

# Bannockburn Heritage Landscape Study

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Heritage landscapes: A landscape approach to the identification, conservation and interpretation of historic and cultural resources  
*Tony Nightingale* (Department of Conservation)

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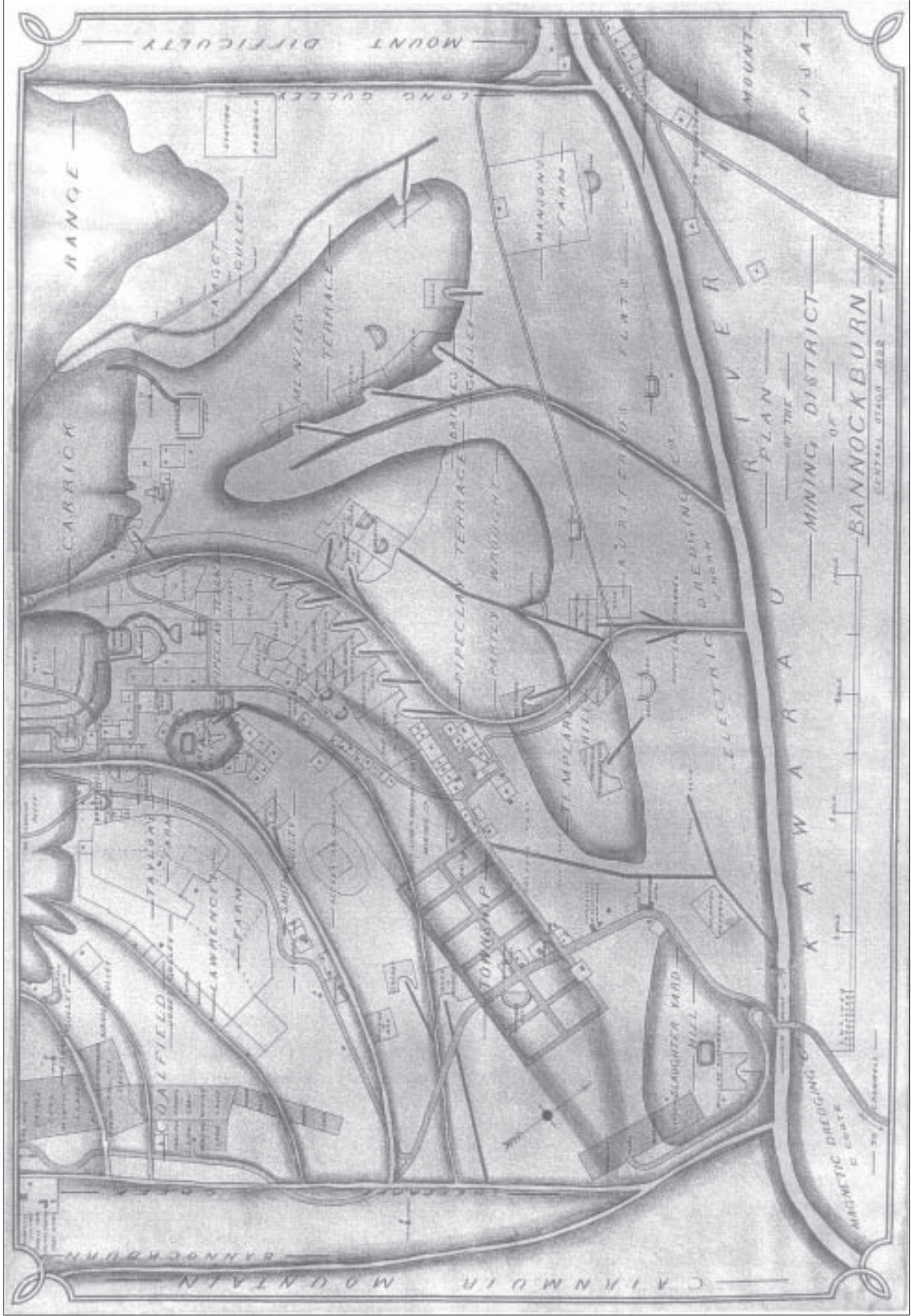
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Map produced for sale in 1890 by Andrew Farquarson Ridland of Bannockburn, a goldminer who worked on the Carrick Range, quartz goldmining. At least fifteen copies were hand-drawn and coloured, framed in gilt, and sold for 30 shillings.

