

# Archaeological assessment of Wanaka Sewage Farm Part of Part Section 14 Block III

Jill Hamel,  
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## Introduction

This assessment was carried out for Queenstown Lakes District Council as owner of ground around and including the Wanaka Sewage Ponds (Fig.1). The latter are to be relocated, and the Council is seeking to change the zoning of the land to provide for a variety of activities. This assessment will be part of a Section 32 report prepared by Mitchell Partnerships, Dunedin, and funded by the Council.

## Title history.

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

Early titles show that the Turnbull family of Patearoa were the first to acquire the freehold. Robert McGregor Turnbull was the 1860s runholder of Linnburn station. His brother, Charles, wrote as "Old Identity" for the newspapers.

The two brothers appear on the titles as tenants in common in 1890 for 509 acres, and including Sections 9 and 11, down on the corner of Studholme Road and Cardrona Valley Road. (Section 11 was held on the same title as the bulk of the Three Parks land to the mid-20th century.)

At the start of the 20th century this land was held as an entity including Sections Parts 14,15 and 16 about 450 acres (Fig.2). The freehold was acquired by Montagu Turnbull (law clerk of Dunedin and probably Robert's son) from the warrant system in 1907. The Turnbolls transferred Section 14 as part of a large block of land (Sections Parts 10, 14,15,16, as well as Sec 11 just south of Wanaka) to the Sargood family in 1912, when Percy Sargood took up the lease of Wanaka Station (McLintock 1966). He registered it in the name of Lucy Constance Sargood, his wife. Sargood was a merchant, entrepreneur and benefactor. "An enthusiastic advocate of irrigation in Central Otago, he applied to the Lake County Council for a lease of the Cardrona Nursery to show the value of an irrigation programme, but his application was rejected. In 1913 he planted 8,000 fruit trees to establish the Wanaka Orchards, which demonstrated that the country, when irrigated, was ideally suited for fruit growing" (McLintock 1966). Most of his plantings were to the south around Orchard Road.

Sargood died in 1940 and the sections were bought by the McPherson family. Again the titles were held in the name of a wife, Gulielma Constance McPherson, wife of Stewart Dalrymple McPherson, a company director of Dunedin. A lease to Avalon Farms shows up in 1963, and probably about 600 acres of dry flats around this section was under an extensive grazing regime of local farmers during the last half of the twentieth century. There is nothing in the title history to indicate anything other than extensive pastoral use of the sewage pond land.

#### **Archaeological inspection.**

A brief inspection was carried out on 23 August, and confirmed that there is very unlikely to be anything of archaeological interest on the ground. Most of it has been highly modified and the top soil removed to a position off the northern corner of the land title.

#### **Recommendations.**

Since no sites formed prior to 1900 are present, there is no need to take archaeological values into consideration in future land development on this section.

#### **References**

McLintock, A. H. (ed). 1966. Sargood, Sir Percy Rolfe. From *An Encyclopaedia of New Zealand*, Te Ara - The Encyclopedia of New Zealand, updated 9-Jun-2006.  
URL: <http://www.TeAra.govt.nz/1966/S/SargoodSirPercyRolfe/en>.

