

BEN RUDDS

Supplement To Bulletin Number 570, October 1997

Supplement To The October Bulletin Discussion document for the Ben Rudd Property

Notice of an Extraordinary General Meeting

In accordance with Rule Number 23 of the OTMC Constitution, the Committee hereby call an Extraordinary General Meeting as follows:

Date: 13 November, 1997
Place: Clubrooms, 3 Young Street, Dunedin
Time: 8.00pm

Business: To discuss the various issues as outlined in this accompanying supplement regarding the OTMC's 'Ben Rudd' property on Flagstaff, and any other issues relating to the Ben Rudd property as may be raised at the meeting.

This meeting is being held as members at the 74th AGM of the OTMC resolved that matters raised at the AGM regarding Ben Rudds deserved a separate meeting, with members being given the opportunity to read and understand better relevant information which became available at the AGM.

The Committee urges all members to attend.

A.M. Pettinger

Antony Pettinger (on behalf of the Committee)

Attention - It appears that there are some members who do not know where the Ben Rudd property is, or the extent of the property in relation to Ben Rudd shelter. The Committee will be running an open day for members to come along and see what the whole issue is about - see the inside back page for more details

Visit us on the Internet at:-
<http://crash.ihug.co.nz/~Sapett/index.html>

A QUICK HISTORY OF THE BEN RUDD PROPERTY

(Original article from 'Outdoors 1973')

What has come to be appreciated as one of the most progressive moves, was the purchase by the Club in 1946, of 112 acres of Flagstaff known as the Ben Rudd property.

It was purely by accident that the committee of that time learned that this section was available, and further, that it was probably the only property in that area not owned or spoken for by the Dunedin City Corporation.

As it was, the subsequent purchase by the Club caused considerable flutterings in the City Hall dove-cotes and there was talk of our being deprived of our purchase under one of the many avenues open to it by the Corporation.

The situation eventually resolved itself however, and it may be purely coincidental that one of our late members, a Mr Charles Hayward, was at that time a member of the City Council and that another member, the late Colin Lucas, occupied a position of prominence on the Staff of the Town Hall. (In fact, Mr Lucas later became the Town Clerk).

The top part of Flagstaff where the property was situated was, and had been for a goodly number of years, a very popular area with Club members, not only because of the raspberries and gooseberries in profusion on the site of old Ben Rudd's little stone house, but also because of its association with the quaint, little man with whom many members had been on friendly terms for some years prior to his death in 1933.

From memory, the availability of the estate was mentioned by Mr Dick Steel and the information was quickly acted upon

by the late Mr R. B. Hamel. Although the transaction was completed by the Committee without reference to the general membership, the following Annual General Meeting enthusiastically endorsed the committee action.

The money used for the purchase was initially loaned by Mr W. Stevenson who later very kindly refused repayments; a generous gesture that has been long appreciated.

From the very beginning of the Club's new status as landowner, numerous ideas were advanced for using the property, and it transpired later that considerable interest in establishing a sort of park where the public could enjoy a day's outing was being demonstrated. This interest tapered off, however, when it was realised that most of the work involved would take a great deal of effort on the part of individuals. However, interest flowered in another direction and many trees and ornamental shrubs were planted.

In 1950 a determined bid was made to make the area a paying proposition and several thousand trees were bedded in. There was much speculation at the time as to how the Club would eventually allocate the great sums of money which would become available after the sale of the mature timbers.

A great deal of credit is due to those sincere and conscientious members who later endeavoured to arrange regular tree-pruning work parties to the developing plantations but who were unable to overcome the latent apathy of members towards commitments of this nature. Quite recently (c1973), after considering all factors, the Committee decided to pursue the afforestation pro-

gramme no further.

Shortly after the Club embarked on its role of landowner, several members interested in skiing, sought and obtained permission from the Committee of the day to erect a small hut to serve as a base for ski trips over Flagstaff and Swampy.

The building of this hut was undertaken by those several enthusiasts often assisted by other members whose curiosity prompted their going to the work site to observe progress and who were soon pressed into service by the eager builders. The result of these efforts was a well constructed, weather proof building which served for years as a focal point for day trips, weekend birthday sessions and somewhat hilarious Christmas parties.

