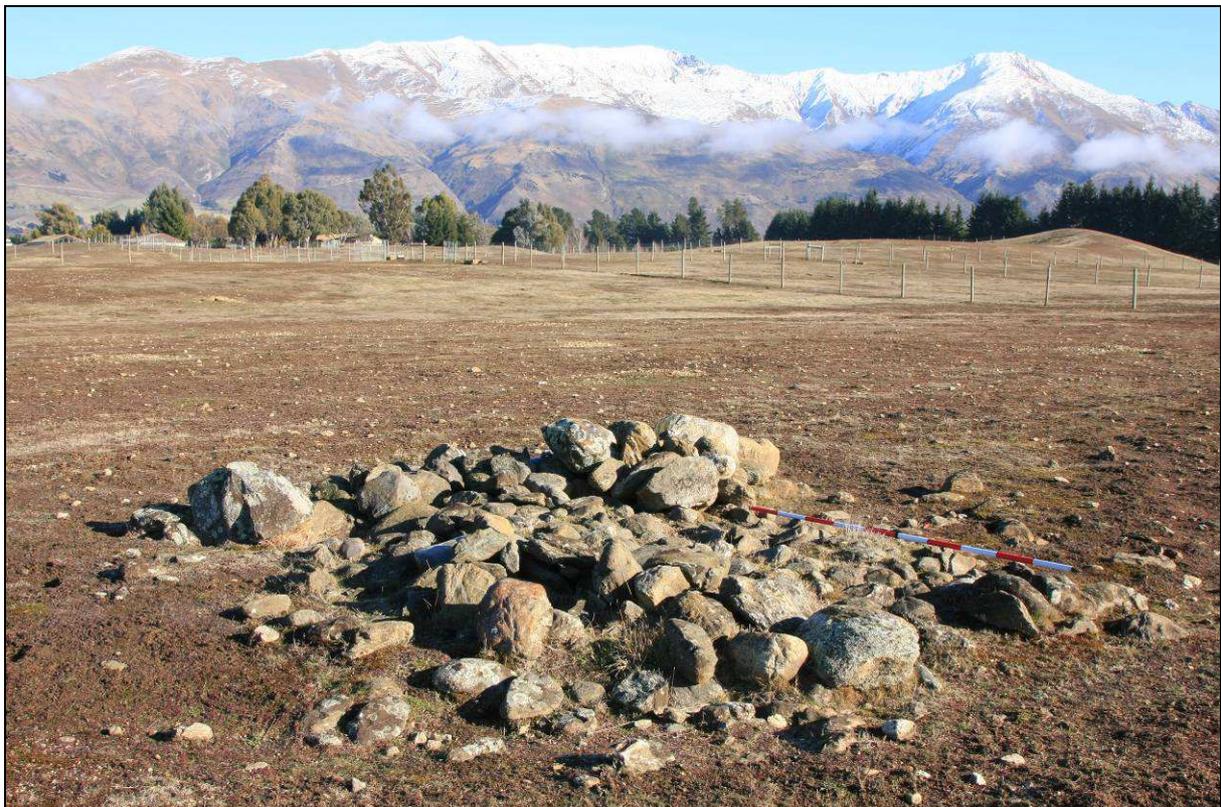


Archaeological assessment for Ballantyne Plan Change Investigation

Sections :-

- Lot 1, DP 12726, 4.0638 OT5B/179, S M Robertson & J C Robertson
- Lot 1, DP 12296, 2.0353, OT5B/474, R S Moseby & M F Gordon
- Lot 2, DP 304423, 36.8700, 17826, Ballantyne Investments Limited
- Lot 1, DP 12295, 0.2023, OT5A/42, Aurora Energy Limited



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Archaeological Assessment

24 June 2010

Prepared by Matthew Sole,

Contracted by Duncan White, Paterson Pitts

Introduction

The Queenstown Lakes District Council has recently rezoned approximately 100 hectares of land between Ballantyne Road, Riverbank Road and State Highway 6, in Wanaka from Rural General to a variety of Three Parks sub- zones. These new zones provide for a variety of urban land uses in this area. The Three Parks Plan Change included land owned by Willowridge Developments Ltd only.