R. Murray, Cromwell, P. Crump Collection.

# Bannockburn Heritage Landscape Study

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## ABSTRACT

The Bannockburn area of Central Otago was chosen as a suitable heritage landscape on which to trial a newly developed interdisciplinary methodology of spatial analysis, using connectivities between superimposed layers of history. The study area is a rich heritage landscape in which the key stories of Central Otago are clearly layered: Maori associations, pastoral runs, alluvial mining, hard rock mining, dredging, coal mining, subdivision of the stations, orcharding, small farming, the Clyde dam, holiday and recreational uses, through to today's increasing urbanisation and viticulture. The Bannockburn heritage landscape has a remarkable wealth and complexity, but it is a dynamic and evolving one, with many owners and interests. People living in and associated with the area today value the landscape highly for its historic, spiritual, aesthetic, cultural, economic and recreational attributes. Valued aspects include natural landforms, open tussock country, patterns of past activities, historic structures and features, stories, names, activities, and genealogical links. While aspects have already been lost over recent years, the heritage values of the landscape have survived surprisingly intact to the present. However, these are not highly robust. If development pressures and changes continue into the future as they are at present, only a few aspects of the landscape are likely to remain unchanged. Risks include physical loss of features from decay or destruction, loss of integrity, cumulative loss of parts of a system, and losses of meaning or significance. A sustainable development approach is likely to be the most successful way of considering the people and the landscape holistically. This would involve conserving the key aspects of the heritage landscape while also addressing social, economic and environmental sustainability. A fundamental requirement is shared recognition of values. Community-wide pride, respect, and stewardship should be seen as the primary means of achieving sustainable development. The study showed the value of the heritage landscape methodology, but also indicated areas for refinement.

Keywords: heritage landscape, layered history, spatial analysis, interdisciplinary, community participation, Bannockburn, Central Otago, New Zealand.

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# 1. Introduction

The primary purpose of this study was to trial a newly-developed methodology for investigating heritage at a landscape scale (Appendix 1). A secondary purpose was to produce a heritage landscape report on the Bannockburn area of Central Otago (Fig. 1).

## 1.1 TESTING THE METHODOLOGY

In the past, heritage management agencies in New Zealand have tended to focus on individual heritage sites and features. The idea of looking more broadly at heritage is relatively new in New Zealand but is consistent with international developments over the past two decades.

In July 2002, the Department of Conservation (DOC) developed a pilot methodology which laid out a series of steps for studying heritage landscapes. Its purpose was to facilitate the identification, management and interpretation of landscapes which may have multiple historic sites, many stories and close community relationships with the land. It was recognised that identifying, interpreting and managing heritage at a landscape scale would require different techniques to discrete heritage sites (e.g. individual buildings or archaeological sites).

The Bannockburn Heritage Landscape Study was undertaken to trial this methodology in the field. Bannockburn was chosen because it is a landscape with known heritage values (particularly relating to gold mining), relatively clear geographic 'edges', an easily identifiable community, and was an area within which DOC managed several properties.

An introduction to the landscape approach and a copy of the methodology, written by Tony Nightingale (DOC), is attached as Appendix 1.

The general approach of the methodology was to examine the inter-relationships between human pasts and the environment over time. The study was to encompass cultural perceptions, practices, traditions and stories, as well as the physical expressions of those relationships. The information gathered was to include physical environment (both natural and culturally modified), the history associated with the area, and contemporary values. The methodology then required that this information be brought together, and laid out certain analytical and evaluative steps to be followed. Finally, key issues were to be identified and recommendations made.

The team was encouraged to take a deliberately experimental approach to testing the methodology. As some new waters were being tested, an exploratory approach was needed, particularly in how to bring together information from a range of sources and link it to the landscape. The exhaustive list of questions in the analysis and evaluation sections was not followed in a step-by-step fashion—instead an attempt was made to cover the thrust of the questions within a relatively simple analytical framework. Many discussions

were held about the steps of the methodology, about how best to engage with the community, how best to analyse the information, and how to present the findings in ways which would be interesting and useful. All of the team members have found the experience enriching, and can see many advantages in engaging in such cross-disciplinary landscapes studies.