Unfortunately the 'ski-run' prepared in conjunction with the building programme was never actually used as such. The big snows of 1939 and 1945 which prompted the undertaking, seemed to stop with the building of the hut. Later in the saga of Ben Rudds, the Club compensated the builders for their initial outlay in constructing the shelter and it was taken in on the books as a club hut.

As time passed, it was becoming increasingly apparent that the hut was too near town to be free from vandalism. Much work in painting, relining walls, rebuilding bunks and replacing broken windows was laboriously undertaken by interested parties but to no avail and the hut was dismantled to make way for a concrete block shelter. The loss of the hut was keenly felt by those who had spent long hours on its maintenance or whose efforts to establish ornamental garden surrounds came to nothing.

At a recent Committee meeting (c1973) it was decided that although no further long-term development was envisaged the Club should reject any suggestion

that the property be disposed of and in supporting the executive in this viewpoint, may one express the hope that in the years to come the members will continue to hold this opinion and our little property will remain the oasis for all to appreciate and enjoy.

(end of 1973 'Outdoors' article)

After the Committee decision not to continue with the forestry venture, attention turned to restoration of the Ben Rudd property to native vegetation, compatible with the adjoining reserve.

Many workparties spent many hours on the property through the 1970's, and early 1980's, battling the problem with gorse and broom, a problem which remains to this day.

In 1988, the Committee commenced negotiations with the Ministry of Forestry, regarding the removal of exotic trees from the main plantation. At a special meeting of the Committee in December 1988 arrangements were finalised. Early 1989 saw the trees felled. Unfortunately, there were significant numbers of trees left standing, and the site, including the skid site, was left untidy.

Since the felling, there have been numerous workparties, mainly working on re-vegetation and elimination of unwanted weeds in the plantation site. Some weed spraying and controlled hunting have also been carried out

The total money we received for the trees was immediately placed in the 'Ben Rudd Account', which was endorsed by a subsequent AGM. This fund has been used only for expenditure on the property. The sum is currently in excess of \$14,000.

Report on Ben Rudds Vegetation Management

Prepared August 1997 by Richard Pettinger, on advice from Mark Hanger, Graeme Loh and Sue Maturin (Forest and Bird Protection Society) and Doug Forrester (OTMC).

Background

I was requested by the committee to make a site visit of part of the Ben Rudds property and prepare an independent assessment of the need to carry out a weed control programme. I asked the above individuals, who have considerable expertise in weed control and native revegetation, to accompany me.

Findings

The following examines the condition of four principal sites investigated on Saturday, 9 August 1997. Areas 1 to 3 are those as marked on plan 7 drawn by Peter Mason on 12/5/95, and referred to in the July 1997 OTMC Bulletin. [See map on pages 8/9]

Area 1:

A patch of "old man" gorse estimated by Peter Mason to be 2-2.5 hectares in area. It formed about twenty years ago, apparently spreading from the old track that followed the creek shown on plan 7. The canopy, which is beginning to collapse, due to age, snow, or a combination of these, is dominated by mature gorse, with occasional broom. Age estimations can be made from ring counts. Stems cut showed the largest gorse plants to be nine years old. Similarly, the

stems of a few, uncommon broom bushes within the patch are nine years old. (There was a concern that broom might have been invading the gorse, but this is now thought to be not occurring.)

From memory, this area has spread only insignificantly in the last ten years. A healthy sward of snowtussock and other grasses appears to be containing it on the eastern edge of the patch, at least. Little soil disturbance has occurred in the immediate area over the last twenty years.

Within the patch, the only natives that are reaching the canopy are occasional plants of two similar coprosmas (they may be a single species with slightly different leaf-forms). The understorey contains some gorse and broom (mainly seedlings, not much larger), ferns, coprosma, broadleaf seedlings and pseudopanax seedlings. Seedlings of these last two native species appear to be damaged by browsing; probably by hares.

Areas 2 and 3:

Scattered broom characterises both of these sites. The DCC has carefully managed to control broom on the similar land on their side of the boundary. They have retained the snow tussock and other grasses, suggesting a grass-friendly herbicide, such as 2,4-D, was used. They have avoided killing one or two emerging cassinia in some places, indicating some careful spot treatment by back-pack spraying. There is little or

no gorse in these areas, but it is really important to control urgently both the broom and any gorse.

