

Agenda for a meeting of the Woodlands Reserve Management Plan Hearings Panel to hear submissions and make recommendations on the Draft Woodlands Estate Reserve Management Plan and Concept Plan, to be held in Committee Rooms 1 & 2, District Office, 15 Galileo Street, Ngaruawahia on **THURSDAY 9 JULY 2020** commencing at **9.30am.**

*Information and recommendations are included in the reports to assist the committee in the decision making process and may not constitute Council's decision or policy until considered by the committee.*

**1. APOLOGIES AND LEAVE OF ABSENCE**

**2. CONFIRMATION OF STATUS OF AGENDA**

**3. DISCLOSURES OF INTEREST**

**4. REPORT**

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**CHIEF EXECUTIVE**

### **Open Meeting**

<b>To</b>	Woodlands Reserve Management Plan Hearings Panel
<b>From</b>	Roger MacCulloch General Manager Service Delivery
<b>Date</b>	24 March 2020
<b>Prepared by</b>	Stacey Solomon Corporate Planner
<b>Chief Executive Approved</b>	Y
<b>Reference #</b>	CMP2005 / 2538450
<b>Report Title</b>	Hearing of Submissions on the draft Woodlands Estate Reserve Management Plan and Concept Plan

## **I. EXECUTIVE SUMMARY**

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This report is to brief the Hearings Panel on submissions received to the draft Woodlands Estate Reserve Management Plan and Concept Plan. The purpose of the hearing is for the panel to hear and consider all submissions that have been made on the draft Reserve Management Plan (RMP) and Concept Plan, and to make decisions (if required) on changes to the draft.

Waikato District Council (Council) publicly notified a two month consultation period for the RMP on 9 October 2019. Submissions closed on 9 December 2019 in accordance with section 41(6)(b) of the Reserves Act 1977(Act).

A total of six (6) submissions were received.

A summary of submissions with staff comments (appendix 2) and original submissions received (appendix 3) are attached to this report.

## **2. RECOMMENDATION**

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**THAT the report from the General Manager Service Delivery be received;**

**AND THAT pursuant to section 41(6)(d) of the Reserves Act 1977, the Woodlands Reserve Management Plan Hearings Panel hear and consider all submissions received on the draft Woodlands Estate Reserve Management Plan and Woodlands Concept Plan;**

**AND FURTHER THAT** the Hearings Panel recommend to the Infrastructure Committee that the draft **Woodlands Estate Reserve Management Plan and Concept Plan (Appendices 1 and 6 to the staff report)**, with any amendments, be adopted.

### **3. BACKGROUND**

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#### Management Plans

Management plans are mandatory under the Reserves Act 1977 for certain classes of reserve land. Management plans are helpful in that they identify appropriate uses of each reserve and outline development and management of parks into the future. The plans are developed through a formal community consultation and hearings process.

In June 2014, Council adopted a position on the process for development of management plans. This position involves the production of grouped plans by reserve type and individual plans for key reserves. Council's Parks Strategy 2014 identifies the various reserve types. Reserve Management Plans fit within the Parks Strategic Work Programme.

Woodlands is one of several individual reserve management plans being prepared covering key reserves throughout the district. Woodlands is a key historic homestead and garden area used by both local community and visitors for casual recreation, play, relaxation, and community activities/events.

#### Concept Plans

Also prepared with input from key stakeholders was a draft Concept Plan for Woodlands. The draft Concept Plan identified and compiled possible future spatial developments that would enhance visitor experience. While reserve management plans are mandatory, concept plans are not mandatory, but are considered necessary for high profile destination reserves. Concept plans ensure strategic alignment of possible future development with the RMP.

### **4. DISCUSSION AND ANALYSIS OF OPTIONS**

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#### **4.1 DISCUSSION**

Reserve Management Plans identify appropriate uses for reserves, as well as outlining development opportunities and management objectives. RMPs are formally created through community consultation.

The process of review for the Woodlands Estate Reserve Management Plan has comprised of two separate stages of community input (outlined below). We are now in Stage 2.

### Stage 1- Early Engagement (completed February 2019)

In December of 2018 and January of 2019, Council called for preliminary feedback from the public to assist in the preparation of a draft RMP for Woodlands.

Early engagement involved key stakeholders, the public, and other interested parties taking the opportunity to inform Council of: any issues regarding the reserves, improvements they wanted to see or ideas for future use, and management and development of the reserve.

Council received 5 responses during early engagement, and where possible, that feedback was included in the in the draft.

### Stage 2 – Consultation (underway)

At its meeting on 24 September 2019, Council resolved to approve the draft Woodlands Estate Reserve Management Plan for community consultation. Consultation opened for a two-month period on 9 October and closed on 9 December 2019.

Consultation involved the draft RMP being made available for submission and commentary. Public notices were placed in local papers. Council shared information through their social media accounts, at Council offices and libraries, as well as on the Council Website. Key stakeholders were directly contacted and information was provided to the community through Council’s LINK newsletter that is distributed to c.30,000 households. Mana whenua were also contacted for commentary on the draft plan.

A total of 6 responses were received.

