

Ladies Mile Partnership

Archæological Assessment of Ladies Mile Partnership
Residential Development, Wakatipu Basin

Including
Hicks' Cottage (Site F41/611)

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Southern Archæology

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Introduction

This report was commissioned by Clarke Fortune McDonald and Associates on behalf of Ladies Mile Partnership (LMP). It is intended to identify any archæological or historic sites or features that might be affected by a proposed residential development in the Wakatipu Basin adjacent to the Ladies Mile and the Shotover River (see Figure 1), and make recommendations on the appropriate management of those sites or features. An early cottage, probably built by Thomas Hicks, was recorded, and is described here.

Relevant heritage legislation is reproduced here in appendix A.

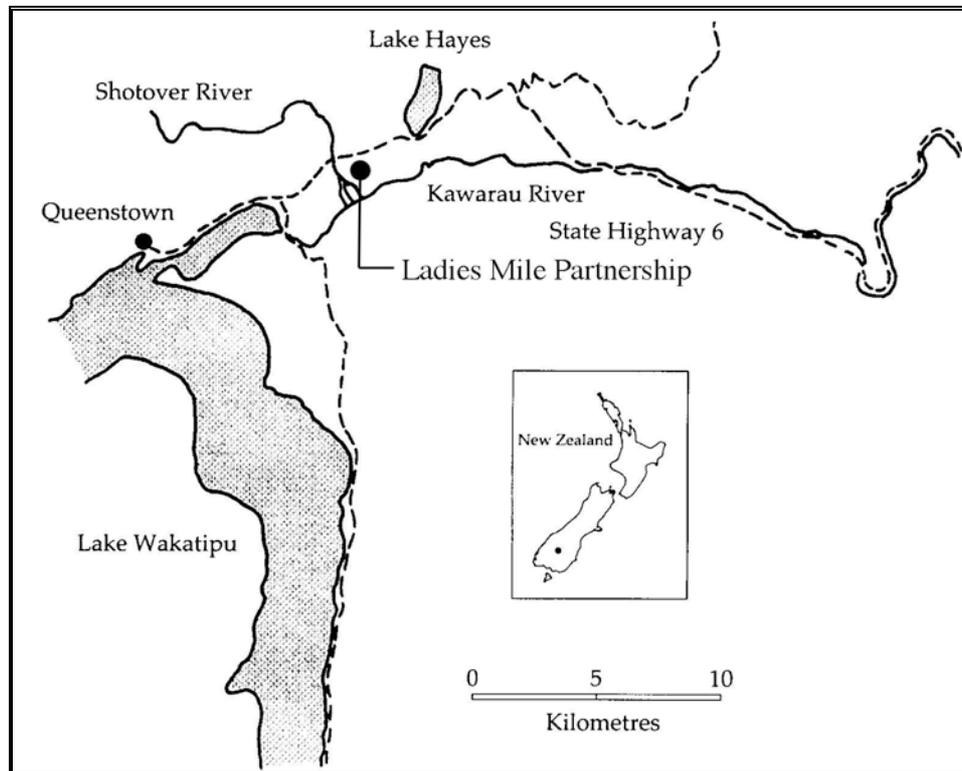


Figure 1
Location of proposed Ladies Mile Partnership residential development.

Development Proposal

LMP are planning to undertake a residential development within the flats and lower terraces of the Lower Shotover and Ladies Mile area. The site is approximately 130 hectares in extent. The proposed development is intended to include low density housing, integrated community housing and educational facilities. The site adjoins the Lower Shotover River to the west and the established Lake Hayes Estate subdivision to the east.

Legal description

The legal description of the land is Lot 101 Deposited Plan 325561 and Sections 96-99 Block III Shotover Survey District.

