then N Z B C had an easement plan done of the current formation alignment. See S O 19975. However, this easement was never registered against the pastoral lease in question (C.L. A2/1315) Mr Geoff Heward of Knight Frank Ltd suggests that this was because the formation of Symes Road was considered to be "deemed" to be legal, although there is no evidence on the lease property file for this.

I believe the current formation was constructed sometime in the early 60's initially to give access to a private television repeater site and since extended and upgraded by N Z B C to give access to its Obelisk repeater site. The formation has been sporadically maintained by B C N Z and its successors and there is some suggestion that C O D C or its precursor may have also maintained the lower section, at times. The formation is in wide general use by the public, both summer and winter, the adjoining landowners and by the numerous owners of the transmitter sites on the Old Man Range. Public usage would be up to 50 vmpd at times.

My questions relate to whether or not the formation is "deemed" to be a legal road, and if so, the implications for our easement survey.

1. If the formation is not legal road, this leaves Central Electric without legal access to its site.

If so, is it possible for Central Electric to use S O 19975 to gain an easement in gross over the areas shown "A" - "J", over the pastoral lease?

2. If the formation is deemed to be legal road, this creates a problem of its definition where the underground line easement criss-crosses over it, and where the access easement intersects it.

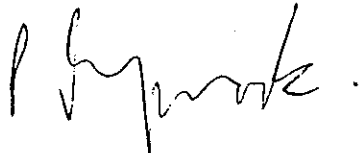
As you are aware, it is not possible to obtain an easement over legal road. Would it be possible to use the irregular depiction of S O 19975, widened out to 20.12m (from 10m) as the definition of the "legal" road, if it is in fact legal?

We do not want to get into the situation of having to fully peg and compute a definition of the formed road alignment simply to be able to calculate the line easement intersections with it.

3. A further problem arises as a result of any future tenure review. I assume as part of that exercise the formation will be fully pegged and formally legalised. This would then mean that any easements created under option (1) over the formation would have to be relinquished.

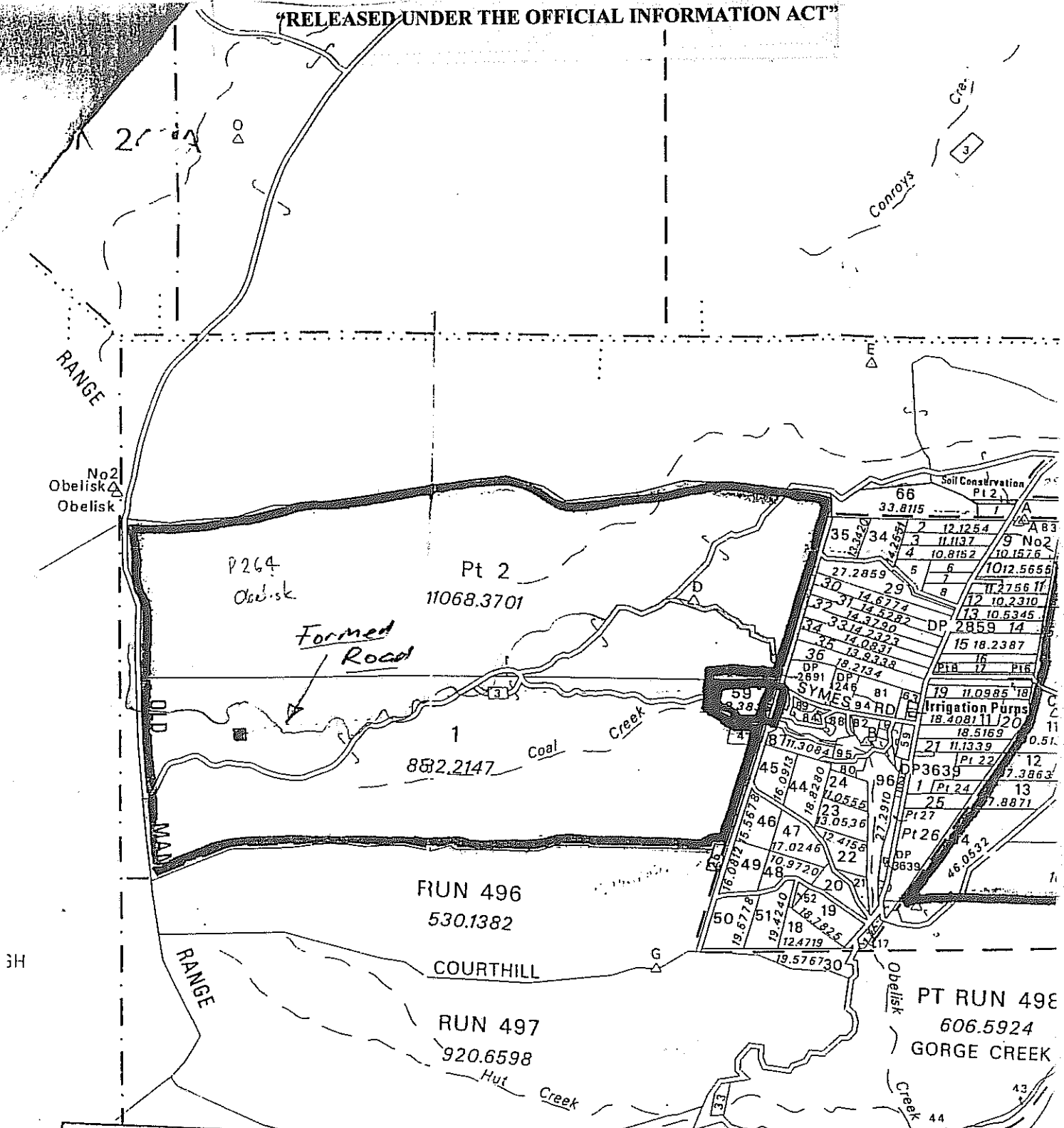
I would appreciate your comments on these issues.

Yours faithfully
PATERSON PITTS PARTNERS LTD

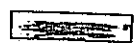



P L DYMOCK
Registered Surveyor

cc - Kath McKay, C O D C
Alan Blee, Central Electric Ltd
Geoff Heward, Knight Frank Ltd



PLAN OF PASTORAL LEASE P264 AND ASSOCIATED FREEHOLD LAND

-  PASTORAL LEASE
-  FREEHOLD

Area 2774.5450 ha
 Area 186.5829 ha
 Total Area 2961.1279 ha

BLOCKS I, II & III		CAIRNHILL SURVEY DISTRICT		SCALE 1:50000	
LOCAL AUTHORITY VINCENT COUNTY					
PREPARED DKI		CHECKED BY AL		DATE 14/10/83	
FILE P264		REF. PLANS		OTAGO LAND DISTRICT	
				NZMS SHEET 261 642	



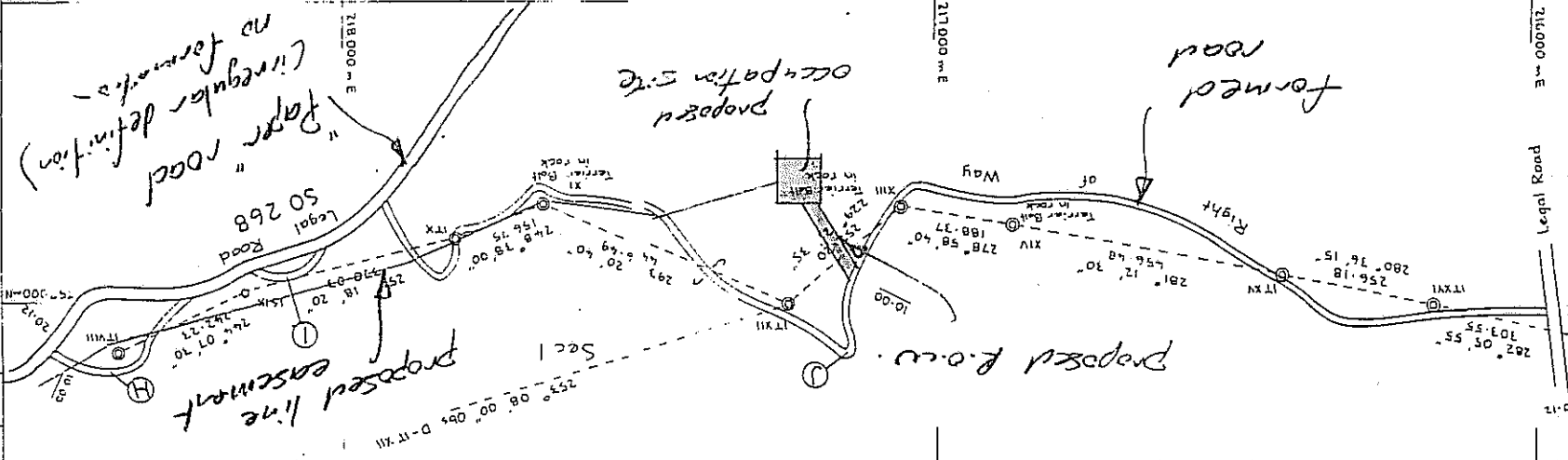
OTAGO DISTRICT
 RIVER BLK. & DIST. 11, CAT. Hill S.D.
 SHEET No. 42