## 1.2 BANNOCKBURN HERITAGE LANDSCAPE STUDY

This heritage landscape study is the outcome of applying the methodology in the study area. As stated in the methodology, it aims to assist in identification, interpretation, and management in the following ways:

**Identification.** The study offers an understanding of the landscape both spatially and as it has evolved over time through human interaction. It identifies relationships between physical features in the land, both where these evolved simultaneously and where they evolved sequentially. It also provides information about the relationships between people and the landscape, both in the past and today. It attempts to identify key heritage features, stories and traditions in the Bannockburn landscape.

**Interpretation.** The study provides an overview of the history and heritage features of the landscape. This material will be of assistance in developing future interpretation in the area.

**Management.** The study identifies current developments which may potentially affect key heritage features in the landscape. It describes those aspects of the landscape which are highly valued by community members, and their concerns about actual or potential degradation of the landscape. It makes recommendations as to how heritage values in the landscape could be better sustained.

We trust that the report will not only be a useful source of information for the Department of Conservation, but will also be read by those who have an interest in the future of Bannockburn and its rich heritage.

## 1.3 INFORMATION SOURCES AND TECHNIQUES

The same reasons that make Bannockburn a feasible landscape study (a relatively distinct area with geographical and historically identifiable features) have led to its past being relatively difficult to trace. Its physical boundaries—surrounded by mountain ranges and cut off by a fast-flowing river—have limited its development. The main transport routes bypass it; and as the Nevis mining area declined, even fewer people traversed the Carrick-Cairnmuir-Clyde route. It is the tag-on end of the Cromwell Basin as a land area, and settlement has been largely focused on the north side of the Kawarau River. The nearby township of Cromwell has subsumed much of the discussion about historical identity, and even now Bannockburn, it could be argued, still remains a dormitory suburb of that town (and possibly of Queenstown as well). Histories tend to speak of Cromwell without teasing out the local distinctiveness of surrounding towns.

Despite its rich history and popularity, there is a surprising lack of published material on the history or landscape of the Bannockburn area. J.P. Parcell's *Heart of the Desert* (first published 1951) was the most detailed source of historical information, although it focuses more on Cromwell. Paula Cody's unpublished manuscript 'Dammed Lands: Cromwell 1947-1999 A story of survival' (2001) aided with more recent historical information.

There is also a lack of comprehensive information regarding the archaeology of the area. Archaeological sites along the Kawarau and Clutha Rivers were studied as part of the Clyde Dam project, as part of the assessment of the risk of inundation by the hydro-lake (Higham et al. 1976). Bannockburn largely escaped this intensive archaeological investigation, as the majority of its archaeological sites were above the flood level, although N. Ritchie recorded a number of sites in the area during the dam project. A few individual sites have been investigated as a requirement of the Historic Places Act, but the reports are limited to those particular features.

On an administrative level, Bannockburn has the misfortune to straddle two survey districts, meaning that there are times when maps stop halfway through the township, making analysis decidedly more difficult.

Despite these frustrations, a great deal of information was eventually assembled from a wide variety of sources. As members of a multi-disciplinary team (historian, archaeologist, planner), we each focused on our particular area of expertise but worked closely together.

Heather Bauchop, historian, focused on the historic research. The sources used for historical information include well known histories such as J.P. Parcell's *Heart of the Desert*, as well as invaluable material collected by some of the local historians and genealogists, and interviews with members of the local community. Maps, plans, photographs, and other material such as directories and electoral rolls were also used to help make the history 'come alive'. Information from all of these sources is brought together to create an overview of the history, rather than a detailed account linked to individual sites.

Mapping of physical information was undertaken by Peter Petchey. His sources of information included a variety of survey plans, other plans, topographical maps, aerial photographs, and the NZ Archaeological Association archaeological site recording scheme. Local residents and others also provided useful information or provided clarification.

Information about contemporary values and issues was gained mainly through face-to-face interviews. Janet Stephenson was primarily responsible for this part of the information-gathering, aided by the other team members. Interviews were carried out with twenty current, past, and intermittent (crib-owning) community members. The interviews also provided a great deal of information about the recent history of the area which was not available from any other sources. Kaumatua Huata Holmes shared his great knowledge of tribal history and associations. The long-term links between the University of Otago and Bannockburn through the geography field schools, professional work and personal associations meant that staff and ex-staff were able to assist with some specialist information about the area (e.g. climate, soils, vegetation). Interviews with Department of Conservation staff, and Central Otago District Council staff and consultants, were also invaluable.