Former large plantation site:

This area has responded well to the work carried out by members in 1990-1993. Though labour-intensive, the effort is well rewarded. Club members who helped on these work parties (named in the bulletin reports) should view the site. The scattering of mature manuka seed capsules, and the planting of silver beech were particularly successful. The only problems readily apparent today are the rare gorse plants, occasional blackberry, Himalayan honeysuckle and wilding pines and rowans. These require little effort.

Other areas:

Although not thoroughly investigated, the following notes can be made about other sites on the property:

The former, more recent small plantation site (immediately east of the skid site):

The pine trees here (*Pinus nigra* from 1960 and some *P radiata* from 1965) were dropped without removal. Very little of that timber has subsequently been removed, even for firewood. The felled logs are beginning to decay. There are considerable problem weeds, including broom, in this area. The treatment that was given to the larger plantation site following tree removal was not carried out on this site. It could never have been, because the jumble of logs makes it difficult to move within the site.

Balance of property:

Scattered gorse, broom, blackberry, Himalayan honeysuckle, rowan and, of course, the many wilding pines are going to be a constant threat to aesthetics, the natural character and, to a degree, to the regeneration of natives. A monitoring programme, with occasional timely intervention workparties, say, every two years, may be all that is necessary. The Otago branch of the Forest and Bird Protection Society has expressed interest in helping with this work, as have the "Teen Greens".

A large patch of Douglas fir in the eastern corner (planted in 1971 and 1972), and a line of larches on the north-east boundary (planted 1968) have been largely left. A poisoning programme in the last five years does not as yet appear to have been successful. Peter Mason suggests all these trees be left, since on maturity they will have some value. In the meantime, the Douglas fir wildings make sought-after Christmas trees.

Discussion

The regeneration of natives, for example under the gorse nursery in Area 1, is affected by browsing. Only unpalatable coprosmas appear to be making any progress. This is understood to be typical in areas where hares, possums etc. are present. On the adjacent Flagstaff Scenic Reserve, the control of these pests may not be seen as a priority as it is an area of tussock, and hares and possums do not threaten tussocks; in fact, by eating regenerating palatable native shrub species, these browsers may actually promote a

(Continued on page 6)

(Continued from page 5)

tussock landscape. The introduction of unprotected palatable native species may be inappropriate in such an area (being a waste of time and effort). Unpalatable species that would naturally be expected within environments such as that of Ben Rudds include coprosma, silver beech, manuka and kanuka.

The introduction of plants to the site should ideally be locally sourced. Plants from the City Forests plantations are very sensitive to wind, sun, and frosts. If these are to be used, they will succeed best if dug up with a fork and with as much pine needle duff still attached to the roots as possible, then are planted under a shady, sheltered canopy (such as within a gorse patch). If they do not then get a wet weather period, their survival chances are reduced, of course.

Native inter-tussock species including emerging scrub species could be threatened by indiscriminate use of sprays. The use of particular herbicides effective against broom, but retaining grasses, will kill inter-tussock species. In the DCC land which has been carefully spot sprayed, introduced grasses and the occasional tussock remain. The introduced grass (browntop I think), however, appears to be choking out the tussock and anything else. A few remnant cassinias are left, but most inter-tussock species are absent, presumably sprayed or choked out. This type of treatment would be undesirable on the OTMC land, where cassinia and other native scrub species may assist in con-

trolling broom or gorse establishment. In unsprayed tussock country in the Flagstaff Scenic Reserve, pernettya, orchids, bulbinella, and other species add considerable interest between the tussocks.

The portion of the property on the reserve side of the firebreak (largely Areas 2 and 3) is seen as the most important part for the club to get right. It is quite visible, and has the same character potentially as the reserve. It is also downwind of the seed sources on club property.

Should any of the Club's exotic trees, including the Douglas fir and larches in the north-east corner, give rise to wilding trees it would be extremely embarrassing for the OTMC. Our neighbours, the DCC and DoC, would take a very dim view of us. It is possible that the scrubby country, near the junction of the Pineapple Track and the Flagstaff-Swampy walkway, may already contain small Douglas fir and larch seedlings derived from OTMC land. If this is the case, as they emerge through the canopy, the OTMC will be obliged to carry out extensive and difficult eradication for some years.

