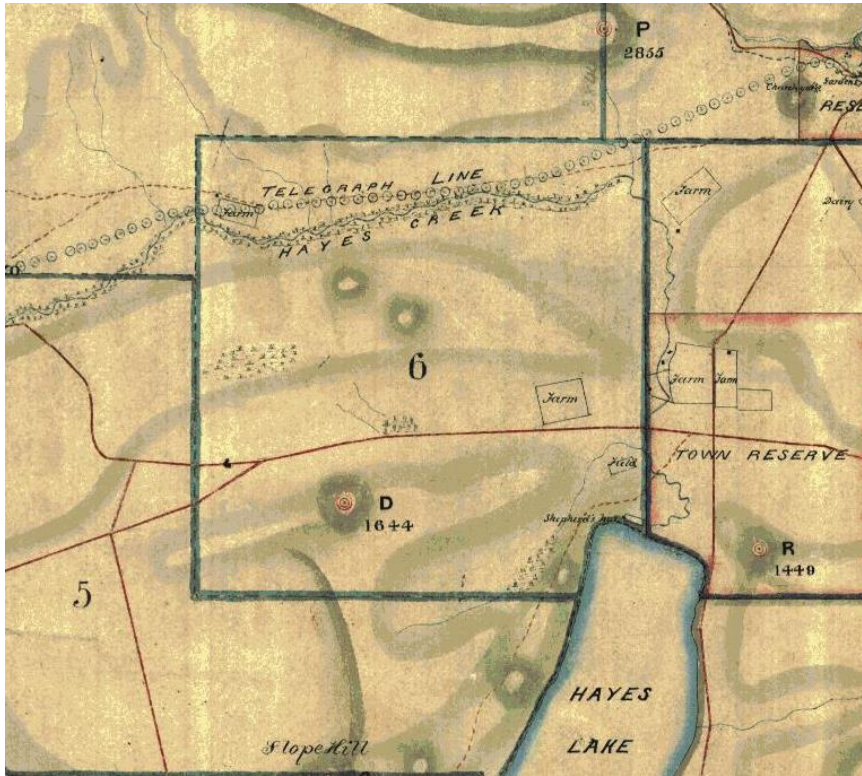


# Dagleish Farm, Malaghans Road, Arrowtown



Topographical sketch of the Shotover District showing Block VI, May 1865

## Historic Heritage Assessment

Prepared for Millbrook Country Club

February 2015

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## Section A – Introduction

### A.1 Executive summary

This assessment relates to Sections 29, 30, 56, 57, 62 & 63 Block VI Shotover District and the existing buildings located on Section 63; a stone cottage, a woolshed/barn and associated farm structures.

Previous historical investigation of the site had identified the stone cottage as originally belonging to Elias de la Perrelle and as having been built *circa* 1882. Historical research for this report has shown this not to be the case, with the cottage having a later connection to and construction by the Butel family, possibly around the time of the wedding of John Butel the Younger in 1894 and the birth of his son in 1896.

The woolshed may have been designed as dual-purpose building i.e. a woolshed and barn. Discussions with Alan Reid, who used to farm nearby, have established that it was built by George Elliott in the 1940s or 1950s.

Overall, the farm, including its buildings, is considered to have medium/moderate historic heritage significance. The current Category 3 registration for the stone cottage under the Queenstown Lakes District Plan (November 2012) is considered to be correct.

The proposed development of Dalglish Farm will affect the setting of the historic cottage and woolshed/barn, as well as producing additional effects on the developed landscape and the potential archaeological values of the property.

To mitigate these effects it is recommended that:

- + The stone cottage be repaired and improved. This work could include, for example, the removal of the existing 1980s rear extension and the creation of a new extension that is less dominant and linked to the cottage in a manner more sympathetic to the architectural values of the original historic building.
- + An appropriate 'curtilage' should be formed around the stone cottage to protect its immediate setting and, if possible, a north view shaft should be created so that it remains identifiable from Malaghans Road and the fairway that runs close to the road.
- + The part of the Residential Activity Area that surrounds the stone cottage should have particular design controls that take account of the heritage values of the stone cottage.
- + The barn/woolshed should be repaired so that it can continue to be used – preferably for agricultural purposes. The existing modern lean-tos are of no heritage value and are out of scale and keeping with the original, much more traditional design of the building. Accordingly their removal and the replacement of the larger one with a smaller more suitable structure is recommended. Retention of the woolshed/barn on its present site is preferred, but if there are necessary grounds for its relocation, it is recommended that it be kept within the historic 'farm' in a location where it can be readily seen and where it contributes to the landscape.
- + Additional and replacement plantings should be, where possible, of European specimen trees, particularly in the area of the historic cottage, in order to continue the character of the 'Butel' landscape.
- + Any subsurface earthworks on the property, particularly around the historic cottage, are monitored under an archaeological authority.

In heritage conservation terms, the impact of the proposed development on the heritage values of Dalgleish Farm cannot be fully mitigated against. Where a positive heritage outcome can be achieved, in our view, is in ensuring the long term survival of the old/historic structures. The proposed development does provide the opportunity for the repair of the barn and the repair and improved use of the stone cottage. The heritage success of the project will, however, depend upon the way in which the proposed future changes are managed from the heritage conservation point of view.

## A.2 Instructions

This assessment arises from an initial email from Ben O'Malley of Millbrook Country Club (MCC) on 11th December 2014 advising that:

*Millbrook Country Club (MCC) has agreed to purchase Dalglish Farm with the intention of developing a further 9 holes of golf and up to 50 houses upon the land. Design work has progressed toward a potential development layout (see drawings 2423- SK12 & 2423- SK16 by Baxter Design Group). MCC propose to amend the zoning in the District Plan to enable this to occur. This means that the 'general parameters' of appropriate development will be established in the District Plan, with subsequent matters of detail (such as detailed development layouts and engineering schemes) addressed through future resource consents.*

Updated plans 2423-SK32-34 were enclosed within a subsequent email and the initial 'heritage' brief requested:

*A report which can be attached to the planning (Section 32) report which accompanies the plan change and which provides "An assessment of any heritage values of note on the site and/or the likelihood of archaeological sites being located there. An analysis as to whether the proposed development may in anyway pose a risk to those values and/or sites. Recommendations as to how any risks to values and/or sites can be mitigated or avoided."*

Updated plans 2423-SK32-34 have been superseded by 2423-SK32 & 34 dated 23rd February 2015 (Appendix A).

## A.3 Brief Description of the site and buildings

The name, Dalglish Farm, relates to the current legal description of the farm as follows:

Lot 1 DP 310442, Lot 1 DP 313841, Lots 1-3 DP 27269 Secs 29 & 57 Block VI Shotover SD.

However, to investigate the history and significance of the farm, it is necessary to refer back to the following historical descriptions:

Sections 29, 30, 56, 57, 62 & 63 Block VI Shotover District.

The stone cottage which currently exists at Dalglish Farm is registered on the QLDC District Plan as a Category 3 Protected Item, Ref. 71, Map 26. It lies within Section 63 Block VI Shotover District. A Category 3 item is one where:

*"Preservation of the heritage resource is encouraged. The Council will be more flexible regarding significant alterations. Category 3 shall include all places of special historical or cultural significance."*

The area covered by this assessment is delineated on the plan by Baxter Design Group in Appendix A and is limited to the historic sections defined above.

## A.4 Historic Heritage Assessments

The objectives of this historic heritage assessment are: -

- + Understand Dalglish Farm by drawing together information, both documentary and physical information, in order to present an overall description of the place through time;
- + Assess its significance, both generally and for its principal parts;

- + Define the issues affecting the significance of the farm and its component parts and how these are vulnerable to damage from the proposed District Plan change; and
- + Propose measures that lessen/mitigate any damage identified.

There are many aspects to the concept of 'significance' but essentially these may be described by reference to the following established values:

#### **Historical and Social significance**

Those values that are associated with a particular person, group, event or activity. These may be, for instance, social, historical, economic or political.

#### **Cultural and Spiritual significance**

These are values associated with a distinctive way of life, philosophy, tradition, religion or belief.

#### **Architectural and Aesthetic significance**

These values may be associated with a particular design, form, scale or colour.

#### **Technological or Craftsmanship significance**

Under this category, values may relate to traditional, innovative or unusual building techniques and construction methods or those that are particularly notable for their time or quality.

#### **Archaeological significance**

These values assist in our understanding of past events, activities, people or patterns by the appreciation of archaeological information that can be gained from a building or site.

#### **Contextual significance**

These are values relating to the setting of a building or site in terms of landscape, townscape and its relation to the environment.

### **A.5 Methodology and limitations affecting this assessment**

The study process for this assessment has involved a series of work stages – these are reflected in the format of this report.

Firstly there is 'understanding'. This stage has involved both a physical examination of the place – its fabric, features and landscape – through site visits and rapid visual surveys, and an examination of records and historical sources relating to it. The latter has included primary records and archives regarding its history, archaeology and social value, and secondary sources, such as books, guides and illustrations. The principal sources are given below, together with some notes on the information available.

#### ■ Lakes District Museum

A number of visits have been made to the museum to establish if it holds specific historical information about the farm and to look for supporting information to back-up ideas developed during the writing of this assessment. For example, the rates books for the late 19th and early 20th centuries have been examined to look for any sudden increases in the rates which might indicate that improvements had been carried out at the farm, such as the construction of new buildings. Discussions have been held with both David Clark and Anne Maguire at the museum to find out if they know of any other sources of written or oral history that might shed light on the development of the farm.

- Queenstown Library  
Research has been carried out with a number of local history books in the Reference Section.
- Present and past occupiers  
Enquiries have been made with Ian & Pip Macauley, who have owned the farm since the early 1980s. In addition, enquiries have been made with Evelyn Dennison who lived in the cottage as a young girl in the 1950s. Alan Reid, who was originally associated with the Willowbrook farm and knew the Elliot family, has been interviewed about his memories of Dalglish Farm (February 2015).
- Papers Past online – The National Library of New Zealand  
Extensive research has been undertaken with this online archive of local and national newspapers to look for any reports or other references to the land and the people known to have owned or occupied it during the 19th and early 20th centuries. The main newspapers that have provided useful information have been –  
  
Lake Wakatip Mail (1863 – 1920);  
Otago Witness (1851 – 1909); and  
Otago Daily Times (1861 – 1920).  
  
In particular, the Lake Wakatip Mail has provided a substantial amount of information about Elias de la Perrelle.
- Archway – Archives New Zealand  
An online search of the records held by Archives New Zealand has been carried out and a visit has been made to the Dunedin offices of Archives New Zealand to view the affidavit & inventory made by Helen de la Perrelle on her husband's death in 1881. Rating Valuation Roll books were also researched. A copy of the coroner's report into Elias' death that is held in the Wellington offices of Archives New Zealand has been obtained from Lakes District Museum. A copy of the will for John Butel the younger has also been examined when the farmland in question passed to Catherine and Mathew Elliot.
- Queenstown Lakes District Council Edocs system  
Council records have been investigated and reference has been found to the extension of the 'woolshed' in 1987, the extension and alteration of the cottage in 1991, and a subdivision of the site in 1995.

In addition, general research has been carried out with:

- Queenstown Historical Society;
- New Zealand History Online - <http://www.nzhistory.net.nz>; and
- The Cyclopedia of New Zealand - <http://www.teara.govt.nz>
- The list of Heritage New Zealand Pouhere Taonga - <http://www.heritage.org.nz>

Section B of this assessment therefore covers the history of the site and a description of the buildings.

The second stage is the assessment of 'Significance' and appraises the farm in terms of significant fabric, elements and landscape.

The final stage is the assessment of the effects of the proposals on the identified historic heritage values of the farm.

The principal constraint upon this assessment has been the difficulty in finding late 19th and 20th century information about the farm. This is due to two factors; firstly in 1882 it became

part of the large Butel 'empire' and it is impossible to separate the history of the subject land from that of the rest of Butel's land in this part of the District. Secondly, online 20th century records are quite scarce and those that do exist are very difficult to readily and efficiently search.

As a result of the rural location, it has not been possible to find many historic photographs of the farm and no mid-20th century aerial photographs showing the farm in any detail have been located.

Parts of the farm have small areas of dense vegetation and there is a larger area within Section 62 around Mill Creek where the ground is marshy and there are dense willows. It has not been possible to establish that there are no historic or archaeological features within these areas. However, enquiries with Ian and Pip Macauley have confirmed that they have not become aware of any such features there during the 30, or so, years that they have owned the farm.

