

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 3 –  
Historic Heritage and  
Protected trees  
chapters

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**MEMORANDUM OF COUNSEL ON BEHALF OF THE QUEENSTOWN LAKES  
DISTRICT COUNCIL PROVIDING REQUESTED FURTHER INFORMATION**

**29 June 2016**

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## **MAY IT PLEASE THE PANEL**

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**) in response to the Hearing Panel's (**Panel**) requests for further information, made by way of its minute on 23 June 2016 and during the Hearing of the Historic Heritage and Protected Trees chapters of the Proposed District Plan (**PDP**) on 27 June 2016.

## **HISTORIC HERITAGE CHAPTER 26**

2. By way of its minute on 23 June 2016, the Panel requested further information relating to the Historic Heritage Chapter 26. Hard copies of this information was provided to the Panel at the hearing on 27 June. Electronic copies are attached to this memorandum and briefly explained below where necessary.

### **Heritage Inventory Reports**

3. The Panel requested the heritage inventory reports held by the Council in relation to the features listed in the Inventory of Protected Features, Chapter 26 that are subject to submissions. The requested heritage inventory reports are attached to this memorandum at **Appendix A**.
4. The Council draws the attention of the Panel to the fact that the heritage inventory reports attached to this memorandum have been extracted from the Council's full Heritage Inventory Register and do not form the entire register. The register is updated and expanded from time to time as further research is undertaken, items are added, and more information becomes available.
5. The assessments that inform the heritage inventory reports were undertaken by various authors as part of various processes over the years. The assessments undertaken by Telltale Limited and Jackie Gillies and Associates were commissioned directly by the Council for the express purpose of informing the listings in the District Plan. However, those undertaken by the Wakatipu Heritage Trust were carried out by Otago University students and provided to the Council in order to help to inform existing listings. While some of the Wakatipu Heritage Trust assessments may be of a lower quality than others, they nevertheless provide significant information and assist the reader to understand the heritage values of the various features.

### **Brunswick Flour Mill Site**

6. The Panel requested the information that was prepared on the Brunswick Flour Mill site (Item 49) in relation the New Zealand Transport Agency Notice of Requirement for the replacement Kawarau Bridge. The relevant Archaeological Effects Assessment report is attached to this memorandum at **Appendix B.**

### **Threepwood Resource Consent Application**

7. The Panel requested information relating to the resource consent application that the Council is processing in respect of the Threepwood site (Items 70(a) and (b)). The relevant resource consent application (RM160395) is to construct a guest cottage and the Assessment of Effects on the Environment is attached to this memorandum at **Appendix C.**
8. By way of further explanation:
  - (a) the guest cottage was previously approved with the same general design but in a different location (to the northeast of the homestead) under RM150272;
  - (b) resource consent application (RM160395) accounts for a couple of the profile poles on site close to the existing homestead. The remainder (and majority) of the profile poles relate to pre-application discussions that are ongoing. No application has been lodged with Council in relation to these poles; and
  - (c) there is also a live resource consent that relates to the site for a number of cottages in the location of the existing poles.

## PROTECTED TREES CHAPTER 32

9. During the hearing of the Protected Trees chapter, on 27 June 2016, the Panel requested a copy of the resource consent RM140233 which authorises the removal of Protected Tree Item 573. A copy of the requested resource consent is attached at **Appendix D** of this memorandum.

**DATED** this 29th day of June 2016



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S J Scott/ K L Hockly  
Counsel for the  
Queenstown Lakes District Council

**Appendix A**  
**Extract of Heritage inventory reports – for items submitted on only**

PHOTOGRAPH/NEGATIVE: RReid



View from Park Street



Rear of cottage, addition on left

**NAME (including former names)**

**Cottage, Park Street**

**LOCATION/ADDRESS**

28 Park Street, Queenstown

**HERITAGE ASSESSMENT**

**Archaeological Value**

√ **Architectural Value**  
High

**Cultural/Traditional Value**

√ **Historical/Social Value**  
High

√ **Landscape/Townscape Value**  
Moderate to High

√ **Rarity/Representative Value**  
High

**Technological Value**

**OVERALL HERITAGE VALUE** Moderate to High

AGE/DATES	Pre 1900s construction
ARCHITECT/BUILDER	2004 additions, Michael Wyatt Architect
MATERIALS	Wood, iron, stone
LOCAL AUTHORITY LISTINGS	Local Authority
NZHPT	No
VALUATION NUMBER	2910517500
LEGAL DESCRIPTION	Section 17 Block XXXVIII Town of Queenstown
TYPE/USE	Residential Colonial Cottage
CURRENT OWNERS	Thomas & Jessica Thompson
CURRENT CONDITION	Good

**SUMMARY OF SIGNIFICANCE**

The Park Street Cottage is an important reminder of the typical early style of domestic architecture in Queenstown, pre-1900. This type of cottage is now a rarity both in this street and in the wider Queenstown area and it contributes greatly to the streetscape, providing some historic identity.

It has strong association with a notable literary figure in New Zealand – Charles Brasch, as well as other interconnected notable families in Otago such as the Hallensteins, the Fels and the Geisows. Ownership of the property has remained with this circle of people for over 70 years. Today, relatives of the Fels still own the property.

While the cottage has been added to recently to provide more living space, the addition can be considered sympathetic to the old cottage, given that it does not obstruct the view from the street and that the architecture of the cottage can still be clearly read. The cottage itself is in good condition, and is still intact.

## DESCRIPTION

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The cottage is constructed of wood with an iron roof and stone chimney. It is located on Park Street in Queenstown, opposite the Queenstown Gardens, and is set back from the road with a path leading to the front door.

## HISTORY

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The section that this small colonial cottage sits on used to run all the way back to Brisbane Street being Section 17 and Section 9 Blk XXXVIII. The original Crown Grant relates to both sections and the following is a list of owners;<sup>56</sup>

**12 June 1873 – 2 April 1878: owned by John Williams**, who operated ships on Lake Wakatipu from the 1860s. His house, Williams Cottage still sits in the Queenstown Bay and is the oldest wooden dwelling in the town. It is unknown whether the house was constructed at this time.

**2 April 1878 – 2 November 1881: owned by Joseph Rodgers;**

**2 November 1881 – 11 February 1903: owned by Mary Ann Rodgers (later Peterson);**

**11 February 1903 – 13 September 1922: owned by Herman Schurstedt;**

**13 September 1922 – 1 September 1925: Public Trustee (possibly owner died?)**

**1 September 1925 – 21 May 1928: owned by Henry Adolph Helms, the younger.**

**21 May 1928 – 10 March 1950: owned by Catherine Wilhelmina Geisow.** The Geisow family were friends of the Hallensteins and later, Brasch families. Charles Brasch's mother, Helene Mary Fels, was related to the Hallensteins, "a family which established itself as goldfields merchants in Otago in the 1860s and later began a nationwide chain of clothing stores"<sup>57</sup>. Kitty Geisow, as she was known, was born in Queenstown and Charles Brasch often stayed with her and her sister Gertie in Queenstown. It is likely that this was the house he stayed in.

On 10 March 1950, Section 9 (Brisbane Street side) was sold to Peter William Fels. Peter was related to Willi Fels who was Charles Brasch's maternal grandfather. Willi had a huge influence on Brasch's life. Brasch's mother had died at child birth when Brasch was just four and Willi Fels was described as "the rock and centre of Brasch's life from childhood to middle age."<sup>58</sup> He supported Brasch's decision to pursue a career in the arts, a stance not celebrated by Brasch's father. Willi Fels died in 1946. The Fels family are still connected with this property. It is likely the land was subdivided into two sections in about 1950 and on the **24 June 1955, the section with the cottage on it was sold by Catherine Geisow to Kate Thompson and Charles Orwell Brasch.** The property was held by them until about 1970<sup>59</sup>.

Charles Brasch was a prominent literary figure in New Zealand. He was born in Dunedin in 1909 into an affluent commercial family, being the son of Hyam and Helene Brasch. Hyam Brasch was a lawyer of Jewish origin. Charles attended Waitaki Boys high School before attending St John's College, Oxford and read Modern History. His travels took him to many countries including Egypt, Europe, and the Near East as well as Russia and the United States to name a few. During World War II he was a civil servant in England. On his return to New Zealand he started the literary quarterly *Landfall* which he edited for its first twenty years, until 1966. He published five collections of poems in New Zealand and two small books of translations.<sup>60</sup>

<sup>56</sup> List of owners from, DAHG/9197/224 Otago Land register OT 8/119 & DAHG/9197/603 Otago Land Register OT 380/37 held at National Archives, Dunedin Regional Office

<sup>57</sup> Sarah Quigley, „Brasch, Charles Orwell 1909 – 1973“, Dictionary of New Zealand Biography, updated December 2003.

<sup>58</sup> ibid

<sup>59</sup> List of owners from, DAHG/9197/224 Otago Land register OT 8/119 & DAHG/9197/603 Otago Land Register OT 380/37 held at National Archives, Dunedin Regional Office

<sup>60</sup> <http://hakena.otago.ac.nz>, Charles Brasch keyword, Hocken Library.

Brasch described the poetry he wrote in the 1930s as his first „real“ poetry. It reflected his divided loyalties to two countries; written in England, it was published in New Zealand journals such as *Phoenix* and *Tomorrow*. In these he explored the paradoxes of European settlement in New Zealand and „his uneasy elegiac tone of these first two volumes became a hallmark of his poetry.“<sup>61</sup>

In his position as „*Landfall*“ editor, Brasch had a „significant effect on the way the arts developed in New Zealand.“<sup>62</sup> As well as a literary journal „it provided a forum for critical comment on life and culture in New Zealand.“<sup>63</sup> „His contribution – as editor, poet and patron – to New Zealand culture was recognised in May 1963 by the award of an honorary doctorate from the University of Otago.“<sup>64</sup>

Charles Brasch died in May 1973 leaving a rich legacy of poems, books painting and personal papers to the Hocken Library, Dunedin.

Brasch had a wide circle of friends and no doubt other interesting artists and writers shared time with him in this little cottage in Park Street in Queenstown.

Today the property is owned by Thomas Fels Thompson and Jessica Ann Thompson. In June 2004, the Thompsons completed an addition to the cottage in the form of a living room extension and a bathroom. It was designed by Michael Wyatt Architect and built by R.C. Jamieson builders of Christchurch.<sup>65</sup>

## ARCHITECTURAL DESCRIPTION

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The form of the cottage is traditional with its simple gable roof, front verandah and rear lean-to all in good proportion. The cottage is on an elevated site above the road line and set well back giving it a welcoming and sheltered atmosphere.

The double hung windows on either side of the entrance door are a larger size than usual which adds to the special appeal. The exterior appears to have been maintained in good condition.<sup>66</sup>

The addition to the cottage capitalises on the space to the rear of the cottage and adjoins the building at its south eastern corner. A single gable living room then runs East beyond the rear of the cottage. The addition is quite sympathetic to the front symmetry of the historic cottage whose style and form can still be easily read from Park Street. From the rear (east elevation) the addition is more obvious but the lean-to and cottage itself can still be clearly seen<sup>67</sup>.

## LANDSCAPE/TOWNSCAPE SUMMARY

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The original cottage can be seen from Park Street near the vehicle entrance to the gardens. Its age, architecture and style is now very rare in the street and in the wider Queenstown area. As such it contributes greatly to the streetscape, providing a reminder of the typical early style small domestic dwellings built in Queenstown.

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<sup>61</sup> Sarah Quigley, „Brasch, Charles Orwell 1909 – 1973“, Dictionary of New Zealand Biography, updated December 2003

<sup>62</sup> Sarah Quigley, „Brasch, Charles Orwell 1909-1973“; Dictionary of New Zealand Biography, updated December 2003

<sup>63</sup> *ibid*

<sup>64</sup> *ibid*

<sup>65</sup> Property File, 28 Park Street; held Civic Corp, Queenstown

<sup>66</sup> Architectural description provided by Owen Lawrence, retired architect, Arrowtown

<sup>67</sup> Comments, Rebecca Reid



**SOURCES**

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DAHG/9197/224 Otago Land register OT 8/119 & DAHG/9197/603 Otago Land Register OT 380/37 held at National Archives, Dunedin Regional Office

Property File, 28 Park Street; held Civic Corp, Queenstown

Quigley, Sarah, „Brasch, Charles Orwell 1909-1973“; Dictionary of New Zealand Biography, updated December 2003.

Website, <http://hakena.otago.ac.nz>, Charles Brasch keyword, Hocken Library.

**FILE NOTES**

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ENTERED BY: Rebecca Reid

DATE ENTERED: July 2005

PHOTO

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**School House at Mt Aurum**

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**Constructed -**

**Building Type/Use -**

**Materials -**

**Style -**

**Architect -**

**Builder -**

**NZHPT Register -**

**District Plan Status -**

**Valuation number -** 2907300400

**Legal Description -** Sect 148 Blk XI Skippers  
Creek

**Heritage Assessment**

**Historic and Social Value -** High

**Cultural and Spiritual Value -** Low

**Architectural Value -** Moderate

**Townscape and Context Value -** Moderate to High

**Rarity and Representative Value -** High

**Technological Value -** Low to Moderate

**Archaeological Value -** Moderate to High

**Overall Heritage Value -** High

**DESCRIPTION**

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**HISTORY**

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**SUMMARY OF HERITAGE SIGNIFICANCE AND ANY ADDITIONAL COMMENTS**

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The School House is important as it represents important local social and development patterns.

**SOURCES**

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Queenstown Historical Society.

ENTERED BY: Queenstown Heritage Working  
Party

DATE ENTERED: October 2002 – Jan  
2003

PHOTO

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**Bullendale Township - including Eden Hut and Musters Hut**

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**Constructed -**

**Building Type/Use -**

**Materials -**

**Style -**

**Architect -**

**Builder -**

**NZHPT Register -**

**District Plan Status -**

**Valuation number -** 2907300400

**Legal Description -** Sect 148 Blk XI  
Skippers Creek

**Heritage Assessment**

**Historic and Social Value -** High

**Cultural and Spiritual Value -** Low

**Architectural Value -** Moderate

**Townscape and Context Value -** Moderate to High

**Rarity and Representative Value -** High

**Technological Value -** Moderate to High

**Archaeological Value -** Moderate

**Overall Heritage Value -** High

**DESCRIPTION**

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**HISTORY**

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**SUMMARY OF HERITAGE SIGNIFICANCE AND ANY ADDITIONAL COMMENTS**

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The Township is important as it represents important historic, social and development patterns of the area. It has high historic, social, and representative values, with it also being recognised for its technological value.

**SOURCES**

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Queenstown Historical Society

ENTERED BY: Queenstown Heritage Working  
Party

DATE ENTERED: October 2002 – Jan  
2003



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### Macnicol Battery, Aurum Basin

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**Constructed -**

**Building Type/Use -**

**Materials -** Wood, iron

**Style -**

**Architect -**

**Builder -**

**NZHPT Register -**

**District Plan Status -**

**Valuation number -** 2907300400

**Legal Description -** Part Sect 148 Blk Xi Skippers  
Creek Part Mt Aurum Recreation  
Reserve

#### Heritage Assessment

**Historic and Social Value -** High

**Cultural and Spiritual Value -** Low

**Architectural Value -** Moderate

**Townscape and Context Value -** Moderate to High

**Rarity and Representative Value -** High

**Technological Value -** Moderate

**Archaeological Value -** Moderate

**Overall Heritage Value -** Moderate to High

**DESCRIPTION**

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**HISTORY**

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**SUMMARY OF HERITAGE SIGNIFICANCE AND ANY ADDITIONAL COMMENTS**

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The battery is important as it represents significant development patterns of the area. It has high social, historic and representative values.

**SOURCES**

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Queenstown Historical Society.

ENTERED BY: Queenstown Heritage Working  
Party

DATE ENTERED: October 2002 – Jan  
2003



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**Curries Hut, Dynamo Creek**

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**Constructed -**

**Building Type/Use -**

**Materials -**

**Style -** Hut

**Architect -**

**Builder -**

**NZHPT Register -**

**District Plan Status -**

**Valuation number -** 2907300400

**Legal Description -** Part Sect 148 Blk XI Skippers  
Creek Part Mt Aurum  
Recreation Reserve

**Heritage Assessment**

**Historic and Social Value -** High

**Cultural and Spiritual Value -** Low

**Architectural Value -** Moderate

**Townscape and Context Value -**  
Moderate to High

**Rarity and Representative Value -** High

**Technological Value -** Low

**Archaeological Value -** Moderate

**Overall Heritage Value -** Moderate to High



**DESCRIPTION**

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**HISTORY**

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**SUMMARY OF HERITAGE SIGNIFICANCE AND ANY ADDITIONAL COMMENTS**

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The Curries Hut is important as it represents local history and development patterns of the area. It has high social, development and representative values

**SOURCES**

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Queenstown Historical Society.

ENTERED BY: Queenstown Heritage Working  
Party

DATE ENTERED: October 2002 – Jan  
2003

**NAME (including former names)**

**Bowling Club Pavilion and grounds**

**LOCATION/ADDRESS**

Queenstown Gardens

HERITAGE ASSESSMENT	AGE/DATES
<b>Archaeological Value</b>	1904 opened bowling club and green
✓ <b>Architectural Value</b> Moderate	1908 Pavilion erected
<b>Cultural/Spiritual Value</b>	
✓ <b>Historical/Social Value</b> High	ARCHITECT/BUILDER ?
✓ <b>Townscape/context Value</b> High	MATERIALS Wood construction
✓ <b>Rarity/Representative Value</b> High rarity value	LOCAL AUTHORITY QLDC
<b>Technological Value</b>	LISTINGS
	Local Authority rating Category 2 recommended
<b>OVERALL HERITAGE VALUE</b> Moderate- High	LEGAL DESCRIPTION
	TYPE/USE Bowling club pavilion and bowling greens.
	CURRENT OWNERS Wakatipu Bowling Club?
	CURRENT CONDITION Good

**SUMMARY OF SIGNIFICANCE**

The Queenstown bowling club pavilion and associated greens, set in the Queenstown gardens, reflect a strong social history associated with over a hundred years of bowling in the Wakatipu district. There is a high degree of community association with the bowling club facilities, reflected in the very long list of locals and visitors who have recreated within this gardens setting for over a century.

While both the pavilion and the greens have had alterations over the years to progress the bowling club and its membership, they still reside in their original setting and remain as a significant visual and historic component to the Queenstown gardens landscape.

The Bowling pavilion has been altered and added to over the years, however the historic double storied section of the building still retains its original form in terms of scale, height and construction materials. (Downstairs windows modernised) The original style of the building with its top viewing room and lower functional area can still be clearly read. Its architecture is representative of a turn of the century design associated with a sporting activity and the pavilion is now considered to be unique and rare in the Wakatipu Basin.

**DESCRIPTION**

The Queenstown bowling club pavilion consists of an historic two storied wooden building with a single story wing addition of a later era. (1980s)  
There are two bowling greens surrounded by gardens and walkways.

## HISTORY

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On the 19<sup>th</sup> May 1904, the Mayor of Queenstown, Mr Hotop chaired a meeting in the Garrison Hall, Beach street to discuss the idea of forming a bowling club. The committee that was formed, then requested funding from the Government Tourist Department to build a bowling surface ('sward') in the Queenstown Gardens. The Tourist Department agreed to provide the grounds, a roller and a water supply under the proviso that the Club would lease the grounds from the Queenstown Borough Council on a 3 year term.<sup>35</sup>

By November 10<sup>th</sup> 1904, the Wakatipu Bowling Club was officially formed and the green was completed.<sup>36</sup> On December 7<sup>th</sup> 1904, the new green and club was officially opened by the first president of the club, Mr Walter Searle (proprietor of the Eichardts hotel). Twenty six financial members gathered for the occasion.<sup>37</sup> The Mayor, Mr Hotop stated " *that the green was constructed by the Government in the hopes of increasing tourist traffic, in as much as it would be a source of attraction to bowlers from various parts*"<sup>38</sup>

In 1906 the Government Tourist Department took over the Gardens from the Council and this included the bowling green and its upkeep. With the growing attraction of bowling in the area, the Tourism Department erected a club house in 1908. *This was described as "a magnificent two storied structure, with an internal stairway and a windowless overview area [which] also served as a place for the band to meet and play for visitors to the gardens.*"<sup>39</sup>

An early photograph held in the Lakes District Museum, Arrowtown (EL 863) shows the building at what is thought to be the opening. This attractive wooden building had ornate wooden railings upstairs with open views both to the bowling green and the tennis courts (that appear to already exist) on the other side. Downstairs there was a wide, open arched walk through between the two amenities. The facilities were upgraded in 1925 by the Tourist Department and the internal stairs were removed to the outside. The upper viewing area was glassed in and converted to a tea kiosk which was leased out. A locker room was also built downstairs.<sup>40</sup> A circa mid 1950s photo however shows the building little altered from the outside, apart from one part of the upstairs that had been closed in.<sup>41</sup>

In the late 1960s the bowling club took over the lease of the tea kiosk and the upstairs was given a major clean out and turned into clubrooms also. Growing membership and pressure for better facilities saw the locker room upgraded, and a bar installed but conditions were still cramped. In 1983 a modern lounge was added. (the single storey wing) During this era the upstairs section was leased to the tennis club next door and a viewing platform overlooking the courts was added.<sup>42</sup>

### The Grounds

Bowls, tennis and croquet were activities on offer at the site, possibly from the clubs inception and in 1942 a ticket boy was employed by the Tourist Department to manage these sports.<sup>43</sup> In October 1936, a new green was opened (adding to the original built in 1904) and the two greens were named the Ben Lomond (in front of the pavilion) and the Remarkables, in relation to the views of the respective mountains from the gardens setting. The Tourist Department managed the greens until the late 1960s when the club took over. Various upgrades occurred over the years with automatic sprinklers, lighting, seating and sun shelters were constructed. An all weather, state of the art, modern artificial green was opened on September 13<sup>th</sup> 2003.<sup>44</sup>

Membership was affected by the two World Wars and the 1930s depression but in general the interest in bowls continued to be strong in the Wakatipu.

Today the facilities are still well used and cared for and reflect a long history of bowling in the Wakatipu area.

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<sup>35</sup> W.O. Todd, 100 years history, Queenstown Bowling Club, 1904 – 2004, The Centennial Publication of the Queenstown Bowling Club Inc.

<sup>36</sup> *ibid*

<sup>37</sup> *ibid*

<sup>38</sup> Lake Waktip Mail , 9/12/ 1904

<sup>39</sup> W.O. Todd, 100 years history, Queenstown Bowling Club, 1904 – 2004, The Centennial Publication of the Queenstown Bowling Club Inc.

<sup>40</sup> *ibid*

<sup>41</sup> LDM photo collection EL 372B

<sup>42</sup> W.O. Todd, 100 years history, Queenstown Bowling Club, 1904 – 2004, The Centennial Publication of the Queenstown Bowling Club Inc

<sup>43</sup> *ibid*

<sup>44</sup> *ibid*

**SOURCES**

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W.O. Todd, 100 years history, Queenstown Bowling Club, 1904 – 2004, The Centennial Publication of the Queenstown Bowling Club Inc

Lake Wakatip Mail , 9/12/ 1904

Photo archives, Lakes District Museum, Arrowtown.

**FILE NOTES**

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Note; This structure has not been assessed by a conservation architect, who may consider the architectural rating differently to the current assessment.

ENTERED BY: Rebecca Reid

DATE ENTERED: July 2006

QLDC DP Reference No.: 81

Valuation No.: 2911132000

Map Reference: 9

Certificate of Title: 434245



**NAME OF SITE (including former names):** **ARCADIA, Arcadia Homestead**

**PHYSICAL LOCATION:** 1733 Glenorchy-Paradise Road, Glenorchy Rural

<b>Age/Dates</b>	Constructed circa April 1906- January 1907, building approximately 106 years old
<b>Architect</b>	Unknown English architect
<b>Builder</b>	John Walker & Son, Invercargill
<b>Materials</b>	Red Beech timber weatherboards, iron roofing and verandas
<b>Local Authority</b>	QLDC Category 3
<b>NZHPT No.</b>	N/A
<b>Valuation No.</b>	2911132000
<b>Legal Description</b>	Sections 3 & 4 Lot 13 DP 25326 Block II Dart SD
<b>Type/Use</b>	Accommodation Homestead
<b>Current Owners</b>	Lloyd James & Ros Veint

<b><u>HERITAGE ASSESSMENT</u></b>	
Historical/Social Value	<b>High</b>
Cultural/Traditional Value	<b>Moderate</b>
Architectural Value	<b>Low</b>
Landscape/Townscape Value	<b>High</b>
Rarity/Representative Value	<b>Moderate</b>
Technological Value	<b>Moderate</b>
Archaeological Value	<b>Low</b>
<b>Overall Heritage Value</b>	<b>MODERATE - HIGH</b>

**Current Condition** Well maintained, cared for and historically preserved.

## **SUMMARY OF SIGNIFICANCE**

Arcadia is a historic building of the Glenorchy region, and has become a symbol of the beautiful area. It has housed many tourists and travellers throughout the years, reflecting the popularity of visiting Paradise. The stories regarding Joseph Fenn, the constructor of the homestead, have become legendary around the area and are shared with anyone passing through the region. Arcadia is historically and socially significant to Paradise, representing the early European settlers of the area and the pristine environment.

The legends surrounding Joseph Fenn and Arcadia contribute to the culture and spirit of Paradise. Fenn's simplistic lifestyle is reflective of the serene and peaceful culture which makes Paradise unique and a popular location to escape to.

Arcadia was impeccably crafted and designed. It has been well cared for and maintained over the years. Renovations have been sympathetic to the original design, merely allowing for the transitions from accommodation house, to farm house and private homestead.

Arcadia sits perfectly against the natural background of Paradise. Its traditional design compliments the peaceful atmosphere of the area and is of visual interest to many. It is possible an exterior colour change has occurred over the years. An early post card depicts Arcadia with dark red roofing and features, whereas currently Arcadia has green roofing and features.<sup>1</sup> The green is more complimentary to the landscape, allowing the building to blend in with its surrounds.

Arcadia is a dominant and majestic building. Detailed designs reflect the craftsmanship put into the homestead's construction, and make it a rare building of the area. The surrounding landscape and nature of Paradise is what makes Arcadia such a special and rare feature.

The building is constructed out of red beech timber sourced from the local Kinloch forests and milled in Paradise, with milling equipment being transported from Kinloch to Paradise specifically. This makes the construction of Arcadia slightly different to a usual building, and provides technological value.

Arcadia has little archaeological significance. As a historic building, it represents early settlers in the Glenorchy region, specifically Paradise. The stories surrounding Joseph Fenn are interesting, yet do not provide any evidential knowledge of the region.

<sup>1</sup> See appendix two.

## DESCRIPTION

Arcadia is located in the breath taking area of Paradise, 17 kilometres from Glenorchy township.<sup>2</sup> Originally it was run as a guest house to the neighbouring homestead, known as Paradise House. Situated off the shore of Diamond Lake and against the back drop of Mt Alfred, the building is surrounded by manicured gardens juxtaposed against the natural landscape.

Arcadia has a total floor area of approximately 466m<sup>2</sup>. It consists of two storey's, with 240m<sup>2</sup> allocated to the ground floor and 226m<sup>2</sup> encompassing the top floor.<sup>3</sup> There are numerous reporting's as to the number of rooms Arcadia originally encompassed – from a twenty four room guest house with an annexe of seven rooms, to thirteen different bedrooms and an annexe involving a further sixteen rooms.<sup>4</sup> The present state of the building includes eleven large bedrooms, eight fireplaces, a large modern living area, lounge, and several other rooms. A swimming pool has been added and the kitchen relocated from its original placing.

The exterior weatherboards are red beech timber, sourced from local the forests near Kinloch. Tom Bryant was employed to transfer milling equipment from Kinloch to Paradise where the saw mill was to be located and run during construction.<sup>5</sup> Iron roofing featuring Dutch gables and rolled iron verandas complete the exterior. Internal walls are constructed using the technique of lath and plaster, with the ceilings finished using the simple tongue and groove style.<sup>6</sup>

## HISTORY

Arcadia's history proves interesting solely due to its original proprietor and owner - Joseph Cyprian Fenn. Born at Bedfordshire in 1854, Fenn was a Cambridge University graduate of a highly academic family. Fenn was also a highly skilled oarsman dominating numerous and highly prestigious regatta's during his years at Cambridge.<sup>7</sup>

Fenn's uncle, John Fenn, migrated to New Zealand with his wife Catherine (Kate), probably during the 1860s. Following Fenn's passing, Kate married New Zealand's first architect, William Mason.<sup>8</sup> Mason and Kate purchased land at Paradise in 1883, where they designed and constructed Paradise Homestead, which Mason referred to as "Eden Grove."<sup>9</sup> Mason later became Dunedin's

<sup>2</sup> Tessa Ward and Rodney Wells, *Otago and Southland Heritage Homes* (Christchurch: The Caxton Press, 2010), 44.

<sup>3</sup> "Arcadia Station," Harcourts Queenstown Advertising Brochure, 1998, Lakes District Museum, Arrowtown, Archive Reference N1130.

<sup>4</sup> Ward, 44., reports of a "twenty four room guest house with an annex of seven bedrooms;" Harcourts reports of "originally having twenty four rooms;" whereas Clive Geary reports of thirteen bedrooms with an annexe added in 1911 increasing the size by sixteen rooms in "Joseph Cyprian Fenn 1954-1924," *The Queenstown Courier* 55 (November 1995): 13.; and a report of "an annexe with sixteen bedrooms was added in 1911," occurs in *Head of Lake Wakatipu: Schools Centennial 1884-1984*, Centennial Committee (Alexandra: Central Otago News Ltd., 1984), 21.

<sup>5</sup> Geary, 13.; Joseph Fenn Dictionary NZ Biography Basic Information Sheet, Jane Thomson: Papers relating particularly to 'Southern People, a dictionary of Otago Southland biography', MS-1926/596, Hocken Library, University of Otago, Dunedin.

<sup>6</sup> Harcourts Brochure.

<sup>7</sup> Geary, 12.

<sup>8</sup> Ibid.

<sup>9</sup> Geoff Ockwell, "Understanding Place: a case study (Pd.D. diss., University of Otago, Dunedin, 2001), 52.

first mayor, selling Paradise to David and Jane Aitken in 1893, before passing away on June 25<sup>th</sup> 1897.<sup>10</sup>

It can be assumed that Fenn was introduced to Paradise through his Aunt Kate Mason, after arriving in the Wakatipu between 1878 and 1881. Fenn began to acquire land in the surrounding area, with his first block of Sections 21/23, Block II, Dart District, being purchased off James Whitbourn, April 1881.<sup>11</sup> He proceeded to expand his land through the purchase of the remaining sections of Block II, Dart District, from Alex and Robert McBride, John Grant and Edward Menlove. By 1885, Fenn owned 1,252 acres of free hold land, and leased 516 acres of land from the Queenstown Borough Endowment, and Runs 346 B and C encompassing 1,500 acres.<sup>12</sup>

Interesting tales abound regarding Fenn's character, his lifestyle and the construction of Arcadia. The first aims to explain why Fenn migrated to New Zealand. One theory, which lacks sufficient evidence, is that Fenn's father, Joseph Finch Fenn, married the woman Fenn himself intended to propose to. Thus, Fenn fled to the other side of the world to begin a new life of seclusion and solitude.<sup>13</sup> This is a common explanation for Fenn's simple life style – living in a small hut by River Jordan with little social contact and an air of mystery surrounding him.

Another legend explains why Fenn built Arcadia, with many believing it was created as competition to Paradise House. Apparently, Fenn proposed to Poppy Aitken, daughter of David Aitken, whom refused. This led Fenn to build Arcadia out of resentment at her response. Evidence to support this tale is scarce and the Aitken family refute the tale. Barbara Heffernan, Poppy's daughter in law, recorded the tale from Poppy herself in her memoirs. Apparently the romance between Poppy and Fenn never existed, although Fenn did propose after the constructing Arcadia, in which Poppy did decline.<sup>14</sup> These popular myths lack evidence but contribute to the mysterious and interesting character of Joseph Fenn.

Fenn's distinct and mysterious character are what made him famous in the region. Fenn never lived at Arcadia, preferring to live in his simple hut, however he engrossed himself in farming sheep on his plentiful land. His remote lifestyle led to the label of "hermit," yet Fenn did not let this affect his social manner, with reports of Fenn being a man of "courtliness and courteous demeanour."<sup>15</sup> The ability of Fenn's character to capture imaginations is reflected in novel's surrounding Paradise, in which Fenn commonly plays a prominent character.<sup>16</sup>

Fenn leased Arcadia as an accommodation house to numerous managers, with the first being Mr and Mrs Storey of Port Chalmers.<sup>17</sup> The homestead was managed for accommodation purposes until it was sold to Alexander Reid of Galloway on February 25 1920, who farmed Arcadia

<sup>10</sup>"Obituary," *Colonist*, 25 June 1897.

<sup>11</sup> Peter Chandler, "Arcadia," *The Queenstown Courier* 28 (May 1982), 4-5.; Geary, 13.

<sup>12</sup> Ibid.

<sup>13</sup> Geary, 13.

<sup>14</sup> Barbara Heffernan, "Paradise Remembered," 1991, MISC-MS-1442, Hocken Library, University of Otago, Dunedin.

<sup>15</sup> Geary, 14.

<sup>16</sup> Essie Summers, *A Place Called Paradise* (London: Mills and Boon, 1967)

<sup>17</sup> Centennial Committee, 21.; Geary, 13. The most well known manager was Mr J.W.Gardiner, whom was highly involved in the Lake Shipping industry of the Glenorchy region, Ward, 44.



throughout his ownership.<sup>18</sup> Fenn continued to live in his hut until his death January 3 1924, in Frankton hospital, due to “cancer of the liver, jaundice, and heart failure.”<sup>19</sup> A strong relationship between Fenn and Reid must have existed, as Fenn gifted from his will “all my personal effects... which shall be in the house occupied by me at Arcadia at the time of my death including my field glasses to Alexander Reid.”<sup>20</sup> This may have been due to a close friendship, mere convenience, or Fenn’s lack of close family.

The Reid family farmed Arcadia until 1951, when they sold the property to Lloyd and Muriel Veint for £19,500.<sup>21</sup> The Veint family had previously owned and run Paradise homestead, selling it in 1949 to the Millers. Arcadia is still owned by the Veint family, the current proprietors being Lloyd and Muriel’s only son, Jim and his partner Ros Veint. The Veint’s have been committed to maintenance and repairs of the historic homestead throughout their ownership. Such high attention has ensured Arcadia has maintained its reputation as a beautiful historic homestead, now functioning as a private station.

The name “Arcadia” is of Greek origins, with connotations similar to the definition of “paradise.” Both words represent simplicity, contentment, and harmony – all reflective of the life at Paradise in the Wakatipu. These reasons alone explain the large tourist industry surrounding Glenorchy and the attraction Paradise had to visitors. Functioning as a boarding house, Arcadia provided accommodation to those visiting the area. Visitors would take the two hour buggy ride to Paradise from Glenorchy, generally after they had travelled across the lake, an uncomfortable ride until the erection of a new road to compliment the increase in travellers.<sup>22</sup> The service Arcadia provided effectively contributed to the wider tourism industry of Glenorchy and the Wakatipu.<sup>23</sup>

## LANDSCAPE/TOWNSCAPE SUMMARY

Arcadia is a prominent historical building that compliments the beautiful landscape of Paradise. It reflects the serene and peaceful nature of the area, previously welcoming guests to stay, relax and enjoy the natural environment the Wakatipu has to offer. The beauty of Paradise and Arcadia has been captured on film, acting as the setting for numerous blockbuster films in recent years.

<sup>18</sup> Certificate of Title for Arcadia, OT 83/97, 1887; Ockwell, 54.

<sup>19</sup> “Search of Copy of Death Certificate,” Jane Thomson: Papers relating particularly to ‘Southern People, a dictionary of Otago Southland biography’, MS-1926/596, Hocken Library, University of Otago, Dunedin.

<sup>20</sup> Fenn, Joseph Cyprian, Probates and Letters of Administration, Reference Number R22052317, Archives New Zealand, Dunedin Office.

<sup>21</sup> Ockwell, 54.

<sup>22</sup> “New Glenorchy-Paradise Road,” *Otago Daily Times*, 26 November 1920.

<sup>23</sup> “Lake County,” *Otago Witness*, 21 November 1906; “Accommodation at Holiday Resorts,” *Otago Daily Times*, 3 November 1916.

**Report completed by Alexandra Neems on behalf of the Wakatipu Heritage Trust, 2013/2014  
Internship programme.**

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Summers, Essie. *A Place Called Paradise*. London: Mills and Boon, 1967.

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**Completed by:** Alexandra Neems

**Date:** 17 December 2013

## **APPENDICES**

**CANCELLED**  
NEW ZEALAND.

[CERTIFICATE OF TITLE.]

Register Book,  
Vol. 88 Folio 97

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.**

This Certificate, dated the *twenty-sixth* day of *October*, one thousand eight hundred and eighty-*seven*, under the hand and seal of the District Land Registrar of the Land Registration District of *Cape*, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, Witnesseth that *Joseph Cyprian Sena of Glenorchy Tamar*

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon); subject also to any existing right of the Crown to take and by off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan drawn hereon, bordered *red*, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by *Edward Henlove* as from the *third* day of *June*, one thousand eight hundred and eighty-*five*, under *the Land Act 1877*, that is to say: All that parcel of land containing: *One hundred and four (114) acres two (2) rods and twenty five (25) poles situated in the 2nd 1/2 1/2 Block being sections Three (3) and Four (4) Block Two (2) on the Public Map of the said District deposited in the office of the Chief Surveyor & undivided*

EQUIVALENT METRIC  
AREA IS *42.3529* ha

*Block II Dart District*  
*104. 2. 25*

*Diamond Lake*

Scale 70 Chains = 1 inch  
Surveyed by J. Spence Jan. 1873  
Chief Surveyor C.W. Mann  
Chief Draughtsman H. Skye

*John Blair*  
District Land Registrar

*Mortgage N° 11717 Joseph Cyprian Sena to John Bill Blair Entered 21<sup>st</sup> April 1886 at 3 o'clock*

*Transmission N° 1677*  
*The Honorable Thomas Forgue Andrew Romall and Jessie Blair Executors of the Will of John Bill Blair also named who died on or about the 3<sup>rd</sup> day of June 1893 are hereby registered as proprietors of Mortgage N° 11717 application received and particulars entered 19<sup>th</sup> April 1894 at 2:50 o'clock*

*Discharge of Mortgage N° 11717 Entered 20<sup>th</sup> June 1894 at 10:40 o'clock*

*Transfer N° 72753 Joseph Cyprian Sena to Alexander Reid of Salloway Tamar produced 25/1/20 at 3 o'clock*

*Mortgage N° 14554 Alexander Reid and Murray produced 25/1/20 at 3 o'clock*

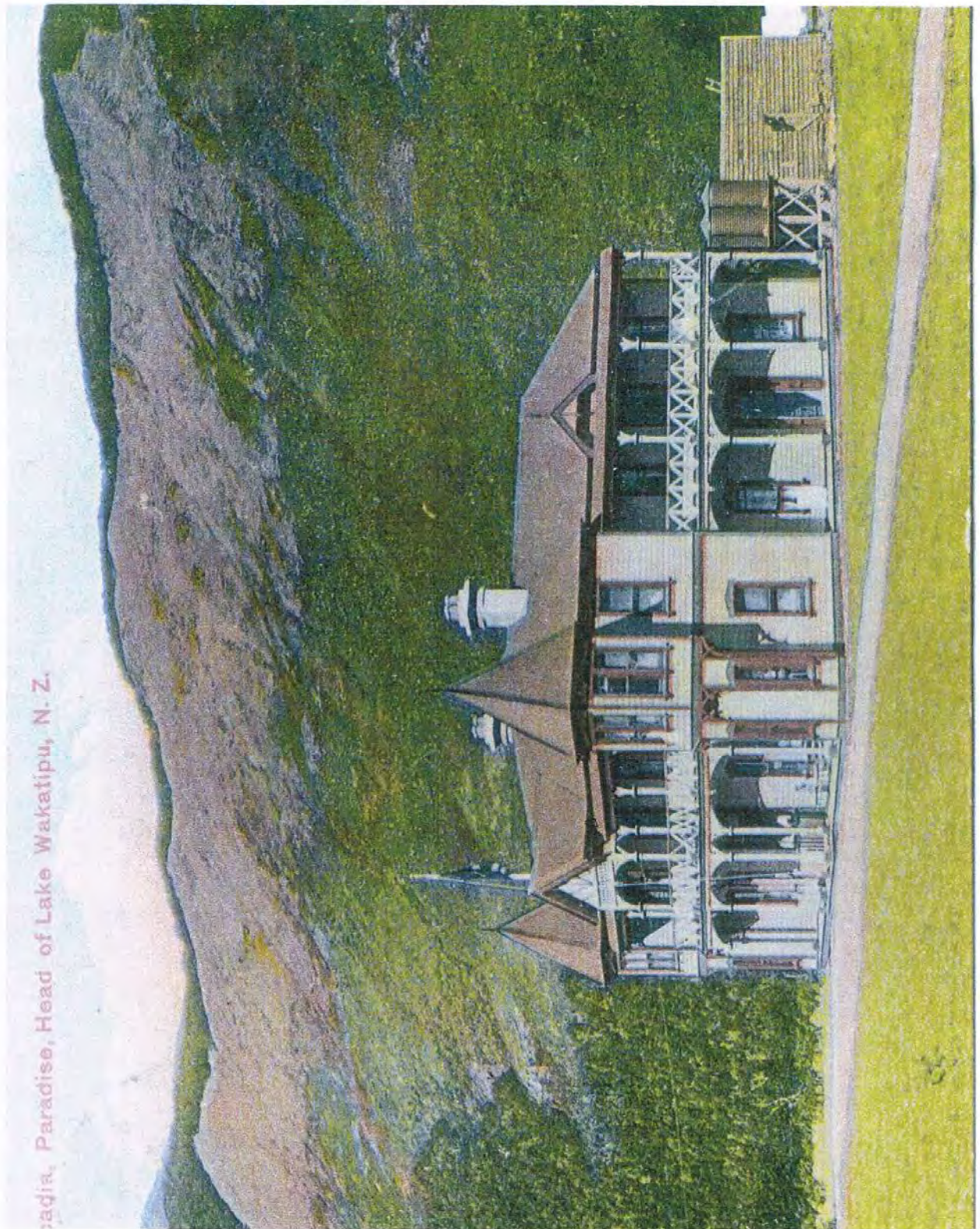
*Transmission N° 14555 of Mortgage N° 14554 to Alexander Reid and John Murray produced 20<sup>th</sup> January 1922 at 3 o'clock*

**DISCHARGED**

83/97

Reid in 1920.

Appendix Two: Historic postcard of Arcadia, date unknown. Sourced from Lakes District Museum



Archives, Reference number EL 1825.

# WAKATIPU HERITAGE TRUST

SITE ASSESSMENT REPORT FOR A HISTORIC PLACE

December 2013/ January 2014

QLDC DP Valuation Number: 2907113200 and 2907116606

QLDC DP Reference Number: 110

District Plan Map Reference Number: 26

Certificate of Title: 9A/1002; 78212; 177645



Ayrburn homestead, December 2013, Lakes District. Photograph: S.Solomon

## NAME (including former names)

**Ayrburn Station, Ayrburn Homestead and Stone Farm Buildings**

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## PHYSICAL LOCATION/ADDRESS

341 Arrowtown-Lake Hayes Road, Wakatipu Basin

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### HERITAGE ASSESSMENT

**Archaeological value:** Low

**Architectural value:** Moderate

**Cultural value:** Low

**Historical/social value:** Significant

**Landscape/townscape value:** Moderate

**Rarity/representative value:** Significant

**Technological value:** Low

**OVERALL HERITAGE VALUE:** Significant

**AGE/DATES** c. 1870's (farm buildings),

c. 1896 (homestead)

**ARCHITECT/BUILDER** Unknown

**MATERIALS** Stone, timber, corrugated iron

**NZHPT** No

**DISTRICT PLAN STATUS** Category II heritage site

**LEGAL DESCRIPTION** Lot 1 DP 18109 (house) and part

Lot 3 DP 5737 (Dennisons Farm)

**USE/TYPE** Farm, private residence

**CURRENT OWNERS** Ayrburn Farm Estate Limited

**CONDITION** Moderate- features are deteriorating

## SITE ASSESSMENT REPORT

### SUMMARY OF SIGNIFICANCE

#### **Historic and social value:**

It is well accepted that business, agricultural and pastoral pursuits became the backbone of Central Otago after the initial influx of settlers and capital to the area associated with mining subsided with the end of the gold rushes. The period following the gold boom was marked as the time when an enterprising settler might find themselves capable of achieving no small measure of prosperity. William Paterson of Ayrburn Station is regarded as having been at the forefront of agricultural excellence in the Lakes District, his perseverance and dedication to improving the quality of his sheep stock beneficial for the district as a whole and allowing him to spend his declining years in comfortable circumstances. Ayrburn might be considered socially significant in that Paterson was largely instrumental in establishing the Lake County A&P Society, his interest in the association doing much to promote the institution locally and throughout other districts.

#### **Architectural value:**

The masonry observed on Ayrburn station is of the type expected for the lakes district area. Many settlers were proficient in even the most basic of stone work and used the naturally occurring stone to erect a great number of buildings and structures, which are still visible throughout the district. The buildings associated with farming activities on Ayrburn are in keeping with the aesthetics of other heritage features in the district in this respect, with particular reference to the stone shearing shed and storage building that are on site.

The homestead is architecturally very distinctive. Aspects of the interior of the building are reminiscent of construction trends at the time of its creation- numerous fireplaces, a large scullery with a copper still in place, and a room where the butchering and preparation of meat would have taken place are contained within the homestead. What are likely to have been several smaller servants rooms have since had their walls knocked out and been turned into larger rooms-many doors in the homestead do not open or lead nowhere as a result, an oddity in itself. The original timber floors remain, as do many other timber features in the house (refer to Appendix 3 for visual clarification).

#### **Townscape and context value:**

Wholesale developments in the areas surrounding Ayrburn station have in recent years become progressively more frequent; the heritage buildings associated with Ayrburn, like many other historical features in the district, are therefore becoming ever more important as sites that retain the rich history and character of the area.

#### **Rarity and representative value:**

The homestead would likely have been one of the largest residential structures in the area at the time of its completion, and retains many of its heritage characteristics accordingly. Many of the earliest homesteads and farm buildings the size and age of Ayrburn are increasingly few in the Lakes District. Modernisation or deterioration has claimed many of the more impressive historic features on the stations established by the first settlers. The continued presence of Ayrburn's more vintage features afford it a certain amount of individuality and rarity in value.

#### **Technological value:**

Significant technological value is unknown.

#### **Archaeological value:**

Significant archaeological value is unknown.

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### DESCRIPTION (as currently seen)

Both the single storey homestead and the stone farm buildings appear to be in a dilapidated state. While they all look to be structurally sound, lack of upkeep appears to have contributed the rapid deterioration of aesthetic features. The homestead requires significant restoration on both the interior and exterior if it is retain a pleasing historic quality. The stone farm buildings, in particular the large shearing shed, are in good condition for a buildings of their age. What is likely to be the original roof of structure opposite the shearing shed is very poor condition, and no longer remains continuously parallel with the ground (refer to Appendix 3 for visual clarification).

---

### HISTORY (ownership details)

**1832:** William Paterson is born in West Kilbride, Ayrshire, Scotland.<sup>1</sup>

**1848:** Leaves Scotland on the *Osprey* for Victoria in Australia, where he engages extensively in farming for 13 years.<sup>2</sup>

**1861:** Departs Australia, landing at Port Chalmers and bound for the Otago gold mining boom. Along with Peter Butel and Tom McIntyre, Paterson walks to Arrowtown; in future, all would become prominent settlers in the Lakes District.<sup>3</sup>

His wife Elizabeth (nee. Smith) and their five children (six sons and five daughters would be born in total) later follow.

**1862:** Paterson becomes one of the first colonists to settle the area, selecting and leasing an extensive run holding (more than 40 hectares), one of the largest in the Arrow locality. He names his leasehold 'Ayrburn', after the shire in Scotland he came from.<sup>4</sup>

Commences extremely thorough stock rearing and crop farming on Ayrburn. Sturdy attention is paid to the continued improvement of his flocks and herds and remaining up-to-date with current farming practice.<sup>5</sup>

**1872:** Ayrburn becomes freehold, Paterson continues to develop it. It is around this time the stone farm buildings are established.<sup>6</sup>

**1876:** In total, Ayrburn consists of 247 acres of freehold land, 61 thousand acres of leasehold.<sup>7</sup>

**1894:** Continued additions have Ayrburn Station consisting roughly of 587 hectares of freehold land.<sup>8</sup>

**1895:** Fire at Ayrburn burns a stable. The woolshed, made of stone and connected to the stable, remains intact.<sup>9</sup>

<sup>1</sup> Lakes District Museum Archive File NP P4- Paterson, Ayrburn.