Recommendations

Area 1:

Spot plant unpalatable species (coprosma, silver beech, manuka and kanuka, as root trainers, or plants moved directly from the City Forests Flagstaff plantations) throughout the gorse patch. Leave the gorse standing. Cut and, where necessary, apply appropriate herbicide to stumps of, broom

plants. If palatable species are desired to be planted, (this may be a useful experiment), plant these within enclosure plots to fence out hares and possums. Fuchsia, pseudopanax species, broadleaf and palatable coprosma are available on the property or from the nearby plantations. Five people should be able to carry out the planting of two hundred plants in a day.

Areas 2 and 3:

Sparingly, spot spray larger clumps of broom, with tussock-friendly herbicide, taking pains to avoid inter-tussock species and native shrubs. 2,4-D may be used if all but the grasses are to be killed. It might be quite a persistent herbicide, though, and potentially affect the hut water supply downstream. It would be preferable to minimise such spraying.

Lop and, where necessary apply appropriate herbicide to stumps of, isolated broom or gorse plants. Pull out and leave to dry, any seedlings or young plants that are capable of being extracted without undue ground disturbance. Avoiding soil disturbance and the wholesale killing of ground cover, will greatly assist in reducing new seedling establishment.

This will take a group of approximately twenty people 2 to 5 days to complete. Moving in a single line, loppers in front, painters behind, we could ensure no stems are missed.

Former large plantation site:

A working group of ten people with bowsaws, leather gloves, light grubbers

and stump herbicide, could clear the site of most gorse plants, blackberry, Himalayan honeysuckle and wilding pines and rowans. This work could be done immediately.

The former, more recent small plantation site (immediately east of the skid site):

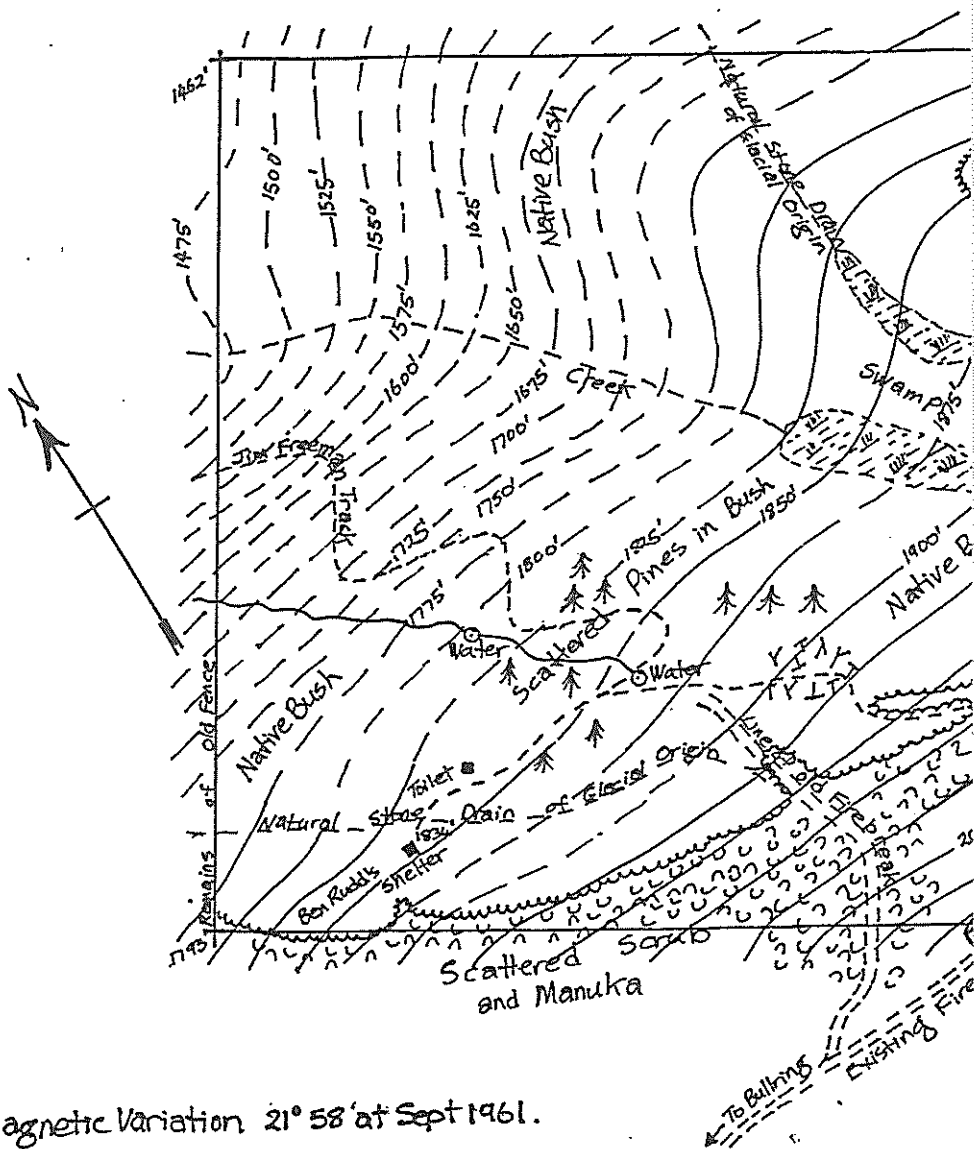
Keep monitoring the vegetation trends. Attempt to penetrate the tangle, and assess the presence and condition of any native plant regeneration.

