

LADIES MILE MASTER PLAN

Heritage and Archaeological Values Assessment
January 2022



Ladies Mile Master Plan: Heritage and Archaeological Values Assessment

Commissioned by Candor³

Prepared by Robin Miller, Benjamin Teele, and Lucy Travis

Origin Consultants Ltd

January 2022

*Front cover: Glenpanel farm and
homestead circa 1950s (Lakes District
Museum, EL1219).*



Executive Summary

The Queenstown Lakes District Council (QLDC) has indicated an intention to develop a master plan to inform decisions behind the potential development of an area of land on the Ladies Mile, between the Shotover River and Lake Hayes (the Ladies Mile study area). This assessment provides an outline of the heritage and archaeological values of this area of land. It is important to note that any effects on heritage or archaeological values will be specific to the details of the development proposed in the future.

Historically, this area has been farmed or used for agricultural purposes from the 1860s. As early as 1864, the flat between the Shotover River and Lake Hayes was farmed. As such, there are several heritage and archaeological features and sites within the study area, including two historic farming complexes. The Threepwood farm complex, near the shores of Lake Hayes, was initially farmed by William Teal Marshall, and later purchased by John Trotter Butement in 1882, William Reid and John McDowell in 1896, and Robert Lee in 1910. The woolshed (circa 1864), stables (circa 1864), Marshall cottage (circa 1865), homestead (1909), and Lee memorial (1912) remain. The farm at Glenpanel was established by James Flint around 1861, who built a small cottage (1871). The farm was purchased by James and Peter Reid in 1891, who built the Glenpanel homestead (circa 1908).

These heritage features have significance as part of the early agricultural history of the Wakatipu Basin, and form part of the limited remnants of the historic agricultural hamlet established between the Shotover River and Lake Hayes. The Threepwood and Glenpanel farm were some of the first in the wider area and established a highly successful farming industry on the flat between the Shotover River and Lake Hayes. The Threepwood woolshed and stable buildings are amongst the oldest in the Wakatipu Basin and are representative of the local architectural vernacular. Alongside Marshall Cottage, they form a prominent feature of the end of Lake Hayes. The grain growing industry in the area was highly successful, and this is reflected in the size of the Threepwood and Glenpanel homestead.

Various archaeological sites have been recorded in and near the Ladies Mile study area. There will likely be subsurface archaeology associated with the long period of occupation from the early 1860s to the present.

The Queenstown Lakes District is rich in historic heritage, and these heritage features make a significant contribution to the regional identity of the area. In particular, the Threepwood farmstead complex and Glenpanel homestead are an element of the character and history of the District. The Ladies Mile study area has an idyllic character generated by the rural nature and presence of heritage features. Together, these heritage features have group value in their representation of the early agriculture of the area.

The protection of historic heritage from inappropriate activities and development is identified as a matter of national importance identified in the Resource Management Act 1991. As such, the heritage significance and values of the area must be protected with the development of the Ladies Mile study area. A mixed-use development will trigger rules in the QLDC ODP or PDP where it results in alterations to the listed heritage features, or results in development within the same legal title. Best practice would also consider the wider adverse effects on the identified heritage features within the Ladies Mile study area, including building density and design, road location and materials, and local services infrastructure. As agricultural buildings, they are tied to their setting within a rural/open landscape – Landscape views around these buildings should not be compromised.

Document History

Date	Version	Changes
17 December 2020	Draft – Issued for client comment	
26 January 2022	Final	Revised formatting, reviewed against amended and updated documents

Contents

Executive Summary	1
Document History	2
Contents.....	1
1. Introduction.....	1
2. The Site	2
3. Statutory Framework	3
Heritage New Zealand Pouhere Taonga Act 2014	3
Resource Management Act 1991	4
Application of statutory framework to the study area	4
4. Methodology.....	5
5. Historical Ownership & Development of the Site	5
Threepwood farm complex.....	6
Glenpanel	9
6. Brief Description of the Heritage Features	14
Threepwood farm complex.....	14
Homestead (timber villa), 1909	14
Woolshed, circa 1864	14
Stables, circa 1864	14
Marshall Cottage, circa 1865	14
Lee Memorial Trough, 1913.....	15
Other utilitarian buildings.....	15
Glenpanel	15
Homestead, circa 1908	15
Other utilitarian buildings.....	15
7. Historic Heritage Significance.....	15
Individual assessment of historic heritage significance	16
Threepwood homestead (timber villa)	16
Threepwood woolshed	17
Threepwood stables.....	18
Marshall Cottage.....	19
Lee Memorial Trough.....	20
Glenpanel homestead	21
Significant elements and fabric	22
8. Guidance on Relevant Heritage Standards	22
QLDC Operative District Plan	23
QLDC Proposed District Plan	25
Otago Regional Council Regional Policy Statement.....	28
ICOMOS New Zealand Charter 2010.....	28
9. Initial Archaeological Advice.....	29

10.	Potential Mitigation of Impacts on Heritage Values.....	33
	Threepwood farm complex & Marshall Cottage	34
	Glenpanel homestead	34
	Lee Memorial Trough.....	34
11.	Summary	34
	References.....	1
	Appendix 1: Photographs of Historic Heritage Features in the Study Area	2
	Appendix 2: Evaluation Criteria	9

1. Introduction

This report has been prepared for Bruce Harland, c/o Candor³, following the fee estimate and short-form agreement for consultant engagement dated 26 August 2020. It concerns an assessment of the heritage and archaeological values of an area of land on the Ladies Mile, between the Shotover River and Lake Hayes (the study area).

As per the Origin Consultants fee proposal dated 11 June 2020, the purpose of this report is to:

1. Undertake an assessment of the heritage and archaeological values of the study area;
2. Identify and describe any heritage or archaeological values within the study area;
3. Assess the potential effects that a comprehensive mixed-use development may have on any heritage or archaeological values identified; and
4. Provide recommendations to avoid, minimise, or mitigate effects on identified values.

At this stage, there are no defined proposals for the development of the study area. However, the Queenstown Lakes District Council (QLDC) has publicly indicated their intention to develop a masterplan to ensure a holistic approach to planning in the Wakatipu Basin. This masterplan is intended to provide a framework to inform decisions on a range of land uses on the Ladies Mile, from housing, mixed use local service centres, recreation and sports grounds, schools, and transport facilities.

In respect of the advice given, it is important to note that any effects on heritage or archaeological values will be specific to the details of the development proposed in the future. Any future works that have the potential to impact any heritage values may require further assessment and any potential impact on archaeological sites will require an Archaeological Assessment to fully identify these potential effects.

It is also important to note that not all the identified heritage and archaeological features were visually inspected. A site visit was carried out on 12 October 2020 by Benjamin Teele and Lucy Travis of Origin Consultants, and inspected the Threepwood woolshed and stables, Glenpanel homestead, and the Lee Memorial Trough. The assessment of other sites and features in the wider study area rely on desk-top assessment.

This values assessment report follows an adapted best-practice approach as described in Sustainable Management of Historic Heritage Guidance Information Sheet 9 by Heritage New Zealand Pouhere Taonga. It provides an outline of heritage and archaeological values for the study area but does not include a detailed assessment of potential effects as no formalised plans are presented. Any reference to QLDC planning rules is subject to specialist planning advice. The purpose of its inclusion in this report is to emphasise the level of protection given to heritage in the QLDC Operative and Proposed District Plans and the careful need that will need to be given to the heritage conservation approach taken by the proposed mixed-use development. It is also noted later that there are wider best practice heritage conservation guidelines, such as the ICOMOS New Zealand Charter 2010 which should be considered as the proposed development goes through the usual design stages.

2. The Site

This report concerns the study area as defined by Figure 1 below, located to the east of the Shotover River and to the west of Lake Hayes.

The study area was originally surveyed as part of Sections 15-18, 27-28, 30-32, 34-65, 68-71, 77-80 and 112-114 of Block III, Shotover District (as shown on Figure 2). Based on the outline study area outlined in Figure 1, the current legal description of the study area includes:

- Lot 1 DP 12822
- Lot 16 DP 12921
- Lot 1 DP 17388
- Lot 1 DP 20162
- Lot 2 DP 21614
- Lot 4 DP 22156
- Lot 2 DP 325561
- Lot 4 DP 325561
- Lot 275 DP 333981
- Lot 1 DP 359142
- Lot 2 DP 359142
- Lot 2 DP 375714
- Lot 25 DP 378242
- Lot 2 DP 388976
- Lot 1 DP 407526
- Lot 2 DP 407526
- Lot 3 DP 407526
- Lot 4 DP 407526
- Lot 14 DP 407526
- Lot 1 DP 431492
- Lot 15 DP 437509
- Lot 17 DP 437509
- Lot 18 DP 437509
- Lot 19 DP 437509
- Lot 3 DP 438514
- Lot 4 DP 438514
- Lot 2 DP 463532
- Lot 4 DP 463532
- Lot 1 DP 475308
- Lot 2 DP 475308
- Lot 1 DP 495771
- Lot 2 DP 495771
- Lot 1 DP 542712
- Section 7 SO 485598
- Section 8 SO 485598
- Section 9 SO 485598
- Section 42, Block III, Shotover SD
- Section 43, Block III, Shotover SD
- Section 44, Block III, Shotover SD
- Pt Section 45, Block III, Shotover SD
- Pt Section 46, Block III, Shotover SD
- Pt Section 49, Block III, Shotover SD
- Pt Section 50, Block III, Shotover SD
- Section 51, Block III, Shotover SD
- Section 54, Block III, Shotover SD
- Pt Section 62, Block III, Shotover SD
- Pt Section 888R, Block III, Shotover SD

The study area is located to the east of the Shotover River and west of Lake Hayes. It sits on State Highway 6, the main road into Queenstown. It is largely a flat area of land within a semi-rural landscape, consisting of fields, shelter belts, and farmsteads. While there has been some development in the study area, with some rural-residential subdivisions and lifestyle blocks, these are mostly not visible from the road due to mature shelter belts.



Figure 1. Heritage and archaeological study area shown outlined in blue.

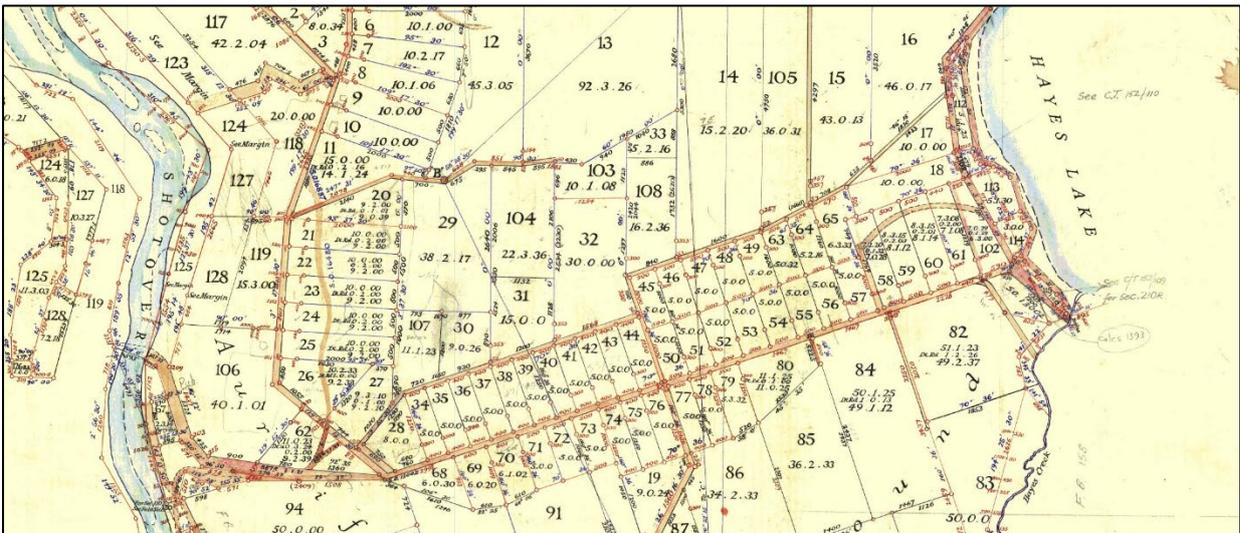


Figure 2. Detail of 1864 survey map of Block III, Shotover District (cropped, SO 1497).

3. Statutory Framework

There are two main pieces of legislation in New Zealand that control work affecting historic heritage and archaeological sites. These are the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA 2014) and the Resource Management Act 1991 (RMA 1991).

Heritage New Zealand Pouhere Taonga Act 2014

The NZHPTA 2014 contains a consent process for any work affecting archaeological sites (archaeological authority). An 'archaeological site' is defined broadly as:

- (a) any place in New Zealand, including any building or structure (or part of a building or structure), that:

- (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
 - (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- (b) includes a site associated with human activity in, or after 1900, that Heritage New Zealand Pouhere Taonga (HNZPT) declares to be an archaeological site.

Any person who intends to carry out work that may damage, modify, or destroy an archaeological site, or intends to investigate a site using invasive archaeological techniques, must first obtain an authority from HNZPT. The HNZPTA 2014 contains penalties for unauthorised site damage or destruction.