<sup>2</sup> *Ibid*

<sup>3</sup> Bill McDonald, *Queenstown's Farms and Sheep Stations: Families that farmed the land*, New Zealand: Bill McDonald, 2010, p. 37

<sup>4</sup> Bill McDonald, 2010, p. 37

<sup>5</sup> Lakes District Museum Archive File NP P4- Paterson, Ayrburn.

<sup>6</sup> Bill McDonald, 2010, p. 37

<sup>7</sup> "Sale of Ayrburn Sheep Station", *Ashburton Guardian*, Vol. XXVII, Issue 6934, 27 July 1906, p. 2

<sup>8</sup> *Queenstown Lakes District Touring Guide*, Lakes District Museum: 1991



**1896:** Original homestead, consisting of four rooms and one fireplace of local stone, burns down. It is replaced with the structure currently standing on site, the large homestead villa most commonly associated with Ayrburn (refer to title image for visual clarification); the building was reportedly the first in the area to have glass windows. The homestead has upwards of six bedroom and nine fireplaces, roughly 260 meters squared.<sup>10</sup>

**1904:** Lake Counties first A&P Society Show is held at Ayrburn; Paterson is the societies President and remains so for many years.<sup>11</sup> The show would later take place at Lake Hayes Showgrounds.

**1910:** 28<sup>th</sup> of May, William Paterson dies of pneumonia and is interred at Frankton Cemetery. Flags of public buildings in Arrowtown are half-masted as a token of respect to his memory. Robert Murray Paterson, executor of his will, is named as proprietor and inherits Ayrburn Station, almost 584 hectares total.<sup>12</sup>

**1924:** Ayrburn switches to power shearing in its woolsheds.<sup>13</sup>

**1941:** 18<sup>th</sup> of December, R.M. Paterson transfers his holdings to Ernest Coverdale Paterson and Douglas Robert Rowe, both sheep-farmers of Arrowtown.<sup>14</sup>

**1944:** Subdivision of Ayrburn station ensues. In October, the transfer of Lots 1, 2, and 3 of DP 5737 from Paterson and Rowe to Irene Smith, wife of William Smith from Invercargill, takes place. Simultaneous sale of land titles to Matthew and Catherine Elliot and the transfer of titles from Rowe to Paterson (Lots 1, 2 and 3 DP 5623) also occurs. Walter Collingwood purchases Lots 4, 5, 6 and 7 of DP 5738 from Patterson and Rowe.<sup>15</sup> Collingwood becomes the tenant most closely associated with Ayrburn, with Mrs Collingwood taking up residence in the block containing the Ayrburn Homestead.

**c.1950:** Wilfred Cotton purchases Ayrburn from the Collingwood's, this includes the stone farm buildings and homestead.<sup>16</sup> Cotton remains in possession of the homestead, but continued subdivision of the property follows after acquisition of significant parts of Ayrburn by Westmead Development.

Weatherboard on the homestead is plastered over at this time.

The Dennison family gain title of Part Lot 3 DP 5737- the stone farm buildings. "Ayrburn homestead" and "Ayrburn Farm" become relatively separate entities at this point.

**1982:** 15<sup>th</sup> November, proprietors listed as executors on the Certificate of Title for Lot 1 DP 18109 are Perpetual Trust Limited and Ayrburn Farm Estate Limited.<sup>17</sup> Wilfred Cotton remains in residence at Ayrburn.

**2002:** Ayrburn Farm Estate Limited is registered in the New Zealand Business Directory as a company (registration number 1206275). Its executors are Adrian Kenneth Burr of Auckland and Mark Andrew Taylor of Speargrass Flat.<sup>18</sup>

**2004:** July, Ayrburn Farm Estate Limited acquires Lot 4 DP 319854 and Part Lot 3 DP 5737.<sup>19</sup>

<sup>9</sup> "Fires", *Otago Daily Times*, Issue 10308, 15 March 1895, Page 2

<sup>10</sup> F.W.G Miller, *Golden Days of Lake County*, New Zealand: Whitcombe and Tombs, 1962, p. 251

<sup>11</sup> Lakes District Museum Archive, "First A&P Show, Lake County", EL 0818 Print, Photographic

<sup>12</sup> Certificate of Title Under Land Transfer Act, Vol. 129, Folio 244

<sup>13</sup> *Queenstown Lakes District Touring Guide*, Lakes District Museum: 1991

<sup>14</sup> Certificate of Title Under Land Transfer Act, Vol. 143, Folio 219

<sup>15</sup> *Ibid*

<sup>16</sup> Alan Hamilton, *Woolshed Yarns of the Wakatipu*, Queenstown, Alan Hamilton: 2006

<sup>17</sup> Certificate of Title Under Land Transfer Act, OT9A/1001

<sup>18</sup> "Ayrburn Farm Estate Limited (1206275) Registered"

[www.business.govt.nz/companies/app/ui/pages/companies/1206275/detail](http://www.business.govt.nz/companies/app/ui/pages/companies/1206275/detail); accessed 13 January 2014

**2005:** April, Ayrburn Farm Estate Limited acquires Lot 3-4 DP 343305.<sup>20</sup>

**2010:** Application submitted by Ayrburn Farm Estates Limited to create three subdivisions with residential building platforms on each.<sup>21</sup> Development is opposed by local authorities, stating destruction of visual amenities with over domestication of the landscape and unsustainable development being inappropriate as the reason for opposition.<sup>22</sup>

**2012:** Wilfred Cotton passes away.

**2013:** Ayrburn station, including 131 hectares, the homestead and stone farm buildings, is listed for sale.

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## LANDSCAPE SUMMARY

Ayrburn homestead is surrounded by extensive tracts of farmland in the Wakatipu Basin. Many of the matured trees in the immediate vicinity are protected features; in particular, the Californian Big Trees, or *Sequoiadendron giganteum*, that line the drive, are particularly well established and were likely planted by the original Patersons in residence.<sup>23</sup> Mill Creek, a well-known spawning bed for brown trout runs through the property.

---

## COMPLETED BY:

Research Completed by Stacey Solomon on behalf of the Wakatipu Heritage Trust, 2013/2014 Internship Programme.

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## SOURCES

### *Primary source material*

“Sale of Ayrburn Sheep Station”, *Ashburton Guardian*, Vol. XXVII, Issue 6934, 27 July 1906

“Redevelopment of building site notified”, *Otago Daily Times*, 30 July 2010

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Certificate of Title Under Land Transfer Act, OT9A/1001

Certificate of Title Under Land Transfer Act, identifier 78212

Certificate of Title Under Land Transfer Act, identifier 177645

<sup>19</sup> Certificate of Title Under Land Transfer Act, identifier 78212

<sup>20</sup> Certificate of Title Under Land Transfer Act, identifier 177645

<sup>21</sup> “Redevelopment of building site notified”, *Otago Daily Times*, 30 July 2010

<sup>22</sup> “Subdivision opposed”, *Otago Daily Times*, 17 September 2010

<sup>23</sup> Bruce Hamilton, “Historic Trees in the Wakatipu Basin”, *The Queenstown Courier*, Issue No. 55: Queenstown and Districts Historical Society (Inc.): 1995, p. 19

Lakes District Museum Archive, "First A&P Show, Lake County", EL 0818 Print, Photographic

Lakes District Museum Archive File NP P4- Paterson, Ayrburn

Inventory of Protected Features in the Queenstown and Lakes District Partially Operative Plans, 2009

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## FILE NOTES

Most recent Annual Report filed by Ayrburn Farm Estate Limited is 21 May 2013. Link to the online files is included in the bibliography of this report.

---

## BIBLIOGRAPHY

### *Published (secondary) source material*

*Queenstown Lakes District Touring Guide*, Lakes District Museum: 1991

Hamilton, Alan, *Woolshed Yarns of the Wakatipu*, Queenstown, Alan Hamilton: 2006

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### *Links to website and online material*

"Ayrburn Farm Estate Limited (1206275)

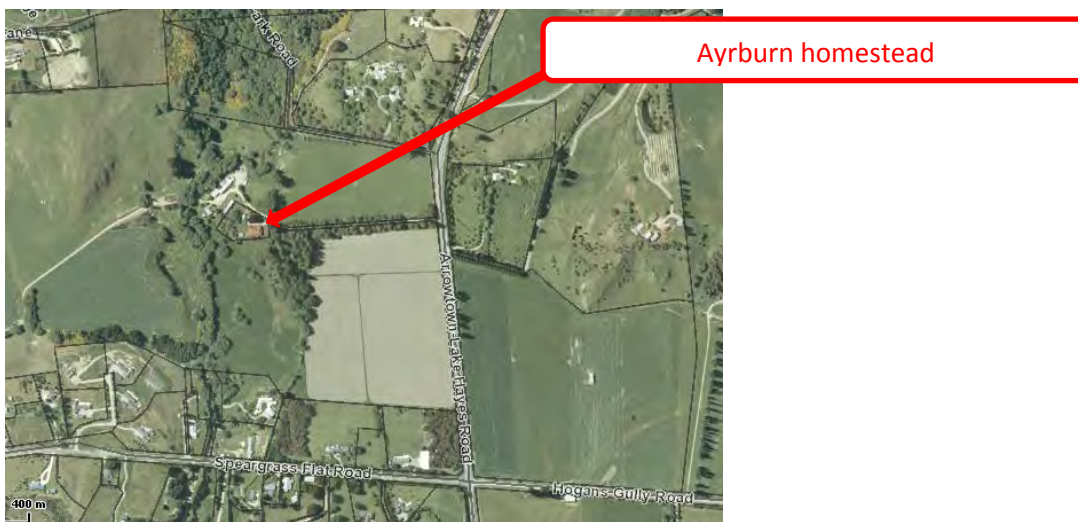
Registered" [www.business.govt.nz/companies/app/ui/pages/companies/1206275/detail](http://www.business.govt.nz/companies/app/ui/pages/companies/1206275/detail); accessed 13 January 2014

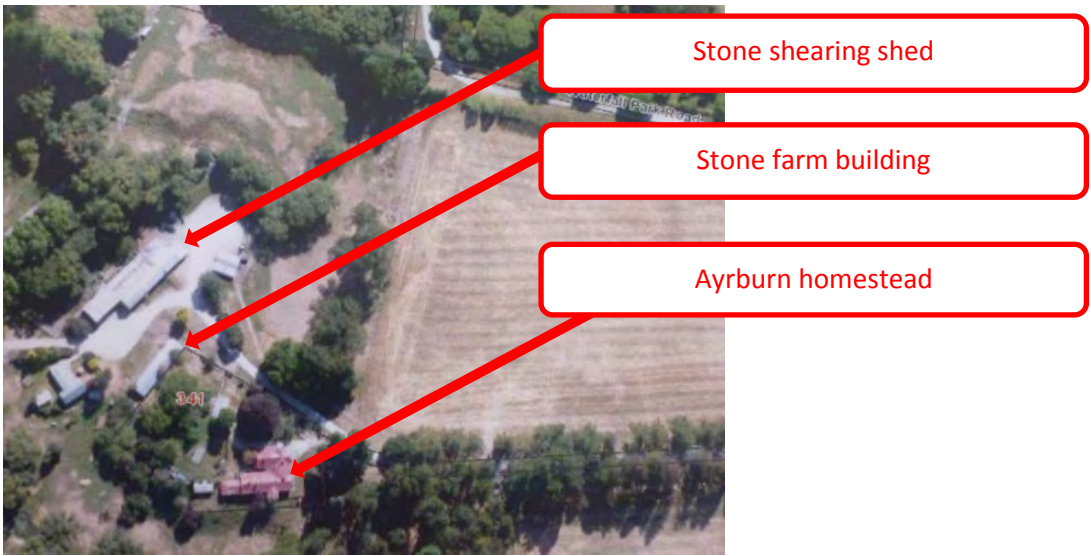
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## APPENDICES

### Appendix 1. Visual Identification Aids

#### *Location Maps*





**Appendix 2. Visual Aids to Historical Information**



Photograph depicts the first A&P Show in the Lake County, 1904. Held at Ayrburn station, note the homestead in the background of the image.

Courtesy of Lakes District Museum Archive (ref: EL 0818 Print, Photographic)

**Appendix 3. Current Visual Information**

*Images correct as of December 2013*



The interior of the homestead displays many unique features one might expect in a heritage building. The image to the left depicts a stone copper used for heating water to wash clothes in, which remains in the scullery room. The timber arch in the photograph to the right is one of many unusual design aspects in the homestead.



Large stone farm buildings on site are in a state of general disrepair. The above image shows the wearing roof on what seems to be a storage shed (it is likely that corrugated iron was placed directly on top of the original shingles when the shingles were in need of replacing, this was a common practice in the area), while the below image depicts the shearing sheds. The stone in both buildings is fair; the timbers are, however, in a worse state.



**QLDC DP Ref #:** 80

**Valuation #:**2907210500

**Map Ref:** 26

**Certificate of Title:** OT3A/1304



Front of house, Dec 2013

**Name of site (including former names):** Cottage, Whitechapel

**Physical Location:** 90 Whitechapel Road, Arrow Junction

Heritage Assessment	High	<b>Age/Dates</b>	<b>C. early 1880's</b>
Archaeological Value	High	<b>Architect/Builder</b>	<b>Unknown</b>
Architectural Value	Moderate	<b>Materials</b>	<b>Sundried brick, plaster, corrugated iron</b>
Cultural/Traditional Value	High	<b>Local Authority</b>	<b>QLDC</b>
Historical/Social Value	High	<b>NZHPT No</b>	<b>None</b>
Landscape/Townscape Value	Moderate	<b>Valuation Number</b>	<b>2907210500</b>
Rarity/Representative Value	Moderate	<b>Legal Description</b>	<b>Section 126, Block VIII Shotover SD</b>
Technological Value	Moderate	<b>Type/Use</b>	<b>Extension of house</b>
Overall Heritage Value	Moderate-High	<b>Current Owners</b>	<b>Janette Olwyn Tomes and Lakes District Trustee Ltd</b>
		<b>Current Condition</b>	<b>Well-maintained</b>

### Summary of Significance

This cottage is a well-known but mysterious building, with appearances in books such as Marion Borrell's *Old Buildings of the Lake Hayes District*, but little to no information on the actual house. It is, however, a well-preserved example of the type of building miners and their families would have lived in during the gold-rush.

### Description

The cottage is built to the ground, and made of sundried brick and plaster<sup>1</sup>. It still has its original sash windows. The roof is of corrugated iron, and the doors are made of timber. The plaster is in excellent condition, regularly patched and painted by the current owner, Jan Tomes. It may have been several rooms to begin with, but it is now one room, to fit in with the current trend of larger rooms. It is in the Georgian style, symmetrical and simple, with a little veranda at the front. Overall it is a cute, well-maintained miners cottage.

## History

The cottage was probably built in the 1880s<sup>2</sup>. By 1881 “Whitechapel Flat [was] not now only the home of two poor solitary ‘hatters.’ Other people have set into work and occupied the position.”<sup>3</sup> In the 1880s, people were moving into the area. There are no certificates of title before 1967, because before 1956, the Whitechapel Area was subdivided, and the cottage was one of these properties. Marion Borrell, in her book on old buildings, speculates as to the life the people who built the cottage would have had, but does not name anyone in particular.

However, there are four people I have connected to the house. The first is Dan (Daniel) O’Fee. His name is on the 1887 survey map, on Section 11 at the northern end of Whitechapel<sup>4</sup>. There is not a house on the map, but it is a small section, and we can assume the cottage was built around this time.

The next to have lived there is Alfred Smith, a ships carpenter from England. As the author describes his occupation as being specific to when he moved, it suggests he may not have stayed in the same job when he lived in Whitechapel. The distance from the nearest shipbuilding yard, in Dunedin, supports this. He may not have continued to be one when he moved to Whitechapel. When he died, his widow remarried David Rodgers and continued to live in the cottage<sup>5</sup>.

The third person is only initials on an undated survey map: “R.A.” They are located in a box where the house is situated. The initials R.A. are also on a section further south, on the junction between the Gibbston Highway and Whitechapel Road. This may or may not be the same person<sup>6</sup>. The style of the survey map is consistent with ones drawn around the turn of the 20<sup>th</sup> century<sup>7</sup>.

The first owner confirmed by a certificate of title is the retired Arrowtown citizen Ernest William Baker<sup>8</sup>. He owned the property from September 1967. He built two sleep outs behind the existing cottage, so he would have a place to live comfortably<sup>9</sup>. In July 1975, Baker sold the property to Warren Howard Conway, an Invercargill company manager<sup>10</sup>. Nothing seems to have been done during his tenancy, but when Janette Tomes bought the

<sup>1</sup> Marion Borrell, *Old Buildings of the Lake Hayes District*, Dunedin: David Johnston, c. 1975

<sup>2</sup> Julia Bradshaw, *Arrowtown: History and Walks*, (Dunedin: University of Otago Press, 2001), p. , Borrell

<sup>3</sup> Papers Past, *Otago Witness*, 26/2/1881, “The Mines”

<sup>4</sup> Survey Map, SO6679, (Otago Land District)

<sup>5</sup> Bradshaw, p

<sup>6</sup> The initials R.A. do not match any person I have come across who lived in Whitechapel.

<sup>7</sup> Survey Map, SO6772, (Otago Land District)

<sup>8</sup> Certificate of Title, OT6D/1132, (Otago Land District)

<sup>9</sup> Borrell

<sup>10</sup> Certificate of Title, OT6D/1132, (Otago Land District)

property in October 1985, she connected the area built by Baker to the historic cottage<sup>11</sup>. Now the cottage is a front bedroom.

### **Landscape/Townscape Summary**

The Whitechapel Area is a quaint, quiet road off the busy Gibbston Highway. The secluded atmosphere is intensified by the Crown Terrace backdrop to the east, and the Arrow River to the west. The houses are largely spaced, and the cottage cannot be seen by any other house, as it is the last on the public road. The cottage adds to the ambience of the area, as it is quaint and blends in well with the historical focus that comes from Arrowtown. The extension out the back is dark, making the white cottage the standout feature on the property.

### **Sources**

Borrell, Marion, *Old Buildings of The Lake Hayes District*, Dunedin: David Johnston, c.1975

Julia Bradshaw, *Arrowtown: History and Walks*, (Dunedin: University of Otago Press, 2001)

Certificate of Title, (Otago Land District)

Papers Past

Site plan for Whitechapel Cottage, Section 126, Block VIII, SD

Survey Map, (Otago Land District)

Janette Tomes, personal correspondence

### **Additional Notes**

I have searched *The Queenstown Courier*, but I found no information on the individual cottage, only the history and speculations of the life lived on the road.

Unable to see the inside of building.

This is a list of all the people who lived in Whitechapel, found in the Lakes District Museum Whitechapel File, and PapersPast (search term "Whitechapel Area"). Benjamin Walker, Mr Cosgrove, Jes Person, Neil Christian Poulsen, Neilson, Tom, John, and Harry Honeychurch, William McWhirter, Edward Power, Mr and Mrs Boulder, Mrs George Bowler, David Brodie Linwoods, Fred Brown. One may have lived in the Whitechapel Cottage.

**Completed by:** Chontelle Syme, on behalf of the Wakatipu Heritage Trust, 2013/2014 Internship

<sup>11</sup> Janette Tomes. Site plan for Whitechapel Cottage, Section 126, Block VIII, SD



**Date:**

**Appendices:**

**1. Certificate of titles**

Reference:  
Certificate No. 318866

P.R. Vol. Folio  
Transfer No.



Land and Deeds 73

No. 3A/1304

# REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT LIMITED AS TO PARCELS

This Certificate dated the 15th day of September one thousand nine hundred and sixty-seven under the seal of the District Land Registrar of the Land Registration District of OTAGO being a Certificate in lieu of Grant, **WITNESSETH** that ERNEST WILLIAM BAKER of Arrowtown, Retired

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorials underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, which said land was originally acquired by the said Ernest William Baker

as from the 25th day of August one thousand nine hundred and sixty-seven under Section 18 of the Mining Tenures Registration Act 1962 that is to say: All that parcel of land containing 1 Acre more or less being Section 126 Block VIII SHOTOVER DISTRICT.

Subject to the reservations and conditions imposed by Section 59 of the Land Act 1948

*[Signature]*  
D.L.R.

*[Signature]*  
DISTRICT LAND REGISTRAR

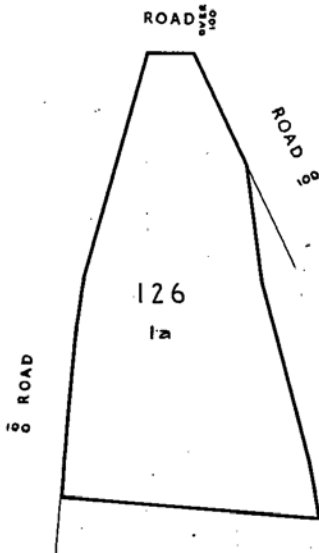


443011 Transfer to Warren Howard Conway of Invercargill Company Manager - 8.7.1975 at 2.13 pm

*[Signature]*  
for A.L.R.

467996 Electricity Agreement pursuant to Section 50 of the Electricity Act 1968 - 29.10.1976 at 11.16 am

*[Signature]*  
A.L.R.



623356/1 Transfer to Janette Olwyn Tomes of Queenstown Shop Clerk - 11.10.1984 at 10.26 am.

623356/2 Mortgage to Her Majesty the Queen pursuant to the Mortgage Act 1959 - 11.10.1984 at 10.26 am

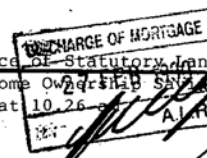
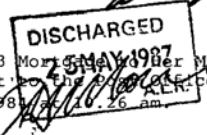
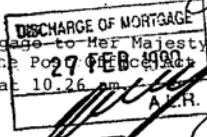
EQUIVALENT METRIC AREA IS 4.0417 m<sup>2</sup>

623356/3 Mortgage to Her Majesty the Queen pursuant to the Mortgage Act 1959 - 11.10.1984 at 10.26 am

623356/4 Notice of Statutory Land Charge under Section 14M Home Ownership Savings Act 1974 - 11.10.1984 at 10.26 am

3A/1304

Scale: 1 inch = 150 Links  
S.O. 16455



Cottage, Whitechapel.



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952  
Limited as to Parcels**



**Search Copy**

R. W. Muir  
Registrar-General  
of Land

**Identifier** OT3A/1304  
**Land Registration District** Otago  
**Date Issued** 15 September 1967

---

**Estate** Fee Simple  
**Area** 4047 square metres more or less  
**Legal Description** Section 126 Block VIII Shotover Survey  
District

**Proprietors**  
Janette Olwyn Tomes and Lakes District Trustee Limited

---

**Interests**  
Subject to Section 59 Land Act 1948  
467996 Electricity Agreement pursuant to Section 50 Electricity Act 1968 - 29.10.1976 at 11.16 am  
6359308.3 Mortgage to ANZ National Bank Limited - 30.3.2005 at 9:00 am

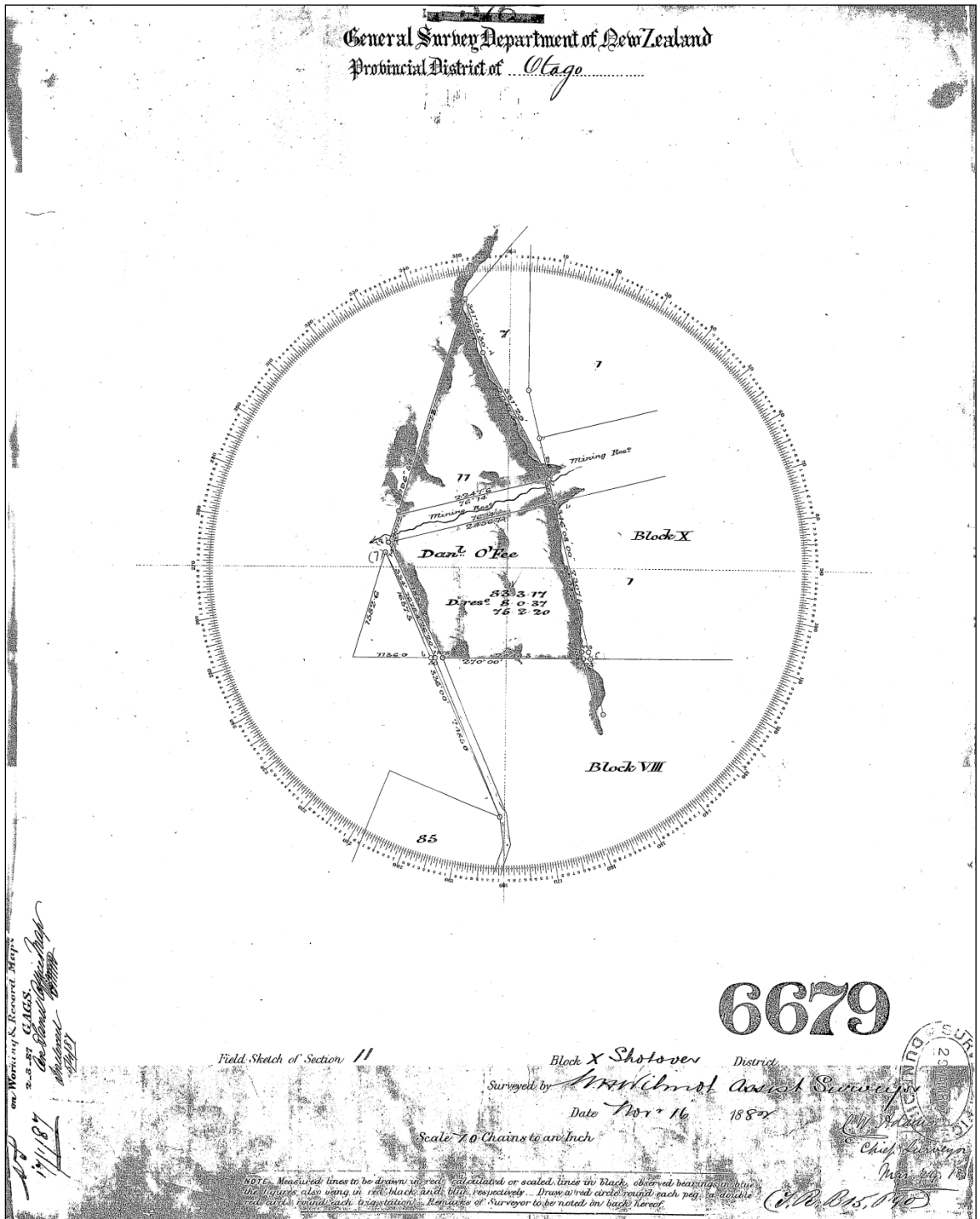
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Transaction Id  
Client Reference ijackson007

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Register Only

**OT3A/1304**

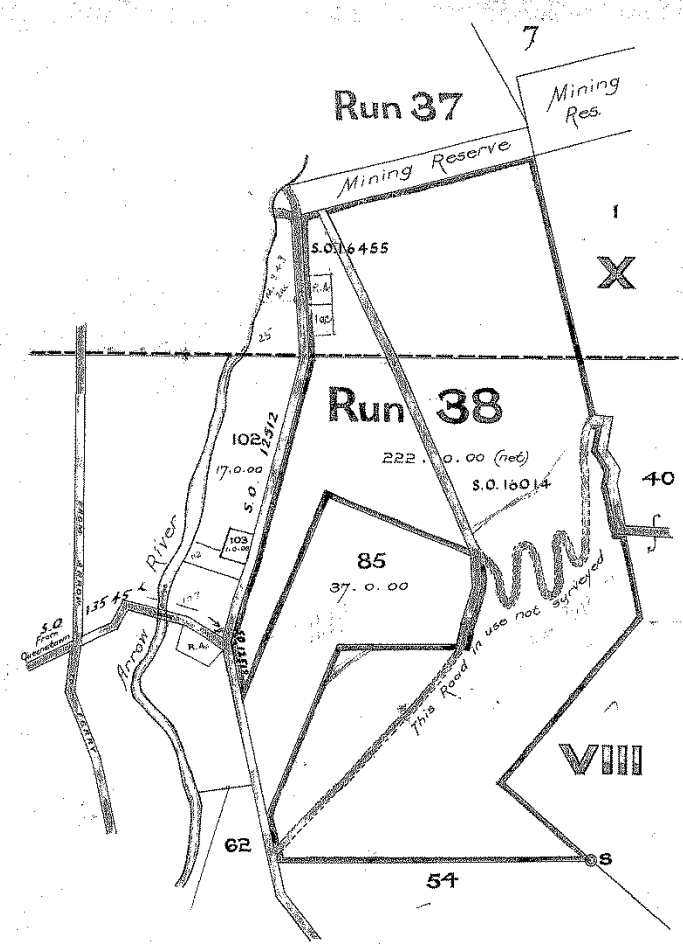
**Survey maps**



SO6679

~~465A~~

12153



Run 38

SHOTOVER DISTRICT

Scale 10 chains to an inch

6772

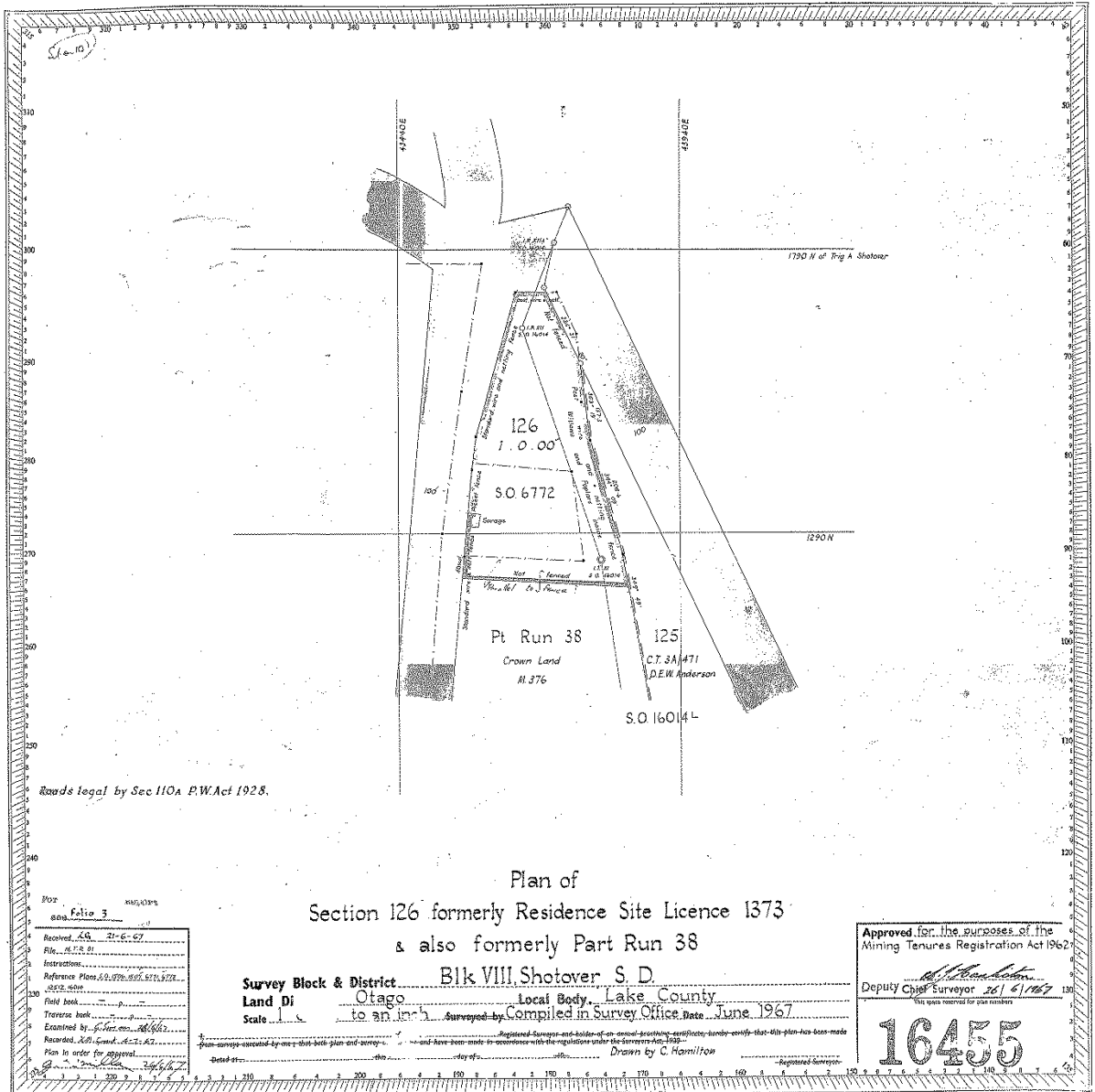
274.00

P.L. 1471

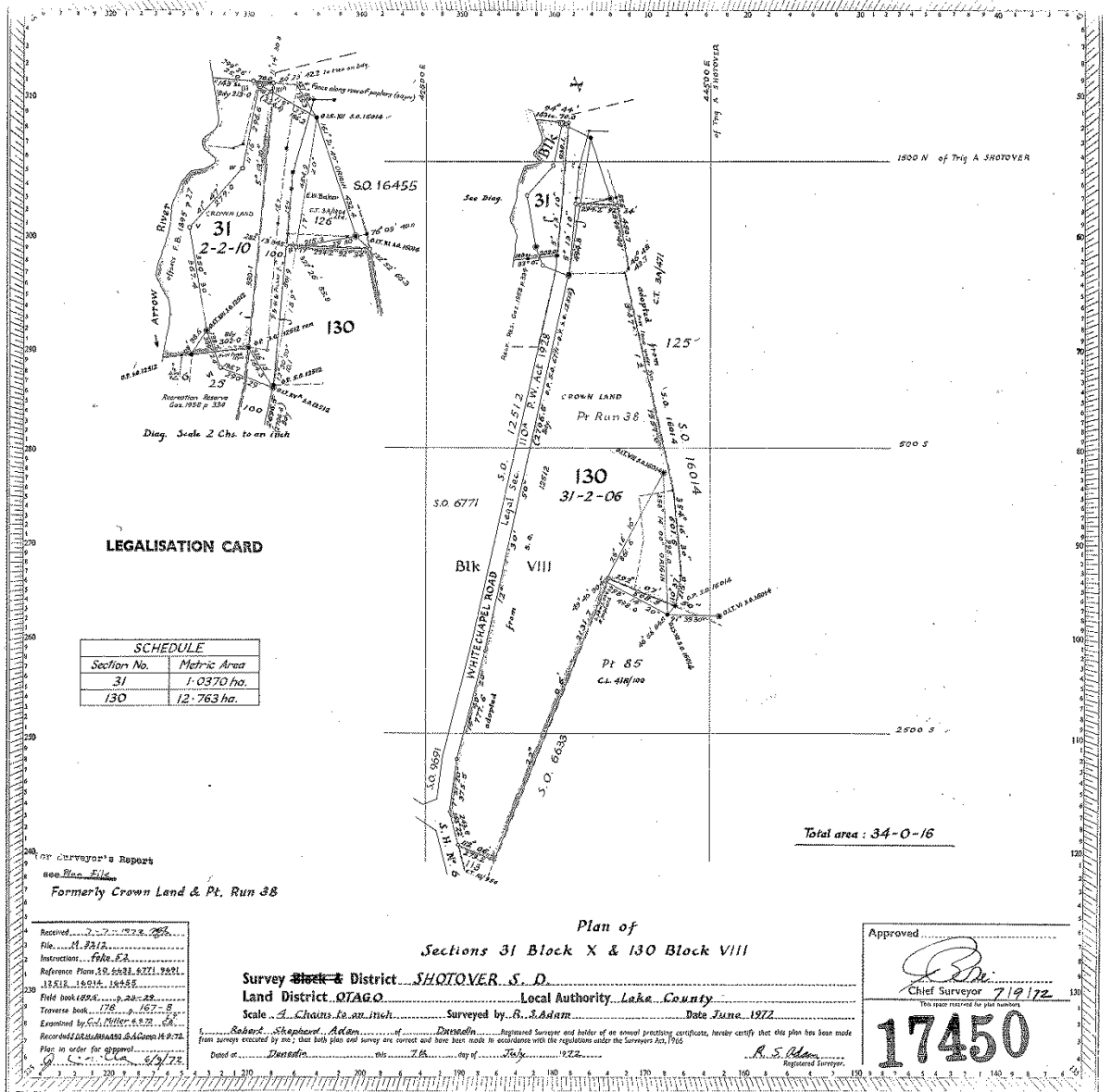
S06772



S0796

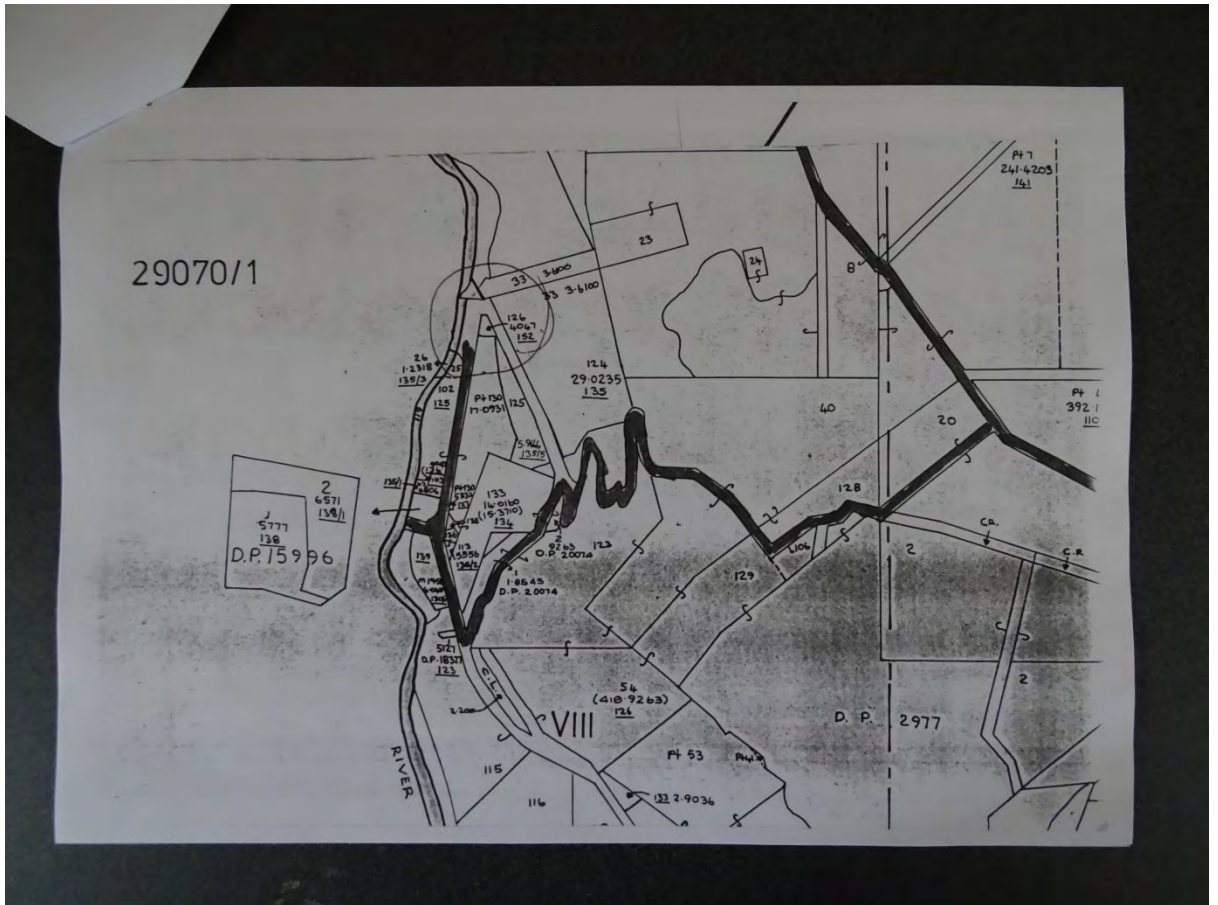


SO16455



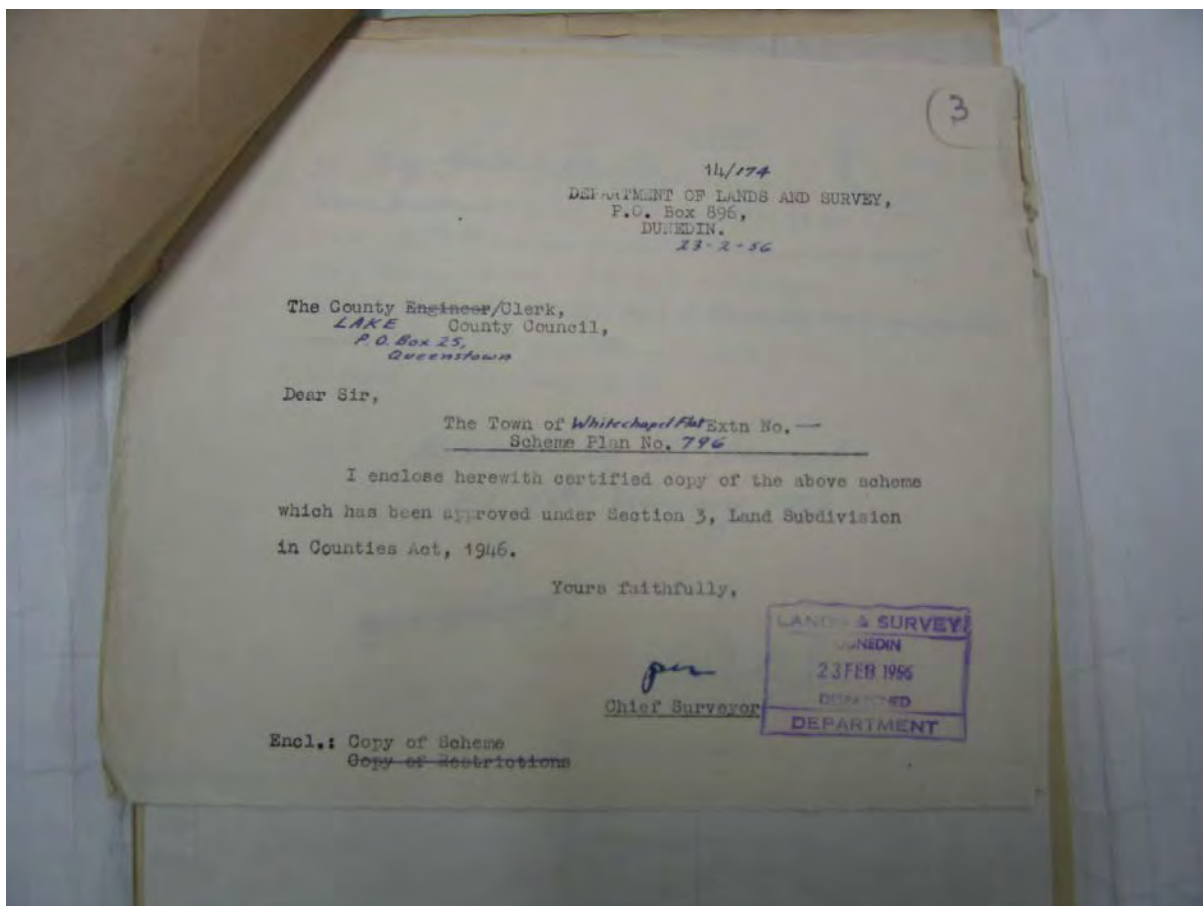
SO17450





S029070/1

**Historical images**



3

14/174  
DEPARTMENT OF LANDS AND SURVEY,  
P.O. Box 896,  
DUNEDIN.  
13-2-56

The County Engineer/Clerk,  
LAKE County Council,  
P.O. Box 25,  
Queenstown

Dear Sir,

The Town of Whitechapel Flat Extn No. —  
Scheme Plan No. 796

I enclose herewith certified copy of the above scheme  
which has been approved under Section 3, Land Subdivision  
in Counties Act, 1946.

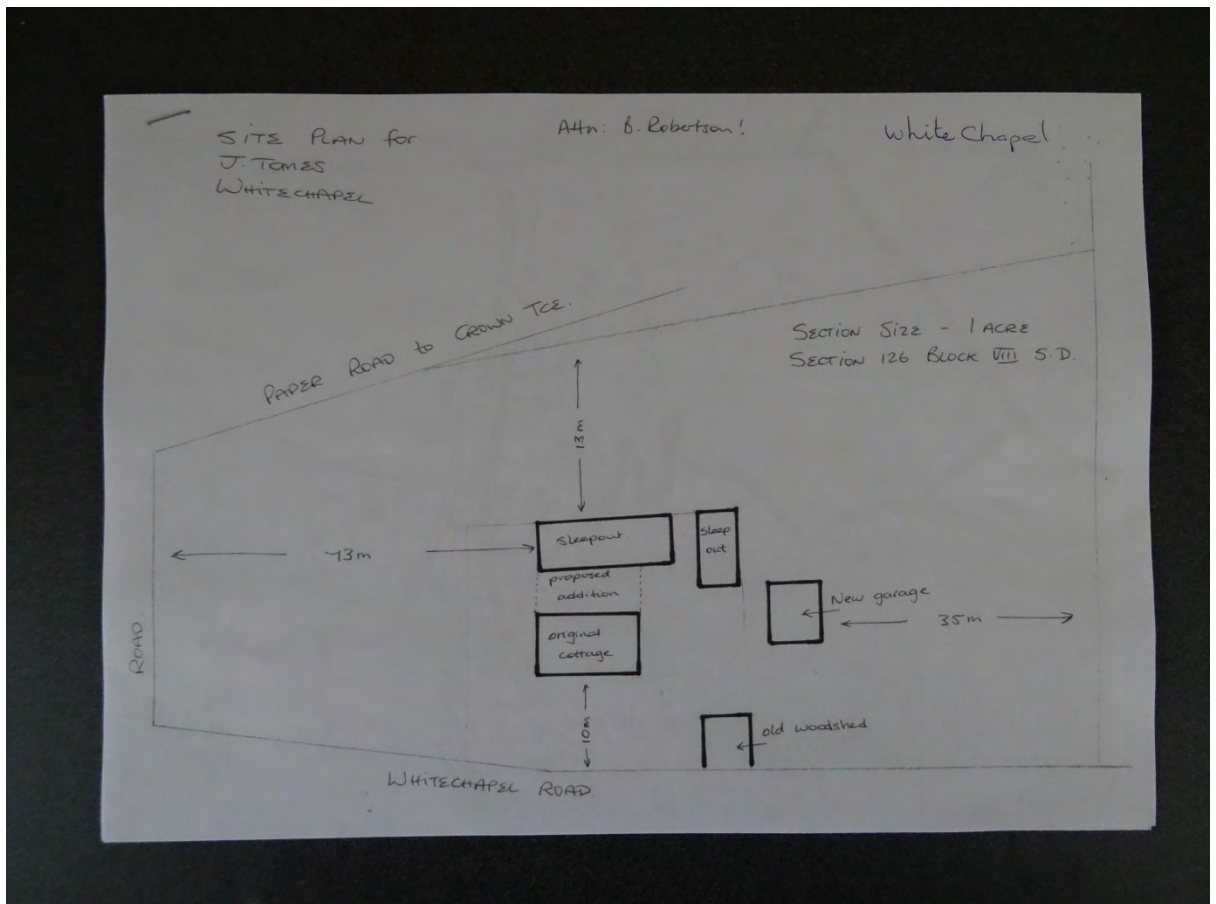
Yours faithfully,

*per*  
Chief Surveyor

LANDS & SURVEY  
DUNEDIN  
23 FEB 1966  
DEPARTED  
DEPARTMENT

Encl.: Copy of Scheme  
Copy of Restrictions

Subdivision approval, Lakes District Museum



Site Plan for Whitechapel Cottage, Section 128 Block VIII SD

2. Primary sources referred to but not used. Brief one sentence explanation as to why source not used.

## NOTES

**Used to be part of survey 38 Land Info Folder SO6772 , then Residence Site Licence 1373**

**QLDC DP Ref #:**  
**2910500100**

**Valuation #: 2910500508,**

**Map Ref: 36**

**Certificate of Title: OT19B/534**



Queenstown Courthouse, November 2013.

