

Crown Pastoral Land Tenure Review

Lease name : THE BEECHES II

Lease number : PO 175

Due Diligence Report (including Status Report) - Part 2

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.

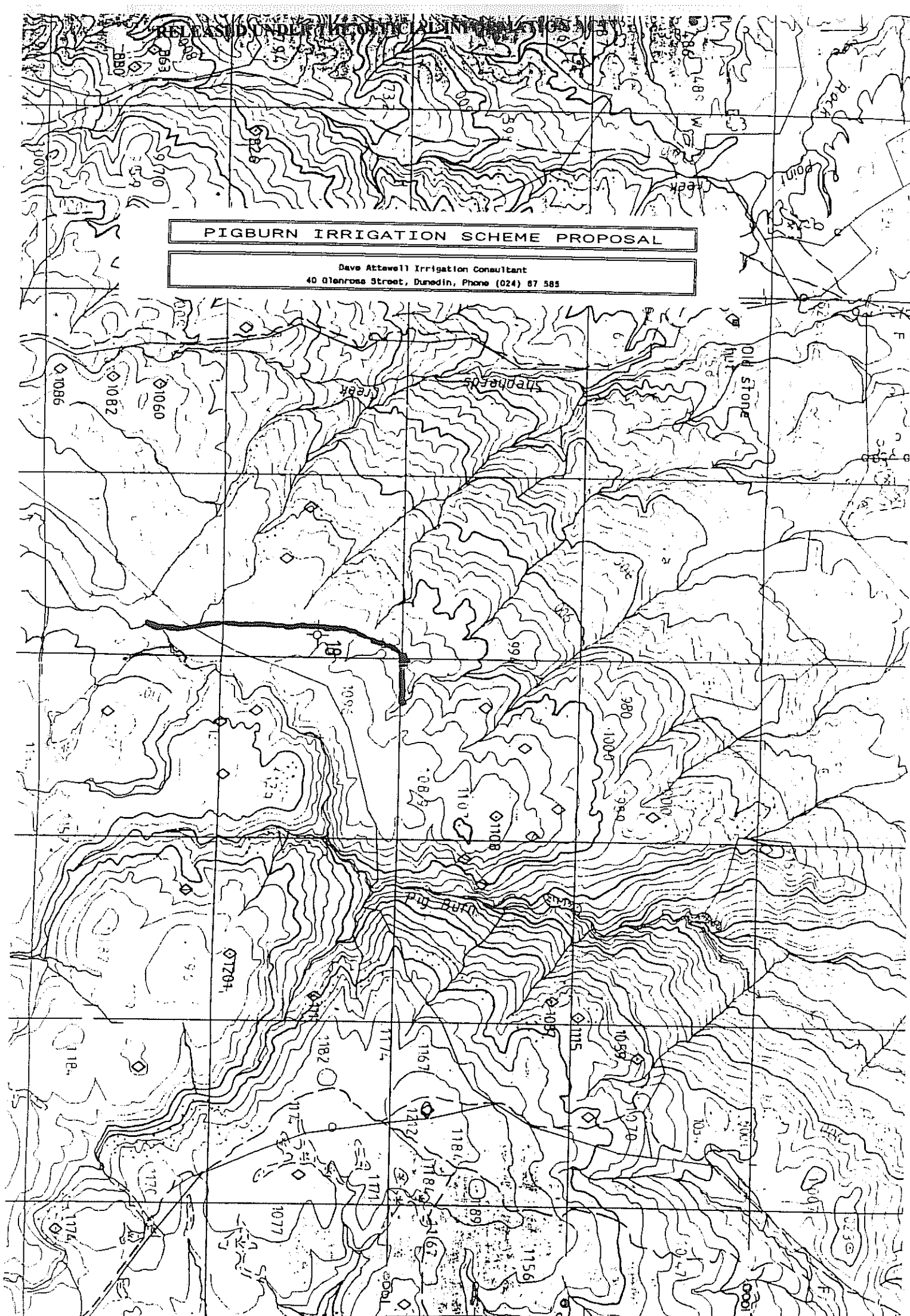
Part of the information relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness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

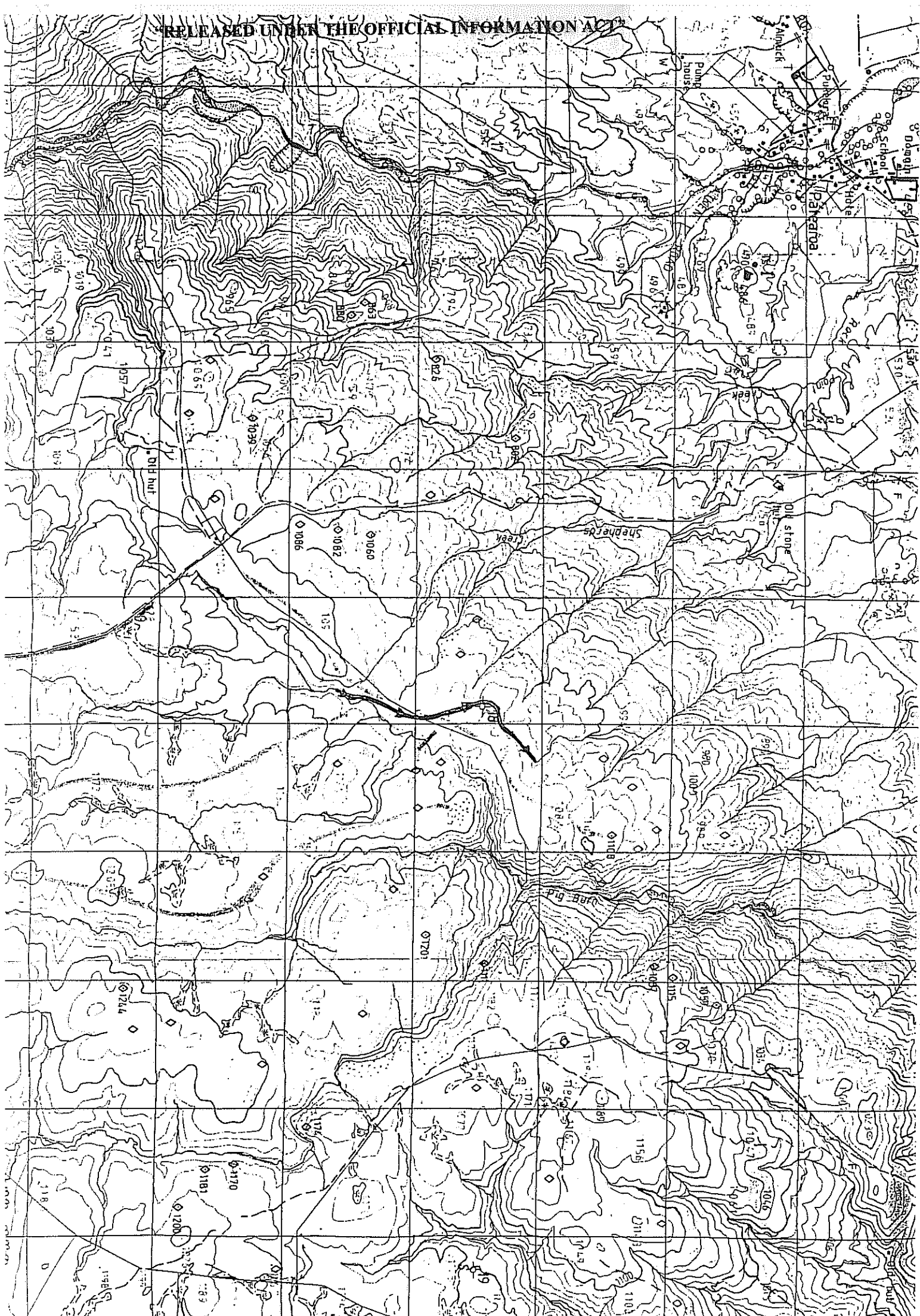
The report attached is released under the Official Information Act 1982.