The archaeological authority process applies to all sites that fit the HNZPT Act 2014 definition, regardless of whether:

- The site is recorded in the NZ Archaeological Association Site Recording Scheme or registered by HNZPT;
- The site only becomes known about as a result of ground disturbance; or
- The activity is permitted under a district or regional plan, or a resource or building consent has been granted.

After an authority has been granted, any directly affected party has the right to appeal the decision within 15 working days of receiving notice of the determination. Modification of an archaeological site is only allowed following the expiration of the appeals period, or after the Environment Court has determined any appeals. HNZPT may impose conditions on the authority, for example, the consent of the landowner must be obtained before the authority holder may undertake activity. An authority remains current for the period specified in the authority, to a maximum of 35 years. If no period is specified, it remains current for a period of five years from the commencement date.

The authority is tied to the land for which it applies, regardless of changes in the ownership of the land. Prior to any changes of ownership, the landowner must give notice to HNZPT and advise the succeeding landowner of the authority, its conditions, and terms of consent.

HNZPT also maintains the List of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas. The List can include archaeological sites. The purpose of the List is to inform members of the public about such places and to advocate for their protection under the RMA 1991.

Resource Management Act 1991

The purpose of the RMA 1991 is to promote the sustainable management of natural and physical resources in a way that provides for the wellbeing of today's communities while safeguarding options the options of future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance.

The RMA 1991 states that 'historic heritage' means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from archaeological, architectural, cultural, historic, scientific, or technological qualities.

Historic heritage includes:

- historic sites, structures, places, and areas;
- archaeological sites;
- sites of significance to Māori, including wahi tapu; and
- surroundings associated with the natural and physical resources.

Where resource consent is required, the assessment of effects must address cultural and historic heritage matters.

Application of statutory framework to the study area

The QLDC District Plan identifies the following buildings in the study area as having historic heritage significance, and all are considered to have District and/or local significance.

Table 1. Historic heritage features in the study area scheduled in the Queenstown Lakes District Council Operative and Proposed District Plan.

District Plan Ref.		Name	Category	
Proposed	Operative		Proposed	Operative
70a	70	Threepwood timber villa	2	2
70b		Threepwood stone woolshed	3	
242		Threepwood stables	2	
240		Marshall Cottage	3	
22	22	Lee Memorial Trough	3	3
122	122	Glenpanel	3	3

Any development will need to take this significance into account. Accordingly, the following sections of this report concern only the protected buildings identified in Table 1, the identification of their heritage values and, as far as possible, the assessment of impacts on those values by possible development in the survey site. The application of the QLDC District Plan is discussed in detail in Section 8 below.

There are no buildings or features in the survey area included in the Heritage New Zealand Pouhere Taonga List/Rārangi Kōrero.

4. Methodology

Information in this assessment has been gained from one site inspection of the study area. The visit was undertaken on 12 October 2020, by Benjamin Teele and Lucy Travis of Origin Consultants and included the Threepwood stone woolshed and stables, the Lee Memorial Trough, and the Glenpanel homestead. Mark Tylden, who owns the Glenpanel property, was also present for the inspection of that property.

Information has also been obtained by historical research with a variety of archival sources, previous reports, and the listing documentation for the QLDC District Plan. The principal sources of information have been:

- The Lakes District Museum in Arrowtown;
- Online documentary archives, including PapersPast, Archway (Archives New Zealand), and QuickMap;
- Online photographic archives, including Hocken Library, Te Papa Tongarewa, Archway, and the Lakes District Museum; and
- Previous assessments held on file by Origin Consultants, including QLDC heritage assessments and conservation plans.

The results of the historical and documentary research and the site visits are described in sections 5 to **Error! Reference source not found.** of this assessment.

5. Historical Ownership & Development of the Site

While the vast majority of permanent Māori settlements were on the eastern coast of the South Island, Māori also thoroughly explored and utilised resources within Central Otago.¹ This exploration was suggestive of a migratory route through the district as a result of trade network between the east and west coasts, as Central Otago provided access to pounamu sources further west and was also a source of seasonal resources, including moa, waterfowl and eels.²

The Wakatipu Basin is typical of the interior of the South Island – although there were some permanent settlements, the interior was largely used as a seasonal resource base for coastal communities. Lake Wakatipu lay on several inland routes for the collection of seasonal resources, supporting nohoanga and ahi kā. There were also permanent settlements in the Wakatipu Basin, such as the kaika Tahuna (near present-day

¹ WA Taylor, *Lore and History of the South Island Maori*, (Christchurch: Bascands Ltd, 1952), 141-148.

² Ngāi Tahu Claims Settlement Act 1998, schedule 37.

Queenstown), Te Kirikiri Pā (now the Queenstown gardens), a Ngāti mamoe kaika Ō Te Roto (near the Kawarau Falls). However, there is little remaining evidence of these settlements.³

The first European settlers in the Wakatipu were William Gilbert Rees and Nicholas Von Tunzleman, pastoralists in search of new land for sheep.⁴ With a growing population of prospectors searching for gold came the need for food and the establishment of a more settled community. The Wakatipu Basin provided space for agriculture and the flat between the Shotover River and Lake Hayes was farmed by 1864, less than two years after the first gold rushes. Today, two farming complexes remain within the study area – the Threepwood farmstead complex and Glenpanel homestead.

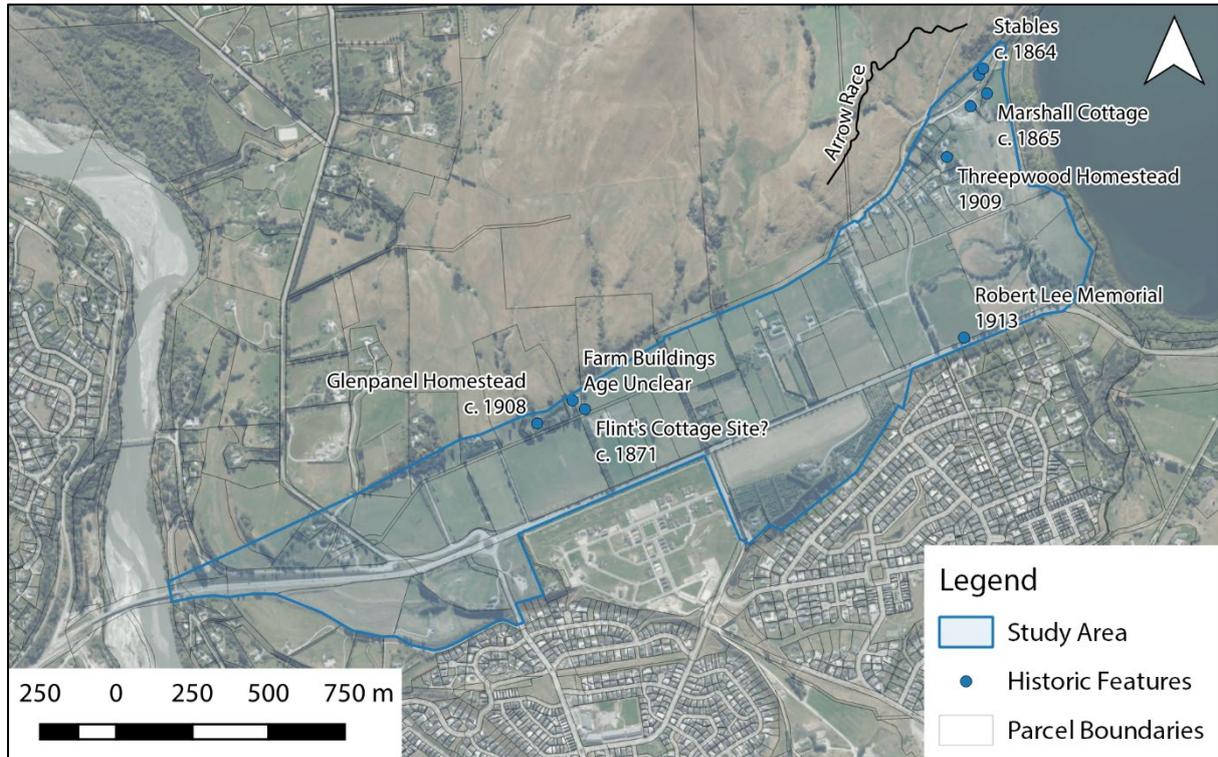


Figure 3. Aerial photograph of survey site identifying the location of the Threepwood farmstead complex (top right) and Glenpanel homestead (centre) within the study area.

Threepwood farm complex⁵

The Threepwood station is located at the southwestern end of Lake Hayes in the Wakatipu Basin. The buildings included in the station are the woolshed (circa 1864), the stables (circa 1864), the cottage (circa 1865) and the homestead (1909). There are also a number of other utilitarian buildings of various ages on the site and the land around the station has been developed recently as a rural-residential subdivision.

Surveyor's notes indicate that a farm was established on the Threepwood site by 1864. By this date, two buildings had already been erected – most likely the woolshed and stable.⁶ These two buildings are amongst the oldest in the Wakatipu Basin, and possibly the oldest remaining agricultural buildings in the area. Topographical sketches of the Shotover District show the development of another building on the site by 1865 – the cottage.⁷ The Threepwood stable is a substantial structure and is visible from a distance across Lake Hayes (Figure 4).

³ Ngāi Tahu Claims Settlement Act 1998, schedule 75; and A Anderson, "Māori Settlement in the Interior of Southern New Zealand from the Early 18th to Late 19th Centuries," *Journal of Polynesian Society*, 91 (1982), 53-80, 65-72.

⁴ FWG Miller, *Golden Days of Lake Country* (Christchurch: Whitcombe and Tombs Ltd, 1949), 9-10.

⁵ A large amount of the following history has been taken from Jackie Gillies, "Threepwood Homestead – Conservation Plan," Unpublished report commissioned by Signal Management Ltd, 2005. This report was commissioned as a condition attached to RM081435.

⁶ GM Barr, *Field Book 158* (Otago), (LINZ Dunedin Office, 1864).

⁷ 1865 Topographical Sketch of the Shotover District (SO 1489, Otago Land District).



Figure 4. Lake Hayes circa 1885, with the Threepwood stables visible across the lake (Te Papa).

The property was initially farmed by William Teal Marshall, who held 128 acres of land that he called Meadow Bank Farm (but it seems it was more commonly known as 'Hayes Lake Farm').⁸ He lived at the property with his wife, Mary Marshall, and at least eight children. Due to his presence on the station during the construction of the woolshed, stable and cottage, he is the most likely builder.⁹ In 1871, Marshall was granted further land around the lake, including the land where the cottage stands today.¹⁰ In September 1881, the Marshall family left for New Mexico.¹¹

Early in 1882, John Trotter Butement bought the farm and most of the surrounding land, growing the property to 905 acres.¹² He renamed the property 'Avalon' and drew up plans for a homestead to be built by the lake, but this never eventuated. The "hungry eighties", when rabbits and low wool prices made land economically unviable, saw the end of his enterprise. In November 1887, Butement mortgaged his properties. There were no buyers, and the land went to the New Zealand Loan and Mercantile Agency Co Ltd in June 1888.¹³

Business partners and brothers-in-law William Reid and Robert McDowell bought approximately 700 acres around the lake in May 1896.¹⁴ McDowell managed the farm and lived on the property with his wife and 12 children.¹⁵

In 1909, McDowell employed a builder from Invercargill to build a large homestead on the property. The building was most likely designed by Dunedin architectural firm Mason & Wales who hold drawings for a

⁸ Gillies, "Threepwood," 5.

⁹ See Gilles, "Threepwood," 5 which cites the Electoral Roll, Hampden, 1866. Marshall first appears in the year 1866-1867 but the records from 1865-1866 are missing.

¹⁰ Gillies, "Threepwood," 5.

¹¹ *Arrow Observer*, 23 June 1881.

¹² *Lake Wakatip Mail*, 24 February 1882.

¹³ Gillies, "Threepwood," 5-6.

¹⁴ *Lake County Press*, 2 May 1896.

¹⁵ Gillies, "Threepwood," 6.

similar design.¹⁶ The house had an impressive twin gable front elevation, 16 rooms, and was fitted out for acetylene gas – a lighting innovation in the early 1900s.¹⁷ The homestead was built using beech from Kinloch, at the head of Lake Wakatipu.¹⁸



Figure 5. Photograph of the Threepwood homestead, circa 1909 (Lakes District Museum, EL5149/R50-6).

The partnership dissolved in 1910, and the ownership of the farm passed solely to McDowell. Later that year, the farm was sold at auction to Robert Lee, an English-born farmer who was heavily involved with mining in the area.¹⁹ Lee was the managing director of the New Zealand Coal and Oil Company, and instrumental in the opening of the Castle Hill Coal Mine near Kaitangata.²⁰ Lee bought approximately 800 acres, intending to pass management onto his son, Leo Lee. The property was renamed 'Threepwood' after Lee's place of birth ('Threepwood Hall') in Northumberland.²¹

In December 1911, Lee completed an ambitious irrigation scheme piping water from the Remarkables, across the Kawarau, and onto his property using 1300 feet of pipes. The scheme was described as "the largest private undertaking in New Zealand" and was estimated to supply water for 600 acres. Lee spent between £3,000-£4,000 on the project.²² Lee did not see the success of his scheme as he died a week after the system began operation.²³ In 1912, friends of the late Robert Lee expressed their intention of building a memorial water trough on Ladies Mile. The plan to pipe water off his system for a trough, in order to provide water for horses travelling between Queenstown and Arrowtown, was proposed prior to Lee's passing and was completed in 1913.²⁴ This trough is still standing today.