**Name of site: Courthouse (Former Library and Reading Room and Justice Building)**

**Physical Location: 44 Stanley Street**

<b>Heritage Assessment</b>	
<b>Archaeological Value</b>	Low
<b>Architectural Value</b>	High
<b>Cultural/Traditional Value</b>	Low
<b>Historical/Social Value</b>	High
<b>Landscape/Townscape Value</b>	High
<b>Rarity/Representative Value</b>	High
<b>Technological Value</b>	Low
<b>Overall Heritage Value</b>	Medium

<b>Age/Dates</b>	1878
<b>Architect/Builder</b>	W.F. Burwell
<b>Materials</b>	Local Schist and Corrugated Iron
<b>Local Authority</b>	QLDC
<b>NZHPT No</b>	362 & 7655
<b>Valuation Number</b>	2910500100
<b>Legal Description</b>	Lot 3, DP 20964 and Section 7 Block XXXI, Town Of Queenstown
<b>Type/Use</b>	Bar and Restaurant
<b>Current Owners</b>	Ngai Tahu Property Limited
<b>Current Condition</b>	Excellent, restored

## Summary of Significance

The Queenstown Courthouse on Stanley Street played a significant role in representing law and order in the early gold mining days. While the building has taken on various roles over the years, those that remain today provide a tangible link to the era of settling criminal cases and miner disputes, when Queenstown was in its infancy. Prior to the establishment of these buildings, disputes were settled in large white canvas tents.<sup>1</sup> More so, if the disputes were in neighbouring districts, wardens were expected to travel to settle the matter.<sup>2</sup>

The Courthouse is a fine example of stone construction using local schist, creating a distinctive gateway to Queenstown's central business district. The building differs in style, and is unlike other courthouses in both New Zealand and Australia.<sup>3</sup> This is largely based on the arrangement of the buildings. The Queenstown Courthouse continued to serve as the local seat of justice before being converted into a bar and restaurant in 2007.<sup>4</sup>

## Description

The Queenstown Courthouse is situated on the corner of Stanley and Ballarat Street and is nestled amongst large Wellingtonia trees. These trees were planted by Philip B. Boulton (who succeeded Henry Manders as clerk to the Lake County Council).<sup>5</sup> In a letter to the then town clerk of Queenstown (Mr C. M. Inglis) in 1931 Boulton wrote;

*"I happened to have been reading about the American custom of planting such trees in such situations as to afford shelter and seating for attendant witnesses, or perhaps others ordered out of court pro tem, and that the trees were then called "Trees of Justice".<sup>6</sup>*

Boulton thought this tradition was worthy of replicating. The tree still stands today, despite narrowly missing removal in the 1940's.<sup>7</sup> The trees were thought to be

<sup>1</sup> F.W.G.Miller, *Golden Days of Lake County*, (Christchurch: Whitecombe & Tombes, 1961), 76.

<sup>2</sup> Ibid.,

<sup>3</sup> Melanie Lovell-Smith, Historic Places Trust Report,

<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=362>, Accessed 10 January 2014.

<sup>4</sup> Ibid.,

<sup>5</sup> F.W.G.Miller, *Golden Days of Lake County*, (Christchurch: Whitecombe & Tombes, 1961), 266.

<sup>6</sup> Ibid.,

<sup>7</sup> Ibid.,

damaging the court building; however, the public opinion was so strong the Council decided otherwise.

The courtroom was situated at the southern end of the building which has now be reverted into a Bar and Restaurant. Many features of the courtroom remain including; the Judge's Podium and Dock and Witness Stand.

The offices were in the middle directly under the Wellingtonia tree with three large windows facing the road. The library was situated to the north of the building. The two buildings run at right angles and share a wall probably to save costs. It is a distinctive and valued trademark of Queenstown.

## **History**

The stone courthouse and library buildings were both designed by Invercargill architect F.W. Burwell (1846-1915). The library was possibly built by George Richard Bishop, a stonemason who had immigrated from Canada in 1868.<sup>8</sup> Burwell was well known in the Queenstown Lakes District, involved in; Dunedin Speights Ale House, Cromwell Presbyterian Church and the former Bank of New Zealand in Invercargill. Burwell was also responsible for the design of the St Patrick's church in Arrowtown in 1873.<sup>9</sup> Burwell won an award for his architectural drawings gaining the fourth order of merit.<sup>10</sup>

It is likely that Burwell designed the two buildings to be built simultaneously. However, the Courthouse begun in 1875 and finished a year later, and the library was completed in 1877.<sup>11</sup>

The first representatives of law and order in the Queenstown district were the wardens of the goldfields. Charles Worthington was the first warden at Queenstown, and stayed to organise the office before being transferred to Waitahuna.<sup>12</sup> John

<sup>8</sup> Melanie Lovell-Smith, Historic Places Trust Report, <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=362>, Accessed 10 January 2014.

<sup>9</sup> New Zealand Tablet, Volume I, Issue 29, 15 November 1873, Page 9

<sup>10</sup> Star , Issue 4003, 17 February 1881, Page 3

<sup>11</sup> F.W.G.Miller, *Golden Days of Lake County*, (Christchurch: Whitecombe & Tombes, 1961), 76.

<sup>12</sup> Otago Daily Times , Issue 246, 3 October 1862, Page 4

Nugent Wood was the clerk of Australian Goldfields before quickly replacing Worthington.<sup>13</sup>

Wardens were often respectable men who were appointed based on their knowledge of the Mining Act and how to administer it, rather than their knowledge of the law. Decisions in mining disputes were made on the claims, and wardens travelled long distances to settle queries. The wardens were then expected to report in writing to the secretary of the Goldfields Department: Vincent Pyke.<sup>14</sup>

The first lock-up a Queenstown was neither safe nor sanitary. It consisted of a tent with a stake and chain attached to prisoners and it swarmed with vermin. One man was sentenced by Mr Nugent Wood to here months in the Queenstown lock-up court. He protested in court based on the conditions, and was transferred to Dunedin.<sup>15</sup>

In April 6 1863, the warden for Arrowtown Richmond Beetham reported to Mr Pyke his concerns to erect a permanent building as public offices and quarters. At this time no tenders was accepted by the Government and the wardens urged Mr Ree's to tender to erect the necessary buildings.

*“The two tents at present in use here as gold receivers offices and quarters and courthouse are in a very dilapidated condition and will require some repairs in order to last until the permanent gold office is built”<sup>16</sup>*

In July 1863, tenders were called for the construction of a wooden courthouse. By 1874 it was decided to replace this with a stone courthouse and an athenaeum and tenders were called for its construction in 1875.<sup>17</sup>

Athenaeums were extremely important in goldfield communities because they housed the material content which was written during the time. These included newspapers, which not only shaped colonial political life but were also the fundamental infrastructure for intellectual life in Otago.<sup>18</sup> Newspapers offered a forum for books to be discussed, ideas shared and where colonists could develop

<sup>13</sup> Ibid.,

<sup>14</sup> Ibid.,77

<sup>15</sup> Robert Gilkison, *Early Days in Central Otago*, (Dunedin: Otago Daily Times, 1930), 60.

<sup>16</sup> Ibid.,

<sup>17</sup> Melanie Lovell-Smith, Historic Places Trust Report,

<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=362>, Accessed 10 January 2014.

<sup>18</sup> Tony Ballantyne, “Reading the Newspaper in Colonial Otago”, *ojs.victoria.ac.nz/jnzs/article/viewFile/488/620* (Accessed 10 January, 2014) 1-18.

arguments, often based on gold mining activities.<sup>19</sup> More importantly they maintained readership.

The library was formally opened on 17 March 1877 and was described at the Library Committee's Annual General Meeting in July as a "*handsome and commodious building*". At the time of the opening it had two main rooms and a small central store room. These two rooms alternated function over the years, used as either the reading room or the lending library.<sup>20</sup>

Fortunately, Vincent Pyke was able to witness the grand erection of the Courthouse before resigning from office in 1877. It was thought that he was dealing with a personal illness.<sup>21</sup> He was a well-respected man within his community and passed away in 1898.<sup>22</sup>

In the 1960s the building was threatened with demolition, when the Borough Council wished to build a new library combined with new council offices. However, due to the public outrage both locally and nationally the building remained. A referendum in 1967 showed a majority of ratepayers wished to keep the former building. Despite this, the council constructed a new library adjacent to the old. Water was directed into the old building for the first time in history. The storeroom created access to the new library and provided a doorway in the end wall.<sup>23</sup>

The Courthouse has fulfilled its job for more than 125 years before being replaced for a different purpose. In 2007, the Courthouse was purchased and converted into a bar and restaurant by Ngai Tahu Property. The new tenants and Jackie Gillies embraced the concept of retaining the original character of the building.

The Courthouse and Library are two of the few structures to survive Queenstown's early gold mining days. They are excellent examples of stone construction and design using local schist. It is also a reminder of the hardships endured to establish permanent law and order in Queenstown's early days.

<sup>19</sup> Ibid.,

<sup>20</sup> Melanie Lovell-Smith, Historic Places Trust Report, <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=362>, Accessed 10 January 2014.

<sup>21</sup> Grey River Argus, Volume XXI, Issue 2674, 8 March 1877, Page 2

<sup>22</sup> Maitua Ensign, Issue 435, 10 May 1898, Page 2

<sup>23</sup> Melanie Lovell-Smith, Historic Places Trust Report, <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=362>, Accessed 10 January 2014.



## **Landscape/Townscape Summary**

The Courthouse occupies a prominent place at the entrance of Queenstown's central business district. The two giant redwoods also known as Wellingtonia provides visual interest and adds to the historic aesthetics of the site.

## **Sources**

The Queenstown Courthouse is a historic site that has been well documented. A site assessment report was carried out in 2003 by Melanie Lovell-Smith for the Historic Places Trust and her original material remains the basis for much of this report.

The Golden Days of Lake Country provides a thorough narrative of the role wardens played prior to the establishment of the Queenstown Courthouse and is worthy of consultation.

Papers Past provides thorough documentation of people whom were involved in the construction to erect a permanent dwelling for law and order.

Tony Ballantyne provides an informative journal article on the importance of Newspapers in colonial Otago. This provides detailed contextual knowledge on the importance of athenaeums.

Early Days in Otago written by Robert Gilkison provides various accounts of administrative justice. It is a very good source for analyzing the ways in which law and order were handled prior to the establishment of the Courthouse.



Courthouse



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



**Search Copy**

**Identifier** 464885  
**Land Registration District** Otago  
**Date Issued** 14 May 2009

**Prior References**

235866 OT13B/225 OT13B/227

**Estate** Fee Simple  
**Area** 1968 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 416867

**Proprietors**

Ngai Tahu Property Limited

**Interests**

Subject to Part IV A Conservation Act 1987 (affects part formerly CT OT19B/534)  
Subject to Section 11 Crown Minerals Act 1991 (affects part formerly CT OT19B/534)  
Appurtenant hereto is a right of way, right to convey electricity, gas, water, telecommunications, computer media & right to drain sewage, stormwater and a right of support created by Easement Instrument 7171231.5 - 20.12.2006 at 9:00 am  
Subject to a right of way, right to convey electricity, gas, water, telecommunications, computer media & right to drain sewage, stormwater and a right of support over part marked B on DP 416867 created by Easement Instrument 7171231.6 - 20.12.2006 at 9:00 am  
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Appurtenant hereto is a right of way, right to convey electricity, gas, water, telecommunications, computer media & right to drain sewage, stormwater created by Easement Instrument 7171231.7 - 20.12.2006 at 9:00 am  
Subject to a right of way, right to convey electricity, gas, water, telecommunications, computer media & right to drain sewage, stormwater over part marked D, K and L on DP 416867 created by Easement Instrument 7171231.8 - 20.12.2006 at 9:00 am  
Appurtenant hereto is a right of way, right to convey electricity, gas, water, telecommunications, computer media & right to drain sewage, stormwater created by Easement Instrument 7171231.8 - 20.12.2006 at 9:00 am (affects part formerly in CTOT13B/227 and 235866)  
Appurtenant hereto is a right of way and a right to enter land & maintain buildings created by Easement Instrument 7171231.9 - 20.12.2006 at 9:00 am  
Subject to a right to convey water over part marked J1, J2 and J3 on DP 416867 created by Easement Instrument 7171231.10 - 20.12.2006 at 9:00 am  
Subject to a right to convey telecommunications in gross over part marked K, J1, J2 and J3 on DP 416867 to Telecom New Zealand Limited created by Transfer 7171231.11 - 20.12.2006 at 9:00 am  
Subject to a right to convey electricity in gross over part marked B, D, G, K, L and F and a right to establish and maintain an electricity transformer and ancillary equipment in gross over part marked F on DP 416867 to Aurora Energy Limited created by Easement Instrument 7171231.12 - 20.12.2006 at 9:00 am  
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Land Covenant in Easement Instrument 7171231.15 - 20.12.2006 at 9:00 am (affects part formerly in CTOT13B/225)

Transaction Id  
Client Reference ijackson007

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Register Only

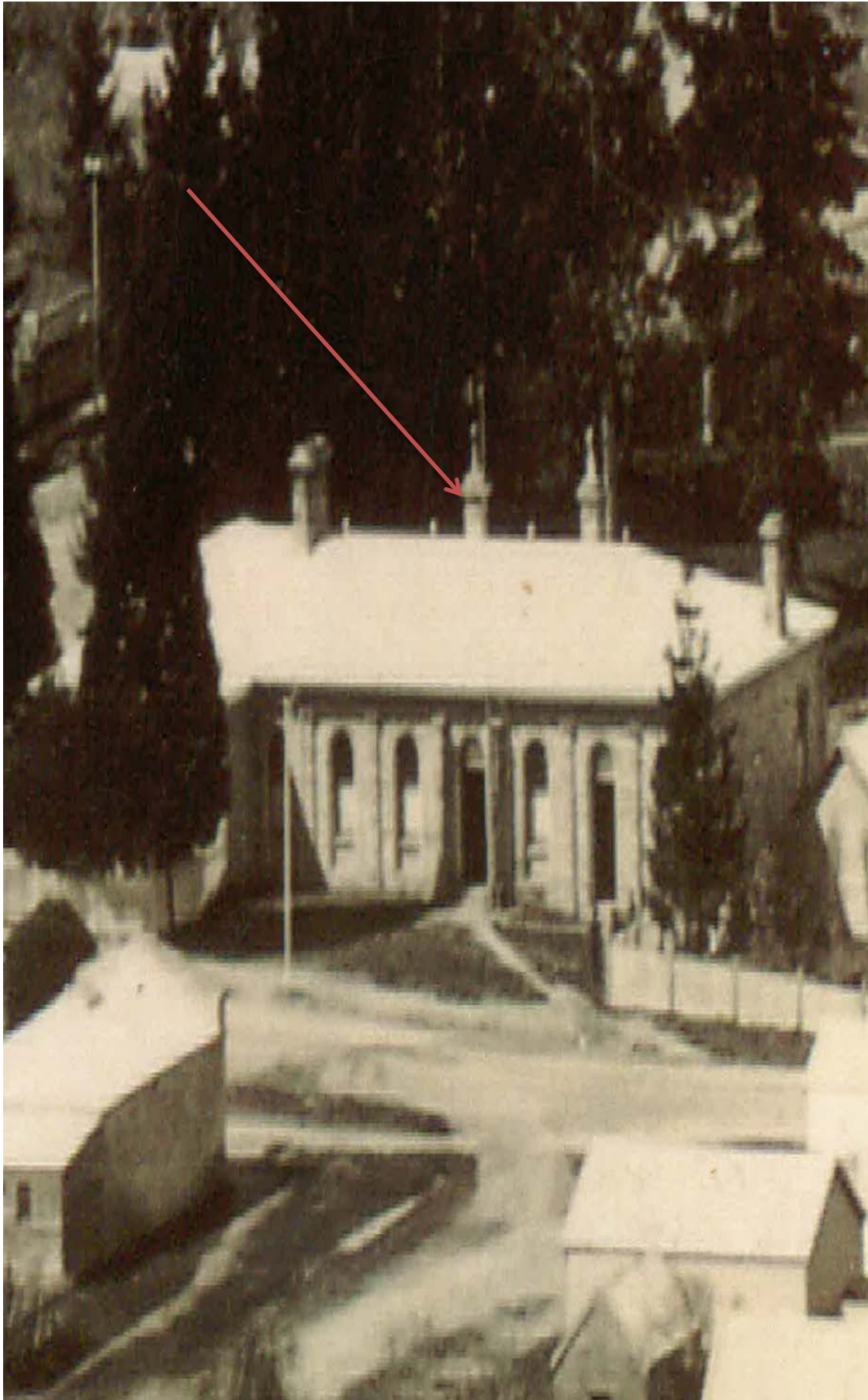


Image Two: Queenstown Courthouse 1900 (Courtesy of the Lakes District Museum EL 754)



Image Three: Current picture of the Queenstown Courthouse, (Inano Walter, 2013)

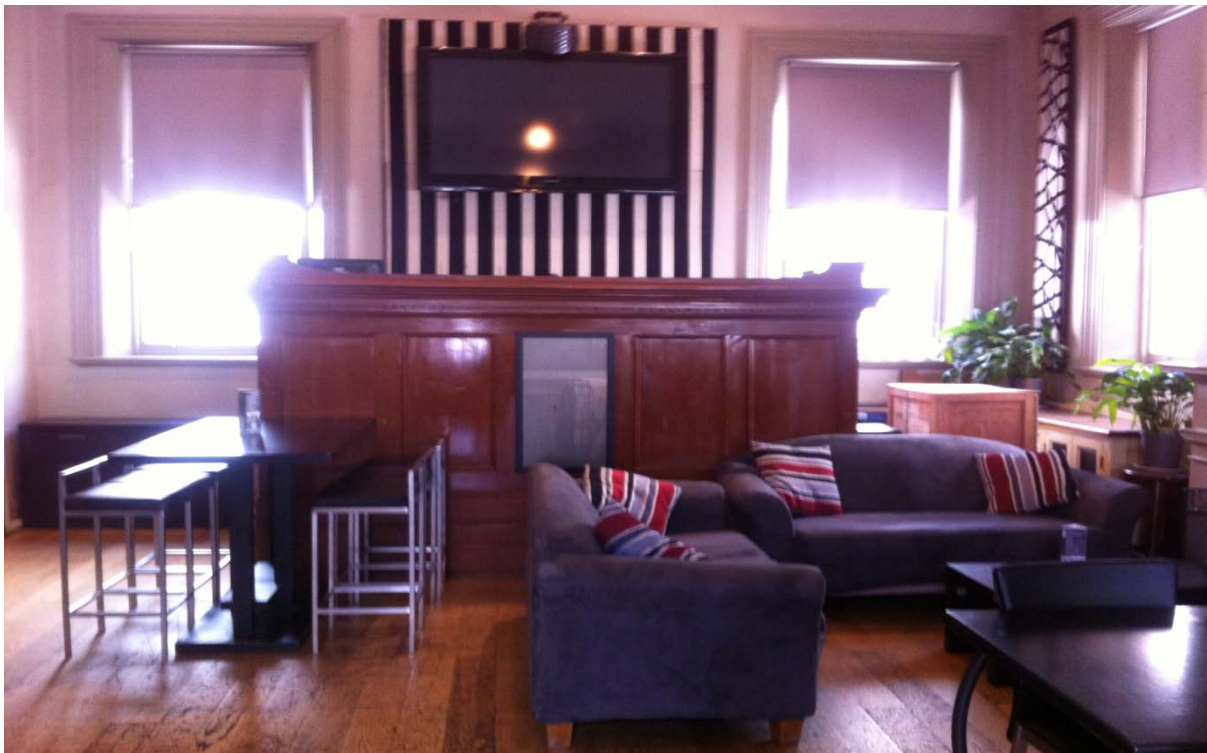


Image Four: Picture of the Dock and Witness Stand, (Inano Walter, 2013)



Image five: QLDC Webmap, <http://maps.qldc.govt.nz/qldcviewer/> (Accessed 1 February, 2014).

## **Bibliography:**

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**Completed by: Inano Walter**

**Date: 2 February 2014**



# WAKATIPU HERITAGE TRUST

SITE ASSESSMENT REPORT FOR A HISTORIC PLACE

December 2013/ January 2014

QLDC DP Valuation Number: On the boundary of 2910340500, 2910340400, and 2910340600

QLDC DP Reference Number: 47

District Plan Map Reference Number: 33

Certificate of Title: 73370



Current state of the Frankton Cemetery Walls and Gates; December 2013, Frankton. Photograph: S. Solomon

## NAME (including former names)

**Frankton Cemetery: Walls and Gates**

## PHYSICAL LOCATION/ADDRESS

Ladies Mile Highway, Frankton

### HERITAGE ASSESSMENT

**Archaeological value:** Moderate

**Architectural value:** Low

**Cultural value:** Significant

**Historical/social value:** Significant

**Landscape/townscape value:** Moderate

**Rarity/representative value:** Moderate

**Technological value:** Low

**OVERALL HERITAGE VALUE:** Significant

**AGE/DATES** c. 1882

**ARCHITECT/BUILDER** John McDonald, E. Aldridge

**MATERIALS** stone, iron

**NZHPT** No

**DISTRICT PLAN STATUS** Category II heritage site

**LEGAL DESCRIPTION** Cemetery Reserve No. 1 Frankton Town.

On the Boundary of Crown land and Part

Section 5 Block XXI Shotover SD and Lot 1

DP 11353

**USE/TYPE** Stone Dyke/Cemetery Walls

**CURRENT OWNERS** Milsonross Limited

**CONDITION** Good

## SITE ASSESSMENT REPORT

### SUMMARY OF SIGNIFICANCE

#### **Historic and social value:**

Burial sites present future societies with a repository of information unique to local circumstance, creating a link to previous generations and their histories. The materials, design and craftsmanship of the Frankton Cemetery provide a landscape of natural interest and commemoration. Cemeteries are a particular type of burial ground, developed in Britain in the 1820's following the growing overcrowding of churchyard burial grounds, and an increased desire to pay respects to the dead in Arcadian garden settings. Cemeteries, unlike churchyards, followed the Roman model and were created at the periphery of townships, along the boundaries rather than at the center of communities.<sup>1</sup> Initially, these Cemeteries were privately operated, but by the late 1850s local authority "Burial Boards" established cemeteries based on the garden model of private companies where all sections of society could be interred.<sup>2</sup> Frankton cemetery adhered to this relatively new conceptualization of burial, having been established at the periphery of the Frankton township and being under the guidance of a burial board from its earliest years.

#### **Architectural value:**

Numerous early miners and settlers to the Frankton area claimed Scotland, the outer Isles and Ireland, where stone was the natural building material as their place of birth.<sup>3</sup> This meant very few were without some form of stone-working skill, with most being quite adept in stonemasonry. Architecturally, the walls and gates are in fair condition for their age, a testament to the quality of work first afforded by the construction professional that built the walls. All materials eventually decay, especially when constantly exposed to harsh weathering and the prevailing environment; this being said, the walls and gates appear to have withstood these factors well.

#### **Townscape and context value:**

The cemetery itself, while perhaps not in an unusual location for when it was constructed can appropriately be considered as sitting in an obscure location today. Its proximity to modern developments enhances the appreciation of its age and design, as well as its primary function as the site where many of the Lakes Districts first settlers are interred.

#### **Rarity and representative value:**

The walls and gates are in good keeping with much of the prominent stonemasonry and stonework that is visible throughout the area, easily aligning with the aesthetics one might hope to see of heritage features in the Frankton area. The builder of the Frankton cemetery, John McDonald was also the construction professional commissioned for the engineering of the Queenstown cemetery, allowing a sense of heritage feature continuity throughout the district in terms of style. Because Frankton was among the earliest European settlements developed in the area, it is possible to accurately determine the cemetery must also be one of the oldest constructions in the entire district (as cemeteries are often among the first public facilities to be appointed, appropriately coinciding with medical amenities). The township of Frankton (named for Frances Gilbert, the wife of Queenstown's founder William Gilberts Rees) was originally favoured

<sup>1</sup> J.S. Curl, *The Victorian Celebration of Death*, Newton Abbot: David and Charles, 1972

<sup>2</sup> *Ibid*

<sup>3</sup> D G Jardine, *Frankton Cemetery 1863-1995: Resting Place of the Pioneers. An Historical Record*, 1995, p.6

by the provincial government and intended to be the headquarters of the Lakes District. However, Queenstown became the hub of settlement and the Frankton area relapsed into agricultural pursuits.<sup>4</sup>

#### **Technological value:**

Though the sanctity of many historic burial sites may have diminished, they remain a reflection of former attitudes toward death. Surviving monuments and structures such as the walls and gates at Frankton cemetery display the surviving memory of craft skills, transport capabilities, availability of material and the changing, or in this instance, consistent methods of manufacture that is the legacy of Frankton's founders.

#### **Archaeological value:**

As with any burial ground, significant archaeological value can be afforded to Frankton Cemetery. With continued preservation of the site, the archaeological value of the cemetery will increase with its age.

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### **DESCRIPTION (as currently seen)**

The Frankton Cemetery wall is a single continuous structure that creates and delineates the physical boundaries of the Frankton Cemetery. The walls and gates appear in very good condition, though some sections are beginning to tilt, this is attributed to the many matured trees unsettling the ground and the extensive construction and development work that has occurred nearby: the cemetery is on a main road and sits only meters from a major intersection. Widening of this road as well as the formation of a large service station and shopping centre immediately adjoining to the cemetery is likely to have caused some loss in the overall structural integrity of the wall, accounting for the apparent lean. The stonework of the walls is in good condition with no obvious gaps or breaks evident. Stones display natural weathering and decay symptoms expected on a construction of such age and type. The gates also appear functional and well kept, as does the cemetery as a whole.

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### **HISTORY**

**1863:** Frankton township creates the first official cemetery in the district. The first recorded interment is that of Irishman Thomas Ryan on 28<sup>th</sup> of August, aged 39.<sup>5</sup>

**1865:** 18<sup>th</sup> May, Frankton Cemetery is accorded official recognition.<sup>6</sup>

**1867:** 16 April minutes of the first meeting of the Cemetery Trustees records the decision to proceed with the building of a fence. The fence subsequently built is wooden, erected by J. Humphrey and R. Grant.<sup>7</sup>

**1869:** The Cemetery Trustees Committee make an attempt to plant a hedge (no evidence currently suggests this hedge became established).

**1877:** Proposals are made to straighten the wooden fence which has started to lean.

**1882:** August, the wooden fence has rapidly deteriorated. The committee resolve to replace it with a stone fence (or dyke) along the front, back and one side. The Committee calls for the stone fence to be 2ft wide at

<sup>4</sup> Communication- Email from "Lakes District Museum Images" [images@queenstown.co.nz](mailto:images@queenstown.co.nz) to [museumdirector@queenstown.co.nz](mailto:museumdirector@queenstown.co.nz), Friday 23 April 2010

<sup>5</sup> *Queenstown lakes District Touring Guide, Lakes District Museum, 1991*

<sup>6</sup> *Ibid*

<sup>7</sup> D.G.Jardine, 1995, p.6

the bottom and 18 inches at the top. Tenders were to be given regarding the price for a wall that is 4ft 6 inches tall, and a wall that is 5ft tall. John McDonald lodges the successful tender for a wall 4ft in height at a cost of 6 pounds. Construction was then undertaken using John McDonald's plans and labour to build the three walls.<sup>8</sup>

**1884:** 3<sup>rd</sup> April, the Trustees arrange with Mr McDonald to complete the remainder of the fence and build matching pillars at the gateway.<sup>9</sup>

**1885:** October, it is agreed by the Trustees that the rails and pailings of the old fence were unwanted and should be sold.

**1889:** Tender of the Honeychurch Brothers to point the wall at 2.50 pounds per chain is accepted by the Cemetery Trustees.<sup>10</sup>

**1894:** 1<sup>st</sup> May, the Trustees resolve to put in a three foot wide gate of iron for the passage of persons visiting the cemetery, engaging Mr Edward Burrows to carry out the work. E Aldridge to name a price for making the gate. Old gates of the cemetery sold to F. McBride for six shillings.<sup>11</sup>

**1964:** Responsibility of care and maintenance for the cemetery passes from the Cemetery Trustees Committee to local bodies with the introduction of the Burials and Cremation Act. Locally, this is officially implemented with the proclamation of the Lakes- Queenstown-Wakatipu Combined District Scheme in 1980.<sup>12</sup>

**1970s:** Ministry of Works in Wellington, having consulted plans of the main highway in and out of Frankton, decide to straighten the curve approaching Frankton from the East. Surveyors are dispatched; in order to obtain a clear sight, the capping stones on the front corners of the cemetery walls are removed. A construction gang arrive to commence the planned straightening of the road, this plan involves demolishing a wall to incorporate that part of the cemetery land into the new road alignment. The construction gang notice the road realignment is disturbing many gravesites, and instead do not continue with the plans exact specifications (though the road is still straightened).<sup>13</sup>

Lake County assumes responsibility for the care and management of the cemetery with the introduction of the Lakes Queenstown Wakatipu Combined District Scheme.

**1990:** QLDC displays great foresight and purchases land on Lower Shotover Road to ease interment burdens on the Frankton and Queenstown cemeteries, which are nearing full capacity.

**1991:** Capping stones removed during the straightening of the Frankton Road in the 1970s are repaired by B.L. Lawrence. Walls and gates are given lasting protection under the Transitional District Plan with an A Historic Classification.<sup>14</sup>

**2005:** QLDC Cemetery Strategy concludes the Frankton Cemetery nears the end of its useful life, with sufficient space to cater adequately for interments until 2020.<sup>15</sup>

**2011:** Frankton Cemetery has only 33 burial and 20 cremation plots remaining, with no room for expansion and expected to reach capacity before 2016.<sup>16</sup>

<sup>8</sup> D.G.Jardine, 1995, p.6

<sup>9</sup> *Ibid*, p.6

<sup>10</sup> *Ibid*, p.7

<sup>11</sup> *Ibid*, p.7

<sup>12</sup> *Ibid*, p.8

<sup>13</sup> Irene Adamson, Notes on Frankton Golf Course as told to her by Jessie Jardine, 23.07.2008: Lakes District Museum Archive

<sup>14</sup> D.G.Jardine, 1995, p.8

<sup>15</sup> QLDC Cemetery Strategy Report 2005, p. 23

**2012:** Further plans submitted to the QLDC detail strategies for the land purchased in 1990 at Lower Shotover, the site of Lakes District's imminent interments. Intentions for the near future are for the purpose of making operational a new cemetery at Lower Shotover at a cost of \$150, 000.<sup>17</sup>

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## LANDSCAPE SUMMARY

Frankton cemetery sits on a very busy highway (SH 6) that sees significant traffic travelling in and out of Queenstown from the north pass every day. A large BP service station that neighbours the cemetery site does not detract from the historic element of the cemetery.

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## COMPLETED BY:

Research Completed by Stacey Solomon on behalf of the Wakatipu Heritage Trust, 2013/2014 Internship Programme.

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## SOURCES

### *Published (secondary) source material*

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Email from "Lakes District Museum Images" [images@queenstown.co.nz](mailto:images@queenstown.co.nz) to [museumdirector@queenstown.co.nz](mailto:museumdirector@queenstown.co.nz), Friday 23 April 2010

QLDC Cemetery Strategy Report 2005, p. 23 [http://www.qldc.govt.nz/images/Files/Strategies/Cemeteries\\_Strategy/CEMETERIES\\_STRATEGY\\_2005.pdf](http://www.qldc.govt.nz/images/Files/Strategies/Cemeteries_Strategy/CEMETERIES_STRATEGY_2005.pdf)

"Deaths overtake cemetery capacity: new graveyard in the pipeline", *Southland Times*, 7 July 2011

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## FILE NOTES

Nil.

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<sup>16</sup> "Deaths overtake cemetery capacity: new graveyard in the pipeline", *Southland Times*, 7 July 2011

<sup>17</sup> *Ibid*

## APPENDICES

### Appendix 1. Visual Identification Aids

#### Location Maps



From the QLDC Council Viewer:

<http://maps.qldc.govt.nz/qldcviewer/index.html?bookmark=true&ll=1263627.2943452122,5006406.741583575&ur=1263832.082254788,5006589.833616424&th=1&scale=1000&dynamiclayers=|mapservicename=Property Land;visiblelayers=1|mapservicename=Property Address;visiblelayers=0,1,2&basemap=Aerial Photos>

### Appendix 2. Visual Aids to Historical Information



Picture EL 6270, courtesy of the Lakes District Museum Archive, depicts the Frankton Cemetery c. 1970. From this image, it appears that no wall is evident.

### Appendix 3. Current Visual Information



Current state and situation of the Frankton Cemetery. Behind the stone walls is the large Frankton BP service station.

Photograph taken December 2013, Lakes District. Photograph: S. Solomon

# WAKATIPU HERITAGE TRUST

SITE ASSESSMENT REPORT FOR A HISTORIC PLACE

QLDC DP Valuation Number: 2910121800

District Plan Map Reference Number: 33

December 2013

QLDC DP Reference Number: 32

Certificate of Title: No



Brunswick Flour Mill, Frankton



Stone remains of a grain storage shed associated with the Mill, 2013

**NAME (including former names)**

**Frankton Mill Site, also Brunswick Flour Mill (former) or old Frankton Mill**

**PHYSICAL LOCATION/ADDRESS**

Off Kawarau Road (State Highway 6), Frankton, Queenstown

**HERITAGE ASSESSMENT**

**Archaeological value:** nil

**Architectural value:** nil

**Cultural value:** nil

**Historical/social value:** High

**Landscape/townscape value:** Low

**Rarity/representative value:** Moderate

**Technological value:** Moderate

**OVERALL HERITAGE VALUE:** Moderate

**AGE/DATES** c. 1866

**ARCHITECT/BUILDER** unknown

**MATERIALS** stone, totara, matai, iron

**NZHPT** No

**DISTRICT PLAN STATUS** Category III heritage site

**LEGAL DESCRIPTION** Section 3, Block XVII,  
Town of Queenstown  
(Parcel ID Number: 3035903)

**USE/TYPE** Flour Mill

**CURRENT OWNERS** Department of Conservation

**CONDITION** Poor

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## SITE ASSESSMENT REPORT

### SUMMARY OF SIGNIFICANCE

#### **Historic and social value:**

The “wheat bonanza” that followed the successful shipment of flour from Canterbury to Britain in 1867 transformed the plains and down-lands of Central Otago, Canterbury and Southland. Crop husbandry was one of the defining characteristics of the ambitious New Zealand coloniser, the agricultural industry continuing to play an important role in the ways in which communities develop socially and economically today. Flour milling was one of the most widespread industries in early New Zealand history. Flour, used mainly for bread, was an important staple in the diets of eager colonisers. Milling occurred in many places throughout New Zealand, but was concentrated in areas most suited to it, such as Frankton and surrounding areas.

#### **Architectural value:**

Though no heritage feature is left standing, pictorial representations and photographs of the former Brunswick Flour Mill demonstrate that it was a classic example of early colonial mill structures, having displayed features often attributed to the milling process. Brunswick, in keeping with architectural norms of the period, was several stories high, a necessary component of the milling flour that allowed grain to be lifted and then dropped onto the mill stones that separated the husk from the final flour product. The Mill was a keen example of rural architecture and urban economy utilised in synchronicity, aiding in the prosperity and development of the young Lakes District.

#### **Rarity and representative value:**

While Brunswick Flour Mill was never the financial or business success of its contemporaries, it displayed with readiness the great enthusiasm harboured by many hardworking Central Otago residents. The practicality of its construction and its use typified the lifestyles acquired during the period; the Mill was a symbol of the colonist’s perseverance and enterprise.

#### **Technological value:**

The Brunswick Mill, during its peak operating years, utilized a turbonic steel wheel to provide the mill with electricity. The wheel was the product of notable American manufacturers and hydraulic engineers Stout, Mills and Temple, of Dayton, Ohio. The waterwheel set was arranged in such a way that the strong currents generated from the Kawarau Falls (the original mill site was located on the waters edge, today this is just below the second gate of the Kawarau Dam) were channelled between several rocks and to the wheel, optimising its efficiency.<sup>1</sup> After the Mill closed, the wheel was used to pump water to the nearby hospital (refer to Appendix 2. Visual aids to historical information). The wheel ceased to function after the 1926 construction of the Kawarau Dam.

#### **Archaeological value:**

Human activity in the site is noted most prominently by the hydro-electric turbine that is currently displayed only meters from where the former Brunswick Flour Mill stood for near 40 years. The attempted changing of the Kawarau Falls by demolishing many of the large rocks that directed the waters of the Kawarau also

<sup>1</sup> Rupert Isles, “The Brunswick Flour Mill”, *The Queenstown Courier*, Issue No. 76: Queenstown and Districts Historical Society (Inc.): Winter 2006, p. 6



marks the nature of human interference near the Mill site (though this might not be directly attributed to the Mill process).

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## DESCRIPTION (as currently seen)

The Flour Mill that was once located on site next to the Kawarau Falls no longer exists (refer to Appendices for historic and current photographs), the site is now mainly vegetation and large trees under the ownership of DOC, near an extensive housing development. Walls of a stone storage shed for the Mill are located immediately to the right of the bridge approach to the Kawarau Dam- these are the most in-tact physical remains of the Mill. However, the site itself is an important part of the history of the Lakes Districts social and economic record. Further, the site of the former Brunswick Mill is in extremely close proximity to other notable heritage features, particularly the Kawarau Falls Bridge, which is at this time a registered heritage site with NZHPT. Also, sale of materials from the Mill after its destruction as listed in newspaper advertisements eludes to the possibility that other buildings and structures in the area are made with what was once the body of the Brunswick Mill.

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## HISTORICAL NARRATIVE

James W. Robertson (first mayor of Queenstown, from 1866-1869), in 50/50 partnership with Bendix Hallenstein (second mayor of Queenstown, from 1869-1872) open the first inland flour mill in Otago at the Kawarau Falls in 1867.<sup>2</sup> Robertson, a timber merchant, saw miller and later ship owner, operated many of his businesses as a syndicate funded in part by other well-known Central Otago figures (including John McBride, Thomas Hick and J.C Patterson). For J.W Robertson and Co. (the syndicate took the name of Robertson for its business dealings) its most profitable operation early on was a timber mill, processing mostly red beech, at the Greenstone River and Head of the lake.<sup>3</sup> The Company is prosperous at this time and in 1868 commission John Turner, a local, to construct a vessel capable of cargo carrying on the lake. The *Antrim*, 82 foot long with a speed of eight knots began cargo freighting, its profits enabling the establishment of the Brunswick Flour Mill at Frankton, along with extensive land purchase.

**1862:** Bendix Hallenstein, with his brother and English wife Mary Mountain, arrive in New Zealand from the Victorian Goldfields in Australia. The Hallensteins engage in business for 12 months at Invercargill before moving to Queenstown to open a store after losing money further south. With a population of 10,000, there was a market ready to be supplied with various goods, and the Hallensteins storekeeping business quickly expands to neighbouring settlements in Arrow, Cromwell and Lawrence.<sup>4</sup> Bendix Hallenstein purchases 1,500 acres and became largely connected with numerous other enterprises.<sup>5</sup> Hallenstein becomes known for his “industry, shrewdness, and absolute integrity”, qualities which see him to the forefront in commercial circles and wielding more influence than any other in the colony.<sup>6</sup>

**1866:** Hallenstein, a native of Brunswick, near Hanover in Germany, and Robertson, from New Brunswick in Canada, aptly named their business venture the “Brunswick Flour Mill” after their respective birth places. The partners appropriately consider the district an ideal location for the intensive growing of grains and build the mill to exploit this. Land is made available to farmers, along with an advanced sum, to ensure that

<sup>2</sup>Rupert Isles, “Bendix Hallenstein”, *The Queenstown Courier*, Issue No. 62: Queenstown and Districts Historical Society (Inc.): 1999, p. 15

<sup>3</sup> Alan de La Mare, “John Turner”, *The Queenstown Courier*, Issue No. 66: Queenstown and Districts Historical Society (Inc.): 2001, p.9

<sup>4</sup> “Hallenstein Brothers & Co.”, *Otago Daily Times*, Issue 11626, 9 January 1900, p.2

<sup>5</sup> “Obituary”, *Colonist*, 7 January 1905, p.3

<sup>6</sup> “An Enterprising Colonist”, *Marlborough Express*, Vol. XXVI, Issue 128, 5 June 1890, p.2

the mill remained supplied with this local grain. The land the mill was to stand on was leased to the partnership for 21 years at an extremely reasonable rate. The Brunswick Mill was initially well received, which the consensus being that the proprietary had secured an exceptional site for their operations and their prospects were good. The Mill and its machinery totalled 6,070 pounds.<sup>7</sup>

**1867:** The Mill does well in its first year. The *Evening Post* in September of 1867 reports the Brunswick Flour Mill in full work, and likely to be for some time to come with the quantity of product produced demonstrating excellent crop growth that season (though it was also noted that an expected cheapening of prices did not occur).<sup>8</sup> From their returns, it was estimated that forty to fifty bushels per acre and in some instances sixty bushels were harvested. Oats, rising in price at the time, were worth six shillings per bushel and unlikely to increase further as export of oat was not heavy.<sup>9</sup> Brunswick produces 24 tonnes of flour per week in its first 12 months, increasing in 1870 to 40 tonnes per week with 700 acres of wheat growing on the Frankton Flats.

**1876:** James W. Robertson dies. Arranmore Farm, purchased by Robertson in 1872 is sold to Francis “Frank” McBride for 1,950 pounds, along with his company interests.<sup>10</sup> McBride transfers these interests to Thomas Hicks.

**1879:** J.W Robertson and Co. report a loss of 464 pounds and five shillings after having commissioned a second cargo vessel, the *Mountaineer*, which runs at an unexpected loss. The following two years see further losses of 924 pounds and 19 shillings, and 442 pounds and 17 shillings. The company is reportedly over-manned and mismanaged, calls on shares are unpaid; many shares are simply not taken up. Continual losses could not be sustained and shareholders voted for voluntary liquidation of certain Company assets.<sup>11</sup>

**1882:** Partners in J.W Robertson and Co. liquidate Robertsons entire estate and sell his assets, likely at the behest of his wife and seven children.

**1883:** A three day auction period in January takes place. The extent of the sale includes 20 years of acquisitions by Robertson personally (620 acres, a nine roomed house, land adjoining Brunswick Mill and 400 acres of crop), and also the wealth of J.W Robertson and Co. An associated sale of the Hallenstein and J.W Robertson & Co. partnership also takes place: 13 sections in Frankton with two large graineries are sold, leasehold for a further five sections in Frankton, including the four storey flour mill with a capacity to produce 25 tonnes of flour per week, three pairs of French buhr stones and a hydro-electric turbine previously installed at a cost of 800 pounds were also auctioned.

**c. 1883:** James Robertson (no relation to J.W Robertson) whose house was on the flat south of the falls and who had managed the Mill becomes owner of Brunswick and continues to produce flour.

**1900:** By 1900, the Frankton Flats produces 1761 acres of wheat, the district as a whole producing more than necessary. New Zealand’s milling capacity exceeds more than three times the colonies requirements and inland mills such as Brunswick, far from rail heads and ports, suffer.<sup>12</sup> Competitions from Arrow Mill, run by John and Peter Butel, as well as Wakatipu Flour Mill on Speargrass Flat make the Brunswick operation economically unviable.

<sup>7</sup> Rupert Isles, “The Brunswick Flour Mill”, *The Queenstown Courier*, Issue No. 76: Queenstown and Districts Historical Society (Inc.): Winter 2006, p. 6

<sup>8</sup> “Commercial”, *Evening Post*, Vol. III, Issue 196, 30 September 1867, p.2

<sup>9</sup> *Ibid*, p.2

<sup>10</sup> Alan de La Mare, “The Great Clearing Sale”, *The Queenstown Courier*, Issue No. 62: Queenstown and Districts Historical Society (Inc.): 1999, p.27

<sup>11</sup> Alan de La Mare, “Lake Shipping and Daniel McBride”, *The Queenstown Courier*, Issue No. 67: Queenstown and Districts Historical Society (Inc.): 2001, p.13

<sup>12</sup> <http://www.queenstownbakery.co.nz/history.htm>, accessed 11.11.2013

**1904:** James Robertson dies. The Brunswick Mill was regrettably never a financial success despite the energy, foresight and boldness that was put into it.

c. **1906:** The Brunswick Flour Mill is sold to Frank McBride who has the structure demolished.

**1969-** Mill turbine is salvaged from the river by NZ Electricity Dunedin and erected as a memorial to the use of hydro energy.

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## LANDSCAPE SUMMARY

Much of the landscape value of the former mill site derives from the immediate surroundings of the Kawarau Falls, a distinctive natural feature unique to the Frankton area; the Kawarau Falls Bridge is also an important heritage feature in the immediate surrounds, where the Mill is said to have sat a rock just below the second gate of the dam. Though the Frankton Mill site is not immediately obvious, it continues to be an asset to the landscape in which it lies.

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## COMPLETED BY:

Research Completed by Stacey Solomon on behalf of the Wakatipu Heritage Trust, 2013/2014 Internship Programme.

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## SOURCES

### *Primary source material*

*Evening Post*, Vol. III, Issue 196, 30 September 1867, p.2

*Marlborough Express*, Vol. XXVI, Issue 128, 5 June 1890, p.2

*Otago Daily Times*, Issue 11626, 9 January 1900, p.2

*Colonist*, 7 January 1905, p.3

## ADDITIONAL NOTES

Many construction materials for the Brunswick Mill are unknown, however Charles Brasch (great grandson of Bendix and Mary Hallenstein) recalled in his memoir playing as a child near an abandoned stone structure among pines trees close to the Falls that he knew were part of the storehouse attached to the Mill. These are perhaps the ruins located only meters from the Hydro electric memorial site. Additionally, advertisements for the sale of timber from the torn down mill record totara and matai timber, not red beech from Robertsons mill as one would suppose.

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Rupert Isles, "The Brunswick Flour Mill", *The Queenstown Courier*, Issue No. 76: Queenstown and Districts Historical Society (Inc.): Winter 2006, p. 6

*The Queenstown Courier*, Issue No. 76: Queenstown and Districts Historical Society (Inc.): Winter 2006, p.8

*The Queenstown Courier*, Issue No. 86: Queenstown and Districts Historical Society (Inc.): Summer 2011, p.22

### **Links to website and online material**

<http://www.queenstownbakery.co.nz/history.htm>, accessed 11.11.2013

[http://www.qldc.govt.nz/volume\\_3\\_district\\_plan\\_maps](http://www.qldc.govt.nz/volume_3_district_plan_maps)

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<http://rates.qldc.govt.nz/cgi-bin/rating/rapp?pp&KKG&2910121800>

## **APPENDICES**

### **Appendix 1. Visual Identification Aids**

#### **Location Maps**



The QLDC District Plan Map for Frankton (as of September 2013) shows the site of the Brunswick Flour Mill, located in a low density residential area. Note various other heritage features in close proximity to the Mill site.



The Frankton Flour Mill Site location (highlighted in yellow in the above image) is Section 3, Block XVII in the legal description of the land parcel, the location of the actual Brunswick Flour Mill structure, with the wheel sitting in the water. The total land parcel covers 0.4633 hectares (Blocks 3-7).<sup>13</sup>

## Appendix 2. Visual Aids to Historical Information



The Mill (c.1880) appears in this image to be in good condition. Note the height of the building- three stories at least- a fine example of early milling structures in colonial New Zealand.

<sup>13</sup> <http://rates.qldc.govt.nz/cgi-bin/rating/rapp?pp&KKG&2910121800>



This photograph displays the wider context in which the Mill was situated, note few matured trees and location relative to the Kawarau Falls.<sup>1</sup> The photograph taken in the mid-1880s shows a scattering of buildings on the terrace, probably including the home of James Robertson (not JW Robertson), the first miller, and the local hospital (center left). (*The Queenstown Courier*, Issue No. 86: Queenstown and Districts Historical Society (Inc.): Summer 2011, p.22)

### Appendix 3. Current Visual Information



The above image shows the span of water where the wheel would likely have sat, enabling the milling process to take place. Salvaged turbine stands as a memorial to the early use of hydro energy (photographs taken 3 December 2013).

QLDC DP Reference No.: 34

Valuation No.: 2907321000

Map Reference: 9

Certificate of Title: OT3A/259



The seven berdans still located at Invincible Mine site, photo courtesy of Department of Conservation

### NAME OF SITE (including former names): INVINCIBLE MINE

**PHYSICAL LOCATION:** Rees Valley Station,  
Glenorchy-Paradise Road, Glenorchy Rural

<b>Age/Dates</b>	In operation from 1882-1889
<b>Architect</b>	The Invincible Prospecting Company, later the Invincible Quartz Mining Company
<b>Builder</b>	As Above
<b>Materials</b>	Weatherboards, iron, wood and water
<b>Local Authority</b>	QLDC Category 3
<b>NZHPT No.</b>	N/A
<b>Valuation No.</b>	2907321000
<b>Legal Description</b>	Part Run 752, Earnslaw SD
<b>Type/Use</b>	Quartz Mining site
<b>Current Owners</b>	Scott Family (Iris, Katherine Jean, Diane Carol & Eric Bruce Henry)
<b>Current Condition</b>	Mainly overgrown, yet parts of waterwheel still present and seven iron berdans, which are now the main feature

<b>HERITAGE ASSESSMENT</b>	
Historical/Social Value	<b>High</b>
Cultural/Traditional Value	<b>Moderate</b>
Architectural Value	<b>High</b>
Landscape/Townscape Value	<b>Moderate</b>
Rarity/Representative Value	<b>High</b>
Technological Value	<b>High</b>
Archaeological Value	<b>Moderate</b>
<b>Overall Heritage Value</b>	<b>HIGH</b>

## SUMMARY OF SIGNIFICANCE

The Invincible Mine site is a highly significant historical landmark. Gold mining had an enormous impact on Glenorchy, the wider Otago and New Zealand in social, economic and cultural ways. New job opportunities were created, a worthy export commodity increased the nation's economy, whilst both new and old towns developed. Gold mining sites around the country are representative of an important historical period of New Zealand as the Gold Rush influenced numerous aspects of the country's lifestyle, thus they hold high historic and social significance.