People to be interviewed were largely selected through the ‘snowball’ technique—that is, one interviewee would suggest others to talk to, and those people would refer us on to others, until we started to find ourselves coming full circle. The interviews were an excellent source of information about heritage values and issues of concern. We became aware, however, that when people speak about landscapes they can only convey those things that can be expressed in words. Aspects of the landscape that might be better conveyed in other ways are missed. A technique called ‘cognitive mapping’ was therefore used to try and elicit community views in another form. Local interviewees were invited to draw (freehand) their own map of the Bannockburn area, showing the places and features in the landscape that they considered to be particularly important. There were at least two interesting precedents of hand-drawn maps of the Bannockburn area—the Andy Ridland map of 1890 (see Frontispiece) and a sketch done by John Parsons Jnr in 1974. Four maps were provided by community members, and are included in this report. The parsons map was unfortunately too large to be reproduced here.

Towards the end of the study, an Open Day was held at Bannockburn in the Bowling Club rooms. The purpose was to present the main findings of the study back to the community and to seek further feedback. Approximately 30 people attended, staying for up to 2 hours. As we had hoped, people corrected or affirmed what we presented, and also added more information and stories to what we already had.

In all, a very wide variety of sources was used, including published and unpublished written material, maps, drawings, photographs, and oral interviews. Interviews with community members were undertaken on the basis that specific comments would not be attributed to the source in the published report. Thus where information used in this study has been provided by local informants, this is stated but the name of the informant is generally not indicated. Notes from the interviews have, however, been retained, so any future researcher may revisit the source.

Our purpose in this study was to take a ‘landscape’ approach. However, we found that we often needed to delve into details (specific dates and locations, for example) in order to properly understand the history and associations of the area. A great deal more material was therefore canvassed than appears in this report. At the same time, there were many areas of detailed history which we were unable to go into because of the generalised nature of the methodology. By the end of the study, it was clear to us that a number of other studies or books could and should be produced from the wealth of material available. We look forward to seeing these emerge in due course.

#### 1.4 CONCEPTS USED IN THIS STUDY

Heritage landscape is a new term for New Zealanders and is not immediately understandable. For the purposes of this study, a **landscape** consists not only of the **physical environment** (both its natural and human-created elements) but also cultural perceptions, practices, traditions and stories, and the relationships between people and the land. **Cultural perceptions** include the perceptions of the landscape held by tangata whenua, pakeha, other ethnic