Balance of property, and downwind (i.e., largely the north-east):

My personal recommendation is to eliminate any potential source of wilding trees immediately. The group of Douglas fir and line of larches need to be killed before they set seed. There has already been a recommendation made to the club by Les Cleveland and Botany Professor Alan Mark, that the trees be killed without felling. The dead standing trees will provide nursery conditions for native establishment, although blackberry will have to be controlled.

Richard Pettinger

TOPOGRAPHICAL SURVEY OF SECTION 23 BLOCK 'BEN RUDD'S' THE PROPERTY OF OTA



Magnetic Variation $21^{\circ} 58'$ at Sept 1961.

PLAN N^o: 7:

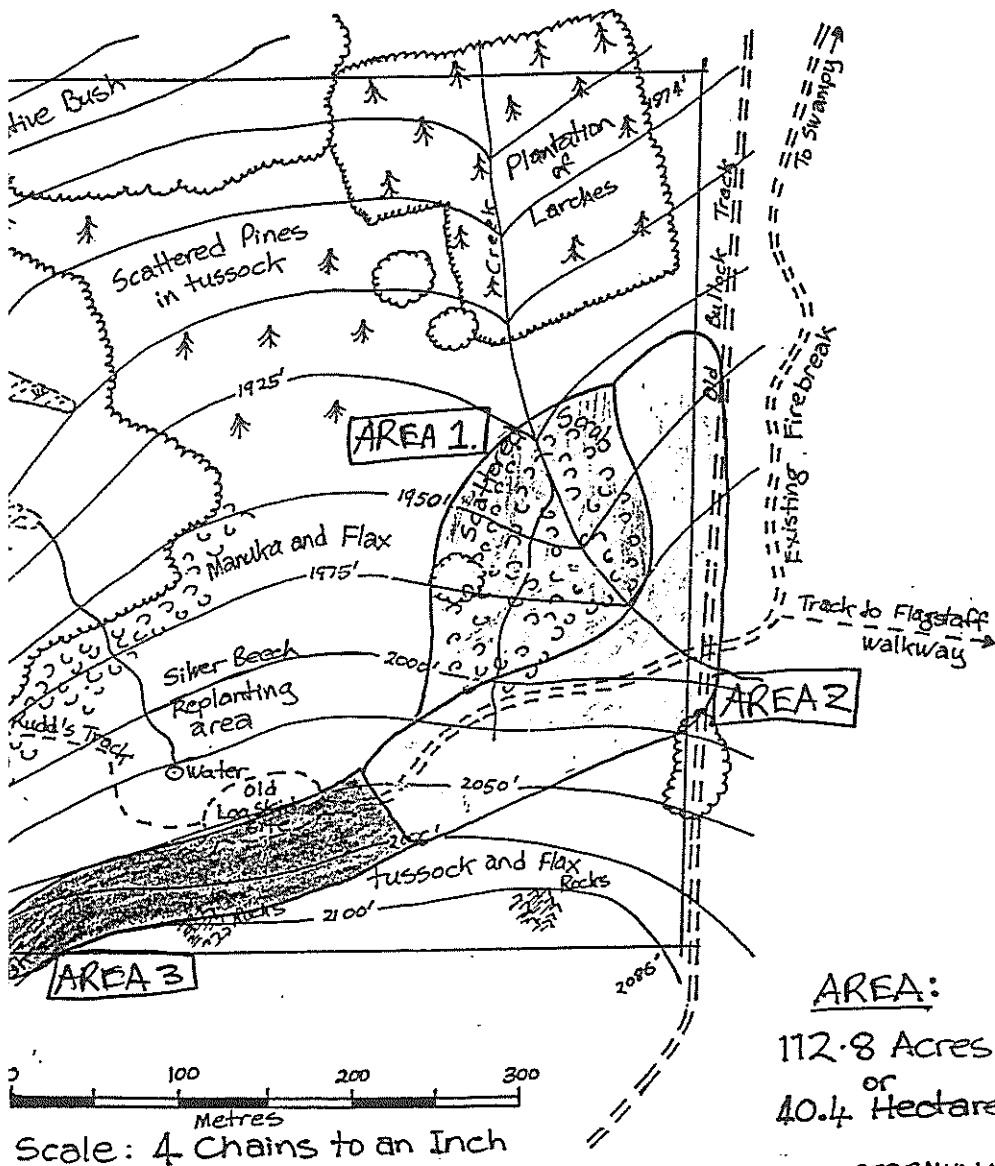
Contours at
25 foot intervals

Surveyed by Ron J. Keen
Updated by Peter J. Mason

SCALE: as shown

DUNEDIN & EAST TAIERI SURVEY DISTRICT.

D TRAMPING & MOUNTAINEERING CLUB INC.



AREA:
 112.8 Acres
 or
 40.4 Hectares

REDRAWN:

DATE 12/5/1995
 DRAWN
 SIGNED P&Mason

PM
 ENTERPRISES

Oct 1960 - Sept 1961
 Aug 1992.

Ben Rudds - Past It's Use-By Date??

By David Barnes

The Club acquired the Ben Rudd property in the late 1940's. As I understand it, the property was purchased from Rudd's estate using money lent by a member, and the loan was subsequently forgiven. The reasons for purchase were twofold. Firstly, to prevent the Water Department securing the entire Silverstream catchment and locking it up. Secondly, to jump on the forestry bandwagon. I think we can say that the first reason proved to be successful. However the Water Department no longer has a fortress mentality, and the land tenure is not as homogenous as it could be. This particular bogeyman has therefore run away. The second reason proved, in