¹⁶ See Gillies, "Threepwood," 8 which notes that the present-day firm has a copy of a house apparently for the site, but with some minor differences.

¹⁷ *Lake Wakatip Mail*, 23 February 1909.

¹⁸ Gillies, "Threepwood," 6.

¹⁹ *Lake Wakatip Mail*, 9 August 1910 and 8 November 1910.

²⁰ *Lake Wakatip Mail*, 5 January 1912.

²¹ *Lake Wakatip Mail*, 8 November 1910, 25 October 1910 and 6 December 1910.

²² *Lake Wakatip Mail*, 12 December 1911.

²³ *Lake Wakatip Mail*, 5 January 1912.

²⁴ *Lake Wakatip Mail*, 2 September 1913.



Figure 6. The Lee Memorial Trough (Lakes District Museum, EL2735).

After the passing of his father, Leo Lee took over the Threepwood estate. Commentary from Mary Findlay, who was hired to assist with the day-to-day running of the farm, provides insight into the physical appearance of the farm and the nature of farm life. She described daffodils on a green sward running down to the lake edge and a long verandah covered in wisteria. Inside, the homestead had a large kitchen dominated by an enormous range.²⁵

In 1938, the property was sold to a Dunedin couple, Eric and Mary Strain. The Strain family has farmed Threepwood farm, or parts of it, since that date.²⁶ In the 1980s, Marshall Cottage was subdivided from the main property. The Strain family retained 40 hectares but sold the homestead and 200 hectares to an American investment group for development. Plans for subdivision were approved in 2004 and the property was sold to Jim Boulton in 2005.²⁷ Since then, the property has been developed extensively as a rural-residential subdivision. Sometime between 2005 and 2019, the Lee Memorial Trough has been shifted down Ladies Mile towards Lake Hayes. In this new location, it has been raised on a concrete plinth and the fencing has been shifted to behind the monument.

Glenpanel

The farm at Glenpanel station was established by James Flint around 1861. The farm appears to have initially been referred to as 'Maryhill Farm.'²⁸ Flint was one of the first people to start farming in Lower Shotover/Lake Hayes. In 1862, Flint was noted to have harvested the first crop of cereals in the district. This was notable as it was previously thought that the district was not suitable for the growth of grain crops.²⁹ In 1862, James and Barbara Flint were granted multiple agricultural leases in the area (Block III Shotover District, sections 29-33, 41-44, 103-104, 107-108). These parcels of land were later purchased by James Flint.³⁰

²⁵ Excerpts from Mary Findlay, *Tooth and Nail: The story of a daughter of the Depression* (AH and AW Reed, Wellington, 1974) reproduced in Gillies, "Threepwood," Appendix 3.

²⁶ Anthony John Strain's evidence in the matter of the QLDC District Plan Hearing (21 April 2016).

²⁷ Gillies, "Threepwood," 7.

²⁸ *Lake Wakatip Mail*, 17 February 1882 and 25 January 1884.

²⁹ *Lake Wakatip Mail*, 9 November 1888.

³⁰ OT47/190 and OT60/287.

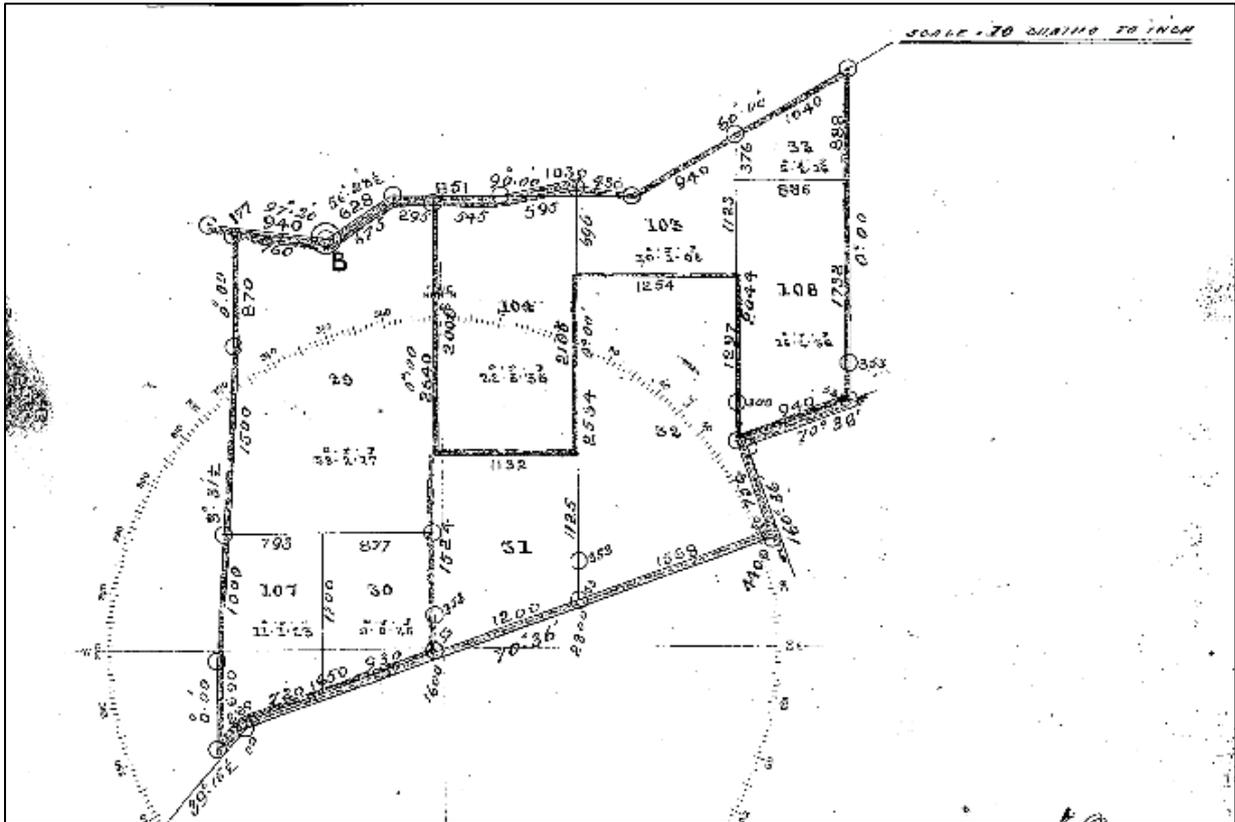


Figure 7. Detail of agricultural lease of land in Block III Shotover District SO 6430, 1868 (cropped) (LINZ, 2002).

Prior to establishing the farm, Flint worked as a shepherd for William Gilbert Rees and was part of the small band of settlers at Lake Wakatipu. His son, William Wakatipu Flint, was the first child born at Lake Wakatipu but passed away at a young age.³¹ Later, Flint was an active member of the local Presbyterian Church and he often preached in Frankton and Dunedin in the absence of the pastor.³²

In 1871, Flint placed an advertisement in the Lake Wakatipu Mail for a carpenter to build a four-bedroom cottage. Plans and specifications were noted to be at Robertson's office in Queenstown.³³ It is possible that this cottage was built and was still standing in the early 1900s, as there were records from 1906 noting there was a house, shed, barn and stable on the property. One structure was noted to be 23 years old – possibly the cottage commissioned by Flint.³⁴ No further records have been located about a residential dwelling on the farm, but if built, it is likely that the cottage was built near the road at the southern end of Flint's land. Figure 8 shows a dwelling to the east of the Glenpanel homestead, protected from prevailing winds by mature trees. Due to its style and size, it is likely that this dwelling predated the homestead.

³¹ *Lake Wakatipu Mail*, 20 May 1913; FWG Miller, *Golden Days of Lake Country*, 30; Alfred H Duncan, *The Wakatipians or Early Days in New Zealand*, (John McIndoe Ltd: Dunedin, 1969), 38.

³² *Lake Wakatipu Mail*, 25 January 1884.

³³ *Lake Wakatipu Mail*, 18 October 1871.

³⁴ 1906 District Valuation Roll.



Figure 8. Glenpanel farm and homestead circa 1950s (Lakes District Museum, EL1219). The dwelling at the bottom right is possibly the Flint cottage.

Flint was described as a “opulent farmer”³⁵ and, by 1883, he intended to retire from farming. The farm was advertised for sale and was to be sold by public auction.³⁶ The farm was described as “well-known” and the “choicest” 360-acres in the Wakatipu District. All five paddocks were growing crops - wheat, oats, barley and potatoes - and a large amount of stock and household items were for sale.³⁷ Flint died in January 1884, before the sale of his farm.³⁸ Flint’s letters of administration record that his farm, stock and household chattels were sold in March 1884 for almost £2300. This sale is not recorded on the title, but the title notes that ownership passed to Mary Flint and William John Thomson in October 1891 and, a few days later, the farm was purchased by James and Peter Reid.³⁹

The Reid family emigrated to New Zealand, via Australia, from the Orkney Islands. Their father, James Reid, built a stone house on Villiers Street in Arrowtown that the family lived in from 1866. This cottage later became known as Reidhaven.⁴⁰ Peter proved to be a good farmer, and articles from the late 1890s describe the growth and production of “splendid” barley and grains from Peter Reid’s ‘Cave Hill’ farm in Lower Shotover “fetching top prices in the market.”⁴¹ The Otago Daily Times and Dunstan Times refer to farming field trials at Glenpanel in July 1947.

The homestead was most likely built in 1908. In 1906, the District Valuation Roll recorded four structures on the property, including one house. By 1915, another dwelling was recorded on the property. One was old and

³⁵ Duncan, *The Wakatipians*, 58.

³⁶ *Otago Witness*, 26 January 1884.

³⁷ *Southland Times*, 20 February 1884; and *Lake Wakatip Mail*, 14 December 1883.

³⁸ *Lake Wakatip Mail*, 25 January 1884.

³⁹ OT47/190.

⁴⁰ Jack Reid, *Memoirs* (Unpublished, 2017) at 1-3.

⁴¹ *Tuapeka Times*, 24 April 1897; *Lake County Press*, 20 May 1897; *Lake Wakatip Mail*, 21 May 1897 and 17 March 1899; and *Otago Witness*, 27 May 1897.

the other recorded as being built in 1908. The older structure was valued at £90 while the newer structure was valued at £1000.⁴² By 1922, the farm was referred to as 'Glenpanel.'⁴³

Reid appears to have been a pioneer. He was credited with securing the first telephone in the district in 1903.⁴⁴ He was also a local councillor⁴⁵ and the President of the district Habitation of the Young Helpers League (Dr Barnardo's Homes).⁴⁶ Under the Reid ownership, the Glenpanel homestead hosted many events, including wedding receptions and children's day scavenger hunts.⁴⁷ After James died, Peter was joined by his brother William at Glenpanel who later bought his own farm at Millers Flat and called it Willowbrook.⁴⁸

Reid died in early 1936 and, later that year, title of most of the property was passed to his widow, William Stewart Reid and the Pipeline Trustees Estate and Agency Company of New Zealand Limited.⁴⁹ In 1945, Ellen Reid left Lower Shotover for Wellington and it appears that John Reid (Peter's brother) took over Glenpanel.⁵⁰ Title was transferred to Mary Georgina Reid, John Gourley Reid and Allan Fielding Reid in 1952.⁵¹

In July 1976, the property was purchased by Trevor Stalker and the Stalker family have continued to farm the property.⁵² In 1988, the land surrounding the Glenpanel homestead was purchased by Bryan Collie and Janet Sommerville.⁵³



Figure 9. Foundations of Glenpanel homestead circa 1907-1908 (Lakes District Museum, EL4135).

⁴² 1906 and 1915 District Valuation Roll.

⁴³ *Lake Wakatip Mail*, 30 May 1922.

⁴⁴ *Lake Wakatip Mail*, 22 May 1903.

⁴⁵ *Otago Witness*, 2 December 1903.

⁴⁶ *Lake Wakatip Mail*, 18 March 1924.

⁴⁷ *Lake Wakatip Mail*, 12 March 1940.

⁴⁸ Reid, *Memoirs*, 3.

⁴⁹ OT47/190.

⁵⁰ *Lake Wakatip Mail*, 10 January 1946

⁵¹ OT47/190.

⁵² OT47/190; *Mountain Scene*, 19 March 2009.

⁵³ OT12A/464.



Figure 10. The Reid family outside the newly built Glenpanel homestead circa 1908 (Lakes District Museum, EL646).



Figure 11. Photo from above Glenpanel, looking up Ladies Mile, 1974 (Archway, R24808948).