Plan of Easements
 over Sacs 2, 3 and Pt Sec

LOCAL AUTHORITY Vincent County
 Surveyed by McGeorge & Elder
 Scale 1:2000
 Date April 1979

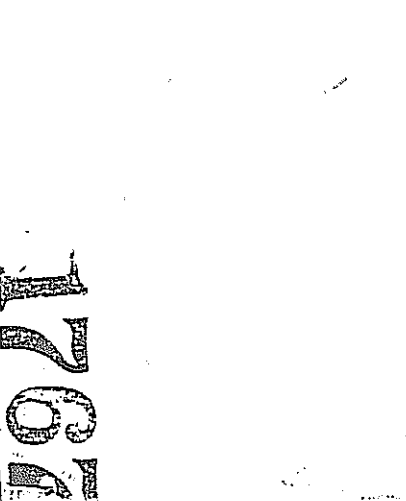
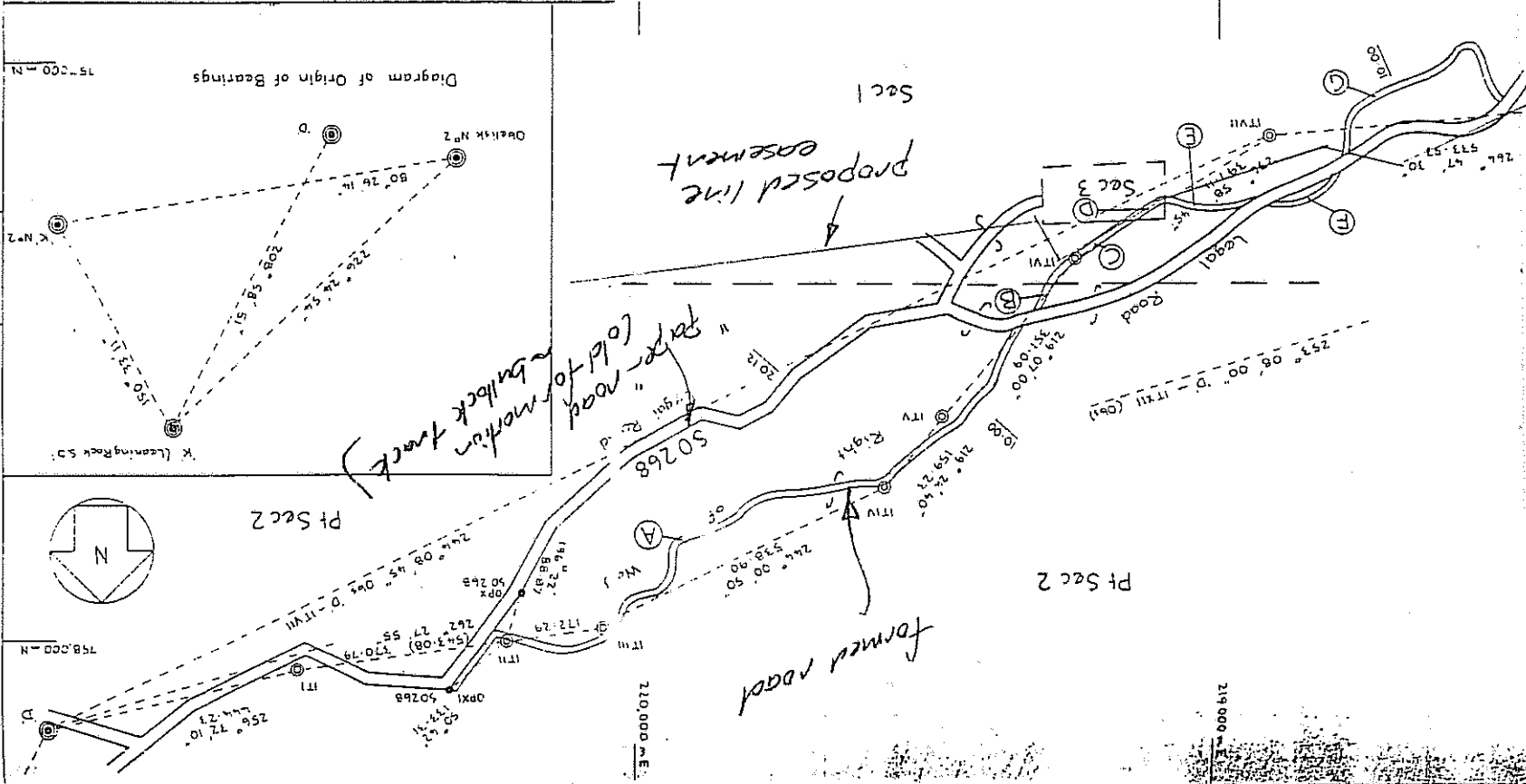
Site
 Referred Instructions
 5019975

Approved as to Survey	13 th Dec 81	Chief Surveyor
Deposited this day of 19		
Examined		Correct
Field Book 2157	46-54 Favorite Bnd 213 p. 133	Reference Plans 50 268 130/ 558 1370 19420
Date of this day	19	Signature
Registered Surveyor and holder of an annual practicing certificate have certified that this plan has been made from surveys executed in the manner and under the regulations and have been made in accordance with the regulations under the Surveyors Act 1965		
Comprised in		
Total Area		
Coordinates from false origin 700,000 m N, 300,000 m E		



Point	N	E
PRM	221 024.53	
D	750 159.34	218 914.03
IT VII	757 133.98	218 914.03
IT VIII	757 012.08	217 249.24
IT XVII	757 016.72	215 015.37

All Traverse Lines by E.M.
 Datum - Geodetic 1949
 North Tropic Meridian Circuit
 Coordinates from false origin
 700,000 m N, 300,000 m E



1704

NOTE ON FILE

Po264 - OBELISK STATION

4 DECEMBER 1998

RE: LEGALITY OF SYMES ROAD

Background:

Central Electric are currently applying to CCL for an easement for their radio site located at 1460 metres above sea level 250 metres to the south of Symes Road.

Peter Dymock, Paterson Pitts (03) 445-1826 is doing the survey and needs to establish the legal status of the formed access track (*Symes Road*).

Issues:

- Will need to create an access easement from the pastoral lease lower boundary if the Symes Road formation is not legal.
- Have advised Peter Dymock that it is Central Electric's responsibility to establish the legal status and therefore Paterson Pitts responsibility as they are acting for Central Electric.
- A survey was completed by McGeorge & Elder for BCL in 1984. SO 19975 - a 10 metre wide easement which could be used for this application. The BCL easement was never registered on the pastoral lease Po264.
- If the existing formation is legal - this will create complexities for the survey - as the power line easement route crosses the road line formation in several places.
- Refer Folio 394 (28 May 1992 - letter Heward - Sanders) re access. Folio 385 - valuation Page 4 Tracks assumes Symes Road formation is a legal line as this report states "extensive use of the public road is made".
- One opinion is that the Symes Road formation is legal up to the cattle stop at the 900 metre level (*snowline fence*).

G W Heward
4 December 1998

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tenure review due diligence from
file: P264 Vol 5

KNIGHT FRANK
ALEXANDRA

- 1 NOV 1996

RECEIVED

THE OBELISK
"Fruitlands", No 4 R.D., Alexandra
Telephone (03) 4492067

30 October 1996

Knight Frank
41-43 Tarbert St.,
Alexandra

Dear Geoff,

With regard to the application by Central Electric Limited for an easement to their repeater site on "The Obelisk" (Knight Frank supplied Grid Ref 050336 NZMSI S143), I agree to formalising a more secure residence for them.

The land, on which a small concrete tank and three poles are actually sited on can be sub leased to Central Electric Limited.

The farm track that leads to this site must remain private. This allows the right to the Trespass Act to impede vandals and unauthorised persons to Central Electric Limited property. However, I agree to Central Electric Limited being provided with an access agreement over this private road to there Radio Site, and the