hindsight, to be a failure - some would say a disaster. Despite bursts of enthusiasm, a club which has the majority of active members involved for under five years is not suited to a sustained 30 year project. This, together with the landlocked location, meant that we were lucky to get out of the forestry venture with any money.

A third reason for retaining the property that has been raised in the past was that owning a property gave us a voice with the Sil-

verpeaks County Council. We weren't just a bunch of townies from over the hill, we were a ratepayer. This certainly proved valid in the Silverpeaks planning hearings in the early 1980s. However, Dunedin City now extends to the Rock and Pillars, and the club-rooms are in the city. Furthermore, the legal distinction between ratepayers and residents no longer exists. The majority of club members reside in Dunedin City.

So, are there any valid reasons to retain the property?. I don't see any. The reality is that to achieve the desirable outcome of managing the property in a manner compatible with adjacent reserves is going to require ongoing input of either labour or cash in substantial quantities. I've been to plenty of Ben Rudd's work-parties - clearing tracks, planting seedlings and cutting Christmas trees. They are not well supported. Fair enough, most of us would rather be tramping. The alternative non-labour intensive option, spraying, is expensive. Prices floated around this year involve using 2/3 of the Ben Rudd Fund (the tree money). Where does this money come from next time?. Do you want to go fundraising for Tordon?. Again, most of us would rather be tramping. Spraying is also an option that does not lie comfortably with the envi-

ronmental scruples of many members.