6. Brief Description of the Heritage Features

Threepwood farm complex

Homestead (timber villa), 1909⁵⁴

The Threepwood homestead is a large timber building situated at the end of Strains Road, off the Ladies Mile, at the southern end of Lake Hayes. It was originally an intricately detailed timber clad building with wide weatherboards and contrasting trim. The front elevation faces the lake and is a typical double bay villa, including two large flying gables with decorative mouldings and brackets connected by a wide verandah.

The homestead is largely original, except for the removal of a rear service wing. At some point in the 20th century, roughcast was applied over the original weatherboards but was removed when the homestead was modernised into a luxury five-bedroom lodge. These renovations have been sympathetic to the original style and design of the homestead.

Woolshed, circa 1864⁵⁵

The woolshed is located above the original cottage and forms the upper part of the original farmstead buildings. It is a stone and timber building with a corrugated iron roof and several concrete repairs to the walls. The north and part of the east and west elevations are constructed in narrow stacked stone, with the remaining wall being in oiled timber weatherboards and vertical galvanised corrugated iron. There are low sheep pens inside the building and the shed still contains some shearing machinery and fittings but is largely used for storage.

It has been modified extensively from its original design but does still contain a significant proportion of original fabric. The original woolshed was likely a rectangular building. It appears to have been extended into an "L" shape in shiplap timber weatherboards. A further lean-to addition is clad in weatherboards and vertical corrugated iron.

Stables, circa 1864⁵⁶

The stables are situated to the north-east of the homestead, on a track cut into the hillside. It is a two-storey stone (stacked schist) building, built into the hillside. Some timber stalls and a manger remain on the ground floor. Evidence of a blocked fireplace and window in the south wall suggests that a small room may have originally been incorporated into the building, possibly for a groom or stable hand. The upper floor of the stables has been lined in thin iron sheet and may have been used as a grain store.

The building has been modified to accommodate changing agricultural needs over its lifetime but is far less modified than the woolshed. The ground floor door has been enlarged, presumably for the storage of large machinery in the stables. Gillies (2005) considered the building to be in a critical state and the enlargement of the ground floor door was threatening the stability of the southern end of the building.

Marshall Cottage, circa 1865⁵⁷

Marshall Cottage is an attractive stone cottage surrounded by mature gardens and trees. It is situated on a natural terrace, just above the southern edge of Lake Hayes. The front of the cottage has an easterly orientation, with attractive views across the lake. It has a steeply pitched roof with two gabled dormer windows facing the lake and a low lean-to at the rear. It is partly plastered with timber windows and doors. The walls are stacked schist and have been finished post-construction with cement render on chicken wire. There are reportedly timber shingles remaining under the roofing iron, which indicates an early construction date.

⁵⁴ The following description has been adapted from Gillies, "Threepwood," 8-12 and 20-21 and supplemented with more recent observations.

⁵⁵ The following description has been adapted from Gillies, "Threepwood," 16-17 and 22-23 and supplemented with more recent observations.

⁵⁶ The following description has been adapted from Gillies, "Threepwood," 12-16 and 22 and supplemented with more recent observations.

⁵⁷ The following description has been adapted from "Marshall Cottage," *Heritage Inventory Register: Assessments undertaken on behalf of Queenstown Lakes District Council and Wakatipu Heritage Trust* (2016), 646-654.

Lee Memorial Trough, 1913⁵⁸

The Lee Memorial Trough is situated on the Frankton-Ladies Mile Highway. When constructed, the trough provided water for horses travelling between Lake Hayes and Frankton. The water trough is made of cast concrete in an unusual "V" shape, with the main trough above and an integral drain or lower trough below. The angular shape allowed horses to drink without being unhitched, and the lower trough supplied water to sheep and dogs. It was originally supplied with water from Lee's own irrigation scheme.

Other utilitarian buildings

There is a small, corrugated iron shed of unknown date erected on the terrace across the path from the woolshed.

Prior to subdivision, there was a manager's cottage, garage and carport, and implement shed associated with the Threepwood farm. Modern aerials suggest that these buildings have been demolished and replaced by residential dwellings. These residential buildings are not scheduled in the QLDC District Plan and research does not suggest that these buildings have historic heritage significance.

Glenpanel

Homestead, circa 1908

The Glenpanel homestead is a large Edwardian-style building situated on a private road off Ladies Mile. It is clad in white timber weatherboards, with dark green detailing, and slate roofing. The front elevation faces east, looking towards Lake Hayes.

The homestead is largely original, with the addition of a covered courtyard to the north. This extension has been sympathetic to the original style and design of the homestead. Some internal features are also original, such as parts of the wallpaper and wooden ceilings.

Other utilitarian buildings

There are further buildings and structures located within the Glenpanel farming complex, including a mid-20th century garage adjacent to the covered courtyard, a small shed next to the tennis court, and multiple utilitarian farming buildings near the edge of the property.

These utilitarian buildings include three structures – two timber and one corrugated iron – which are representative of the vernacular forms found on farms in the Wakatipu Basin. The timber structures are analogous to historic buildings in the area, such as the Threepwood woolshed and stables, Arranmore barn on McBride's Farm, and Hanley Downs. Valuation records from 1906 record a shed, barn, and stable valued at £30, £80 and £60. The cottage onsite was valued at £90, which suggests that the barn and stable may have been substantial structures. It does appear that they have been altered over time, for example, the door size may have been increased to enable storage of large farming equipment. As such, these structures may have some heritage significance. However, permission was not provided to inspect these structures closely. Closer inspections may allow a determination of their age and potential heritage values.

7. Historic Heritage Significance

There are many aspects to the concept of 'cultural heritage significance' but the criteria adopted in this report are those set out under Section 26.6 of the QLDC Proposed District Plan (Appendix 2: Evaluation Criteria). The heritage values of the buildings identified in the study area have been assessed against these established values.

Where possible, the following assessments of heritage values have been based off existing assessments such as Jackie Gillies, "Threepwood Homestead – Conservation Plan," (2005), a report commissioned by Signal Management Ltd as condition attached to RM081435 and assessments contained in the QLDC *Heritage*

⁵⁸ The following description has been adapted from Gillies, "Threepwood," 23 and supplemented with more recent observations.

Inventory Register: Assessments undertaken on behalf of Queenstown Lakes District Council and Wakatipu Heritage Trust (2016). Where no value assessment has been provided, Origin Consultants' comments have also been included.

Individual assessment of historic heritage significance

Threepwood homestead (timber villa)⁵⁹

Value	Assessment
<i>Historical and Social</i>	<p>The Threepwood station was one of the first farms in the area and part of the establishment of a highly successful grain growing industry on the flat between the Shotover River and Lake Hayes. The size and value of the house in the 1900s reflects the success of farming in the area. The farm has a continuous history of occupation and agricultural activity from at least 1864 until the present day. Threepwood has been owned by important figures in the development of the district – Robert McDowell was influential in the development of the wider Wakatipu area and Robert Lee's contribution of an ambitious irrigation scheme in the Lower Shotover area has been recognised with the erection of a memorial trough.</p> <p>High (Origin Consultants)</p>
<i>Cultural and Spiritual</i>	<p>The homestead provides a clear picture of the way of life and aspirations of early twentieth century New Zealand. The house would have been one of the largest in the district at the time and represents a considerable social advancement compared to the early days of the farm. It is considered to have no spiritual value and no significance to tangata whenua.</p> <p>Moderate (Origin Consultants)</p>
<i>Architectural</i>	<p>The homestead was built in the early 1900s and very few houses of this scale and age remain in the district. Elaborate design details, large bay windows, and the ornate gable trim are suggestive of Victorian architecture. While the architectural design has been modified since it was built, the dwelling remains expressive of the confidence and pride of the early twentieth century.</p> <p>High (Origin Consultants)</p>
<i>Townscape and Contextual</i>	<p>The Threepwood homestead is a significant structure in the rural landscape on the shores of Lake Hayes. A large part of the original Threepwood farm has been subdivided and developed with residential properties. The development of these properties has altered the original rural character. Design control criteria has restricted the height and required the use of traditional materials in any new dwellings.</p> <p>Moderate (Origin Consultants)</p>
<i>Rarity and Representative</i>	<p>The homestead is representative of a typical villa constructed in the early 20th century. The size and grand nature of the house was representative of a shift towards investment in homes and buildings after the initial settlement of New Zealand.</p> <p>Moderate (Origin Consultants)</p>
<i>Technological</i>	<p>When built, it was reported that the Threepwood homestead was fitted with acetylene lamps. This was before Queenstown installed this lighting system and prior to the introduction of electricity; however, there is no apparent evidence of this system now.</p> <p>Low (Origin Consultants)</p>
<i>Archaeological</i>	<p>The Threepwood homestead was constructed in the early 1900s. However, the wider farm was established in the 1860s. The possibility that there is further archaeological</p>

⁵⁹ This assessment has been adapted from the descriptions provided in Gillies, "Threepwood," 20-21 and supplemented with comments and value assessments by Origin Consultants.

Value	Assessment
	evidence remains that relate to the historic development of Threepwood in the area around the homestead. Moderate (Origin Consultants)
Overall	Moderate to High (Origin Consultants)

Threepwood woolshed⁶⁰

Value	Assessment
<i>Historical and Social</i>	Although an unassuming structure, it stands at the centre of a rich, rural colonial heritage. The woolshed is one of the oldest buildings remaining on the Threepwood property from the first farming use of the land and was built within two years after the start of the goldrush. High (Origin Consultants)
<i>Cultural and Spiritual</i>	Wool has always been a very important commodity in New Zealand's history. The woolshed has a corresponding significance in the life and viability of a farm. It is considered to have no spiritual value and no significance to tangata whenua. Moderate (Origin Consultants)
<i>Architectural</i>	The stone Threepwood woolshed is uncommon. The additions to the woolshed also show how the building has responded to the changing needs of farming from the nineteenth century to the present day. High (Origin Consultants)
<i>Townscape and Contextual</i>	The building has high amenity value – it is prominent in the landscape at this end of the lake and is visible from the highway and the lake walkway. Together with Marshall Cottage and the Threepwood woolshed, this group of farm buildings make a valuable contribution to the local landscape. High (Origin Consultants)
<i>Rarity and Representative</i>	Historic stone buildings are rare in the Wakatipu Basin and wider area, and stone woolsheds are unusual. As Marshall Cottage and the Threepwood stables and woolshed remain as an intact group, they have considerable rarity value. High (Origin Consultants)
<i>Technological</i>	The woolshed has technological value as an early farm building in the District. It has been modified extensively from its original design but does still contain a significant proportion of original fabric. The remaining original fabric and features provide insight into the arrangement and operation of woolsheds in the late 1800s to early 1900s. High (Origin Consultants)
<i>Archaeological</i>	The Threepwood woolshed was constructed in the mid-1860s. The possibility that there is further archaeological evidence remains buried under the surface of the ground in the immediate area of these buildings is moderate. Moderate (Origin Consultants)
Overall	High (Origin Consultants)

⁶⁰ This assessment has been adapted from Gillies, "Threepwood," 22-23 and supplemented with comments and value assessments by Origin Consultants.

Threepwood stables⁶¹

Value	Assessment
<i>Historical and Social</i>	<p>The farm was established on this site within a few years of the gold rush, placing the Marshall family at the heart of the early settlement of the Wakatipu Basin. Farming in the area was built on the production of grain, which was an essential industry for the growth of the local settlement. The stables are a substantial, stone construction reflecting the success and permanence of the farm. Alongside the woolshed and Marshall Cottage, the stables are considered to be representative of important developments in the local history and farming practices.</p> <p>High (QLDC assessment)</p>
<i>Cultural and Spiritual</i>	<p>The stables have cultural significance for their association with early grain farming in the Wakatipu Basin, and the later agricultural developments in the area throughout the twentieth century. It is considered to have no spiritual value and no significance to tangata whenua.</p> <p>Moderate (QLDC assessment)</p>
<i>Architectural</i>	<p>The Threepwood stables is an attractive stone building, built with quality stacked stone. It has high architectural interest for its substantial, rectangular and gabled form. It is built into the hillside, with a loft within the roof space.</p> <p>High (QLDC assessment)</p>
<i>Townscape and Contextual</i>	<p>The building is prominent in the landscape at this end of the lake and is visible from the highway and the lake walkway. Together with Marshall Cottage and the Threepwood woolshed, this group of farm buildings make a valuable contribution to the local landscape.</p> <p>High (QLDC assessment)</p>
<i>Rarity and Representative</i>	<p>Historic stone buildings are rare in the Wakatipu Basin and wider area. The stables are particularly rare due to their size, early construction and surviving internal and external features. As Marshall Cottage and the Threepwood stables and woolshed remain as an intact group, they have considerable rarity value.</p> <p>High (QLDC assessment)</p>
<i>Technological</i>	<p>The stables have technological value as an early farm building in the District, which has been modified to accommodate changing agricultural needs – the most significant being the partial removal of the timber stalls and widening the front wall for storage of large machinery. The interior of the stables, including the remaining stalls, louvres and cobbled-stone floor, provide information about how early stables were arranged and operated.</p> <p>High (QLDC assessment)</p>
<i>Archaeological</i>	<p>As with the Threepwood woolshed, the woolshed was constructed in the mid-1860s. The possibility that there is further archaeological evidence remains buried under the surface of the ground in the immediate area of these buildings is moderate, and would likely have a moderate significance in relation to the standing buildings.</p> <p>High (QLDC assessment)</p>
Overall	High (QLDC assessment)

⁶¹ This assessment has been adapted from "Threepwood Stables," *Heritage Inventory Register*, 709-716; Gillies, "Threepwood," 22; and supplemented by comments from Origin Consultants.