## **A.6 Acknowledgements**

There have a number of people who have given their time to assist in the preparation of this assessment. In particular, the assistance of the following people and organisations is recognised:

Ian & Pip Macauley  
David Clark & Anne Maguire of the Lakes District Museum  
Evelyn Dennison  
Alan Reid  
The staff of Archives New Zealand

## **A.7 Authors**

This assessment has been prepared by Robin Miller BSc DipBldgCons MRICS IHBC, Director of Jackie Gillies + Associates and Ben Teele, Senior Archaeologist, of Jackie Gillies + Associates.

## Section B – Understanding

### B.1 Arrowtown & Malaghan's Road – in context

The lakes region of interior Central Otago was traditionally important to Kai Tahu whānui, who travelled to sites throughout the region to māhika kai (food and resource gathering sites) to gather resources for their own use, as well as for trade. The hunting of moa, weka, eels, ducks, the digging of fern root and tī root, gathering of taramea, and precious stone resources such as pounamu and silcrete, were a main focus of activity. Numerous ara tawhito (traditional pathways) passed through the area and a number of sites of permanent residence were located near lakes Whakatipu-wai-Māori, Wanaka and Hāwea. Ka-muri-wai (the Arrowtown Flat) and the Haehaenui (Arrow River) area were particularly noted as hunting grounds for weka. The Kawarau River which drains Whakatipu-wai-Māori to the south of Arrowtown was part of the major ara tawhito linking the interior with the east coast of Te Wai Pounamu by way of the Mata-au (Clutha).

The land in the Arrowtown area was alienated through the 1848 Kemp's purchase for the Crown and subsequent declaration as part of the Otago goldfields. Today tangata whenua for the area retain strong connections to the land, and this is borne out by the names and stories of the area.

Gold was first discovered on the Arrow in 1862 by William Fox. In the same year the goldfield was opened and miners poured into the region, many from Victoria, Australia. During the goldrush years the total population of the Shotover and Arrow districts was estimated at about 3000.

The Arrow Township (originally called Fox's) was established and Fox remained in the district as proprietor of the 'Golden Age' hotel. Like other goldfield towns in Central Otago, Arrowtown grew rapidly. In the early years accommodation for the miners consisted merely of calico tents, but this gradually changed with the erection of more permanent structures of timber and iron, and later in stone. At the end of 1864 Arrow contained 19 wholesale and retail stores, 10 hotels and several private dwellings. Arrowtown was constituted a borough in 1867 and was declared a municipality on 14 January 1874.

When the goldrush ended, the town's economy centred on wheat and cereals grown in the vicinity. Speargrass Flat, the area north of Lake Hayes, provided fertile ground for agriculture with ample water supply in natural waterways and mining water-races. In 1862 James Flint at Glenpanel near Lake Hayes harvested the first grain crop in the district. The first flourmill in Wakatipu was the Brunswick Mill at Kawarau Falls established in 1866 by businessman Bendix Hallenstein and J. W. Robertson, the first mayor of Queenstown. Hallenstein and Robertson encouraged wheat growing in the region by making cash advances to local farmers, and the Wakatipu District soon became the foremost wheat growing region in the country.

### B.2 Brief historical description of the land that today forms Dalglish Farm

The land at Dalglish Farm lies within Block VI, Shotover District. A topographical sketch of Shotover District dated May 1865 is included in Appendix B. This shows Hayes Creek (now Mill Creek) running through the northern end of the block with a telegraph line on the northern bank (roughly where Malaghans Road runs today). A rectangular box and annotation indicates the location of a farm on the northern side of the creek in the very north-east corner of the block. In the southern half of the block, there is a track or 'road' running east/west and connecting the northern end of Lake Hayes with Arthurs Point and the Shotover River. Another rectangular box and 'farm' annotation is shown on the north side of the road towards the eastern edge of the block. Block VI is also shown in more detail in the December 1864 survey plan (Appendix B).



A field sketch dated 7th April 1868 shows sections 29, 30, 56, 57, 62 & 63 Block VI Shotover District and is annotated with names of those who had made applications for the land (although the annotations maybe of later date than the actual survey date shown on the plan). This field sketch has been superimposed on to map 26 of the current QLDC District Plan to indicate the present day position of these sections in relation to Malaghans Road (Appendix B). The application annotations are:

Elias de la Perrelle	Sections 62 & 29
Elias de la Perrelle	Sections 63 & 57
John Butel	Section 31
Peter Butel	Section 32
John Shepherd	Section 26

A further survey of the same date shows the application of:

James Ogilvie	Sections 66 & 30 and Educational Reserve Section 34
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There is no reference on the survey plans to the ownership of Section 56, but as will be described later, it seems to have been part of Thurlby Domain in the latter part of the 19th Century.

At the commencement of this heritage assessment project, the 'local knowledge' seemed to suggest that the existing stone cottage at the farm had been built by the 1860s' occupier of the majority of the farmland that is now Dalgleish Farm, Elias de la Perrelle.

### B.3 Elias and Helen de la Perrelle (Perelle/Perrille)

Elias de la Perrelle is believed to have been born in St. Helier (Jersey) in the Channel Islands in 1834. It was there that he met John Butel (son of John Butel of Normandy) and his brother, Peter. Elias is said to have travelled with the brothers, who arrived in Otago in the early 1860s having made their way to the province from California, via Boston and Alaska, and then on to Melbourne. Peter arrived first in 1862, followed by John in 1863.

The first mention of Elias in Arrowtown is in December 1864, when he and Michael Bohan placed an advertisement in the Lake Wakatip Mail<sup>1</sup> saying that Bohan had sold his blacksmith's business to Elias Perrelle as witnessed by William Butler and 'Mr. Butel'.

A couple of years later, Elias appeared in the 1866 list of persons who had applied to be on the electoral roll. The list was published in the Lake Wakatip Mail<sup>2</sup> and his entry was as follows:

No.	Name	Residence	Nature of qualification	Description of and where the property is situated	Signature attested by:
216	Perrelle, Elias de la	Arrowtown	Household	Dwelling-house	Chas E Haughton, householder

It is noted that he was living in a dwelling in Arrowtown at the time and there is no mention of him residing on land or at a farm (other entries clearly distinguish this, for example, *William Scoles, leasehold, 90 acres, Arrow Flat* and *William Patterson, leasehold, 50 acres, Hayes Flat*).


In 1866, Elias was noted as being one of the directors of the Columbian Quartz Mining Company when the company held its first meeting on 30th May that year<sup>3</sup> and in February

<sup>1</sup> Lake Wakatip Mail, Issue 175, 31 December 1864, Page 3

<sup>2</sup> Lake Wakatip Mail, Issue 309, 14 April 1866, Page 1

1867, he (along with a number of others) expressed their support being 'residents in the Electoral District of the Lakes' for Charles E. Haughton in the forthcoming Provincial Council elections<sup>4</sup>.

On 26th June 1867, under the heading of 'Meeting of Stock-owners'<sup>5</sup>, the Lake Wakatip Mail reported on an outbreak of pleuro-pneumonia in cattle and "Mr. De la Perelle" is mentioned as seconding a motion on the proposed boundaries of a temporary quarantine area between Hayes Creek and the Shotover and Kawarau rivers. He was also elected to a committee to monitor and effect those quarantine measures. This suggests that Elias owned cattle in the vicinity of Arrowtown, but the first actual evidence found of his connection to part of the farmland that is the subject of this assessment appears to be in December 1867. In that month, an advertisement appeared in the Lake Wakatip Mail<sup>6</sup> advising that he had applied for a lease on two parcels of land:

V.  R.

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GOLD FIELDS DEPARTMENT,  
Arrowtown, 13th December, 1867.

**I** HEREBY GIVE NOTICE that the under mentioned persons have made applications to me for Agricultural Leases, and that such applications and any objections thereto will be heard before me on Thursday, the 26th day of December, 1867:—

JAMES OGILVIE—Section 30, block 6: Shotover Survey District: 50 acres.

JAMES OGILVIE—Part of section 30 and part of section 41, block 6, Shotover Survey District: 50 acres.

ELIAS DE LA PERELLE—Part of section 29, block 6, Shotover Survey District: 50 acres.

ELIAS DE LA PERELLE—Part of section 29 and part of section 41, block 6, Shotover Survey District: 50 acres.

LOWTHER BROAD,  
Warden of Gold Fields.

Figure 1 Lake Wakatip Mail, Issue 472, 19 December 1867, page 2

It is also interesting to note that the advertisement also refers to the application of James Ogilvie for Section 30, Block VI, another one of the sections now contained within the extents of Dalglish Farm.

<sup>3</sup> Lake Wakatip Mail, Issue 323, 2 June 1866, Page 2

<sup>4</sup> Lake Wakatip Mail, Issue 393, 6 February 1867, Page 2

<sup>5</sup> Lake Wakatip Mail, Issue 436, 26 June 1867, Page 3

<sup>6</sup> Lake Wakatip Mail, Issue 472, 19 December 1867, Page 2

No advertised application has been found in the local press of the time, but (probably later) annotations on a survey of sections in Block VI Shotover District, dated 7th April 1868, shows that Elias had applied additional sections there – although the actual date of application/grant is not known. The applications are assumed to have been made on a leasehold basis (see later).

<sup>7</sup> <http://www.stpeters.co.nz/churches/st-pauls/arrowtown-church-history/>

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Association<sup>9</sup>, a member of the Loyal Arrow Lodge<sup>10</sup>, a director of the Arrowtown Building Society<sup>11</sup>, an Arrowtown member of the Lakes District Jockey Club<sup>12</sup> and a committee member of the Wakatip Hospital<sup>13</sup>. There are also references to him being a Sergeant in Otago Rifles.

In September 1879<sup>14</sup>, Elias was listed in a Government notification published in the local press as being an occupier of Crown lands who had rent outstanding from two leases dated 1873 and 1874 respectively. Unfortunately, the notification does not specify the land held under the leases.

A year later, in July 1880, the Waste Lands Board reported approval of Elias' application to purchase 'under deferred-payment' Sections 63, 57, 29 & 62, Block VI Shotover District:

**The application of E. de la Perelle, to purchase under deferred-payment lease sections 63, 57, 29, and 62, block VI, Shotover, was approved.**

**Licenses for deferred-payment lands were allowed to issue as follow :—Martha Creighton, section 3, block II, Kyeburn ; James Muir, section 9, block X, Leaning Rock ; A. J. Wright, section 22, block I, Budle ; and Hugh Douglas, section 15, block V, Toi-Tois.**

**Figure 3 Otago Witness, Issue 1494, 3 July 1880, Page 19**

Elias' death on 1st December 1881 was widely reported as he committed suicide at his farm shooting himself with a rifle after setting fire to his surroundings. A report on the circumstances was given in the Lake Wakatip Mail<sup>15</sup> saying that neighbours saw smoke coming from a chaff-house on the farm and then found the remains of his body, shot through the heart. An inquest was held in Arrowtown on 2nd December 1881 and the report a week later of the Coroner and witness statements<sup>16</sup> are held in the Wellington Office of Archives New Zealand. The verdict of the coroner was that he had met his death by "gunshot wound at his own hands while in a state of temporary insanity".

The neighbours who were involved in the incident were Peter Butel and James Ogilvie. At the inquest, Peter Butel said he was on the road to Miller's Flat (most likely now Malaghans Road) when he saw smoke coming out of the roof of Elias' dwelling house. He investigated the fire, found the body and then alerted James Ogilvie telling him to fetch buckets and water to put the fire out.

The statements of both Butel and Ogilvie conflict slightly with the newspaper over the type of building Elias was found in; the witness statements describe him as having shot himself in his house at the farm (rather than in a chaff-house as stated by the paper) and as having started the fire by lighting bags of chaff. The witness statements also indicate that Elias did not live at the farm, but went there most days, and that he had no one in his employment there (and hence no need for accommodation of any sort on the site). A final piece of relevant information in the witness statements is that once Peter Butel found Elias' body, he went to Arrowtown for the help of the local policeman, William Brown. James Ogilvie said that before the incident he had seen Elias in his buggy going to his farm and, that once he

<sup>9</sup> Lake Wakatip Mail , Issue 647, 6 April 1871, Page 3

<sup>10</sup> Lake Wakatip Mail , Issue 776, 24 September 1873, Page 2

<sup>11</sup> Lake Wakatip Mail , Issue 778, 8 October 1873, Page 3

<sup>12</sup> Lake Wakatip Mail , Issue 784, 19 November 1873, Page 2

<sup>13</sup> Lake Wakatip Mail , Issue 791, 6 January 1874, Page 3

<sup>14</sup> Otago Daily Times , Issue 5485, 17 September 1879, Page 1

<sup>15</sup> Lake Wakatip Mail , Issue 1247, 9 December 1881, Page 2

<sup>16</sup> R24427167/ ACGS/ 16211/ 1881/2276: Coroner, Queenstown Date: 9 December 1881 Subject: Inquest proceedings on Elias de la Perelle

had been told of the incident, he and his workman went to help – they stayed on site to put out the fire with buckets of water whilst the policeman was called. All of this would seem relevant to the location of Elias' building on the farm i.e. within sight of the road to Miller's Flat and close to a good source of water.