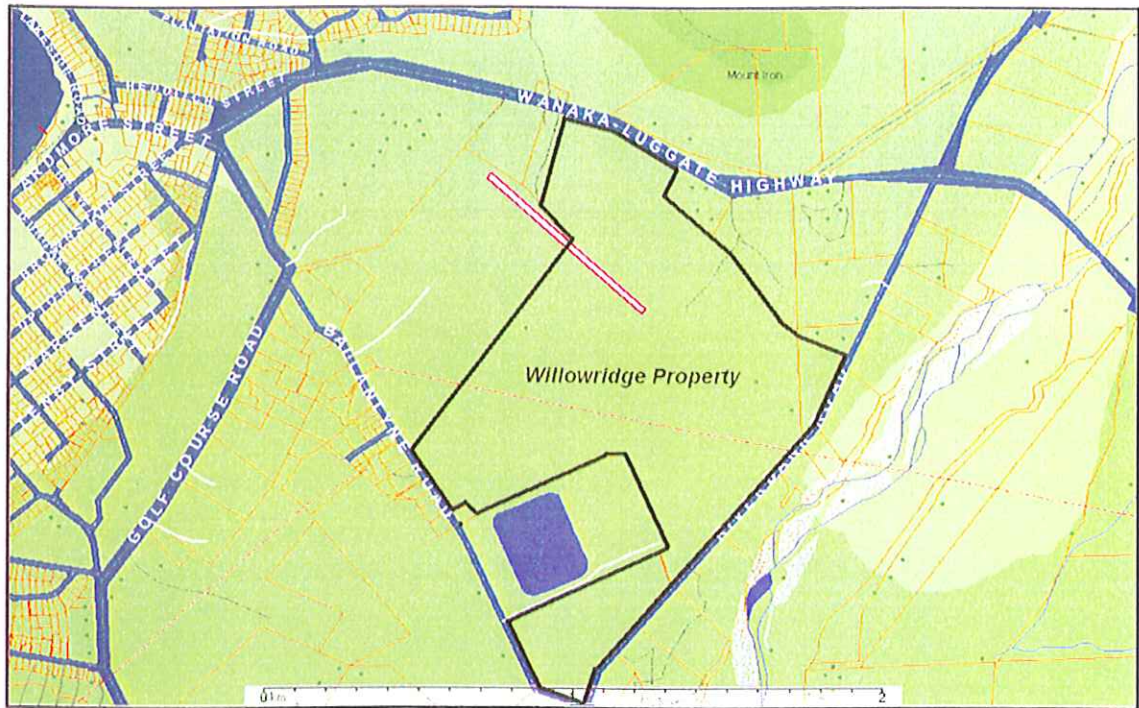


Figure 1. Location of Wanaka sewage ponds on Ballantyne Road, surrounded by the Willowridge Properties. Map supplied by Mitchell Partnerships.

References  
 Prior C/T. 148/4, 151/85, 41C/32 and  
 412/67  
 Transfer No. 312520  
 N/G. Order No. -



Land and Deeds 69

No. 3A/340

**PART - CANCELLED  
 REGISTER  
 NOT  
 TO BE CONVERTED**

**CERTIFICATE OF TITLE UNDER LAND**

This Certificate dated the 7th day of April one thousand nine hundred and sixty seven under the seal of the District Land Registrar of the Land Registration District of OTAGO

WITNESSETH that ROLFE SARGOOD MILLS of Auckland, Company Director

is sold of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All the parcels of land containing together 596 Acres 1 Rood 17.3 Perches more or less being Section 861R and part Sections 13, 14, 15 and 16 Block III and Sections 50 and 862R and part Section 10 Block IV LOWER WANAKA DISTRICT. Part being more particularly described as Lot 1 Deposited Plan 11284

Interests at date of issue:-

Subject as to Section 50 Block IV herein to the Reservations and Conditions imposed by Section 59 of the Land Act 1948

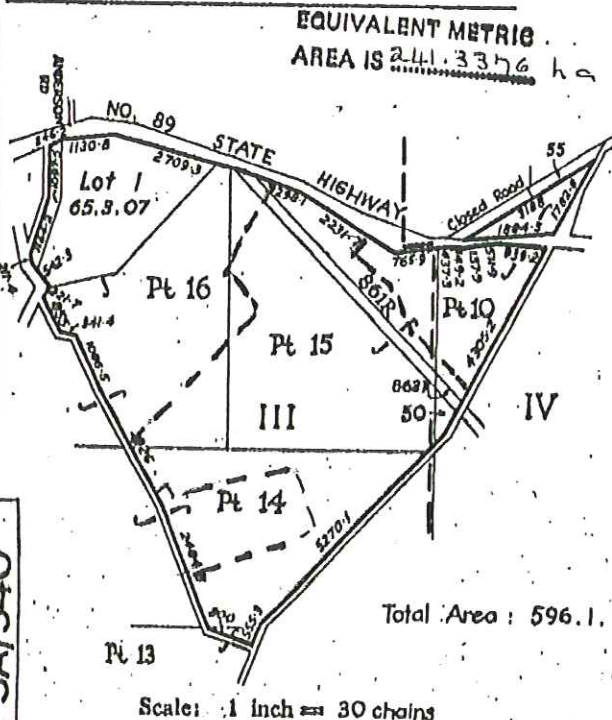
272433 Lease to Angus Carlin Gordon. From 13.5.1963 until 31.3.1971 - 2935.2964 at 2.46pm.  
 vide *[Signature]*  
 D.L.R.

314516 Transfer being surrender of Lease 272433 as to Lot 1 D.P. 11284 and as to the part Section 16 to the west of the said Lot 1 (total area 72 acres 20.4 perches) and reduction of the annual rent to £80 Angus Carlin Gordon to Rolfe Sargood Mills - 26.5.1967 at 2.35 pm  
*[Signature]*  
 A.L.R.

321234 Transfer of Lot 1 D.P. 11284 to Her Majesty the Queen for the purposes of a recreation reserve - 21.11.1967 at 9.20am  
*[Signature]*  
 A.L.R.

The duplicate title hereof is cancelled as to the land in D.P. 11284 pursuant to Section 100 (4) of the Reserves and Domains Act 1953.  
*[Signature]*  
 A.L.R.

322173 Transfer of Section 861R, part Sections 13, 14, 15, 16, Block III Section 50, 862R and part Section 10 Block IV to Angus Carlin Gordon - 11.12.1967 at 2.20pm.  
 3B/253  
*[Signature]*  
 D.L.R.



No. 3A/340

S.O.s 955, 957, 10437, 12406, 12407, 13658.

OVER

Register copy for L. & D. 69, 71, 72

Figure 2. Plan from title 3A/340 showing how old Sections Parts 14, 15, 16 and Lot 1 formed the basis of the twentieth century property. Dotted lines approximately outline the Wanaka sewage ponds title.