Marshall Cottage⁶²

Value	Assessment
<i>Historical and Social</i>	<p>The cottage is representative of important developments in local history and farming practices. The farm was established on this site within a few years of the gold rush, placing the Marshall family at the heart of the early settlement of the Wakatipu Basin. Farming in the area was initially built on the production of grain, which was an essential industry for the growth of the local settlement.</p> <p>The cottage reflects the lifestyle of the Marshall family and their wealth. For a dwelling of this nature, it is a good size which indicates the wealth and intended permanency. The cottage has since been associated with a number of well-known families, including the McDowell family who lived there prior to building the Threepwood homestead. It is also associated with the Lee family, who played an important role in the development of the district in the first half of the twentieth century.</p> <p>High (QLDC assessment)</p>
<i>Cultural and Spiritual</i>	<p>The cottage has cultural significance due to its association with early farming in the Wakatipu Basin, and the later development of agriculture in the area. Its importance is bolstered by the survival of the other stone buildings, which create a picture of how an early farm operated in the area. It is considered to have no spiritual value and no significance to tangata whenua.</p> <p>Moderate (QLDC assessment)</p>
<i>Architectural</i>	<p>The cottage was built in a simple, vernacular style and was constructed with traditional, local materials; however, its two-storey design, twin dormers and large casement windows make it particularly notable. These elements of design are clearly evident in early photographs of the building and contributed to the character of the local area. It has remained mostly unmodified externally, with most renovation being restricted to the interior.</p> <p>Moderate (QLDC assessment)</p>
<i>Townscape and Contextual</i>	<p>The cottage forms an important part of the lakeside environment and occupies an elevated position on the shore of the western end of Lake Hayes. It is visible from a distance, both from the road leading to the lake and from the lake walkway. Together with the other Threepwood farm buildings, Marshall Cottage makes a valuable contribution to the landscape.</p> <p>Moderate (QLDC assessment)</p>
<i>Rarity and Representative</i>	<p>Marshall Cottage is of particular interest due to its size and two-storey construction.</p> <p>Moderate/High (QLDC assessment)</p>

⁶² This assessment has been adapted from "Marshall Cottage," *Heritage Inventory Register*, 646-651.

Value	Assessment
<i>Technological</i>	The cottage's size and materials at the time of construction give the building technological significance. The reported presence of timber shingles under the corrugated iron would increase this significance. Moderate/High (QLDC assessment)
<i>Archaeological</i>	The cottage and its environs have the potential to provide important archaeological information and physical evidence to improve understanding and knowledge of the early settlement of the Wakatipu Basin. The cottage itself would have had a series of rubbish pits and garden features (such as, flower beds, paths, and fences) – evidence of all of which may remain in the surrounding ground. High (QLDC assessment)
Overall	Moderate (QLDC assessment)

Lee Memorial Trough⁶³

Value	Assessment
<i>Historical and Social</i>	Robert Lee made a considerable contribution to New Zealand's early mining history, with interests in gold, coal and scheelite. He was also a pioneer in the development of irrigation in the district with the supply from Boundary Creek on the Remarkables to his property. His reputation in the district inspired a group of locals to erect a permanent memorial to him after his death. Moderate to High (Origin Consultants)
<i>Cultural and Spiritual</i>	The cairn is inscribed "from his friends" which indicates the strength of character and achievement associated with Lee at the time. It is considered to have no spiritual value and no significance to tangata whenua. Moderate (Origin Consultants)
<i>Architectural</i>	The water trough is made of cast concrete in an unusual "V" shape, with the main trough above and a smaller trough below. Low (Origin Consultants)
<i>Townscape and Contextual</i>	While the trough sits in a high-profile area, adjacent to the Ladies Mile-Frankton Highway, its surroundings are reminiscent of the early rural nature of the area and the original purpose of the trough – to create a water source between Queenstown and Arrowtown. It has been moved from its original location. Moderate (Origin Consultants)
<i>Rarity and Representative</i>	Troughs are common; however, this trough is unusual in its construction as a functional memorial. Moderate (Origin Consultants)
<i>Technological</i>	The trough itself has little technological significant but acts as a symbol of Lee's ambitious scheme. The water was originally supplied from Lee's own irrigation scheme. Low (Origin Consultants)
<i>Archaeological</i>	The trough has no archaeological significance. Low (Origin Consultants)

⁶³ This assessment has been adapted from Gillies, "Threepwood," 23 and supplemented with comments and value assessments by Origin Consultants.

Value	Assessment
Overall	Moderate (Origin Consultants)

Glenpanel homestead⁶⁴

Value	Assessment
<i>Historical and Social</i>	<p>Alongside Threepwood, the Glenpanel station was one of the first farms in the area and part of the establishment of a highly successful farming industry on the flat between the Shotover River and Lake Hayes. The farm has a continuous history of occupation and agricultural activity from at least 1864 until the present day. Glenpanel has been owned by important figures in the development of the district and the surrounding farm was established by James Flint, one of the first settlers of Lake Wakatipu.</p> <p>High (Origin Consultants)</p>
<i>Cultural and Spiritual</i>	<p>Similarly to the Threepwood homestead, the Glenpanel homestead provides a clear picture of the way of life and aspirations of early twentieth century New Zealand. The house would have been one of the largest in the district at the time and represents a considerable social advancement compared to the early days of the farm. It is considered to have no spiritual value and no significance to tangata whenua.</p> <p>Moderate (Origin Consultants)</p>
<i>Architectural</i>	<p>The homestead was built in the early 1900s and very few houses of this scale and age remain in the district. Elaborate design details, large bay windows, and the ornate gable trim are suggestive of Victorian architecture. While the architectural design has been modified since it was built, the dwelling remains expressive of the confidence and pride of the early twentieth century.</p> <p>High (Origin Consultants)</p>
<i>Townscape and Contextual</i>	<p>The homestead has a high amenity value as a grand villa in a rural setting. However, the homestead is not highly visible. It is secluded by trees, tucked away from the main road and surrounded by farmland.</p> <p>Moderate (Origin Consultants)</p>
<i>Rarity and Representative</i>	<p>Similarly to the Threepwood homestead, the Glenpanel homestead is representative of a typical villa constructed in the early 20th century. However, the presence of a slate roof is rare in the Wakatipu District. The size and grand nature of the house was representative of a shift towards investment, after the initial settlement of New Zealand. Few houses of this scale and age remain in the district.</p> <p>Moderate/High (Origin Consultants)</p>
<i>Technological</i>	<p>The presence of a slate roof is notable, as the slates would have been brought into the Wakatipu District likely from overseas. There are very few examples of slate roofs in the district.</p> <p>Moderate/High (Origin Consultants)</p>
<i>Archaeological</i>	<p>The Glenpanel homestead was constructed in the early 1900s. However, the land was occupied prior to that date with evidence of a cottage and outbuildings being constructed on the land around the homestead. The possibility that there is further archaeological evidence remains buried under the surface of the ground in the immediate area of these buildings is moderate.</p> <p>Moderate (Origin Consultants)</p>
Overall	Moderate to High (Origin Consultants)

⁶⁴ No previous heritage values assessment was located for Glenpanel homestead. The comments and assessments recorded are from Origin Consultants.

Significant elements and fabric

The following table provides an outline of the significant external elements and fabric which are a part of the identified buildings in the study area:

Table 2. Significant external elements and fabric identified as part of buildings in the study area.

Building	Significant fabric
Threepwood homestead ⁶⁵	<ul style="list-style-type: none"> • Roofing iron and flashings • Timber door and window joinery • Timber structure • Remaining original flooring • Remaining original interior trim (architraves and skirtings), doors, and hardware
Threepwood stables ⁶⁶	<ul style="list-style-type: none"> • Roofing iron • Stone walls and plaster remains • Windows, shutters and louvres • Timber structural elements, roofing and first floor • Cobble stone ground floor • Remains of internal stalls and manger • Steel sheet lining • Upper-level door (removed and in the attic)
Threepwood woolshed ⁶⁷	<ul style="list-style-type: none"> • Roofing iron and vertical cladding iron • Stone walls • Timber structure
Marshall Cottage ⁶⁸	<ul style="list-style-type: none"> • Rubble/stacked schist walls • Remaining original corrugated iron roofing • Timber shingles/iron • Remaining original windows, flooring, interior trim, doors, and hardware
Glenpanel homestead	<ul style="list-style-type: none"> • Slate roof cladding • Timber door and window joinery • Timber structure • Remaining original flooring and ceilings • Remaining interior trim, doors, and hardware

In summary, the overall heritage values that have the potential to be impacted by development in the study area include:

- The idyllic character of the area in the vicinity of the heritage features, especially the area surrounding Glenpanel and Marshall Cottage;
- The viewshafts, looking both towards and away from heritage features in the study area;
- The group value, being the historic associations between the buildings and heritage features, specifically the group value of the Threepwood farmstead complex; and
- The broader rural setting and context of the study area, which is representative of the long history of farming in the Wakatipu Basin.

8. Guidance on Relevant Heritage Standards

Given that the proposed development of the study area is not yet finalised, the section below discusses the application of regional policies and plans, district plans, and best practice heritage conservation standards to

⁶⁵ Gillies, "Threepwood," 23.

⁶⁶ Gillies, "Threepwood," 24.

⁶⁷ Gillies, "Threepwood," 24.

⁶⁸ "Marshall Cottage," *Heritage Inventory Register*, 646-651.

any development in the study area. It also provides some initial guidance on aspects of development that should be taken into account.

As outlined in section 3 above, the QLDC Proposed and Operative District Plans identify the following buildings in the study area as having historic heritage significance, and all are considered to have District and/or local significance. As such, any development must take this significance into account.

Table 3. Historic heritage features in the study area scheduled in the Queenstown Lakes District Council Operative and Proposed District Plan

District Plan Ref.		Name	Category	
Proposed	Operative		Proposed	Operative
70a	70	Threepwood timber villa	2	2
70b		Threepwood stone woolshed	3	
242		Threepwood stables	2	
240		Marshall Cottage	3	
22	22	Lee Memorial Trough	3	3
122	122	Glenpanel	3	3

The QLDC Operative District Plan (ODP) (October 2010) provides that:

- Category 2 heritage resources warrant permanent preservation because of its significance to the district. The Council would be unlikely to approve any significant alteration but would take steps to arrange compensation or acquisition if the owners property rights are unreasonably restricted.
- The preservation of Category 3 heritage resources is encouraged. The Council will be more flexible regarding significant alterations. Category 3 shall include all places of special historical or cultural significance.

The QLDC Proposed District Plan (PDP) (September 2020) provides that:

- Category 2 Heritage Features warrant permanent protection because they are very significant to the District and/or locally;
- Category 3 Heritage Features are significant to the District and/or locally and their retention is warranted; and
- The Council will be more flexible regarding significant alterations to heritage features in Category 3.

QLDC Operative District Plan

The QLDC ODP (October 2010) has the following objective for “heritage values” at 13.1.3:

Objective 1 The conservation and enhancement of the District’s natural, physical and cultural heritage values, in order that the character and history of the District can be preserved.

This objective is supported by a number of policies, such as, protecting and enhancing the heritage values of urban and rural areas and the built environment including the cumulative value of retaining groups of buildings.

The QLDC ODP (October 2011) contains the following rules that are considered to be relevant to development of the study area:

Table 4. Summary of QLDC ODP rules relevant to the study area.

Rule	Summary
13.2.3.1	<ul style="list-style-type: none"> • Any alteration (interior or exterior) of a Category 3 heritage feature is a controlled activity. Alterations include any work which involves the addition, alteration or removal and replacement of any part of any heritage feature.

13.2.3.2	<ul style="list-style-type: none"> Any alteration (interior or exterior) of a Category 2 heritage feature is a discretionary activity. Any demolition of a Category 3 heritage feature is a discretionary activity.
13.2.3.3	<ul style="list-style-type: none"> Any demolition of a Category 2 heritage feature is a non-complying activity.

In deciding whether to grant consent or impose conditions for controlled and discretionary activities, the QLDC shall have regard to a list of assessment matters. The following assessment matters are considered to be relevant for the development of the study area:

Table 5. Application of QLDC ODP rules relevant to the study area.