The Gold Rush had many cultural impacts to small towns throughout New Zealand due to the influx of local and international miners. Naturally, an increase in population led to new and larger towns, creating more businesses and a lifestyle reflective of the mining community. The Invincible Mine site symbolises the impact miners had in the region, and essentially the culture they created.

Although not in pristine condition, the Invincible Mine site is architecturally interesting to the public. The Cornish buddle is a unique feature which was inspired by the tin mines of Cornwall, England. It was brought to the Invincible Mine to process tailings and increase pyrite savings, and is believed to be the only one of the Otago goldfields.<sup>1</sup> It is clear the design is well implemented for its purpose, further reflected by the seven berdans of similar engineering technique. The design effort of these features represents the importance and value placed upon the Invincible Mine. Being located in the bush, it is natural for the remains to be overgrown, yet this compliments the area and reminds viewers of the rich history the site possess.

The walking track to the Invincible Mine site is the original track the miners used. Due to this, the area has maintained its coherence and is both easily accessible and visually interesting. The site stands out against the natural landscape, however it is a mining site and avoidance of this is difficult.

The Invincible Mine site possess rarity through the construction, utilisation and preservation of the Cornish buddle and the berdans. Their unique design and utilisation are rare and represent the hard work and value placed upon the Invincible Mine.

Technological value is clearly evident through the Cornish buddle, berdans, and the waterwheel. The high quality of structural design for effective utilisation makes these features of the mine significant and stand out from the rest.

Common to goldmines, archaeological value is reflected through the value the Invincible Mine had on the people directly linked to it, and the wider nation. Physical evidence of mining techniques and labourers during the 1800s can be extracted from the remains, providing knowledge of the history of the Wakatipu region.

<sup>1</sup> The only source found which refers to the Cornish buddle as the only one of the Otago Goldfields is the "Text of the Otago Goldfields Park Plaque" at the Circular Bulddle, Invincible Mine Site, produced by the Department of Conversation. This is a reliable source, yet no further sources to cross reference this has been found.



## DESCRIPTION

The Invincible Mine is located in the picturesque Rees Valley, deep within the Richardson Mountains Range, 15 kilometres north of Glenorchy. The lode is found on the Western slopes of the Richardson Mountains, with reliable water access to the Rees River, and McDougall's and Invincible Creeks.<sup>2</sup>

At the height of operations, the Invincible Mine contained a ten-stamper battery, seven berdans, a large waterwheel, and connections to the neighbouring Otago Pyrites Saving Company through wooden infrastructure. Currently, the only remaining features are parts of the large waterwheel, seven cast iron berdans and the Cornish buddle of the Pyrites Company. Small framing and parts of machinery remain of the stamper battery.<sup>3</sup> Majority of the area is overgrown in the natural landscape, but is accessible via walking track to the public, offering exquisite views of the district.<sup>4</sup>

## HISTORY

With the discovery of gold at Gabriel's Gully in 1861, Otago flourished as the gold mining capital of New Zealand. The prosperity offered by mining established small towns and developed already existing villages throughout the South Island. The Gold Rush quickly expanded to the Wakatipu, yet a gold-bearing quartz reef was not discovered in the Richardson Ranges, Rees Valley, until 1879.<sup>5</sup> Consequently, the Invincible Prospecting Company was formed for a trial crushing period and a later decision to continue was made. By November 1882, the Invincible Quartz Mining Company was ready to crush the first stone in the newly erected, ten stamper battery.<sup>6</sup>

The Invincible Mine was in full operation for seven years. The battery had the capacity to crush 90 tonnes of quartz per week, with the 4.8 metre diameter waterwheel driven by the nearby Invincible Creek.<sup>7</sup> A Mines Statement Report of 1885 labelled the Invincible Mine as "one of the most valuable mining properties there is in Otago at this present time," reflecting the impact the mine had on its closer proximities, as well as the wider Otago and Wakatipu regions.<sup>8</sup>

<sup>2</sup> Richard Hay, "The Invincible Gold Mine, Rees Valley, N.W. Otago, New Zealand" (Thesis, Master of Science, The University of Otago, 1991), 1.

<sup>3</sup> "The Invincible Mine," Otago Goldfields Park Pamphlet Series No. 3, Lakes District Museum, Arrowtown, Archive Ref. N1668

<sup>4</sup> Walk being approximately 40 minutes long

<sup>5</sup> "The Invincible Mine," Otago Goldfields Park Pamphlet Series No. 3; Appendix to the Journals of the House of Representatives, 1880 Session I, H-26 Page 27. Different sources credit the discovery to different parties, with R. Willets crediting Mr. W.J. Campbell and Mr. W. Rainer in, "Invincible Mine, Rees Valley," *The N.Z. Journal of Science and Technology* (1939): 276b, Lakes District Museum, Arrowtown, Archive Ref. N 0939, whilst Tom Hope is credited in *Head of Lake Wakatipu: Schools Centennial 1884-1984*, Centennial Committee (Alexandra: Central Otago News Ltd., 1984), 28. Thus, official credit is uncertain.

<sup>6</sup> The first crushing provided 325 ounces of gold, which was not seen as promising but the company continued. Willets, 276b; Otago Goldfields Park Pamphlet; "Invincible Mine, Lake Wakatipu Mines Statement, 1883," page 39, Lakes District Museum, Arrowtown, Archive Ref. N0939.

<sup>7</sup> Otago Goldfields Park Pamphlet.

<sup>8</sup> "Invincible Mine, Lake Wakatipu Mines Statement 1885," page 11, Lakes District Museum, Arrowtown, Archive Ref. N0939.

The Invincible Mine was most productive between November 1882-December 1885, with 7,775 tonnes of ore mined, yielding 3,828 ounces of gold.<sup>9</sup> The 1888 Mine Statement, reflecting on 1887, announced the belief the lode had run out of quartz, and the mine was let on tribute.<sup>10</sup> Further attempts to source more quartz from the lode were unsuccessful, and by 1900 the tributors had abandoned the mine. Numerous other companies have attempted to either extract more ore or work further down the lode, yet all of these proved unsuccessful.<sup>11</sup> From the first crushing in 1882 to the absolute final operation in 1897, the Invincible Mine had recovered 7,500 ounces of gold from 14,000 tonnes of ore.<sup>12</sup>

A distinguishing feature of the Invincible Mine was its ability to extract as much gold as possible from the tailings. Discarded tailings of quartz mines commonly contain a high proportion of gold bearing pyrites. Pyrites are generally disposed of which inflicts a large loss of worthy quartz. An attempt to retrieve pyrites was first made in 1884 by crushing the tailings in a cast iron berdan, which successfully produced 9.5 ounces of gold to the tonne.<sup>13</sup> Due to this success, the Otago Pyrites Savings Company was established for the purpose of gaining as much gold as possible from the extracted tailings.<sup>14</sup> The company went into business with the Invincible Company and established an agreement of 15% of gross proceeds to go to the Pyrites Company.<sup>15</sup> Tailings from the battery were sold and sent to the pyrites works through a 679 metre wooden chute, where they were saved by a unique series of washing methods.<sup>16</sup> The Otago Pyrites Saving Company constructed a unique feature for this process – a large, concrete circular buddle (7.9 metres in diameter) which separated the different materials contained in the tailings.<sup>17</sup> Essentially, the Cornish buddle separated waste material from the pure pyrite, or the gold ore to be saved, which was later exported to smelting works in Victoria and Germany.<sup>18</sup> The buddle is believed to be the only one installed throughout the Otago Goldfields.<sup>19</sup> The success of this process prompted the Invincible Company to process their own tailings through a similar method in small cast iron bowls, named berdans. In 1885, it was proposed that seven berdans be erected at the Invincible Mine site, and by 1886 the Otago Pyrites Savings Company was out of business due to the success of the berdans.<sup>20</sup> Both the berdans and the

<sup>9</sup> "New Zealand Mining Handbook 1906," page 149, Invincible Mine, Lake Wakatipu Mines Statements, Lakes District Museum, Arrowtown, Archive Ref. N0939.

<sup>10</sup> "Invincible Mine, Lake Wakatipu Mines Statement 1888," page 44, Lakes District Museum, Arrowtown, Archive Ref. N0939.

<sup>11</sup> In 1900, the Rees Valley Quartz-Mining Company were exploring but by 1897 they were forced to abandon. The Invincible Goldfields Company were working in the area from 1902, followed by a Melbourne syndicate in 1913, both unsuccessful. Prospecting was carried out in 1922 by Thornton and Fitt and later the Mount Earnslaw Mining Company, but yet again neither were successful. Willets, 278b.

<sup>12</sup> Otago Goldfields Park Pamphlet.

<sup>13</sup> Berdans are cast iron bowls which slowly revolve, moving the tailings whilst crushing them with heavy weights to grind the ore. The first crushing produced an extremely high a promising yield. Otago Goldfields Park Pamphlet.

<sup>14</sup> "Otago Pyrites Savings Company Works," *Otago Daily Times*, 10 September 1886, accessed via <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=ODT18860910.2.32&srpos=10&e=-----100--1----2otago+pyrites+saving+company-->

<sup>15</sup> Centennial Committee, 28.

<sup>16</sup> Essentially, the tailings were treated by washing – different modes of washing the tailings separated the pyrites from the sand, Otago Goldfields Park Pamphlet.

<sup>17</sup> These were categorised into waste slime, slime sand, lighter ore, and pure pyrites. The method of separation using the buddle was inspired by the Cornwall tin mines. An in depth description of the mechanics of the separation process using the buddle can be found through numerous sources, such as – Otago Goldfields Park Plaque at Invincible Mine, *Otago Daily Times*, 10 September 1886, Otago Goldfields Park Pamphlet.

<sup>18</sup> *Otago Daily Times*, 10 September 1886. The Cornish Buddle has its origins in the tin mines of Cornwall, England.

<sup>19</sup> The only source found which refers to the Cornish buddle as the only one of the Otago Goldfields is the "Text of the Otago Goldfields Park Plaque" at the Circular Buddle, Invincible Mine Site, produced by the Department of Conversation. This is a reliable source, yet no further sources to cross reference this has been found.

<sup>20</sup> "The Invincible Quartz Mining Company," *Otago Witness*, 15 August 1885.

buddle are still present at their respected sites, which are regularly visited by the public enjoying the Invincible Gold Mine walking track.

## LANDSCAPE/TOWNSCAPE SUMMARY

The Invincible Mine site reflects an important historical period of Wakatipu and New Zealand's history. Easy access to the site through the natural landscape of the Richardson Mountains encourages public visitors, with the remains emphasising the well utilised resources of the land.

## ADDITIONAL NOTES

The Rees Valley Station, Run 752 and the location of the Invincible Mine, has been in the ownership of the Scott family since 1905. The run was occupied by the Kennet Brothers between 1920-1931, yet still owned by the family. It is named after William Rees, a prominent pioneer of the district.<sup>21</sup>

The Invincible Mine has proved to be a valued site, with an abundance of sources. These sources include numerous newspaper articles (accessed via <http://paperspast.natlib.govt.nz/cgi-bin/paperspast>) and reports in the *Queenstown Courier* (accessed via <http://www.queenstownhistoricalsociety.org.nz/page7.html>). They commonly report on pyrite usage, mining revenue, tenders and shareholders. Although interesting and useful, they were not directly used in this report due word restrictions and repetition of information.

<sup>21</sup> Peter Chandler, *Land of the Mountain and the Flood: a contribution to the history of runs and runholders of the Wakatipu district* (Queenstown: Queenstown & District Historical Society, 1996), 100.

**Report completed by Alexandra Neems on behalf of the Wakatipu Heritage Trust, 2013/2014 Internship programme.**

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**Completed by:** Alexandra Neems

**Date:** 14/01/2014

## **APPENDICES**

*Appendix One:* Invincible Mine Battery, date unknown, sourced from Lakes District Museum Archives



Appendix Two: Certificate of Title for the Invincible Mine, OT3A/259.



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



R. W. Muir  
Registrar-General  
of Land

Search Copy

**Identifier** OT3A/259  
**Land Registration District** Otago  
**Date Registered** 23 March 1967 11:11 am

**Part-Cancelled**

**Prior References**

OT337/67

<b>Type</b>	Lease under s83 Land Act 1948		
<b>Area</b>	18817.8824 hectares more or less	<b>Term</b>	33 years commencing on the 1st day of July 1999

**Legal Description** Run 752

**Proprietors**

Iris Scott, Katherine Jean Scott, Diane Carol Scott and Eric Bruce Henry Scott

**Interests**

Subject to Part IVA Conservation Act 1987

497393.1 Surrender of within Lease as to Sections 1 and 2 Block XII Earnslaw Survey District - 1.6.1978 at 11.24 am

497393.2 Transfer creating the following easements - 1.6.1978 at 11.24 am

<b>Type</b>	<b>Servient Tenement</b>	<b>Easement Area</b>	<b>Dominant Tenement</b>	<b>Statutory Restriction</b>
Right of way	Run 752 - herein	A Transfer 497393.2	Section 1 Block XII Earnslaw Survey District	

533708 Gazette Notice proclaiming as road part of the within land (2.66 ha) shown hatched black on the diagram hereon, which land shall vest in the Lake County Council - 30.4.1980 at 10.08 am

810820 Transfer creating the following easements in gross - 29.7.1992 at 9.40 am

<b>Type</b>	<b>Servient Tenement</b>	<b>Easement Area</b>	<b>Grantee</b>	<b>Statutory Restriction</b>
Convey water	Run 752 - herein	A Transfer 810820	The Otago Central Electric Power Board	

5003436.1 Variation of the within lease extending the term 33 years commencing on the 1st day of July 1999 - 9.6.2000 at 9:58 am

8721330.2 Mortgage to Southland Building Society - 4.4.2011 at 11:51 am (Affects Run 752 excluding Area B as shown on diagram attached to 9381776.2)

9381776.2 Certificate of Alteration under Section 113 Land Act 1948 excluding Area B (5.8582 ha) which will be now included with CIR OT338/119 and including Area A (3.1650 ha) previously included in CIR OT338/119 as shown on diagram attached to 9381776.2 - 26.4.2013 at 2:17 pm

Transaction Id  
Client Reference ijackson007

Search Copy Dated 23/10/13 10:40 am, Page 1 of 1  
Register Only

# WAKATIPU HERITAGE TRUST

SITE ASSESSMENT REPORT FOR A HISTORIC PLACE

QLDC DP Valuation Number: Adjoining 2910121800

District Plan Map Reference Number: 33

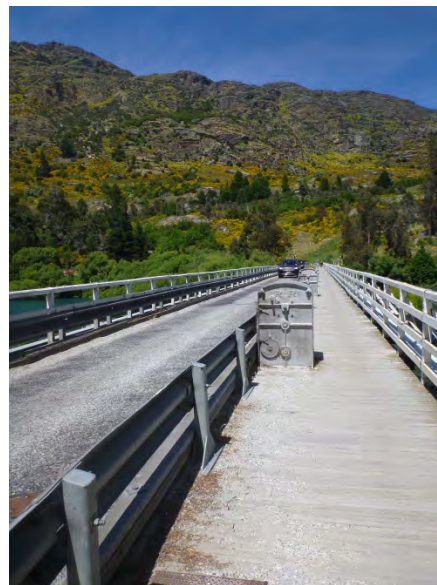
December 2013

QLDC DP Reference Number: 40

Certificate of Title: No



Above photograph taken January, 1926 (Lakes District Museum)



Above photograph December 2013

**NAME (including former names)**

**Kawarau Falls Bridge, also Kawarau Falls Dam**

**PHYSICAL LOCATION/ADDRESS**

State Highway 6/Kawarau Road, Lake Wakatipu end of the Kawarau River, Frankton

**HERITAGE ASSESSMENT**

**Archaeological value:** Low

**Architectural value:** High

**Cultural value:** Moderate

**Historical/social value:** High

**Landscape/townscape value:** High

**Rarity/representative value:** High

**Technological value:** High

**OVERALL HERITAGE VALUE:** High

**AGE/DATES** c. 1924, completed 1926

**ARCHITECT/BUILDER** E.J. Isles, engineer

**STYLE** "Stoney Roller Sluice"

**MATERIALS** Steel, rubber, concrete, iron

**NZHPT register** 7448, Category I

**DISTRICT PLAN STATUS** Category II heritage site

**LEGAL DESCRIPTION** Bridge Adjoining Section 4 Block XVIII,

Town of Frankton

**USE/TYPE** Mining Dam/Bridge

**CURRENT OWNERS** Transit New Zealand, Electricity Division  
of Ministry of Energy, NZTA



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**SITE ASSESSMENT REPORT****SUMMARY OF SIGNIFICANCE****Historic and social value:**

The construction of the Kawarau Falls Bridge marked what was arguably the last real attempt at significant gold extraction in the Otago region, an example of the high capital/investment phase of the “speculators dream” projects in New Zealand. The bridge is deserving of a notable place in New Zealand’s gold-mining, economic and engineering histories. Appearing as a bridge, but purposed as a dam, the Kawarau Falls Bridge showcases the achievements of local construction efforts in the pursuit of gold. The economic contributions it made to local business, as well as the significant effect floating the Kawarau Gold Mining Co. with capital and investments had on the national stock market, coupled with the 100-200 strong workforce camped at Frankton raceway that augmented Queenstown’s income, the bridge generated significant revenue in its early years for local and national economy too.

**Architectural value:**

The design of this dam, now almost a century old, remains a valid engineering scheme. The Stoney Roller design is typified in the Kawarau Falls Bridge, indicated in the characteristically rectangular cast iron and steel lift gates that span between the concrete piers, held in steel guides that incline slightly downstream. Overhead hoists and wheels mounted on the downstream side of the gates that raise and lower them are also characteristic in the expected architectural design of the bridge, as are the rubber or belting seals on the sides of the gates and reinforced concrete piers. It is also important to note that the dam is of the barrage type- where the intention is to control the flow and direction of the water, not raise or reduce its levels.

**Townscape and context value:**

The QLDC Regional Plan classifies the Kawarau River as an Outstanding Natural Feature, and Peninsula Hill and the Remarkables as Outstanding Natural Landscapes. Consequently, the Kawarau Falls Bridge, a prominent feature in its immediate surroundings, stands in highly valued landscape.

**Rarity and representative value:**

This bridge is of particular historical interest in that its construction can be adequately connected to gold-mining pursuits that were typical of the Lakes District area at the time. The Stoney Roller design of the gates in the dam were created and patented by FGM Stoney in the late 19<sup>th</sup> century; Stoney worked for the Ipswich firm of Ransomes and Rapier in 1887, who became the sole manufacturers of the gates used in the Kawarau Falls Bridge.<sup>1</sup> The use of the gates in the bridge are likely the earliest (possibly only) in New Zealand. As the North Island dams at the time continued to be constructed from timber, the bridge at Kawarau was extremely sophisticated by comparison. Few dams are constructed in the Rectangular Lift Gate style globally, making the Kawarau Bridge of significantly interesting.

**Technological value:**

The technological value of the dam stems from Isle’s engineering design, based on a system of controlled locks (gates) that allowed for the directing of water through the dam without the structure collapsing. Influenced by the dam design first used on Egypt’s Aswan Dam (1902), the dam at Kawarau Falls consists of

<sup>1</sup> “Kawarau Falls Dam”, *Engineering Heritage New Zealand*, <http://www.ipenz.org.nz/heritage/itemdetail.cfm?itemid=397> (accessed 20 November 2013)

11 concrete piers (2.1 m thick and 15.5 m long), between which steel gates (12.2 m long and 2.3 m high) arranged in the Stoney Roller design allow the pressure from the water load on the gates to be transferred to the concrete piers by a set of rollers held in a steel frame. When the gate is lifted or lowered, the roller assembly minimised frictional resistance.<sup>2</sup> When Lake Wakatipu would rise, pressure would be pushed toward the bottom of the lake, rather than the gates and outlets, ensuring the structural integrity of the dam.<sup>3</sup>

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## DESCRIPTION (as currently seen)

As it is seen now, the Kawarau Falls Dam is in good condition. Naturally, some rusting has occurred, however the structure appears very solid, despite its continued use as part of SH6, where significant traffic crosses it every day.

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## HISTORICAL NARRATIVE

**1889-** Julius Vogel's work *Anno Domini* is published; elaborating on an idea first suggested in 1863 by a man named Sigley regarding the diverting of the Clutha should it be found to have quantities of gold. Vogel proposed damming the Kawarau, not the Clutha in his book.<sup>4</sup>

**1911-** Daniel McBride, run holder of Kawarau Falls Station makes an offer of 3,350 pounds to Lakes District Council to contribute funds to the construction of a bridge at the falls; the Council considers the cost too expensive and the project lapses.<sup>5</sup>

**1922-** Kawarau Gold Mining Co., the first Company in New Zealand formed for the purpose of building a concrete dam for mining, are formed under Dunedin educated engineer E.J Isles. Alfred Hanlon, prominent criminal lawyer, becomes chairman of the Company. Lakes District Council reconsider the plan proposed by McBride in 1911 and take up the scheme.

**1923-** Proposal to erect a concrete dam across the Kawarau River hailed as a solution to dredge work currently carried out on the water. The bridge/dam designed by the Kawarau Gold Mining Co. was intended to de-water, dry out and expose the bed of the Kawarau River by damming it at its head and creating what was effectively a massive sluice box immediately downstream of the gates.<sup>6</sup>

Very little scientific preliminary work is carried out that would give a good indication of the feasibility of the project. It would become apparent very early on the necessity of also damming the tributaries of the Kawarau (in particular the Shotover and Arrow rivers) to gain control of the water levels- these extra dams are never constructed.<sup>7</sup>

**1924-** In January, a dam license is granted to the Kawarau Gold Mining Company (who also receives a generous government contribution for mining the whole of the River). The license stipulates a bridge is to be incorporated into the dam- a single structure that relieves Lakes District Council of financial obligation.<sup>8</sup>

River is divided into 128 ¼ mile claims leased for 100 pounds plus 20 per cent of recovered gold.

<sup>2</sup> *Ibid*

<sup>3</sup> "Great Expectations", *Evening Post*, Vol. CXII, Issue 53, 31 August 1926, p.10

<sup>4</sup> "Kawarau Falls Dam", *Engineering Heritage New Zealand*, <http://www.ipenz.org.nz/heritage/itemdetail.cfm?itemid=397>

<sup>5</sup> Raymond J. Clarkson, "The Kawarau Falls Bridge", *Queenstown Courier*, Issue 56, May 1996, p.3

<sup>6</sup> "Kawarau Falls Dam", *Engineering Heritage New Zealand*, <http://www.ipenz.org.nz/heritage/itemdetail.cfm?itemid=397>

<sup>7</sup> *Ibid*

<sup>8</sup> *Ibid*, p.4

Construction begins on the bridge- it is to be 480 feet long, 35 feet above the water, supported by steel girders and 11 concrete piers for an estimated total cost of 30,000 pounds.

**1925-** Lead engineer E.J Isles leaves the project before its completion. S.C.W. David is appointed as resident engineer.<sup>9</sup>

**1926:** In June, four gates are completed and closed; three quarters of an hour with the gates closed drops the river almost three feet. Reported that the dam should be completed within five weeks.<sup>10</sup>

**August-** 4<sup>th</sup> of the month, it is reported that William Ian Kane (23) dies while working on construction of the bridge.<sup>11</sup>

25<sup>th</sup> August, the *Evening Post* notes the dam is practically completed, and that if weather conditions remained favourable, the gates would be closed the following Monday to allow the commencement of mining operations.<sup>12</sup>

Construction of the dam/bridge is completed at the head of the Kawarau River where it arises at the outlet of Lake Wakatipu, for a blowout cost of 106,000 pounds (\$10 million equivalent today)- the much higher than estimated cost.

31<sup>st</sup> August, at 11:00 a.m., ten winches close the dam gates. The River level drops only a meter or so, not enough to uncover significant gold-bearing rock.<sup>13</sup>

**September-** gates are opened after 10 days of being closed, shares in the Kawarau Gold Mining Company fall by almost half their value (shares rise from 1 shilling to 2 pounds in mere days, then 26 times their listed price).<sup>14</sup> The dam cannot fulfil its original purpose as the confluence of the un-dammed tributaries downstream backfill the Kawarau.

**1928-** Project is abandoned, and demise of the Kawarau Gold Mining Company sees the dam become the property of the Kawarau Dam Board in Wellington. As property of the Crown, the dam is used for a brief period to control water flow for hydro-electric purposes.<sup>15</sup>

**1956-** Control of the dam passes to the New Zealand Electricity department. Report indicates little wear on the dam is evident.

**2013-** Bridge remains the only physical link between Frankton and Kelvin Heights, though plans are underway for a second, two-lane bridge to run adjacent to the Kawarau Falls Dam (estimated cost between \$5 and \$20 million). Currently, up to 580 vehicles will cross the bridge in peak traffic hours.<sup>16</sup>

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## LANDSCAPE SUMMARY

The Kawarau Falls Bridge rests in highly valued scenic conditions in the Lakes District and is a dominant feature in its environment. Included in the immediate surroundings are other heritage sites: the location of

<sup>9</sup> Arthur Bunce, recorded 1974, interviewed by Ron Gordon, Abstracted by Anne Cook, Lakes District Museum Oral Archives (LD72)

<sup>10</sup> "Trial of the Gates", *Evening Post*, Vol. CXI, Issue 154, 30 June 1926, p.8

<sup>11</sup> "Drowned at Kawarau", *Auckland Star*, Vol. LVII, Issue 183, 4 August 1926, Page 8

<sup>12</sup> "Kawarau Dam", *Evening Post*, Vol. CXI, Issue 48, 25 August 1926, p.10

<sup>13</sup> "Great Expectations" *Evening Post*, Vol. CXI, Issue 53, 31 August 1926, p.10

<sup>14</sup> "Kawarau Falls Dam Become Operational" <http://www.nzhistory.net.nz/page/kawarau-falls-dam-closed> (Accessed 7 December, 2013)

<sup>15</sup> "Kawarau Falls Dam", *Engineering Heritage New Zealand*, <http://www.ipenz.org.nz/heritage/itemdetail.cfm?itemid=397>

<sup>16</sup> "Kawarau Falls may be a Bridge too Far", *Otago Daily Times*, 4 September 2013

the Former Brunswick Flour Mill, where hydro-electricity generated from the Kawarau Falls was first used in the region and features associated with its operation. The Kawarau Falls Recreation Reserve, a Crown Protected Area, is also in the immediate vicinity. Vegetation on the river banks is mainly exotic, especially in the numbers of Willow trees, which are considered noxious.

---

#### COMPLETED BY:

Research Completed by Stacey Solomon on behalf of the Wakatipu Heritage Trust, 2013/2014 Internship Programme

---

#### FILE NOTES

Ownership of the bridge is held by several parties: Transit New Zealand owns the road over the bridge while the Electricity Division of the Ministry of Energy owns the bridge and dam structures; however, NZTA holds the lease of the bridge to utilise the road atop it.

The Kawarau Falls Bridge is currently a registered heritage site (first registered 28 May 1999, under the Historic Places Act 1993), and has an existing Historic Place Assessment report that has been submitted to the New Zealand Historic Places Trust Board. A copy of this report is located at the NZHPT Southern Region Office, as well as the original Historic Place Assessment Under Section 23 Criteria report considered by the NZHPT Board at the time of registration, which is available online (link is included in the bibliography of this report).

---

#### SOURCES

##### *Primary source material*

“Trial of the Gates”, *Evening Post*, Vol. CXI, Issue 154, 30 June 1926

“Great Expectations”, *Evening Post*, Vol. CXII, Issue 53, 31 August 1926

“Drowned at Kawarau”, *Auckland Star*, Vol. LVII, Issue 183, 4 August 1926

“Kawarau Dam”, *Evening Post*, Vol. CXI, Issue 48, 25 August 1926

“Backing for \$18m Kawarau Falls Replacement Bridge”, *Otago Daily Times*, 19 March 2013

“Kawarau Falls may be a Bridge too Far”, *Otago Daily Times*, 4 September 2013

#### BIBLIOGRAPHY

##### *Published (secondary) source material*

Raymond J. Clarkson, “The Kawarau Falls Bridge”, *Queenstown Courier*, Issue 56, May 1996

Raymond R. Timmons, “The Kawarau Falls Bridge”, *Queenstown Courier*, Issue 61, November 1998

*Arthur Bunce*, interviewed by Ron Gordon (1974), abstracted by Anne Cook, Lakes District Museum Oral Archives (LD72)

##### *Links to website and online material*

“Kawarau Falls Dam”, *Engineering Heritage New*

*Zealand* <http://www.ipenz.org.nz/heritage/itemdetail.cfm?itemid=397> (accessed December, 2013)

“Gold and gold mining” <http://www.teara.govt.nz/en/photograph/8624/kawarau-falls-dam-1925> (accessed December, 2013)

“Kawarau Falls Dam Closed” <http://www.nzhistory.net.nz/page/kawarau-falls-dam-closed> (accessed December, 2013)

“Kawarau Falls Dam”, Junction Lake Wakatipu & Kawarau River, CENTRAL OTAGO  
<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=7448> (accessed November, 2013)

“Features of the New Bridge Site”, NZTA SH6 Kawarau Falls Replacement  
Bridge <http://www.nzta.govt.nz/network/projects/sh6-kawarau-falls-bridge-replacement/docs/open-day-panel-7.pdf> (accessed November, 2013)

SH6 Kawarau Falls Replacement

Bridge <http://www.nzta.govt.nz/network/projects/project.html?ID=170> (accessed November, 2013)

## APPENDICES

### Appendix 1. Visual Identification Aids

#### *Location Maps*



[http://maps.qldc.govt.nz/qldcvier/index.html?bookmark=true&ll=1263396.744131676,5004576.741500201&ur=1264560.9131266805,5005309.109631604&th=1&scale=4000&dynamiclayers=\\_mapservicename=Property](http://maps.qldc.govt.nz/qldcvier/index.html?bookmark=true&ll=1263396.744131676,5004576.741500201&ur=1264560.9131266805,5005309.109631604&th=1&scale=4000&dynamiclayers=_mapservicename=Property)

## Appendix 2. Visual Aids to Historical Information



This image details the topography and legend of the township of Frankton and the Kawarau Falls Dam in relation to it (Detail of SO 11889)



The date stamp on this photograph (courtesy of Lakes District Museum Archive N1895 Kawarau Dam Documents) places the bridge nine months from completion. Note that construction has not reached the point where the bridge meets in the middle of the structure- the centre piers have not yet been erected. At this time, Lake Wakatipu and the Kawarau River water levels were much higher than usual, and coffer dams were placed downstream of the piers- this photograph appears to be immediately upstream of the dam.

### Appendix 3. Visual Aids to Current Information



The Kawarau Falls Dam retains much of its structural soundness today, used by hundreds of cars daily to cross the river.

Photograph from Flickr, December 2013.

(<http://www.flickrriver.com/places/New+Zealand/Otago/Kawarau+Falls/search/>)

**QLDC DP Ref #: 76**

**Valuation #: 2907113302**

**Map Ref: 26**

**Certificate of Title: 16A/355**



Front of house, December 2013



Eastern side, December 2013

**Name of site (including former names):** Mill House

**Physical Location:** 549 Speargrass Flat Road (Mill Creek)

Heritage Assessment	Moderate	<b>Age/Dates</b>	<b>Built between 1873-1882</b>
Archaeological Value	Moderate	<b>Architect/Builder</b>	<b>Unknown</b>
Architectural Value	High	<b>Materials</b>	<b>Timber</b>
Cultural/Traditional Value	Moderate	<b>Local Authority</b>	<b>QLDC</b>
Historical/Social Value	High	<b>NZHPT No</b>	<b>2241</b>
Landscape/Townscape Value	High	<b>Valuation Number</b>	<b>2907113302</b>
Rarity/Representative Value	Moderate	<b>Legal Description</b>	<b>Lot 1 DP 12234 Block VII Shotover SD</b>
Technological Value	Moderate	<b>Type/Use</b>	<b>House</b>
Overall Heritage Value	Moderate	<b>Current Owners</b>	<b>Susan Margaret Vowles</b>
		<b>Current Condition</b>	<b>Excellent</b>

**Summary of Significance**

The Mill House was part of a much larger complex that included one of three flour mills in the district: the Wakatipu Flour Mill. The Flour Mill was an extremely important part of the area's economy from the 1870s until it shut down in 1945<sup>1</sup>.

The house is an extremely well-preserved example of mill owner's houses. It is larger than the miner's cottages frequently seen in the Wakatipu district. The Mill House is no longer attached to the remains of the flour mill (which has been demolished, but the stables and oast kiln were converted into a private residence in the 1990s<sup>2</sup>). The house is not needed to house the owner of the mill anymore, but it is still used as housing in the district. It is also very well-maintained. This shows the Arrowtown district is prosperous, as well as showing the care they put into their historical buildings.

<sup>1</sup> Christine Whybrew, *Wakatipu Flourmill Complex (Former)*, NZHPT, 8 November, 2012, p8

<sup>2</sup> Whybrew, p4



The house is significant also for its architecture. The veranda has a distinctive curve, making it a striking building to look at. The overall house is traditional in its layout, with two front rooms and a lean-to at the back. However, due to the wealth of the owners, it is larger than most houses, and therefore more comfortable and practical.

## Description

The house is in the traditional Georgian style, with symmetrical windows and a lean-to, however it is larger than the small miner's cottages common in the area. It is made of timber, with stone foundations<sup>3</sup> with a corrugated iron roof and sash windows. An interesting feature is the high roof and curving veranda roof. It is in extremely good condition. Additions may have been added. A bathroom and modern wiring and plumbing have almost certainly been installed.

## History

The exact date of construction is unknown, but it was definitely built between 1873<sup>4</sup> and 1882<sup>5</sup>, by Irish brothers William and Robert Gilmour. The house was described as a "comfortable two-roomed residence, suitable for manager or miller."<sup>6</sup> Robert Gilmour probably lived in the house, as he owned the mill by 1882, and the Mill House was then on the same section as the Flour Mill<sup>7</sup>. He took over as a miller from his brother William Gilmour in 1879<sup>8</sup>. Robert was married to Sarah Hunter, and they had six children, many of whom stayed in the district. He died of pneumonia in July of 1909, after moving to the North Island when he left the Flour Mill in 1888<sup>9</sup>, and returning to Arrows town a few years before his death<sup>10</sup>. His obituary described him as "highly respected and esteemed<sup>11</sup>."

In 1888, Thomas Murray bought the flour complex, which still included the Mill House<sup>12</sup>. Under Murray, the Mill flourished, becoming "probably the largest in Otago compared with the size of the district in which it is situated<sup>13</sup>."

A newspaper reported that Alec Niven bought the Mill Complex in 1893, then William Reid and Robert McDowell bought it in 1900<sup>14</sup>. However, the Certificates of Title contradict these dates. According to the Titles, Norah Niven, Alexander's wife, bought the property on the 22<sup>nd</sup> of June, 1898, not 1893. On the same Title, William Reid and Robert McDowell are shown to have purchased the land from Norah Niven on the 14<sup>th</sup> of October, 1902, not 1900<sup>15</sup>.

<sup>3</sup> Marion Borrell, *Old Buildings of the Lakes District*, (Dunedin: David Johnston, 1973), 38

<sup>4</sup> Certificate of Title, OT8/22, (Otago Land District)

<sup>5</sup> Whybrew, p4

<sup>6</sup> Lake Wakatip Mail, 21 July, 1882, quoted in Marion Borrell, *Old Buildings of the Lakes District*

<sup>7</sup> Otago Electoral Rolls, 1870-71, Lakes District Museum, NP G6. Otago Electoral Rolls, 1866-67, Lakes District Museum, NP G6

<sup>8</sup> Certificate of Title, OT8/22, (Otago Land District)

<sup>9</sup> Certificate of Title, OT8/22, (Otago Land District)

<sup>10</sup> *Gilmour, Robert*, Lakes District Museum

<sup>11</sup> *Press*, c.1909, quoted in *Gilmour, Robert*, Lakes District Museum

<sup>12</sup> Certificate of Title, OT8/22, (Otago Land District)

<sup>13</sup> *Otago Witness*, 9 May 1895, p, PapersPast

<sup>14</sup> "Flourmill Lost to Arrows town Skyline after Eight Decades," article, Lakes District Museum, NP G6

<sup>15</sup> Certificate of Title, OT8/22, (Otago Land District)

Alexander and Norah Niven, therefore, must have lived in the house from 1898 to 1902<sup>16</sup>. It is also interesting that Norah was the one whose name is on the Title's. Did she buy them?

On the 14<sup>th</sup> of October, 1902, the house was transferred to William Reid and Robert McDowell, still as part of the Mill Complex<sup>17</sup>. William Reid probably lived in the house because in 1910, McDowell transferred the Title solely into Reid's name<sup>18</sup>. In 1911, the title moved from Reid's name to his company's: Reid and Sons Co.<sup>19</sup>. His family was doing well, and his sons were obviously joining their father in milling. From 1930-40, Williams's son Alec Reid was the man of the house<sup>20</sup>. It was made official in 1947<sup>21</sup>.

In 1957, Graham Dick Paterson, an Arrowtown farmer, bought the property<sup>22</sup>. It was not a functioning flour mill by this time.

In 1970, J & R Rutherford Limited, a sheep shearing company, bought the property<sup>23</sup>. It is unknown who lived in the Mill House at this time.

However, it was only two years until in 1972, Five Rivers woman Margaret Hilda Elizabeth Heenan bought the house separate from the rest of the Complex<sup>24</sup>. It was officially a house in its own right. She lived there with her husband John Heenan.

Since then, it was bought in 1980 by June Bridget Rosemary Rachael Thomas<sup>25</sup>, then transferred in 1983 to Christopher George Rawlings and Barbara East<sup>26</sup>, who owned it for 12 years. In 1995 Graham Russell and Raewyn Jean Ewing bought it for four years<sup>27</sup>, and in 1999 Kirsten Lisa Rolston and Rowan John Chapman acquired it<sup>28</sup>. It is now owned by Susan Margaret Vowles, who rents it out<sup>29</sup>.

## **Landscape/Townscape Summary**

Central Otago is one of New Zealand's most beautiful areas, and Speargrass Flat is no exception. Large mountains surround the view, creating an atmosphere of both security and awe. The vista is one to be enjoyed.

Situated in the wealthy Speargrass Flat area, it is one of many large houses in the area. The area is currently being subdivided, as the council is restricting development to specific areas, rather than allowing it to spread and ruin the spacious effect of the district. The proximity to

<sup>16</sup> Certificate of Title, OT8/22, (Otago Land District)

<sup>17</sup> Certificate of Title, OT129/246, (Otago Land District)

<sup>18</sup> Certificate of Title, OT129/246, (Otago Land District)

<sup>19</sup> Certificate of Title, OT129/246, (Otago Land District)

<sup>20</sup> Bill McDonald, *Queenstown's Farm and Sheep Stations*, Queenstown: Self-Published, 2010, p 72

<sup>21</sup> Certificate of Title, OT129/246, (Otago Land District)

<sup>22</sup> Certificate of Title, OT129/246, (Otago Land District)

<sup>23</sup> Certificate of Title, OT129/246, (Otago Land District)

<sup>24</sup> Certificate of Title, OT5A/1399, (Otago Land District)

<sup>25</sup> Certificate of Title, OT5A/1399, (Otago Land District)

<sup>26</sup> Certificate of Title, OT5A/1399, (Otago Land District)

<sup>27</sup> Certificate of Title OT16A/335, (Otago Land District)

<sup>28</sup> Certificate of Title OT16A/335, (Otago Land District)

<sup>29</sup> Certificate of Title OT16A/335, (Otago Land District)

other houses is not an issue, as its closest neighbour (the converted stables and oast kiln) are across a hedge, creek, and large lawn.

The house is very attractive, as it has been so well maintained. It is painted in a natural modern colour, which blends into the landscape while keeping the house attractive to 21<sup>st</sup> century tenants. The doors, windows and roof have obviously been redone, making the house look comfortable and sturdy. The garden is simple and well-maintained, with a hedge blocking it from the road.

### **Sources**

Borrell, Marion. *Old Buildings of the Lakes District*. Dunedin: David Johnston, 1973

Certificate of Title, (Otago Land District)

*Gilmour, Robert*, Lakes District Museum

Lakes District Museum, NP G6

McDonald, Bill. *Queenstown's Farm and Sheep Stations*. Queenstown: Self-Published, 2010

*Gilmour, Robert*, Lakes District Museum

Whybrew, Christine. *Wakatipu Flourmill Complex (Former)*, NZHPT. 8 November, 2012

### **Additional Notes**

**Completed by:** Chontelle Syme on behalf of the Wakatipu Heritage Trust, 2013/2014 Internship

**Date:**

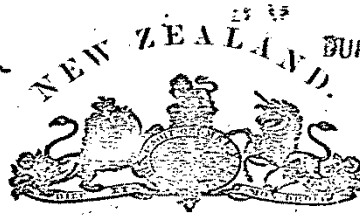
### **Appendices:**

#### **1. Certificate of titles**

Image Quality due to Condition of Original

Vol. 7 fol. 27H

(C)



NEW ZEALAND DUPLICATE DESTROYED (CERTIFICATE OF TITLE)

Register Book

Vol. 8 folio 27

8/22

Pursuant to Memorandum of Transfer No 324 from William Paterson of Hayes Bay in the Province of Otago and Colony of New Zealand Farmer William Gilmore of Hayes Lake Otago aforesaid Farmer is now seized of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial under written or indexed hereon in that piece of land situated in the District of Shotover in the Province aforesaid containing by admeasurement Two (2) acres little more or less being part of section numbered Forty eight (48) Block Seven (VII) on the map of the said District bounded towards the North North East by other part of said section Six hundred (600) links towards the East by other part of said section Three hundred and thirty six and five tenths (336.5) links towards the South North West by a road line Six hundred (600) links and towards the West by Block VI of the aforesaid District Three hundred and thirty six and five tenths 336.5 links as the same is delineated in the plan drawn at the foot hereof with all the rights and appurtenances thereto belonging which said piece of land is part of the Colony section marked as aforesaid delineated in the Public Maps of the said District deposited in the office of the Commissioner of Crown Lands at Dunedin originally granted the first day of March 1853 under the hand of Sir George Hudson Baron &c. by Letters Patent of New Zealand and the seal of the said Colony to the said William Paterson

I, JAMES HUNTER, have hereunto signed my name and affixed my seal this twenty seventh day of June one thousand eight hundred and seventy three

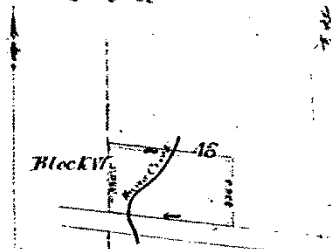
Signed in the presence of J. Hunter Clerk the 24th day of June 1873

1873/27H District Land Registrar of the District of Otago

EQUIVALENT METRIC AREA IS 2094 m<sup>2</sup>

Memorandum of Mortgage No 304 William Gilmore to Kennedy & Co received at 11.15 6. Clock 26th February 1873

Block VII Shotover District 2. 6. 00



Scale 4 Chains = 1 inch

Charges of Mortgage No 294 by Kennedy & Co produced at 3.4 in 11th June 1874

Transfer No 223 William Gilmore to Robert Gilmore produced at 2.30 in 11th June 1874

Mortgage No 249 Robert Gilmore to James Murray produced at 2.30 in 11th June 1874

Transfer No 104 to Grant of Water right William Paterson to Robert Gilmore entered 16 September 1853 at 12 o'clock

Transfer No 15124 in exercise of power of sale in Mortgages of above land and of Water right created by Transfer No 7064. The Registrar Supreme Court of New Zealand at Dunedin to James Murray entered 8th January 1858 at 3 o'clock

REGISTERED

NEW ZEALAND.

[Form B.]



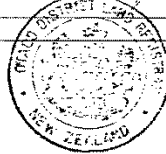
Register-book,  
Vol. 129, folio 246

Reference: Vol. 8, folio 22  
Transfer No.

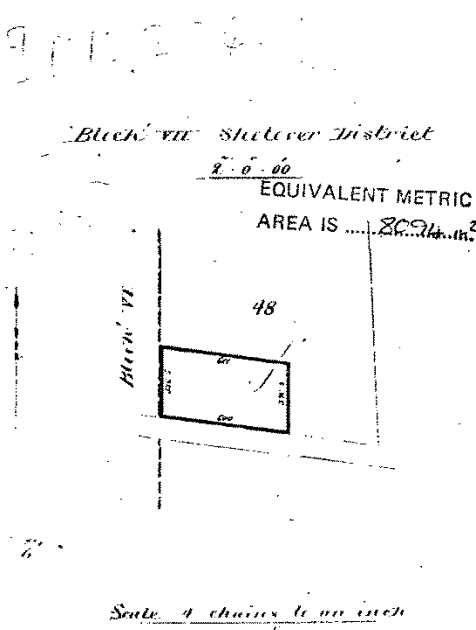
129/246

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fourteenth day of October one thousand nine hundred and two, under the hand and seal of the District Land Registrar of the Land Registration District of Clwyd, witnesses that Norah Maria wife of Alexander James McKay has been transferred from her interest in an estate in fee simple for her sole and separate use in and to be seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered, and measured, be the several admeasurements a little more or less, that is to say: All that parcel of land containing two square meters more or less situated in the Shalvey District being part of Section 48 Block Section VIII Shalvey in the Public Map of the said District deposited in the Office of the Chief Surveyor at Dunedin.



N. J. R.  
District Land Registrar



Transfer No. 35281 of Grant of Right to use Water  
with the rights thereto through Section  
48 and line Section 47 to 48 and other  
part of Section 48 Block VIII Shalvey District contained  
in folio 246 of Vol. 129 of the Register  
transferred to Norah Maria McKay on the  
14th day of October 1902 at 20/-

Transfer No. 34287 of above mentioned land together  
with rights granted by order of Deeds of Grant  
No. 35286 to Norah Maria McKay and  
Robert McEwen as tenants in common in equal  
shares entered 14th October 1902 at 20/-

Transfer No. 50102 of Robert McEwen to  
William Reid entered 1st June 1902 at 15/-

Transfer No. 50959 of transfer No. 35286 or  
Grant Robert McEwen of his interest therein  
to William Reid entered 21st July 1902 at  
11.5.00

Transfer No. 52053 of above described land and rights  
granted by transfer No. 50102 to William Reid No  
47 Reid & Sons Limited. Entered 1st June 1911 at 24/-

OT129/246

**CANCELLED**

Land and Deeds 69

References  
Prior C/T 129/246  
Transfer No. 394570  
N/C. Order No.



**REGISTER**

No. 5A / 1399

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

This Certificate dated the 7th day of November one thousand nine hundred and seventy-two under the seal of the District Land Registrar of the Land Registration District of O T A G O

WITNESSETH that MARGARET HILDA ELIZABETH HEENAN of Five Rivers, Married Woman

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2 Roods 3.4 perches more or less being Lot 1 Deposited Plan 12234 and being part Section 48 Block VII SHOTOVER DISTRICT.

Appurtenant hereto is a right to use water with certain other rights through Section 47 a Road Line Sections 77, 42, 43, 44 and another part of Section 48 Block VII Shotover District contained in C.T. 129/244 created by Transfer 35286.

*Margaret Heenan*  
D.L.R.

*Margaret Heenan*  
DISTRICT LAND REGISTRAR

402152 Mortgage to the Auckland Co-operative Terminating Building Society - 18.4.1973 at 4.45 am.

*Margaret Heenan*  
A.L.R.