July 09

PIGBURN IRRIGATION SCHEME PROPOSAL

Dave Attewell Irrigation Consultant
40 Glenross Street, Dunedin, Phone (024) 87 585



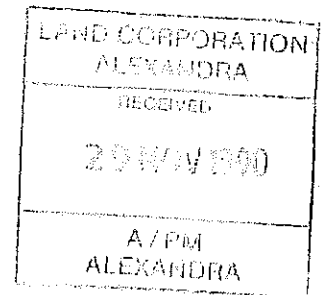


FRASER, MACDONALD, MARTIN & CO.
BARRISTERS AND SOLICITORS

ALLAN B. BROWN, LL.B.
PHILIP A. TONKIN, LL.B.

28th November 1990

Mr. Ken Taylor,
Landcorp Services,
4 Limerick Street,
ALEXANDRA



Dear Mr. Taylor,

re: D.M. & W.A. Macdonald

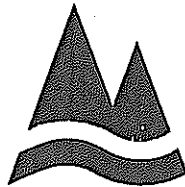
At the request of Mr. David Macdonald we enclose
herewith copy of the water right of Harpers Creek.

Yours faithfully,
FRASER, MACDONALD, MARTIN & CO.


A.B. Brown

Encl:

70 STAFFORD STREET
PRIVATE BAG
DUNEDIN
PHONE (024) 740-827
FAX (024) 790-015



OTAGO REGIONAL COUNCIL

RIGHT IN RESPECT OF NATURAL WATER

Pursuant to Section 21 (3) of the Water and Soil Conservation Act 1967, the Otago Regional Council hereby grants to:

Name: David Malcolm Macdonald and William Andrew Macdonald

Address: C/- Fraser Macdonald Martin & Co, P O Box 40, Ranfurly

the right to take 200,000 litres per hour from the Pigburn, to discharge the same into Harpers Creek, and to retake the same

for a term expiring on 1 April 2000

for the purpose of irrigation

Legal Description of Land at points of taking, discharge, and retaking: Run 204D and Section 2 Block VIII and Section 23 Block IV Upper Taieri Survey District. Map references S.145:802397, S.145:805414 and S.145:797446

This right is subject to the following Special Condition (s):

1. That his right shall not be exercised except during the period 1 April to 30 September, without the express consent of all the holders for the time being of current water-race licences in the Pigburn or of rights granted in substitution for expired water-race licences.
2. That this right shall not be exercised except when there is continuous surface flow in the Pigburn from Patearoa-Hamiltons Road to the Taieri River.
3. That this right shall be exercised in co-operation with the exercise of Rights Nos. 417, 627 and 2131.
4. That this right supersedes Right No. 427.
5. That Council reserves the right to appoint a water-allocation controller or committee for the Pigburn catchment or any part thereof, and to place this water right under his or its control.
6. That the terms and conditions of this right are subject to review within one year of Council's adoption of a management plan for the Taieri River.

Issued at Dunedin this 29th day of May 1990

B D Bang
General Manager

Any enquiries concerning this Water Right or the provisions of the Water and Soil Conservation Act 1967 should be made to the Office of the Council, 70 Stafford Street, Dunedin.

lkl Macdonald

Reply to: ALEXANDRA

Copied for purposes of CPL
tenure review due diligence from
file: P212 Vol 2/175

178

Landcorp
LAND CORPORATION LIMITED

Our Reference: P 212

Your Reference:

4 December 1990

The Field Centre Manager
Department of Conservation
P O Box 176
ALEXANDRA

Dear Mary

APPLICATION TO FORM A WATER RACE: BEECHES II

I refer to my letter of 17 May 1990 and our subsequent inspection.

As discussed with you this matter has again come to the fore. I inspected the latest proposal with David MacDonald, Tom Aitken, Cynthia Clark and Geoff Heward on 3 December. I attach a series of photos from this inspection and also our previous inspection. I also attach maps of the proposals. On 4 December the MacDonalds arranged further survey work and some test drilling the results of which are contained in this letter.

Three proposals have been looked at.

1. A water race formed on a benched platform 3 m wide with a length of approximately 1300m through the pastoral lease and 3 - 4 km through adjoining land before dropping into a creek and being picked up by an existing race lower down the mountain. This option would extract water from two points above the previously preferred site. One 240 metres up the main stream and the other 120 metres up a westerly branch. This option still meets the requirements of the water right.

A variation of this option was to put a siphon through the westerly branch. This siphon would need to be 50 m long and would have considerable impact. The water from the western stream would also be lost.

2. A dam at point E. This option is not favoured due to high cost and the impact of the lake which would be formed.
3. An alternative to option 1 is to dig a deep trench (Max 4m) from point H through points G, F and E. This would initially

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DUNEDIN
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2.

be 1.5 m wide and the race piped (in 300mm concrete pipes) through it then back filled with the topsoil and vegetation replaced. Some exploratory drilling has been undertaken on the main ridge and this has indicated that this is feasible. A trench would need to be blasted through the rock at point E and an experienced explosives user as said that this is feasible. The advantage of this option is that the distance up the creek is shortened. This option will be more costly.

I agree in general with the proposal. My personal preference is for option 3 subject to the following conditions:

1. That before work commences an accurate survey confirms that water extracted at point D (below the forks) can be conveyed to point I.
2. That the rce and bench not exceed 3m in width with batters not steeper than 1 in 2.
3. That the bench and batters be seeded in March with a suitable seed mix.
4. That the trench width not exceed 1.5 m at the top and that the topsoil be carefully saved and replaced on completion.

As the most appropriate machine for this work is to be sold out of the district in the near future your early response to this proposal would be appreciated.