Item No.	Assessment Matter	Impact/Comment
(a)	Any immediate or cumulative effects of the demolition or alteration or addition on local and District wide heritage values.	<ul style="list-style-type: none"> At this stage, demolition is not proposed and has not been considered. Assuming viable future agricultural use is unlikely, some of the features' heritage values are currently at risk. Adaptive reuse will provide a sustainable future for the buildings. There is potential for proposed development to adversely affect the heritage values of the identified heritage features, but these could be mitigated by heritage-sensitive design. Successful heritage-sensitive design will allow the identified heritage features to remain as important heritage elements within the local environment and wider District.
(b)	Where a building is part of a group of similar buildings, any adverse effect on the integrity of building character in the vicinity.	<ul style="list-style-type: none"> Any development near the Threepwood farmstead would need to take into account the impact on the combined heritage value of the stone buildings.
(c)	Any ability of the applicant to develop the site without altering the heritage building.	<ul style="list-style-type: none"> As above, agricultural use of the land in the study area is unlikely to continue. The onerous nature of having to bring the building back into use for agricultural purposes is likely to deter development of the site and ultimately lead to the continued under-appreciation and deterioration of the heritage resource.
(g)	In the case of alterations or demolition, the provision by the applicant of photographs and/or other information relating to the heritage item prior to work commencing.	<ul style="list-style-type: none"> Demolition is not recommended. As a mitigation measure, recording of the heritage feature prior to any alteration is recommended.
(h)	The application of conservation principles (i) to (viii).	<ul style="list-style-type: none"> It is considered that design controls for future development, consultation with a heritage design team, and input from a heritage specialist could address these matters.
(i)	Selection of an appropriate conservation process.	<ul style="list-style-type: none"> Conservation work should respect the architectural and structural design. Appropriate conservation processes include maintenance, repair, stabilisation, restoration or compatible adaptation.

(j)	Adaptation of exteriors.	<ul style="list-style-type: none"> It is considered that design controls for future development can address all matters referred to here.
-----	--------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------

QLDC Proposed District Plan

The QLDC PDP identifies four key objectives for heritage in section 26.3. The application of the relevant objectives and their underlying policies to the study area are considered as follows:

Table 6. Application of QLDC PDP objectives and policies relating to heritage relevant to the study area.

	Objective	Policy application to study area
26.3.1	The District's historic heritage is recognised, protected, maintained, and enhanced.	<ul style="list-style-type: none"> Any development of the study area will need to ensure that the values of historic heritage features are protected (26.3.1.3). Where development is proposed within the setting (the area around and/or adjacent to a heritage feature which is integral to its function, meaning and relationships, and is contained in the same legal title) or extent of place (the area around and/or adjacent to a heritage feature and contained in the same legal title, the extent of which is defined in section 26.8.1) of a heritage feature, the heritage values and significance of the feature must be protected by ensuring that: <ul style="list-style-type: none"> The form, scale and proportion of the development, and proposed materials, do not detract from the listed heritage feature located within the setting or extent of place (26.3.1.4.a); The location of development does not detract from the relationship that exists between the listed heritage feature and its setting or extent of place, in terms of the values identified for that feature (26.3.1.4.b); Existing views of the feature from adjoining public places, or publicly accessible places within the setting or extent of place are maintained as far as practicable (26.3.1.4.c); and Hazard mitigation activities and network utilities are located, designed, or screened to be as unobtrusive as possible (26.3.1.4.d). This includes where development is in vicinity of a heritage feature and contained on the same legal title (26.3.1.4 and refer definition of 'setting' and 'extent of place' in 2.1). The demolition of Category 2 heritage features is discouraged and the retention of Category 3 heritage features should be promoted; however, where there is a significant risk to public safety or property the development could explore options to relocate a heritage feature (26.3.1.6 and 26.3.1.8-10). The archaeological and historic heritage values of listed archaeological sites should be protected during development (26.3.1.7). The Threepwood buildings are registered as an archaeological site (F41/554) and as the study area has been occupied since the 1860s, it is likely that further archaeological evidence may be uncovered with development. Further archaeological advice is provided in Section 9 below.
26.3.2	The sustainable use of historic heritage features.	<ul style="list-style-type: none"> The ongoing economic use of heritage features, sites and areas should be encouraged (26.3.2.1). The adaptive reuse of buildings in the study area could assist in the sustainable use of uninhabited buildings, particularly if the appropriate heritage-sensitive design controls are put in place.

	Objective	Policy application to study area
		<ul style="list-style-type: none"> Any adaptive reuse needs to also comply with 26.3.2.1, including providing an economically viable use for the protected heritage feature.
26.3.4	The historic heritage value of heritage features is enhanced where possible.	<ul style="list-style-type: none"> Any development should encourage opportunities to enhance the understanding of historic heritage features.

The QLDC PDP includes a number of rules that may be relevant to development of the study area. The application of the relevant rules are considered in the following table.

Table 7. Application of QLDC PDP rules relating to heritage relevant to the study area.

Rule	Summary
26.5.3-26.5.5	<p>Demolition or relocation</p> <ul style="list-style-type: none"> The retention and adaptive reuse of heritage features is encouraged (see objective 26.3.1 and 26.3.2). The total (or partial) demolition or relocation of a Category 2 heritage feature is a non-complying activity (26.5.3-26.5.5). Where the retention of a Category 3 heritage feature is not possible (for example, the feature creates a risk to the public), the total or partial demolition or relocation discretion is restricted to: the extent of the demolition proposed and cumulative effects on the listed heritage feature; and the effects on heritage values and significance of the feature (26.5.3-26.5.5). The relocation of a Category 3 heritage feature must also take into account the physical effects on the heritage fabric and effects on the setting or extent of place of the heritage feature (26.5.5). Any proposed demolition or relocation would be assessed against the evaluation criteria in 26.6 of the QLDC PDP (Appendix 2: Evaluation Criteria).
26.5.7	<p>External alterations and additions</p> <ul style="list-style-type: none"> External alterations and additions of Category 2 and 3 heritage features is a restricted discretionary activity and must take into account the effect on heritage values and significance of the feature. Any external alternations and additions would also be assessed against the evaluation criteria in 26.6 of the QLDC PDP (Appendix 2: Evaluation Criteria).
26.5.9	<p>Development within the setting or extent of place</p> <ul style="list-style-type: none"> Development could involve new buildings and structures, earthworks and carparks; however, any new development within the setting or extent of place of a listed heritage feature must consider its impact on the heritage significance of the feature. 'Setting' is defined as meaning the area around and/or adjacent to the listed heritage feature which is integral to its function, meaning, and relationships and which is contained in the same legal title as the listed heritage feature (see definition at 2.1). 'Extent of place' is defined as meaning the area around and/or adjacent to the listed heritage feature and which is contained in the same legal title as the listed heritage feature, the extent of which is identified in section 26.8.1 (see definition at 2.1). Any new development should be subject to heritage-sensitive design controls. Any development within the setting or extent of place of the listed heritage features is a restricted discretionary activity and should ensure that: the form, scale and proportion of the development and proposed materials do not detract from the listed heritage feature; the location of development does not detract from the relationship that exists between the listed heritage feature and its setting or extent of place; and existing views of the listed heritage feature from publicly accessible places are maintained (see policy 26.3.1.4).

	<ul style="list-style-type: none"> As above, the impact of any development in this context would be assessed against the evaluation criteria in 26.6 of the QLDC PDP (Appendix 2: Evaluation Criteria).
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The PDP contains the following objectives relating to earthworks, subdivision and development:

Table 8. Application of QLDC PDP rules relating to subdivision and development relevant to the study area.

Objective	Policy application to study area
25.2.1 Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.	<ul style="list-style-type: none"> The adverse effects of earthworks should be managed, inappropriate effects avoided, and other effects should be minimised in a way that protects the values of heritage sites from inappropriate subdivision, use and development (see 25.2.1.2.f).
27.2.4 Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.	<ul style="list-style-type: none"> Subdivision and changes to the use of land resulting from subdivision must not reduce the values of heritage features identified in the District Plan (see policy 27.2.4.2). Subdivision design should protect and incorporate archaeological sites, recognising that these features can contribute to and create a sense of place (see policy 27.2.4.3).

The study area is zoned as Rural Lifestyle and Wakatipu Basin Rural Amenity Zone (as at January 2022). The application of the relevant rules related to subdivision and development are considered in the following table.

Table 9. Application of QLDC PDP rules relating to subdivision and development relevant to the study area.

Rule	Summary
25.4.5	Earthworks <ul style="list-style-type: none"> Earthworks that modify, damage or destroy a listed heritage feature (in 26.8) or are within the setting or extent of place of a listed heritage feature (in 26.8) are a discretionary activity (see 25.4.5.2 and 25.4.5.3). Cultural, heritage and archaeological values are included as an assessment matter and include whether the area subject to earthworks contains a recorded archaeological site, and if so the extent to which the proposal would affect any such site and whether any necessary archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga and the extent to which earthworks and vibration would adversely affect heritage items (see 25.8.7.5-6).
27.5.4	Boundary adjustments involving any site containing a heritage or other protected item identified on the District Plan maps <ul style="list-style-type: none"> Boundary adjustments in these circumstances are a restricted discretionary activity, with discretion limited to the impact on the heritage values of the protected item (see 27.5.4.a). Assessment matters include the location of the proposed boundaries; the site design, size, shape, gradient and location; the effect of the subdivision on heritage values and archaeological sites (see 27.9.1.2).
27.5.8	Subdivision activities in a Rural Lifestyle Zone <ul style="list-style-type: none"> Subdivision in these zones is a restricted discretionary activity, with discretion restricted to the impact on historic heritage, among other considerations (27.5.8.n).

	<ul style="list-style-type: none"> Assessment matters include the effect of subdivision on any places of heritage value, including existing buildings and archaeological sites (27.9.3.2.g).
27.5.9	<p>Subdivision activities in the Wakatipu Basin Rural Amenity Zone</p> <ul style="list-style-type: none"> Subdivision in these zones is a restricted discretionary activity, with discretion restricted to the impact on historic heritage, among other considerations (27.5.9.l). Assessment matters include the extent to which the integrity of identified heritage features are maintained and enhanced (27.9.3.3.dd).
27.5.12	<p>Subdivision of land containing a heritage feature scheduled in the District Plan</p> <ul style="list-style-type: none"> All subdivision activities involving land containing a heritage feature are a discretionary activity (27.5.12).
27.5.14	<p>Subdivision of a site containing a known archaeological site</p> <ul style="list-style-type: none"> Subdivision in these circumstances is a discretionary activity (27.5.14).

In deciding whether to grant consent or impose conditions, the QLDC considers the impact of the requested activity against the evaluation criteria in 26.6 of the QLDC PDP (Appendix 2: Evaluation Criteria).

Otago Regional Council Regional Policy Statement

The Otago Regional Policy Statement provides an overarching policy framework to manage resource management issues in the region, and provide policies and methods to achieve integrated management of the natural and physical resources of the whole region.

The Partially Operative Otago Regional Policy Statement 2019 (POORPS 2019) was declared partially operative on 15 March 2021. The earlier Regional Policy Statement for Otago 1998 was revoked. District plans need to give effect to an operative Regional Policy Statement.

The POORPS 2019 contains multiple objectives relating to historic heritage and its values, including:

- Safeguarding and retaining the soil mantle where it acts as a repository of historic heritage objects, unless an archaeological authority has been obtained (see policy 3.1.7);
- Managing adverse effects of infrastructure by giving preference to avoiding its location in places or areas containing historic heritage of regional or national significance. Where this is not practicable because of the functional needs of that infrastructure, adverse effects should be avoided, remedied, or mitigated (see policy 4.3.4);
- To provide for urban growth and development in a strategic and coordinated way, including by having particular regard to maintaining important cultural or historic heritage values (see policy 4.5.1);
- Designing new urban development with regard to and recognition of physical and cultural identity and the historic heritage values of a place (see policy 4.5.3).

Chapter 5 contains objectives specifically relating to the use of Otago's historic heritage:

- Historic heritage resources are recognised and contribute to the region's character and sense of identity (see objective 5.2).

This objective is supported by a series of policies. District Councils in the Otago region are required to recognise historic and identify heritage (5.2.1-2). When managing historic heritage, Councils should protect and enhance places and areas of historic heritage by avoiding adverse effects on heritage values, encouraging the integration of historic heritage values into new activities, and enabling adaptive reuse where historic heritage values can be maintained (5.2.3).

ICOMOS New Zealand Charter 2010

Whilst it is not a specific assessment matter in the QLDC PDP, the ICOMOS New Zealand Charter 2010 (NZ Charter) is incorporated by reference.⁶⁹ The NZ Charter is widely used in the New Zealand heritage sector and forms a recognised benchmark for conservation standards and practice. It is used by Government ministries

⁶⁹ See www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/documents-incorporated-by-reference/.

and departments, local bodies in district plans and heritage management, and by practitioners as guiding principles.

There are considered to be a number of clauses of the NZ Charter that are relevant to the proposed mixed-use development on the assessment site. In particular, the NZ Charter defines ‘setting’ as follows:

“Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and view shafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the longterm protection of the cultural heritage value of the place.”

Clause 9 of the NZ Charter provides that:

“Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself. If the setting no longer contributes to the cultural heritage value of the place, and if reconstruction of the setting can be justified, any reconstruction of the setting should be based on an understanding of all aspects of the cultural heritage value of the place.”

This definition of ‘setting’ in the NZ Charter is broader than the corresponding definition in the QLDC PDP (see 26.5.9 above). The PDP definitions of both ‘setting’ and ‘extent of place’ are constrained by these being within the same legal title as the listed heritage feature, whereas the NZ Charter expressly states that the setting of a heritage feature may extend beyond this area and may include a buffer zone.