In essence, owning our own conservation reserve/environmental project/property speculation project/millstone (depending on your perspective) is not a tramping club's core business. And yes, I am aware of clause 3(b) (*"to protect the flora and fauna and natural features of the country"*) of our Constitution. The problem is, most of us are not interested in implementing it this directly.

If the club considers the property to be an asset, it needs to ask "what value is added to the club by the continued ownership of the property?". If there isn't a significant answer, it's time it went. But I'm not suggesting auctioning it to the highest bidder or abandoning it. Any disposal could be subject to stringent covenants requiring ongoing management in a manner acceptable to the club. I don't believe the property is saleable - particularly with strings attached. I'm advocating giving it away. In some circumstances, I can even see merit in giving it away with all or some of the money in the Ben Rudd Fund.

Now, who could we give it to?. I see three potential groups. Firstly, Forest and Bird or similar groups. F & B already have an active interest in the property. Their Kiwi Conservation Club has done more work there than club members in recent years, and the society has received grants for re-vegetation and weed control work there. They also al-

ready own a network of reserves. Secondly the DCC or DoC. Given that there has been some concern in the club about accountability and hidden agendas from these organisations it would be necessary for any covenants to be carefully constructed. I note that the Silverpeaks Scenic Reserve Management Plan includes a map of potential additions, which includes our property.

Thirdly, those club members with an active interest in re-vegetation projects and weed control (all of whom are welcome to practise on my garden whenever they feel an urge) or with a particular interest in the property could form a club or trust - say the Ben Rudd Society Inc. - with the aim of maintaining/preserving/developing the property. This scenario is one for which I would definitely advocate the handing over of a large sum of cash with the land. Such an organisation would enable the members of the Otago Tramping and Mountaineering Club Inc. to continue tramping and mountaineering, and let the members of the Ben Rudd Society Inc. carry on Ben Rudding to their heart's content.

Ben Rudds' is past it's use by date. Lets get rid of it now, but let's ensure we do so responsibly.

Ben Rudds - A Club Asset for 51 Years

by Henriette Rawlings

I first visited the Club's property at Ben Rudds as a young child in the 1960's, alongside my family as part of the Family Tramping Group of the Club. The group had an official trip there on an annual basis and I well remember the billy being boiled over a roaring fire on many a winter afternoon over the years. It was here that I first became interested in the outdoors and tramping and it is again to the same OTMC property at Ben Rudds that I have brought my own children to introduce them to a piece of the outdoors that is close at hand to our home in Dunedin, easily accessible for those both young and old, yet retains the peace, serenity and beauty that is New Zealand's outdoors.

I and others like myself within the Club regard Ben Rudds as a wonderful asset to the Club, being situated where it is and having early links as it does with the Club in its formative years. Ben Rudds has served the Club well over the 51 years we have owned the property as a foothold within Dunedin environs, giving us a right of access to land which might other-

wise have been closed to the public, and serving as a useful negotiating tool on several occasions as well as its use as an inviting piece of the outdoors. As a, dare I say, intelligent, yet sceptical onlooker of the local political scene, I do not believe that former threats to this piece of property and its surrounds have vanished into thin air, local bodies are no more to be trusted than their counterparts in central government. I am not lulled into a sense of security by what may seem to be today.

I am aware that over my time as a Club member there has been much debate over the management and future of the Club property at Ben Rudds. Records indicate to me however that despite the efforts of David Barnes as the mover of many remits to have the Club rid itself of the property on more than one occasion, that Club members have seen fit to vote against such proposals in large numbers, recognising the value of the property to the Club.

Gorse and broom have not marred my enjoyment of this property - the view is still as good and the tranquillity as life gets even busier, valued all the more.

As a member of the Club and lover of the outdoors, I see a role for those that take advantage of what the outdoors has to offer, in giving something back to it. I reap the benefits by using tracks and huts that have been put in and maintained by others over the years and so feel that I too can give something back in similar form so that others likewise may enjoy what I have. Being a Tramping Club member as I see it is not just about heading off into the hills on the odd weekend - its about putting something back into the hills too. When I first joined the OTMC, there was a requirement that prospective members undertake two work parties with the Club before being eligible for membership - i.e.: putting something back in.

I believe that the Club property at Ben Rudds can be considered as an asset well into the future with a proper management plan to contain the gorse, broom and other noxious weeds that obviously many in the Club are concerned about. The use of Periodic Detention workers as labour could well be one of the options here.