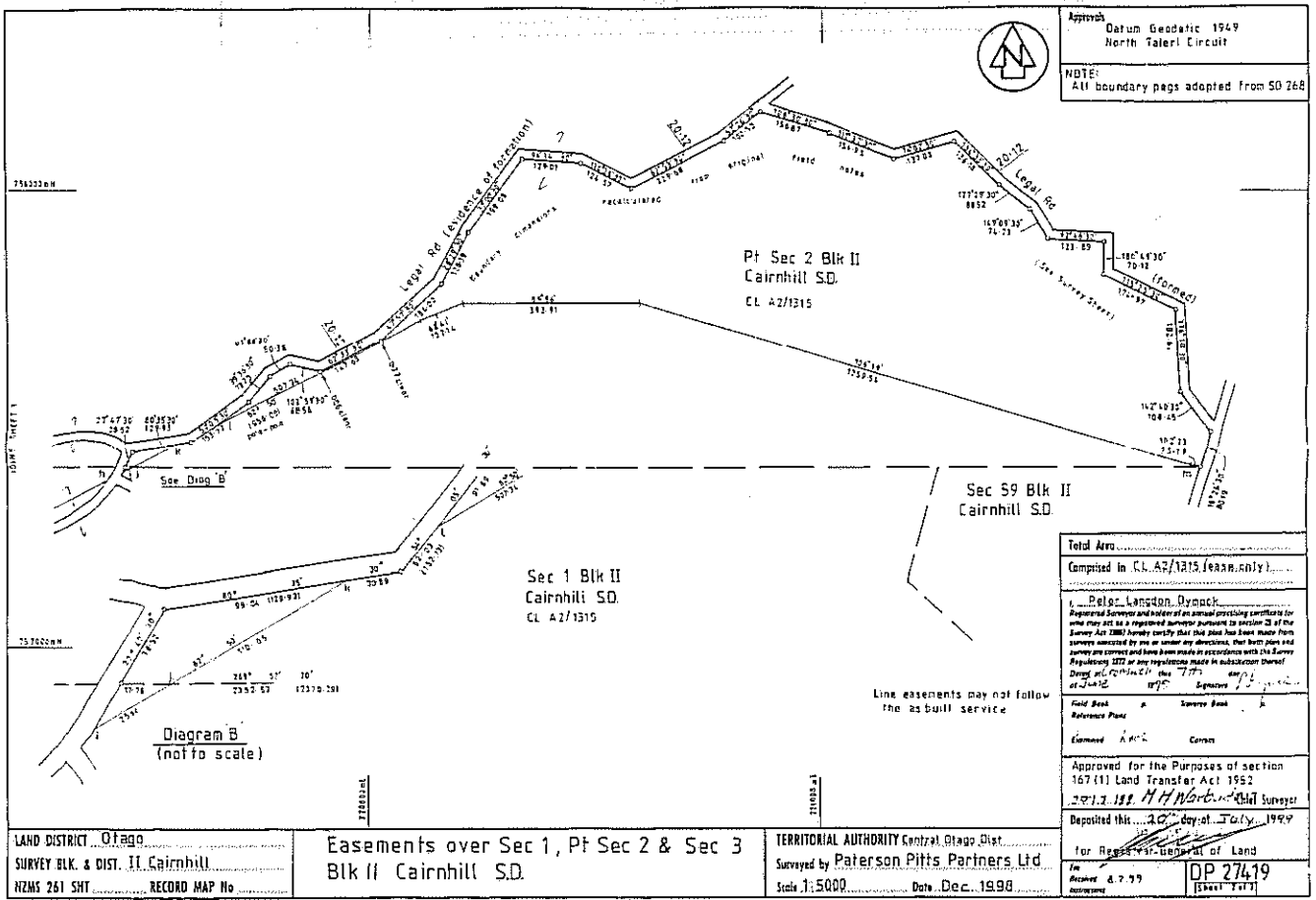
right to convey electricity along the existing line.

Neil M Sanders

Yours faithfully

Neil M Sanders

Neil M Sanders

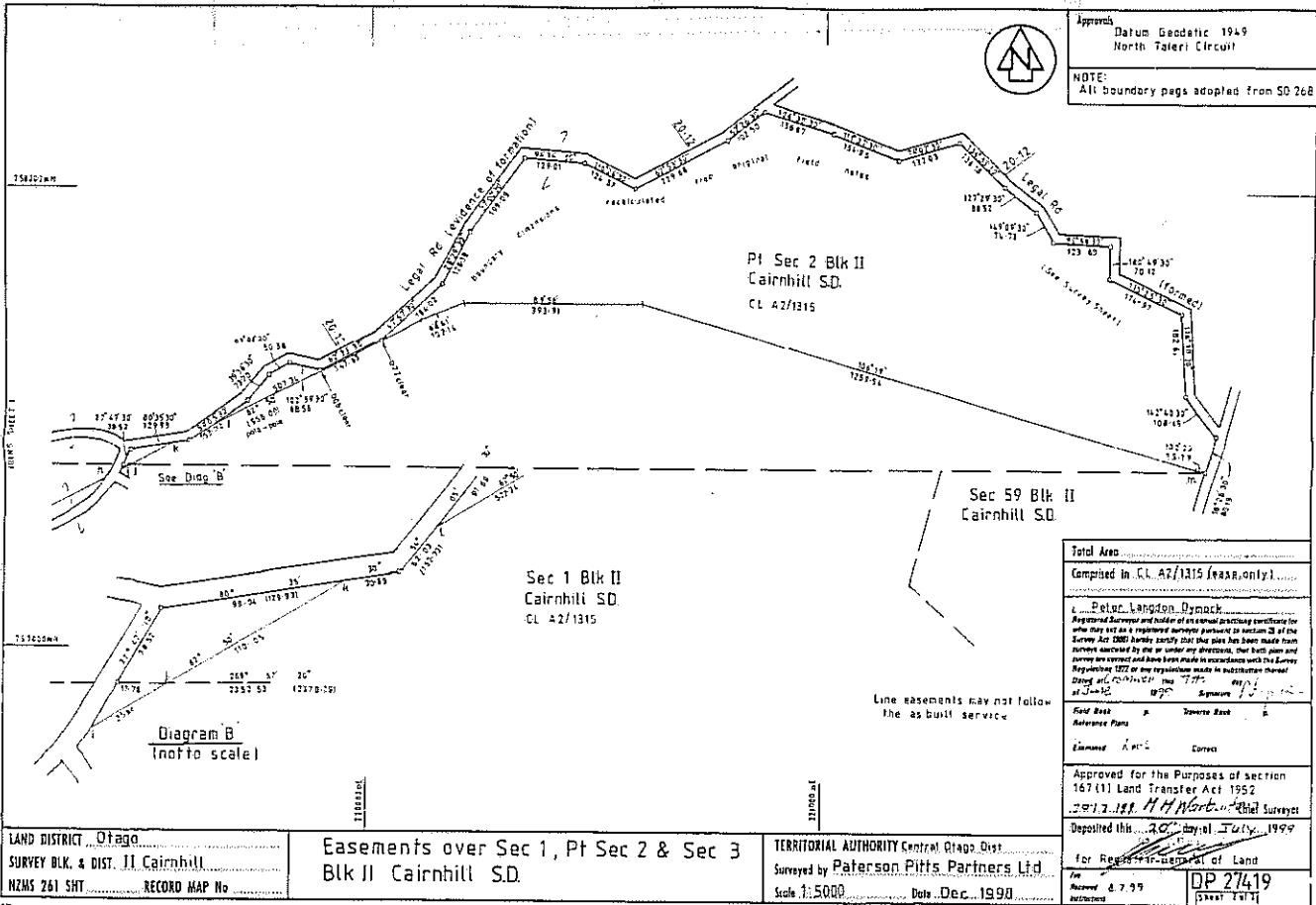


LAND DISTRICT Otago
SURVEY BLK. & DIST. II Cairnhill
NZMS 261 SHT RECORD MAP No

**Easements over Sec 1, Pt Sec 2 & Sec 3
Blk II Cairnhill S.D.**

TERRITORIAL AUTHORITY Central Otago Dist.
Surveyed by Paterson Pitts Partners Ltd
Scale 1:5000 Date Dec. 1998

for Registrar-General of Land
In Presence of 2.7.99
OP 27419
(Serial 1517)



Approved
Datum Geodetic 1949
North Tairāri Circuit

NOTE:
All boundary pegs adopted from SO 268

LAND DISTRICT Otago
SURVEY BLK. & DIST. II Cairnhill
NZMS 261 SHT RECORD MAP No

Easements over Sec 1, Pt Sec 2 & Sec 3
Blk II Cairnhill S.D.

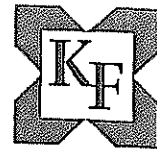
TERRITORIAL AUTHORITY Central Otago Dist.
Surveyed by Paterson Pitts Partners Ltd
Scale 1:5000 Date Dec. 1998

Total Area	
Comprised in C.L. A2/1315 (area only)	
I. Peter Langdon Dymock Registered Surveyor and holder of a special practicing certificate for who this is a registered survey pursuant to section 22 of the Survey Act 1980 hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulating 1977 or any regulations made in substitution thereof Signed at [] this [] day of [] 1999	
Field Book	Reference Plans
Examiner	Convey
Approved for the purposes of section 167(1) Land Transfer Act 1952 Deposited this [] day of [] 1999	
for Registrar-General of Land	DP 27419
Received 8.7.99	DP 27419

H.A. ROBERTSON SURVEY GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION NEW ZEALAND

Copied for purposes of CPL
tenure review due diligence from
file: P 264 Vol 5

Knight Frank



Our Ref: Po264, ~~Po322~~

LAND RESOURCES DIVISION

21 August 1996

Knight Frank House
41-43 Tarbert Street, Alexandra
Telephone: (03) 448 6935
Facsimile: (03) 448 9099

Regional Conservator
Department of Conservation
P O Box 5244
DUNEDIN

ATTENTION: TONY PERRETT

Dear Sir

RE: RADIO SITE EASEMENTS

Central Electric Limited have applied to formalise easements for existing radio sites on Po264 Obelisk Station and Po322 Woodbine Station. The applicant's letter has been included for your information.

Your comment is sought on the above applications within fifteen working days.