535323/1 Transfer to June Bridget Thomas and Rosemary Rachel Thomas both of Makarewa Married Women as tenants in common in equal shares - 26.5.1980 at 2.17 pm

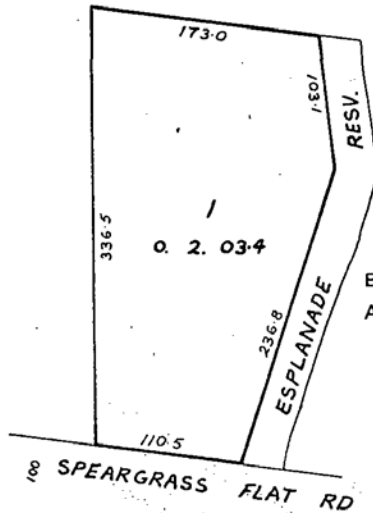
DISCHARGED A.L.R.  
535323/2 Mortgage to Margaret Hilda Elizabeth Heenan - 26.5.1980 at 2.17 pm

DISCHARGED A.L.R.  
600495/2 Mortgage to Beneficial Finance Limited - 24.8.1981 at 1.4 pm

EQUIVALENT METRIC AREA IS 2109 m<sup>2</sup>  
607062/2 Transfer to Christopher George Rawlings of Queenstown Manufacturer and Christine Ann Rawlings his wife - 12.12.1983 at 2.29 pm

DISCHARGED A.L.R.  
607062/3 Mortgage to Southland Building and Investment Society - 12.12.1983 at 2.30 pm

*Margaret Heenan*  
A.L.R.



Scale: 1 inch = 1 Chain

No. 5A / 1399

OT5A/1399

Register cops for L. & D. 65, 71, 72

References  
Prior C/T 5A/1399, 15D/232

Transfer No  
N/C Order No. 872165/8



Land and Deeds 69

# REGISTER

No. 16A/335

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 20th day of March one thousand nine hundred and Ninety Five under the seal of the District Land Registrar of the Land Registration District of O T A G O

WITNESSETH that CHRISTOPHER GEORGE RAWLINGS of Queenstown Manufacturer (as to a 2/3 share) and BARBARA EAST of Queenstown Femme Sole (as to a 1/3 share) as tenants in common in the said shares are

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say All that parcel of land containing 2190 square metres more or less being Lot 1 Deposited Plan 12234 and Lot 3 Deposited Plan 23930

Interests at date of issue:

Subject to Section 241 (2) and 242  
(1) Resource Management Act 1991 -  
See Councils condition of Consent  
endorsed on DP 23930



Appurtenant to Lot 1 DP 12234 are water race rights over (now) part Lot 3 DP 5737 (CT 15C/232) Lot 1 DP 23930 (CT 16A/334) Lot 1 DP 18109 (CT 9A/1001) Lot 1 20388 (CT 12A/402) and Lots 1 and 2 DP 23038 (CT 15B/345) - 14.10.1902 at 3.00pm

~~65192 Discharged~~ Government Agreement under the Soil Conservation and Rivers Control Act 1941 affects Lot 3 DP 23930 - 14.12.1986 at 2.22pm

~~719492/4 Discharged~~ Lot 1 DP 12234 to Southland Building and Investment Society - 3.2.1993 at 9.32am

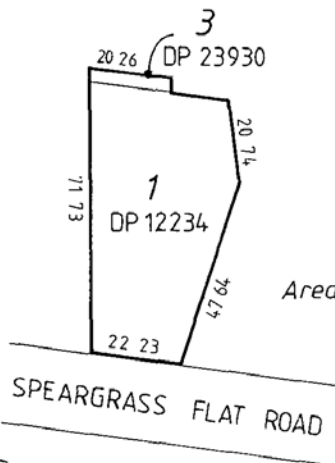
A.L.R.

885965/3 Transfer to Graham Russell Ewing of Christchurch Management Consultant and Raewyn Jean Ewing of Christchurch Teacher as tenants in common in equal shares - 3.7.1995 at 10.25am

A.L.R.

885965/4 Mortgage to ANZ Banking Group (New Zealand) Limited - 3.7.1995 at 10.25am

A.L.R.



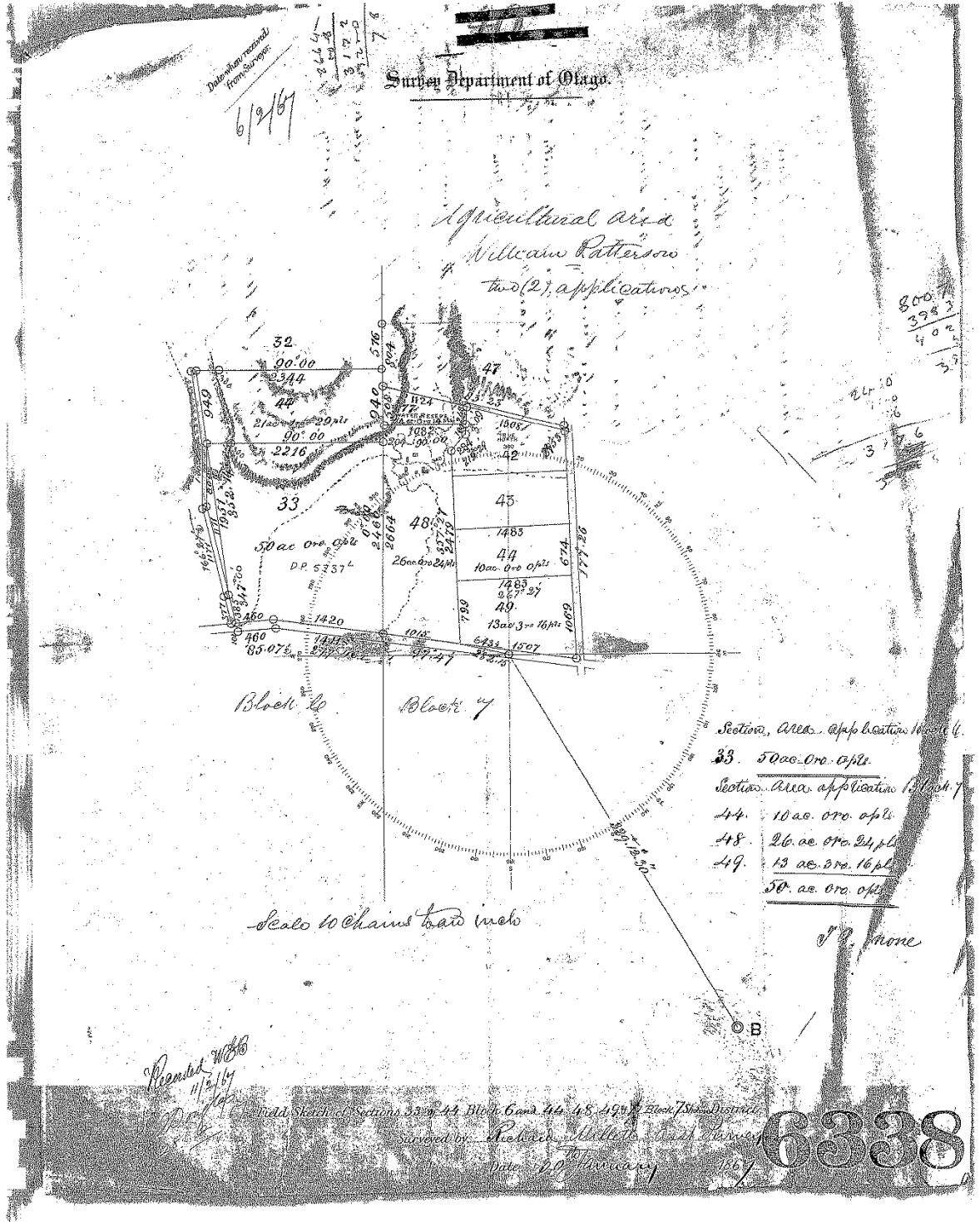
Measurements are Metric

Over

No. 16A/335

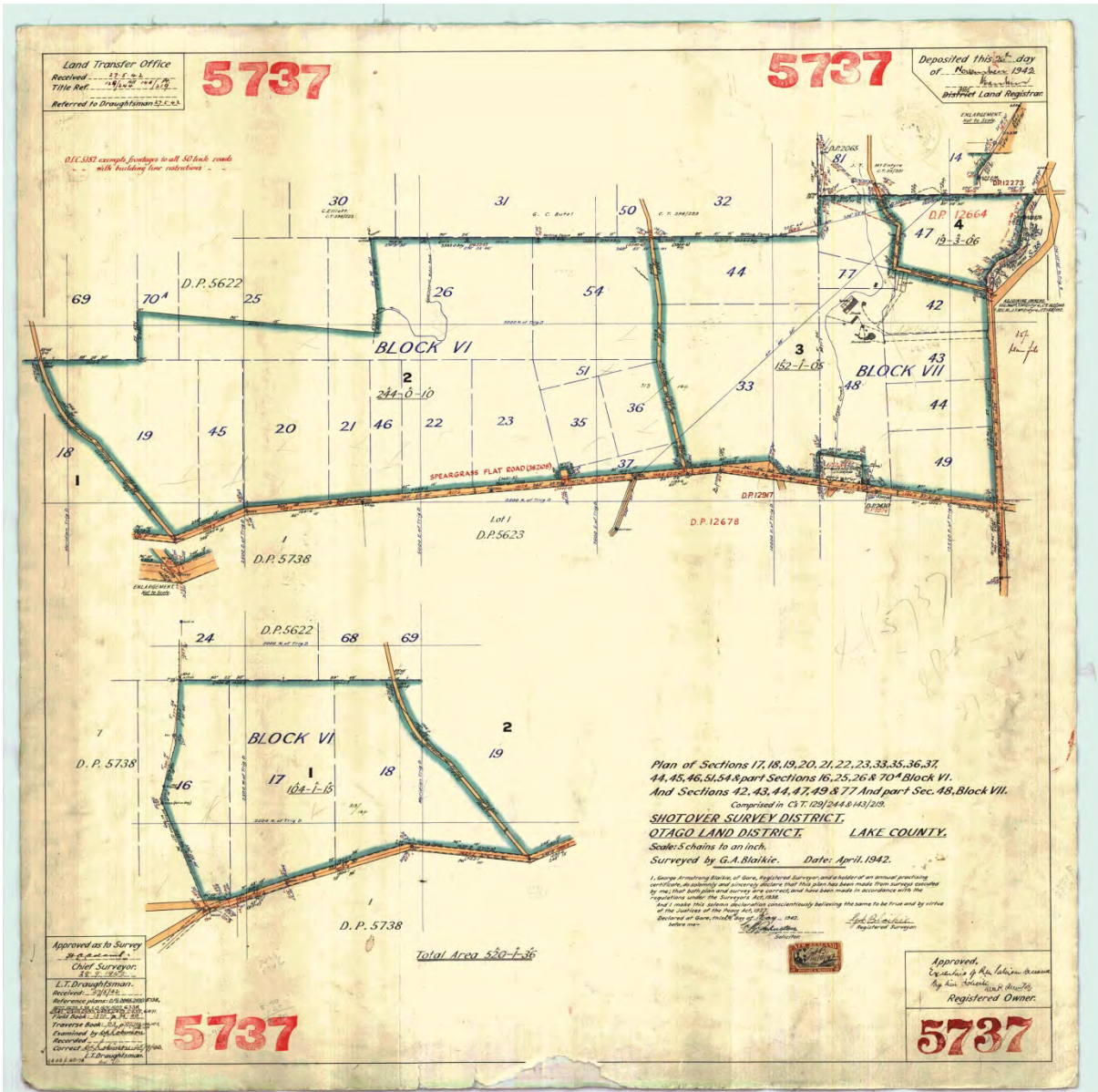
OT16A/335

**Survey maps**



S06338





SO5737

**LAND TRANSFER ACT 1952** L & S Form N. 31

**Land Transfer Office**  
 Received 28-8-1970  
 Title Reference 122/246  
 Referred to L.T. Surveyor 31-8-1970

On deposit of this plan for 364  
 becomes Esplanade Reserve.

Deposited this 27th day  
 of August 1970  
 District Land Registrar

Lot 3  
 C.T. 5737  
 385/1246  
 Without Cottages  
 Arbores  
 40/1  
 400000000

Sec 48

Blk VI

Blk VII

10.0.359p

Spargman Road

Total Area: 10.3.33.9p

**Approved as to Survey**  
 Chief Surveyor  
J. De  
 Received 21.3.70  
 Reference plan D.P.S. 712, 717, 716  
 S.O. 4338  
 Field book 1896 p. 80  
 Traverse book 179 p. 40, 91  
 Examined by R.S. 8 p. 207  
 Recorded R.S. 8 p. 12, 34  
 Corner 31/8/70  
 L.T. Surveyor

**SUBDN OF PT SEC 48**  
 Comprised in C.T. 122/246  
 Survey Block & District Block VII, Spargman S.D.  
 Land District Drago Local Authority Lake County  
 Scale one chain to an inch Surveyed by M.E.S. Peterson Ltd Date June 1970  
Alan Alhal Hood of Wellington Registered Surveyor and holder of an annual practicing certificate, solemnly and sincerely declare that this  
 plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1952.  
 Declared at Wellington this 27th day of July 1970.  
 Before me: H. A. Hood  
 Stated Surveyor.

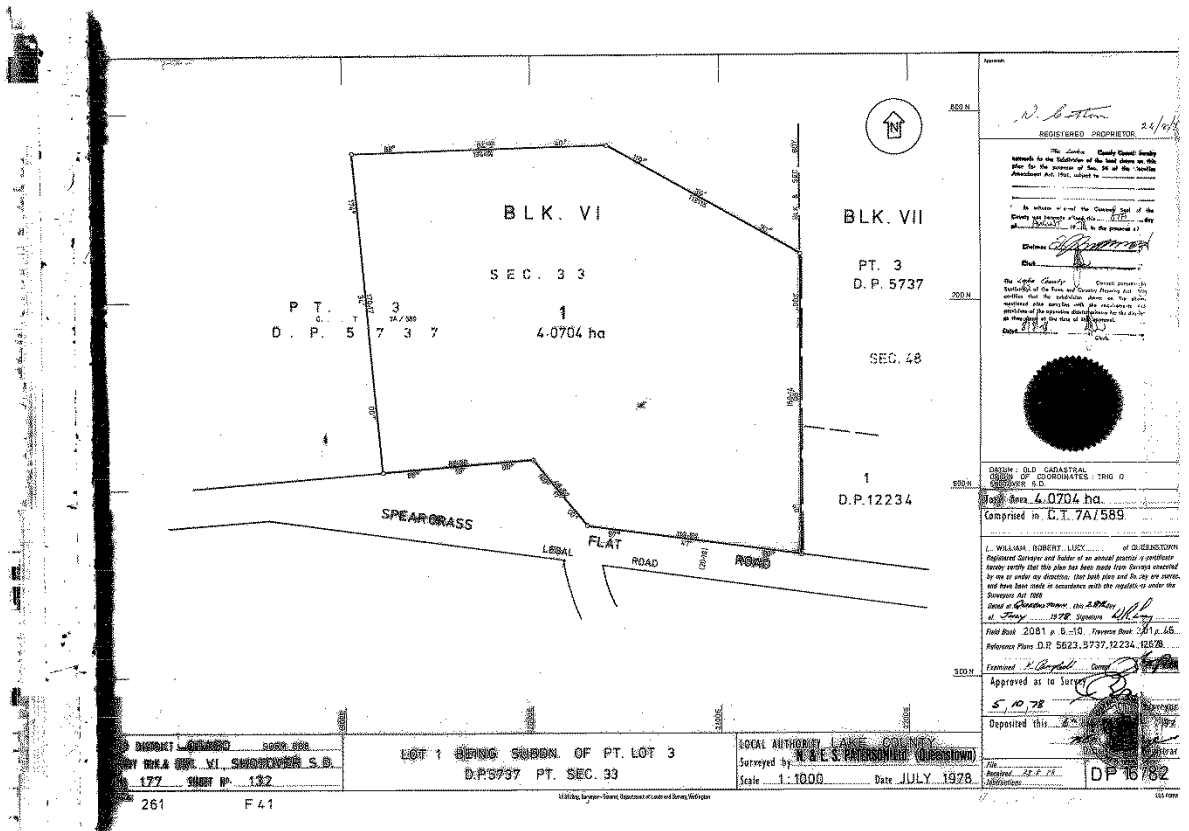
Office of the Peace (or other person authorized to take a statutory declaration)

**Approved**  
  
 Registrar  
 Applicant or Registered Owner  
 This space reserved for plan number  

# 12234

Printed by Geoff. Isaacson, White Star

SO12234



DP16782

### Historical images

2. Primary sources referred to but not used. Brief one sentence explanation as to why source not used.

**ITEM NUMBER:**



**NAME:** Former Methodist church, 8 Berkshire Street

**LOCATION:** Arrowtown

**GPS Point** 44°56'21.67"S, 168°49'49.41"E

**Constructed - 1898**

**Building Type/Use – Church with a variety of later uses.**

**Materials – Timber-framed with rusticated timber weatherboard cladding to the walls and corrugated iron to the roof.**

**Style - Plain and austere Victorian Gothic.**

**Architect - None**

**Builder - Unknown**

**NZHPT Register – N/A**

**Valuation number – 2918231100**

**Legal Description – Pt Secs 1&2 BLK VII ARROWTOWN**

**Condition - Fair**

**Heritage Assessment**

Historic and Social Value - **High**

Cultural and Spiritual Value - **Moderate**

Architectural Value - **Moderate**

Townscape/Contextual Value – **Moderate**

Rarity and Representative Value - **Moderate**

Technological Value - **Low**

Archaeological Value - **Moderate**

**Overall Heritage Value - Moderate**

## **DISTRICT PLAN STATUS**

This structure is a Category 3 item.

## **SUMMARY OF SIGNIFICANCE**

### **Historic and Social**

8 Berkshire Street was designed and constructed as a Methodist church. Within a space of 10 or so years it had become an Anglican Sunday school/District High School and then, by 1921, it was a hall for social occasions. In 1938, it changed use to a garage for vehicle servicing and shortly afterwards it is said to have provided a full garage service, including the sale of fuel - being the first to do so in Arrowtown. Presently it is a gallery. The building and the site form part of the early settler history of Arrowtown, but also provide a social indicator of change in the town over roughly 115 years. In addition, rates books and title certificates tell how the site has passed through the hands of many of the town's most prominent citizens.

A strong social focus is one of the attributes of the building and this focus has changed to suit the needs of the time as Arrowtown has itself developed and grown. Early churches were both a place of worship and a meeting place, which gave the settlers a sense of community and identity. This social use has continued as a theme throughout the life of the building, not least of all when petrol was sold on the adjoining land – the local petrol station being another social hub in rural, mid-20<sup>th</sup> century New Zealand.

### **Cultural and Spiritual**

Although reasonably short-lived, the building provided a spiritual service to the community in the late 19<sup>th</sup> century and first part of the 20<sup>th</sup> century. This significance lives on in the clearly ecclesiastical form of the original structure.

### **Architectural**

This is a typical early settler church, but in an austere form without the usual decorative features of the Victorian Gothic style. The single-cell interior, basic overall form, steeply pitched roof, timber frame, simple massing of gable-fronted shapes and square-headed window openings are all characteristic features of this design. The unusual transition from ecclesiastical building to functionally-styled garage store creates a hybrid structure of considerable local interest.

### **Townscape and Contextual**

The building remains a significant element within the townscape of Arrowtown and, in particular, within the area zoned the 'Residential Historic Management Area' in the QLDC District Plan and the 'Old Town Residential' precinct as defined by the Arrowtown Design Guidelines. It is located on a major approach road to the town centre and, although now less prominent within the townscape than when originally built, it still contributes strongly to the historic nature of this side of the town.

### **Rarity and Representative**

Small timber-framed buildings, such as this, are typical of many early settlements in this part of the country and cannot be described as rare or exceptional. The modest style of the architecture and the form of the building are, however, highly representative of the Methodist movement in the late 19<sup>th</sup> century. What is rare about the building is the way it has developed and taken on a variety of other socially important functions as the town itself has grown and changed.

### **Technological**

The simple timber-framed construction of the building with rusticated weatherboard and corrugated iron external claddings and tongue & grooved Rimu internal linings is typical of many buildings of this age and nature. The technology employed in the construction of the church and its later alterations is not considered unusual or exceptional.

### **Archaeological**

Analysis of old photographs and other records suggests that prior to the construction of the church the site did not contain any other structures or features. The church is however a pre-1900 structure and given the presence of cottages on adjoining land, there is the potential for the subject site to yield archaeological information of importance.

## **DESCRIPTION**

The original building was a four-bay single-cell gable-fronted Wesleyan Methodist church, constructed in 1898-9. Typical for a building of this nature, it had a projecting gable-fronted entrance porch to east elevation and belfry to east gable (the latter was taken down sometime around 1940). As built, the church was a simple timber-framed structure, clad externally with rusticated weatherboards, a pitched corrugated-iron roof and plain moulded architraves to the square-headed door and window openings.

The original form of the church is still visible in the structure that stands on the site today. The building changed use several times over the years – from church to church hall to school to function venue - but retained its original form until converted into garage storerooms c.1940-55. At this date it was considerably extended, with the addition of single storey lean-to ranges to both north and south elevations. Further minor extensions were added in later years, including a small flat-roofed toilet block to the angle between porch and east elevation. The west elevation appears to have been modified c.1980, with the addition of four modern window openings, corresponding to the creation of an internal mezzanine floor.

## HISTORY<sup>1</sup>

The first Certificate of Title for the site, Sections 1 & 2, Block VII, Arrowtown, was granted on the 11<sup>th</sup> May, 1883 William Welsh, a settler, of Arrowtown, although the land had originally been granted under another system to Samuel Goldston, a draper and storekeeper<sup>2</sup>, in 1870. The title was transferred to Catherine Welsh and Henry Brewer Smith on the death William Welsh in July 1888. In September 1891 Catherine Welsh sold the property to the trustees of the Wesleyan Church; the trustees were authorised to purchase it under the provisions of "The Wesleyan Methodist Church Property Trust Act 1887"

Several references exist to the church being built on the site after 1898<sup>3</sup> and this is borne out by an analysis of council rates books for the period, which show a change in descriptions of the site from "grass paddock" in June 1898 to "Wesleyan Church" in July 1899. Between these dates an article of 25<sup>th</sup> May 1899<sup>4</sup> states that "we [the people of Arrowtown] have a new Wesleyan Church".

When first built the church stood alone on the prominent corner site, but there were a few small cottages further along Berkshire Street to the west. It wasn't until the 1940s that the land to the north and west was more intensively developed and took on the courtyard-type design that exists today.

The site was sold by the Wesleyan trustees in 1909 to Graham Dick Baird and John Jenkins. These gentlemen were presumably members of the Anglican fraternity, as a reference exists to the building having been sold at that time to the Anglican Church, "for use as a Sunday School and hall"<sup>5</sup>

In 1906, according to an article in *The Mountain Scene* dated 28<sup>th</sup> March 1974 (p.2), the church "was leased [...] to the Education Board for the purposes of a district high school". The article also notes that "In 1913 the roll was so reduced that it was decided to close the school and the building again fell vacant." Document N0156 in the Arrowtown Museum archives also makes reference to the building having been leased as a District High School ca.1905-1913.

The property was purchased in 1921 by Mrs. Mary (or Mamie) Johnston. Both the *Mountain Scene* article and Document N1716 from the Arrowtown Museum archives note that she let it out as a hall for social occasions. The *Mountain Scene* further comments that "at that time it had a very beautiful garden."

On 1<sup>st</sup> August 1938 the section was bought by James Shaw of Arrowtown, who was a General Carrier/haulier. Shaw's company reportedly began by servicing its own vehicles, but gradually built the business up into a full garage service open to the public (this opened in the period 1941-2). The church was adapted for use as a garage store. The title for the site was transferred from James Shaw to Shaw Motors Ltd. on 1<sup>st</sup> December 1948 and the name of the registered proprietor was further changed in 1989 to AW and JM Shaw Properties Ltd.

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<sup>1</sup> Shaws Garage/former Methodist church, conservation report, Jackie Gillies + Associates (April 2008), supplemented with information from other sources

<sup>2</sup> Mackay's Otago Almanac, reference from

<http://otago-nominal-index.otago.ac.nz/details.php?recid=573717.2> – consulted 3/5/2013

<sup>3</sup> Julia Bradshaw, *Arrowtown History and Walks* (2001), p.38; Alan de la Mare, *Arrowtown: Born of Gold in 1862* (2006), p.55

<sup>4</sup> *Otago Witness*, Issue 2361, 25 May 1899, Page 29

<sup>5</sup> Julia Bradshaw, p.38

The main alterations to the church were undertaken between about 1940 - 1955 when the north and south single-storey ranges were added and the present west windows are believed to date from about 1980.

The church is currently in use as an art gallery.

## **LANDSCAPE SUMMARY**

In its early years, the church was a prominent building in the townscape. This prominence has been eroded in the 20<sup>th</sup> century by both the alterations/additions to the church and by the buildings constructed in the locality. The origins of the building are, however, still recognisable and the garage site of which it forms part remains a familiar local landmark.

## **SOURCES**

Jackie Gillies + Associates. April 2008. Conservation report – Shaw's Garage/former Methodist church, Arrowtown.

Bradshaw, J. 2001. Arrowtown history and walks.

Lakes District Museum, Arrowtown

The Otago Nominal Index, University of Otago  
(<http://otago-nominal-index.otago.ac.nz/details.php?recid=573717.2>)

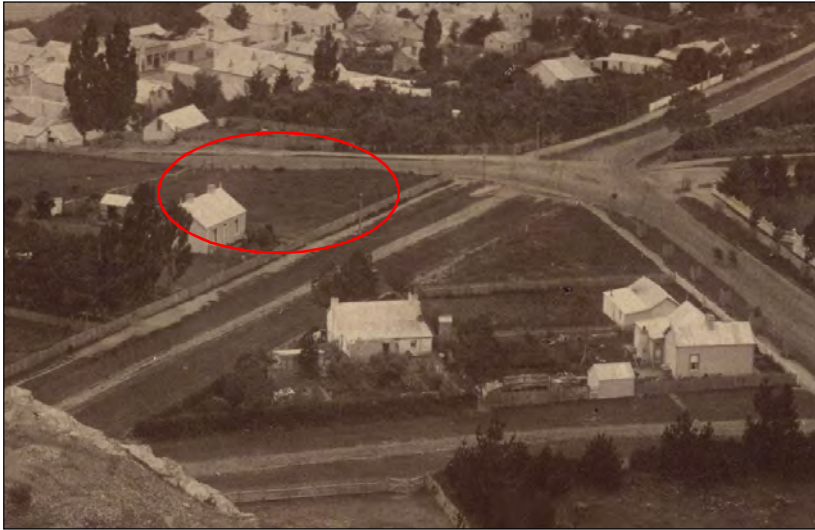
Otago Witness , Issue 2361, 25 May 1899

## **FILE NOTES**

N/A



**ADDITIONAL REFERENCES ATTACHED**



*Detail from EL1287 "Arrowtown before 1896"*

The site is marked in red



*Detail from EL1258 "Arrowtown Oct 1900"*

The church is clearly visible as a 4-bay single-cell structure.

Note belfry to east end. Note also door and window arrangement to west elevation.

**ENTERED BY:**

**DATE ENTERED:**

**PHOTOS BY:** Andrew Winter

**DATE TAKEN:** 15/04/2013

## Appendix

### CRITERIA FOR ASSESSMENT AND SELECTION OF HERITAGE STRUCTURES

#### 1. Historic and Social Value

- Whether the feature reflects characteristics of national and/or local history.
- With regard to local history, whether the feature represents important social and development patterns of its time, such as settlement history, farming, transport, trade, civic, cultural and social aspects.
- Whether the feature is significant in terms of a notable figure, event, phase or activity.
- The degree of community association or public esteem for the feature.
- Whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History.

#### 2. Cultural and Spiritual Value

- Whether it is of special significance to takata whenua.
- Contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

#### 3. Architectural Value

- Whether the building or structure has architectural or artistic value.
- Whether the feature represents a particular era or style of architecture or significant designer.
- Whether the style of the building or structure contributes to the general character of the area.
- The degree to which the feature is intact.
- Whether the building or structure has undergone any alteration, thereby changing the original design.

#### 4. Townscape and Context Value

- Whether the feature plays a role in defining a space or street.
- Whether the feature provides visual interest and amenity.
- Degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings.

#### 5. Rarity and Representative Value

- Whether the feature is a unique or exceptional representative of its type either locally or nationally.
- Whether the feature represents a way of life, a technology, a style or a period of time.
- Whether the feature is regarded as a landmark or represents symbolic values.
- Whether the feature is valued as a rarity due to its type, style, distribution and quantity left in existence.

#### 6. Technological Value

- Whether the building has technical value in respect of the structure, nature and use of materials and/or finish.
- Whether the building or structure is representative of a particular technique.

#### 7. Archaeological Value

- Significance in terms of important physical evidence of human activities which through archaeological investigation could provide knowledge of the history of Otago and New Zealand.

**ITEM NUMBER:**



**NAME:** Kinloch Lodge, jetty and wharf building

**LOCATION:** Kinloch, Head of Lake Wakatipu

**GPS Point:** 44°50'38" S 168°20'55" E

**Constructed:** c. 1872/3

**Building Type/Use:** Lodge/former hotel

**Materials:** Timber and corrugated iron lodge, timber jetty and timber wharf building

**Style:** Colonial

**Architect:** None

**Builder:** Luckie & Fletcher (most likely) - Lodge

**NZHPT Register:** N/A

**Valuation number:** 2911121600 (Kinloch Lodge)

**Legal Description:** Sec 4, Blk XX  
Town of Kinloch (Kinloch Lodge)

**Condition:** Lodge – Good  
Wharf building - Good  
Jetty – Fair only

Heritage Assessment	
Historic and Social Value -	<b>High</b>
Cultural and Spiritual Value -	<b>Moderate</b>
Architectural Value -	<b>Moderate</b>
Townscape/Contextual Value -	<b>High</b>
Rarity and Representative Value -	<b>High</b>
Technological Value -	<b>Moderate</b>
Archaeological Value -	<b>High</b>
<b>Overall Heritage Value -</b>	<b>High</b>

## DISTRICT PLAN STATUS

Whilst unsympathetic development in the vicinity of the lodge and jetty would be highly detrimental to the cultural heritage values of these structures, the neighbouring area is not considered to support the designation of a heritage precinct.

It is however recommended that:

1. The historic lodge is upgraded from a Category 3 item to a Category 2 item; and
2. The jetty and wharf building are registered as a Category 2 item.

## SUMMARY OF SIGNIFICANCE

### Historic and Social

The lodge and jetty have extremely important historical and social connections with the very early days of tourism and shipping on the lake. Richard Bryant saw the potential for visitor accommodation at the head of the lake and built the Kinloch Accommodation House there with the Glacier Hotel/Lodge following a year or two later. Bryant was a true pioneer and the Bryant family have a special place in the development of lake tourism.

The sawmill and its jetty at Kinloch was very important in the early life of Queenstown for the timber it produced. The Antrim, one of the most well-known ships to serve on the lake, was built there and it seems likely that the shipwrights who built it also built the Lodge for Richard Bryant.

The jetty at the Kinloch Lodge is symbolic of the success of Bryant's vision for tourism. It was the focal point for the thousands of tourists who visited the area for a period of nearly 100 years. The remains of the original jetty seem still to be present in the water below the existing jetty and the latter, in its original form, could date back to the 1890s (the wharf building was present on it by 1904).

### **Cultural and Spiritual**

The structures have cultural value for their association with the way that Queenstown and the other lake settlements have developed and become dependent upon tourism. Lake shipping diminished considerably once the Queenstown/Glenorchy road had been opened, but for nearly 100 years the Lodge and its jetty were crucial as part of the lake's tourism infrastructure – a livelihood that a considerable number of people have relied upon. There still remains today the potential for a new cycle of water-borne tourism to develop.

### **Architectural**

As outlined in the 2005 inventory for the lodge, the building is representative of early settler architecture. The building is unique in style and scale in the District and is a very authentic and now rare example of a structure erected in the early 1870s.

The jetty is by its nature quite functional and has architectural value for that very reason. Importantly its wharf shelter still exists although it no longer sits in its original position, but instead has been moved to the adjoining bank.

### **Townscape and Contextual**

The lodge and jetty define the head of the lake. They are really all that now remains of the historic Kinloch Township. They are important local landmarks, without which much of the story of the head of the lake would be lost.

### **Rarity and Representative**

As described above the remaining authenticity of the Lodge makes it a rare structure and it is almost certainly unique in terms of its style and scale.

Very little now remains of the shipping and lake tourism infrastructure on the lake; the jetty and its wharf building therefore have high rarity and representative value.

### **Technological**

The lodge underwent modernisation and refurbishment about 10 years ago, but as far as it has been possible to tell, the former wall finishes of hessian scrim and wallpaper remain behind. A considerable amount of the original building fabric also seems to remain, although the shingles on the roof were replaced with iron early on in the 20<sup>th</sup> century. The building is therefore considered to have moderate to high technological value.

## Archaeological

Analysis of the oldest photographs of Kinloch shows that there was once a good number of buildings in the vicinity of the lodge and jetty. As well as the archaeological evidence of the buildings themselves, there are likely to be associated items such as rubbish pits, gardens, workshops and stores – all of which have the potential to provide important evidence about the settlement of the head of the lake pre-1900.

## DESCRIPTION

The various structures that are the subject of this assessment are located on Armadale Street at what would have been the southern end of the Kinloch Township had it substantially developed. This is the northern-most point of the lake, where it meets the Dart River.

Kinloch Lodge is described in detail in the 2005 report for QLDC by Rebecca Reid and Owen Lawrence, but essentially it is timber-framed building of Colonial design built on rising ground so that the 'ground floor' accommodation is raised up above a large basement area on Totara piles. The main roof is gabled and quite steeply pitched, although it shallows over the front veranda, which enjoys wide-ranging views of the lake and mountains. The roof was originally clad with timber shingles, but these were replaced with corrugated iron in 1909, when Tom Bryant regained the ownership of the lodge for the Bryant family.

The two stone and brick chimneys (one on either gable end of the building) are not original elements of the design and are not present in the earliest photographs of the lodge dating from the early 1870s. They are however in place in photographs from the mid 1880s. The brick upper sections of both chimneys have been built in relatively recent years.

The lodge also retains old wall and ceiling finishes behind the 21<sup>st</sup> century linings.

The earliest references to a jetty at Kinloch date to 1873/4. A jetty supported on round timber piles remains today and there is clear evidence of it being built on top of an earlier structure (of which many truncated timber piles still exist). The date of construction of the second jetty is not clear, but photographs confirm that it had been built by 1904. It had a small timber and weatherboard clad wharf building constructed on it and this also remains today, although it has been moved onto the bank adjacent. The most likely use of the wharf building seems to be a shelter for waiting passengers and the open front of it (facing south down the lake) has been in-filled, but its form is still clear.

Old photographs seem to suggest that the plain, rectangular timber deck of the original jetty ran directly onto the bank, whereas the bank abutment that remains today is built of stone – mostly rounded boulders. This would be consistent with the raised height of the jetty and its 20<sup>th</sup> century use by motor vehicles. In addition to the shape of the jetty changing a little for its reincarnation, it appears that it was extended slightly further out into the bay.

## HISTORY

The history of Kinloch Lodge, formerly known as the 'Glacier Hotel', has been researched and recorded in the existing District Plan inventory for the building prepared in 2005 by Rebecca Reid and Owen Lawrence. It is not proposed to repeat this here. Instead, the following

information relates to the jetty and the part it has played in the development of shipping and tourism on Lake Wakatipu. It also includes some additional/background information on the Bryant family, the establishment of the settlement at Kinloch and Kinloch Lodge itself. In contrast to the earlier report, it has not been possible to confirm that the Lodge was formerly known as the 'Kinloch Accommodation House', although the Bryants may have first called it the 'Kinloch Accommodation Hotel'. An old photograph (see below) suggests that the Kinloch Accommodation House was a different (and smaller) building closer to the lake and in front of the present lodge. It no longer exists, but appears to have been the initial building that Richard Bryant built at Kinloch when he first went there in about 1870.

### **Before Kinloch - Richard Cogar Bryant in New Zealand (1861-70):**

Richard C. Bryant was born in Penzance, Cornwall in 1833. His father was heavily involved in shipping and the boy was sent to sea at the age of 9. By the age of 20, Bryant had qualified as a captain of a sail or steam ship<sup>1</sup>.

Richard chose to move to the Australian goldfields in the early 1850s where he spent some time mining before joining the Victorian Water Police in 1858.<sup>2</sup> With the discovery of gold in Otago in the early 1860s, he moved to Dunedin where he joined the Water Police at Port Chalmers by at least 1862.<sup>3</sup> By 1863 Bryant had moved inland to the Wakatipu where he is mentioned as being in charge of the Police Boat in May of that year.<sup>4</sup> In March 1864 he was named the first Harbour Master at Queenstown.<sup>5</sup> He married Mary Anne Lyons in November of that year and later the following year resigned from his police and harbour master jobs to mine gold at Tucker Beach on the Shotover.<sup>6</sup>

However, by 1870 Bryant had grown tired of mining and resolved to 'make a home at "The Head"', where he would open a tavern for the growing population.<sup>7</sup>

### **Sawmilling at the Head of the Lake (1863-1890s):**

The forested lakeside between the mouth of the Dart River and the Greenstone had been an area of interest for timber producers since at least 1863 when Messrs James Robertson and Co. applied for a licence 'to erect a 10-horse power saw mill, at the head of the Wakatipu Lake, between the Greenstone and Dart Rivers.'<sup>8</sup> By late-1868 they were producing enough 'black pine, totara and red birch [assumed to be a misprint of red beech]' to build the PS [Paddle Steamer] Antrim at a registered tonnage of 101.<sup>9</sup>

Five years later a correspondent for the *Otago Witness* described J. W. Robertson & Cos. milling operation at the Head of the Lake<sup>10</sup>:

*The forest here extends down to the water's edge, and the remains of a defunct steam saw mill are still extant. Messrs J. W. Robertson and Co., of Queenstown, have a tramway here, a little over two miles in length, extending along the skirts of the forest, from which logs are cut for their mill, which is some two miles distant further down the Lake.*

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<sup>1</sup> McKenzie, Doreen (1973) Road to Routeburn: The story of Kinloch, Lake Wakatipu, John McIndoe, pg 17

<sup>2</sup> *Ibid.*

<sup>3</sup> Otago Daily Times , Issue 110, 24 March 1862, Page 6

<sup>4</sup> Otago Daily Times , Issue 435, 13 May 1863, Page 4

<sup>5</sup> Otago Witness , Issue 641, 12 March 1864, Page 13

<sup>6</sup> McKenzie, Doreen (1973) Road to Routeburn: The story of Kinloch, Lake Wakatipu, John McIndoe, pg 19

<sup>7</sup> McKenzie (1973) pg 20

<sup>8</sup> Otago Daily Times , Issue 388, 19 March 1863, Page 4

<sup>9</sup> Otago Daily Times , Issue 2240, 10 April 1869, Page 6

<sup>10</sup> Otago Witness , Issue 1183, 1 August 1874, Page 21 (article text rearranged into paragraphs for ease of reading)



*The logs, after leaving the Bush, are placed upon a truck, and run by means of a tramway to the Lake, whence they are towed behind their steamer to the saw mill.*

*...At present everything requires to be boated to the steamer, but that difficulty will shortly be removed, the firm being at present engaged building a jetty and extending the tramway thereto.*

*...The saw mill is driven by water power and ...is capable of turning out 30,000 feet of timber per week when in full work.*

The saw milling industry continued at the Head of Lake until the late-1880s when the first of a series of devastating bush fires wracked the mountainsides of much of the remaining usable timber. This precipitated a steep decline in production and the eventual demise of the saw milling industry here.

### **The Birth of Kinloch:**

The Township of Kinloch was first named and surveyed in 1870. Doreen McKenzie suggests its original intended name was to be Dartmoor, but the original inhabitants objected on the grounds that they didn't want their settlement named after a notorious English prison.<sup>11</sup> Richard Cogar Bryant bought land here in 'early 1870'.<sup>12</sup> It is likely that he started building after April of this year, as a *Witness* correspondent<sup>13</sup> who passed through this area on his way through the mountains to Martins Bay at this time mentioned the saw mills here but made no mention of any settlement (he does not even refer to the area as Kinloch, the name is first used in the New Zealand press in September 1870<sup>14</sup>).

Bryant left his family in Queenstown whilst the first buildings were constructed. McKenzie describes the first settlement building thus<sup>15</sup>:

*Early in 1870 he bought some land where the settlement of Kinloch is today and began working on it, leaving the family in Queenstown until their house was built. Richard noticed fine red beech trees growing to the water's edge and decided that milled timber might not be necessary. The bushy two mile track down the lakeside to the Mill Creek sawmill was narrow and rough and the transport would add to the cost, so instead he felled and trimmed trees, split them into lengths and down the centre. With these slabs he built the back of the house. As he worked, two-men teams began pit-sawing nearby and Richard was able to use this timber for the rest of the building.*

There seems to be some debate in the literature as to whether the building work at Kinloch was initially completed in 1868 or 1870. However, the Electoral Rolls for the district have Richard Cogan [sic] Bryant living at Big Beach (Shotover) in 1870-71, but up at Kinloch in 1871-72. This indicates a move to the Kinloch district in about 1870/71, rather than two years earlier. This matches with Doreen McKenzie's description of the Bryant chronology.

Richard set himself up as a hotel-keeper, landlord and postmaster. His customers at the hotel were part of the burgeoning numbers of tourists who were visiting the Head of the Lake, and

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<sup>11</sup> McKenzie (1973) pg. 21

<sup>12</sup> McKenzie (1973) pg. 20

<sup>13</sup> *Otago Witness*, Issue 960, 23 April 1870, Page 8

<sup>14</sup> *Southland Times*, Issue 1307, 13 September 1870, Page 2

<sup>15</sup> McKenzie (1973) pg. 20

Kinloch in particular, since at least 1874; the *Otago Witness*<sup>16</sup> mentioned that the 'tourists mostly find their way here when they come to admire the Alpine scenery of the Great Dividing Range and Mount Earnslaw'. The same article indicates that a jetty was being built at Kinloch at this time.<sup>17</sup> However, the photograph below (Hocken c/nE1860/42) is labelled by the Hocken Library Archives as having been taken by Burton Brothers in 1873; a jetty is clearly visible in the photograph on the next page (arrowed).



**The Head of the Lake taken by Burton Bros. c.1873<sup>18</sup> – the arrow points to the jetty, which is just visible along the water's edge.**

In 1874, astronomers that were part of the United States Transit of Venus expedition, stayed at Kinloch Accommodation House while carrying out their observations (the transit of the planet Venus across the solar disk)<sup>19</sup>

The extent to which tourists were visiting the region meant that Bryant had to extend his buildings at Kinloch; McKenzie notes:<sup>20</sup>

*Visitors to the region were now numerous. It became apparent to Richard and Mary that a guest house would have a definite place here so Richard hired Messrs Luckie and Fletcher to build two new houses behind their home...*

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<sup>16</sup> *Otago Witness*, Issue 1183, 1 August 1874, Page 21

<sup>17</sup> *Ibid.*

<sup>18</sup> Hocken Snapshop (10th Jul 2012). Humboldt Range - head of Lake Wakatipu. In Website Hocken Snapshop. Retrieved 20th May 2013 14:07, from <http://hockensnapshop.ac.nz/nodes/view/14269>

<sup>19</sup> Reid, Rebecca (2005) Entry for Kinloch Lodge – Draft QLDC Heritage Register, pg 88

<sup>20</sup> McKenzie (1973) pgs. 21-22

They used heart red beech and totara which were bought from the mill at ten shillings a 100 feet. Richard had great faith in Luckie, knowing that anything he built was there to stay. He never used a 2½" nail where a 4" would go and instead of 3x2 timber used 5x2. Iron wasn't even considered for the roof when wood for shingles was so handy and reasonably priced.

A tree no less than four feet in diameter was chosen to make the shingles as only the heart was used. This was first sawn out to a 10" x 4" beam then, with his shingle knife –a blade with a handle fitted at one end- a man would whack his way through block after block. The singles measured roughly 10 x 4 x ¼ inches. The new four-roomed dwelling was named The Dining Room as meals were to be served there with its other three rooms being let to guests. The other house had seven rooms with its shingle roof graded steeply to shed heavy snow falls. The establishment became known as the Glacier Hotel...

McKenzie's comment that Richard and Mary built their two new houses behind their existing home is interesting. The photograph below from the Hocken Collection is of a small timber-framed cottage (or two adjoining buildings) close to the water's edge and with the jetty in the background. The sign above the door seems to say 'Kinloch Accommodation' and this would seem to fit with Mackenzie's statement that Richard and Mary built two new buildings behind their house; one of them being the Kinloch Lodge building. This would put a slightly later date on the lodge of c.1872/3, but certainly it appears in a Transit of Venus expedition picture taken in 1874.



**Kinloch, Wakatipu<sup>21</sup> – this photograph is undated but is likely to date from the early to mid 1870s. The name of the building above the doors indicates that this is the Kinloch Accommodation House.**

<sup>21</sup> Hocken Snapshot (10th Jul 2012). 1533\_01\_003A.jpg. In Website Hocken Snapshot. Retrieved 20th May 2013 14:08, from <http://hockensnapshot.ac.nz/nodes/view/14261>

By 1877 Kinloch had grown sufficiently for the inhabitants to request for a schoolhouse to be set up for the township.<sup>22</sup> However, the Southland Education Board did not grant a schoolhouse to the area until July 1884 when steps were first taken to elect a committee.<sup>23</sup>

It is notable that even by the early 1880s Kinloch's importance was beginning to wane. The schoolhouse, only erected in 1884, was moved to the Glenorchy side of the Rees River in 1888.<sup>24</sup> As has been mentioned above, the timber industry was decimated by the bush fires which took place in the last 15 years of the 19<sup>th</sup> century. This along with the failure to substantially settle Martins Bay and Jamestown meant that Kinloch became somewhat a back-water, although tourists still came to the township; the most popular routes were from Glenorchy through to Paradise, which become very popular from the mid-1880s onwards.

The late-19 and early-20<sup>th</sup> centuries saw not so much a decline in the township, as a stagnation; a 1906 description of the Glacier Hotel buildings as 'lonely and dejected' an indication that there wasn't the business to provide funds to keep the place maintained.<sup>25</sup> However, the operation of the TSS Earnslaw from 1912 allowed a higher capacity of visitors to be transported to the head of the Lake. Harry Bryant, one of Richard's sons, purchased a car in 1929 to keep at Kinloch to transport walkers up the Routeburn Road; this was replaced in the 1940s by 3 open-topped buses.<sup>26</sup> The opening of the Queenstown-Glenorchy Road in 1969/70 saw the end of routine visits by the Earnslaw to the Head of the Lake and a final decline in tourist numbers to Kinloch.<sup>27</sup>

When the township of Kinloch was the subject of a detailed topographic survey in 1964 (See LINZ SO 13484), only 3 houses, and old stable, a garage and a small number of 'cribs' were identified; this is of a township with upwards of 15 named streets originally surveyed in 1870.

Richard Cogar Bryant died on the 24<sup>th</sup> January 1910, aged 87 years. Although the story of Kinloch neither began nor ended with him, his tenure at the Glacier Hotel very much defined the small settlement then, just as the presence of tourists at the Kinloch Lodge and attached YHA defines the settlement today.

### **The History of Shipping on the Lake and Development of the Jetty<sup>28</sup>:**

F.W.G Miller sums up the importance of shipping to Lake Wakatipu in the first chapter of his book, "Golden days of Lake Country"<sup>29</sup>, *'When Donald Hay steered his little korari raft, with a single blanket for a sail, up the Wakatipu Lake in 1859, he wrote the first page in the history of the most historic lake in New Zealand – the Wakatipu Lake that dominates the widespread area to-day known as Lake County..... [He] had no reason then to suspect that within a few years these lonely reaches would be dotted with all kinds of craft from whaleboats to scows, schooners and steamers.'*

Miller<sup>30</sup> goes on to describe how since those early days the lake has had a continuous history of shipping. He tells how William Rees, the town's renowned pioneer, realised the

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<sup>22</sup> Otago Witness , Issue 1353, 3 November 1877, Page 11

<sup>23</sup> Southland Times , Issue 4972, 5 July 1884, Page 2

<sup>24</sup> <http://www.glenorchycommunity.co.nz/glenorchy-school/> - consulted 29<sup>th</sup> April 2013

<sup>25</sup> McKenzie (1973) pg. 67

<sup>26</sup> Reid, Rebecca (2005), pg. 89

<sup>27</sup> *Ibid.*

<sup>28</sup> Partly from 'The Boatshed, Slipway & old Ticket Office, Frankton', Conservation Plan, Jackie Gillies + Associates (February 2011)

<sup>29</sup> FWG Miller (Whitcombe and Tombs Limited, 1962), Golden days of Lake County, Chapter 1

<sup>30</sup> *Ibid*

importance of organised lake transportation from his earliest arrival at the site of what would become Queenstown, 'William Rees..... realised at once that a boat for the transportation of stores was one of his most urgent requirements, and he had a whale-boat brought overland from Invercargill. This later carried stores and gold for the miners and to meet his own needs a second boat would be necessary. Before the end of 1862 he had launched *The Lady of the Lake* which on its first trip down to Kingston carried about thirty bales of wool and 200 ounces of gold.' His first boat had however carried miners and supplies for the Shotover River rush earlier in 1862 and transported back the 25,000 ounces of gold initially found.