Proposals to give the property to the DCC or DoC are not an option as I see it for aforementioned reasons. Information from a reliable source is that the local Forest and

Bird Group are not interested in taking the property over. If current Club members can sadly see no value in the property then perhaps, as has been suggested, a Trust formed by those of us who do see that value may be the answer.

For me the spirit of many former Club members walk at Ben Rudds and it is sad to hear that few active current members have even visited this property. However, it can be said that my family amongst many other past active members avail themselves of the opportunity on a regular basis and value this property as a link with the Club past and present. I challenge those of you that have never visited the property or have not been for many a year to go and look at what you are considering disposing of - picture yourself with a young family if you don't currently have one or as a trumper in your twilight years and then tell me to my face that this property has no value to the Club - as a current student of Economics I will still suggest to you to take your 'blinkers' off.

Ben Rudds - To Be or Not To Be?

by Bruce Moore
Life Member

necessary, could be the Forest and Bird society.

I have been asked to write a short piece in favour of the Club retaining ownership of our property. Elsewhere you will read the historical background, a proposed management programme and thoughts on removing it from the club's assets.

Being in the over 60's age group you may think I have a nerve in writing for the property's retention. And I agree. I am now past my useful date.

The club is almost 75 years old - quite an achievement - and for 50 years Ben Rudds has been an important part of the Club's life. In the early years many of us used Ben Rudds, and it probably encouraged others to become interested in tramping.

Mistakes have been made and I guess we are paying the price now, but Richard's thoughts on management warrant close attention. The property is unique in many ways, flora, fauna and ownership. Once sold or given away in haste, it is gone forever. If the Government managed to obtain control through the DCC, DoC or the like, where would this piece of privately owned land end up?. A safe alternative, if

WHERE IS THE CLUB'S VISION?

Should we sell off our other assets, i.e. Club huts and Clubrooms, so we can concentrate on tramping and climbing and having more members out in the hills, valleys and mountains?

I know there are many people who tramp. Many are not members of this Club. How can we attract them? If Ben Rudds became a scenic reserve would we succeed?. Probably not. However if invited to tramp, clear or construct a track, or look after the flora on a privately owned 112 acre tramping domain, maybe the answer would be 'yes'.

Has the possibility of the property being used for mountain bikes been thought of?. This could happen if the property changed ownership.

The debate on 'to own' or 'not to own' Ben Rudds has been a regular occurrence in our history. If we retain it now, let's agree to keep it for the next ten years!!

Bruce Moore
Life Member

Ben Rudds Open Day

Sunday, November 2, 1997

The Committee are holding an open day at Ben Rudds on the 2nd of November. This will be an excellent opportunity to view the property, and look at the issues we are now facing. Some newer members have never been to the property, or are unaware of the location. The Committee urge all members to visit the property before the EGM on the 13th of November.

The open day will commence at 10am and run through to 4pm. The intention is for people to make their own way to the property at a time that suits them. We will have people on site who can point out the various parts of the property. People can make a day of it, with Flagstaff offering many other walking opportunities from the Ben Rudd property.

The most direct route to Ben Rudd's is via the firebreak which leaves from the Bullring on the Whare Flat Road. Looking towards Flagstaff from the Bullring carpark, the firebreak is straight ahead - the steep 4WD looking track. Follow the firebreak for about 1.5km and you will be at the old skid site.

Other routes are from the Pineapple Track (Booth Road end), or from Swampy Summit, or even from below the property at Whare Flat.

Once at the property, you are welcome to spend the day (bring the family). If the weather is nice, a picnic lunch would be an excellent idea.

The map overleaf shows the location of the property. For further information about the open day, please contact Antony Pettinger, phone 4737 924.

This supplement on the Ben Rudd property has only been made possible due to the contributions the various authors have made to it. On behalf of the OTMC Committee, I would like to pass on the Clubs appreciation to Richard, Peter, David, Henriette and Bruce for their contributions. Special thanks to Ron Keen, for the use of the "History of Ben Rudds", as appeared in the 1973 edition of "Outdoors".

A lot of work has been done in preparing for the EGM - please support it!!

Antony Pettinger.

Location Map for the Ben Rudd Property