Yours faithfully

G W Heward
for Manager, Alexandra
KNIGHT FRANK (NZ) LIMITED

Corporate Offices

Auckland
Wellington
Christchurch
16 Offices Nationwide

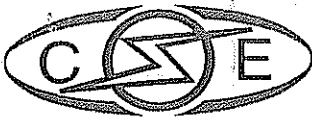
International

Australia	Germany	Malawi	Tanzania
Belgium	Hong Kong	Nigeria	United Kingdom
Botswana	India	Singapore	United States
China	Italy	Spain	of America
France	Japan	Sweden	Zimbabwe

Postal Address:

P O Box 27, ALEXANDRA
Knight Frank (NZ) Limited
(An LPL Group Company)

INTERNATIONAL PROPERTY CONSULTANTS



P266
"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

Central Electric Ltd

BRANCHES

Cromwell (03) 445 1116 Queenstown (03) 442 8496
Roxburgh (03) 446 8214 Wanaka (03) 443 7126

P.O. Box 275
Alexandra
NEW ZEALAND
Phone: 64 (03) 448 7327
Fax: 64 (03) 448 6084

*5/1/3/1

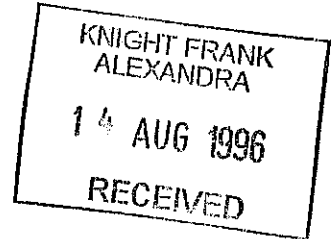
Our Reference

Your Reference

PLEASE ADDRESS ALL CORRESPONDENCE
TO THE CHIEF EXECUTIVE OFFICER

7 August 1996

The Manager
Knight Frank NZ Ltd
PO Box 27
ALEXANDRA



Dear Sir

RE: RADIO SITE AGREEMENTS

Central Electric would like to formalise its occupation of two radio sites it operates from and access to the sites. From our research the sites are on pastoral leases.

Could you advise who to communicate with to establish an agreement.

Site 1

On Woodbine Station *P322*
Grid reference 273939 NZMS1 S122 "Hollyford"

This site has vehicle access via a track from the station homestead on the Routeburn Kinlock Road. The site comprises one pole and a small building.

Site 2

"TV" Translator - *Obelisk P264*
Grid reference 050336 NZMS1 S143 Alexandra

Access to the site is from the end of Symes Road. The site comprises three poles and one small building.

Yours faithfully

A Blee
SENIOR TECHNICIAN COMMUNICATIONS

ACTION BY: *Scott*
JOB No: *8151*
COMPLETION: *6/9/96*



Central Electric Ltd

Telephone
'Base' Fax

(03) 448-7327
(03) 448-7563

TO: Knight Frank NZ Ltd

ATTENTION: Jeff Heward

FROM: Alan Blee

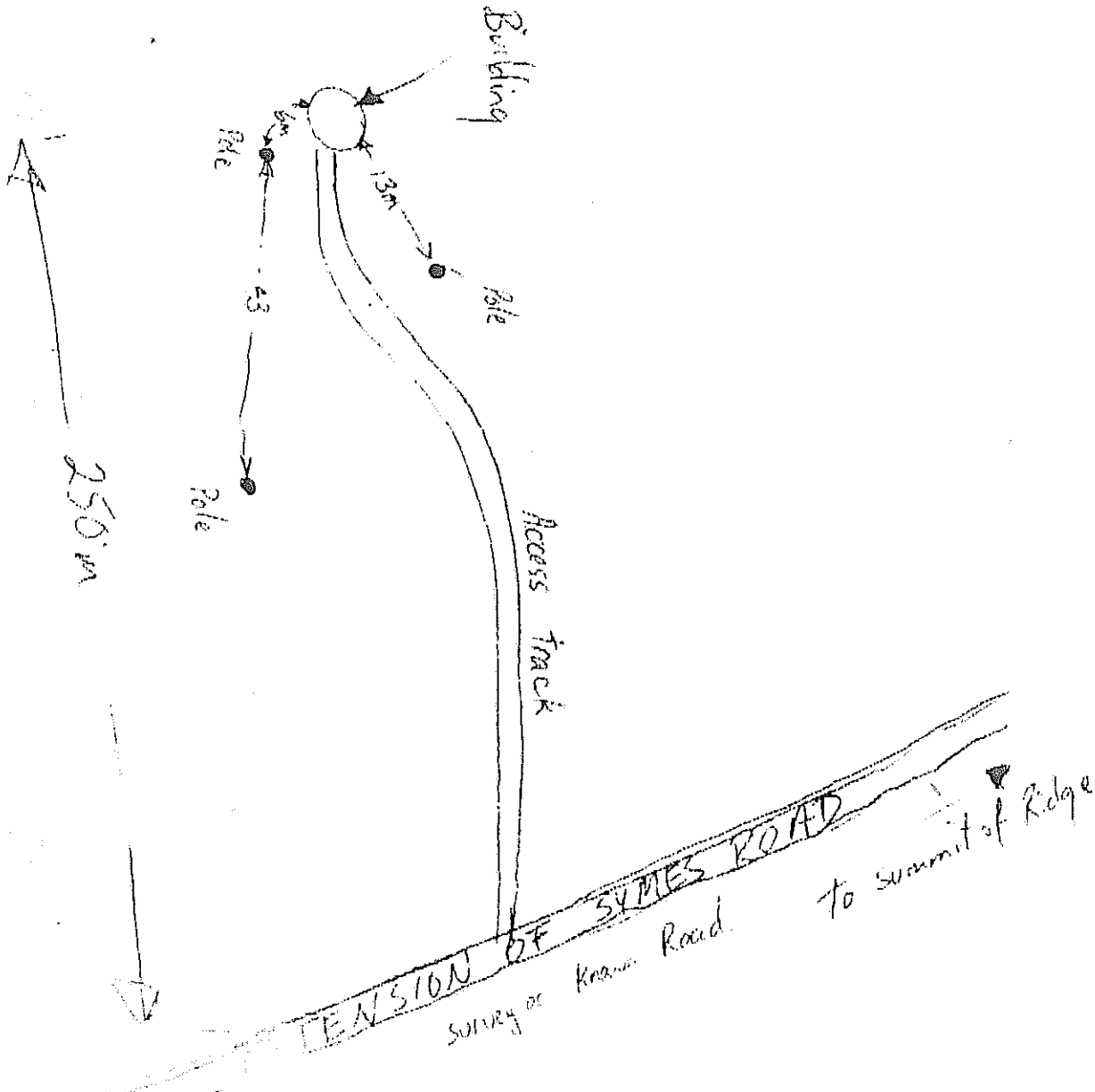
FAX NO: 03-4489099

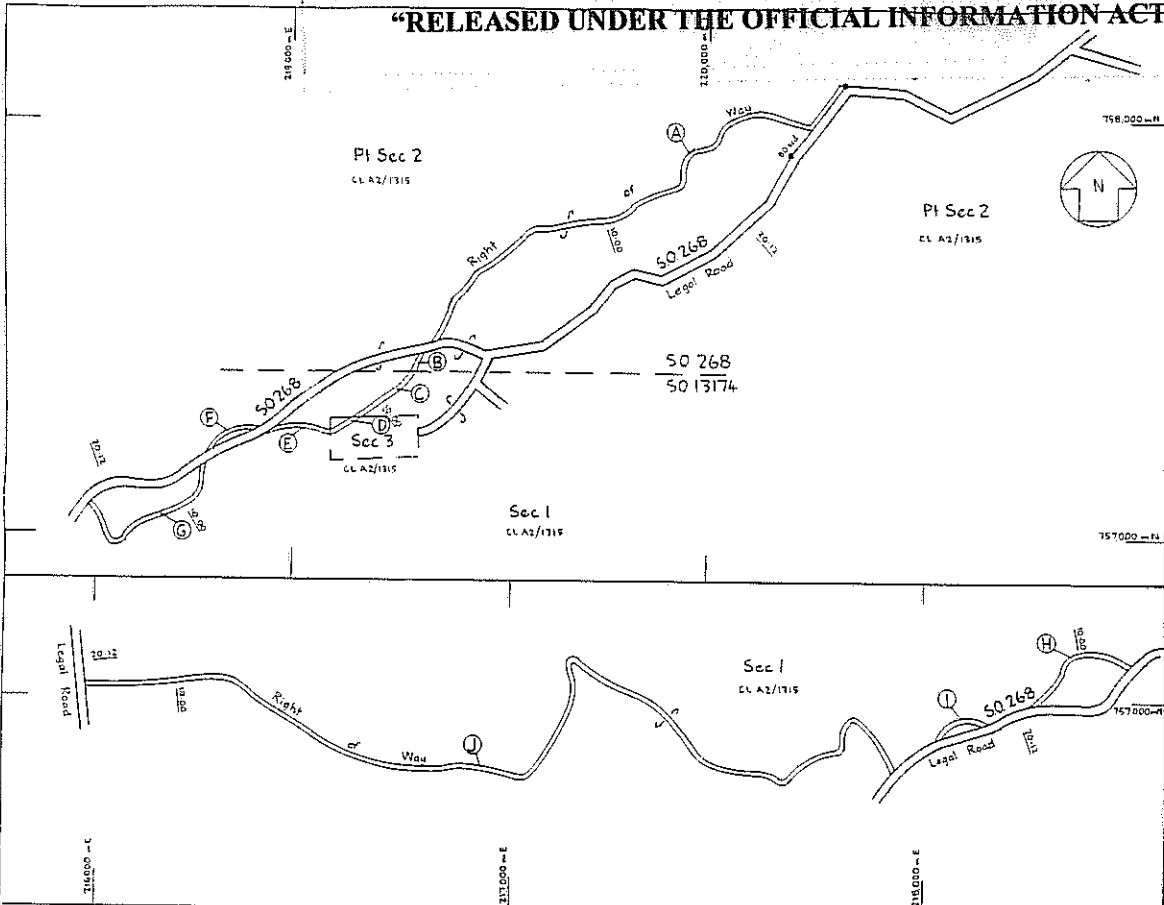
DATE: 21.8.96.