The first of the small steamers on the lake was the Nugget, which had once worked at Otago Harbour, but by 1863 the ship run aground on Boyes' Flat, near Wye Creek and was therefore out of commission. There were quite a few other smaller craft during the later 1860s, but it wasn't until the very end of the decade that the era of lake transportation began.

On 26<sup>th</sup> October 1868, the wooden paddle steamer Antrim was launched having been built at the Kinloch sawmill site by the Lake Wakatipu Shipping Company. The Antrim was to become one of the most well-known and successful ships on the lake and was built by Robertson & Company (J. W. Robertson was the major of Queenstown when the first Municipal Council was formed in 1866). The Wakatipu Steam Ship Company that owned the Antrim, also later owned the Mountaineer and the Ben Lomond, two other well-known lake ships; the Mountaineer was also a paddle steamer, whilst the Ben Lomond was a twin screw steamer. The Mountaineer was launched at Kingston on 11<sup>th</sup> February 1879 and worked the Kingston to Queenstown run until 1932.

The Antrim was however the first steamer to be built on the lake and was designed, by Mr. J Turner (an English naval architect living in the district) to carry cargo and a limited number of passengers. She was built for Messrs. J. W. Robertson and Company by two local shipwrights, Thomas Luckie (it is quite likely that this is the same Luckie that built the Lodge for the Bryants) and his mate, from timber sourced at the Greenstone Sawmill near Kinloch (also owned by Messrs. Robertson)<sup>31</sup>. Construction of the vessel was started in March 1868 and she was launched on 28<sup>th</sup> October of that year from the sawmill. She was taken to Queenstown, where her engines and boiler were fitted and her decking laid, before making her maiden voyage by steam on New Year's Day 1869.

The Antrim was used for transportation of cargo and sailed the route between Kingston and Queenstown. It was her success that led to the development of the Robertson's wharf and buildings at Beach Street in Queenstown. Meyer explains 'Before many lakeside settlers had wharves built it was common practice to take the vessel as close inshore to the finer shingle beach as possible and then place a few planks between the steamer and dry land to get people and goods ashore. The increased traffic when the Antrim was placed in service led to the erection of landing sheds and stores at Kingston and Queenstown and to the building of a new jetty at Queenstown by 1871'.<sup>32</sup> It was around this time that the jetty at Kinloch was built.

In the last couple of decades of the 19<sup>th</sup> century and the early years of the 20<sup>th</sup> century, it was the Mountaineer that was most associated with the Kinloch jetty. Between them, the Company's three steamers working from Queenstown, not only served the main routes to Kingston, Frankton and the Head of the Lake, but also called at many stopping places in-

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<sup>31</sup> R. J. Meyer (New Zealand Railways and Locomotive Society, 2<sup>nd</sup> Edition, Wellington, 1980) All Aboard – The ships and trains that served Lake Wakatipu.

<sup>32</sup> Ibid, pages 21/22

between – Greenstone, Pig and Pigeon Islands, Mount Nicholas, Elfin Bay, Mount Creighton, Walter Peak, Cecil Peak and Half Way Bay<sup>33</sup>. They carried cargo and passengers and it was the success of this lake transportation that fuelled the tourism industry for the Bryant family at Kinloch. Indeed, the 1894/5 edition of Wise's Directory gives R. C. Bryant as being the Lake Wakatipu Steam Shipping Company's agent at Kinloch<sup>34</sup>.

The Lake Wakatipu Steam Ship Company was formed in 1885 under the directorship of Edward Wing and the company prospered for many years. However, by 1900, people had begun to express dissatisfaction with the service provided by the Steam Ship Company and the government decided to step in. Captain Post was sent to Queenstown to make an offer for the business and assets of the company. When this was refused, an ultimatum was issued; either the company would sell-out to the government or the government would run a new service on the lake and put the Steam Ship Company out of business. In 1902, the company sold up to the government for \$15,000 and in November 1912, the government launched the T.S.S. Earnslaw on the lake. The steamer service was run by the New Zealand Railways Department and the Earnslaw ran a successful service to the jetty at Kinloch for many years.

The first known photograph of the Kinloch jetty is the picture above taken by Burton Bros. c.1873, however it is very distant and can be better seen in the 1874 photograph of the Kinloch Accommodation House (above). The following photographs give an indication of its later development.



**A crop of a photograph<sup>35</sup> taken in January 1883 of the Mountaineer at Kinloch Jetty. The jetty appears to be comprise a plain, rectangular deck, without railings, supported on 3 rows of single piles and a double row closest to the ship.**

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<sup>33</sup> Ibid, page 65

<sup>34</sup> Wise's New Zealand Post Office Directory 1894-5

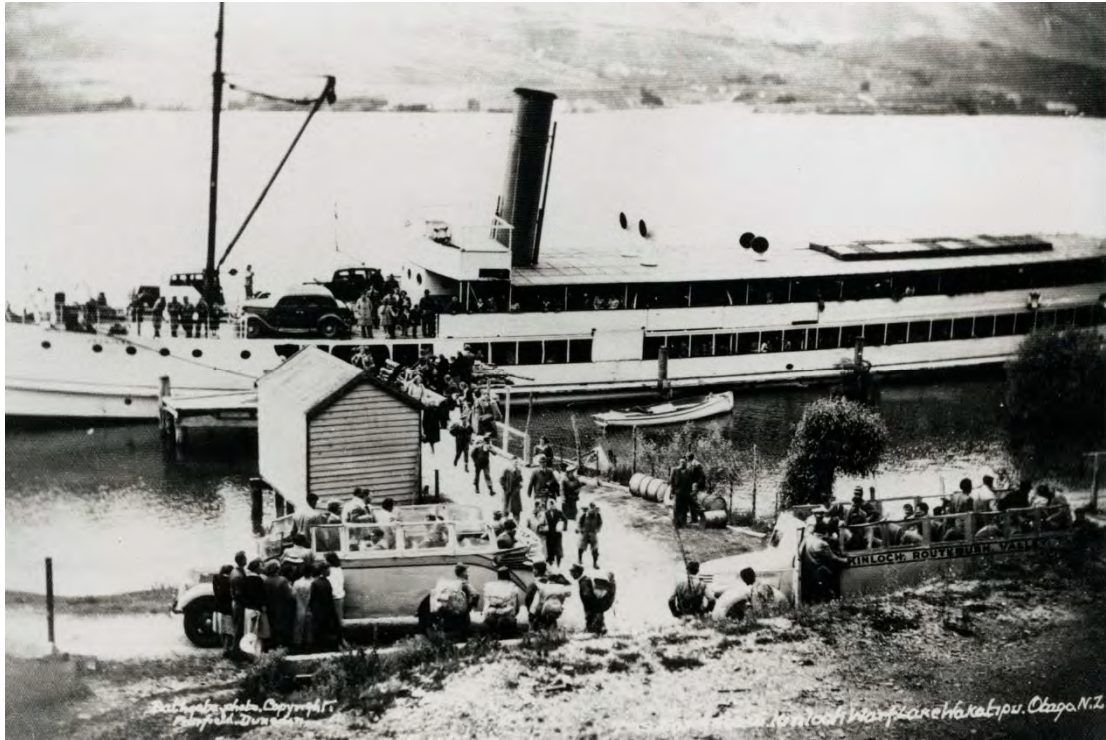
<sup>35</sup> [collections.tepapa.govt.nz/ObjectLightbox.aspx?oid=18008&irn=303692](https://collections.tepapa.govt.nz/ObjectLightbox.aspx?oid=18008&irn=303692)



**This very poor quality photograph appeared in the Otago Witness on 27<sup>th</sup> April 1904. The wharf building is clearly evident (ref: Kinloch, Otago Witness Photograph OW-1904-04-27).**



**An un-dated photograph of the Antrim pile-driving at the jetty with the wharf building clearly visible. Single rows of piles can be seen followed by two rows of double piles where the jetty has been extended out into the bay. The shape of the jetty closest to the ship has also changed (S13-090e Hocken Collections Claude Burgess coll. neg. P00-025-080).**



The Earnslaw at Kinloch (photograph un-dated, but the open-topped vehicles probably give a date in the 1920/30s). The wharf building is present and there are what appear to be steel girders for fence posts (S13-090c Hocken Collections/c/nE2129/35).



The Mountaineer at the jetty with the wharf building missing, but the deck closest to the shore is much wider than exists today. The photograph is un-dated but the Mountaineer was withdrawn from service in 1932 to become a house boat (S13-090a Hocken Collections, Wakatipu steamers & launches, "Mountaineer" at Kinloch, Album 57 p.13, Neg E531/9).





The northside of the jetty today; the post in the foreground indicates its former width with the gap between it and the people being where the wharf building once stood (it is now on the shore adjacent). Truncated posts sticking up just above lake level appear to be the remains of the first jetty on the site.



The southside of the jetty today – the end furthest from the shore is T-shaped. Truncated piles can be seen rising through the surface of the lake as the water level is low.



The remains of doubled-up piles probably dating to the first jetty of c.1873.



The wharf building with former opening blocked-up where the kayaks are and a new opening/sliding door in the west elevation.

In summary, the first jetty on the site (whose remains can still be seen in the water) dated from c. 1873 and remained until in service until at least the mid 1880s. The second (present) jetty dates from at least 1904 (probably the 1890s) and has undergone various alterations during the 20<sup>th</sup> century.

## LANDSCAPE SUMMARY

The lodge and jetty make a very substantial contribution to the landscape at Kinloch and to the wider area of the head of the lake. The lodge nestles into the forest above the Kinloch Road and there is a spatial quality to its setting that should not be interfered with or damaged by new development. Both structures are landmarks for crafts on the lake and observers from the opposite shore. The setting of the jetty on the shore of the lake has a romantic and picturesque quality that needs to be protected for public enjoyment and the appreciation of how the landscape at the head of the lake has been changed by the early settlers and the development of tourism in the District.

## SOURCES

Historic photographs of the jetty and ships are courtesy of Hocken Collection, Uare Taoka o Hakena, University of Otago.

McKenzie, Doreen (1973) *Road to Routeburn: The story of Kinloch, Lake Wakatipu*, John McIndoe

Reid, Rebecca (2005) Entry for Kinloch Lodge – Draft QLDC Heritage Register, pg 88

Otago Daily Times , Issue 110, 24 March 1862

Otago Daily Times , Issue 388, 19 March 1863

Otago Daily Times , Issue 435, 13 May 1863

Otago Daily Times , Issue 2240, 10 April 1869

Otago Witness , Issue 641, 12 March 1864

Otago Witness , Issue 960, 23 April 1870

Otago Witness , Issue 1183, 1 August 1874

Otago Witness , Issue 1353, 3 November 1877

Southland Times , Issue 1307, 13 September 1870

Southland Times , Issue 4972, 5 July 1884

Glenorchy School History – Sourced from <http://www.glenorchycommunity.co.nz/glenorchy-school/> - consulted 29<sup>th</sup> April 2013

NZ Electoral Rolls – Sourced from [www.ancestry.com.au](http://www.ancestry.com.au) – consulted 29<sup>th</sup> April 2013

The Boatshed, Slipway & old Ticket Office, Frankton', Conservation Plan, Jackie Gillies + Associates (February 2011)

**FILE NOTES**

N/A

**ADDITIONAL REFERENCES ATTACHED**

None

**ENTERED BY:**

**DATE ENTERED:**

**PHOTOS BY: Robin Miller**

**DATE TAKEN: May 2013**

## Appendix 3

### CRITERIA FOR ASSESSMENT AND SELECTION OF HERITAGE STRUCTURES

#### 1. Historic and Social Value

- Whether the feature reflects characteristics of national and/or local history.
- With regard to local history, whether the feature represents important social and development patterns of its time, such as settlement history, farming, transport, trade, civic, cultural and social aspects.
- Whether the feature is significant in terms of a notable figure, event, phase or activity.
- The degree of community association or public esteem for the feature.
- Whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History.

#### 2. Cultural and Spiritual Value

- Whether it is of special significance to takata whenua.
- Contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

#### 3. Architectural Value

- Whether the building or structure has architectural or artistic value.
- Whether the feature represents a particular era or style of architecture or significant designer.
- Whether the style of the building or structure contributes to the general character of the area.
- The degree to which the feature is intact.
- Whether the building or structure has undergone any alteration, thereby changing the original design.

#### 4. Townscape and Context Value

- Whether the feature plays a role in defining a space or street.
- Whether the feature provides visual interest and amenity.
- Degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings.

#### 5. Rarity and Representative Value

- Whether the feature is a unique or exceptional representative of its type either locally or nationally.
- Whether the feature represents a way of life, a technology, a style or a period of time.
- Whether the feature is regarded as a landmark or represents symbolic values.
- Whether the feature is valued as a rarity due to its type, style, distribution and quantity left in existence.

#### 6. Technological Value

- Whether the building has technical value in respect of the structure, nature and use of materials and/or finish.
- Whether the building or structure is representative of a particular technique.

#### 7. Archaeological Value

- Significance in terms of important physical evidence of human activities which through archaeological investigation could provide knowledge of the history of Otago and New Zealand.

**ITEM NUMBER:**



**NAME:** Stone Cottage  
**LOCATION:** 253 Centennial Avenue, Arrowtown  
**GPS Point:** 44°57'54.36"S, 168°51'11.03"E  
**Constructed:** c. 1887 – 1890s  
**Building Type/Use:** Colonial cottage  
**Materials:** Rubble/stacked Schist and iron/steel  
**Style:** Colonial cottage  
**Architect:** None  
**Builder:** John & Daniel Shanahan  
**NZHPT Register:** N/A  
**Valuation number:** 2907130002  
**Legal Description:** Section 5 SO 445725  
**Condition:** Not assessed

<b>Heritage Assessment</b>	
Historic and Social Value -	<b>High</b>
Cultural and Spiritual Value -	<b>Moderate</b>
Architectural Value -	<b>Moderate</b>
Townscape/Contextual Value -	<b>High</b>
Rarity and Representative Value -	<b>Moderate</b>
Technological Value -	<b>Moderate</b>
Archaeological Value -	<b>High</b>
<b>Overall Heritage Value -</b>	<b>Moderate</b>

## **DISTRICT PLAN STATUS**

This structure is a Category 3 item.

No close inspection of the cottage has been made.

## **SUMMARY OF SIGNIFICANCE**

### **Historic and Social**

The stone cottage is associated with the Shanahans, an early settler family whose descendants have contributed to local, national and international history. It was built for Daniel Shanahan with a likely construction date of the late 1880s or early 1890s.

### **Cultural and Spiritual**

The cottage has cultural heritage value as an example of how late 19<sup>th</sup> century settler families in the District lived and the construction materials and techniques they employed.

### **Architectural**

The cottage is a simple, vernacular building of stacked/rubble Schist and a gabled roof clad with corrugated iron. The visible external elevations suggest that it has a high degree of originality/authenticity remaining. Architectural features of interest include the stone walls with weathered plaster/render finish, rectangular stone chimney, flat stone lintels and sills, 6 light casement windows and centrally-placed entrance door.

### **Townscape and Contextual**

Although not visible from the road, the cottage can be seen from the adjoining cycle and walking path and is a strong feature of historical interest in the local landscape.

### **Rarity and Representative**

In general terms, historic stone buildings are a threatened cultural heritage resource in the District and wider area. The stone cottage is representative of the traditional form of late 19<sup>th</sup> century vernacular dwelling for the District and, externally at least, it appears quite original in terms of form and scale.

### **Technological**

The building has significance for its traditional rubble/stacked Schist masonry, which has the weathered remains of a render/plaster and limewash or whitewash finish. Long flat stones have been used for lintels to the front elevation and for sills. The methods of construction in the cottage may potentially aid understanding of traditional building crafts in the District.

### **Archaeological**

The cottage itself stands alone in a clear lawn area of land to the southeast of a modern house. It is likely that all of the domestic paraphernalia of a cottage site, the outhouses, toilets, rubbish pits, garden fence lines and the suchlike have been cleared from the site within the last 40 or 50 years to create a cottage-garden feature, subservient to the main



house. However, there was domestic activity from the 1880s onwards, perhaps with a hiatus between 1914 and 1934. Subsurface features will almost certainly remain below the ground.

It is also possible that archaeology relating to the water race on the site (possibly dating from the 1860s and shown on the 1878 survey) may remain.

## **DESCRIPTION**

This is a small rectangular stone cottage that stands on its own in the grounds of a larger, modern house. A part of the flat site upon which the cottage stands seems to have been created by a revetted, stacked stone wall, which runs from the south-eastern boundary in a curve towards the back of the property (the extent could not be ascertained).

Viewed from the cycle path, the cottage has a central entrance with timber, four-panel door and windows on either side. All these openings have flat, stone lintels with the windows and door deeply recessed. The windows also have flat stone sills and there is a flat threshold stone to the door.

The stacked/rubble Schist stonework appears to have been built to a good standard incorporating some long, flat quoins and other bond stones. Some areas are finished with an external render/plaster and the cottage has been decorated with a lime or whitewash.

The roof slopes are clad with corrugated iron and above one gable is a squat stone chimney. Windows are fitted with 6 light casements likely to retain historic plain glass.

In all, the cottage appears externally to have a high level of historical authenticity.

## **HISTORY**

The first Shanahans in the District were the brothers John & Daniel and John's wife Ellen, from the village of Shanagolden, County Limerick in Ireland. The Arrowtown Burial Book has the brothers arriving in the District some 15 years before John's death in August 1890, which would be about 1875<sup>1</sup>.

John and his wife, Ellen had 6 children; the eldest 3 of which – John, Patrick and Daniel - were born before they came to New Zealand, probably in Ireland. A family history notes that John was a 'stonemason by trade' and that he built his own cottage and possibly one other at Arrow Flat. However, although it is mentioned in the Lakes District Museum Archives that John 'helped to build some of the arch approaches' to local bridges, there is no primary historical evidence to support this.

The stone cottage at 253 Centennial Avenue was probably built by the John and Daniel Shanahan as a place for Daniel to live, away from John and Ellen's rapidly growing family. However, the construction of Daniel's cottage on Section 2, Block XXXV Arrowtown (the 19<sup>th</sup> century legal definition of the 253 Centennial Avenue site) won't have occurred until after 1887. A survey of the Arrowtown Extension area (SO 14023) was undertaken in 1878 and is a particularly detailed survey, showing water races, fence lines and building footprints. For

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<sup>1</sup> Arrowtown Burial Book

example, John and Ellen's farm is shown in Block XXXII, to the north; however, no buildings are shown to exist on Sec 2 Block XXXV. There is a water race running across the section towards the Arrow River, but this is likely to have existed from the early-1860s, when the first concentration of alluvial mining along the Arrow occurred.

The first Certificate of Title available for the site (OT85/23) is a deed for lease and dates to July 1887 in Daniel Shanahan's name. This ties in well with the Rates information held by the Lakes District Museum,<sup>2</sup> which shows Daniel paying rates on the ~4 acres of Section 2. This Rates information also describes Section 2 as a **Paddock**.

John Shanahan died in 1890.<sup>3</sup> **If** he was the builder of the cottage at 253 Centennial Avenue, then it must have been built after 1887 and before 1890.

Daniel Shanahan died at the age of 81 in 1912.<sup>4</sup> He appears to have died childless and probably never married. A history of the Shanahan family, held by the Lakes District Museum, indicates that his nephew, Daniel Jnr, organised his burial and it is very likely that Daniel Jnr inherited the cottage site from his uncle; a newspaper report<sup>5</sup> from 1914 documents the 'burglarious' entry of Daniel Shanahan's cottage ('close to the residence of his mother') and a sum of about £50 in notes and gold taken. This incident, however, took place **after** May of 1914, when the Certificate of Title for the land (OT85/23) suggests that the lease was forfeited due to non-payment of rates. Daniel Junior disappears from the historical record after November 1914; it is likely that he left the District.

The land does not appear to have been re-leased until 20 years later. The next Certificate of Title dates to 1934 and is in the name of Ernest Baker, a labourer. The lease existed in this name until the late 1980s, when Ernest Baker died, aged 77,<sup>6</sup> and his executors took on the lease. The freehold title for the land was issued in 1992 (OT14B/982) to Victor and Alison Baker. Victor was presumably a descendant of Ernest Baker. By 2011, the cottage site had been transferred to its current owners.<sup>7</sup>

John Shanahan's descendants have not only contributed to local history, but who have also played highly important roles in national history and, in the case of two of the members, international history. For further information, see the assessment for 'Shanahan's Cottage', Arrowtown Golf Course.

## LANDSCAPE SUMMARY

Small, low-key settler cottages and homesteads are an important element of the Central Otago landscape. They add scale, texture and historical interest. Even if not visible from major thoroughfares and public areas, they are important for the glimpses of the past that they provide when they do appear in view. The subject stone cottage is integral to the local landscape on the outskirts of the town and provides a feature of interest along the cycle and walking path.

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<sup>2</sup> Information from the Lakes District Museum

<sup>3</sup> Arrowtown Burial book

<sup>4</sup> QLDC Cemeteries Information

<sup>5</sup> Otago Daily Times, Issue 16240, 25 November 1914, Page 6

<sup>6</sup> QLDC Cemeteries Information

<sup>7</sup> Certificate of Title: 567174

## **SOURCES**

Lakes District Museum

LINZ

QLDC

Salmond Reed Architects

## **FILE NOTES**

N/A

## **ADDITIONAL REFERENCES ATTACHED**



**ENTERED BY:**

**DATE ENTERED:**

**PHOTOS BY: Andrew Winter**

**DATE TAKEN: May 2013**

## Appendix 3

### CRITERIA FOR ASSESSMENT AND SELECTION OF HERITAGE STRUCTURES

#### 1. Historic and Social Value

- Whether the feature reflects characteristics of national and/or local history.
- With regard to local history, whether the feature represents important social and development patterns of its time, such as settlement history, farming, transport, trade, civic, cultural and social aspects.
- Whether the feature is significant in terms of a notable figure, event, phase or activity.
- The degree of community association or public esteem for the feature.
- Whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History.

#### 2. Cultural and Spiritual Value

- Whether it is of special significance to takata whenua.
- Contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

#### 3. Architectural Value

- Whether the building or structure has architectural or artistic value.
- Whether the feature represents a particular era or style of architecture or significant designer.
- Whether the style of the building or structure contributes to the general character of the area.
- The degree to which the feature is intact.
- Whether the building or structure has undergone any alteration, thereby changing the original design.

#### 4. Townscape and Context Value

- Whether the feature plays a role in defining a space or street.
- Whether the feature provides visual interest and amenity.
- Degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings.

#### 5. Rarity and Representative Value

- Whether the feature is a unique or exceptional representative of its type either locally or nationally.
- Whether the feature represents a way of life, a technology, a style or a period of time.
- Whether the feature is regarded as a landmark or represents symbolic values.
- Whether the feature is valued as a rarity due to its type, style, distribution and quantity left in existence.

#### 6. Technological Value

- Whether the building has technical value in respect of the structure, nature and use of materials and/or finish.
- Whether the building or structure is representative of a particular technique.

#### 7. Archaeological Value

- Significance in terms of important physical evidence of human activities which through archaeological investigation could provide knowledge of the history of Otago and New Zealand.

**ITEM NUMBER:**



**NAME:** Threepwood stables

**LOCATION:** Strains Road, Threepwood, Wakatipu Basin

**GPS Point:** 44°59'12.39"S, 168°47'40.81"E

**Constructed:** circa.1865

**Building Type/Use:** Agricultural

**Materials:** Timber/stacked Schist/  
corrugated iron

**Style:** Stables with first floor loft

**Architect:** None

**Builder:** Unknown

**NZHPT Register:** N/A

**Valuation number:** 2907123751

**Legal Description:** LOT 2 DP 21614

**Condition:** Poor

Heritage Assessment	
Historic and Social Value -	<b>High</b>
Cultural and Spiritual Value -	<b>Moderate</b>
Architectural Value -	<b>High</b>
Townscape/Contextual Value -	<b>High</b>
Rarity and Representative Value -	<b>High</b>
Technological Value -	<b>High</b>
Archaeological Value -	<b>High</b>
<b>Overall Heritage Value -</b>	<b>High</b>

## **DISTRICT PLAN STATUS**

This structure is a Category 2 item.

This building has not been reinspected. Information given is based upon the sources provided at the end of this report.

## **SUMMARY OF SIGNIFICANCE**

### **Historic and Social**

The establishment of a farm on this site within a couple of years of the 1862 gold rush puts the Marshall family at the heart of the early settlement of the Wakatipu Basin. The farming business was built on the production of grain on the fertile, flat land between Arrowtown and Frankton, which was an essential industry for the growth of the local settlements.

The stables are of substantial, stone construction reflecting the lifestyle of the family and their wealth. Their landholding increased in the early 1870s, before the family left New Zealand to join friends in America in 1881. The farm buildings at this end of the lake have since been associated with a number of well-known, local families, including the McDowell family who lived at Marshall Cottage (close by) before they built the larger homestead at Threepwood. The buildings are also associated with the Lee family, who played an important part of the development of the District in the first half of the 20<sup>th</sup> century.

The stables are therefore considered to be representative of important developments in the local history and farming practices of its time.

### **Cultural and Spiritual**

The stables have cultural significance for their association with early grain farming in the Wakatipu Basin and the later development of agriculture in the area throughout the 20<sup>th</sup> century.

### **Architectural**

The stable building has high architectural interest for its substantial, rectangular and gabled form. It is built into the hillside, has a loft within the roof space (with access from the hillside above) and the remains of eight stalls on the ground floor. There are window and door openings in the front wall at ground floor level, windows in the gables on the first floor, shutters to ground floor windows and sheet iron linings within the loft.

### **Townscape and Contextual**

The building is quite prominent in the landscape at this end of the lake and is visible from the highway and from the lake walkway. Together with Marshall Cottage and the Threepwood woolshed, this group of differing farm buildings make a valuable contribution to the local landscape.

### **Rarity and Representative**

In general terms, historic stone buildings are a threatened cultural heritage resource in the Wakatipu Basin and wider area. Such buildings are becoming increasingly rare in the District

and the stables are of particular interest for their size, early construction and surviving internal and external features.

### **Technological**

The stables have technological value as a very early farm building in the District. The building has been modified to accommodate changing agricultural needs; the most significant of these being the partial loss of the timber stalls and the opening up of the front wall for storage of agricultural machinery as technologies developed from horse-power to mechanical power.

The interior of the stables, including the remaining stalls, the window shutters/louvres and the cobbled-stone floor provide information about how early stables were arranged and operated.

### **Archaeological**

The building and the surrounding site, including the site occupied by the nearby implement shed, have the potential to provide important archaeological information and physical evidence to improve understanding and knowledge of the early settlement of Otago and of early farming practices.

## **DESCRIPTION<sup>1</sup>**

The stable building is of stacked stone with a corrugated iron roof and is built into the hill behind it to a height of approximately 1m. It comprises a ground floor with remains of eight timber stalls with mangers, partitions and substantial posts, and an upper floor with access at the rear to the hill behind.

### External Features

The walls of the building are in traditional, good quality, stacked schist stone with mud mortar. Stones of considerable size have been used in the walls, particularly at the corners and at the eaves. Remnants of a weathering coat of lime plaster remain although this has washed or weathered away up to approximately 1 metre from the ground and approaching the eaves. Two large stones project from the north western corner of the building, but their purpose is not known.

The building has four original windows and two original doors. Both the ground floor windows have wooden shutters rather than glass with pierced ventilators in the shape of a cross and fixed wooden louvres below. It appears that the upper level window facing east was originally similar, but the louvres are above and the lower part has been crudely glazed. The upper level window facing the Homestead is covered in chicken-wire but may have been glazed originally and fixed shut. A large opening has been crudely made on the front elevation, possibly for access of machinery.

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<sup>1</sup> Jackie Gillies + Associates. August 2005. Conservation plan – Threepwood Homestead



## Internal Features

The internal walls of the lower level appear to have been finished in lime plaster but only a small area remains.

A small window on the western gable has been filled in at an early stage, but is still visible with its sill and timber lintel still in place. A stone fireplace with stone lintel has also been filled in adjacent to this window. A tiny remnant of newspaper survives attached to the underside of the main lateral beam at the western end of the stable.

The floor to the rest of the stables was originally cobbled with large glacial pebbles and some small areas are still visible. Most of the floor is concealed beneath a build-up of mud, stones and rubbish. There are also remnants of a timber t&g floor at the southern end of the building.

The upper floor is of exposed t&g boards, 150x25mm thick, on 150x50mm timber joists built into the full thickness of the stone wall. These are supported on a 200x200mm beam at mid-span running the length of the building. This beam was originally supported on seven posts of the same dimension forming the eight stalls. The beam and every other post are carefully chamfered and the posts are morticed into the beam above. Remains of three stalls survive at the centre of the building with typical rails, panelling, saddle brackets and timber-framed mangers.

A timber boxed grain chute runs from the upper floor into a large oil drum below on the eastern wall, with another in hessian adjacent to it.

The upper floor is curiously lined with flat steel sheet, fixed with timber battens over the stone half-height walls. This is continued up to the underside of the corrugated roofing and into the window reveals. The thoroughness of the undertaking - in and out of the corrugations of the roofing iron and right into the window reveals - suggests that this was an attempt to control ingress of vermin to the hay loft.

The roof is framed with 75x50mm rafters and collar-ties at approximately 900mm centres with purlins supporting the iron roofing. The flat steel sheet is fixed with 75x25mm battens, vertically and horizontally over the steel.

The access to this upper floor from the exterior is crudely framed with the roofing iron lapped and folded around it. One jamb of the original door frame survives, although the head is rotten and hanging down. The original door is thought to have been of timber t&g ledged, with iron strap hinges and latch set remaining intact.

A manhole to the floor below is located near the western end of the floor, boarded over at present.

## **HISTORY<sup>2</sup>**

The 1864 survey records that there was a farm on the site by that year and the accompanying notes by the Surveyor G. M. Barr show two buildings there. A subsequent topographical sketch of the Shotover District, prepared in 1865, shows three buildings on the

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<sup>2</sup> Jackie Gillies + Associates. August 2005. Conservation plan – Threepwood Homestead

site; most likely the first/upper of the three is the stone stables that still stand today to the north of Marshall Cottage and, possibly, the third/lower of the three is Marshall Cottage itself.

The 1866 electoral roll provides evidence that William Teal Marshall was farming 128 acres, freehold, at 'Haye's Lake' in that year. At that point, he called the property 'Meadow Bank Farm', and records indicate he lived there with his wife, Mary Marshall, and at least 8 children. William Marshall is therefore most likely to be the builder of the woolshed, stables and the cottage and had probably been on the land for a few years by this stage.

In 1872 Marshall was granted additional land bordering the lake (back-dated to 1871), including the parcel of land where the stone cottage stands today. However, the Marshall family left the Arrow for New Mexico in September 1881 taking with them Mary Marshall's son from her first marriage and his family. The farm was advertised for auction in the Otago Daily Times of 21<sup>st</sup> January 1882 and the description of it given seems to relate well to the dwelling that exists today as being a "five-roomed stone residence" with "barns, stable, woolsheds, cowshed, and everything required for carrying on farming operations".<sup>3</sup>

John Butement, a major run-holder from Glenorchy, bought the farm prior to auction in February 1882. He also acquired much of the surrounding land, which increased the size of the property to 905 acres. Butement renamed the property 'Avalon', and made it his home in the district. He had plans drawn up for a homestead to be built by the lake, but these never came to fruition. Butement's landholdings were threatened by the government's plans to break up the larger estates and he got into financial difficulties due to the drop in wool prices and the growing problem of rabbit infestation of grazing land. He tried to sell up, but couldn't find a buyer and he eventually relinquished the land to the New Zealand Loan and Mercantile Co. Ltd before leaving the District in June 1888. 'Avalon' remained in the hands of the loan company until 1896.

In May 1896, business partners and brothers-in-law, William Reid and Robert McDowell purchased the farm and land. The pair made at least two other purchases in the area besides the Lake Hayes farm – in 1902 they bought the Wakatipu Flour Mill, and in 1905 the mill at Luggate. In their 700 acres around Lake Hayes, Reid established another mill at the opposite end of the lake to 'Avalon' and he and his family settled there in 1905.

The McDowell family moved onto the Lake Hayes property while Robert McDowell was the manager there. They lived in the stone cottage by the lake for many years, which is noteworthy when one considers that the McDowells had 12 children (with 7 already born by the time they shifted to the lake). The family recalls the upper rooms in the stone house being used as bedrooms, with 4 to a bed, while the boys slept in the lean-to at the back of the cottage.<sup>4</sup> Their work on the farm was seen as more important than attending school. The family moved out of the cottage and into the new homestead, now known as 'Threepwood', when it was built in 1909.

McDowell was a well-known member of the Arrowtown community, as was his partner William Reid. McDowell served on the Arrowtown Hospital Committee and was a member of the Frankton Hospital Trust, as well as being heavily involved with the local Presbyterian church. Reid was a founding member of the Lake County A & P Society, and served on the Lake County Council for 28 years. He was also an active participant in church affairs.

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<sup>3</sup> Otago Daily Times , Issue 6224, 21 January 1882, Page 4

<sup>4</sup> Personal communication between Jennie Henderson and Evelyn Weir, April 2005.

In May 1910, Reid and McDowell dissolved their partnership and ownership of the farm passed solely to McDowell. Later that year, in November, McDowell sold the farm to Robert Lee, who named it 'Threepwood' after his birthplace, Threepwood Hall in Northumberland, England. Lee was a miner and had become managing director of the New Zealand Coal and Oil Company in 1902. He had helped establish the Castle Hill Coal Mine near Kaitangata and was the first to mine sheelite commercially at Glenorchy. Lee set about installing an extensive irrigation system on the property and, in just over a year, 1300 feet of pipes and a flume half a mile long were in place. The water was sourced from a creek on the Remarkables and piped over the Kawarau River to Threepwood. However, Lee died shortly after the scheme was finished and the farm was taken over by his son, Leo Lee.

Leo Lee also became a well-known local figure. He served on the Lake County Council for 24 years and filled the role of chairman for 10 of those years. He was president of the Lake County A & P Society from 1914 to 1933, and was the People's Warden of the Anglican Church for 14 years. In 1934 Lee retired to Queenstown, leaving the farm in the hands of a manager until it was sold on in 1938 to Eric and Mary Strain, of Dunedin.

The Strains developed Threepwood and were quick to embrace new farming technologies, such as the tractor and electric shearing machines. The family lived in the homestead built by Robert McDowell and it is likely that Marshall Cottage provided additional accommodation for, say, a manager. In 1958 John Strain, Eric and Mary's son, took over the farm. He and his wife Paddy, and their 3 sons Tony, Martin and Sam, lived in a new house on the farm until the death of his parents. They then moved to the homestead, but Paddy returned to the newer house after John's death in 1979. John significantly increased the irrigation (which was now part of the Arrow Irrigation Scheme network) and the infrastructure of the property. He was also a well-known member of the local community, being heavily involved with the Lake County A & P Society.

After the death of John Strain in 1979, his son Tony managed the farm on behalf of a trust for several years. The farm was then leased out. In the 1980s, Martin Strain and his wife lived in the Marshall Cottage for a number of years and refurbished it during that time. This part of the farm was later subdivided and sold off.

In summary, from the 1865 survey plan, it would appear that the stables were one of the first buildings at this end of the lake and they may, potentially, date back to as early as 1862. The photograph below taken in 1885 shows them quite clearly and it is interesting to note that there is another building on the left – possibly parts of this latter building may still survive in the machinery/implement shed that remains adjacent to the stables today.

## **LANDSCAPE SUMMARY**

The stables nestle into the rising ground at this end of the lake and are a feature of value and interest in the local landscape. They are visible from the other side of the lake, the highway there and from the lake walkway. They are an important textural and historical element that help define the edge of the lake and the beginning of the Threepwood farm site.

## SOURCES

Jackie Gillies + Associates. November 2008. Conservation report – Marshall Cottage, Lake Hayes.

Jackie Gillies + Associates. June 2006. Threepwood Stables – Remedial Works Specification.

Jackie Gillies + Associates. August 2005. Conservation plan – Threepwood Homestead, including 'History of Threepwood' prepared by Jennie Henderson.

## ADDITIONAL REFERENCES ATTACHED



Dating to May 1865, this survey plan shows three buildings, whose locations seem to accord with the still-surviving stables, implement shed and Marshall Cottage. (Survey: LINZ SO 1489)



Dating to c. 1885, this photograph was taken from the other side of Lake Hayes. It shows the stables with another building (to the left) where the implement shed stands today. (photograph: Te Papa Archives O.004714)

**ENTERED BY:**

**DATE ENTERED:**

**PHOTOS BY: Jackie Gillies + Associates**

**DATE TAKEN: February 2011**

## Appendix 3

### CRITERIA FOR ASSESSMENT AND SELECTION OF HERITAGE STRUCTURES

#### 1. Historic and Social Value

- Whether the feature reflects characteristics of national and/or local history.
- With regard to local history, whether the feature represents important social and development patterns of its time, such as settlement history, farming, transport, trade, civic, cultural and social aspects.
- Whether the feature is significant in terms of a notable figure, event, phase or activity.
- The degree of community association or public esteem for the feature.
- Whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History.

#### 2. Cultural and Spiritual Value

- Whether it is of special significance to takata whenua.
- Contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

#### 3. Architectural Value

- Whether the building or structure has architectural or artistic value.
- Whether the feature represents a particular era or style of architecture or significant designer.
- Whether the style of the building or structure contributes to the general character of the area.
- The degree to which the feature is intact.
- Whether the building or structure has undergone any alteration, thereby changing the original design.

#### 4. Townscape and Context Value

- Whether the feature plays a role in defining a space or street.
- Whether the feature provides visual interest and amenity.
- Degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings.

#### 5. Rarity and Representative Value

- Whether the feature is a unique or exceptional representative of its type either locally or nationally.
- Whether the feature represents a way of life, a technology, a style or a period of time.
- Whether the feature is regarded as a landmark or represents symbolic values.
- Whether the feature is valued as a rarity due to its type, style, distribution and quantity left in existence.

#### 6. Technological Value

- Whether the building has technical value in respect of the structure, nature and use of materials and/or finish.
- Whether the building or structure is representative of a particular technique.

#### 7. Archaeological Value

- Significance in terms of important physical evidence of human activities which through archaeological investigation could provide knowledge of the history of Otago and New Zealand.

QLDC DP Ref #: 26

Valuation #: 2907113301

Map Ref: 77

Certificate of Title: 12A/101



View of north side, December 2013



View of south side, December 2013

**Name of site (including former names):** Oast House, formerly oat-drying kiln for Wakatipu Flour Mill

**Physical Location:** 557 Speargrass Flat Road

Heritage Assessment	High
Archaeological Value	High
Architectural Value	High
Cultural/Traditional Value	High
Historical/Social Value	High
Landscape/Townscape Value	High
Rarity/Representative Value	High
Technological Value	High
Overall Heritage Value	High

<b>Age/Dates</b>	<b>c.1882</b>
<b>Architect/Builder</b>	<b>1882 Chinese labourers, 1993 Architect Mark Van der Wilt</b>
<b>Materials</b>	<b>Stone, iron, wood</b>
<b>Local Authority</b>	<b>QLDC</b>
<b>NZHPT No</b>	<b>2241</b>
<b>Valuation Number</b>	<b>2907113301</b>
<b>Legal Description</b>	<b>Lot 1 DP 18523 Block VII Shotover SD</b>
<b>Type/Use</b>	<b>House, previously oat drying kiln</b>
<b>Current Owners</b>	<b>Ian Norman and Cynthia Jane Wilkins</b>
<b>Current Condition</b>	<b>Converted to a living room and bedroom</b>

### Summary of Significance

Flour mills were a significant part of the Shotover district's history. The mills represent the community's self-sufficiency, and the suitability of the land for grain growing. Flour Mills were successful in the Wakatipu district, due to the suitability of the land. The area produced international award-winning wheat and barley<sup>1</sup>. There were three mills in the district, Butel's, Brunswick's and Wakatipu. The Wakatipu Mill was the last to close, in 1945.

<sup>1</sup> *History of Baking in Queenstown*, <http://www.queenstownbakery.co.nz/history.htm>, accessed 7/01/2014



The closure shows a decline in the regional self-sufficiency, as it became cheaper to import flour from bigger flour factories else-where, due to transport improvements (examples: Devils’s Staircase, Cromwell railroad). It also closed due to the surplus of flour in the country, the mills were producing three times the demand<sup>2</sup>.

The oat drying kiln is the most preserved part of the Wakatipu Flour Mill Complex. In the Wakatipu Flour Mill Complex’s Heritage report by Christine Whybrew, she describes the kiln as having “the highest integrity of all remaining buildings in the complex. It retains the original timber sprung mezzanine floor and remnants of features associated with the technical operation of the building such as shoots and metal levers and tracks for the elevator support system<sup>3</sup>” (see appendix 4 for images). The kiln is also “a rare example of its type and is possibly the only surviving nineteenth century oat-drying kiln in the Otago region. These structures were particularly prone to fire, given the flammable nature of the product and the process<sup>4</sup>.” **Description**

The oast house is no longer in service. It was converted into a living area and bedroom in the 1990s. The sprung floor, shoot and some tracks are still intact. The floor is concrete, and the walls are local schist. The walls and the bottom of the sprung floor are painted white. The ground floor’s stone wall has been covered in concrete, with random stones protruding from the wall, probably a design feature.

## **History**

William Gilmour owned the land for the Wakatipu Flour Mill in 1873<sup>5</sup>, but according to the company’s 1883 prospectus the company was in production “for the last eleven years<sup>6</sup>” making the date of establishment around 1871. Gilmour is given the credit for establishing the business. Whybrew says that the oast house was built, along with the stables and other outlying buildings, by 1882<sup>7</sup>.

Gilmour was probably from Corelaine, Ireland<sup>8</sup>, and was a successful self-taught miller, who in 1874 produced at least 740 tonnes of flour, a large amount for the time.<sup>9</sup> The operation of his oat-drying kiln was praised: “after leaving the kiln the oats are shot into a bin, from whence they are conveyed to a second floor by the operation of the elevators from the kiln. They are never touched by hand until they descend the shoots in the form of oatmeal, ready for bagging for market<sup>10</sup>.”

In 1879 William transferred the land to his brother Robert Gilmour<sup>11</sup>. Robert was married to Sarah Hunter, and they may have lived in the Mill House which was then on the same

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<sup>2</sup> *History of Baking in Queenstown*

<sup>3</sup> Christine Whybrew, *Wakatipu Flourmill Complex (Former)*, NZHPT, 8 November, 2012, p9

<sup>4</sup> Whybrew, p9

<sup>5</sup> Certificate of Title, OT7/274 (Otago Land District)

<sup>6</sup> *Southland Times*, 6 September 1882, p.1, quoted in Whybrew, p6

<sup>7</sup> Whybrew, p3

<sup>8</sup> *Gilmour, Robert*, Lakes District Archives. William Gilmour’s brother.

<sup>9</sup> Whybrew, p7

<sup>10</sup> *Otago Witness*, 3 July 1875, p18, PapersPast

<sup>11</sup> Certificate of Title, OT8/22, (Otago Land District)

section as the Flour Mill<sup>12</sup>. They had six children, many of whom stayed in the district. His obituary described him as “highly respected and esteemed<sup>13</sup>.”

In early 1888, Thomas Murray became the owner of the Mill<sup>14</sup>. The Mill had been neglected<sup>15</sup>, but Murray “fitted [the Mill] with new machinery of the latest and most approved pattern, and ... secured the services of a first-class miller<sup>16</sup>.” His success is shown in an advertisement proclaiming “the famous Wakatipu Flour, of very superior quality... allowed to be equal to the best Adelaide Flour”<sup>17</sup>. In 1890, he sprained his ankle on the stairs<sup>18</sup>. Under his ownership, the Mill flourished, becoming “probably the largest in Otago compared with the size of the district in which it is situated<sup>19</sup>.” He and the miller he hired, Mr King, put the success down to the superior quality of the wheat produced in the district<sup>20</sup>.

A newspaper reported that Alec Niven bought the Mill in 1893, then William Reid and Robert McDowell bought it in 1900<sup>21</sup>. However, the Certificates of Title contradict these dates. According to the Titles, Norah Niven, Alexander’s wife, bought the property on the 22<sup>nd</sup> of June, 1898, not 1893. On the same Title, William Reid and Robert McDowell are shown to have purchased the land from Norah Niven on the 14<sup>th</sup> of October, 1902, not 1900<sup>22</sup>.

In 1902 William Reid and Robert McDowell owned the Mill, until McDowell left and William Reid and Sons Company was founded in 1910<sup>23</sup>. The business was successful, so they expanded to Luggate. Reid and Sons Co. was in business until the 1990s<sup>24</sup>.

The Mill was closed in 1945, and sold in 1950<sup>25</sup>. This is possibly because there was a decrease in self-sufficiency due to larger mills and reduced transportation costs (discussed above). It was sold to A. McDonald and used as a shearing shed after approximately 79 years as a flour mill<sup>26</sup>.

Alan Francis Bryce and his wife Sally Ann bought the property in 1988<sup>27</sup>, and continued to use it as a shearing shed. It wasn’t until the 2<sup>nd</sup> of September, 1993, when architect Arthur Mark van der Wilt bought the property, that it was converted into a house<sup>28</sup>.

## Landscape/Townscape Summary

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<sup>12</sup> Otago Electoral Rolls, 1870-71, NP G6, Otago Electoral Rolls, 1866-67, NP G6

<sup>13</sup> *Press*, c.1909, quoted in *Gilmour, Robert*, Lakes District Museum

<sup>14</sup> Whybrew, p8

<sup>15</sup> *Mr Thos. Murray’s Mills and Farm*, Otago Witness, 2 May 1889, PapersPast

<sup>16</sup> *New Zealand Tablet*, 8 June 1888, p16, PapersPast

<sup>17</sup> *Southland Times*, 30 August 1888, PapersPast

<sup>18</sup> *Otago Witness*, 27 November 1890, p31, PapersPast

<sup>19</sup> *Otago Witness*, 9 May 1895, PapersPast

<sup>20</sup> *Mr Thos. Murray’s Mills and Farm*

<sup>21</sup> “Flourmill Lost to Arrowtown Skyline after Eight Decades,” newspaper article, Lakes District Museum, NP G6

<sup>22</sup> Certificate of Title, OT8/22, (Otago Land District)

<sup>23</sup> Whybrew, p8

<sup>24</sup> Lakes District Museum Archives, Reid file: NP R6

<sup>25</sup> Whybrew, p8

<sup>26</sup> “Flourmill Lost to Arrowtown Skyline after Eight Decades” Newspaper article, Lakes District Museum, NP G6

<sup>27</sup> Certificate of Title, OT12A/101, (Otago Land District)

<sup>28</sup> *Ibid*

Wakatipu is one of New Zealand's most beautiful areas, and Speargrass Flat is no exception. The Southern Alps surround the view, creating an atmosphere of both security and awe. The vista is one to be enjoyed.

Situated in the wealthy Speargrass Flat area, it is one of many large houses in the area. It used to be the farming hub of the districts, until it began being subdivided in the 1980s. The proximity to other houses is not an issue, as it has a large section which contained the flour mill, hut and stables, of which the hut and stables are still remaining. Neighbours cannot be seen.

On the house's aesthetic value, Whybrew says "visible from Speargrass Flat road, the stone oat-drying kiln is the most prominent feature of the Wakatipu Flourmill Complex and lends the place aesthetic value. The age and patina of this building and the associated complex have attracted responses from a number of visual artists<sup>29</sup>."

### **Sources**

Certificate of Title, (Otago Land District)

*History of Baking in Queenstown*. <http://www.queenstownbakery.co.nz/history.htm>  
Accessed 7/01/2014

Lakes District Museum Archives

Otago Electoral Rolls

Otago Witness, 3 July 1875

PapersPast

Whybrew, Christina, *Wakatipu Flourmill Complex (Former)*, NZHPT, 8 November, 2012

### **Additional Notes**

I did not manage to get a photo of the Reid and McDonald stencil on display at the Lakes district Museum.

**Completed by:** Chontelle Syme on behalf of the Wakatipu Heritage Trust, 2013/2014 Internship

**Date:** 20/12/2013

### **Appendices:**

1. Certificate of title documents

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<sup>29</sup> Whybrew, p12

Reference:  
Certificate No. 513585  
P.R. Vol. Folio  
Transfer No.