Accordingly, from a heritage conservation best-practice perspective, the future mixed-use development proposal for the assessment site should take in account the wider setting of the identified heritage features within it and aim to mitigate any adverse impacts upon them.

9. Initial Archaeological Advice

While the Wakatipu Basin was largely used as a seasonal resource base for coastal communities, supporting nohoanga and ahi kā, there are three known kāinga/kaika in the Wakatipu Basin – Tahuna kaika (near present-day Queenstown), Te Kirikiri Pā (now the Queenstown gardens), and a Ngāti mamoe kaika Ō Te Roto (near the Kawarau Falls). There are a few archaeological sites of Māori origin recorded by the New Zealand Archaeological Association (NZAA), including multiple findspots for adze and bone fragments (F41/442 and F41/67) near Frankton beach and the Kawarau River outlet. However, little evidence of these settlements is thought to remain due to substantive 19th and 20th century disturbance.⁷⁰

As the lands surrounding Threepwood and Glenpanel are known to have been farmed and occupied since at least 1864, these sites are considered archaeological sites under the NZHPT Act 2014. Any earthworks in the immediate area of the Threepwood woolshed, stable and homestead, and Glenpanel homestead will require an archaeological authority from HNZPT.

The New Zealand Archaeological Association (NZAA) has recorded one archaeological site in the study area (Table 10), and three further sites are recorded in the vicinity of the study area (Table 10 and Figure 12).

Table 10. Archaeological sites recorded by the NZAA in the study area.

Site Number	Site Name	Site Description	Details
F41/554	Threepwood	Agricultural/ Pastoral	This site is located within the study area. Threepwood farmstead consists of a main house, woolshed and stables together with the remains of an avenue of trees that lined the old main drive. A farmstead was established at this site by 1864, and the stables and woolshed probably date to this period.

⁷⁰ Ngāi Tahu Claims Settlement Act 1998, schedule 75; and Anderson, “Māori Settlement,” 53-80, 65-72.

Table 11. Archaeological sites recorded by the NZAA near the study area.

Site Number	Site Name	Site Description	Details
F41/611	Hick's Cottage	Historic – Domestic	A small timber weatherboard cottage with a shingle roof and large stone chimney. The cottage was likely built by Thomas Hicks, who held an agricultural lease over the land, prior to 1875.
F41/64	Stone House	Historic – Domestic	Three room house, with a central passageway. Mortared split schist, which has been painted over.
F41/790	Old Shotover Bridge stone causeway	Transport/ Communication	Consists of rows of stones laid edge on with wooden piles on either side to keep these stones in place. This was the causeway which led to the wooden Shotover Bridge, which was destroyed by a flood in 1878.

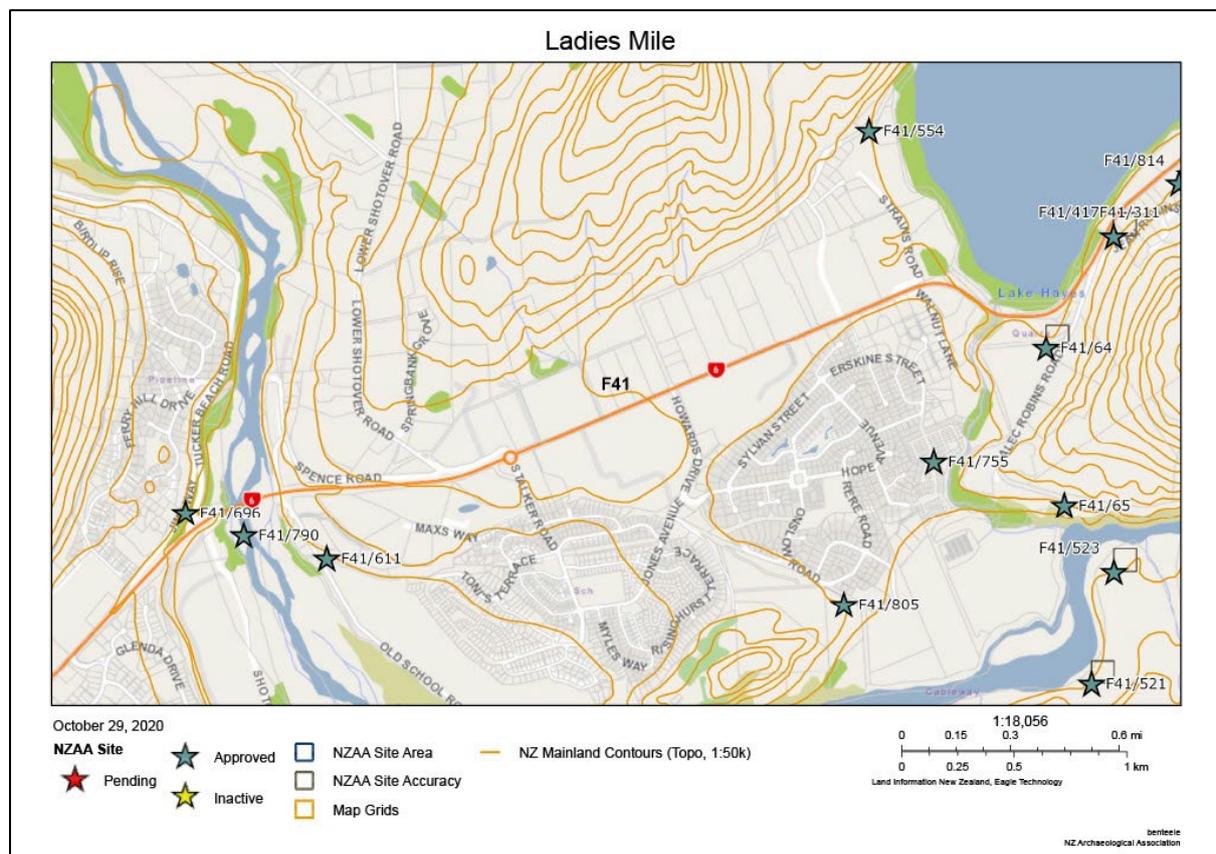


Figure 12. Map showing location of archaeological sites in and near the study area recorded by NZAA (ArchSite, 2020).

The Threepwood buildings are recorded as an archaeological site (F41/554) and an archaeological assessment of the Threepwood property was prepared by Peter Petchey in 2005. This assessment found that archaeological deposits or features were likely to be present in the vicinity of the main complex of homestead and farm buildings (Figure 13).⁷¹ An Archaeological Authority was granted (No. 2006/41) for the project and this was renewed in late 2010 (No. 2011/222). Under this plan, archaeological monitoring was carried out during earthworks close to the main buildings in January 2006. An area of buried historic domestic rubbish, including ceramics, glassware and metal items, was identified and recovered. Analysis concluded that these

⁷¹ Peter Petchey, "Threepwood Archaeological Assessment," (Unpublished report for Signal Management Group, June 2005).

items dated to the mid-1900s and were associated with the Threepwood homestead (most likely the Strain family).⁷² It is possible that further archaeological sites could be uncovered with development.

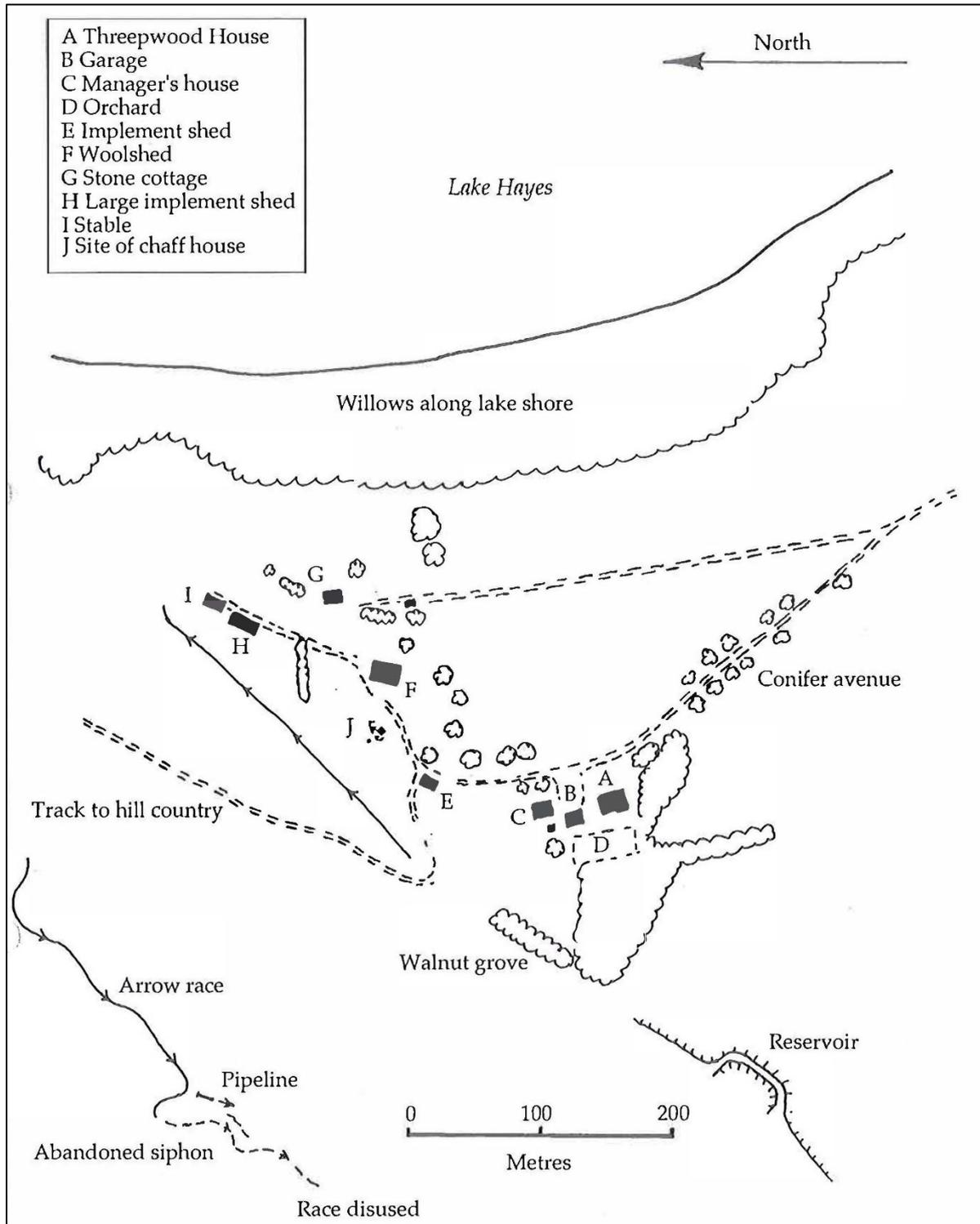


Figure 13. Map of archaeological and historic features at Threepwood (Petchey, 2005).

Beyond this recorded site in the study area, there will likely be subsurface archaeological sites associated with the long period of occupation from the early 1860s to the present. These sites are likely to include old building

⁷² Peter Petchey, "Threepwood, Lake Hayes: Interim Report on Archaeological Monitoring of Earthworks (AA No. 2006/41)," (Unpublished report for Signal Management Group, June 2012).

foundations and sites, domestic rubbish pits, and latrines. The latter two sites are typically good sources of archaeological information regarding consumption patterns, diet, social status, and period of occupation. This type of site is most likely to be encountered around the original Threepwood and Glenpanel farmstead buildings (Figure 14 and Figure 15).