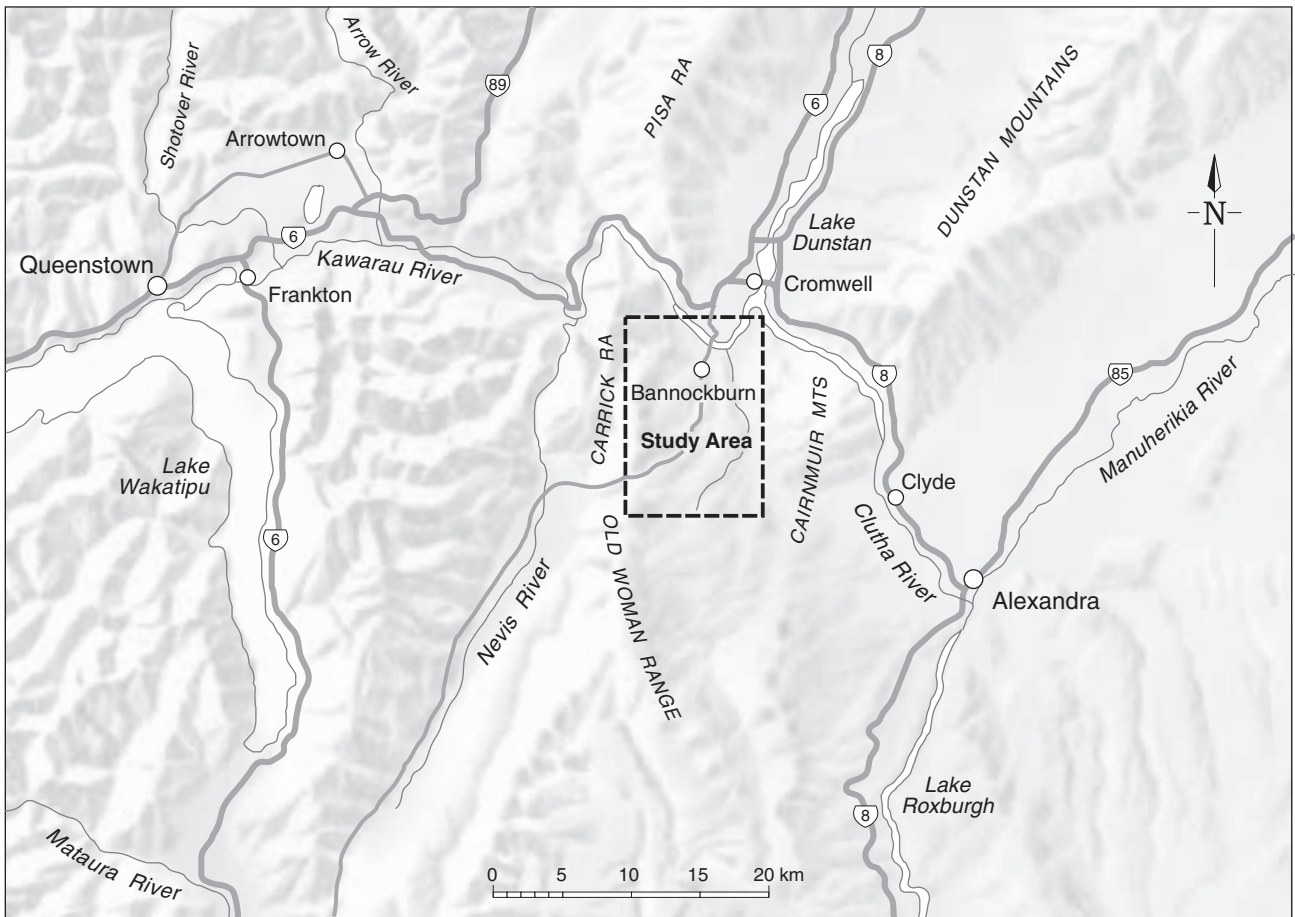


Figure 1. Bannockburn study area, with present-day roads shown.

groups, landowners, land administrators, and communities. **Practices** include land uses and community activities including agriculture, fishing, and hunting as well as spiritual, religious, social, and recreational activities, and patterns of spatial organisation. **Traditions** include beliefs or associations with the landscape. **Stories** include history, folk lore, myth, and any accounts of change over time.

**Heritage** in this study is used in the sense that it refers to ‘the evidence of the past, such as historical sites, buildings, and the unspoilt natural environment, considered collectively as the inheritance of present-day society’ (Collins English Dictionary, Second Edition).

A **heritage landscape** is a landscape, or network of sites, which has heritage significance to communities, tangata whenua, and/or the nation.

The landscape methodology uses the concept of layered webs to analyse and highlight key relationships between physical remains, key stories, and contemporary associations (see Box 15, p. 82).

As development and subdivision make their own marks on the landscape, the older continuities become fainter, and their cohesion as a physical aspect of the past become more difficult to establish. A landscape approach, recognising the interconnectedness of physical remains and stories associated with the land, can help to bring together understanding about the different traces of the past on the landscape, and how and why it is valued by people today.

## 2. Context

### 2.1 THE STUDY AREA

The study area is located in Central Otago, at the southern end of the Cromwell Basin (Fig. 1). Bannockburn township is located at 45°05′S, 169°11′E. It was recognised from the beginning that it would never be possible to draw hard lines about the landscape because perception, history, human movement, and the physical features of the land are continuous. It was important, however, to limit the focus of the study to a reasonably confined area while not preventing discussion of the broader landscape where this was appropriate.

It was necessary at an early stage to define the physical area that the study would encompass. This was chosen as a rough rectangle which ran along the Kawarau River, up Bannockburn Creek and up to Duffers Saddle, along the Carrick Range to Mt Difficulty Station and so back to the Kawarau River, an area of some 110 square kilometres. Although it was necessary in the course of the study to refer to places and activities which occurred in the wider Central Otago region or in nearer places, the study area itself has remained as it was first defined.

### 2.2 LINKS TO OTHER LANDSCAPES

The study area is an element of the much wider landscape of the Cromwell Basin, and the even wider landscape of Central Otago. There are physical similarities at all of these scales, both in terms of the physical landscape (e.g. underlying rock types, tussock-covered mountains, climate) and the historic landscape (pastoral farming and gold mining occurred throughout many areas of Central Otago). All of the activities that occurred were also supported by wider physical networks (e.g. roads and railways), economies, legislation, and systems of governance.