Land and Deeds 72

No. 8A/56

**REGISTER**  
**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

This Certificate dated the 28th day of March one thousand nine hundred and seventynine under the seal of the District Land Registrar of the Land Registration District of O T A G O being a Certificate in lieu of Grant, **WITNESSETH** that CHRISTOPHER STUART TURNBULL of Dunedin Solicitor

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, which said land was originally acquired by the abovenamed

as from the 16th day of February one thousand nine hundred and seventynine under Section 122 Land Act 1948 that is to say: All that parcel of land containing 2061 Square Metres more or less being Section 118 Block VIII SHOTOVER DISTRICT

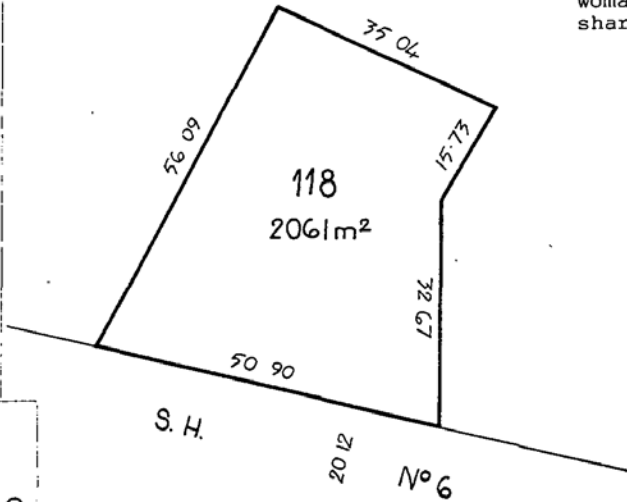
Subject to the Reservations and Conditions imposed by Section 59 of the Land Act, 1948

*Turnbull*  
A.L.R.



845411 Transfer to Mary Katharine Stephenson of Ashburton married woman, Michael Raymond Turnbull of Dunedin builder, Matthew Stuart Turnbull of Christchurch scientist and Christina Hargreaves Ott of Melbourne married woman as tenants in common in equal shares - 21.12.1993 at 9.21 am

*Jumanett*  
A.L.R.



No. 8A/56

Scale 1 inch

S.O. 13954

Register copy for L. & D. 69, 71, 72

Scheib Gaze.



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



Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** OT8A/56  
**Land Registration District** Otago  
**Date Issued** 28 March 1979

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**Estate** Fee Simple  
**Area** 2061 square metres more or less  
**Legal Description** Section 118 Block VIII Shotover Survey  
District

**Proprietors**  
Terence Christopher Gaze and Karen Gaze

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**Interests**

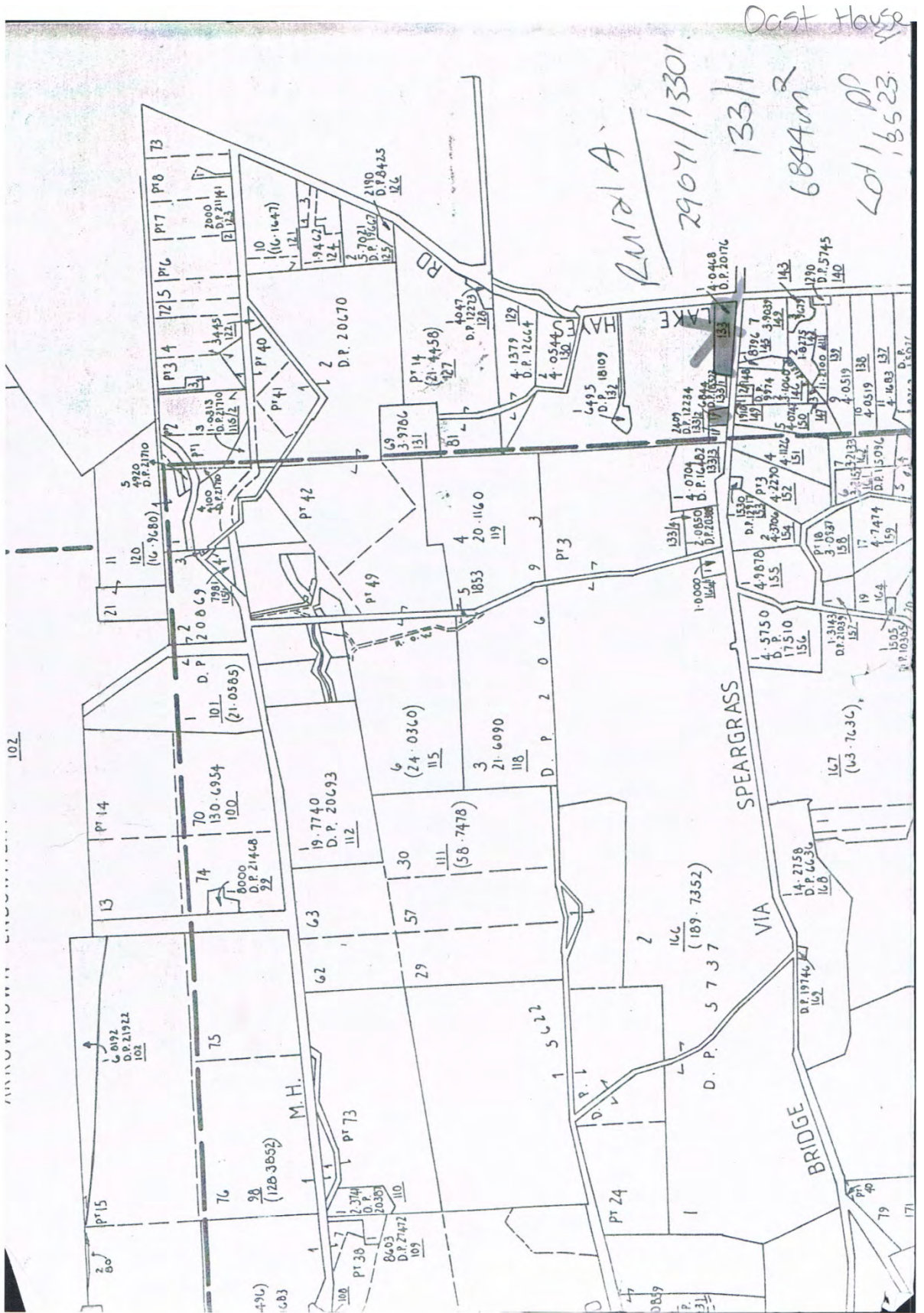
Subject to Section 59 Land Act 1948  
5002654.1 Gazette Notice declaring adjoining road (S.H.No 6) to be limited access road - 26.5.2000 at 2:26 pm  
5027688.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 6.3.2001 at 12:13 pm  
9397083.2 Mortgage to ASB Bank Limited - 30.5.2013 at 11:21 am

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Transaction Id  
Client Reference ijackson007

Search Copy Dated 23/10/13 10:32 am, Page 1 of 1  
Register Only

**2. Survey maps**



Mark van der Wilt, courtesy of Lakes District Museum

3. Any historical images relating to the site



Mr and Mrs Robert Gilmour, 6 November 1873, Lakes District Museum Archives

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**WAKATIPU FLOUR AND OATMEAL MILLS,  
LAKE HAYES.  
(Between Arrowtown and Queenstown.)**

**T**HOMAS MURRAY, having purchased the above Mill, which is now in full working order, being lately fitted with new machinery of the latest and most approved pattern, and having secured the services of a first-class miller, is now in a position to execute orders for Flour, Oatmeal, Bran, Pollard, etc.

Cash Buyer of Wheat and Oats. Highest Prices given.

*New Zealand Tablet*, 8 June 1888, PapersPast

#### 4. Images of inside



Sprung floor of oast house, December 2013



Shoot in oast house, December 2013



**Appendix B**  
**Information relating to Brunswick Flour Mill site (Item 49)**



NZ TRANSPORT AGENCY  
WAKA KOTAHI

## State Highway 6 Kawarau Falls Bridge

## Archaeological Effects Assessment Report

NZAA Site: F41/525    CoT: N/A    GPS NZTM: 1263821E, 5005022N

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# NZ Transport Agency

## Contents

1.	Executive Summary .....	5
2.	Introduction .....	5
3.	Description.....	5
4.	Statutory Context .....	6
5.	Scheme Design Development .....	7
6.	Methodology .....	8
7.	Key Findings.....	9
8.	Assessment of Actual and Potential Effects .....	13
9.	Mitigation.....	21
10.	Conclusion and Recommendations .....	22
11.	References .....	22

Appendix A Location Maps

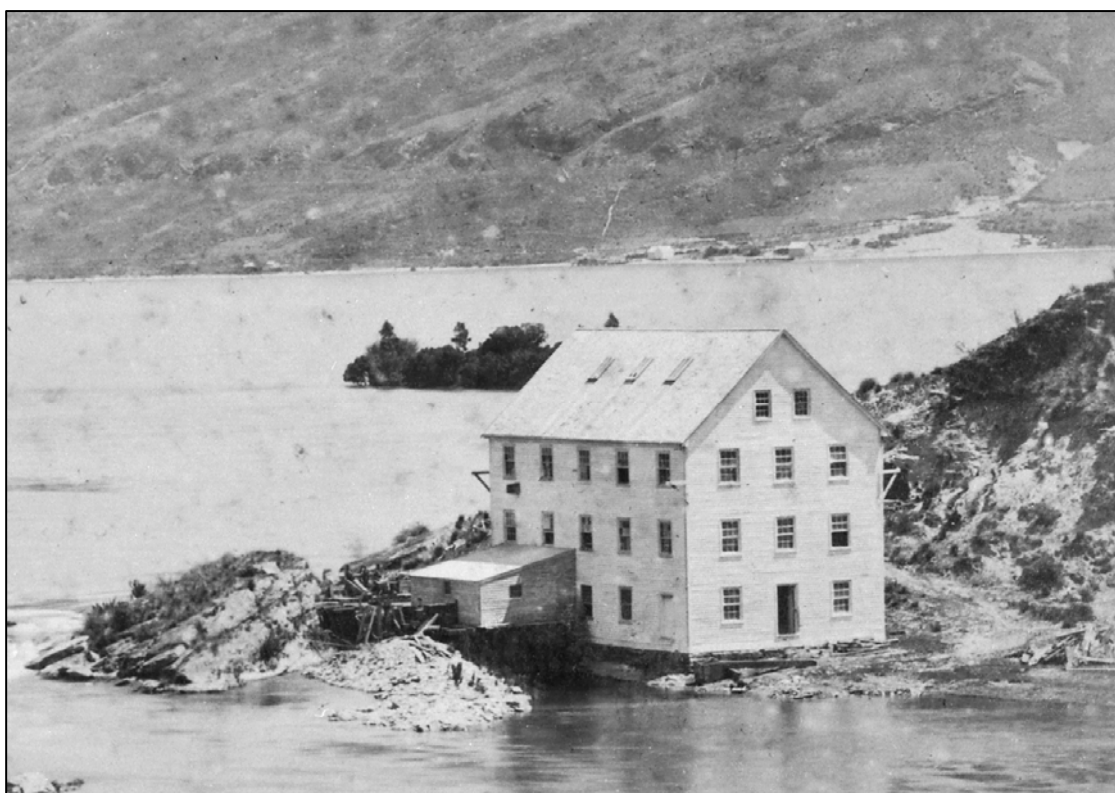
Appendix B Legal Descriptions

Appendix C Historical Photographs, Maps, Surveys and Drawings

Appendix D Diagrams & Drawings

Appendix E Site Visit Photographs

Appendix F NZAA Documents, nearby recorded archaeological sites



### AT THE KAWARAU DAM THE POWER OF GOLD

A North Island visitor, who was lately at Queenstown, was telling some friends that he had visited the Kawarau dam at Frankton. "There is no doubt about it," said the visitor, "that this wonderful engineering feat will soon be brought to a successful conclusion. The company should be in a position to close the gates within the next few months."

The damming of Lake Wakatipu is a remarkable engineering feat, and a great tribute to the power of gold. The work of putting in the piers is both arduous and dangerous, and after toiling in the cold water the workmen are likely to get severe chills. On this account that well-known specific, Baxter's Lung Preserver, is in great demand.

For sore throats, chest and bronchial complaints this fine old remedy has won public favour in every part of the Dominion. Be wise, like the men at the Kawarau dam, and keep a bottle of "Baxter's" handy to meet winter's ailments.

You can get a generous-sized bottle of "Baxter's" from any chemist or store for 2s 6d, but the family size at 4s 6d is more economical.—Advt.

(Article from the Evening Post, 14 May 1926)

## 1. Executive Summary

This report has been commissioned to assess the impact of the new Kawarau River bridge on the archaeological values of the area; this will form an assessment of effects under the auspices of the Resource Management Act (1991). In summary, The area to be assessed is located at the outlet to Lake Wakatipu, the source of the Kawarau River, at Frankton. Although a single-laned road bridge has run across the Kawarau Dam since the 1920s, a new bridge has been proposed that will be built a few yards downstream. The 1920s dam/bridge was built on top of, or immediately adjacent to, Hallenstein's Flour Mill which was constructed in the mid- to late-1860s.

An assessment of the archaeological values of the area and how subsequent development has affected them, has concluded that much of the 19th century development of the site was thoroughly eclipsed by later 20th century development.

## 2. Introduction

The area was first developed by European settlers from the 1860s onwards. The power of the water leaving the lake was harnessed by a waterwheel and light industrial activity connected with this motive force was carried out here for the next 40 years.

The existing bridge over the Kawarau River was constructed in 1926 as part of an ambitious scheme to dam the river and retrieve gold from the exposed river bed. The gold mining aspect of the dam was never successful, but the opportunity to create the first road bridge over the river has been appreciated by many travellers in the region since.

A new modern bridge is proposed to carry traffic across the river; the existing bridge will remain.

The new bridge will spring from the same location on the northern bank but curve away from the existing bridge to land on the other bank several hundred metres downstream.

## 3. Description

The site is mostly either road reserve, river bank and reserves, or river. The river banks will be extensively remodelled to accommodate the approaches to the new bridge; there will also be the construction of bridge abutments on either bank and bridge piers mid-stream. The geographical location of the bridge can be found in **Appendix A**.

Although the proposed works are mostly on title-less areas, the original and still extant layout of Frankton town's sections spreads down to the northern riverbank, hence the bridge works will cross over Sections 4 – 6 of Block XIII TN of Frankton. A legal description of the area, showing reserves, sections and other data can be seen in **Appendix B** of this report.

There are three pertinent properties or features, either at the site or associated with it, which exist on the QLDC District Plan's Inventory of Protected Items: The 'Frankton Mill Site' (No. 32, Map 33, Cat. 3), the Kawarau Falls Bridge (No. 40, Map 33, Cat. 2), and the Brunswick Flour Mill (No. 49, Map 33, Cat. 2). Numbers 32 and 49 seem to refer to the same archaeological site (the mill) under different names; a possible reason for this is that they refer to the actual mill building (removed in the early-20th c.) and the 'mill shop' building that still exists as a ruin/garden feature further up the slope towards Frankton.

The current dam/bridge is also listed on the NZHPT Register as a Category I feature (No. 7448).

## 4. Statutory Context

### RMA

Historic heritage is a matter of national importance under Section 6(f) of the RMA and includes historic and archaeological sites. An assessment of the effects of the proposed new bridge on the heritage values of the historic bridge should form part of the application for consent under the RMA and this follows below.

### NZ HPT

The Old Kawarau Bridge and Dam is included in the New Zealand Historic Places Trust Register of Historic Places, number 7448,

*The Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas is the national schedule of New Zealand's treasured heritage places. It is established under the Historic Places Act 1993, and compiled by the New Zealand Historic Places Trust Pouhere Taonga. Registration means that a place or area is included on the Register.*

It is rated as a Category 1 Historic Place which is defined as

*A place of special or outstanding historical or cultural significance or value.*

The Kawarau Falls Dam has been included on the Register since 1999.



The Dam is registered because

*It is "essentially the last remaining evidence of the high capital second stage of the gold mining days in Central Otago. It is representative of the last of the "speculators' dream" projects and as such has a place not only in gold mining history but in the history of commercial development."*<sup>1</sup>

## QLDC

Under the Resource Management Act 1991, when considering an application for an alteration to a designation the territorial authority must have regard to a plan or proposed plan.

The Kawarau Falls Bridge is included in the Queenstown Lakes District Plan, Appendix 3, Inventory of Protected Items, reference 40, and is rated Category 2.

Section 13 of the District Plan relates to Heritage, and Objective 1, 13.1.3, states its purpose as being to conserve and enhance the District's natural, physical and cultural heritage values, in order that the character and history of the District can be preserved.

This document reports *only* on RMA issues. An Assessment under the Historic Places Act (1993) will have to be produced as part of this separate consent process.

## 5. Scheme Design Development

Improvements to the existing bridge to provide for two lanes of traffic would require significant modifications to the structure and create severe impacts on the archaeological values of the bridge.

The road deck would have to be modified to two lanes with the loss of the original deck and the original structure widened. The piers may have to be strengthened for the additional loads and the integrity of the original construction and its purpose lost or greatly reduced.

A new bridge avoids the loss of the archaeological values inherent in the bridge's structure. Various options have been considered for the location of the new bridge and the present design is the result of this investigation.

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<sup>1</sup> NZ Historic Places Trust, Register.

## 6. Methodology

The methodology proposed for this Assessment involves:

- Historical research; the gathering together of pertinent facts about the past use of the site from a variety of archival resources.  
Research was primarily based at Archives New Zealand, Dunedin and made use of various pictorial collections (Te Papa, the Hocken Library, Auckland Libraries, etc).  
  
Additional material was provided by newspaper archives "Papers Past" held by the National Library of New Zealand. Extensive use was also made of LINZ archives. A site visit was carried out and measurements and photographs taken.
- The use of this historical information to assess the chronology of development on the site and how subsequent developments affected past ones.
- A visit to the site to examine what potential remains this chronology of development have left physically present and how proposed developments to the site will affect these existing archaeological values.

Limitations:

- No investigation of pre-19th century features has been authorised by the HPT, under the auspices of the HPA (1993). No assessment of subsurface features has been undertaken.
- Parts of the site are inaccessible and therefore could not be surveyed directly; this includes the river itself and some of the steeper parts of the river's banks which are also partially covered in undergrowth and, in places, a thick tangle of fallen tree trunks.  
  
Accessibility will be improved when works on the new bridge are under way; this will be reflected in any recommendations for conditions arising out of the consent process.
- The assessment of effects will be based on drawings issued by SKM in February and March 2012:
  - General Arrangement with aerials, plan & Longitudinal Section – Sheet 1 ZB01194-ECC-SK-0003 & 0004 – February 2012) and
  - Proposed cut to fill works for bridge construction – Sheets 1& 2 (ZB01194-ECC-SK- 0040 & 0041 – March 2012)

Any subsequent amendments to these plans may produce different effects on identified archaeological values and might not be covered by this report.

## 7. Key Findings

### Historical

#### The Wakatipu Basin and Frankton

It is unlikely that Maori settled permanently in the Wakatipu basin; evidence suggests that either seasonal settlement occurred, either for reasons of hunting or as a stop off on the quest for greenstone on the West Coast. However, burials, middens and adzes have all been uncovered in the Wakatipu area.

The earliest European settlements in the Wakatipu Basin were of a pastoral and agricultural nature. Though these were quickly eclipsed in importance by the search for gold, the need for locally produced meat and vegetable crops led to the development of the land around the Lower Shotover under agricultural leases. When gold was discovered in the Shotover and the government sought to set up a permanent Camp in the area, it was the Frankton site (named for pastoralist W. G. Rees' wife, Frances) which was initially to be developed, as it had offered a more central location and more room for future expansion.<sup>2</sup> However, Queenstown then was the more developed of the two centres and consequently the government Camp was opened there in August **1863**<sup>3</sup>

By the mid-1870s the land between Frankton Flats, Lake Johnson and the Shotover was being purchased and settled by families that would still be farming in the area at the close of the 20th century. The following purchases by them are by no means a complete record, given the historical material available. In **1875**, Robert Grant purchased sections 52-55 of Block II in this district.<sup>4</sup> That he and his family lived nearby is confirmed by a newspaper report of **1893** detailing the charity that they showed to Jans Rasmussen, a neighbour, whose 'dwelling house at Tucker Beach' was destroyed by fire in July of this year.<sup>5</sup> Descendents of the Grants still live at the Frankton end of Hansen Road. The Hansen family lived and farmed further up the hill, towards Lake Johnson, from the mid-1860s and, as with the Grants, their descendents still live on and own farmland around the small lake.

From **1875**, historical sources indicate that farmers were moving into the area and buying up land for agricultural purposes. It was at this time that the large-scale dredging operations began on the Lower Shotover and. The Otago

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<sup>2</sup> Griffiths, G. J. (1971) King *Wakatipu*, John McIndoe, Dunedin, page 86

<sup>3</sup> Ibid.

<sup>4</sup> Bruce Herald, Volume VIII, Issue 759, 10 December 1875, Page 6

<sup>5</sup> Otago Witness, Issue 2057, 27 July 1893, Page 22

Witness, in **1888**, noted that '[gold] workings have been confined chiefly to the river, as the terraces were taken up under the agricultural lease regulations in the early days of the goldfields.'<sup>6</sup>

The rights of agriculturalists in the decade or so after the discovery of gold on the Shotover had to be jealously guarded against encroaching mining claims along the river. Public and Official opinion was often on the side of the miners, whose work brought the region prosperity. In **1888**, the writer of an Otago Witness article describes the fortunes of a sluicing claim which is '...sadly hampered by agricultural privileges.'<sup>7</sup> The lands around Lake Johnson were singled out in another Otago Witness article which this time called for a consensus between the miners and farmers of the area.<sup>8</sup> This consensus, would see gold working on the river relegated to the big companies, with the farmers and small-scale miners working the land between the river and the lake.

## History of the site

### Kawarau Falls Station

An extensive range of buildings used to exist within a stone's throw to the southwest of the Kawarau Falls. The Kawarau Falls Station was set up by William Gilbert Rees, who built a homestead here in **1863** after losing his pre-emptive right on the 80 acres surrounding his original homestead at Queenstown Bay.<sup>9</sup> **Picture i** of Appendix C is a water-colour of the Station buildings, done in **1864** before the construction of the mill. Fox's picture, clearly an artistic rendering, nevertheless shows a small shelf of land beside the rapids on the right-hand (Frankton) side of the river. It is very possible that the natural shelving of the landscape was used later on to install the mill building.

Many of the Kawarau Falls Station buildings survived well into the 20th century. From the mid-20th century onwards, as the Kawarau Station campsite, the hillside was terraced to make platforms for camping pitches and cabins; it was at this point that many of the farm buildings of the former station were demolished. The homestead, however, managed to survive until the mid-1980s when it too was demolished.

The Kawarau Falls Station is now dominated by the Hilton & Kawarau Hotel complex which has been in development since the mid-2000s. Almost nothing of the original station exists, apart from the former meat-shed and dairy buildings, dwarfed by the new \$1 billion complex which surrounds them.

### The Mill

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<sup>6</sup> Otago Witness , Issue 1886, 13 January 1888, Page 12

<sup>7</sup> Otago Witness , Issue 1886, 13 January 1888, Page 12

<sup>8</sup> Otago Witness , Issue 1620, 9 December 1882, Page 13

<sup>9</sup> Adamson, Irene (2007) *The Kawarau Falls Story*, Craig Printing, page 5

**Picture ii** of Appendix C is the first survey of the area, laying out the southern part of Frankton town in **March 1863**, the falls are marked out at this southern limit, but as yet are undeveloped.

The partnership of the two businessmen, Bendix Hallenstein and James Robertson was, in the early 1860s, very much at a nascent stage; within a decade they were amongst the richest business men in the Wakatipu basin and both served time as Queenstown's mayor. Hallenstein had moved to New Zealand from his native Brunswick, Germany in 1860;<sup>10</sup> Robertson from New Brunswick, Nova Scotia.<sup>11</sup> It is fitting that their early partnership at Frankton should go by the name of the Brunswick Flour Mill and by the mid-1860s plans were well under way.

In **1865** an ordinance was granted for the siting of the Flour Mill on the riverbank reserve to the north of the Falls creating the Frankton Mill Reserve.<sup>12</sup> When SO 14265 (**Picture iii**) was drawn up in February of that year, sections 3 to 7 of Block XVIII Town of Frankton had been already marked off as belonging to the Frankton Flour Mill. However, construction did not begin until much later on in **1866**, the Otago Witness saying the following about ongoing works on the 28th December of that year:

*"Messrs Robertson and Hallenstein, an enterprising Queenstown firm, are here erecting a flour mill, intending to use water from the falls as a motive power, by means of a stupendous undershot wheel. The spot chosen by the gentlemen for the erection of their mill, is in every respect admirably suited for such a purpose; in fact, it seems that nature actually anticipated such an event, so readily available is everything required.*

*The mill will be an extensive affair; the building is to be 50 feet by 32 feet, and will contain four floors, the timber being used is of the best description, it being either totara or black pine. The supports for the lower story [sic] are 16 inches square, the others, of course, gradually decreasing with the height at which they are placed. The foundation of the building is built upon solid rock, so that the vibration will be next to nothing; provision will be made for four pairs of stones, two pairs, however, will only be erected for the present."<sup>13</sup>*

The Brunswick Flour Mill, inland Otago's first<sup>14</sup>, was opened shortly after this article in **1867**. In this year New Zealand Governor Sir George Grey visited the mill on his tour of Otago and 'greatly admired' the building and surroundings.<sup>15</sup>

In **1868** a correspondent for the Otago Daily Times described the workings of the mill in more detail:

*"...the grinding stones - two pairs are used - one pair employed gristing for the public, the other being only used by the owners of the mill. The whole of the machinery is on the most approved principle. No expense and trouble*

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<sup>10</sup> Gordon Parry. 'Hallenstein, Bendix - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10

<sup>11</sup> Otago Witness , Issue 1261, 29 January 1876, Page 16

<sup>12</sup> Appendix to the Journals of the House of Representatives, 1877 Session I, C-05 Page 41

<sup>13</sup> Otago Witness , Issue 787, 28 December 1866, Page 3

<sup>14</sup> Gordon Parry. 'Hallenstein, Bendix - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10

<sup>15</sup> Otago Witness , Issue 798, 16 March 1867, Page 2

*have been spared to ensure success, and it is an unmistakable fact that the enterprise has been crowned with success.*

The flour is superior to anything produced in the Province, and were the wheat only allowed to acquire sufficient age, it would be quite equal to Adelaide.

*... The appliances for raising the grain from one story [sic] to the other are very perfect, and no manual labour at all is required in receiving it from the dray or boat till it is returned in the shape of flour. The machinery is driven by an undershot wheel, supplied with water brought from the lake by a race, excavated in the rock which forms the "falls." It is brought on to the wheel with a drop of four feet; and there is no question about it, the force is irresistible. The wheel is sixteen feet in diameter by a breadth of twelve feet, and looks a stupendous affair. It is calculated to be able to give sufficient power to drive four pairs of stones, should the requirements of the district demand it."<sup>16</sup>*

**Picture iv** of Appendix C shows the mill building at the falls between 8 and 15 years after it was built. Taken at winter-time and surrounded by snow, the lake level is significantly lower than usual, exposing much of the more often submerged rocks of the falls. This has particularly exposed the mechanisms external to the building, around the water wheel, where a possible set of sluice-gate machinery can be made out, just upstream of the wheel. This picture also shows what was known at the 'mill shop', presumably the workshop/storeroom, situated at the extreme right-hand side of the photograph on the Frankton Flats level.

The economic upheavals of the latter decades of the 19th c. may have had an effect on the mill's success; during the period 1880 to 1902, according to various newspaper advertisements, the lease for the flour mill site was offered at least 8 times. Nevertheless, an addition to the mill structure was made during this period, with the waterwheel being enclosed within its own lean-to, complete with walls, roof and windows in **1883** (see **Picture v**, App C).

**Pictures vi & vii** show the mill in the closing years of the 19th century. Although levels of activity are difficult to gauge at this point, the unchecked growth of a large bush next to the waterwheel and the broken window-panes evident in **Picture vii** indicate a general decline. One interesting feature of **Picture vii** is the pipeline which leads from the falls to some unknown destination downstream. The falls end of this pipe would have been the intake. The same pipeline can be seen in **Picture viii**, running downriver. A trackway also runs down the steep hillside from the direction of Frankton.

In December **1903** the mill building was finally demolished.<sup>17</sup> However, the waterwheel on the site proved to be so useful that this was left in situ and continued to lead a productive existence. Its use for anything other than for providing power to the mill can possibly be traced back to **1895**. When the lease of the site was, yet again, offered up for sale the eventual

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<sup>16</sup> Otago Daily Times , Issue 2011, 10 June 1868, Page 5

<sup>17</sup> Otago Witness , Issue 2594, 2 December 1903, Page 34

lessee, James Robertson, was warned that the 'supply of water to Frankton Hospital [should] not be interfered with.'<sup>18</sup> Eight years later, in **1903**, a meeting of the hospital trustees discussed changing their water supply. However it was decided not to spend the £300 deemed necessary to make the change as they 'had a supply from one of the finest sources in New Zealand – the Kawarau Falls – which was tapped by a pump capable of lifting 1500 gallons per hour.'<sup>19</sup>

This may explain why that in all of the early-20th c. photographs taken of the site after the mill building had been removed, the lean-to above the wheel (and in the case of **pictures ix & x**, the sluice gate machinery) remained. The wheel was still needed to pump water 185ft (~60m) up to the hospital's water tanks.

This also may explain, in part, the function of the early-20th c. structure seen in **Picture x**. This small wooden building, built part on the bank and part in the water has a strange collection of jetty-like wooden structures associated with it; there appears to be a pipe, or the wooden guides for one, leading to this structure from the gloom beneath the large bush out on the falls. I am interpreting this as a structure associated with the pumping of water from the falls, either to water tanks on trucks (hence the jetty/loading structure next to the building) or pumped using the extant waterwheel into a system of pipes and thereon up the slope to Frankton.

When the wheel and other structures at the water's edge finally were dismantled, could not be determined. However, by the 1920s, much bigger plans for the Kawarau Falls were well underway.

**Picture x** also shows the extent to which the old mill was recessed into the hillside at its northern gable-end. The highest part of this spur running down to the river, probably corresponds to the ground level shown in section in the some of the drawings done for the dam construction (see picture xi description below).

### The Dam

The suggestion that the Kawarau Falls should be dammed in order to expedite gold extraction downstream is at least as old as **1863**.<sup>20</sup> Engineering schemes were mooted by the dozen in this early phase of gold mining, including the diversion of the Shotover into the lake (via a tunnel from Arthurs Point to the Frankton Arm) and the reopening of the Mataura River outlet, effectively draining the lake towards Invercargill.

The main thrust of most of these schemes was to completely drain a river, like the Kawarau, of all water. This would allow alluvial gold extraction on all parts of the river to an extent previously unknown and also, some argued, have beneficial

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<sup>18</sup> Otago Daily Times , Issue 10373, 30 May 1895, Page 3

<sup>19</sup> Southland Times , Issue 19041, 8 May 1903, Page 3

<sup>20</sup> Otago Daily Times , Issue 429, 6 May 1863, Page 4

effects on those living and mining downstream along the Clutha where 'hundreds of miles of auriferous (gold-bearing) beach would be laid bare'.<sup>21</sup>

These numerous projects remained on various drawing-boards for the next 60 years. It is probable that most of these schemes would have been prohibitively expensive – one tunnelling scheme was projected to cost £3,000,000 in the 1870s, approximately £240 million / NZ\$500 million today<sup>22</sup> - and would have affected too many people, a lot of them significant figures and landowners. By the time a damming project was mooted again, in the early-1920s, the economic decline of the region meant that there were probably less calls of opposition and the promise of 'easy riches' a big incentive. Even so, there were still cries of disagreement from 'navigating interests that the lowering of the water may cause the standing of vessels, from farmers who fear that their properties may be occasionally flooded, and from residents of Queenstown who dread any experiments with the level of the lake'.<sup>23</sup>

On the 3rd December **1923** the Evening Post laid out the future of the Kawarau Falls in great detail:

*"It is expected that the application for the license to dam the Kawarau and Shotover Rivers will be amongst the business to come before the Warden's Court at Queenstown, on 6th December. If the license is granted, the company will immediately cable to England instructing the engineering firm that has the matter in hand to proceed with all dispatch with the construction of the lock gates, which are to cost £17,000. The English firm is already instructed, in detail down to the last rivet.*

*The making of the gates and their transit to Otago will mean a delay, but not of great duration, and in the meantime the company will proceed with the preparation of the foundations.*

*The actual scooping out of the gold will be the function not of the Kawarau Company but of the licensees, who will take up quarter-mile frontages working co-ordinately.*

*...there are to be 129 of these quarter-mike holdings on the Kawarau and 40 or 50 on the Shotover..."*<sup>24</sup>

It was, in fact, not until the 18th **January 1924** that the Warden granted the 'application for leave to dam the Kawarau Falls'.<sup>25</sup> The Kawarau Gold Mining Company was set up to oversee the construction of the dam and to sell downriver mining claims.

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<sup>21</sup> *Ibid.*

<sup>22</sup>

- consulted November 2011 from data supplied in

*Evening Post*, Volume CVII, Issue 34, 9 February 1924, Page 13

<sup>23</sup> *Evening Post*, Volume CVI, Issue 97, 22 October 1923, Page 8

<sup>24</sup> *Evening Post*, Volume CVI, Issue 133, 3 December 1923, Page 6 - NB I have re-arranged a long, single-column article into component paragraphs for ease of reading and the separation of facts.

<sup>25</sup> *Evening Post*, Volume CVII, Issue 15, 18 January 1924, Page 8



Early in 1924, newspapers reported the prospective damming of the Shotover river in the same breath as the project then under way at the Kawarau Falls; this was to ensure that water levels in the Kawarau, into which the Shotover flows a short distance downstream from the falls, were kept low throughout the period when the Falls were dammed. By **February 1924** the dam site at Big Beach had been marked out and was awaiting approval from the Warden's court.<sup>26</sup> However, by the end of the year, promotional literature concerned with the selling of shares for the companies which had acquired the ¼ mile riverbank claims, were referring to the 19/20 volume of water which the Lake contributed to the Kawarau's overall volume.<sup>27</sup> The implication here is that once the lake's outlet was closed off, the remaining volume contributed – by the Shotover, the Arrow, the Swiftburn, Roaring Meg and others – to the Kawarau was so small as to be insignificant. The Shotover and other contributors to the Kawarau were never dammed.

The engineering proposed just to get the site ready for the construction of the dam was considerable. **Picture xi** of Appendix C is an early plan and section drawing of the proposed dam set against the underlying topography of the riverbed. I have defined the approximate position of the mill building and its channel from the previous photographs and surveys shown in Appendix C; the dashed outline of what could be the old wheel lean-to to drawn onto the plan in the 1920s, suggesting that this particular part of the feature survived from the 1860s to the 1920s. However, this particular feature on the plan is not labelled.

One of the notes on the plan indicates that one of the islands and 'the Reefs' were to be cut down to sill level. I have indicated the sill level on the section drawing with a white line; all of the land above this would have been levelled. The high point of a spur from the Frankton terrace was removed to a level some 17ft (~5m) below the original surface. The platform which held the mill building was slightly closer to the river surface, being recessed into this spur (see the blue lines, Picture x); however, the sill level of the new dam was several feet lower than this platform and all parts of the mill's foundations would have been obliterated; this includes the widening of the channel which held the waterwheel and the lowering of the rocks on either side. This process started in **November 1924** when Hon. G. J. Anderson, the Minister of Mines, 'fired the first shot' of the scheme<sup>28</sup>, which I take to mean that he fired the first charge or explosives used on the falls.

As well as explosives for the hard-rock reefs, a large amount of the northern riverbank was excavated away to provide an area from the northern bridge abutment. **Picture xii** shows this process as the land was at this point was nibbled back to its current position. The nature of the Frankton Flats geology, a mixture of Younger and Older Quaternary, which contain silts and sands<sup>29</sup>, would have provided a perfect local source of raw material for the mixture of concrete for the bridge pier and abutments.

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<sup>26</sup> Evening Post, Volume CVII, Issue 38, 14 February 1924, Page 4

<sup>27</sup> NZ Truth, Issue 991, 22 November 1924, Page 13

<sup>28</sup> Evening Post, Volume CVIII, Issue 121, 18 November 1924, Page 6

<sup>29</sup> GrowOtago - Regional Geology Map – Otago Regional Council ( )

**Picture xiii** encapsulates the area of riverbank which was excavated away for the northern abutment and first two piers. Later, when the piers and abutments at this end of the dam were further advanced, the cliffs on either side of the abutments were strengthened with a stacked stone revetment about 15 courses in height from water level (picture xiv).

Meanwhile the road bridge running over the dam led to many changes on the Frankton side of the river. **Picture xv** shows the re-routing of the main road at an angle through York Street, Northumberland Street, Northampton Street and Durham Street, just missing the mill shop building at sections 3 & 4 of the block immediately above Northampton Street.

**Picture xvi** is of the completed dam and bridge, taken from the air in the latter half of the 20th century. The mill shop building is the roofless structure on the left of the picture. I have sketched in the extent of the land that was removed in order to create the high bank on the Frankton side, including the position of the mill building, just downstream of the first two piers.

From **September 1925** at least 95 men were working on the construction of the dam<sup>30</sup> with at least one of their number drowned there nearly a year later.<sup>31</sup> The sluice gates, designed and built by the English company Ransomes & Rapier, the engineers behind the sluice gates of the Aswan Dam in Egypt, were ready to test by **June 1926**.<sup>32</sup> The inaugural closing of the dam occurred on 31st **August 1926**, with the newspapers regularly subtitled their stories with “Man’s Conquest Over Nature” and other such phrases. The engineer in charge of the dam construction, S.C.W. David, put the price of this “Conquest” into words in a thank you letter<sup>33</sup> to the chairman of the New Zealand Railways Board, thanking the railways for the haulage of:

- 1500 tons cement
- 220 steel girders, 40 ft. long;
- 200 tons structural steelwork for the sluice gates;
- over 20,000 super ft. of N.Z timber;
- over 20,000 super ft. Hardwood bridge timber;
- 250 tons of coal

Problems began to emerge almost as soon as the sluice gates were closed. ‘Heavy flow from [the] tributaries’<sup>34</sup> was blamed for an unsatisfactory fall in levels. As the gates were closed later in the year than normal, due to the dam’s recent completion, the tributary rivers of the Kawarau were experiencing their spring floods and after only a week, the river-bound

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<sup>30</sup> Evening Post, Volume CX, Issue 58, 5 September 1925, Page 6

<sup>31</sup> Evening Post, Volume CXII, Issue 32, 6 August 1926, Page 6

<sup>32</sup> Evening Post, Volume CXI, Issue 154, 30 June 1926, Page 8

<sup>33</sup> Archives New Zealand, Dunedin – Record No. 24/420

<sup>34</sup> Evening Post, Volume CXII, Issue 55, 2 September 1926, Page 10

claims had to be abandoned for the season.<sup>35</sup> The next season, **1927**, lasted for about a month, with the most successful company along the river recovering only 47oz of gold.<sup>36</sup> With confidence in every aspect of the scheme at its lowest, companies found the year on year decrease in capital a crippling blow. By **1930** a bill was debated in Parliament regarding what we would nowadays call a bail-out of the Kawarau Gold Mining Company, although the Minister of Mines was quoted as saying that “the amount of money the government is going to put into this scheme can be answered in three letters – nil”.<sup>37</sup> By **1932** it appears that the annual closing of the dam attracted individuals – depression miners – at a density of 200 men per mile of (Clutha) riverbank between Cromwell and Beaumont, with the gates being closed for the ‘benefit of the unemployed’, rather than for any company shareholders.<sup>38</sup> By the mid-1930s the optimism which had started the scheme was well and truly quenched, with no more than between 60 and 80 men working on the Kawarau and Molyneux (Clutha) river beds during the dam’s annual closing.<sup>39</sup> The loss of confidence in shareholders both before and after the Wall Street Crash in 1929, the misreading of the ability of the Kawarau’s tributaries to maintain a higher than expected water level and the lack of workable gold in those available parts of the river killed the scheme.

**Picture xvi** of Appendix C was taken by Whites Aviation in 1947 and shows an area of Frankton seemingly devoid of any activity of any kind. A picture taken from roughly the same elevation ten years later shows little change save that the trees on both sides of the river are a little higher. The gift that the Kawarau dam bequeathed to the late-20th century was in the form of the road which still runs over the river, one whose increasing use has necessitated a new bridge across the river.

#### **Site Visit - Observations on site**

Several visits to the site were conducted in order to provide evidence to confirm some of the conclusions provided by the historical research that have been outlined above. The resulting observations are from the viewpoint of an assessment of effects on archaeological features, subsequent development and other landscape features.

Photographs of the site visit, referred to in this text, can be found in **Appendix E**, with the photograph’s position indicated in **Figures 2 & 3** of **Appendix D** by a red number and arrow.

A journey along the northern bank of the Kawarau River at the site of the Falls is one marred by the profusion of vegetation and the steepness of some of the banks. However, a number of features were noted here:

#### **Photograph 1:**

On the northern (Frankton) bank and on the upstream (lake) side of the bridge.

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<sup>35</sup> Evening Post, Volume CXII, Issue 59, 7 September 1926, Page 9

<sup>36</sup> Evening Post, Volume CIV, Issue 40, 16 August 1927, Page 8

<sup>37</sup> Evening Post, Volume CX, Issue 93, 17 October 1930, Page 10

<sup>38</sup> Evening Post, Volume CXIV, Issue 10, 12 July 1932, Page 5

<sup>39</sup> Evening Post, Issue 32, 6 August 1935, Page 14

The bottom edge of the nearest sluice gate is at approximately the same level as the highest point of original ground surface on which the mill building stood. The 1924 construction of the dam on this northern side of the river (pictures xi – xiii of Appendix C) excavated a very large quantity of land in order to create a steep sided and stable place for this end of the dam to go.

This photograph was taken from the position marked with an 'x' in **picture xiv** of Appendix C. The stone-built batter and retaining walls shown near the water level in picture xiv are no longer visible as surface features, being obscured by leaf-litter/soil and run-off from the road above.

**Photograph 2:**

On the northern (Frankton) bank and on the downstream side of the bridge. This photograph is taken from the northern bridge abutment, looking across the river from the position that the proposed bridge will leave the bank. The white arrow on the photograph indicates where the proposed bridge will re-join the southern side.

The 19th century mill would have occupied the ground in the centre of the picture, with the waterwheel channel probably occupying the same, if narrower, channel running between the first and second piers.

**Photograph 3:**

In the undergrowth below the steep hillside on the northern bank of the river is a small timber and sheet-iron structure; this sits at the base of the slope. Its function is unknown, although it is associated with small-bore water pipes, of both old and new types.

**Photographs 4 & 5:**

This small area of flat riverbank, between the water's edge and the base of the hill is strewn with a mixture of natural and man-made debris, supplied by the river at times of high-water.

This ranges from small pieces of sheet iron to debris of a more recent date. It is likely that much of the riverbank below the bridge, where it is sufficiently flat, much debris of this type as accumulated over the last 150 years.

**Photograph 6:**

This is the closest that one can safely get to the old mill site at the current water level. Before 1924 the level from which this photograph has been taken was part of the spur of river bank on which the mill stood. The foundations of the mill are likely to have been on the level indicated by a white arrow.

The retaining wall on the right of the photo is the mirror of the downstream one shown in picture xiv of Appendix C.

**Photograph 7:**

This photograph is an illustration of the inaccessibility of some parts of the site, due to large trees lying horizontally across much of the site just downstream of the current bridge. Visibility is reduced to just a few metres in places. The closer one moves to the northern abutment of the current bridge, from either upstream or downstream, the steepness of the slope and the density of vegetation increases.

**Photographs 8 & 9:**

The road as it heads north and east into Frankton is on the right-hand side of this photograph, the footpath curves around to the left, heading towards Frankton Beach. In between the two, the ruins of the 'mill shop' building still exist as a garden feature.

Although in a ruined state, much of this building is intact.

**Photograph 10:**

Looking towards the northern, downstream side of the current bridge. The bank drops very steeply from here to the level of the river.

It is here, unfortunately, that the access to the river bank is most impeded by the landscape and vegetation.

**Photographs 11, 12 & 13:**

The area of riverbank likely to be most altered by proposed works on the southern side of the river lies between the current road and the river. These three photographs show the landscape as it falls from the road.

**Photograph 14:**

This lay-by area is roughly where the new road leading from the proposed bridge will join the current highway.

**Discussion – Historical & Physical findings**

The history outlined above demonstrates that the site, especially the northern bank of the river, has seen much activity since the mid-1860s. However, the earliest phase of activity, the mill building down at the Falls itself, was completely wiped away by development associated with the dam in the 1920s. The post-19th century building/jetty associated with the water pips leading from the falls, will have been destroyed at the same time as the mill site.

The building of the dam left many physical changes to the landscape at the Falls. The northern bank and some of the rocks out on the Falls were excavated to a considerable extent, with retaining wall structures necessary to stabilise the integrity of the new, steep bank around the piers. The retaining wall structures (picture xiv, Appendix c) were much more extensive than is currently observable; the upstream side of the northern bank had at least 12 courses, whereas only the first 5 or six can be seen under the vegetation on the downstream side of the northern bank.

There appears to have been little or no development on the southern bank of the Falls in the 19th century, the main focus of activity being 50-70m to the west at the Kawarau Falls Station homestead. The building of the dam in the 1920s had a smaller effect on the natural form of the bank here, too; the bank on this side was naturally steeper and didn't need much in the form of engineering works to make it fit for purpose.

Apart from the 'mill shop' ruin on the Frankton side of the bridge, there were no extant traces of 19th century buildings or landscape features observed on either side of the bridge. The evidence for early 20th century development, the dam and bridge structure and associated engineering works, are still readily identifiable in the landscape.

## 8. Assessment of Actual and Potential Effects

The extent of the proposed development can be seen in figs 2-5 of Appendix D.

### The Northern bank

Historical research and current observations indicate that the later period of dam building has eradicated any traces of the mill down at river level. The surviving 'mill shop', slightly farther towards Frankton, will not be affected by the proposed development.

An unidentified structure downstream on the northern side of the river (Photograph 3 of Appendix E) probably dates to the later dam period of activity from 1924 onwards, but is away from the area of proposed changes, so will not be affected.

The shape of the northern bank, reinforced near the bridge abutment by stacked stone retaining walls, is a product of the engineering necessary to build the dam in 1924; any earthworks here that affect the shape of the bank (the pink shaded area to be excavated in Fig 2, Appendix D), that change the shape given to it in the 1920s, above the stacked stone retaining walls will have a minor effect on the archaeological values of the site.

The stacked stone retaining wall on the downstream side of the current northern bridge abutment may extend further uphill than the 6 courses currently visible. There is likely to be no effect on this wall if it only extends uphill as far as the area to be filled (blue shaded area, Fig. 2 Appendix D). However, if it extends into the excavation area (pink shading), and is excavated along with the rest of the hillside, the effect will be more serious.

The extent of these effects is hard to quantify, as the current inaccessibility of the site prevents a full observation of the area; the extent and height of the stacked stone retaining walls cannot be currently discerned. However, observation and recording of these areas could be undertaken during preliminary works on the proposed bridge.

#### The Southern bank

As mentioned in the discussion, above, the southern bank saw no development during the 19th century and needed less alteration in the 20th century for the building of the dam. The proposed bridge reaches the bank significantly farther downstream from the current bridge's abutments and will not have any effect on the landscape created by the 1920s dam.

#### The River

Although the river bed is to be affected considerably by the building of the new bridge, I do not think that any activity will affect any archaeological values on the site. The rocks of the Falls on the northern side were partially utilised by the mill and other activities from the 1860s onwards. However, the 1920s dam building destroyed any remnants of these structures.

## 9. Mitigation

The following measures are recommended to mitigate the adverse effects of the new bridge on the archaeological values of the northern bank:

- The area where engineering on the northern side of the bank is to be undertaken (the pink and blue areas shown in fig 2. Appendix D), downstream of the current bridge should be cleared of all vegetation before engineering works begin.
- The clearing of vegetation should be undertaken in such a way as to minimise damage to the ground prior to inspection.
- This area should then be examined and recorded by an archaeologist prior to any engineering works commencing.

- This includes finding the extent of the stacked stone retaining walls on this side of the current bridge and recording those.
- These recordings and observations should be submitted to the NZHPT for inclusion in their register of historic places concerning the dam.
- The relevant NZAA site record forms (see Appendix F of this report) should also be updated to include changes to the site wrought by the proposed development.
- These recommendations should be included as AEE conditions.

## 10. Conclusion and Recommendations

The Kawarau Falls has been a draw to Europeans ever since they arrived in the Wakatipu Basin. What became known as an exceptionally pretty natural feature was soon harnessed for functional purposes, like driving mill machinery and later as the central part of a grandiose engineering scheme to get at the Kawarau's gold.

Each development has left its mark on the landscape, particularly the 1920s dam scheme, which wiped away all traces of the earlier mill at the riverbank. One of the more noticeable features of the proposed development is how little (compared to the building of the original bridge/dam) the landscape is likely to be affected. From an archaeological point of view, this can only be a good outcome.