Elias died intestate and his wife, Helen, was required to file an inventory and affidavit verifying the details of his estate in the District Court, which she did on 28th March 1882. The inventory gives a good description of how the land was being farmed at the time of Elias' death and answers the question over the extent of buildings on the land then and whether Elias had indeed built a house at the farm. The inventory for Sections 29, 57, 62 & 63, Block VI, Shotover District lists the only features as being follows:

*"...small stone shed (one room) thereon*

*Oats                    20 acres*

*Wheat                40 acres*

*Potatoes            2 acres*

*Mangles            1 pole"*

The inventory is not specific about stock that Elias owned on the farm or at his premises in Arrowtown. It merely mentions 'Horses, carriages, farming stock and implements', which were valued at just over £120 British pounds in total.

After his death, ownership of the farm passed to Elias' wife, Helen, who then sold it on to John Butel at the end of March 1882. The administration accounts filed by Helen on 21st July 1883 show that the proceeds from the sale were £438 British pounds and 15 shillings.

On 5th November 1886, the Lake Wakatip Mail<sup>17</sup> advertised the forthcoming auction on 17th November of Sections 14 and 15, Block IX in Buckingham Street, which was the land Elias had owned in Arrowtown. The land was to be sold with "the blacksmith's shop and all other buildings on them". The sale was on behalf of the mortgagee and Mrs Helen de la Perrelle was stated as being the occupier.

Mrs de la Perrelle filed for bankruptcy in 1896<sup>18</sup> noting "I am a widow resident at Arrowtown since 1864 and have a family of one son and two daughters..... I kept on my late husband's blacksmith's business up to ten years ago, when I made everything over to my creditors.....".

Shortly afterwards Helen de la Perrelle left the District and moved with her children to the Gore area. Her son became well-known as a newspaper owner and, later in his life, as a politician.

#### Conclusions from the historical record

- Although Elias arrived in Arrowtown in 1864, the first evidence of his occupation of part of the farmland that forms Dalgleish Farm today is in December 1867 when he applied for a lease on Section 29;
- Elias' application to purchase Sections 63, 57, 26 and 62, Block VI was approved in July 1880;
- By the time of his death on 1st December 1881, he had built only a one room stone shed on the farm. This is likely to be the chaff-house referred to in the newspapers;
- There are no references to any other buildings at the farm. If the inquest witnesses were correct and Elias had built a dwelling house at the farm, the lack of mention of it in the affidavit/inventory would suggest it had burnt down/been demolished by that time.
- Elias had clearly owned some stock during his life, but the inventory makes no mention of any farm buildings, such as a cow byre or barn, on the farm.

<sup>17</sup> Lake Wakatip Mail, Issue 1562, 5 November 1886, Page 2

<sup>18</sup> Lake Wakatip Mail, Issue 2109, 12 June 1896, page 6

- The location of the building in which Elias' body was found is not given, but references to it being within sight of the Miller's Flat road and close to a good water source would suggest that it was within Sections 62 or 63 and quite close to Hayes Creek.
- The reason for Elias' suicide does not seem to have been established other than temporary insanity. It is conjecture, but perhaps his temporary insanity was caused by financial worries after purchasing the farm land.

**The conclusion of the historical research into Elias de la Perrelle is that the buildings that exist at Dalglish Farm today do not originate from his time there and that they were built after the date when Helen made her affidavit (21st March 1882).**

It is clear, however, that from an archaeological point of view, the farm could still provide archaeological evidence of human activity to at least 1867, including possibly the remains of the building in which Elias was found.

#### **B.4 James Ogilvie**

As mentioned in B.3 above, James Ogilvie applied for a lease on Section 30 Block VI Shotover District in December 1867 at the same time as Elias de la Perrelle applied for Section 29. Nearly 15 years later, at the time of Elias' death, Section 30 Block VI was still held and farmed James Ogilvie, who had also leased Section 66 by then.

James Ogilvie died in mid-1891 and a brief obituary in the Lake Wakatip Mail<sup>19</sup> describes him as having been born near Kirkcaldy in Fifeshire, Scotland. He was said to have first gone to the Victorian goldfields before arriving in Otago in 1862. He mined at New Chum Gully near Arrowtown and was described as being one of the town's earliest residents. A reasonable account of his farm was provided in the Lake Wakatip Mail, when the farm was advertised for sale in 1892.<sup>20</sup> It was described as comprising Sections 30 and 66 (a total of just over 96 acres) 'with all buildings and implements thereon', including 9 acres of wheat, chaff-cutters, a plough, harrows, dairy utensils, 22 head of cattle, 4 draught horses, sheep and fowls.

The farm was sold at auction to John Butel<sup>21</sup> at £2 British pounds and 10 shillings per acre, which was indicated at the time to be a 'bargain' price.

Interestingly, James Ogilvie's obituary in the Lake Wakatip Mail<sup>22</sup> describes him as having taken up "the farming mania which raged in the district several years ago when wheat was selling at 7s 6d per bushel and oats at from 10s to 12s per bushel. But things did not prosper with him.....".

#### Conclusions from the historical record

- The description of Ogilvie's farm when it was advertised for sale does not give any specific details of the nature of the farm buildings there or exactly where they were located. However, it is clear there were buildings, which *probably* included a cottage, and it is likely, given the stock described in the advert, that the farm buildings would have included a barn, cow byre and some form of stabling.
- The advert gives no indication of where the buildings were located on the farm, but it would seem sensible to conclude that they would have been close to Hayes (Mill) Creek for a supply of water and therefore they would have been located within Section 66 rather than within Section 30. The witness statement of James Ogilvie at de la Perrelle's inquest also provides information to suggest that the farm buildings were located off the road to Miller's Flat (Malaghans Road).

<sup>19</sup> Lake Wakatip Mail, Issue 1832, 14 August 1891, Page 3

<sup>20</sup> Lake Wakatip Mail, Issue 1858, 12 February 1892, page 2

<sup>21</sup> Otago Witness, Issue 1984, 3 March 1892, Page 20

<sup>22</sup> Lake Wakatip Mail, Issue 1832, 14 August 1891, Page 3

- It is interesting that James Ogilvie seems to have had a similar early start in Arrowtown to Elias, to have initially been involved in gold-mining and to have taken up farming at a similar time to Elias. Despite the reported money to be made in cereal crops, he seems to have not been a wealthy man – unlike the Butel brothers.

## B.5 Section 56 – Bendix Hallenstein

Bendix Hallenstein is one of the most notable men of the early years of the Wakatipu Basin and the Encyclopaedia of New Zealand provides a detailed biography for him<sup>23</sup>. He arrived in New Zealand in 1863 and set up business in Queenstown the following year.

In 1871 he purchased land at Speargrass Flat to create a country estate for himself. It was known as Thurlby Domain and the house was designed by the well-known architect, Frederick William Burwell (1846-1915), and was completed in 1873. The Heritage New Zealand Pouhere Taonga list entry<sup>24</sup> for the building describes it saying:

*"Built of stone and cement, with stone and brick partitions, the homestead was Elizabethan in style. 'Part villa, part castle', the house had stone quoins, balconies, a veranda, and big bay windows. There were no fewer than 13 exits from the home into the magnificent pleasure grounds. The outbuildings were just as fine. These included two cottages and two stables, which have been described as impeccable examples of the 'old stonemason's art'."*

In March 1874, Benedict Hallenstein announced<sup>25</sup> his intention to purchase a further 19 sections held under agricultural leases in Shotover District, including Section 56, Block VI. The purchase was confirmed in the Lake Wakatip Mail in May of that year<sup>26</sup> and extended Hallenstein's land holdings for his estate closer to Arrowtown.

The HNZPT list entry continues his story noting that:

*"In 1875 Bendix Hallenstein moved to Dunedin from where his business prospered nationwide. He established the New Zealand Clothing Factory, later known as Hallenstein Bros, and the Drapery and General Importing Company of New Zealand Ltd (D.I.C.). Thurlby Domain was transferred to Herman Arndt, friend and colleague of Hallenstein's. It was at Thurlby that Arndt's daughter Mina (1885-1926) was born. She grew to become one of New Zealand's leading artists. Hallenstein's own great-grandson, Charles Brasch, became a poet, editor and philanthropist who never forgot the family's roots to Thurlby."*

*From 1890 Thurlby Domain passed through various hands and by 1946 the homestead had deteriorated beyond repair."*

Following Hallenstein's purchase of Section 56 in 1874, no further records of the land have been found in local newspaper archives and the historic title is not currently available. From the Rates books held in Lakes District Museum, it is understood that Section 56 had been leased to a local runholder, William Patterson, by 1902.

### Conclusions from the historical record

- Although the historical information on this section is sparse, there are no indications of there being any buildings on it pre-1900. William Patterson had a farm nearby and there are no suggestions that he used the land for anything other than agricultural purposes.

<sup>23</sup> <http://www.teara.govt.nz/en/biographies/2h6/hallenstein-bendix>

<sup>24</sup> <http://www.heritage.org.nz/the-list/details/2240>

<sup>25</sup> Lake Wakatip Mail, Issue 811, 20 March 1874, Page 3

<sup>26</sup> Lake Wakatip Mail, Issue 826, 12 May 1874, Page 2

## B.6 The Butel Brothers

As mentioned above, the Butel brothers arrived in Otago in the early 1860s, having made their way to the province from California, via Boston and Alaska, and then on to Melbourne. Peter arrived first in 1862, followed by John in 1863. Rather than gold-mining, they were said to be interested agriculture and took up land north of Lake Hayes.

The first people to start growing wheat in the district were John Butel and William Paterson, who began experimental sowing in 1863 and who produced a crop of upwards of 70 bushels that 'exceeded all expectations'.

An 1864 survey plan ascribes Butel's name to two ten acre blocks, Lots 40 and 41, Block VII in the Shotover District. A later 1865 survey plan describes this area as a 'farm'.

Cynthia Balfour<sup>27</sup> provides a detailed account of the brothers' time in the District. They established 'two successful farms, a water course that would provide Arrowtown's water supply, a sawmilling business (at Miller's Flat beneath Coronet Peak), a very successful flour mill and a reliable electricity supply to Mill Farm.' Both men were very capable engineers and designed the town's first water race that started at Bush Creek and finished at the lagoon at the east end of Arrowtown. It was built by 1864 and remnants of it can still be seen today on the Millbrook Golf Course. Balfour also tells how, by 1867, the Butel brothers also had a dairy herd on their land. Following the passing of the Otago Waste Lands Act 1872 the brothers acquired freehold title to land they had previously leased and expanded beyond the original 20 acres they held to include a number of the surrounding lots. According to Balfour, the Butel's 'Arrow Mill' at Mill Farm was in operation by the end of 1874.<sup>28</sup>

After 1880 the brothers farmed their properties separately. Peter Butel was operating the mill independently of his brother who by then devoted his time to livestock and crop farming. The mill was known as both P. Butel and Co. and Arrow Flour Mills. By 1886 it processed three quarters of the wheat produced in the Wakatipu district and flour was distributed south to Invercargill and Riverton, and to Clyde and Alexandra. Further expansion of the business was curtailed by the distance of the mill from a sea port, limiting the mill to the local market.

The success of the brothers can be judged by the value of their property and landholdings – John (Hayes Creek Farm) was listed as a farmer in 1881 with a holding of 249 acres with a rateable value of £2605, whilst Peter (Mill Farm) was a miller with 169 acres valued at £3044 and a property in Cromwell worth £30.<sup>29</sup> The flour produced by Peter's mill won first prize at the 1883 Dunedin Exhibition and second and third prizes at Melbourne and Sydney respectively. Grain growing in the Wakatipu district peaked around 1891 and declined thereafter. By the close of the nineteenth century, there was insufficient wheat produced locally to supply the District's mills and wheat was brought in from outside the area. Butel's mill became uneconomic and closed in 1902.