TOTAL NO OF PAGES INCLUDING HEADER: 1

The information contained in this fax is confidential between Central Electric Ltd and the intended recipient. Any other person receiving this fax is required to respect that confidentiality. If this fax is received in error, please notify Central Electric Ltd immediately and destroy the original. Thank you.

'TV Translator site Obelisk Station





Optional Easements			
Purpose	Serial Shown	Tenement Sec No	Dominant Tenement
Right of Way	A	Pt Sec 2	Sec 2B
	B	Pt Sec 2	Sec 2B
	C	Sec 3	Sec 2B
	D	Sec 3	Sec 2B
	E	Sec 1	Sec 2B
	F		
	G		
	H		
	I		
	J		

Datum: Geodetic 1949
 North Tairāri Meridional Circuit
 Coordinates from false origin
 700,000 mN, 300,000 mE

Total Area
 Comprised in
 CL A2/1315

I, George Kapere Elder, of Auckland, Registered Surveyor and holder of an annual practicing certificate, hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the regulations under the Survey Act 1958.

Dated at Auckland this 24th day of August 1979. Signature: *[Signature]*

Field Book 2197 p. 46-54, Traverse Book 215 p. 133
 Reference Plans S.O. 268, 1501, 2650, 15176 & 19979

Examined: N.A. Hunt, Chief Surveyor

Approved as to Survey: *[Signature]*
 13/11/81
 Chief Surveyor

Deposited this day of 1979
 District Land Registrar

LAND DISTRICT: Ofage
 SURVEY BLK. & DIST. II, Cairnhill S.D.
 NZMS 261 SHEET No. G 42

Plan of Easements
 over Secs 1 & 3 and Pt Sec 2

LOCAL AUTHORITY: Vincent County
 Surveyed by: McGeorge & Elder
 Scale: 1:6000 Date: April 1979

File: S. 256
 Revised: 26-8-81
 SO 19975

(If Surveyor - Send Department of Land and Survey, Wellington)

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tenure review due diligence from
file: P 264 Vol 2/308

FILE: P.264

DUNEDIN.

10 July 1975

308

*Reserve Ranger bring up for with
see 21/4/76
27/9/76
sgm. 24/8.
again for with 1/12/76*

NOTE FOR FILE:

Mr. Scott Carline called today in response to our letter to the Alexandra District Historical Association dated 2 July.

His Society has a membership of 120 (financial) with 20 on the Committee. The Museum project is almost debt free.

Mr. Carline referred to his earlier discussions with Bruce Mason. When the Society did not get a further reply from the Department following our earlier reply of 2 March 1973, the Society decided to go ahead on its own.

A sub-committee comprising Messrs George Elder, Wilf. Clarke and Carline was set up to dismantle White's Battery and re-erect it on the Museum site. The Committee started dismantling in November 1973 and hoped to have it erected by September this year, in time for the Blossom Festival.

Whilst realising that the Society should not have removed the Battery, he was very disappointed that they were not being allowed to use it. I suggested erecting it on a temporary basis for the Festival but the Society was not interested as it would be too big a job. I said we were adamant that we would erect it on or near the original site. Mr. Carline mentioned that access to the site and policing of it could be a problem in the winter time.

Accepting that they could not have the Battery for the Blossom Festival, the Society would still like to erect a battery on the Museum site. He mentioned a 10 stamper on Bruce Greer's property which also had a 26 ft. water wheel. Access to within 400 yards could be gained by private car.

I said I would have to check this equipment with the Reserves Ranger to see if it was required for the Park. If it was, we would see what could be done in the way of assisting the Society to get a battery of its own.

Mr. Carline mentioned that a lot of material had been taken from other sites and asked how we were going to stop this. I said if we caught anyone we would possibly take legal action against them. Should the Society learn of any offenders, we would be pleased to hear from them.

He mentioned that Bruce Mason was to address the Society in Alexandra before long and was looking forward to further discussions with him.

*See your information
See our page with
P.T.C.
1/4/76*

*J. E. Friel
A.C.C.I.
Reserves Ranger
to see & note
proceedings
see*

It could be some considerable time before we know what equipment WON'T be needed.

The battery on Green property is the one for which permission to remove was requested previously by the Soc.

It is in good condition probably the best of any old battery in the district, will probably be needed either on site or elsewhere for the park. See F.12 8/20/79 F.135.

W# 14/7/75

A/134
Discussed with C.C. Dave prior to his departure - The Mayor of Ayr. Mr. Keith Blackmore called at this office & discussed the problem with Mr. Curran, in the absence of Tempus or C.C. He has asked me personally to call on Mr. Keith Blackmore to discuss the situation which I propose dealing with about the next month when visit in that area. As per terms of Job 305. W# 31/5/74

FILE: P.264

DUNEDIN.

10 July 1975

NOTE FOR FILE:

Mr. Scott Carline called today in response to our letter to the Alexandra District Historical Association dated 2 July.

His Society has a membership of 120 (financial) with 20 on the Committee. The Museum project is almost debt free.

Mr. Carline referred to his earlier discussions with Bruce Mason. When the Society did not get a further reply from the Department following our earlier reply of 2 March 1973, the Society decided to go ahead on its own.

A sub-committee comprising Messrs George Elder, Wilf. Clarke and Carline was set up to dismantle White's Battery and re-erect it on the Museum site. The Committee started dismantling in November 1975 and hoped to have it erected by September this year, in time for the Blossom Festival.


Whilst realising that the Society should not have removed the Battery, he was very disappointed that they were not being allowed to use it. I suggested erecting it on a temporary basis for the Festival but the Society was not interested as it would be too big a job. I said we were adamant that we would erect it on or near the original site. Mr. Carline mentioned that access to the site and policing of it could be a problem in the winter time.

Accepting that they could not have the Battery for the Blossom Festival, the Society would still like to erect a battery on the Museum site. He mentioned a 10 stamper on Bruce Greer's property which also had a 26 ft. water wheel. Access to within 400 yards could be gained by private car.

I said I would have to check this equipment with the Reserves Ranger to see if it was required for the Park. If it was, we would see what could be done in the way of assisting the Society to get a battery of its own.

Mr. Carline mentioned that a lot of material had been taken from other sites and asked how we were going to stop this. I said if we caught anyone we would possibly take legal action against them. Should the Society learn of any offenders, we would be pleased to hear from them.

He mentioned that Bruce Mason was to address the Society in Alexandra before long and was looking forward to further discussions with him.


J. B. Friel
A.C.C.L.

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tenure review due diligence from
file: P 264 Vol 2/307

P.264 / 107

Friel

70.650

296,

DUNEDIN.

2 July 1975

Mrs. G. Felvin,
Hon. Secretary,
Alexandra District Historical Assoon. Inc.,
32 Royal Terrace,
ALEXANDRA.

Dear Mrs. Felvin,

REMOVAL OF WASTE CRUSHING BATTERY

Your Association is aware of the Department's proposal to establish the Otago Goldfields Historic Park and so I was disturbed to receive a report that some members of your association had removed a Quartz Crushing Battery, known as 'White's Battery', from the property leased from the Crown by Mr. J. J. McCarbridge.

In response to a letter dated 23 February 1973 from your Association enquiring about abandoned mining equipment on a property in Long Gully, in my letter dated 2 March 1973 I mentioned that such equipment did, we understood, become the property of the Crown. The authority for this is Section 122 of the Mining Act 1971.

There seems little doubt that the abandoned equipment on Mr. McCarbridge's property belongs to the Crown and this office should have been approached before any steps were taken to remove the equipment.

It is the Department's intention to restore the Battery and re-erect it on or near its original site, an area which has other interesting remains of the early mining era in Otago. I would hope that when the time comes, your Association would assist the Department in the restoration of the Battery and other remains and so ensure that the site becomes a worthwhile exhibit of the Goldfields Park.

Meantime would you please ensure that all the equipment removed from the property is securely stored until such time as the Department is in a position to remove it.

I am enclosing for your information a copy of a Circular which was sent recently to all runholders in the district. Hopefully this approach will result in a greater interest in our objectives and some worthwhile sites being brought to our attention.

Yours faithfully,

E. J. Davies
Commissioner of Crown Lands

Encls.

per:

14/7
AJC

Does this mean we have to remove it
we can investigate how best to remove it
to a place of our choice for safe keeping with
14/7/75

When we see a suitable
storage site we shall
ask you to remove
equipment to make it
J

H/Ch.

P264

You should look into this
on the basis of a study
of proceedings to the Historical
Society.

- (1) Rather than prosecute a Society
you should seek their co-operation
in assisting to replace and
police the battery on its original
site.
- (2) In view of our correspondence the
Society cannot claim to have acted in
ignorance of the legal position
- (3) The proposed Scenic Res. on
the Old Man Range has not yet
yet been investigated.
- (4) SVO (Alex) has expressed fears
about public safety now that
there is vehicle access to Obelisk.
feels road should have locked
gate on it.