Yours faithfully

K R Taylor
Managing Consultant

cc. Manager PNA/Pastoral
Department of Conservation
P O Box 5244
DUNEDIN

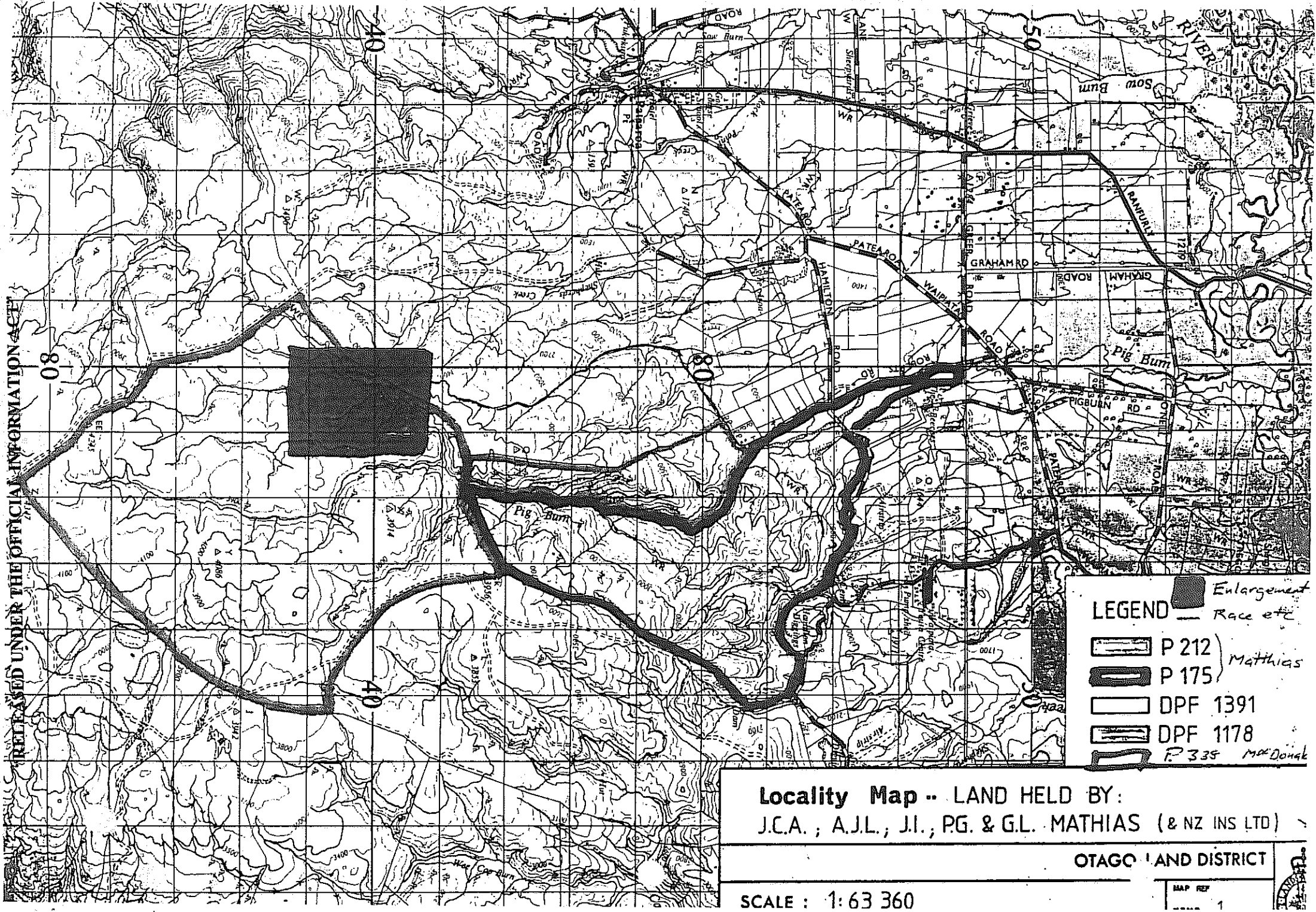
DESCRIPTION OF REFERENCE POINTS

- A Extraction point as surveyed by Hoods. 240 m above forks which are preferred extraction point. 4 metres above datum (H).
- B Point on upstream side of forks. 200 m from A. 3.8 m above datum.
- C Crossing over west branch. 90 m from B. 3.7 m above datum.
- D Preferred extraction point at forks. 0.85 m above datum. Current survey (Point D1) is 3 m above this. D1 is 50 m from B and 120 m from C.
- E Dam Rock. This is the site of one alternative which was to dam the creek with a 5 m high dam. Point E is 3.1 m above datum and 600 m from point D.
- F 2nd Rock. This is 70 m from Point E and 3 m above datum.
- G Ridge Top. This is 4.75 m above datum.
- H Saddle. This point represents datum and is 120 metres from point F.
- I Boundary Fence. At this point the race leaves pastoral lease land.

Total distance option 1 (ABCDEFHI) is 1300 metres.

Total distance option 2 (DEFGHI) is 880 metres.

RELEASED UNDER THE OFFICIAL INFORMATION ACT



- LEGEND
- Enlargement
 - Race etc
 - P 212
 - P 175
 - DPF 1391
 - DPF 1178
 - P 335
- Mathias
- MacDonagh

Locality Map -- LAND HELD BY:
J.C.A. ; A.J.L. ; J.I. ; P.G. & G.L. MATHIAS (& NZ INS LTD)