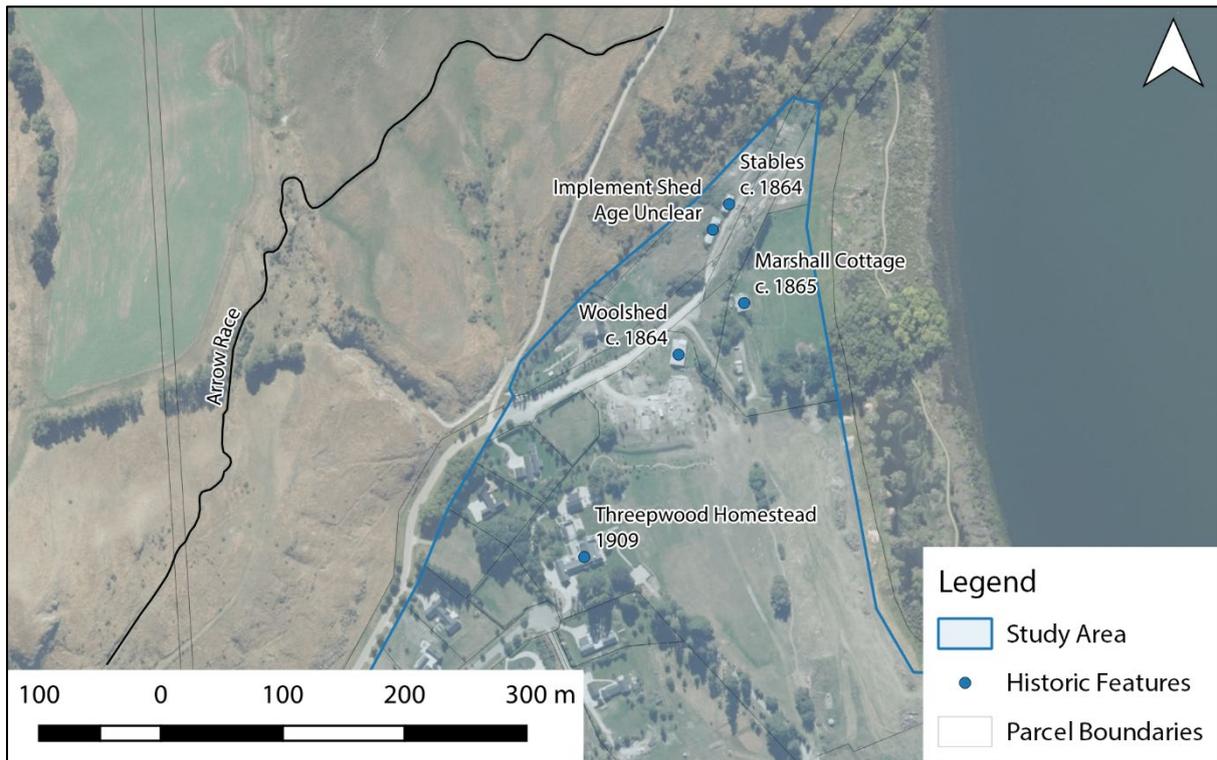


Figure 14. Location of the Threepwood farmstead buildings.



Figure 15. Location of the Glenpanel farmstead buildings.

Two irrigation systems have been used on the Threepwood property – Lee’s system in 1910/1911 and the Arrow Irrigation Scheme in 1929. While little evidence remains of Lee’s system, the Arrow Scheme is still in use. These are not defined as archaeological sites under the HNZPT Act 2014.

10. Potential Mitigation of Impacts on Heritage Values

The Threepwood farmstead complex and Glenpanel homestead are an element of the character and history of the District. With the demise of agriculture in the District, conservation and enhancement of heritage values is now often dependent upon proposals for adaptive reuse. Where these are based upon recognised heritage conservation principles and controls, it is considered that this objective can be met.

As discussed in section 8 above, a proposed mixed-use development will only trigger rules in either the QLDC ODP or PDP (or both) if it either:

- Results in alterations to the listed heritage features in the ODP and/or PDP inventories; or
- Results in ‘development’ (as defined by QLDC PDP rule 26.5.9) that affects the setting or extent of place of one or more of the listed heritage features and is within the same legal title as the listed heritage feature(s).

From a wider heritage conservation best-practice perspective, the proposed mixed-use development has the potential to adversely affect the cultural heritage value of the listed heritage features and their landscape setting (beyond their own legal titles). This later issue is the most likely outcome that might occur. The sources of these adverse effects could include matters such as:

- Building density;
- The location of roads, their materials and associated items such as signage, road barriers and car parking;
- The location of services infrastructure, such as overhead cables, pylons, substations and relay towers;
- New building design, materials, and colours;
- New building uses and activities; and
- The nature of landscaping.

Broadly speaking (and with limited information about what the proposed mixed-use development might look like), the following general principles may be of value to mitigate the adverse effects on the wider setting of the listed heritage features:

- i. Reduce the density of development the closer it gets to the listed heritage features. Design buildings of complimentary bulk and form;
- ii. Reduce density of development in the vicinity of the listed heritage features by utilising the neighbouring spaces for open recreational uses, such as sports fields;
- iii. Reduce the visual effect of roads and signage, etc and use materials that have a heritage complimentary or soft landscape nature;
- iv. Reduce the visibility of hard surfaces and car parking. Prevent vehicle parking from becoming a visually-intrusive element of the development;
- v. Conceal services infrastructure;
- vi. Reduce building height within the vicinity of the listed heritage features;
- vii. Employ traditional building design and materials within the development;
- viii. Employ a traditional colour palette within the development;
- ix. Reduce or disallow building materials with high reflectivity or glare;
- x. Create and maintain key landscape views within the development with particular regard to lake views and those through the development to the surrounding hills and mountains;
- xi. Create green spaces and accessways related to those key landscape views;
- xii. Create a heritage-relevant context/story to the development, which aims through overall design, presentation and build of the development to tell the story of the study area, its past use and the people who have been instrumental in its history.

It will need to be recognised that a mixed-use development in the study area will have intangible effects on the listed heritage features, including potential loss of economic value. Without detail of development proposals, there is no certainty, but brief consideration of each is as follows:

Threepwood farm complex & Marshall Cottage

The buildings in the Threepwood farm complex (including Marshall Cottage) are closest to the open landscape of the lake. As such, they may be less affected by development and there may remain high-end residential demand for these buildings. However, as mixed-use development encroaches upon them and their access from the Ladies Mile, careful consideration should be given to building density, design, materials and colours (and all the other items i. to xii. above). Landscape views around these buildings should not be compromised. Open space uses, such as sports fields, are likely to help retain the aesthetic and townscape/contextual value of the buildings.

Glenpanel homestead

Built against the hill behind, the homestead has the potential to be most adversely affected by a mixed-use development between it and the Ladies Mile highway. Until this point in time, it has been a historic homestead surrounded by agricultural and pastoral land. A mixed-use development on its doorstep has the potential to compromise its heritage values as a high-end residential settlement. It is unlikely that it will retain this high residential value if subsumed into the proposed development.

Accordingly, to retain its monetary and heritage values and ensure its future survival, the need for its adaptive reuse must be considered. This is similar to what has occurred within the district at Ayrburn Farm. Its best heritage-conservation outcome for the future may derive from its heritage-sensitive change of use and development to a valued building/site (and other utilitarian buildings) that provides a key service to the mixed-use development. The homestead's heritage values may be best retained by change of use to a heritage-focused community facility, such as a restaurant and local retail complex. The options for change should be weighed against the outcomes they present to retain the heritage values of this building including its materials, design authenticity, and setting.

Lee Memorial Trough

This memorial has the potential to be subsumed in a mixed-use development and lost, either hidden by buildings or roads and their associated paraphernalia and signage. The memorial has been relocated once already and consideration needs to be given as to whether it will retain its heritage values best in its current location alongside the highway or in another part of the proposed mixed-use development. Only preliminary design of the development will be able to assess this.

11. Summary

This assessment has identified a number of heritage features within the Ladies Mile study area. All buildings and features in the study area are situated within a generally rural/open landscape that has been part of an active farm since the 1860s. As such, the contextual significance of these buildings and features within the wider landscape remains high.

These buildings form part of the limited remnants of the historic agricultural hamlet that was established between the Shotover River and Lake Hayes from the 1860s. The buildings and features which remain in the study area are evidence of the long-term evolution of farming in this part of the Wakatipu Basin. Both farms have been owned by important figures in the development of the district – James Flint was one of the first settlers around Lake Wakatipu, and Robert McDowell was an important figure in the development of the wider Wakatipu area through his essential carrier business with partner William Reid. Robert Lee's contribution of an ambitious irrigation scheme in the Lower Shotover area has been recognised with the erection of a memorial trough.

The Threepwood stable, barn and woolshed reflect early commercial and agricultural industry around the Wakatipu Basin and Marshall Cottage demonstrates the life of a typical early settler family life, with a large family living in a relatively small cottage and working on the land. The large Threepwood and Glenpanel homesteads show the importance, and success, of early agriculture in the Wakatipu Basin including initial growing of grain. These houses would have been some of the largest in the district at the time, representing a considerable social advancement compared to the early days of the farms.

These features have a combination of heritage values, collectively summarised as the original rural character and landscape setting, view shafts to and from the heritage features, the historic associations between buildings and heritage features, and the broader rural setting and context of the study area. Any development

in the Ladies Mile area should take these values into account, consider the many aspects of the identified heritage values, and how the effects of any proposed development or subdivision can be mitigated. In general terms, these considerations should include the adaptive reuse of heritage features that will help ensure the long-term survival of the features and retain or enhance the heritage features and heritage-sensitive design controls to provide a framework for development and protect the landscape setting (for example, the secluded nature of the Glenpanel homestead and the rural surroundings of the Lee Memorial Trough).

Archaeological values within the study area are confined primarily to standing pre-1900 vernacular farm buildings and potential discrete late 19th century deposits in proximity to the homesteads. As such, in future if more defined proposals for development are submitted, an archaeologist should determine whether an archaeological assessment and potentially an archaeological authority will be required.

The mitigation measures recommended above are very broad-brush only and will depend on what is ultimately proposed in the intended mixed-use development. It is our recommendation that heritage conservation (even if it is outside the normal rules and considerations of the District Plan) be a key component of the proposed development based upon the history and heritage values outlined in this initial advice report. Future heritage and archaeological assessments should be informed by a defined proposal outlining the nature of the mixed-use development.

A mixed-use development that ignores the heritage values of the listed heritage features within the assessment site and ignores the historical use and context of this land will be detrimental to the heritage, and sense of place, of the Wakatipu Basin.



Robin Miller
Director
Chartered & Registered Building Surveyor
RICS Certified Historic Building Professional
LBP Design Level 2 BP 133157
robin@originteam.co.nz
021 426 699



Lucy King
Heritage Consultant/Historian
lucy@originteam.co.nz

For and on behalf of Origin Consultants Ltd

Phone 03 442 0300
Office 9 Arrow Lane, Arrowtown
Post PO Box 213, Queenstown 9348
Web www.originteam.co.nz

References

- Anderson, A. "Māori Settlement in the Interior of Southern New Zealand from the Early 18th to Late 19th Centuries." *Journal of Polynesian Society*, 91 (1982).
- Arrow Observer*. 1881.
- Duncan, AH. *The Wakatipians or Early Days in New Zealand*. John McIndoe Ltd: Dunedin, 1969.
- Gillies, J. "Threepwood Homestead – Conservation Plan." Unpublished report commissioned by Signal Management Ltd, 2005.
- Lake Wakatip Mail*. 1871-1946.
- Lake County Press*. 1896-1897.
- Miller, FWG. *Golden Days of Lake Country*. Christchurch: Whitcombe and Tombs Ltd, 1949.
- Mountain Scene*. 2009.
- Ngāi Tahu Claims Settlement Act 1998.
- Otago Witness*. 1884-1903.
- Petchey, P. "Threepwood Archaeological Assessment." Unpublished report for Signal Management Group, 2005.
- ". "Threepwood, Lake Hayes: Interim Report on Archaeological Monitoring of Earthworks (AA No. 2006/41)." Unpublished report for Signal Management Group, 2012.
- Queenstown Lakes District Council. *Heritage Inventory Register: Assessments undertaken on behalf of Queenstown Lakes District Council and Wakatipu Heritage Trust* (2016).
- Reid, Jack. *Memoirs*. Unpublished, 2017.
- Southland Times*. 1884.
- Taylor, WA. *Lore and History of the South Island Maori*. Christchurch: Bascands Ltd, 1952.
- Tupeka Times*. 1897.

Appendix 1: Photographs of Historic Heritage Features in the Study Area



Figure 16. Eastern elevation of Threeewood homestead (Peter Petchey, 2018).



Figure 17. Northern elevation of the Threeewood woolshed, with Lake Hayes to the left.



Figure 18. South-eastern elevation of the Threeewood stable.



Figure 19. Western elevation of Marshall Cottage, looking out towards Lake Hayes.



Figure 20. Looking west from Lake Hayes towards Marshall Cottage (on left) and the Threeewood stable (on right).



Figure 21. Lee Memorial Trough, looking north with Lake Hayes on the right.



Figure 22. Eastern elevation of Glenpanel homestead.



Figure 23. Southern elevation of Glenpanel homestead.



Figure 24. Part of the western elevation of Glenpanel homestead.



Figure 25. Glenpanel homestead looking south, towards Ladies Mile, from the enclosed patio.



Figure 26. Glenpanel looking north-west towards the enclosed patio. The garage to right is thought to have been built circa 1950s.



Figure 27. Looking south-west over Glenpanel towards Ladies Mile.



Figure 28. Southern elevation of small building to the west of the Glenpanel homestead.



Figure 29. Farm buildings to the west of Glenpanel homestead.

Appendix 2: Evaluation Criteria

For ease of reference, the following criteria have been reproduced from the QLDC PDP (April 2021) at 26.6.1:

Historical and Social Value

- a) whether the feature reflects characteristics of national and/or local history;
- b) 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;
- c) whether the feature is significant in terms of a notable figure, event, phase or activity;
- d) the degree of community association or public esteem for the feature;
- e) whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History;
- f) cultural and spiritual value;
- g) whether it is of special significance to Tangata Whenua;
- h) contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

Cultural and Spiritual Value

- a) whether it is of special significance to Tangata Whenua;
- b) contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

Architectural Value

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

Townscape and Contextual Value

- a) whether the feature plays a role in defining a space or street;
- b) whether the feature provides visual interest and amenity;
- c) degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings

Rarity and Representative Value

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

Technological Value

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

Archaeological Value

- a) 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.