Some of the adjacent landowners whose land was not included as part of the Three Parks Plan Change would also like to have their land rezoned and have approached Council to seek a plan change to allow similar uses to occur on their sites. Council has agreed to initiate a Council led, but privately funded, plan change for this land. The Council have prepared a report initiating this plan change.

As a result various preliminary investigations need to be undertaken to support this plan change. Initially these reports will be used to identify whether this land is suitable for urban uses, any constraints that need to be considered during the plan change process and to assist in locating the boundaries between various zones. Ultimately these reports will be used by the Queenstown Lakes District Council as part of the Council's consideration of alternatives, benefits and costs evaluation required by section 32 of the Resource Management Act 1991. Paterson Pitts Partners (Wanaka) Ltd has been engaged by the main landowner (Ballantyne Investments Ltd) to project manage their component of the plan change and to commission the following preliminary assessment reports: • Ecological values • Cultural values • Archaeological values • Landscape values • Geotechnical/natural hazards/contamination • Servicing (water, storm water, wastewater, power, telecommunication and gas) • Potential roading layout • Urban design.

This archaeological assessment addresses the above ground archaeological values for the properties listed above and shown on the plan figure 2 in Appendix 2.

Executive Summary

- This archaeological assessment has included a literature search, review of other sources and a site walkover to identify the archaeological and historical values of the site.
- The assessment concludes that the site has no conclusive above ground archaeological or historic values, there is a site most probably a paddock collection of rocks that on future site stripping for subdivision should have an accidental discovery protocol in place to manage the chance these may in fact be destroyed ruins of an earlier building. The paddock collection of rocks appears to be the only remaining evidence of earlier farming.
- The land prior to European settlement would have likely been a mix of tussock grassland and mixed low shrub land. Extensive pastoral farming has been its predominate use up until the 1970s. Subsequently lifestyle subdivision followed eventually into the five or so parcels that exist presently. More recently adjoining Ballantyne Road to the south light industrial and commercial subdivision has developed.
- The subject land is identified on the plan figure 1 appendix 2 as: • Ryton Management Ltd/Canterbury Helicopters Ltd • Ballantyne Investments Ltd • Robertson • Gordon/Moseby • Aurora Energy.

Site Overview

- Land status: Free hold
- Owner & legal description
 - : Lot 1, DP 12726, 4.0638 OT5B/179, S M Robertson & J C Robertson
 - Lot 1, DP 12296, 2.0353, OT5B/474, R S Moseby & M F Gordon
 - Lot 2, DP 304423, 36.8700, 17826, Ballantyne Investments Limited
 - Lot 1, DP 12295, 0.2023, OT5A/42, Aurora Energy Limited
- Access: The above parcels are boarded by State highway to the north; Wanaka Golf Club to the west; Ballantyne Road to the south and Three Parks to the east. .

Refer figures 1 & 2 of appendix 2 for maps of assessed land parcels and participating properties.
- NZAA: No known site records exist over these sections. No Archaeological Site record has been prepared as a result of assessment.
- Today the site contains three lifestyle block and a power utilities transformer and switching yard

History Description

Title history.

Reference to Jill Hamel's Archaeological assessment of Willowridge (Three Parks) Sections, Wanaka, September 2006 is acknowledged as a source for much of this section on title history.

The land on the Wanaka Flats was part of Run 240 known as Criffel Run, taken up in 1858 by C Maude and J Britten, more as an investment than for active farming. It became part of Wilkin and Thomson's extensive land holding in the 1860s and was managed from a farmstead at Albertown (then known as Newcastle). Run 240 eventually became Wanaka Station, and was managed from a homestead on the western side of the present town as pastoral lease. The Ballantyne parcels now under plan change was originally surveyed as Section 16 and included small western portions of Section 15, was surveyed into its present sections in 1885 by E W Wilmot.