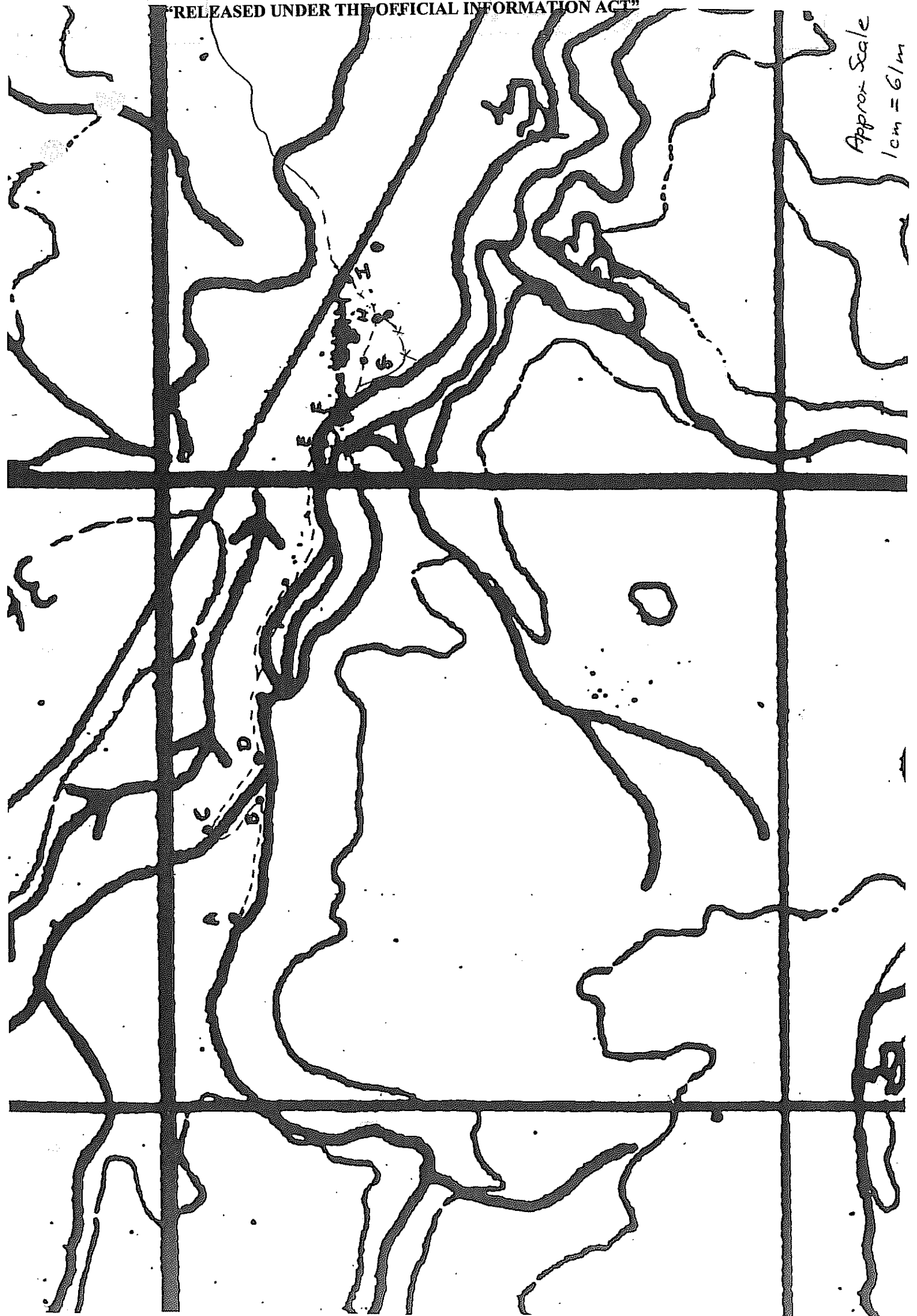
OTAGO LAND DISTRICT

SCALE : 1:63 360

MAP REF

1

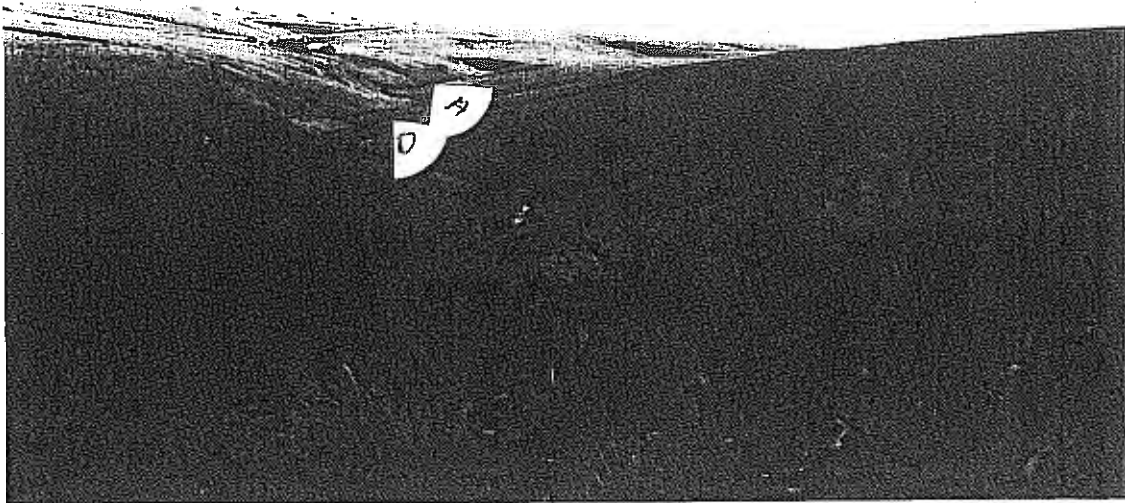
Approx Scale
1 cm = 6 km



Beeches II - Proposed Water Race

MacDonald / Aitken

①

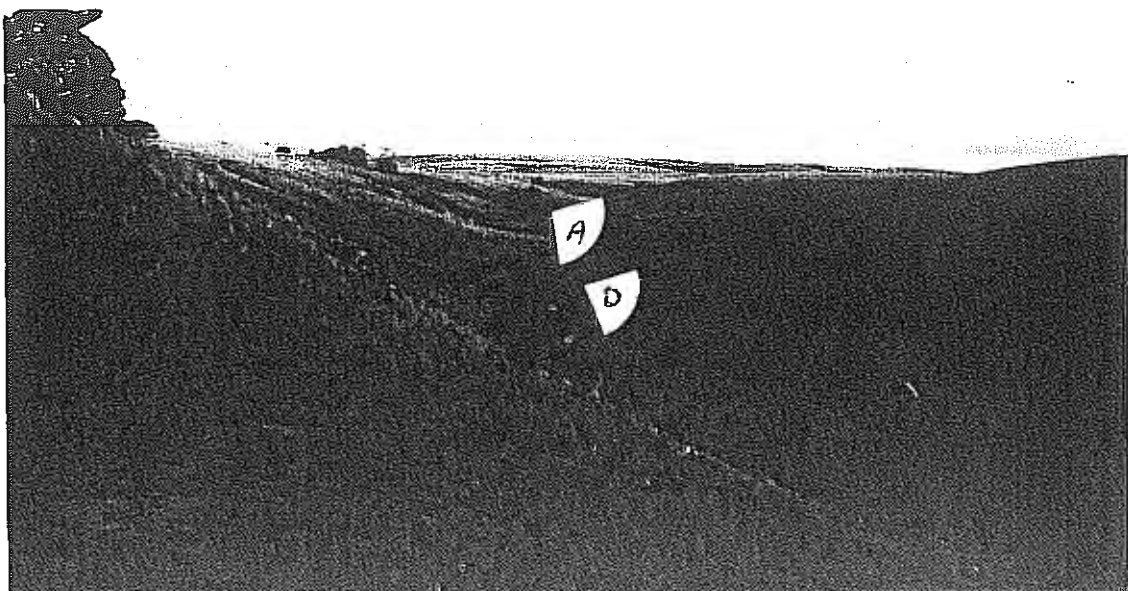


View South

A - Extraction Point as Surveyed

D - Extraction Point desired.