Peter Butel retired in 1908 and leased the farm to one of his neighbours, Michael Feehly, keeping only the 10 acre homestead block. He died in 1912 at the age of 75. The farm passed to Butel's nephews to be held for one of their sons, Peter, to inherit when he was old enough. Following expiry of Feehly's lease, the farm was managed by Jock Butel between 1916 and 1920, after which it was leased by Harry Scott until 1927. In that year, Peter Butel (Jnr) took over the farm as his great-uncle had wished. The farm remained in the family until it was sold to the government in 1947 for use as a 'rehab' centre for returning servicemen and the 83 year association with the Butels ended.

<sup>27</sup> Balfour Cynthia. 1990s. Millbrook – Farmlands to Fairways. Lakes District Museum – unpublished.

<sup>28</sup> Ibid. Page 3, Chapter 5

<sup>29</sup> Ibid. Page 8, Chapter 4



John Butel died in 1903 at his residence having been a very successful farmer. In 1886, the Otago Witness reported<sup>30</sup> "Mr John Butel has now retired from the firm (flour mill), and devotes his time and attention to farming his 500 acres of land, upon which he has effected many improvements. At present he is employed in chiefly rearing stock on account of the low value of grain. Nearly the whole of the land is under grass, and about 40 head of cattle and 500 sheep are grazing upon it, in addition a number of pigs from which upwards of a ton of hams and bacon are annually obtained. In 1891, the paper<sup>31</sup> also reported that his "freehold comprises about 500 acres of arable land, and in addition he holds the lease of the Arrowtown endowment of about 1000 acres, upon which he runs a number of sheep, the whole making a very compact and valuable property. It may well be said that the farm ranks with the completest and best managed in New Zealand – indeed it may be asked whether it is excelled by any."

It continued "Mr Butel and family came to this district in its earliest days, and have grown with it, until the head of the family has surrounded himself with a home and property that may well be set up as a model farm, and which, indeed, has proved itself a practical working model. All the improvements have been made in the short space of 12 or 15 years; and passing over a substantial bridge leading to the farm under the shade of towering poplars one can hardly realise the fact that so short a time ago the site was a comparative wilderness, adorned only by matagourie and speargrass."

When John Butel died in 1903, his farm was transferred to his son, John Butel the younger. It was subsequently transferred to both of his sons, John Mills Butel and Hugh Augustus Butel in 1937, before being passed to his daughter Catherine Elliot in 1939<sup>32</sup>.

#### Conclusions from the historical record

- John Butel purchased the de la Perrelle's farm in 1882 and Ogilvie's farm in 1892 to extend his estate. It is likely therefore that he extended the landscape features of his estate to his new land-holdings.
- John Butel remained at and died in his own residence near Arrowtown, but he had a large family and outlying farmland, such as the de la Perrelle farm would have made an ideal location for a home for a family member.

### **B.7 Subsequent owners**

As can be seen in the timeline in the section that follows, Sections 29, 30, 57, 62 & 63 Block VI Shotover District remained in the Butel family until 1939, when they were transferred to Catherine Elliot (nee Butel)<sup>33</sup>. Catherine Butel married Matthew Elliot in 1920, whose profession was listed as a carrier<sup>34</sup>. Matthew was 31 years old at the time, while Catherine was 19. Their son, George Elliot, whose maternal grandfather was John Mills Butel, acquired the farm in 1949 after his father died in 1948<sup>35</sup>. Evelyn Dennison of Arrowtown has helped with some of her recollections of the farm during the ownership of George Elliot<sup>36</sup>. George was her stepfather and Evelyn lived at the farm whilst in her teens in the 1950s.

Evelyn recalls the two room stone cottage well and that, at that time, it had a rear lean-to comprising a kitchen with a coal range and a laundry. The extension had been built by her Grandfather, Matthew Elliot. At the rear of the lean-to, a track led away from the house to a privy/long-drop on its southwest side. There were also the suggested remains of a cow byre

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<sup>30</sup> Otago Witness, 16 July 1886

<sup>31</sup> Otago Witness 24 April 1891

<sup>32</sup> Certificate of Title, OT 60/291

<sup>33</sup> Certificate of Title, OT 60/291

<sup>34</sup> Wakatipu Anglican Marriage Register Book 4. No. 33

<sup>35</sup> Certificate of Title, OT 298/222

<sup>36</sup> Personal communication February 2015

to the southeast of the house (the byre had burnt down before she lived there) where the house water tank is today located.

The drive to the house, with its bridge over the creek, was the one that exists today, closest to the woolshed. There was a very rickety garage near the foot of the steps leading up to the front of the stone cottage. The garage was pulled down while she lived there.

Evelyn also remembers the rectangular barn/woolshed (without lean-to extensions) and sheep pens close to it. The farm was mainly concerned with sheep when she lived there although there were some cattle.

Alan Reid, whose family was associated with farming at Willowbrook, went to school with George Elliot, and was good friends with the family. He recalls when he heard the news that the 'cow shed' burnt down while he was at the pub in Arrowtown when they phoned in to report the fire in the 1940s<sup>37</sup>. It was believed to be due to an electrical fault, and the building was not considered very old at the time. He also recalled that Matthew Elliot used to run a mix of sheep and cattle on the farm, and that George Elliot built the barn/woolshed sometime in the 1940s or early 1950s. After its construction, George Elliot started to run more sheep on the farm. The place was called Elliot's Farm when Alan was living at Willowbrook.

The property finally left the Butel/Elliot family in 1974 when it was sold to Peter Basil Sterling, a merchant from Australia. He and his wife Enid occupied the cottage and renamed the farm Dalgleish<sup>38</sup>. Ian and Pip Macauley acquired the farm in 1981<sup>39</sup> and have provided information, which together with records held on the QLDC Edocs system and the interviews above, has established:

- The barn/woolshed was built by George Elliot in the 1940s or early 1950s.
- In 1981 there was a garage in front of the cottage and the timber shed/shearer's quarters was located close to the cottage.
- Water used to run down the gully on the west side of the cottage and down past the barn/woolshed. Ian dug the ditch between the barn/woolshed and present location of the shed/shearer's quarters to direct the water away.
- The bridge to the cottage over Mill Creek was in very poor condition and Ian re-built it. It had been damaged by film crews making a film called 'Race for the Yankee Zephyr' (1981).
- Ian and Pip built the existing extension to the stone cottage in 1991. Pip remembers the earlier 1940s rear lean-to;
- Ian had alterations carried out to the barn/woolshed, including closing up the large opening in the north wall and building the two extensions.
- There was a subdivision in 1995, which divided off the house and approximately 1 ha of land and which resulted in the alteration of the drive and the construction of a new bridge/culvert and access leading to the cottage.

The photograph in figure 4 has recently been added to the Lakes District Museum archives. It is believed to have been taken in George Elliott's time and close examination shows:

- A fenced garden around the cottage with two paths. One path leads around the west side of the cottage to the rear where a washing line and a timber store can be seen.
- The photograph does not include the barn/woolshed. It may be just outside of the photograph on the right and the photographer specifically wished to exclude it, but this cannot be said for certain.

The photograph in figure 5 shows the cottage from Malaghans Road before the existing rear extension was built. Close examination of the photograph shows a garage below and in front

<sup>37</sup> Personal communication February 2015

<sup>38</sup> McDonald, Bill. 2010. p 88.

<sup>39</sup> Certificate of Title, OT 8D/869

of the cottage and the shearer's quarters on the righthand side of the cottage. It also shows a section of drive in front of the cottage that no longer exists and what appears to be yards close to the woolshed. The front of the cottage is not obscured by the walnut tree that presently hides it from view and which was probably planted in the 1970s.



Figure 4 A photograph (EL 5282, Lakes District Museum) of the cottage taken from Malaghans Road. The photograph is undated, but probably dates from the 1950s.



Figure 5 A photograph (courtesy of Lakes District Museum) of the cottage taken from Malaghans Road. The photograph is undated, but probably dates from the 1970s.



Figure 6 A scene from 'Race for the Yankee Zephyr'<sup>40</sup> which is believed to show the barn/woolshed at Dalgleish Farm in about 1980. There was a small, old lean-to on the creek side. Without the modern extensions the barn/woolshed has a much more appealing, traditional Central Otago form.



Figure 7 A second scene from the same film showing the south elevation of the barn/woolshed with a lean-to but not the extension for the Wool Room.

<sup>40</sup> [https://www.youtube.com/watch?v=M\\_b-cALHZkk](https://www.youtube.com/watch?v=M_b-cALHZkk)

## B.8 Timeline

The following timeline has been established from the current and historic title documents and other research:

1868 - 1881 Elias de la Perrelle (leased prior to 1880)  
 1881 - 1882 Helen de la Perrelle (nee Lindsay)  
 1882 - 1903 John Butel  
 1903 - 1937 John Butel the younger  
 1937 - 1939 John Mills Butel and Hugh Augustus Butel  
 1939 - 1949 Catherine Elliot  
 1949 - 1974 George Elliot  
 1974 - 1981 Peter Basil Sterling and Enid May Sterling  
 1981 - 1996 Philippa Anne Macauley and Ian Gordan Macauley  
 1996 – Present (2014) Philippa Anne Macauley, Ian Gordan Macauley, Bruce Young Cunningham, John Steven Pritchard

## B.9 Detailed description of the historic heritage elements of the farm

An inspection of the farm was undertaken on 9th January 2015, which involved a drive and walk around the land and interior/exterior examination of the house, woolshed and timber store/quarters.

### Farmland

The early survey plans show access to the land from the Arthurs Point/Arrowtown road (now Malaghans Road) and from Mooney Road, which runs along the southern boundary of the farm and which the survey plans show as continuing to the northern end of Lake Hayes. It would seem most likely that the historic access to Elias de la Perrelle's land was from Malaghans Road and that the route into the property today is the 19<sup>th</sup> century one (except as altered by the 1995 subdivision and the formation of the new bridge and drive to the cottage).

This would mean that the western-most bridge, although altered and reconstructed in the 20<sup>th</sup> century, may retain pre-1900 abutments.

The pipework of the Arrow Irrigation Scheme is prominent feature of the landscape in Section 63. The pipework ends and becomes a water race as it reaches the higher ground and the race turns eastwards before entering another section of pipework followed by another section of open race, after which it leaves the farm. The following history and information on the Irrigation Scheme has been provided by Lakes District Museum:

*"As early as 1912, local farmers had petitioned the government to provide an irrigation scheme to irrigate crop and pastoral land in the Wakatipu Basin. The scheme was started in 1923 and completed in 1930. It takes water from the Arrow River, five kilometres above Arrowtown where a dam was constructed. During the peak agricultural period of the district it was capable of irrigating 1400 hectares through 14 kilometres of pipe and 70 kilometres of races. The scheme splits in two directions extending as far as Frankton and Arrow Junction. Total cost for the project was £20,000 (about NZ\$2 million in 2006).*

*The pipes have the capacity of carrying 1700 litres of water per second and many of the original pipes survive today. The plates were cast in England and shipped to Dunedin where foundries rolled and riveted then before sending them by rail to Kingston and Cromwell where they were trucked or sent by lake steamer to Arrowtown. Trucks or horses and wagons were used to transport pipes, men and other materials up to the Arrow Gorge.*



*Using gravity and siphons to move water, the scheme crosses rivers, goes through tunnels and crosses steep terrain. It is a significant engineering feat built with limited resources.*

*With the benefit of irrigation, different farming methods were tried. Dairy farming, fat lamb production, the growing of grain and grass seed all added to the district's fortunes. In a cost cutting measure, the government of the day tried to shut the scheme down in 1984. This was successfully opposed by a group of local farmers. The 1999 floods caused major damage to the scheme, but that was successfully repaired. Today there are few agricultural subscribers to the scheme and much of the water goes to lifestyle blocks and golf courses."*<sup>41</sup>

South of the race, on higher ground, there are a number of concrete pipes and a modern water storage tank. These pipes are believed to form part of a borehole for the water supply to the farm.

In Section 30, a long piece of iron/steel water pipe was found. This was positioned there as a jump for cross-country horse-riding and it is considered to be a 20<sup>th</sup> century feature, probably associated with the Irrigation scheme.