The links between the study area and other landscapes have varied over time. Its physical isolation created by the surrounding mountains and the Kawarau River was not really broken until a reliable bridge was built across the river in the mid 1870s. Even then, the track to Cromwell was over notorious sand flats, which made access difficult. Prior to this, the main access was from Clyde over the Hawksburn Saddle, or possibly in from Garston via the Nevis Road, or across the Kawarau River on a punt. These first two links are still present, although they are fairly rough and weather-dependent. The main physical link today is across the Kawarau River to Cromwell, now only 8 km by bridge and sealed road.

A particularly close link is evident with the Nevis. The Nevis Valley was mined over a similar period to Bannockburn, and around 600 people lived in the Valley in 1866. Bannockburn was its closest link to another settlement, and there appear to have been strong social and economic ties between the valleys. However, this link has not been examined further in this study.

### 2.3 CULTURAL

Tangata whenua for the area include people associated with Te Runanga o Otakou, Kati Huirapa Runaka ki te Puketeraki, and Te Runaka o Moeraki. Of Kai Tahu, Kati Mamoe, Waitaha, and Rabuva'i descent, the iwi still retain strong connections to the land, and this is borne out by names and stories of the area. Physical traces (archaeological sites) in the study area and in the vicinity also tell of occupation of the area by Maori as far back as the moa-hunter period.

Central Otago not only provided access to the pounamu sources further west, but was also a seasonal source of resources such as moa, water fowl, and eels. Silcrete and porcellanite were quarried from Central Otago outcrops for making tools. One of the best known moa hunter sites is in the Hawksburn Valley just east of the study area.

The Bannockburn area was settled by Europeans from the establishment of Kawarau Station in 1858. An interesting characteristic of the area is that families tend to 'stick around'—there are some families who have been established in the area for many generations and whose descendants still live in the community, and others with family links who have returned. The past twenty years have seen an influx of new people into the area, particularly since the early 1990s. The community therefore reflects a range of 'knowing' of the landscape and its history, from those who draw from long family or personal engagement, to those who have a particular interest in the area's heritage and have made a point of researching and collecting information, and to those who have spent a shorter time in the area (but are frequently no less passionate about it).

As well as being a place where people live, work, and commute from, Bannockburn is increasingly becoming a place where people visit. The presence of heritage features, and in particular the DOC reserves, draws tourists. People also come to explore the settlement, enjoy the Bannockburn inlet, camp at one of the two camping grounds (the Domain and the Cairnmuir camping grounds), and visit the growing number of wineries. Organised events such as the Bannockburn Gutbuster and the Carricktown Crusher (mountain-bike races) have also drawn many people to the area in recent years.

### 2.4 CONSERVATION MANAGEMENT

The study area is part of the Otago Conservancy of DOC, which manages three historic reserves within the study area, all of which are associated with the goldfields era. These are a few of the wide range of goldfields heritage sites managed by DOC in the Otago area. Moves to recognise the significance of the Otago goldfields were begun in the 1970s in a joint project between the New Zealand Historic Places Trust and the then Department of Lands and Survey with the idea of collectively preserving and presenting to the public a 'dispersed complex of historic goldfield sites in Central Otago.' It was intended that a cross-section of the history of the goldrush era be preserved, with a focus on examples of different mining techniques and technology, as

well as associated lifestyle aspects such as communications, settlement, and dwellings (Bruce Mason *in* Jones 1981).

The historic reserves managed by DOC in the Bannockburn area are: the Bannockburn sluicings (including Menzies Dam and Stewart Town) (c. 134.5 ha); the Young Australian Mine, which includes a water wheel and quartz stamping battery (c. 38.4 ha); and the Bannockburn Post Office (c. 0.1 ha). The Bannockburn sluicings reserve is adjacent to Felton Road, and contains a loop walking track with a number of interpretive signs. The Young Australian reserve is more difficult to access, being located high in the Carrick Range and only accessible by a long walk or four-wheel-drive vehicle. The Post Office is set up for DOC staff accommodation when doing field work, and is also available for holiday accommodation for DOC staff and the public.

The study area lies within the Old Man Ecological District as identified in DOC's Protected Natural Areas Programme.

DOC also has a role in tenure reviews for high-country stations. Part of this role is to identify significant natural and cultural features which may need protection. Kawarau Station is currently undergoing a tenure review. DOC has recommended that Carricktown and associated mines become a historic reserve.