②



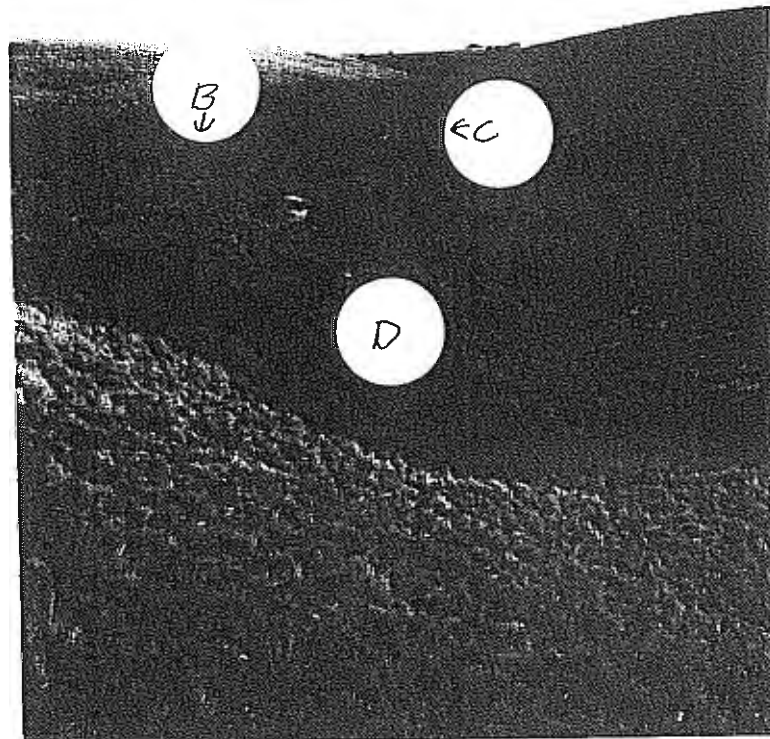
View South

③

B - Surveyed Race
Line

C - Crossing on
side stream

D - Preferred
extraction
point

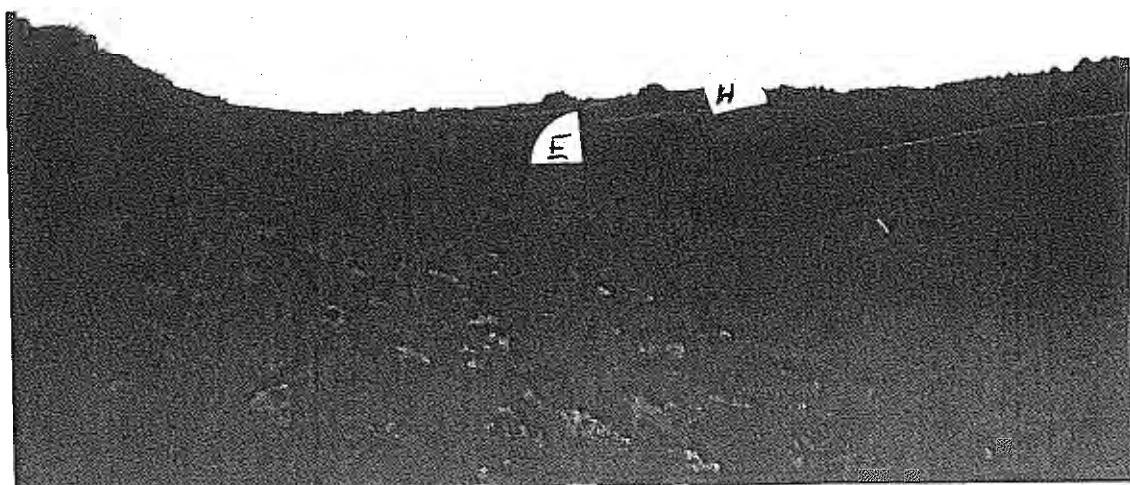


View South/West

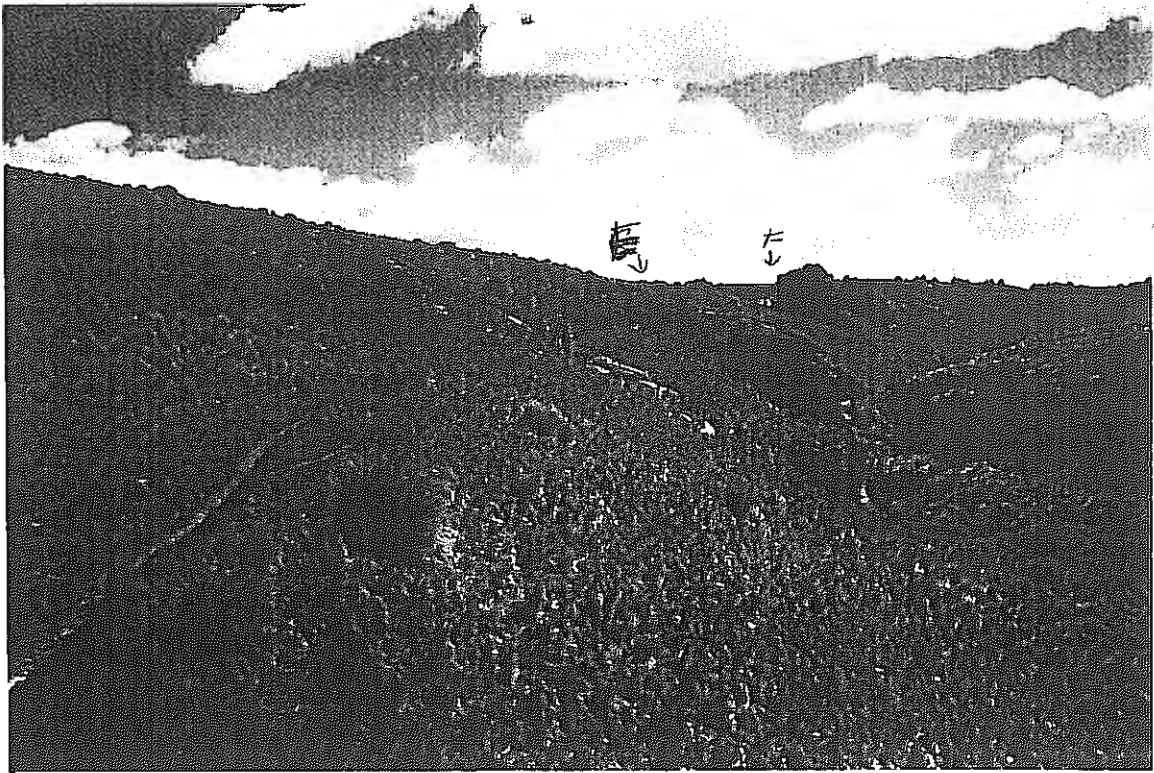
E - Dam Rock

H - Saddle

④



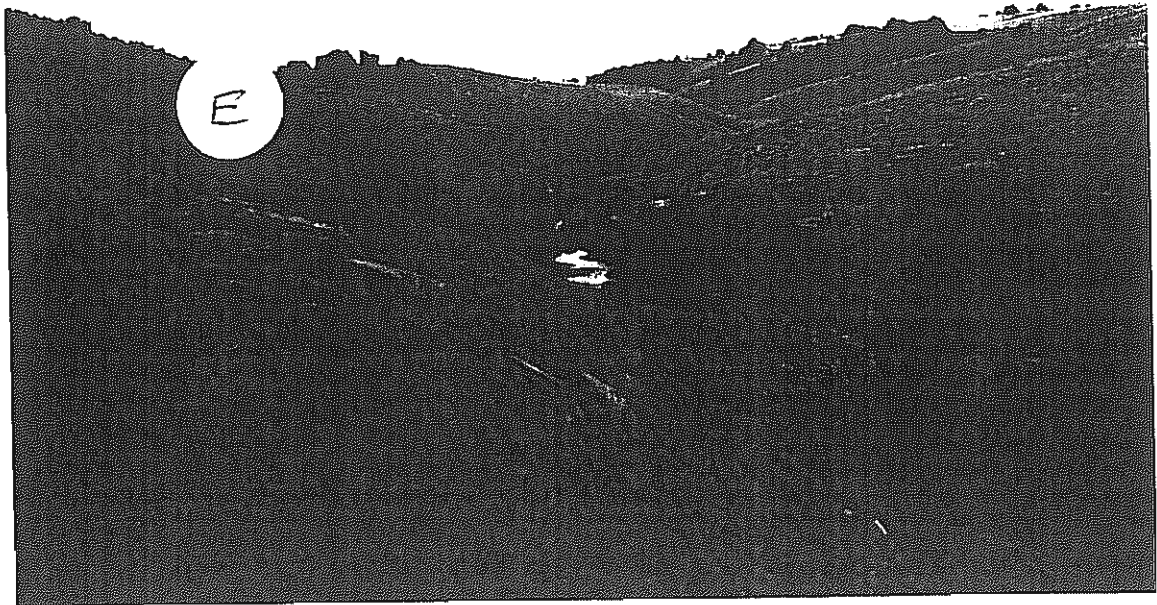
View North



VIEW
NNE

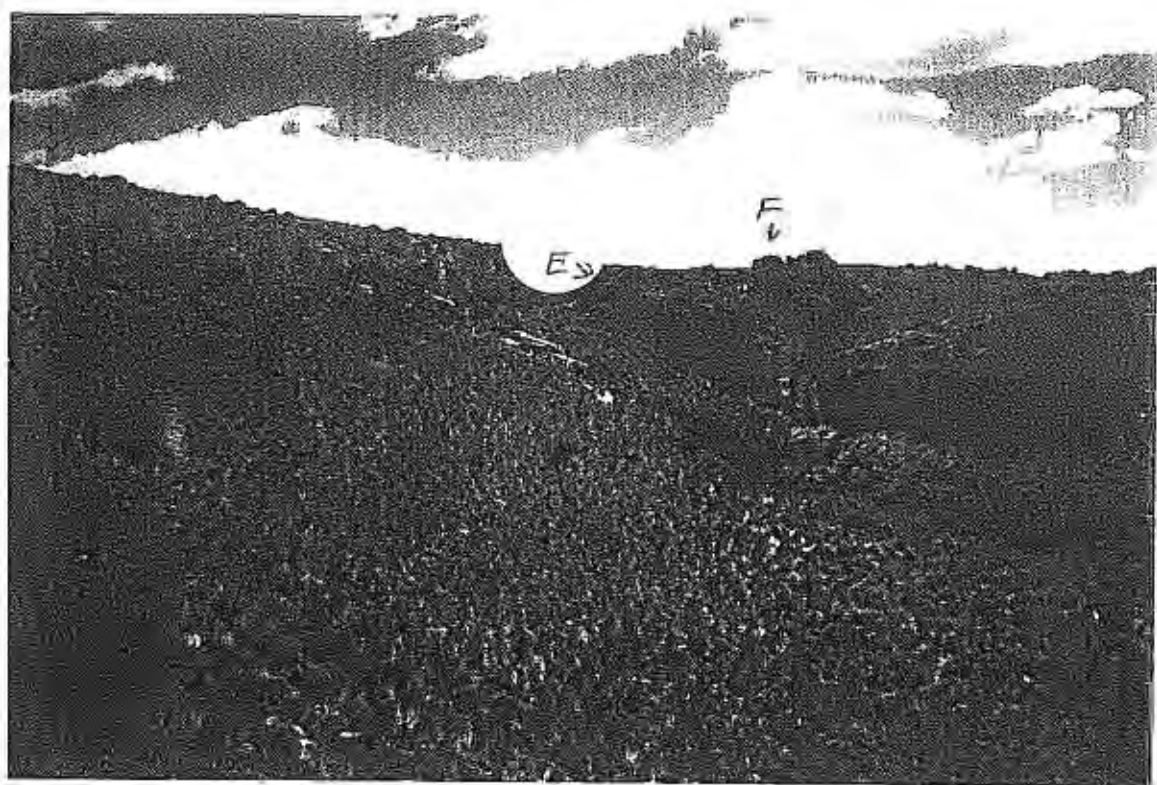
E - Dam Rock (Proposed Dam Site)
F - 2nd Rock