Geographical Description

The proposed Ladies Mile Partnership development is situated in the Wakatipu Basin adjacent to the confluence of the Lower Shotover River and the Kawarau River (Figures 1 & 2). The site consists of a series of terraces bounded by escarpments on their eastern sides. These represent old river courses of the Lower Shotover River. Crop marks show clearly in aerial photographs, and indicate that the lower terrace has relatively recently been part of the river delta. The 2000 geological map of the Wakatipu area (Turnbull 2000) shows the area to consist of tabular cross-bedded gravel and sand in a river delta, with the area of high ground on the south-east of the site being an outcrop of aspiring lithologic association (schist).

The area is currently in pasture, with some areas of wetland near the rivers. Conifer shelterbelts planted along the escarpment lines are a feature of the site. Historical evidence suggests that the lower terraces were cropped for grain in the first decades of agricultural development.

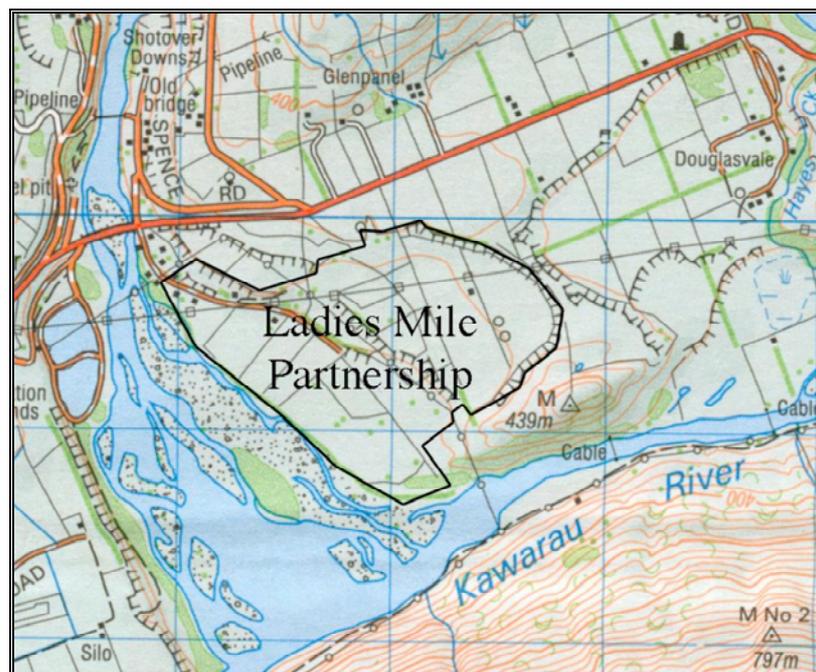


Figure 2
The area of the proposed Ladies Mile Partnership development.
From NZMS 260 F41 Arrowtown.

Sources

This archaeological report draws on a number of primary and secondary sources, as well as a site visit to the proposed development site. The main sources that were reviewed were:

- Early maps and plans held by Land Information New Zealand (LINZ).
- New Zealand Archaeological Association (NZAA) site record file.
- Published histories of the area.
- Files held by Archives New Zealand.

General History

Prior to European settlement of New Zealand, Lake Wakatipu lay on several inland Maori routes, with access to the lake along the Kawarau, Mataura, Mararoa/Von and Mararoa/Greenstone rivers (Anderson 1982), with travel along the lake itself probably being by mokihiki (rafts). Anderson (1982) noted two traditional Ngatimamoe settlements between the Frankton Arm of Lake Wakatipu and the confluence of the Shotover and Kawarau Rivers. In 1844 the chief Huruhuru described the interior of the South Island (and drew a map) for Edward Shortland in 1844 (McLintock 1949: 37), showing a detailed knowledge of the area.

In 1853 Nathaniel Chalmers became the first European to see Wakatipu, after he was guided into the interior by the chief Reko, but the first white men to actually set foot on the shores of the lake were probably John Chubbin, John Morrison and Malcolm Macfarlane who, advised by Reko, reached the southern shore in January 1856 (Miller 1949: 2). Donald Hay explored some of the lake by raft in 1859, by which time a number of explorers and land seekers had reached this area. Lake Hayes (Hay's Lake) was named in 1859 by two shepherds, Robert and Archie Cameron, who had gone to look at the country that Hay had recently explored.