## 11. References

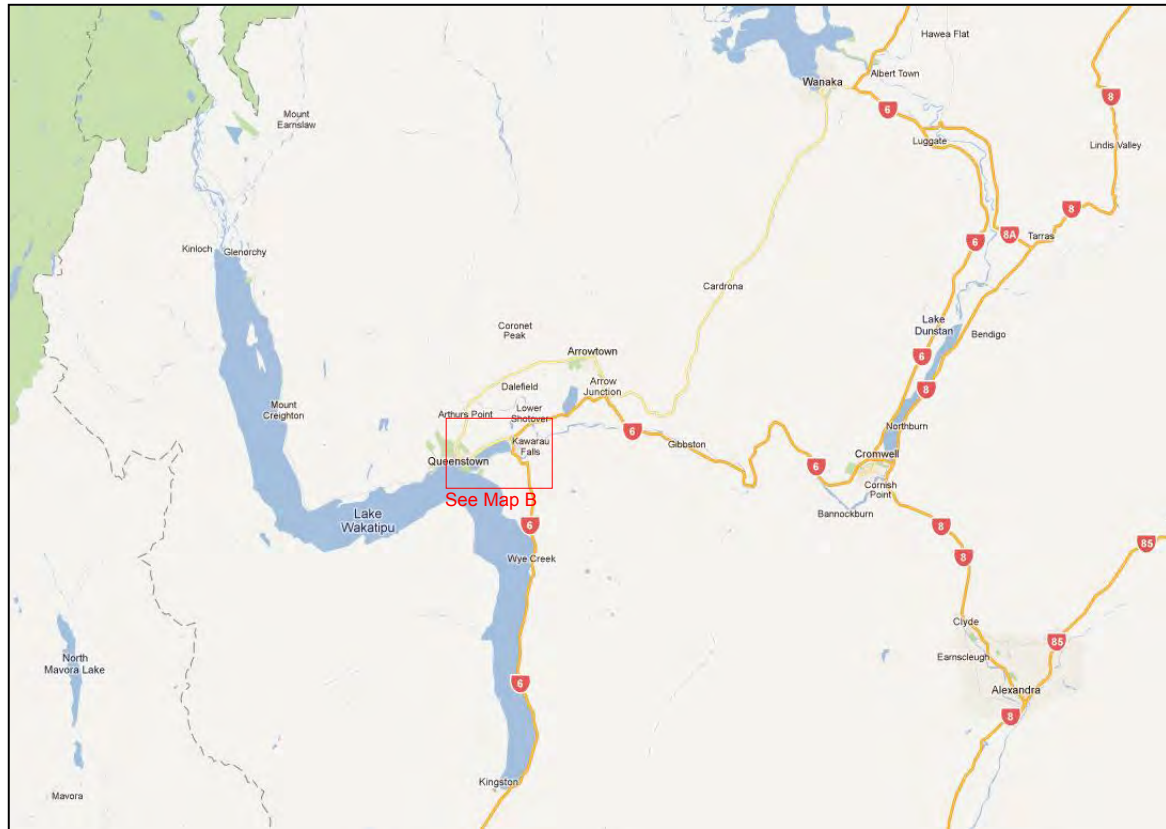
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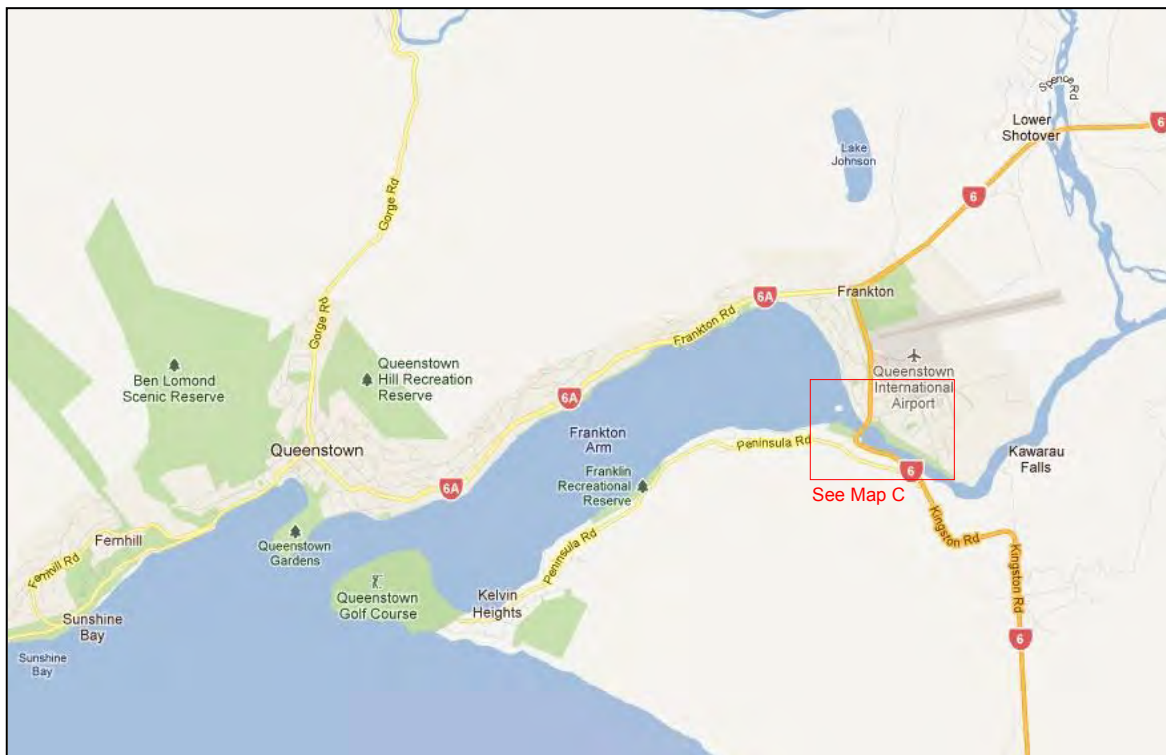
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Otago Daily Times , Issue 10373, 30 May 1895
  
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## Appendix A Location Maps

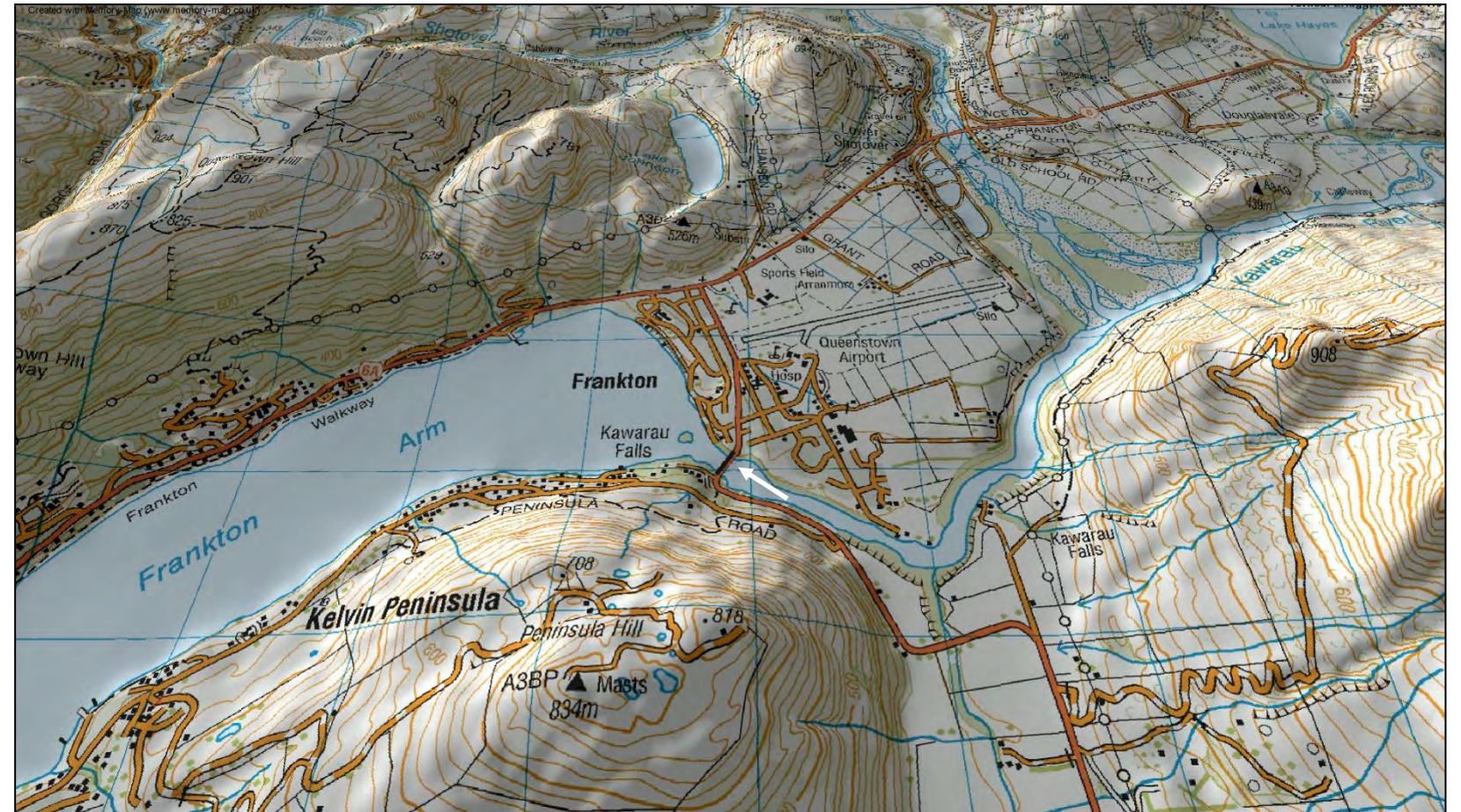


Map A



Map B

Map C



Maps A & B indicate the position of the site at the end of the Frankton Arm of Lake Wakatipu.

The Dam/Bridge at Kwarau Falls (arrowed) is located to the south of Frankton and to the north of Peninsula Hill. The oblique aerial of Map C shows the topography of the area.

(Maps A & B from Google Maps 2011, Map C from LINZ, digital topography by Memory Map™)

## Appendix B Legal Descriptions



An aerial view of the cadastral layout of sections, reserves and other boundaries at the Kowarau Falls area. The river is bounded in Red, with yellow for roads and purple for legal sections.

The sections which i have arrowed are not currently held under any certificate of title, but are likely to be affected by the proposed bridge.

Cadastral information from the LINZ Online Service and overlaid on a Google Maps aerial.

## Appendix C Historical Photographs, Maps, Surveys and Drawings



Picture i.

Kawarau Falls Station as sketched by Sir William Fox in about 1864.

Although the mill had not been built at this point it is possible that Fox's drawing shows a natural shelf of land on the near (right-hand) side of the picture which could have been utilised to take the mill structure.

Source:  
Alexander  
Turnbull Library





14265

14265

PLAN  
OF BLOCK N° XVIII  
of the TOWN of  
FRANKTON  
G.M. Barr Esq. Surveyor  
FEBY 1865



14265

CERTIFIED CORRECT  
G.M. Barr Esq.  
Surveyor  
FEBY 1865

Picture iii.

Nearly 2 years later, in February 1865, this survey plan (SO 14265) was produced. The extent of the Govt buildings reserve has been reduced in order for the establishment of riverside sections, numbers 1 to 7 being shaded differently as part of the "Flour Mill Site".

Source: LINZ



Picture iv.

An early photograph of the mill site with the buildings of the Kawarau Falls Station present on the left of the picture.

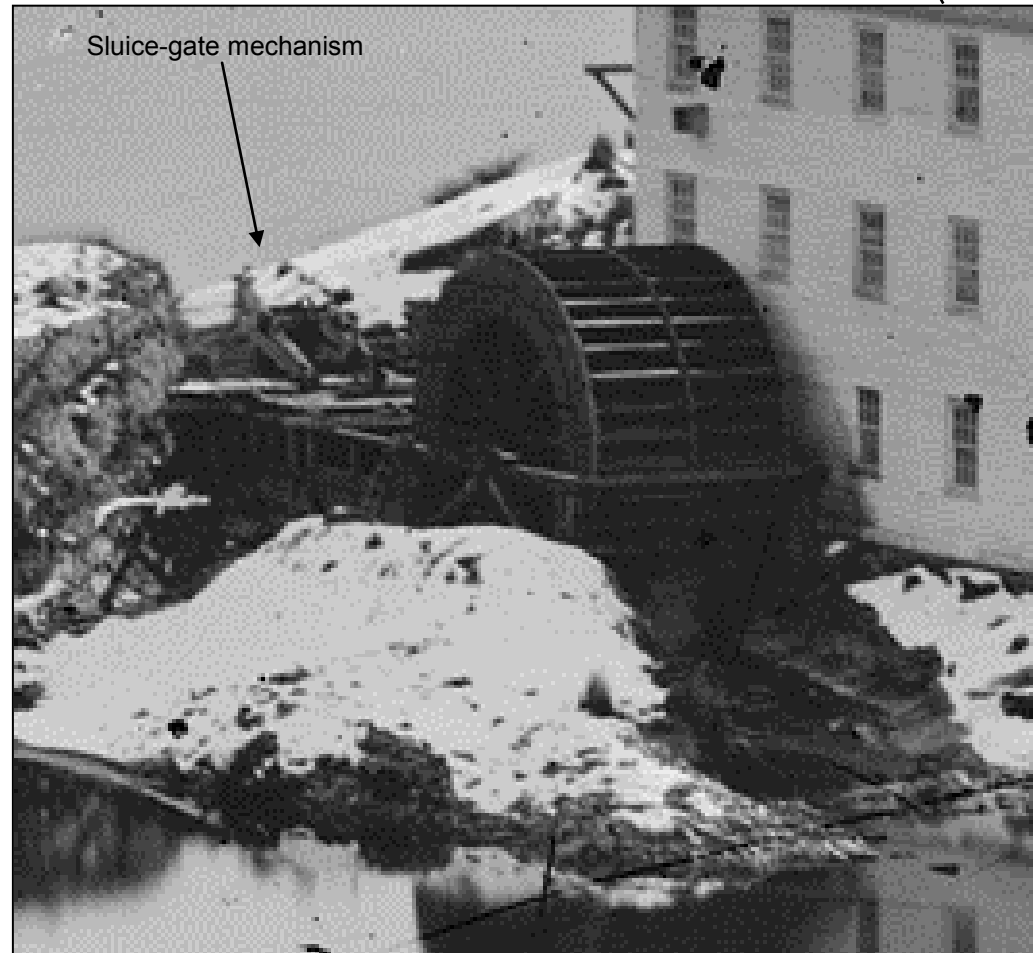
The picture is likely to have been taken between 1876 and 1885.

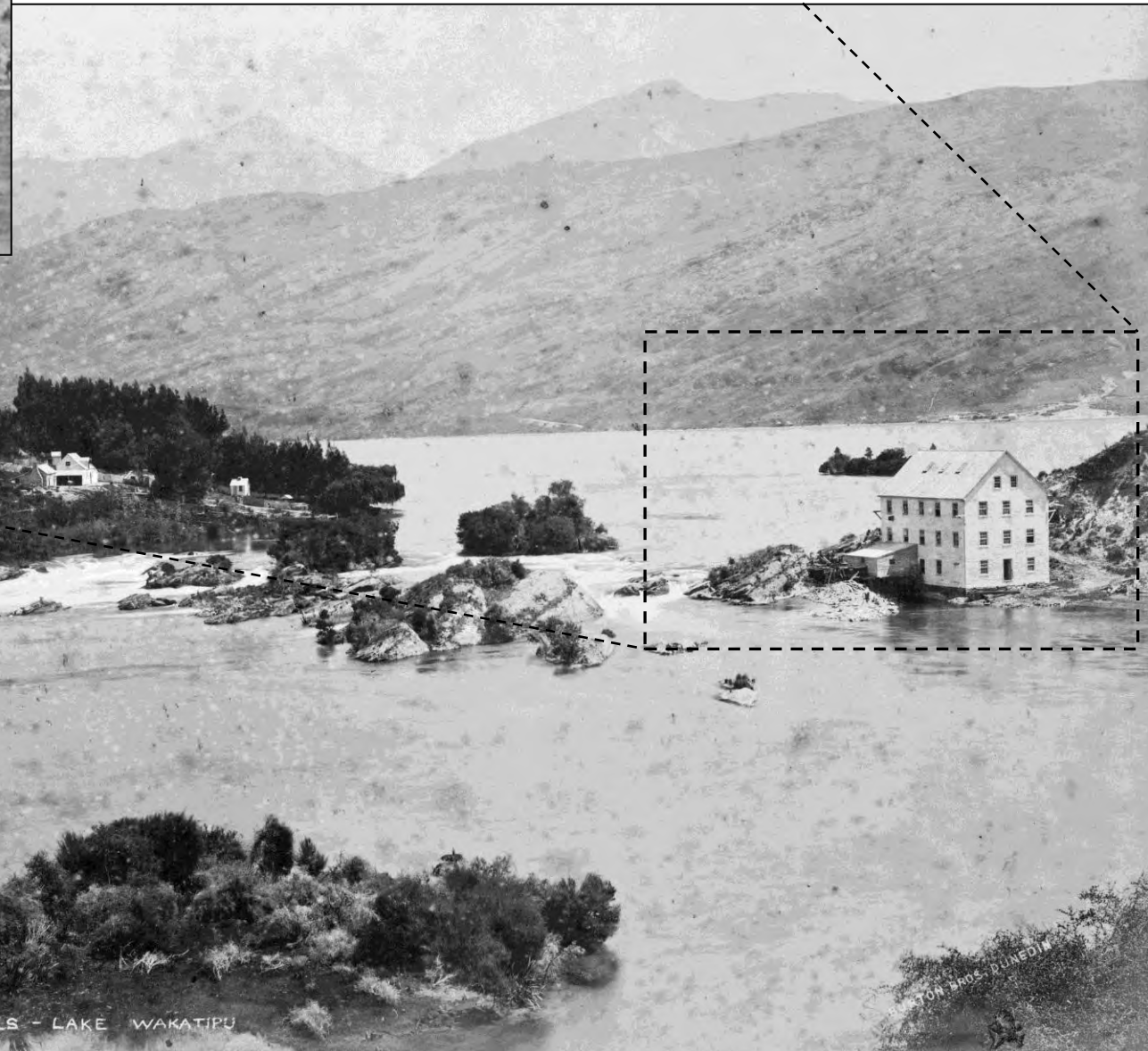
The winter weather has led to a large drop in water levels, leaving the waterwheel high and dry. The detail, below, shows the external mechanism of the waterwheel; this includes a sluice-gate arrangement upstream of the wheel.

Source: Te Papa Picture archives (C.016431)



Detail of the water wheel





Picture v.  
Taken in 1883, this photograph shows that a structure has been built over the waterwheel.  
Taken at a warmer time of year, the water level is noticeably higher compared with the previous image.  
Source: Sir George Grey Special Collection, Auckland Libraries (7-A14778)

Picture vi



Picture vii



Picture vi.

One half of a stereograph showing the mill building at the falls. It is likely to date to some years after the above images as the vegetation in and around the Falls (especially just to the left of the mill building) has advanced considerably.

Source: Alexander Turnbull Library

Picture vii.

This dates to probably only a few years after picture vi. A pipe leads from the falls, running downstream.

Source: Te Papa Picture archives (C.017893)

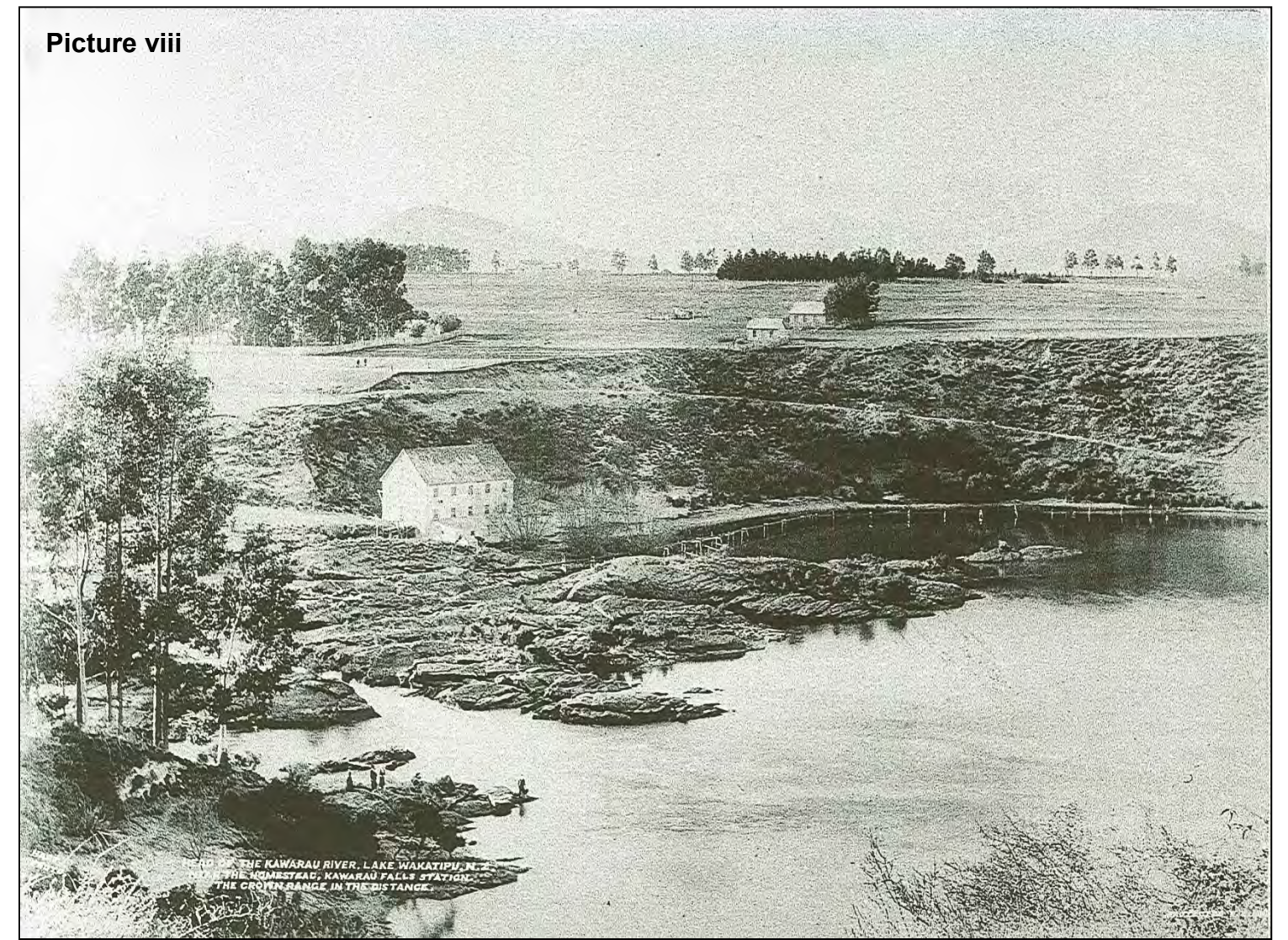
Picture viii.

This photograph, according to the Hocken Pictorial collection, dates to 7.7.1900 and is probably one of the last photographs taken of the area with the mill building still standing.

The pipe, visible in picture vii, can be seen snaking off downstream and a trackway seems to lead up the steep bank from the far right of the picture, running towards Frankton.

Source: The Hocken Pictorial Collection

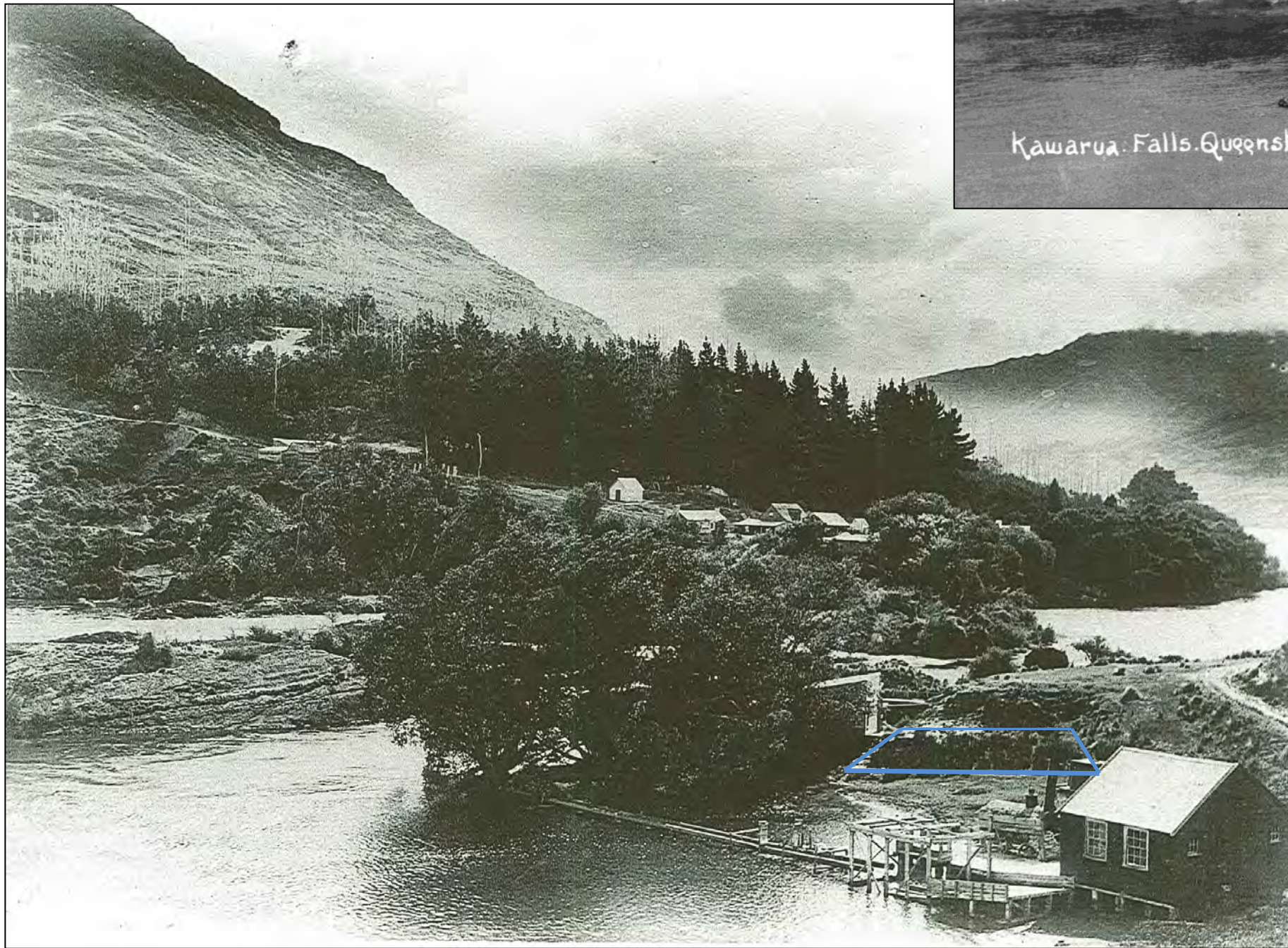
Picture viii



Picture ix.

Undated, but likely to have been taken in the first decade of the 20<sup>th</sup> century. The main mill building is no longer on site, although the small building above the waterwheel still exists. The pipeway visible in pictures vii & viii no longer appears on site.

Source: Sir George Grey Special Collections, Auckland Libraries, (35-R2086)



Picture x.

A small wooden building with a landing place and what appears to be a pipeway leading from the water to the shore has been constructed just downstream of the old mill site. This picture is undated, but likely to date from c. 1910 and to before 1924, when construction on the dam began.

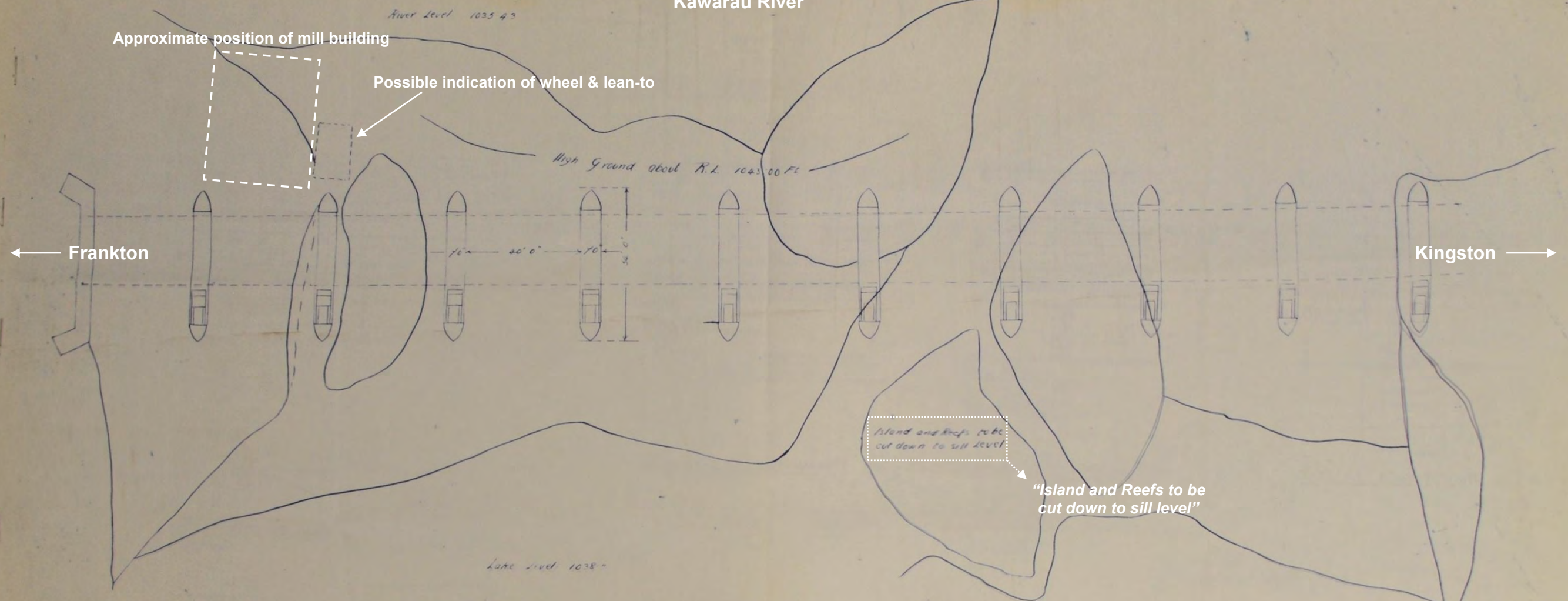
I have marked the position of the main mill building's foundations. This photograph shows the extent to which part of the old mill building was recessed into the hillside

Source: The Hocken Pictorial Collection

# KAWARAU FALLS DAM

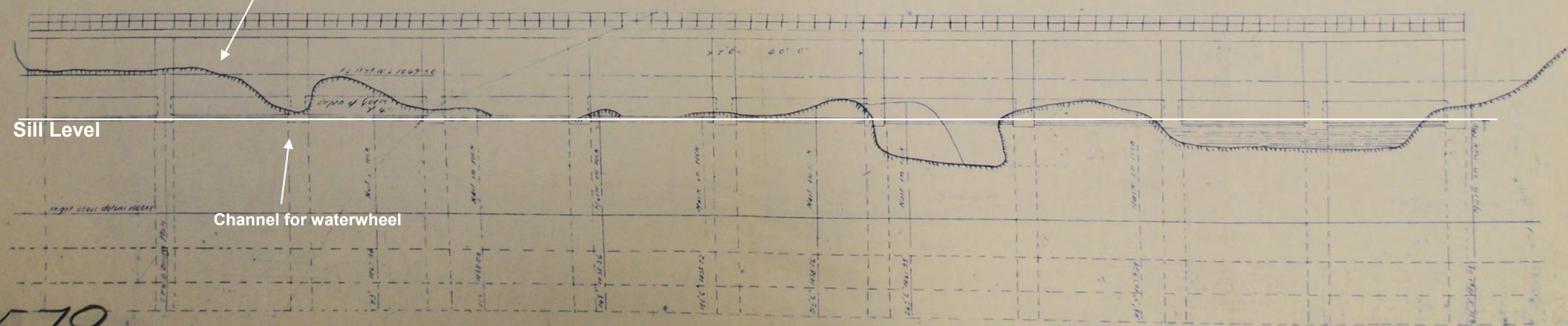
SCALE 20' 0" = 1 INCH

Kawarau River



Lake Wakatipu

SECTION ON GATE LINE



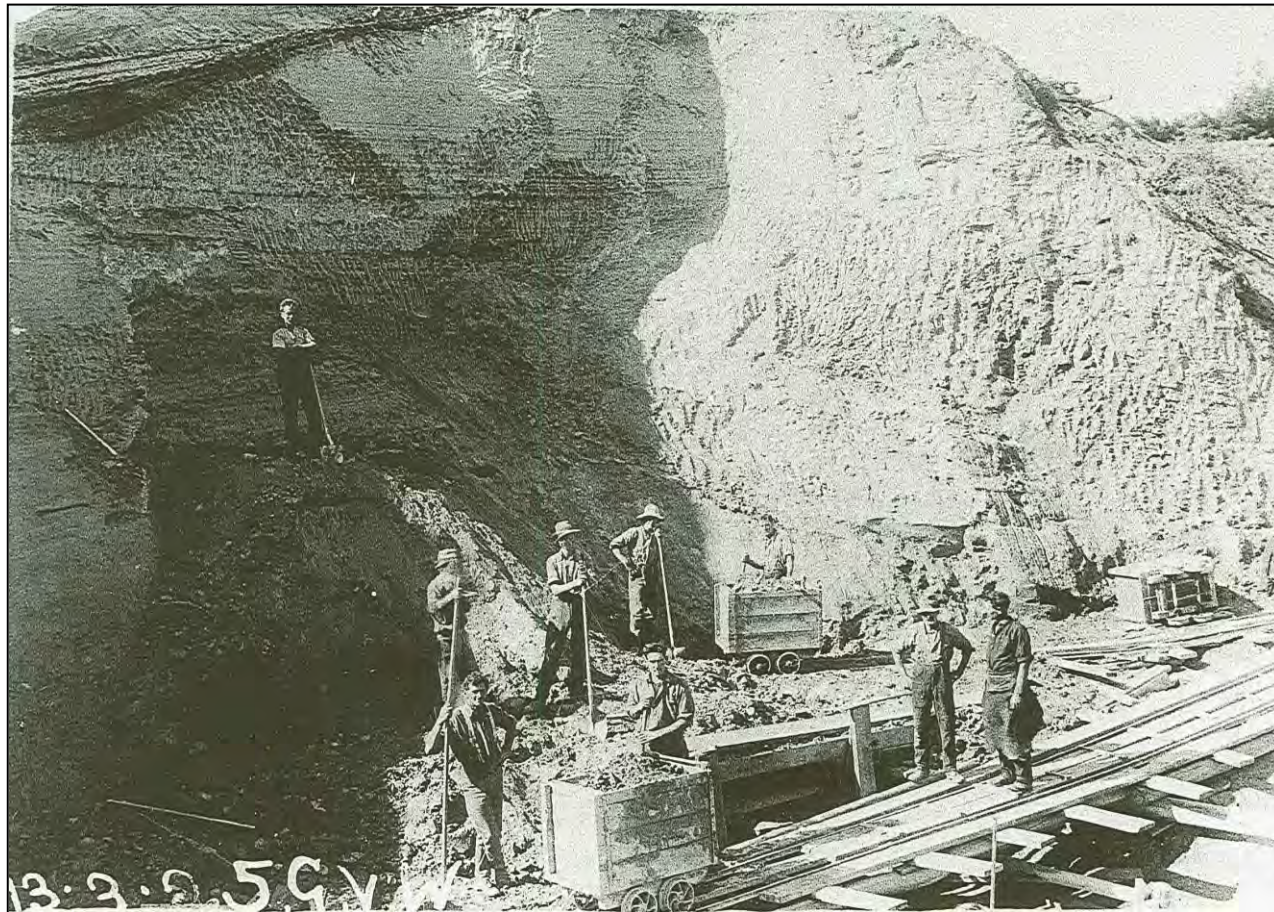
578

2138

Copy of A.P. 50

Picture xi.  
 Plan and Section views of the proposed Kawarau Falls Dam showing the levels of the riverbed and lake, as well as the protruding rocks above the falls.  
 The channel which held the old mill's waterwheel is probably the first dip in the section from the left of the drawing (arrowed).  
 I have marked the sill level of the dam's sluices on the section.

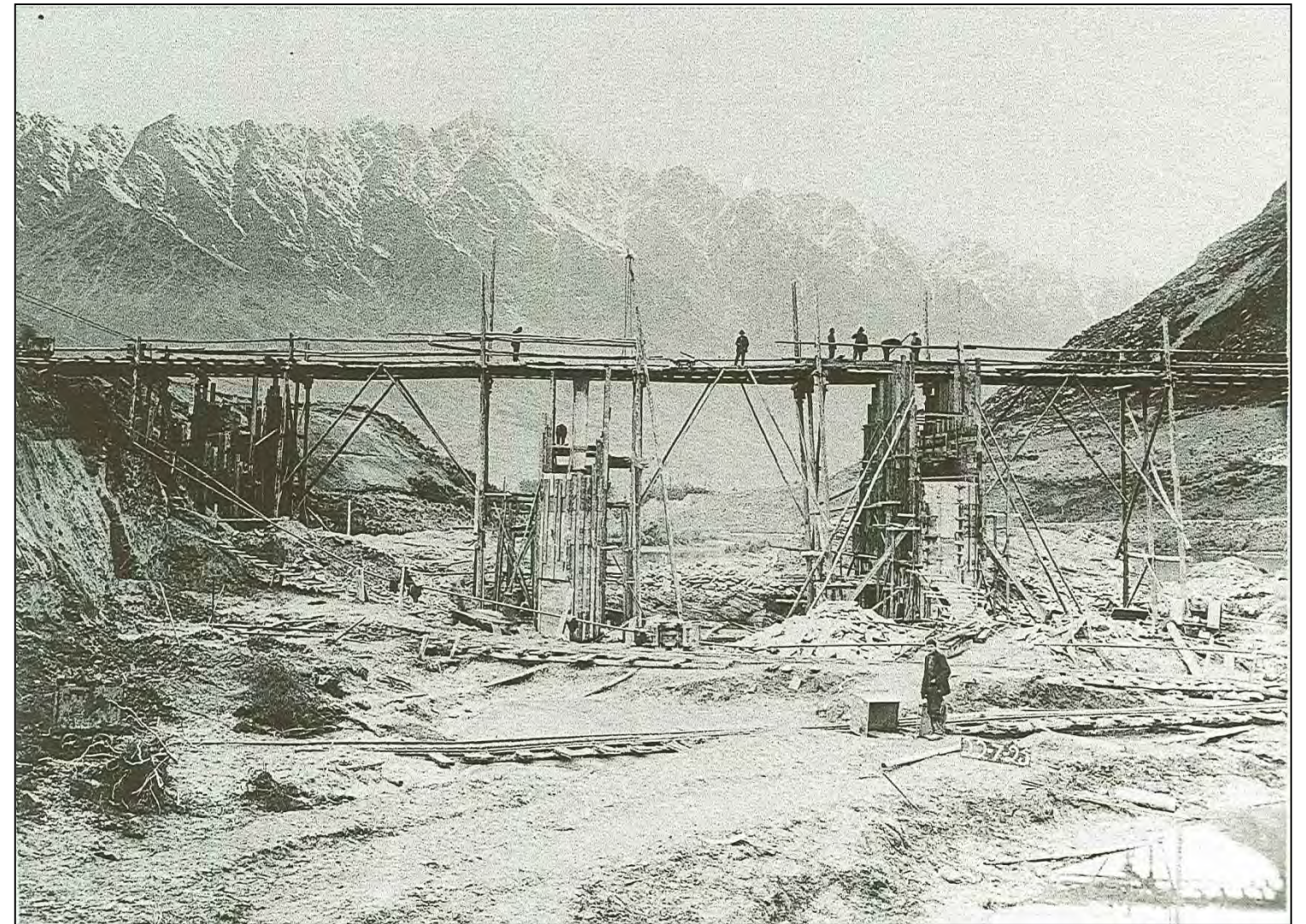
Source: Archives New Zealand, Dunedin



Picture xii.

The excavation of the bank and rocky outcrop was a large undertaking involving many man hours.

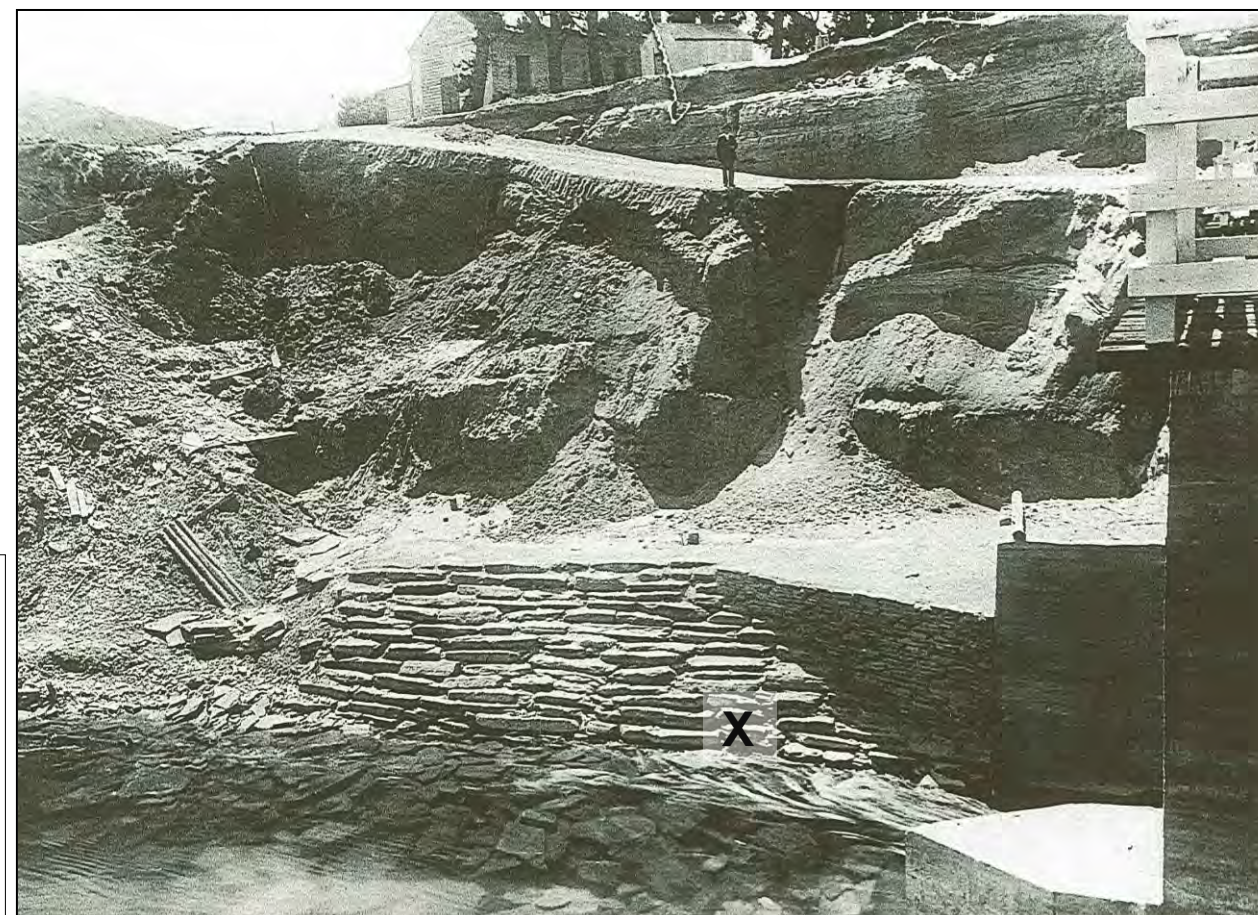
Source: The Hocken Pictorial Collection



Picture xiii.

The northern end of the dam structure. The former mill building would have been just downstream of the two piers shown here, with the water intake channel and wheel being approximately a couple of yards downstream from where the second (right-hand) pier is.

Source: The Hocken Pictorial Collection

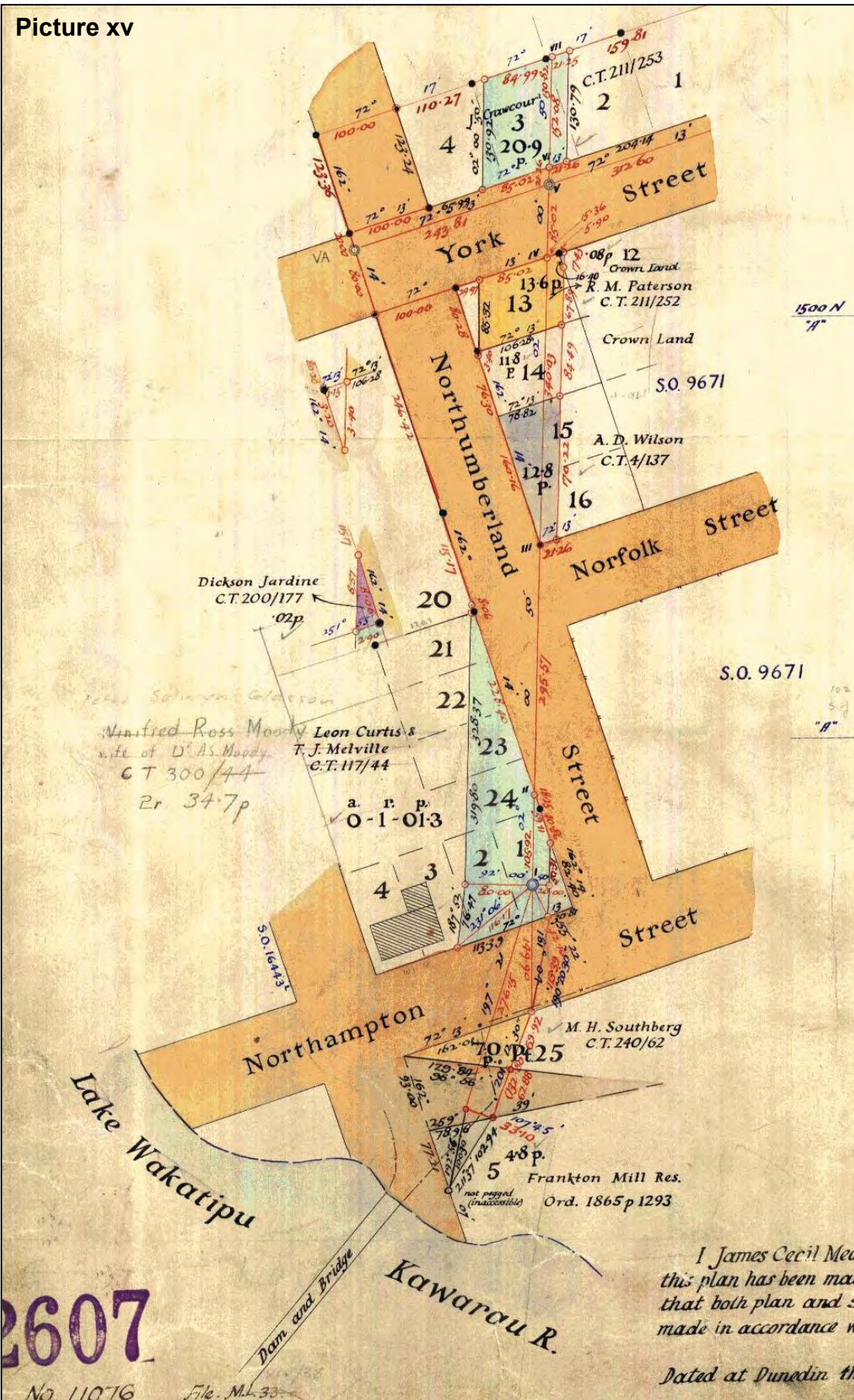


Picture xiv.

Adjacent to the bridge abutments, where the sloping bank had been engineered into a cliff-face, a series of stacked stone revetments were constructed.

The „x” marks the spot from which Photograph 1 of the site visit photos (Appendix E), was taken.

Source: The Hocken Pictorial Collection



Picture xv (above-left).

This detail from SO 2607, dating to 1936, shows the property boundaries and roadways in southern part of Frankton changed markedly upon the construction of the Dam/Bridge. (Source: LINZ)

Picture xvi (above-right).

Details from a Whites Aviation aerial photograph, dating to 1947. I have indicated both the lost mill buildings and the extant „mill shop“ building in yellow, as well as an indication as to the amount of land that was quarried away from the northern bank of the river. (Source: The Alexander Turnbull Library)