There are several trees of note in the vicinity of the stone cottage, including a walnut tree and two very large black poplars. The Encyclopaedia of New Zealand<sup>42</sup> records:

*"Poplars were first grown in New Zealand in the 1830s. They were brought in as ornamental trees and for shelter. Lombardy poplar (Populus nigra 'Italica'), eastern cottonwood (P. deltoides) and silver poplar (P. alba) were among the early introductions. Lombardy poplar, with its column-like form, was especially favoured – it was often planted to mark boundaries and river fords as it could be seen from a distance.*

*In the 1930s the New Zealand Forest Service imported more poplar species to investigate their timber potential."*

The age of the two large poplars has been discussed with Paddy Baxter and he is of the view that they are at least 100 years old. He recalls similar large poplars at Millbrook, which would have been planted during the Butel brothers' time and therefore it would seem quite likely that the large Black Poplars at Dalgleish Farm were also planted by the Butels sometime after John Butel purchased it in 1882. See also the Otago Witness quote regarding poplars at Butel's farm – reference 31.

### Landscape

The landscape of Dalgleish farm has evolved over the 150 years or so from an area of rolling hills that was once predominately covered in grey shrubland, to open arable pasture used for farming sheep. This evolution of the land has seen several changes to its use during this time. Its extensive historical use as a farm with the addition of trees to cultivate the ideals of an Arcadian landscape has resulted in several historical remnants of these early European outlooks.

In a little more detail, before human occupation by Maori, the landscape would have likely been extensive grey shrubland and tussock in the floor of the basin, with small pockets of wetlands. Following extensive burning of this area by both Maori and early European settlers, the initial plants to establish would have been bracken fern, matagouri and speargrass<sup>43</sup>. This would have provided a challenge to the early settlers in their attempts to grow crops and raise stock, and would again have been cleared to seed exotic pasture grasses. This extensive clearing would have resulted in an open landscape, punctuated only by outcrops of schist and remnant vegetation, as is apparent in many early historic photos of the

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<sup>41</sup> 'The Arrow Irrigation Scheme', Lakes District Museum

<sup>42</sup><http://www.teara.govt.nz/en/trees-in-the-rural-landscape/page-4>

<sup>43</sup> Otago Witness, 16 July 1886

Wakatipu Basin. As already mentioned in section B.6, the early European settlers in the area would have begun to plant trees, such as poplars and willows, to provide both shelter for stock and for the European aesthetic in the form of an Arcadian landscape. Straight lines or avenues of well-proportioned trees were popular, as is currently evident in the The Avenue along the entrance road to Millbrook. Dalglish Farm appears to have undergone a similar revegetation as was occurring at the Butel Farm (now Millbrook), with poplars (and possibly other species of trees) likely planted in an effort to extend the image of a settled European landscape.

Initial farming of the land was mainly in the form of growing of wheat, which would have retained the open nature of the landscape and reflected similar farming practices from adjacent farms. Following the decline in wheat prices at the end of the 19<sup>th</sup> century, the landscape would have been populated more economically by sheep and cattle, an image more reflective of how the land is used today. Again, this would have retained openness to the landscape, with uninterrupted views across the basin towards Lake Hayes and Arrowtown from high points on the farm.

Following the construction of a dwelling on the property, the area immediately around the building would have likely begun to reflect a more domestic use of the land, with the addition of a garden and associated outbuildings. Further use of the property for farming led to the establishment of a barn/woolshed and shearer's quarters, depicting a typical landscape of sheep farming that was common across the Basin in the mid-20<sup>th</sup> century.

### House

The existing house on the farm lies within the historic Section 63. It comprises a single-storey, stone-built cottage with a quite substantial and overbearing 1990s extension at the rear. The layout of the 2 cell cottage with central passage way/hall indicates that it originally had another structure at the rear – probably a lean-to. Pip Macauley<sup>44</sup> has advised when they purchased the farm, the cottage had a lean-to at the rear which she thought probably dated from the 1940s. It was demolished when the present extension was added.

The stone cottage has a frontage of approx. 10.1m and a depth of 5.5m and is of traditional form having simple, east and west gables and two rooms divided by the central hall/corridor. It is constructed of stacked (rubble) schist walls measuring approx. 550mm in thickness above a projecting stone plinth/foundation. The north and east elevations have been painted white externally, whilst the west gable is undecorated. The front (north) elevation has a centrally positioned entrance with 4 panel, timber door (with fanlight over) and a single window either side. The windows are of timber, double sliding sash type with each sash having a central glazing bar giving a 2 over 2 pane arrangement. The windows and door have plastered reveals and surrounds and masonry sills.

The cottage roof frame could not be seen as there was no apparent access hatch inside the cottage and, hence, the age and form of the frame is unknown. Externally the roof has been reclad to match the extension and it is assumed therefore that this was done in the 1990s. The cottage has fascias, barge boards and spouting of similar modern age & design.

Internally, the cottage ceilings are lined with tongue, groove and beaded timber boards and are quite plain, having only simple mouldings at the junctions with the walls and no roses. The walls are plastered and the east room and hall have a dado rail and timber panelling below. There are decoratively moulded skirting boards and tongue & grooved lined, suspended timber floors. The two rooms have old 4 panel doors, whilst there is a modern replacement at the end of the hall.

The east room has a plastered chimney breast, but the fireplace has been altered with a modern, decorative brick type surround added – which adds nothing to its character.

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<sup>44</sup> Personal communication January 2015

The 'exterior' face of the south wall is finished in pointed stacked Schist, but there are holes where timber grounds have been inserted (and some grounds remain in place) indicating that this wall has had a lining in the past – probably timber panelling within the former lean-to.

As described earlier, historical research has not revealed the year of construction of the cottage, save that it was built after Helen de la Perrelle made an affidavit and inventory regarding her husband's estate on 21st March 1882. There are, however, a number of features of the cottage's construction that, stylistically, give an indication of its age:

- The sash windows are technologically quite well-advanced for the District, which suggests that they are of later rather than earlier date. For example, each upper 2 pane sash has horns, which were designed to strengthen to joints in the bottom of the sash once larger panes of glass were in use. Similarly, the lower sashes have sash cords on pulleys, whereas in earlier and more basic windows this mechanism was omitted. In addition, although some of the panes have been replaced with modern 'float' glass, there remain a few older panes. These latter panes are still of good quality glass, without the imperfections of, say, typical 1860s glass.
- Rendered reveals and surrounds to windows & doors.
- Much of the interior of the cottage is finished with old, but good quality, plaster.
- Its interior form and size.

Whilst it is difficult to be certain with the stylistic dating of rural buildings, these features suggest a date for the cottage's construction of 1890 or later.

It is interesting to consider that the marriage of John Butel the Younger to his wife Maria in 1894<sup>45</sup>, and the birth of their son in 1896, may have led John Butel to construct the cottage for his growing family during the mid-1890s.

#### Remains of a 'cow byre'

Behind the cottage on the other side of the rear drive is a flat area upon which there is a modern water tank. The tank sits on a collection of concrete slabs with the edge of the slab closest to the rising ground having a concrete lip with a number of steel or iron flats embedded in it. The slabs are overgrown and could not be closely examined. The entire slab area measures roughly 8.6 metres by 3.6 metres, with an extension on the southwestern end that measures 5.2 metres by 1.5 metres.

Evelyn Dennison and Alan Reid referred to this as the remains of a cow byre or shed and this information has been passed down to Ian and Pip Macauley, who have been told the cows were milked there and the cream was taken to a dairy at Speargrass Flat. This seems an unusual location for a cow byre given the steep ground. No further information has been found to indicate its construction date, although, as mentioned previously, Alan Reid recalls when it burnt down in the 1940s.

#### Barn/woolshed

The 'woolshed' is a timber-framed building constructed on the sloping ground to the northwest of the stone cottage. As built, it was a rectangular structure, measuring approx. 6.1 x 12.2m, with a simple east-west gabled roof. This structure has lean-tos on the south side with one providing a wool room and the other a covered killing shed. On the north side is a large lean-to shed to which sheep pens adjoin. The wool room and north extensions date from 1980s. Accordingly, for the purposes of this historic heritage assessment, both extensions have been disregarded, but consideration has been given to the age and potential heritage values of the original rectangular structure and lean-to.

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<sup>45</sup> Mataura Ensign, 16 January 1894



The original structure sits upon rectangular, concrete piles, which increase in height with the slope of the ground. The eastern half of the building has a floor of bare timber boards of differing size, whilst the western half has a grated floor as expected of a woolshed. The walls are all timber-framed with 4" x 2" studs clad externally with painted, timber shiplap weatherboards and unlined internally. The roof comprises five timber trusses of 'Queen post'-type design and is clad with painted corrugated iron sheeting.

The building has undergone alterations, including the removal of a large section of the south wall for access into the wool room and the lines of nail holes in the roofing iron indicates that this is not an original roof covering, but rather a covering salvaged from another building. A lot of the shiplap weatherboards have been replaced, albeit some years ago, but those to the west elevation are the oldest (and the poorest in terms of their condition) - the east elevation of the building is almost completely covered with vegetation, which meant that the boards here could not be seen externally.

There are a number of characteristics of the building that raise questions about its provenance:

- The woolshed does not have traditional chutes for sheep to leave building after shearing, but instead there are sliding doors on steel tracks and rollers at the east and west ends of the north elevation. In between these, a large central opening has been closed-up and weatherboarded over. A section of the weatherboards below the eaves line to the west gable has also been affixed to the structure with a continuous, vertical joint suggesting a further alteration. It was possibly designed as a barn and the height of the floor above ground level adjacent to the north elevation probably helped loading/unloading. Alternatively, it was built for use as a woolshed and modified subsequently to improve functionality.
- The age of the 'woolshed' is circa 1940s or early 1950s.

Between the woolshed and the timber store/quarters is a water course overgrown with vegetation. After a discussion with Ian Macauley, it has been established that it was dug by Ian in the 1980s to alleviate issues with water runoff from the hill above.

#### Timber store/quarters

There is a small timber-framed and weatherboard clad store to the west of the woolshed. Pip Macauley has advised that when they purchased the farm it was located closer to the cottage, but they had it moved to its current location. Its age and provenance are unknown.

## Section C – Assessment

The outcome of the historical research and the on-site investigations suggests the following historical provenance:

Element/Feature	Pre-1900 origin	20 <sup>th</sup> century origin	Summary of overall historic heritage value
Stone cottage	Likely, but possible turn of the century origin. Associated with the Butels.	Possible early 20th century	Moderate to high
Barn/woolshed	No	Yes. Associated with the Elliot's, 1940s/50s	Low to moderate
Store/Quarters	Not known	Likely	Low to moderate
Drive & possible remains of western-most bridge	Yes. Likely to be associated with de la Perrelle.	Alterations	Moderate
Eastern-most bridge	No	Yes	N/A
Irrigation pipework	No	Yes, but altered	Low to moderate
Watercourse between woolshed and Store/Quarters	No	Yes – post 1981	N/A
Remnants of cow byre	Possible	Likely	Low to moderate
Two Black Poplars	Likely	Possible early 20th century	Moderate
Other trees around the cottage	No	Yes – walnut tree dates circa 1970s.	Low

## EVALUATION OF HERITAGE VALUES

### Historic and Social

Dalgleish Farm has high historical and social value for its associations with a number of the early pioneers of the District - Elias de la Perrelle, John Butel and Bendix Hallenstein - in terms of their ownership/occupation of parts of the present farm and their working of the land.

The farm is also an example of the historical development of farming in this part of the District as the use and productivity of the land changed from uncultivated land, to cereal crops and cattle and sheep farming.

Whilst the exact age of the stone cottage, barn and other structures/remains uncertain, the longevity of the ownership of the majority of the farm (1882 – 1974) by the Butel/Elliot family means that they are undoubtedly associated with the Butels. It is also likely that the stone

cottage was built during the ownership of John Butel himself, although it was most likely constructed for a family member or possibly an employee (a farm manager, perhaps). The marriage of John Butel the Younger to his wife Maria in 1894<sup>46</sup>, and the birth of their son in 1896, may have led John Butel to construct the cottage on the estate for his growing family during the 1890s.

### **Cultural and Spiritual**

Dalgleish Farm has no known notable spiritual significance to Maori (Ngai Tahu have been contacted by John Edmonds & Associates and it is understood that nothing of significance has been identified), nor does it have any spiritual significance with local residents of the area. Its cultural significance lies in its ties to some of the earliest and most prominent residents in Arrowtown's history. Elias de la Perelle, the Butels, and James Ogilvie were all important early farmers and members of society and were associated with different aspects of the farm during the 19<sup>th</sup> century. The early farmers' efforts to grow crops for both feeding the booming population and to provide an alternative source of income early in the town's formation, became instrumental in aiding the settlement's survival and growth. In particular, the Butel name became prominent within the area, but also regionally and even to some extent internationally. The continued use of the land for farming for over 150 years provides a strong cultural continuity to the surrounding landscape and its history of farming.