The first European settlers in the Wakatipu were William Gilbert Rees and Nicholas Von Tunzlemann, pastoralists in search of new land for sheep in the interior. Rees and Von Tunzlemann come up the Cardrona Valley and over the Crown Range in early 1860, establishing their respective stations on the eastern and western shores of Lake Wakatipu (Miller 1949: 9-10). Rees established his homestead and woolshed on at the spot where Queenstown stands today, and the first mob of sheep was driven in from Coal Creek in the Shag Valley at the end of 1860 (Miller 1949: 17-18).

In November 1862 gold was discovered in the Shotover River, and the area was soon rushed. A goldfield was declared, and a tent town quickly grew up around Rees' homestead. His woolshed was converted into the Queen's Arms Hotel as soon as shearing had finished, this eventually becoming Eichardt's Hotel after Albert Eichardt became the proprietor in 1866.

With the explosion in the mining population came the need for food and the gradual establishment of a more settled community. The Wakatipu basin provided space for agriculture, and formal survey of the land in 1864 made land available for development. Three flour mills were set up in the area; Bendix Hallenstein & J.W. Robertson's Brunswick Mill at Frankton (1867), William & Robert Gilmore's Wakatipu Mill on Hayes Creek (1870), and Peter & John Butel's mill near Arrowtown (now on the Millbrook Estate) (early 1870s) (Petchey 1996: 161-166). These provided a market for grain production, actively encouraged by Hallenstein & Roberston who provided cash advances to farmers to assist in getting good wheat crops established (Thornton 1982: 36).

The 1865 Topographical Sketch of Shotover District (S.O. 1489) by Francis Howden gives a good overview of the state of settlement and development in the Wakatipu Basin less than three years after the first gold rushes. Queenstown and Arrowtown were the main settlements, linked by a telegraph line that led to the outside world along the Kawarau Gorge. Numerous water races in the hills were evidence of the mining activity that was still brisk, and was to continue for a number of years. The roading system that still exists today had largely been established, but river crossings were still generally by ferry, as bridges had yet to be built. There was a scatter of half a dozen farms, with a few shepherds' huts probably belonging to Rees' station.

The area of the proposed Ladies Mile Partnership development was probably unoccupied in 1865, as Howden's map shows no development there (Figure 3).



Figure 3

Part of S.O. 1489 (1865) showing the area of the present proposed Ladies Mile Partnership development. The land in question is roughly the block in which Trig M is located.

The cadastral survey of Block III Shotover District was carried out by G.M. Barr in August 1864 (S.O. 1497). The existing map held by LINZ shows the area of the proposed Ladies Mile Partnership development to be surveyed into large sections, but this map is a copy (dated 1950) of the original, and it is not possible to tell what linework had been added. Barr's Fieldbook (F.B. 158) shows that he originally surveyed this area as Auriferous Reserve. Another survey plan (S.O. 6396, see Figure 4) shows that the area was subdivided for agricultural lease areas in 1867, the named applicants being:¹

Archibald Haddon Douglas (Sections 68, 69, 70, 71, 72, 91, 93)

Francis McBride (Section 92)

Thomas Hicks (Section 94)

Daniel McBride (Sections 98, 99)

John Cochrane Patterson (Sections 95, 96, 97)

As Hallenstein's flour mill nearby at Frankton was established in the same year, it is a reasonable assumption that the potential market for grain had an influence on the interest in this flat terraced land, and that grain crops were grown there from the late 1860s.²

It is of note that several of the agricultural lease applicants named above purchased the respective sections on the same day five years later. Thomas Hicks, John McBride, John Cochrane Patterson all gained freehold of their land on June 14 1872 (Applications for the Purchase of Waste Lands of the Crown). The relationship between these men has not been established, and there is the potential for more research in this area. Several of them also owned land elsewhere in the Wakatipu Basin.