6



VIEW NE

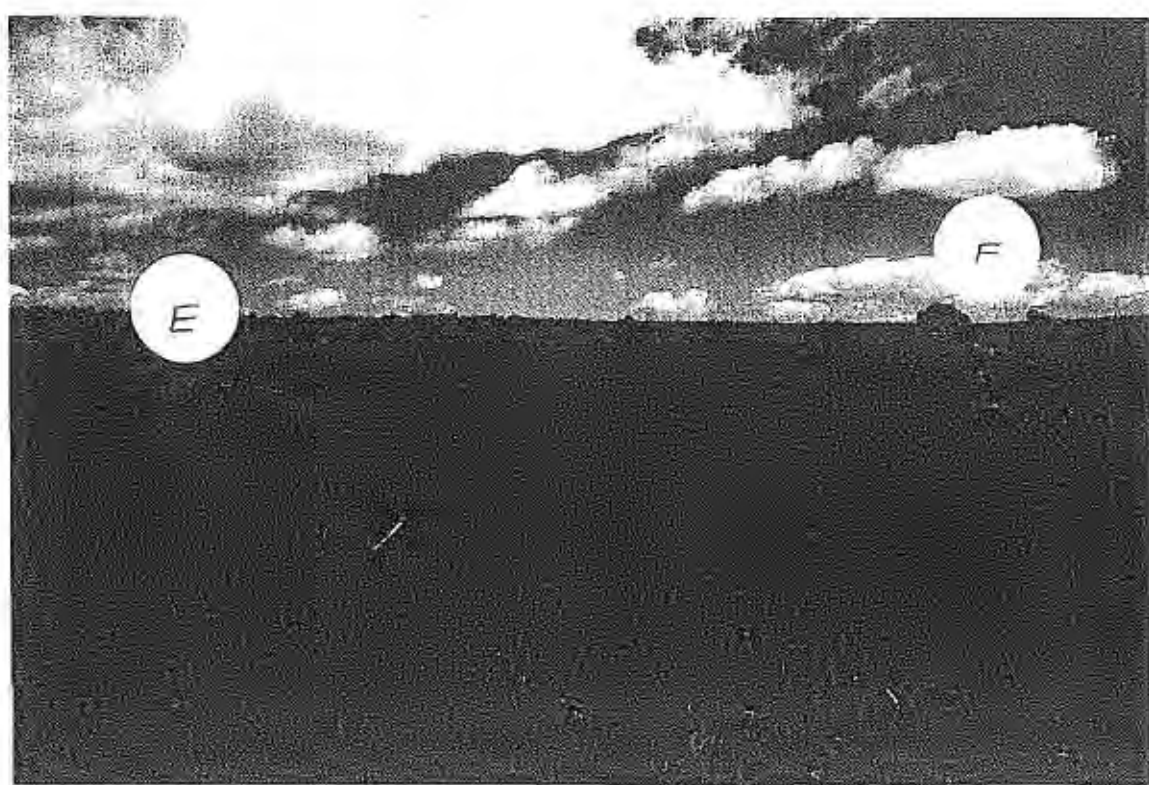
7



View NNE

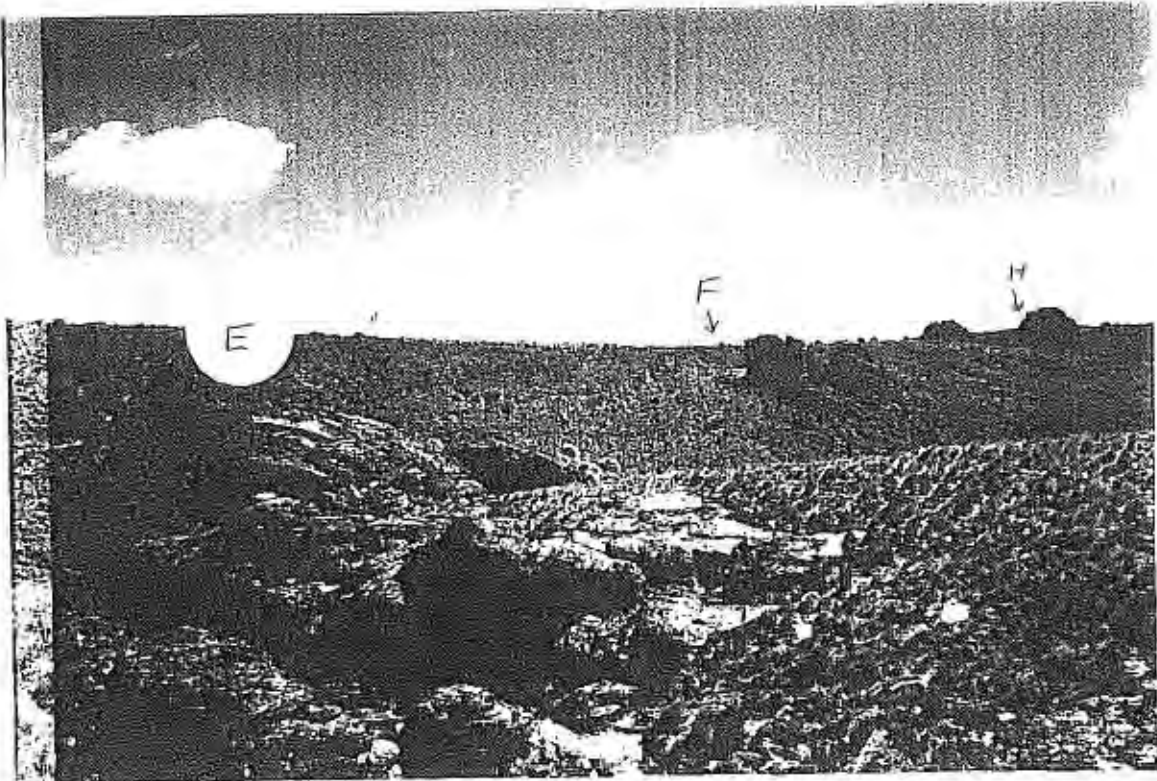
E - Dam Rock
F - 2nd Rock

8



View NNE

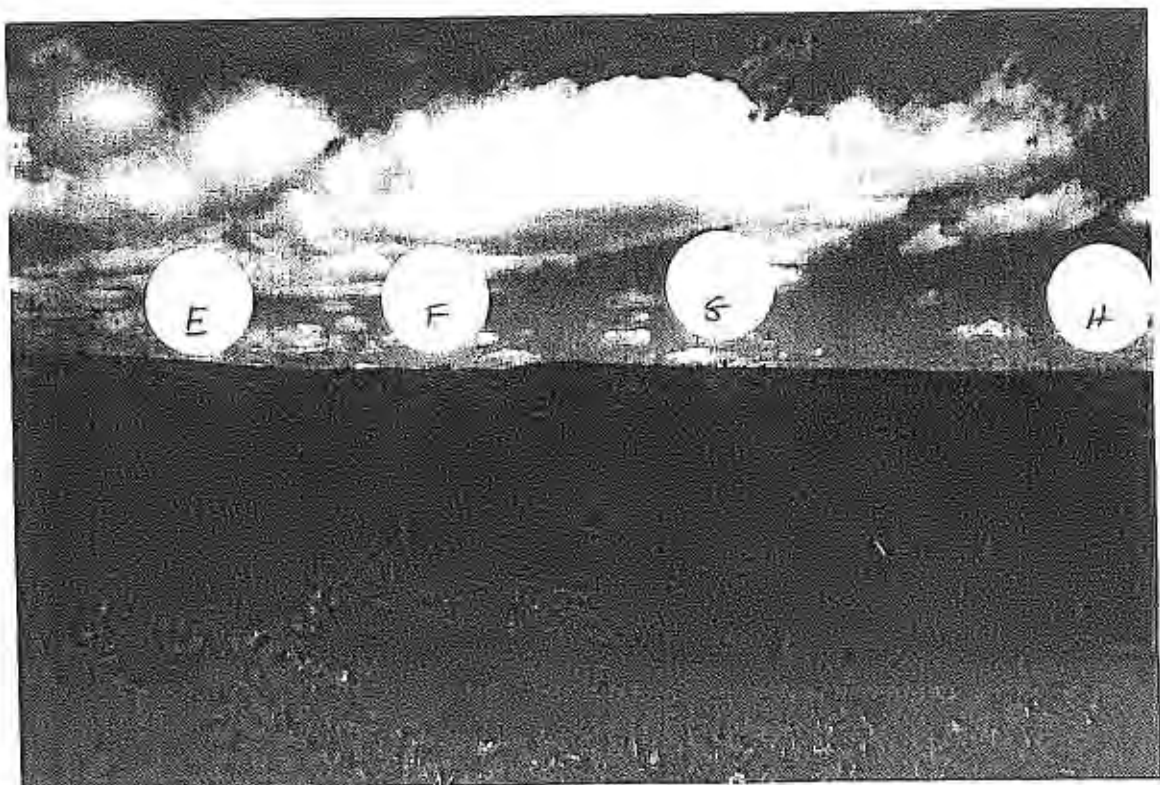
(9)