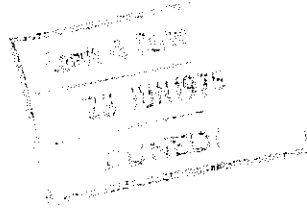
Discuss with SRR. This will
need careful handling
D 24/6/77

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file: P.264 Vol 4 204

FILES: S/201/9
P.264

DUNEDIN.

20 June 1975



C.C.I.,
OFFICE.

REMOVAL OF QUARTZ CRUSHING BATTERY FROM CROWN LAND

Further to my report of 4 June 1975 - files as above.

On 11 June 1975 I met Mr. John McCambridge, 93 Centennial Avenue, Alexandra who is the lessee of P.264. I put to him the legal Crown ownership of the battery, which he did not contest. He stated that the Alexandra District Historical Association Incorporated approached him some two years ago for permission to remove the battery. He stated that he indicated to the Association that the legal position was uncertain however he had no real objection to its removal.

On 10 June 1975 I approached Mr. Gordon Symes of Fruitlands. One of the matters discussed was the removal of Whites Battery. Mr. Symes recalled that he was the last person to mine Whites Reef, operations ceasing about 1945. The Quartz crushing machinery consisted of a 5-stamp battery, powered by a low-pressure water turbine. The turbine was sold by Mr. Symes some years ago, however the rest of the machinery was abandoned at the site of operations and was complete until its removal.

Mr. Symes said that he was approached by Mr. Scott Carline, President of the Historical Association prior to the battery removal. Mr. Symes was obviously under the impression that the abandoned equipment was his property. However, Mr. Carline stated to him to the effect that it was Government property and that the Historical Association had permission to remove it. ~~Mr.~~ Symes expressed his opposition to the removal at that time however both he and Mrs. Symes expressed to me their strongest opposition to the removal, Mrs. Symes describing it as "thievery".

On 12 June 1975 I met Mr. Scott Carline to discuss the matter. I put to him the following points:-

1. Crown ownership of the battery.
2. Unauthorised bulldozing of access road into the battery site.
3. Destruction of the battery site by removal operations.

He narrated that approximately 4-5 years ago his Association wrote to this Department for permission to remove the battery from the Serpentine workings on Pastoral Lease P.15. He stated that no reply was received.

As a result of this set-back his Association became interested in the alternative of Whites battery which was more accessible for removal. Mr. Carline stated that approximately 1 year ago Mr. McCambridge was approached for permission which was obtained. He stated that Mr. Symes also expressed no objection. He implied that they could see no point in applying to this Department for permission again.

A/C C. L. *[Handwritten signature]*

Transmitted by Mr.

Also given to Mr. [unclear]

At Mr. Carline's request a year ago the Vincent County Council bulldozed an access track to the battery from Symes Road. At the time of the battery removal approximately 10 weeks ago a local contractor donated the use of a front end loader to excavate the site, as earth movement over a number of years had partially buried the battery.

Mr. Carline freely admitted removal of the battery and at no stage during this meeting did he contest the Crown ownership of the battery, however, he went to some lengths to convince me of the merits of what his Association is trying to achieve as opposed to the Goldfields Park concept: "Who would go to the trouble of seeing the battery on its original site anyhow when thousands would see it outside the Museum."

Mr. Carline stated that the heavy battery machinery is now securely stored on private property in Alexandra and the small pieces of associated equipment are stored in the Museum Building.

I instructed him to continue securely housing the equipment and to take no further action towards its erection outside the Museum. We arranged a further meeting for the 15 June at which Mr. Carline would endeavour to produce a copy of the letter from his Association to this Department about the Serpentine battery.

At the meeting on 15 June Mr. George Elder, a Committee member of the Association was also present. Mr. Carline stated that he could not locate a copy of the letter but supplied dates from Committee Minute Books. From a meeting on 10 May 1972 he stated that a letter to Lands and Survey had been sent and by 15 March 1973 no reply had been received. This differs greatly from the attached copies of correspondence from our File 8/201/9 (to C.C.L. on 23.2.73 and reply of 2.3.73). Mr. Carline even suggested that this Department would not have this correspondence on file anyhow. This statement was quickly corrected by Mr. Elder.

I feel that their approach during this meeting was counter-productive to the opportunity I was giving them to satisfactorily explain their actions. Mr. Carline stated to the effect that Lands and Survey had been negligent in informing them of the legal position of abandoned mining equipment and on the Goldfields concept in general. He claimed that no effort had been made to inform them of the situation. Apparently the copy of P.H.C. Lucas' paper enclosed with the letter of reply of 2.3.73 and my personal approach to Mrs. Carline on 25.2.75 at which I left a copy of Lucas's paper were all in vain.

While claiming ignorance of the Goldfields Park concept they attempted to down-grade the Park concept as opposed to their own project. This aspect reflected the general tone of this meeting.

Mr. Carline stated at this meeting that the access road to the battery site was constructed by the contractor engaged on the N.E.B.C. road. This information illustrates the inconsistencies arising from these two meetings.

Immediately prior to this second meeting with the Association I located the battery in storage in a Builder's yard in Ngapara Street, Alexandra. This was achieved from information volunteered by another party. My informant told me that this yard belonged to John Symons, a local builder and presumably a member of the Historical Association. A shed in this yard had "E. J. Cumming, Builder" painted on one side. The yard is unfenced and in my opinion is far from being secure. I noted the equipment on the site and photographically recorded it. Overall the equipment is in good repair and quite suitable for restoration work.

Conclusions:

1. The wilful removal of this battery if left uncorrected, places in jeopardy the objectives of the Otago Goldfields Historic Park.

During my investigations throughout Otago I have become aware that a large number of individuals and organisations would very much like to remove Crown mining equipment for a variety of motives. These motives range from personal monetary gain to the split motive of some local historical interests of both preserving this equipment and providing a ~~the~~ visitor attraction for their respective communities.

2. Firm action in this case is required to demonstrate both our ability to take action and our compulsion to do so. If such action is not taken, the Goldfields Park concept is negated.
3. I consider that the wider issue at stake considerably outweighs any beneficial co-operation from members of this Historical Association which may be forthcoming if no action is taken. There is considerable local opinion opposed to the Association's actions in this instance.
4. The erection of the battery beside the Association's water wheel outside the Museum will still require further equipment to complete the display.
5. White's Reef is a compact and interesting area which, with restoration of the battery site and ~~the~~ erection of the battery on or near this site, would have much of interest to the visitor. The line of the Reef can be traced by extensive open-cast workings and several rock hut remains are in the vicinity. One of these, Andrew Mitchell's cottage is still roofed: the craftsmanship of the rock walls is similar to that of John Mitchell's cottage, also known as Symes Cottage, at Fruitlands (photos available).
6. There is every possibility that the equipment, if repossessed by the Crown, should be re-located near its original site. It is not likely at this stage that we would require the equipment to be shifted to another district.
7. There is local interest in the public having use of Symes Road which has been upgraded for the F.E.B.C. installation at Hyde Rock.

In conjunction with a locally promoted Scenic Reserve along the crest of the Old Man Range, a small historic Reserve in the Whites Reef area at the 5,000 ft elevation would naturally complement an amenity of considerable local significance.

RECOMMENDATIONS:

1. That the legal procedure for initiating a prosecution for this offence be immediately determined and initiated.
2. That if the procedure under recommendation '1' is obscure then initiate action through Police Department.
3. Whatever course of action is initiated, urgency of action is imperative.

*I endorse the
recommendation
B. J. Mason*

B. J. Mason
B. J. Mason
RESERVE RANGER.

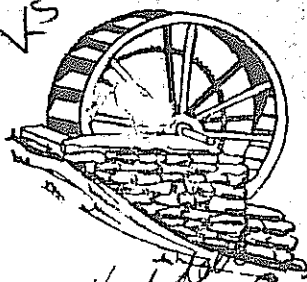
*B. L. L.
I wish to discuss this matter with you*

Mrs S Belton
Hon Secy
32 Royal Terrace
Alexandra.

as at 30/6/73

8/201

H66



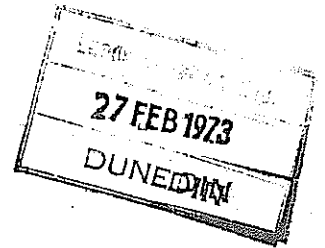
Alexandra District Historical Association (Inc.) 124

Alexandra, Central Otago, N.Z.

23 Feb. 1973

W.P. Keenan
c/o R.D.
Alexandra

Commissioner of Crown Lands
Dunedin



Dear Sir

On a recent T.V. programme I was interested to hear a pronouncement that all abandoned mining gear became the property of the Commissioner of Crown Lands after two months?

The Alexandra District Historical Association have claimed the right to remove some mining equipment from Long Gully (running into the upper Manuherua Dam) by permission of the owner Mr Greer of Patearoa. The removal of this equipment for historical purposes depends on road conditions and other factors so I would be pleased to hear from you that this one year old deal will be valid until such time as we are able to retrieve some

Yours faithfully
W.P. Keenan



... THE OFFICIAL RECORD OF LICENCE THE AREA IS SITUATED.