Early titles show that the Turnbull family of Patearoa were the first to acquire the freehold. Robert McGregor Turnbull was the 1860s runholder of Linnburn station with his brother, Charles, appears on the titles as tenants in common in 1890 for 509 acres, was held on the same title to the mid-20th century.

At the start of the 20th century the Ballantyne parcels and the Three Parks land were held under three groupings of the sections, some of which extended beyond the boundaries of Three Parks. The main grouping comprised Sections Parts 14,15,16 and Lot 1, about 450 acres. The freehold of the whole of Sections 14, 15 and 16 were acquired by Montagu Turnbull (law clerk of Dunedin and probably Robert's son) from the warrant system in 1907 and held by Annie Louisa Turnbull wife of Robert McGregor Turnbull, Patearoa Runholder. (Appendix, Fig3) The Turnbolls transferred Sections Parts 10, 14,15,16, as well as Sec 11 just south of Wanaka, to the Sargood family in 1912, when Percy Sargood took up the lease of Wanaka Station (McLintock 1966).

The Ballantyne parcels and Three Parks land was registered in the name of Lucy Constance Sargood, his wife. Sargood was a merchant, entrepreneur and benefactor. "An enthusiastic advocate of irrigation in Central Otago, he applied to the Lake County Council for a lease of the Cardrona Nursery to show the value of an irrigation programme, but his application was rejected. In 1913 he planted 8,000 fruit trees to establish the Wanaka Orchards, which demonstrated that the country, when irrigated, was ideally suited for fruit growing" (McLintock 1966). Most of his plantings were to the south around Orchard Road.

Sargood died in 1940 and the sections were bought by the McPherson family. Again the titles were held in the name of a wife, Gulielma Constance McPherson, wife of Stewart Dalrymple McPherson, a company director of Dunedin. (Appendix, Fig 4 is a copy of Certificate of title containing transfers from 28 October 1959 to April 1967.)

A lease to Avalon Farm Ltd shows up in 1963, and probably the whole 600 acres of dry flats was under an extensive grazing regime of local farmers during the last half of the twentieth century. This lease was transferred to Angus Carlin Jordon 14 4 1965. Gulielma Constance McPherson, wife of Stewart Dalrymple McPherson transferred sections 13, 14, 15, and 16 and section 861R consisting of 534 acres to Rolfe Sargood Mills in April 1967.

No evidence of early occupation can be drawn from research into the titles for the Ballantyne plan change parcels.

Survey Plan History

Reference to old survey plans SO 950 date unknown; SO 955; Plan Blk III Oct 1884, SO 14787 Jun 1880, SO 14792 Jan 1927 and SO 2388 Blk III Sept 1945 reveal no evidence of occupation for the Ballantyne plan change parcels.

Water races were noted on SO 2388, sections 10 and 11 adjacent to sections 14 below sections 15 and 16. On physical inspection no evidence of water race structures or residual formation were sighted.

(Appendix, Figure 5. SO 950 (An early 1850s topographic map of Lake Wanaka and Pembroke as Wanaka was then known as and Block III before titles for sections 14,15,16 and Lot 1 were created.)

(Appendix, Figure 6. SO 955 (An early 1884 topographic map of Block III lower Wanaka details Block III and its sections. 14,15,16 and Lot 1 are in the top right hand portion.)

Fabric Description and Condition

An inspection was carried out on Wed 16 of June 2010. This involved a circuit via public road and a walk over with GPS and photo points. As access to the Spencer – Bower holdings was withheld physical inspection was only completed on the S M Robertson & J C Robertson; R S Moseby & M F Gordon; and Ballantyne Investments Limited. The high degree on physical modification to the small Aurora Energy Limited parcel did not warrant more than a visual inspection.

The combined parcels under assessment are bordered on three sides with mature shelter belts dominated by conifer species. The Ballantyne Road boundary is largely free of shelter belts.