¹ Full names were obtained from the Crown Grant Index Map, Shotover District.

² See also the discussion of the archaeological evidence below.



Figure 4
Part of S.O. 6396 (1867) showing the first subdivision of the area of the present proposed Ladies Mile Partnership development.

Previously Recorded Archæological Sites

The New Zealand Archæological Association (NZAA) Site Record File was checked for previously recorded archæological sites in the vicinity of the Ladies Mile Partnership development. Two sites are nearby. Two kilometres to the west is site F41/442, a findspot, and two kilometres to the north-east is site F41/554, Threepwood farmstead. There are no previously recorded archæological sites on the area of the present development proposal. Threepwood farmstead is described in detail in a recent archæological survey (Petchey 2005).

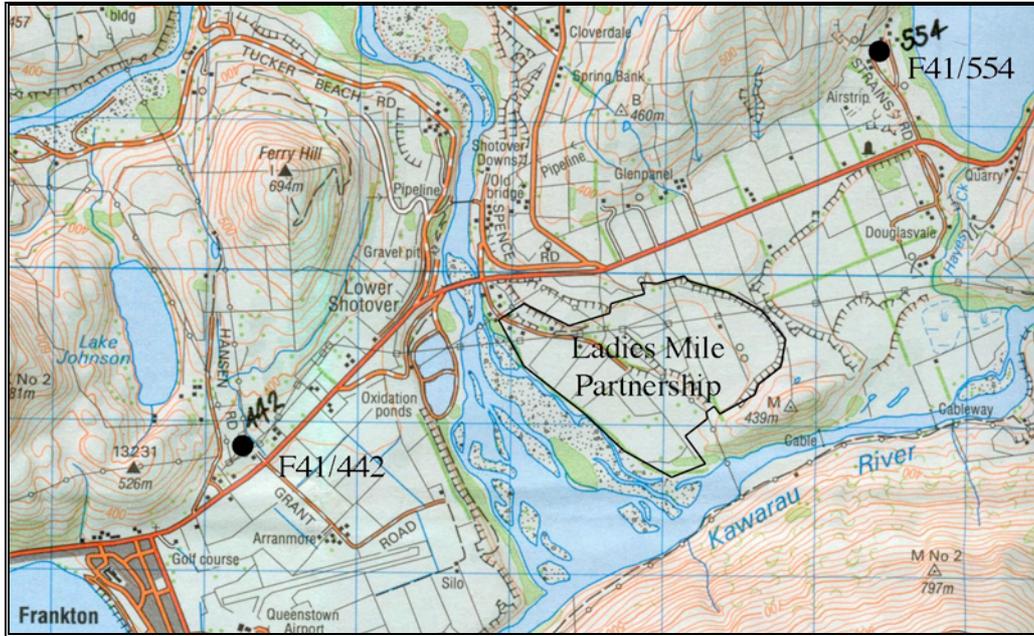


Figure 5

Recorded archæological sites in the vicinity of the proposed Ladies Mile Partnership development.

The cottage found on the property during this assessment (see description below) has been recorded as site F41/611.

Site Visit

The site was visited on 16 November 2007, in the company of Chris Ferguson of Clarke Fortune McDonald and Associates. Most of the land in question is in worked pasture (see Figure 6), and is devoid of surface evidence of archaeological sites. At the base of one terrace escarpment are several shooting range features, including a track for moving targets and an earth bunker containing the remains of revolving targets. However, all of the materials observed in association with these features were of twentieth century origin.

At the extreme north-west corner of the site was the only archaeological site that was observed. This is a small cottage and associated features. This is discussed in detail below.

No prehistoric (Maori) sites were observed during the site visit, but this is to be expected, as if any had once existed they would have had any surface evidence obscured by 140 years of agriculture.