View NE

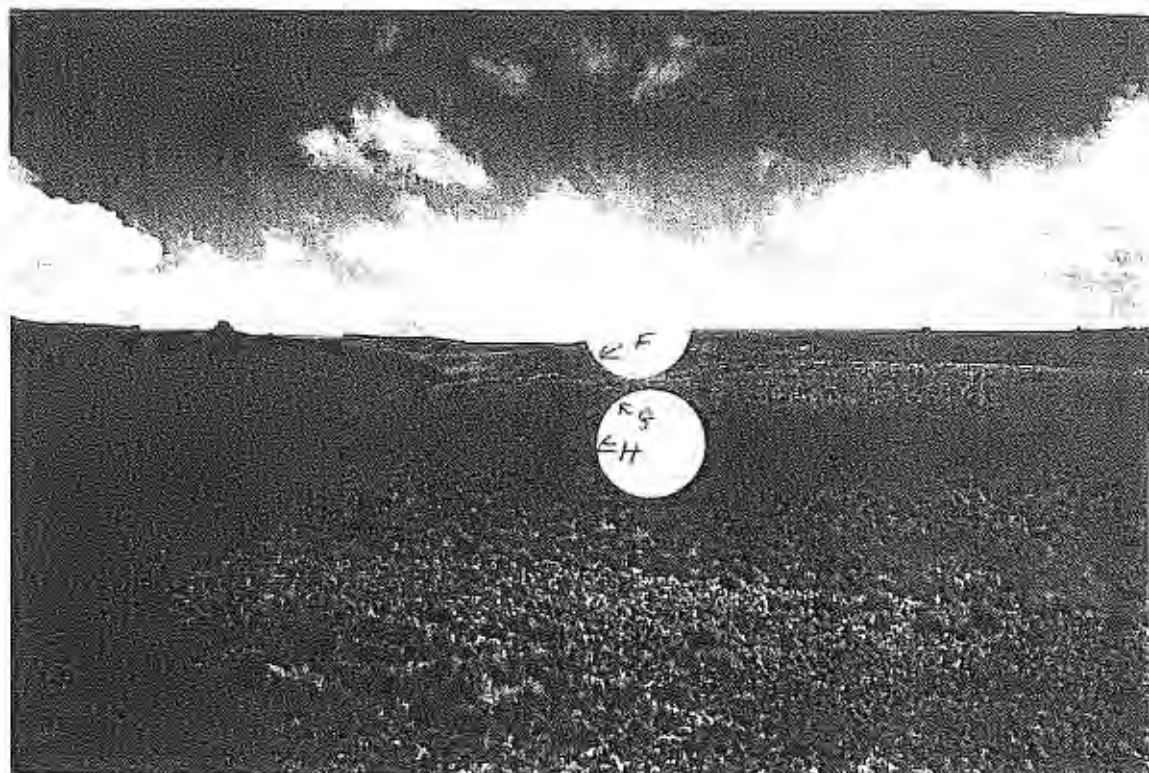
- E - Dam Rock
- F - 2nd Rock
- G - Ridge Top
- H - Saddle

(10)



View W

(1)



View
SW

D - Preferred Extraction Point

F - 2nd Rock

G - Ridge Top

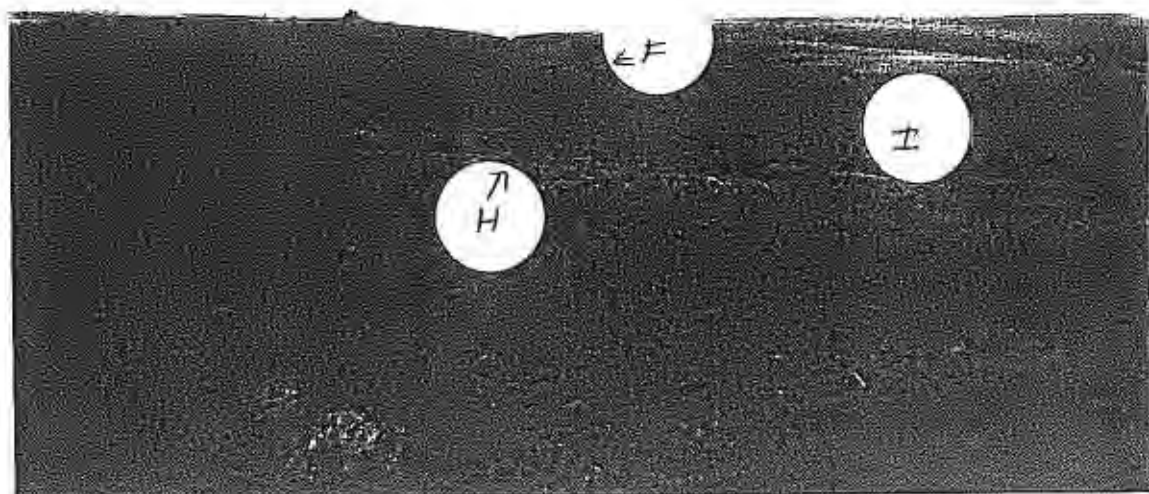
H - Saddle

I - Boundary Beeches II PL/Clark FH

(12)



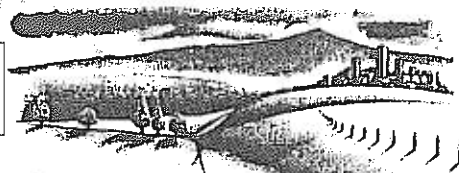
↓ D



View
SW

Reply to: **ALEXANDRA**

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tenure review due diligence from
file: P212 Vol 2/181



Landcorp
LAND CORPORATION LIMITED

Our Ref: P 212

20 December 1990

Mr Dave Macdonald
Waipiata
No 4 RD
RANFURLY

Dear Dave

APPROVAL FOR WATER RACE FORMATION, BEECHES II

I am pleased to inform you that your application to form a water race leading out of the true left bank of the Pig Burn on Beeches II has been approved.

This proposal entails the construction of an intake structure at point D on the attached map with the water being carried in a race to approximately point E where it will enter a 300 mm diameter concrete pipeline laid in a trench approximately 4 metres deep through to point H from where an open water race will be constructed to point I on the Beeches II boundary. This work has been approved subject to the following conditions:

1. That before work commences an accurate survey confirms that water extracted at point D (below the forks) can be conveyed to point I.
2. That the race and bench not exceed 3m in width with batters not steeper than 1 in 2.
3. That the bench and batters be seeded in March with a suitable seed mix.
4. That the trench width not exceed 1.5m at the top and that the topsoil be carefully saved and replaced on completion.
5. That the tussocks and inter tussock vegetation be placed to the side with adequate soil (approx 30cm) and replaced following excavation.

Advice is to be sought from Mary Wallace (D.O.C) Alexandra regarding this transplanting procedure.

INCORPORATING LANDCORP INVESTMENTS LIMITED & LANDCORP MANAGEMENT SERVICES LIMITED

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Invercargill
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Fax (021) 88-628

-2-

6. That surplus material is disposed of in a tidy manner. (Either removed from the mountain or placed in suitable location and revegetated with native material).
7. That Landcorp, Alexandra be notified of the date work is to commence to allow oversight of the operations.

A set of photographs and location maps have been included with this letter.

If you have any queries please do not hesitate to contact me at Landcorp office, ph: (03) 448-6935 or at home, ph: (03) 448-9535.

Yours faithfully

G W Heward

G W Heward
for Managing Consultant

-2-

cc. Mr T Aitken
Paerau
2 RD
RANFURLY

Mr P G Mathias
The Beeches
R D 4
RANFURLY

Mrs C Clark
Te Aroa
Patearoa
R D
RANFURLY

Dear Sirs/Madam

Please find attached a copy of the approval for water
race formation on Beeches pastoral lease.

Yours faithfully

Geoff Heward.

G W Heward
Consultant

20-12-90

cc Manager PNA/Pastoral
Department of Conservation
PO Box 5244
DUNEDIN

Dear Sir

Copy for your information.

Yours faithfully

EWA

Consultant

Field Centre Manager
Department of Conservation
PO Box 1130
DUNEDIN

ATTENTION:

Dear Sir

Copy for your information.

Yours faithfully

EWA

Consultant



CONSERVATION

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tenure review due diligence from
file: P.212 Vol 2/180

13 December 1990

Mr Ken Taylor
Land Corporation
PO Box 27
ALEXANDRA

RE: WATER-RACE - TRENCH APPLICATION BEECHES II.

This is further to our conversation of yesterday.

It is recommended that approval be given to the option of trenching from point H through points G, F and E. This will enable water extraction at point D. Approval to be subject to the following conditions.

- 1 Conditions 1-4 as outlined in your letter of 4 December 1990.
- 2 That the tussocks and intertussock vegetation be placed to the side with adequate soil (approx 30cm) and replaced following excavation. Instruction will need to be provided on this method to ensure survival. We will be happy to provide guidance on this aspect.
- 3 That surplus material is removed. It is considered that heaps of spoil which will end up to be heaps of weeds should not be left on the top of the range.
- 4 That the project be closely supervised.