### **Architectural**

The stone cottage is of traditional simple, gabled form and is representative of a typical late 19<sup>th</sup>/early 20<sup>th</sup> century form of rural dwelling in the District.

Including its original lean-to, it would have made a reasonable-sized farm cottage of two 'cells' and central hall/passageway leading to the rear service accommodation. The width of the gable ends is quite generous; so providing good proportions to the parlour and bedroom.

The arrangement of the front (north) elevation with central entrance door and single window either side is again a typical characteristic of this age and type of dwelling.

Although the roof has been reclad and it is not known the extent to which the historic roof frame remains, the rest of the stone cottage retains a high degree of historic architectural authenticity.

The extension at the rear of the stone cottage is about 25 years old now. It has a dominating effect on the historic cottage and is considered to have an adverse/negative effect of the historical architectural value of the stone cottage.

The barn/woolshed is of functional, agricultural design and is not considered to have particular architectural significance, but it does have overall value to some degree to the significance of the farm. The barn/woolshed has been adapted for shearing use rather than being built for the purpose. This is not uncommon in the case of smaller woolsheds in the District.

### **Townscape and Contextual**

The stone cottage plays a limited role in relation to any of the surrounding historic settlements. Its relative isolation and use in a rural area precludes any visual contextual associations with the Arrowtown townscape. It is, however, an important element of the Miller's Flat/Speargrass Flat landscape, which historically comprised small farmsteads dotted throughout the flats.

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<sup>46</sup> Mataura Ensign, 16 January 1894

The siting of the cottage, barn/woolshed and shearer's quarters together has importance in terms of their 'group' value. The nature of the buildings, as a group, defines their most recent 20th century use, although not the earlier nature of the farming activities on the land.

As mentioned before, the shearer's quarters building is understood to have been moved from a position closer to the stone cottage and is, in any case, quite likely to have been relocated to Dalgleish Farm from another site at any earlier date.

### **Rarity/scarcity and Representative**

The stone cottage is representative of a small historic farmhouse in the District. It is not a particularly unusual historic building for the Wakatipu Basin, but buildings of this type are a diminishing heritage resource in the District. Accordingly, its continued guardianship will play an important role in the future well-being of the heritage of the District more generally.

Woolsheds and barns are common features of the Wakatipu landscape, but many buildings are in poor condition as is the case with the woolshed at Dalgleish Farm. Again, they are a diminishing heritage resource and repair and reuse is encouraged.

### **Technological**

Although relatively plain in architectural terms, the quality of construction of the stone cottage is considered to be good and reasonably technologically advanced for a small, rural domestic building. Particular elements/features of technological value in the cottage include:

Good quality stacked (rubble) Schist; and  
Sliding timber sash windows with sash cords, pulleys and weights.

The barn/woolshed and shearer's quarters are both considered to be of low technological value.

### **Archaeological**

Dalgleish Farm is considered an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological site is classified under section 6 of the Act as a place in New Zealand, including any building or structure (or part of a building or structure), that was associated with human activity that occurred before 1900.

Pre-European occupation of the Wakatipu Basin was in the form of temporary camps to allow a variety of resources to be gathered. Marshy areas were particular points of interest to Maori as they provided ideal sources of food and game. It is very unlikely that any material remains of these activities survive in the area, but if they did, they are likely to be concentrated around the marshy areas surrounding Mill Creek.

The use of Dalgleish Farm extends back to at least 1867 by Elias de la Perrelle, and was in continuous use as a farm through the later 19<sup>th</sup> century. Historic documentation notes the presence of a single room stone shed that was constructed before 1882, and was utilised by de la Perrelle. This structure appears to have been subsequently demolished or removed at an unknown date. Its location is uncertain, but is likely to have been within either section 62 or 63, and with a higher probability that it was near the current extant cottage.

The stone cottage dates to *circa* 1890s and would have had a domestic focus. Therefore, there is a high likelihood that artefactual evidence in the form of domestic refuse (ceramic, glass, bone, etc) would have been deposited in the area. Refuse was generally discarded out the back of the dwelling. Additionally, a 19<sup>th</sup> century privy or long-drop would have been used, and would again likely have been situated at the rear of the house. Excavations for the 1991 extension may have removed all potential trace of these archaeological remains, but

there is still a possibility that they survive in the surrounding area. Based on oral histories and photographs, a garage was constructed near the front of the cottage. Its construction date is unknown, but likely dates to the first half of the 20<sup>th</sup> century.

The existence of a concrete slab above and behind the stone cottage on a terraced slope is understood to have been the foundation for a cow byre. The building burnt down sometime in the 1940s, and is unlikely to have been constructed in the 19<sup>th</sup> century. The shearer's quarters and woolshed/barn were both likely constructed in the early to mid-20<sup>th</sup> century. Other farm buildings may have been constructed late in the 19<sup>th</sup> century when the property was acquired by John Butel. If any additional farm buildings were constructed, their subsurface footprint was likely to have been minimal, but cannot be altogether discounted from potential archaeological remains.

The bridge that crosses Mill Creek to the west of the modern driveway/access road may be situated on the original crossing point of the creek when the area was farmed by de la Perrelle, and later by Butel. It is possible that there are remnants of an early bridge or ford at this crossing. This area may include remaining archaeological features such as stone abutments.

Archaeological material encountered on Dalgleish Farm would provide beneficial information on the farming practices and late 19<sup>th</sup> century rural domestic life in the Wakatipu Basin.

## **LANDSCAPE SUMMARY**

The landscape of Dalgleish Farm is best characterised as open arable farmland with views of the surrounding basin. The heritage landscape value of Dalgleish Farm lies in its connection to the historic farming of the basin and the landscape created by the Butels. While the property did not achieve the same early historical prominence as the main neighbouring Butel or Hallenstein properties, it does reflect the nature and historical endeavour of early farming exploits. The early planting of European trees, which are now well established, was an attempt to install an Arcadian feel to the landscape. The property's continued use as a farm over the 20<sup>th</sup> century has allowed significant aspects of this European established landscape to be retained. Similar historic farming properties still exist in the Wakatipu Basin, but are declining in number and size.

## **KEY VULNERABILITIES**

The historic heritage values of Dalgleish Farm are considered to be vulnerable to:

- Loss through lack of maintenance and neglect;
- Loss through lack of use and purpose; and
- Insensitive development in the locality – both small and large scale.

## MITIGATION RECOMMENDATIONS

### The proposals

Reference to the drawing by Baxter Design Group entitled "Millbrook Resort Zone – Structure Plan 2423-SK32-34" dated 11 February shows the following proposals for Dalglish Farm:

- I. The proposed development being contained almost entirely within historic Sections 29, 30, 57, 62 and 63.
- II. The only elements of the proposals to affect Section 56 are that parts of the 6th and 7th fairways project into the eastern side of Section 56.
- III. A new 9 hole golf course will be created with holes 1 to 7 being established within Sections 29 and 57 and the southern half of Section 30.
- IV. Holes 8 & 9 will be formed within Section 62 and the northern half of Section 63. This will involve the eradication of the existing access road to the farm.
- V. Residential sections and associated access roads will be developed amongst holes 1 to 7, together with areas of native re-vegetation and small ponds.
- VI. Similar residential development with new access roads is proposed for the southern half of Section 63. Mill Creek will be widened/flooded to form larger water features with native re-vegetation along the northern banks. This residential development will extend through to the land below the existing stone cottage and the barn/woolshed. The client has verbally indicated that the woolshed is likely to be relocated to the north of the 9<sup>th</sup> fairway adjacent to Malaghans Road.
- VII. Higher density 'Millbrook House and Land' – type dwellings will be built close to the southern boundary of Section 63 on the rising ground behind the existing stone cottage and the farm track that leads into Sections 57 & 30. Native re-vegetation will take place in the area between the existing cottage and barn/woolshed and follow the rising ground southward.
- VIII. Residential development (R12) is proposed for the northern-most end of Section 30.

In terms of the historic heritage features and values identified earlier in this report, these proposals are likely to affect the following:

- I. Item I. means that the majority of the proposed development is contained within the early farm of Elias de la Perrelle and part of the farm of James Ogilvie. Both of these farms were subsequently incorporated into the farm of John Butel.
- II. Very little of the development affects the land held by Bendix Hallenstein and which is believed to have been part of his Thurlby Domain estate.
- III. The larger part of the golf course development lies within the higher ground farmland of de la Perrelle and Ogilvie where no historic building/structures or likely archaeological features have been identified to date. The presence of archaeological features here cannot be discounted, but generally speaking this area is well away from the existing historic structures and the likely locations of associated structures and infrastructure.
- IV. The creation of fairways 8 & 9 will affect the present access to Dalglish Farm. Although it cannot be said with certainty, this may well also be the early access to the farm of Elias de la Perrelle. The golf course here will affect the developed landscape of this part of the farm.
- V. The same comments apply as for III. above.
  - I. The principal historic heritage and heritage landscape values of Dalglish Farm lie within Sections 62 & 63. The proposals will affect the setting of the historic stone cottage and of the barn/woolshed. They will also affect the developed landscape values of this part of the farm and alter the existing character of historic Mills Creek within the farm. The proposal to relocate the barn/woolshed will affect its contextual mid-20th century relationship with the stone cottage.
  - II. The 'Millbrook house & land' dwellings will impact upon the setting of the historic stone cottage (but not of the barn/woolshed assuming it is relocated). They also

have the potential to affect archaeological features in the vicinity, such as the remains of any privies, water pipes, paths and fencing as well as features relating to the structure said to be a 'cow byre'.

- III. No historic buildings have been identified in the northern-most end of Section 30. The Arrow Irrigation Scheme either passes through the area planned for development or close to it.

### Mitigation recommendations and other heritage conservation comments

The Roman numericals in brackets relate to the numbered 'proposals' and 'affects' outlined above.

#### 1. Archaeology

Once the proposals (I - VIII.) have been developed sufficiently it will be necessary to prepare a detailed archaeological assessment and apply for an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014. Assuming an Authority is granted, there will be conditions to be followed, including conditions for archaeological monitoring of earthworks and the preparation of a report(s) on the findings. The proposals in IV, VI and VII are likely to have the greatest effects on the archaeological values of the farm and may be mitigated, to some extent, by the detailed recording (drawn plans, photographs and written descriptions) of the built/archaeological features therein. This information should be lodged with a suitable, recognised archive(s).

#### 2. General

Whilst it is obvious to say, it is still worth emphasising strongly that the general effects of the residential development (V, VI & VII) within the farm may be mitigated by the careful placing of building platforms, height controls and general good, sympathetic architectural design and the use of natural and recessive building materials and colours. The part of the Residential Activity Area that surrounds the stone cottage and its curtilage (R17 on the Structure Plan) should have particular design controls that take account of the heritage values of the stone cottage and the historic 'Butel landscape' that has developed here.

#### 3. Stone cottage

As part of the proposals (VI), the client has indicated that the historic stone cottage will be repaired and improved, including possibly replacement of the existing rear extension with a more sympathetic extension. This is recommended and encouraged. Repairs should retain as much of the historic building fabric as possible and should follow the principles of the ICOMOS New Zealand Charter 2010. Examples of where heritage conservation repairs may be effected at the cottage are:

- Removal of the light green Colorsteel roof cladding and its replacement with galvanised steel sheeting which is more representative of the earlier unpainted galvanised iron cladding;
- Careful removal of the white paint applied to the stonework of the north (front) elevation and east gable and reinstatement of the stonework and pointing to its earlier appearance (as seen on the unpainted west gable); and
- Repair and refurbishment of the sash windows, parts of which are heavily decayed.

Improvements to the cottage could take the form of demolition of the existing extension and the creation of a new extension which is 'subservient' (rather than dominant like the present one) to the historic cottage and separated from it by say a glazed link. The new extension should also help to lessen the impact of the existing cut bank behind the cottage. The client proposes to retain the Walnut tree in front of the cottage and improvements could be undertaken to reinstate the cottage garden as can be seen in the 'George Elliott' photograph (figure 4).