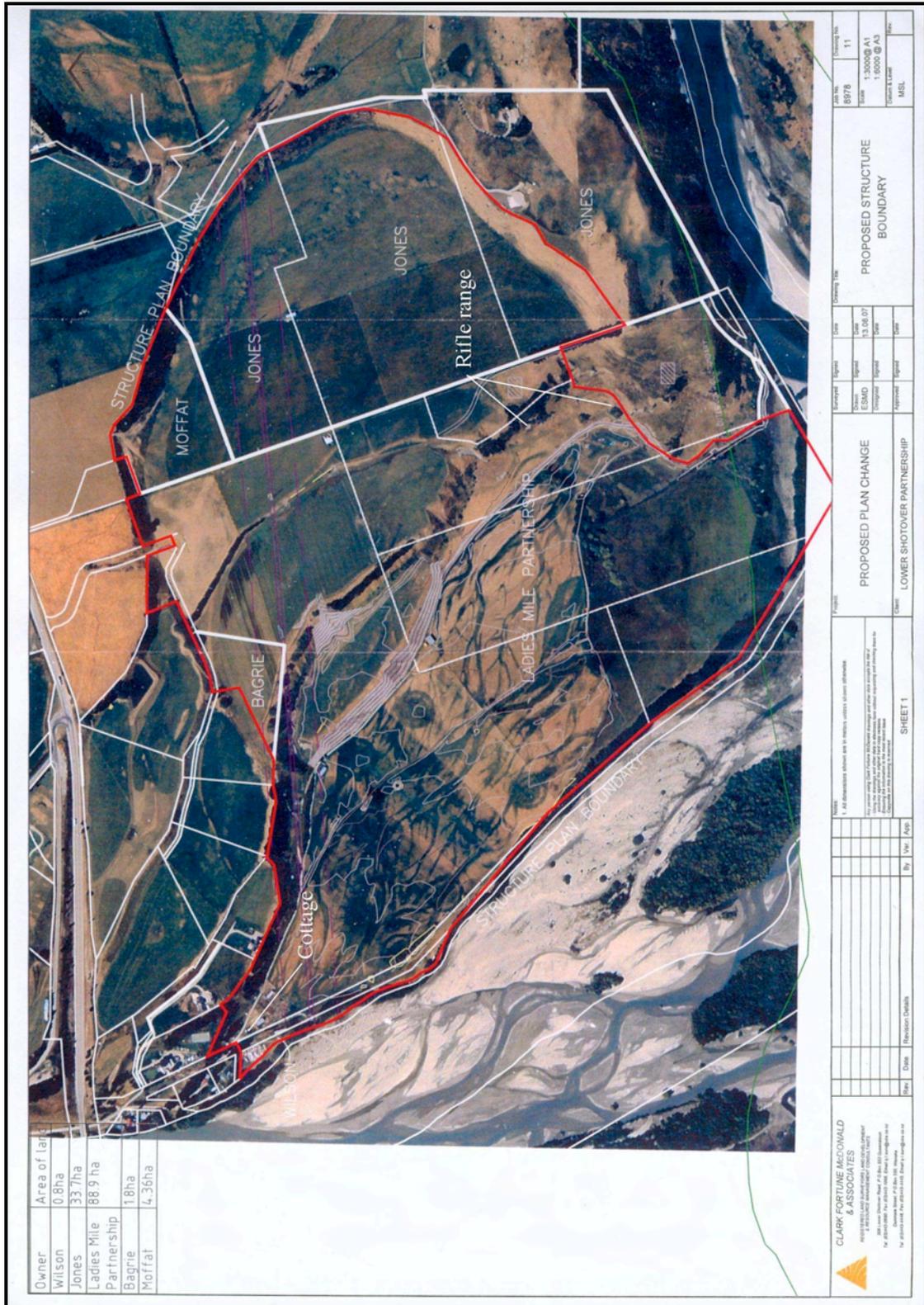


Figure 6
The location of sites discussed in the text.
(Base map courtesy of Clarke Fortune McDonald & Associates)