E. J. Davies
Commissioner of Crown Lands
per:

W. P. Keenan Sec XII

MLA:KI

125

B/201/91 P.35

Miller

70650

634

DUNEDIN.

2 March 1975

Mr. W. F. Keddell,
Secretary,
Alexandra District Historical Association Inc.,
Box 3 R.D.,
ALEXANDRIA.

Dear Mr. Keddell,

ABANDONED MINING EQUIPMENT

I acknowledge your letter of 23 February.

Abandoned mining equipment does, I understand, become the property of the Crown, but not of the Commissioner of Crown Lands. This Department is, however, interested in establishing an Otago Goldfields National Historic Park and we are on the look out for suitable areas for inclusion. The Long Gully area could well be suitable and I am arranging for an early inspection. If it is not suitable from our point of view, I will endeavour to ascertain for you how to go about getting authority to remove the equipment.

...

In the meantime I enclose copy of a paper relating to the establishment of a Goldfields Park and would hope that your association might be able to co-operate with the Department.

The Assistant Commissioner would be pleased to discuss the matter with you at any time.

Yours faithfully,

Handwritten signatures and initials:
16.3.73
C. J. H. [unclear]

M. J. Davies
Commissioner of Crown Lands

per: [Signature]

Encls.
COPY TO:
S. F. O.,
ALEXANDRIA.

Please inspect urgently and report on the nature and condition of the equipment and whether, having regard to all factors, the area is suitable for inclusion in the proposed Park.

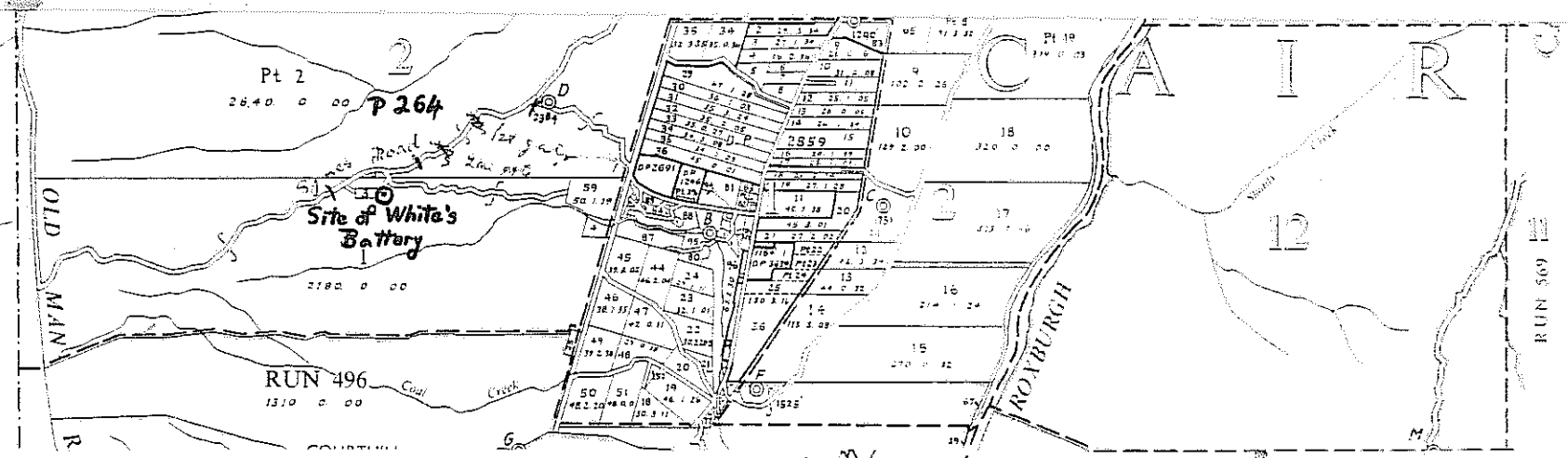
Mr. Keddell refers to an area called Long Gully running into the Upper Manorburn Dam leased by Mr. Greer, Patearoa. I presume he refers to B. C. Greer and this being so the leases are P.15 covering Run 261V Manorside and Longship S.D.'s containing 2185 acres; L.P.45 covering part Section 15 Blk XIII Maniototo S.D. containing 199 acres and P. 46 comprising Section 14 Blk XIII Maniototo S.D. also M.655 comprising Pt Tailing Reserve Maniototo S.D. and covering 255-2-12 perches.

Please indicate on your report on which lease or licence the area is situated.

M. J. Davies
Commissioner of Crown Lands

per: [Signature]