#### 4. Barn/woolshed

The barn/woolshed's association with the stone cottage dates back to the about mid-20th century and therefore its 'group value' with the cottage is not as strong as it would be if the two had been built together at the same time as the cottage. The repair and continued use of the barn/woolshed for agricultural purposes will help mitigate the effects of its relocation to the northern edge of the farm. Its location here will also ensure that it remains visible and will help to maintain something of an agricultural feel to the landscape along Malaghans Road.

#### 5. 'Millbrook House and Land' – type dwellings

The proposed location of these dwellings close to and behind the stone cottage will affect the setting of the stone cottage and would seem to necessitate removal of the two very old Black Poplar trees that would appear to have an association with the Butel family and the trees that John Butel planted at the (now) Millbrook Resort.

It is recommended that consideration be given to the establishment of a view-shaft and 'curtilage' area around the historic cottage where no development is permitted to take place. This will help mitigate the visual impact on the cottage, particularly in terms of the most prominent views of it from the Malaghans Road side of the farm. In addition, it is recommended that the R17 development area in the locality of the cottage has increased design controls for new buildings that lessen their impact on the setting of the cottage.

An appropriate curtilage area is shown in Appendix D.

#### 6. Plantings/landscaping

Within the area of the existing buildings and Mill Creek, landscaping should reflect the historic landscape features of the Butel estate. The existing poplars should be retained where it is practicable and safe to do so.

As a final word, in heritage conservation terms, the impact of the proposed development on the heritage values of Dalgleish Farm cannot be fully mitigated against. Where a positive heritage outcome can be achieved is in ensuring the long term survival of the farm and its old/historic buildings. Small farms like Dalgleish are under threat, particularly if they are unviable economically, and once they fall in to disrepair it can be very difficult to regenerate them and retain any element of heritage value. The proposed development does provide the opportunity for the repair and continued of the barn/woolshed, the improved re-use of the stone cottage and the continuation in some form of the 'Butel' landscape. The heritage success of the project will, however, depend upon the way in which the proposed future changes are managed and effected from the heritage conservation point of view.

#### **Robin Miller**

Director

For and on behalf of Jackie Gillies + Associates Ltd

PO Box 213

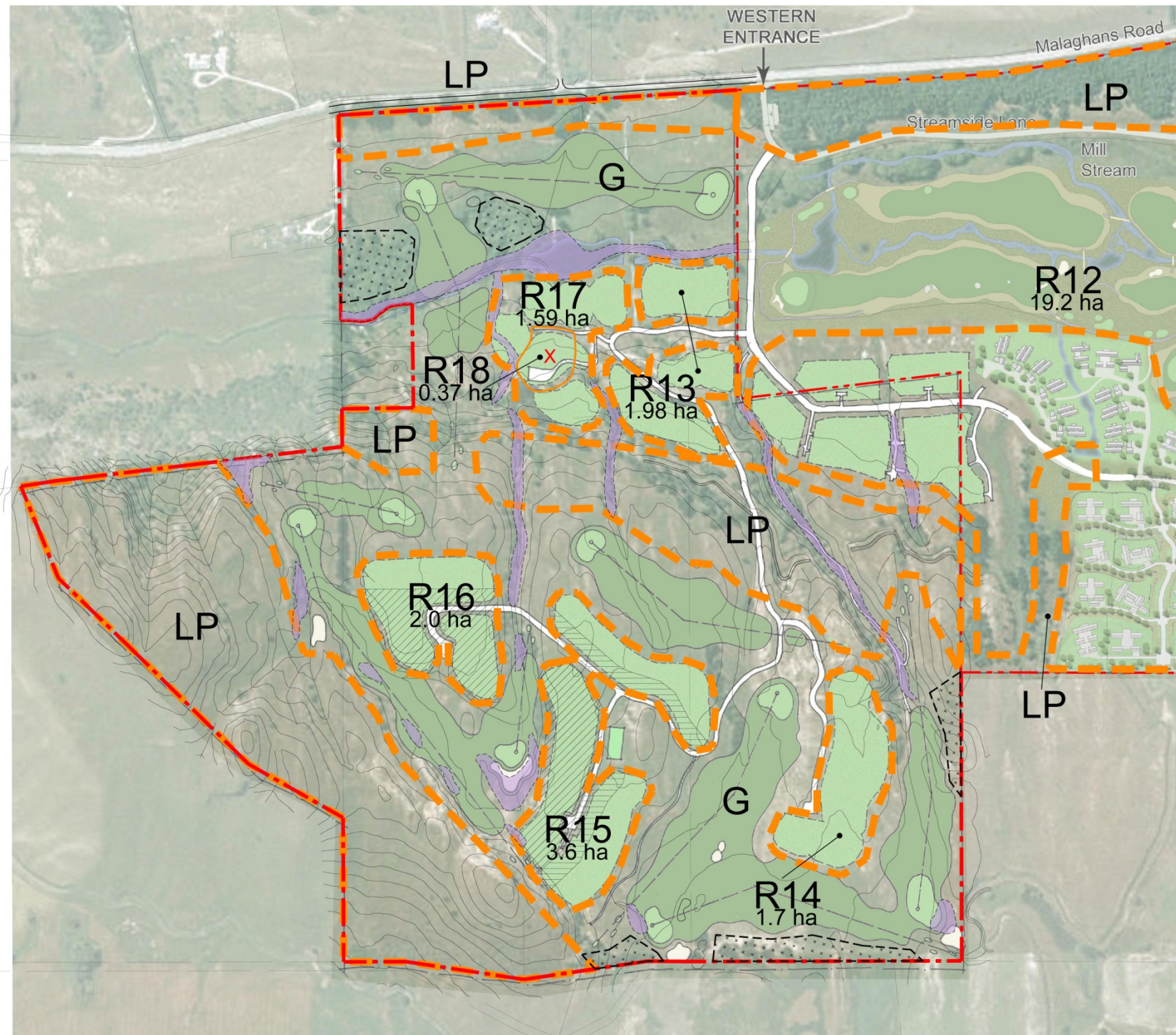
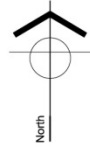
Queenstown

23rd February 2015



[illegible]





0 25 50 125m  
SCALE = 1:2500 AT A1

#### OVERLAYS

Building Height Restrictions  
Within 'R' Residential Areas,  
Refer Rule X

- 5.5m on R14, R15, R16
- 6.5m on part R15, R16
- 5.5m with 6.5m where shown  
at road side of lot on part R15

- Amenity mitigation
- Ecological protection  
and restoration
- Protected feature

#### MILLBROOK RESORT ZONE - STRUCTURE PLAN - OVERLAYS

REFERENCE 2423-SK34 - SCALE = 1:2500 AT A1 - 1:5000 AT A3 - 23 Feb 2015

\\server01\jobs\2423-millbrook\_macaulay\cad\2423-sk34-millbrook\_macaulay-structure-plan-overlays.dwg - SK34

MILLBROOK





## Appendix B – Historical Surveys and Maps





1501

BLOCK N° 6  
SHOTOVER DISTRICT  
G. M. HARRIS Surveyor.  
Decr 1888

1501



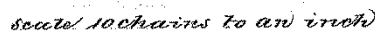
Net area in section 1785.1.82  
paved 687.5.27  
Lake 750.8.21  
uncultivated 10.8.00  
750.8.21

1501

1501 1501

22/1/67

PLAN of EDUCATIONAL RESERVE,  
and land applied for as an  
agricultural area by James Ogilvie



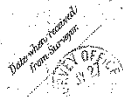
Woodbine  
9 out line  
J.R. none

Surveyed by R. M. Pittet Assist. Surveyor

Date 7<sup>th</sup> April 1868

NOTE.—All unmeasured and calculated lines to be dotted only. The notes to drawing the land are to be noted on the back hereof and any other remarks the Surveyor may deem it necessary to make.

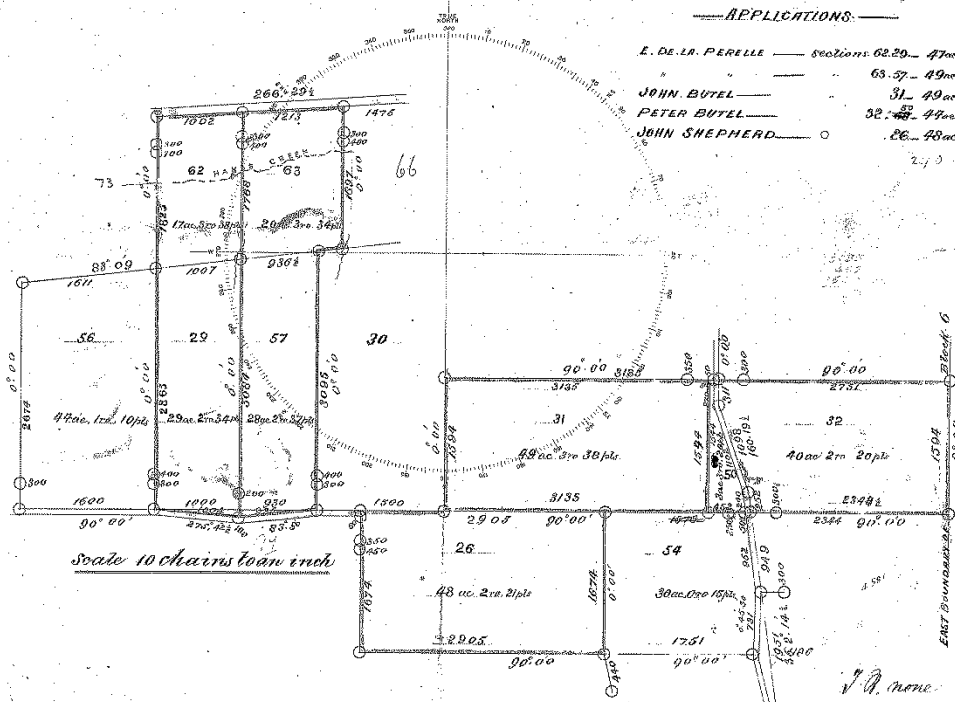
6411



Survey Department of Otago.

APPLICATIONS.

E. DE LA PERELLE — sections 62, 29, 47 ac. 2 ro. 38 p.  
JOHN BUTEL — 63, 37, 49 ac. 2 ro. 31 p.  
PETER BUTEL — 31, 49 ac. 3 ro. 38 p.  
JOHN SHEPHERD — 32, 48, 49 ac. 2 ro. 24 p.  
26, 48 ac. 2 ro. 24 p.



Scale 10 chains to an inch

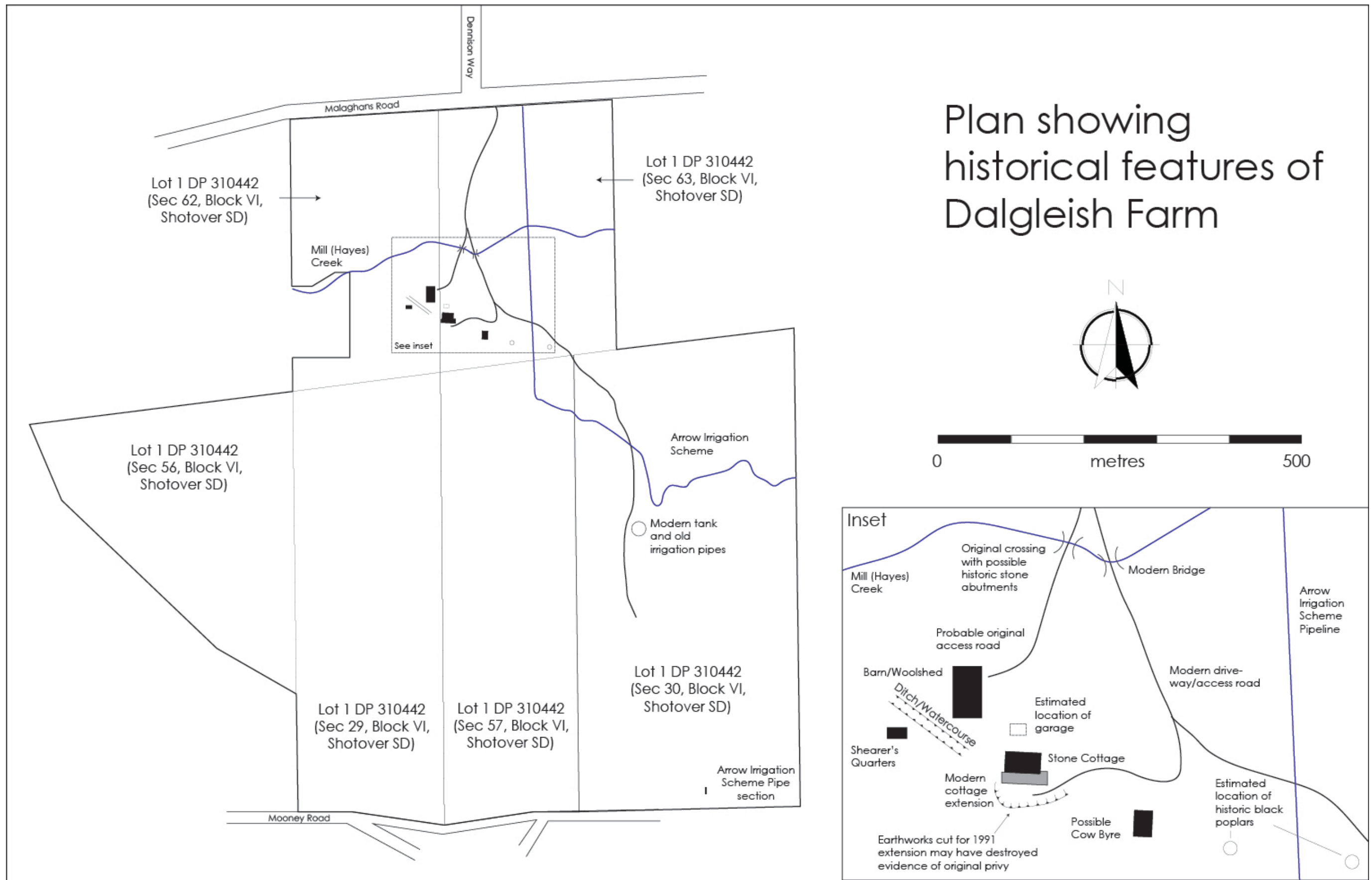
Field Sheet of Section 26, 29, 31, 32, 47, 48, 49, 54, 56, 57, 62, 63, 73. SHOT OVER