A 7 metre terrace forms the rear boundary across the life style blocks of S M Robertson & J C Robertson and R S Moseby & M F Gordon with Ballantyne Investments Limited above. No physical evidence was observed of any water race structures on this terrace. Water races are noted on a 1945 Topographic plan SO 2388 on sections 9 & 11 to the south west of these. No water races were depicted on SOs prior to 1945 SO 2388.

Up on the terrace just beyond the S M Robertson & J C Robertson and R S Moseby & M F Gordon boundary is the remains of the old Wanaka airfield sealed runway. Beyond which are the undulating dip and knoll landforms typical of old kettle holes associated with glacial moraine terminus. These run consistently across the Ballantyne Investments Limited and Canterbury Helicopters Limited, Spencer – Bower properties.

The Ballantyne Investments Limited land parcel has been intensively deer fenced and subsequent grazing has resulted in a sparsely vegetated bare sequence of paddocks. The odd evidence of past manuka scrub exists.

A circuit by foot revealed little above ground evidence of archaeological fabric apart from an isolated collection of old rocks in a less than random formation. No other evidence of rocks were sighted on the land parcels under assessment. Farmer paddock sourced rock stacks existed in the adjacent Willowridge property. The rock collection was unlike these. Grid ref 2205254 5605165. Image 4275 Appendix 3

The identified rock collection was in a rough 3 x 3 m square pattern with a range of rock sizes from 100 x 100mm through up to 450 x 450mm. The larger rocks appeared to be clustered to the southeast corner. Little evidence of patterned stacking existed, nor was any sense of placement for flooring observed.

Out across the north facing edge was a shallow channel depression running out by 4-5m either side of the possible rock shelter site. The nearest known water supply is Bullock Creek off to the west of the site some several 100 meters distance. Most probably they are an early paddock clearing of rocks. A similar pile was observed from the highway east of the R S Moseby & M F Gordon property.

A remote chance exists that this may be the collected remnants of a past farm building and it is recommended that on future site stripping for subdivision there should be an accidental discovery protocol in place to manage the chance these may in fact be destroyed ruins of an earlier building.

Summary

From the 1860s extensive pastoral farming has been its predominated use up until the 1970s. Excluding the paddock collection of rocks no other evidence of its early pastoral history was sighted. Subsequently lifestyle subdivision followed eventually into the five or so parcels that presently exist. More recently adjoining Ballantyne Road to the south light industrial and commercial subdivision has developed.

Recommendations

- a) No above ground evidence of archaeological fabric has been confirmed.
- b) As a first principle, every practical effort must be made to avoid damage to any historic or archaeological feature/s, whether known or discovered during construction. Any person wishing to so destroy, damage or modify the whole or part of any archaeological site must first obtain an Authority under section 11 or 12 of the HPA (1993) from the NZHPT.
- c) Archaeological features may be encountered during work on the excavation associated with identified paddock rock pile as there is a small chance they may be demolished old building ruins.
- d) It is recommended that a contract archaeologist be present during earthworks for monitoring purposes. If any archaeological features are found, they should be appropriately investigated.
- e) An Accidental Discovery Protocol must be in place and should apply for all of the proposed foundation excavation including excavation, associated with ground utilities installation and storm water. The Accidental Discovery Protocol must be approved by the New Zealand Historic Places Trust.
- f) If it is possible to leave any archaeological features undisturbed in the ground, this should be the approach adopted.

Sources and reports

Published Sources

McLintock, A. H. (ed). 1966.

References

Archaeological assessment of Willowridge (Three Parks) Sections, Wanaka, September 2006
by Jill Hamel

Mrs J C Robertson long time landowner within proposed plan change

Mrs Robertson was interviewed about her knowledge as a resident of some thirty years. To her knowledge she was unaware of any pre 1900's dwellings. She referred to her past viewing of early aerial photographs of the Wanaka Flats area to support her statements. These were in the possession of other locals who she was unable to recall. On questioning about the existence of early water races she advised to her knowledge none had existed in the past or presently.

Appendices

Appendix 1 Relevant Legislation

Appendix 2 Site plan, Certificate of titles, Old SO plans

Appendix 3 Site photos