Handwritten note:
Wan Sec 22 Sec XII

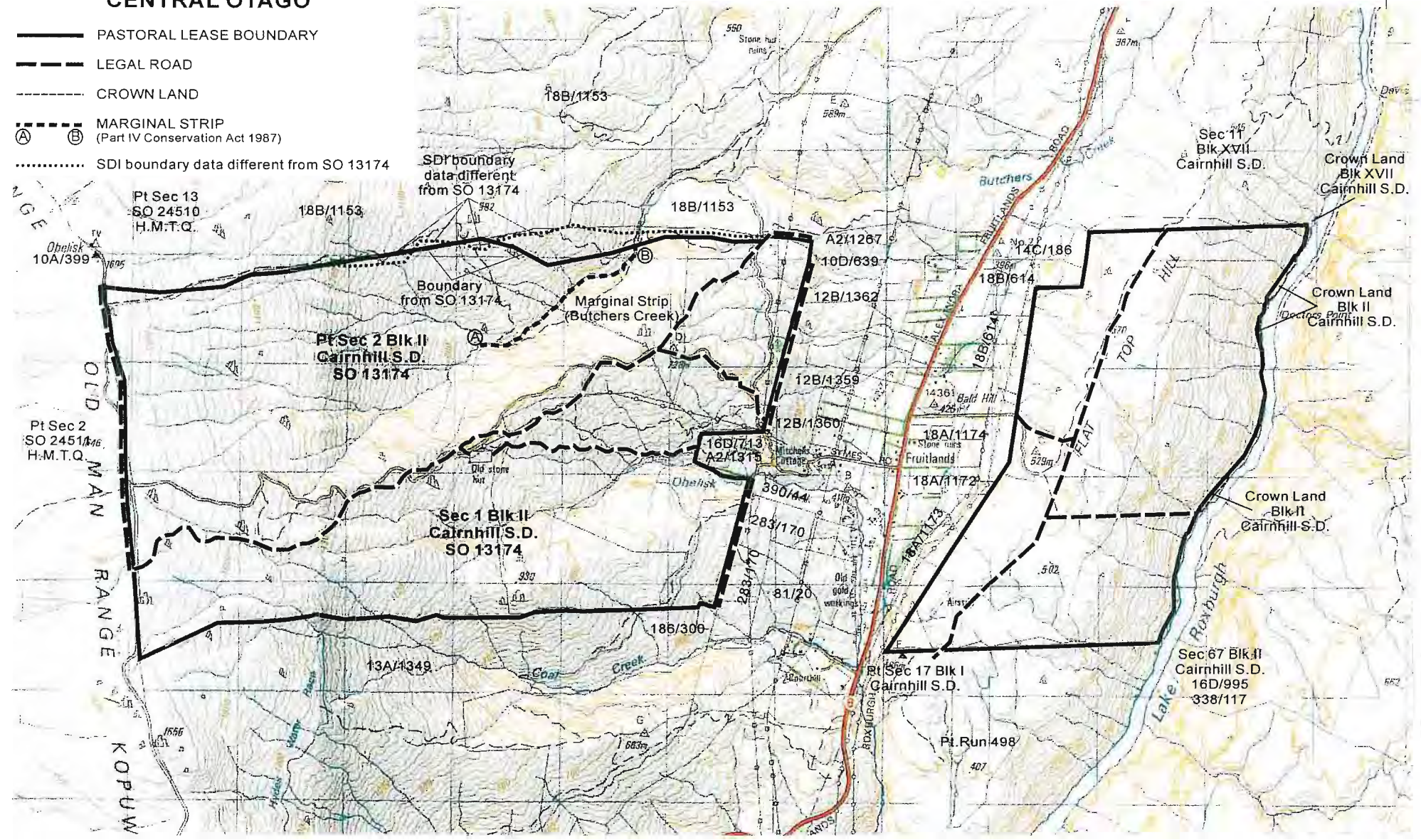


A/C 1-1-44

27.50 CHAINS

OBELISK ALEXANDRA - FRUITLANDS ROAD CENTRAL OTAGO

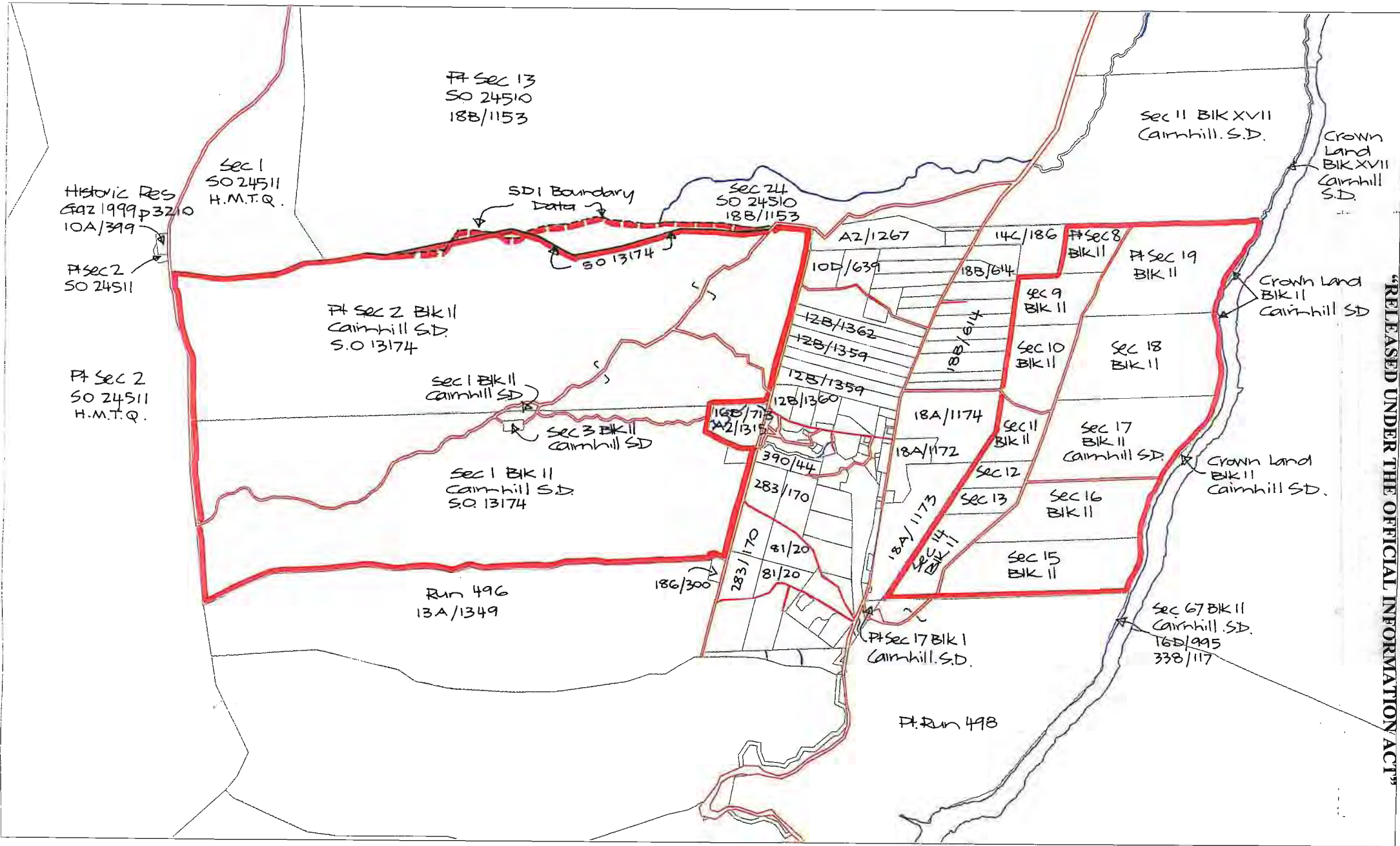
-  PASTORAL LEASE BOUNDARY
-  LEGAL ROAD
-  CROWN LAND
-  MARGINAL STRIP
(Part IV Conservation Act 1987)
-  SDI boundary data different from SO 13174



Scale - 1:50,000
Part Sheet NZMS 260 Sheet G42 Alexandra

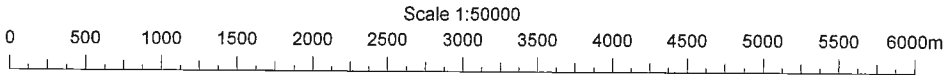
John McMecking
DTZ Mapping Dunedin
03 479 2233
29.01.2002

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"



"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

G42 Alexandra



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file: P264 Vol 5



OFFICE OF CROWN LANDS

Your Reference:

KNIGHT FRANK
ALEXANDRA

Our Reference: 5200-D14-O02

27 OCT 1995

RECEIVED

Charles Fergusson Building
Bowen Street
Private Box 170
Wellington
New Zealand
Phone: 0-4-473 5022
Fax: 0-4-472 2244

25 October, 1995

N M Sanders
A C Sanders and Sons
The Obelisk
Fruitlands
No 4 R D
ALEXANDRA

Dear Mr Sanders

I have received your request for my consent to various activities on your pastoral lease.

As is customary I have referred your request to my agent Knight Frank (NZ) Ltd for their field report and recommendation.

Yours sincerely

L E Porter
for Commissioner of Crown Lands

cc The Manager
Knight Frank (NZ) Ltd
Box 27
ALEXANDRA

Please let us have your advice for the attached request from Mr Sanders.

L E Porter
for Commissioner of Crown Lands

KNIGHT FRANK
ALEXANDRA

24 OCT 1995

RECEIVED

THE OBELISK

"Fruitlands", No 4 R.D., Alexandra.
Telephone 03-4492067

5 October 1995

Commissioner of Crown Lands
Private Box 170
Wellington.

ACTION BY: Scott
JOB No: 8151
COMPLETION: 24/11/95

Dear Mr Brown,

I wish to apply for permission to construct small stock water dams over several blocks of the property, (Land-corp map Block's number 1 to 12). The harder than usual draught for the District this past Summer and Autumn of 1995 has shown the need for these facilities to provide stock with adequate drinking water. I would consider between 4 - 6 small water holes per block as being essential.

Also, I would like to use a Digger to clean the bottom of some gullies to put the catchment seepage back into it's true course to stop unnecessary bogging.

This draught has also shown the need to continue the development of this property and to expand the areas that have been improved. I therefore apply for consent to extend development of this property to encompass all areas contained in the lease.

The development would comprise of enhancement with fertiliser to the soil and introducing seeds by means of ariel over-sowing and direct drilling into the soil to compliment existing vegetation.

I would also like to help in the conservation of one of our most precious resources - air purity, by planting a landscape beautification selective milled forestry block. Trees are a conservation tool in the reduction of Carbon Dioxide (CO2) and the green house effect, as well as providing the property and district with a future economic return.

The woodlot would consist of predominately Douglas Fir with trial plantings of Beech.

In summary, I am applying for consent to;

- Construct small dams for stock drinking water.
- Use a Digger to reconvert gully seepage back to it's original course.
- Fertilise and seed the entire Property.
- Plant a Woodlot.

Yours faithfully,

Neil M Sanders

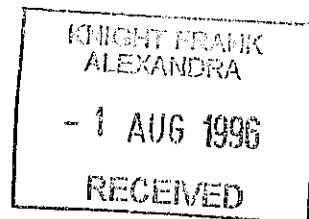
Neil M Sanders
A C Sanders & Sons



Department of Conservation
Te Papa Atawhai

Our ref: P264

31 July 1996



The Manager
Knight Frank Ltd
Box 27
ALEXANDRA

ATTENTION Geoff Heward

Dear Sir

DISCRETIONARY CONSENT APPLICATION - OBELISK STATION

I enclose a copy of the DOC, Alexandra Field Centre comments on the application dated 2 July.

Additional comments are supplied as follows:

Key Conservation Features

Located on the property are two RAP's identified as part of the Old Man Ecological District PNAP survey.

i PT RAP OM 1/7

Includes all land on the property between 1200-1680 metres at the back boundary. This RAP extends over seven pastoral leases on the Old Man/Obelisk Ranges. On either side of Obelisk Station, relevant parts of this large RAP have been protected, eg, Earnsclough Station via tenure review and Obelisk Creek Station via PNAP implementation. The Obelisk Station portion of this RAP is a vital component of the RAP as it contains the well used and effectively virtually all weather legal public vehicle access to the summit ridge. The RAP on this property has the highest public use and appreciation of any part of the RAP and it represents the gateway to the proposed Kopuwai Conservation Park.

The extensive, intact snow tussock lands and cushion fields with discernable periglacial land form features, potentially could be modified from their natural state by the lessees proposals for oversowing, firebreak/access tracking.

Proposed tree planting will also affect these values by impinging on a natural high quality landscape as well as causing the potential seed source for a future wilding pine problem.

Otago Conservancy

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

Both oversowing and wilding pine problems could in the longer term result in a deterioration of water conservation characteristics.

ii RAP OM 2/3

This is a second priority RAP located in Butchers Creek. It is an altitudinal sequence including the transition from tall tussocklands to short tussocklands with montane scrub and shrublands. The lower part of the RAP is now too modified by pastoral farming activities to be of interest to DOC. This interest is now confined to that part of the RAP located immediately above the fork of the two main branches of Butchers Creek at 700 metres above sea level.

The proposed developments, ie, oversowing and tree planting and stock water dams have the potential to seriously reduce conservation values as well as affecting detrimentally the water conservation characteristics of the catchment.

I recommend that the Commissioner of Crown Lands decline to grant consent for these parts of the application that affect both RAP's on the grounds of detrimental effects on ecological and water conservation values.

Yours faithfully



Tony Perrett
Manager PNAP/Pastoral
for Regional Conservator

*already has consent for tree planting/feral pine clearing
in the area of the RAP*