6423





## Appendix C – Maps of historic features

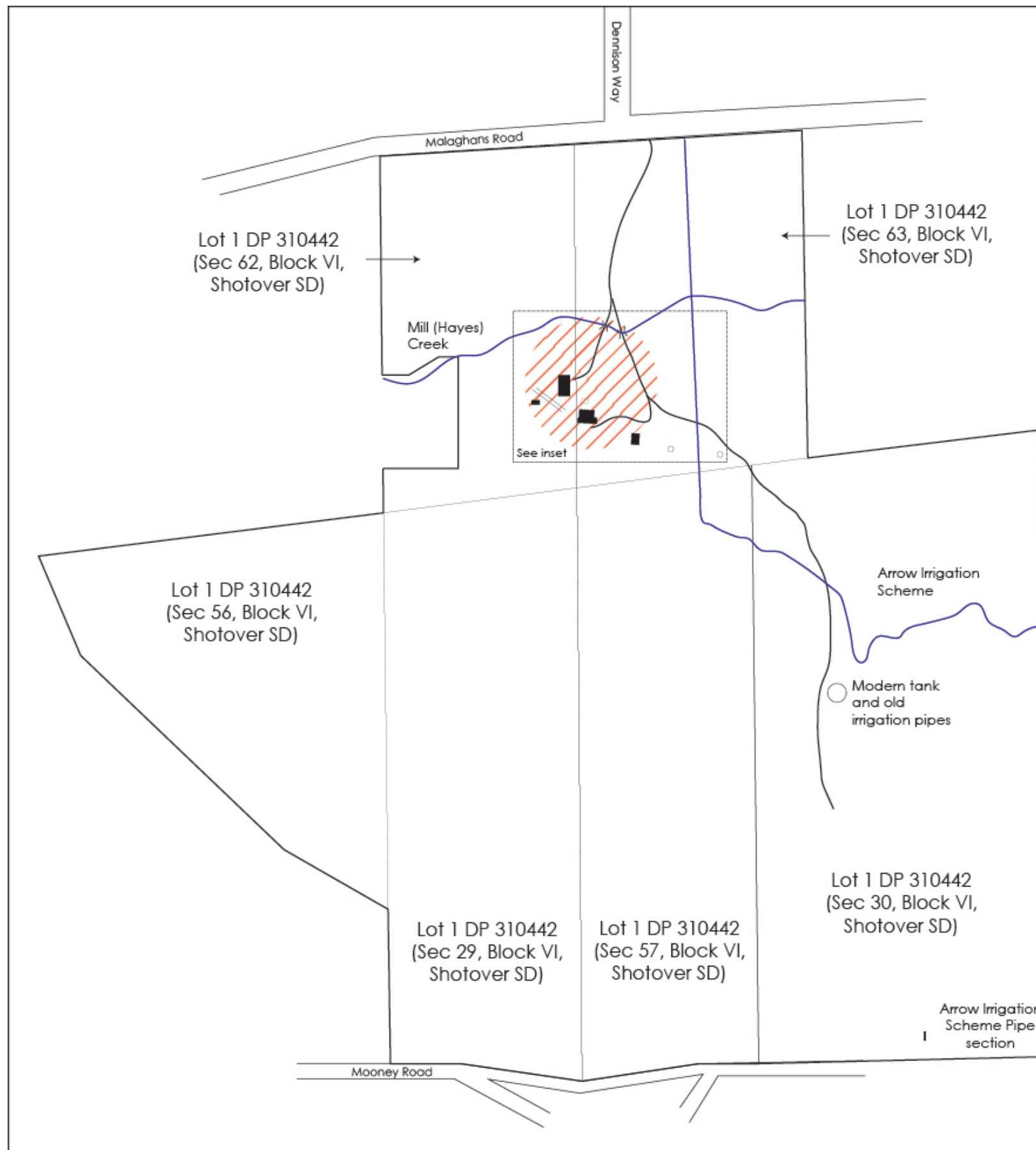
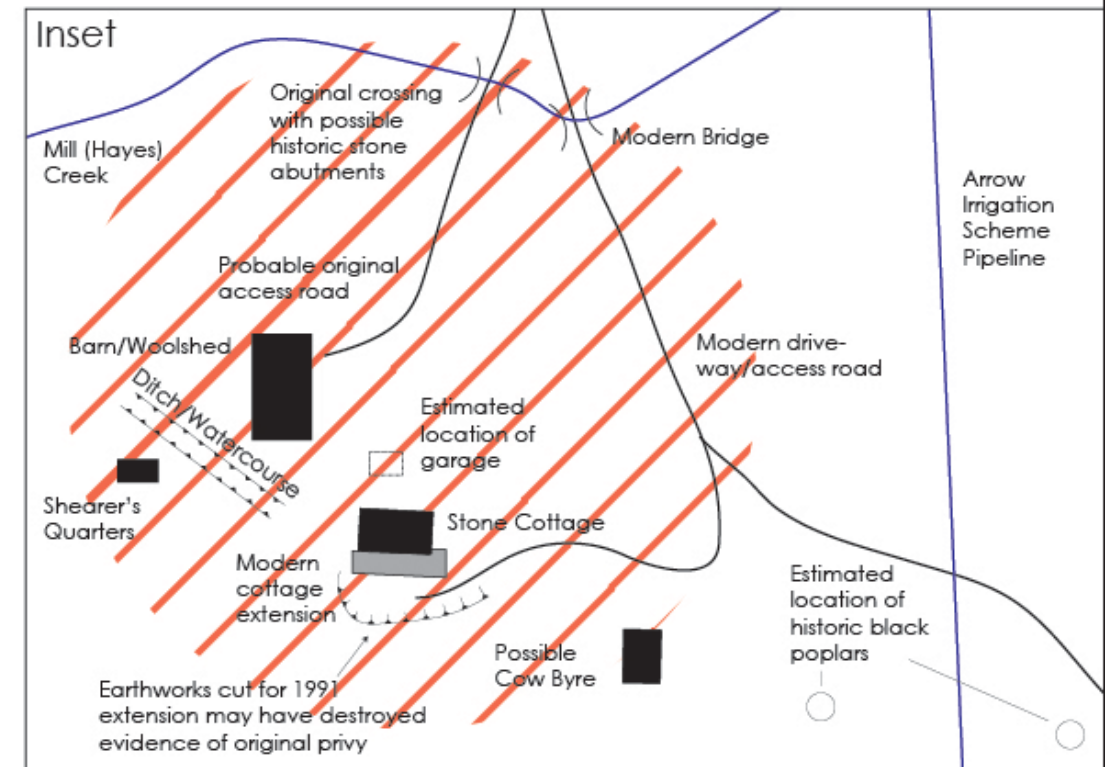


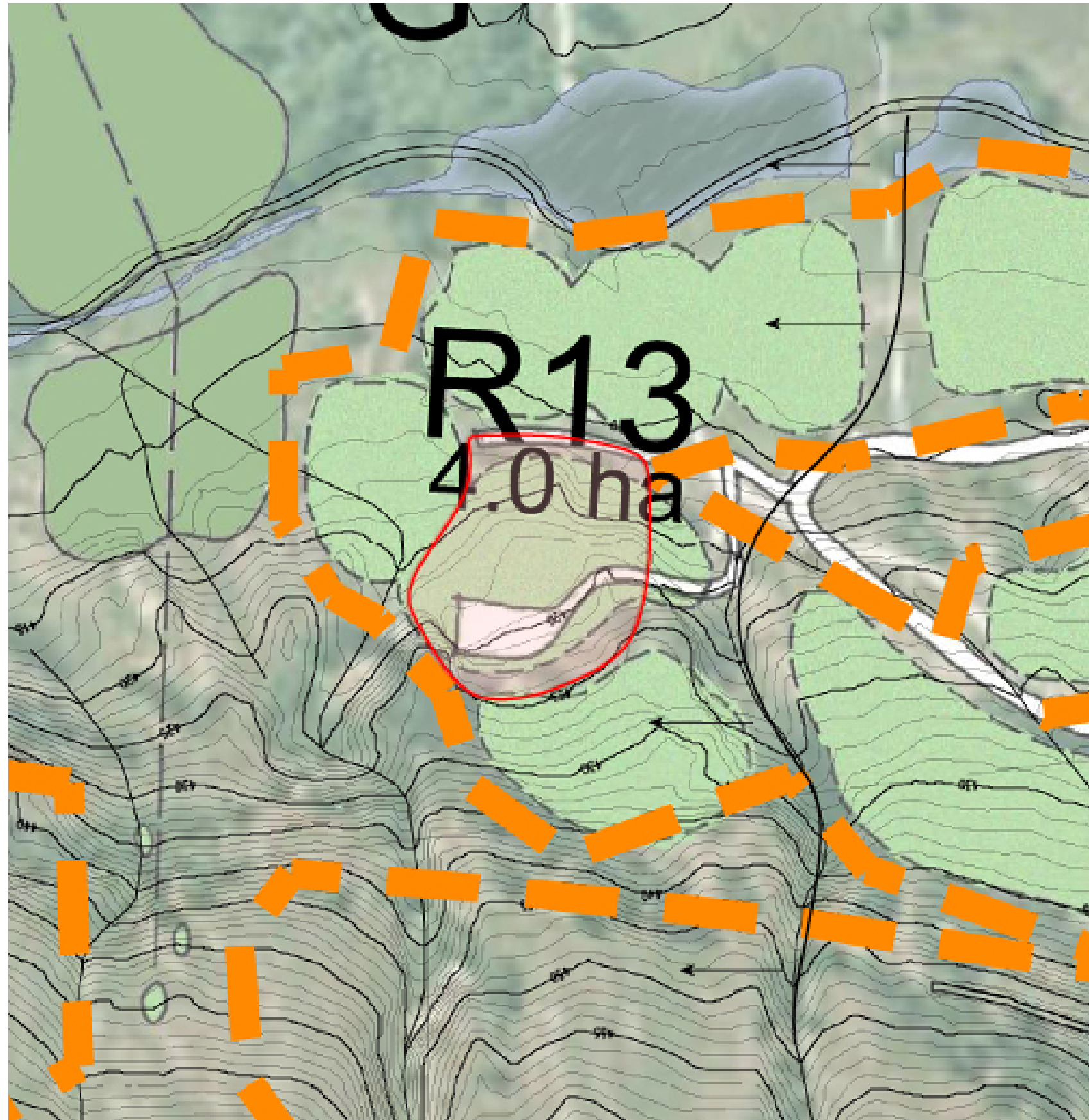


# Plan of area with elevated likelihood of archaeological material



0 metres 500





Suggested historic curtilage area