## 2.5 HISTORIC PLACES TRUST REGISTER

The NZ Historic Places Trust is required to keep a national Register of Historic Places, Areas, Wahi Tapu, and Wahi Tapu Areas. The following places in the study area are listed as Category II items on the Register:

ITEM	NO.	LEGAL DESCRIPTION*
Young Australian Co waterwheel	342	P556 Secs 27/31 34 Blk III Nevis SD; Run 339E Nevis, Lorn & Lornside SD; Run 330B Bannockburn SD
Kawarau Station Homestead (original portion)	2374	Sec 1 Blk V Bannockburn SD
Kawarau Station woolshed	2375	[no legal description given]
Presbyterian Church	2385	Secs 8/10 Blk V Bannockburn Town
Stone Hut Below Battery	2389	P556 Secs 27/31 34 Blk III Nevis SD; Run 339E Lornside SD
Young Australian Co mine battery	2393	Pt Run 330B Blk III Bannockburn SD
Bannockburn bridge towers and abutments	3239	Legal road
Settlement [Stewart Town]	5610	Section 48 Block II Cromwell SD
Dam [Menzies]	5611	Section 48 Block II Cromwell SD
Sluice workings	5612	Section 166 Block I Cromwell SD
Battery/Dam/Hut	5616	Sec 2, Young Australian Historic Res, Blk III Bannockburn SD

\* These legal descriptions are taken from the Register but some appear to be out of date or incorrect.

Listing in the Register gives national recognition of heritage value but does not give protection. Any protection is provided through the District Plan provisions.



## 2.6 CENTRAL OTAGO DISTRICT PLAN

Bannockburn lies within the Central Otago District. Land use and subdivision is controlled through the Central Otago District Plan. The District Plan identifies the following items in its schedule of Heritage Buildings, Places, Sites and Objects (schedule 19.4) within the study area:

ITEM	NO.	LEGAL DESCRIPTION
Bannockburn Sluice Workings	26	Pt Sec 166 Blk I Cromwell SD
War Memorial	27	Sec 9 Blk VI Town of Bannockburn
Presbyterian Church	28	Secs 8-10 Blk V Town of Bannockburn
Post Office	29	Sec 79 Blk I Cromwell SD
Store	30	Pt Sec 1&2 Blk III Town of Bannockburn
Bridge Tower and Abutments	31	Legal road
Stewart Town ruins	44	Sec 48 Blk II Cromwell SD
Dam [Menzies]	45	Sec 48 Blk II Cromwell SD
Dam	267	Sec 2 SO 20098, Young Australian Reserve, Block III Bannockburn SD
Water Wheel, Young Australian Mining Co	268	Sec 2 SO 20098, Young Australian Reserve, Block III Bannockburn SD
Young Australian Mine Co battery	269	Sec 2 SO 20098, Young Australian Reserve, Block III Bannockburn SD
Stone Hut below Young Australian battery	270	Sec 2 SO 20098, Young Australian Reserve, Block III Bannockburn SD
Kawarau Station Homestead (original portion)	271	Sec 1 Blk IV Bannockburn SD
Kawarau Station Woolshed	272	Sec 1 Blk IV Bannockburn SD

These items are protected by rules in the District Plan which require that a resource consent application must be made if demolition or alteration is proposed to any of them.

The Central Otago District has experienced a recent and rapid increase in development over the past few years. Viticulture and lifestyle subdivisions as well as other developments are putting particular pressure on the rural landscape. The Council has recognised that this upsurge may have effects which were not anticipated at the time the District Plan was drawn up, and has therefore begun a district-wide strategic planning process to determine issues, actions, and priorities for the future. This process was occurring concurrently with the writing of this report and was expected to be completed in 2004.

## 2.7 ARCHAEOLOGICAL SITES

There are over 100 recorded archaeological sites in the study area, almost all relating to the mining era. The sites are recorded with the New Zealand Archaeological Association site recording scheme, which is a national database of recorded sites.

Figure 2 shows the general location of some of the archaeological sites in the landscape. These include hard rock mines, alluvial tailings, water races, coal mines, stamping battery sites, and old settlements. Note that these do not represent all archaeological sites in the area, but only those which have been identified from aerial photos, earlier maps and mining plans. It is NOT a comprehensive plan of archaeological sites in the study area.