Mary S. Wallace
Mary Wallace

Field Centre Manager
Alexandra

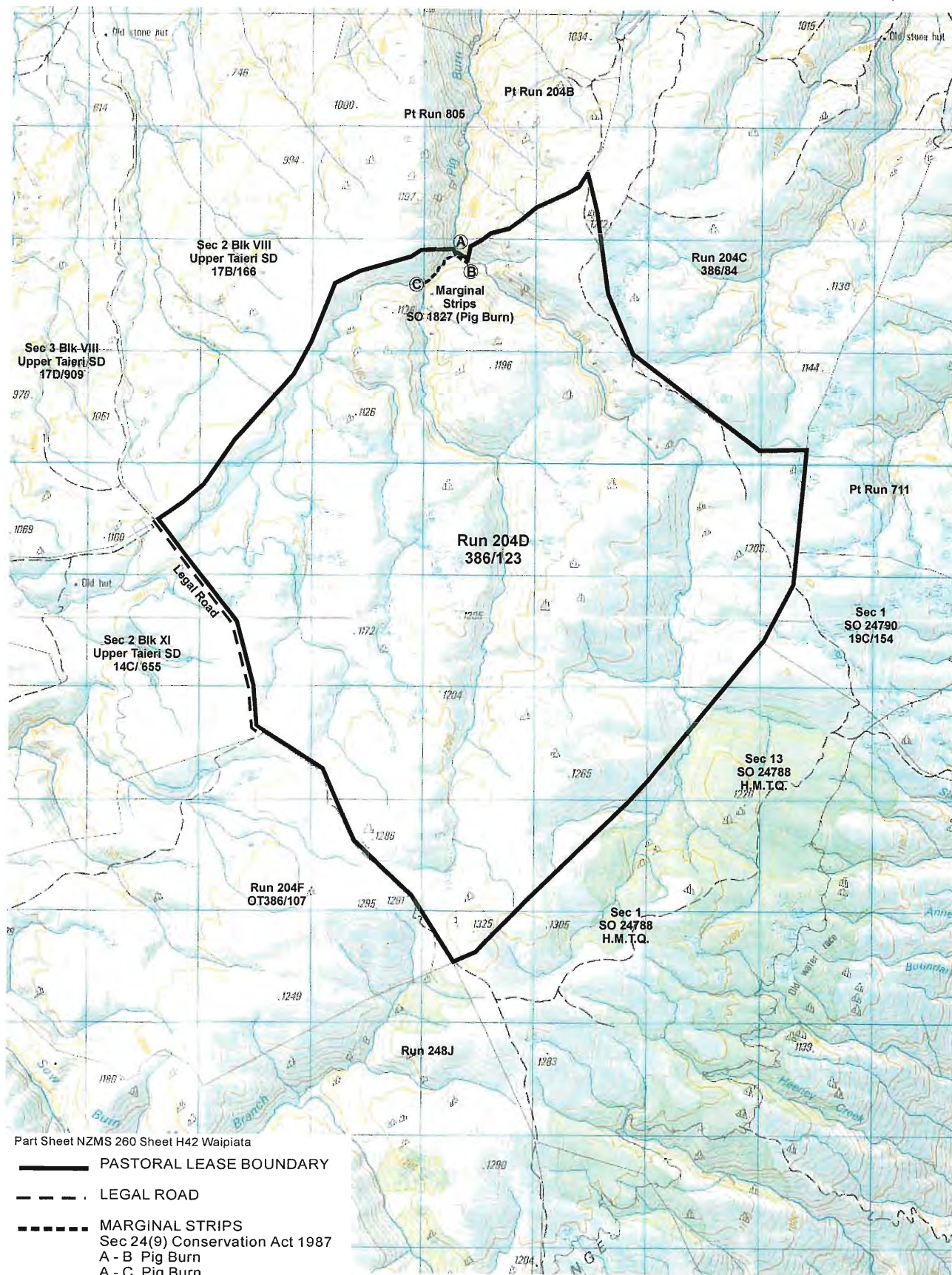
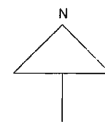
Geoff
Please write
Consent letter for
me to see Thursday.
We will attach a set
of photos with it.

DEPARTMENT OF CONSERVATION
Otago District, Alexandra Office, P.O. Box 176, Alexandra.
Sales and Information Centre, 45 Centennial Avenue,
Alexandra New Zealand.
Telephone (0294) 88-874.

*The letter without the
photos should also go
to Cynthia Clarke, Tom Atken and
Peter Matthews.*

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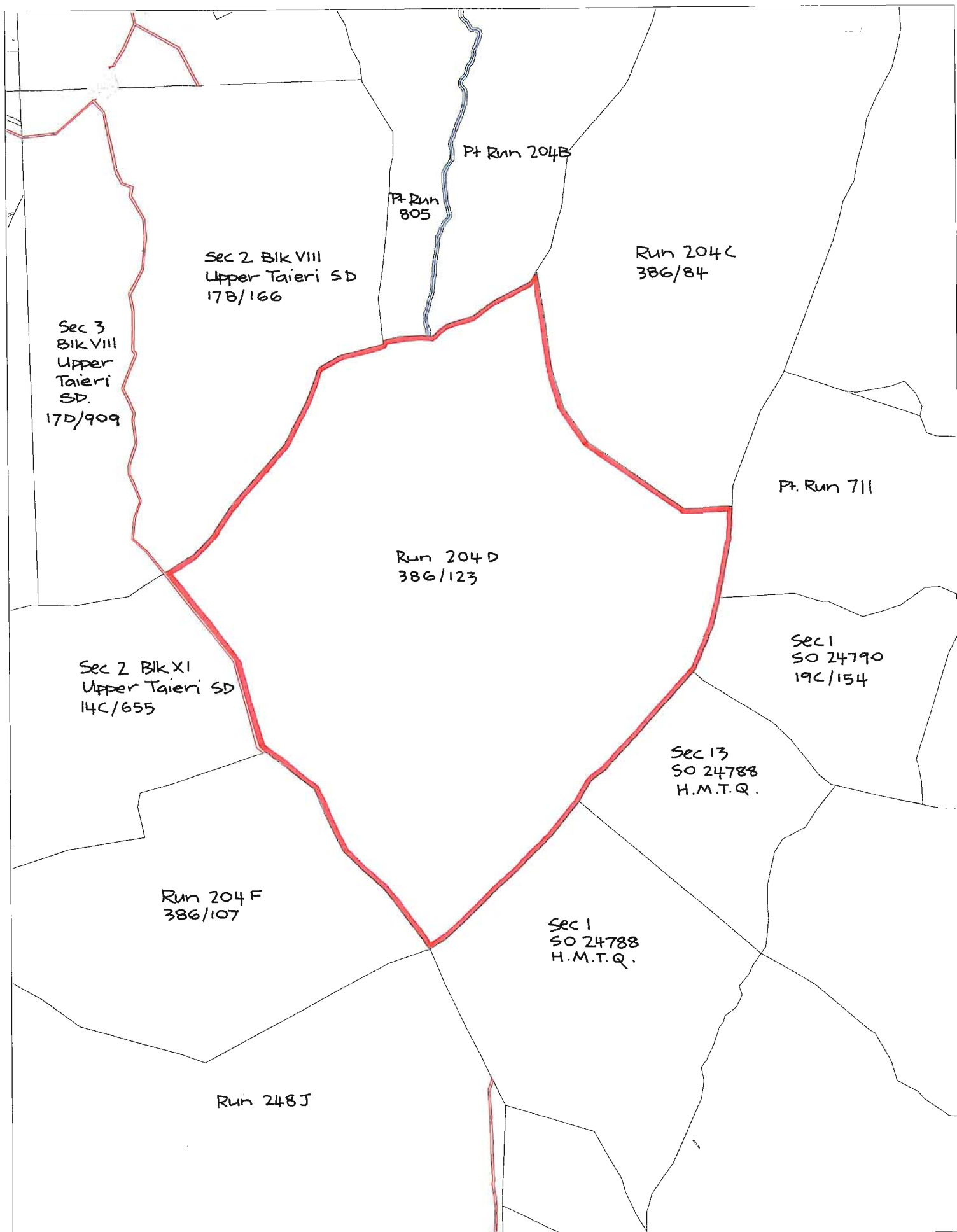
THE BEECHES II PATEAROA CENTRAL OTAGO



0 1 km 2 km 3 km

Scale - 1:50,000

John McMeeking
DTZ Mapping, Dunedin
03 479 2233
18.04.2002



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