A number of issues were raised in the 6 submissions that Council received. Staff have provided technical commentary on all submissions, attached to this report as Appendix 2.

Key notes of consideration highlighted in submissions include; Technical amendments to both the Draft Plan and Draft Concept Plan, clarification on the relationship between the Woodlands Trust and Council, and further clarification on the appropriate means of reserve classification to vest, whether as Local Purpose (Heritage) or as Historic Reserve.

## **5. CONSIDERATION**

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### **5.1 FINANCIAL**

The financial impact of consulting is within allocated budgets.

### **5.2 LEGAL**

#### Reserves Act 1977

Council is legally required to consult with the community for a period of no less than two months when developing Reserve Management Plans, as per section 41 of the Act.

## Joint Management Agreement

Waikato District Council has entered into a Joint Management Agreement (JMA) with Te Whakakitenga o Waikato Incorporated (previously Waikato-Tainui Te Kauhanganui Incorporated) in its capacity as trustee of the Waikato River Trust. In Schedule D to the Joint Management Agreement, the parties agree that early engagement and enhanced discussion in matters relating to land management, acquisition and disposal of land would be of benefit to the parties and the community.

Schedule E to the JMA (Authorised Customary Activities – Reserves, Lakes and Streams) sets out how Council will engage with Waikato-Tainui in respect of the management plan process.

### 5.3 STRATEGY, PLANS, POLICY AND PARTNERSHIP ALIGNMENT

In June 2014, Council adopted a position on the process for development of management plans. This position involves the production of grouped plans by reserve type and individual plans for key reserves. Council's Parks Strategy 2014 identifies the various reserve types. Reserve Management Plans fit within the Parks Strategic Work Programme (attached as Appendix 4 to this report).

### 5.4 ASSESSMENT OF SIGNIFICANCE AND ENGAGEMENT POLICY AND OF EXTERNAL STAKEHOLDERS

Highest levels of engagement	Inform	Consult	Involve	Collaborate	Empower
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tick the appropriate box/boxes and specify what it involves by providing a brief explanation of the tools which will be used to engage (refer to the project engagement plan if applicable).</i>	<p>Development of the draft RMP for Woodlands triggered Councils Significance and Engagement Policy through the community interest and strategic assets thresholds.</p> <p>Consultation was carried out as per section 41 of the Reserves Act and under section 82 of the Local Government Act 2002.</p> <p>Consultation involved the draft RMP being made available for public submission and commentary. Public notices were placed in local papers, Council shared information through their social media accounts as well as making information on the draft RMP available at Council offices, libraries, and on the Council Website.</p> <p>Those who submitted during the first round of consultation were contacted directly, as were key stakeholders (mana whenua, Heritage New Zealand Pouhere Taonga, Department of Conservation) and those whose properties directly adjoin the reserve.</p>				

Planned	In Progress	Complete	
		Y	Internal
		Y	Community Boards/Community Committees
		Y	Waikato-Tainui/Local iwi
		Y	Households
		Y	Business
	Y		Other Please Specify – Heritage New Zealand Pouhere Taonga (HPTNZ), Department of Conservation, adjoining properties

## **6. CONCLUSION**

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Council has completed a two month consultation period on the draft Woodlands Estate Management Plan and draft Concept Plan. A total of 6 submissions were received and have been summarised in this report. All submissions will need to be considered, and those who have chosen to make verbal submissions will need to be heard by the hearings panel.

The Hearings Panel will then either confirm the draft RMP, or make recommendations and/or changes to the draft RMP to ensure it best meets Council's strategic objectives as well as the needs of the community. Once the RMP is finalised, it will be put to Council for adoption.

## **7. ATTACHMENTS**

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The following are attached as appendices to this report:

- Appendix 1 – Draft Woodlands Estate Reserve Management Plan
- Appendix 2 – Submissions with Staff Comments
- Appendix 3 – Original Submissions
- Appendix 4 – Parks Strategic Work Programme
- Appendix 5 – Speakers List
- Appendix 6 – Concept Plan
- Appendix 7 – Late Submission (Further information from HNZPT)

# Draft Woodlands Estate

## Reserve Management Plan



Draft – June 2019

**Reserve Management Plan Process**

Plan Review Notified	November 2018	
Draft Prepared	June 2019	
Public Consultation		
Plan Adopted		

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## 1.0 Purpose of this plan

This reserve management plan outlines the Waikato District Council (Councils) and community vision for Woodlands Estate (Woodlands). This plan collates ideas and feedback from community consultation and professional landscape analysis to address issues and opportunities for the reserve. This historical reserve provides recreation and leisure opportunities for local residents and visitors, and is highly valued for its early European heritage and landscape features.

Woodlands, located at 42 Whitikahu Road, Gordonton, includes a historic homestead and gardens set back from the main road. This is the second reserve management plan prepared for Woodlands with the first plan being adopted in 1991.

The Reserves Act 1977 requires the preparation and review of management plans on a regular basis. Reserves Act management plans are an important park management tool. Management plans are developed in consultation with park users, community and key stakeholder groups, with consideration to current management of a reserve. A management plan will provide for continuity between legislative requirements, council plans and policies, and the day-to-day operation of a reserve.

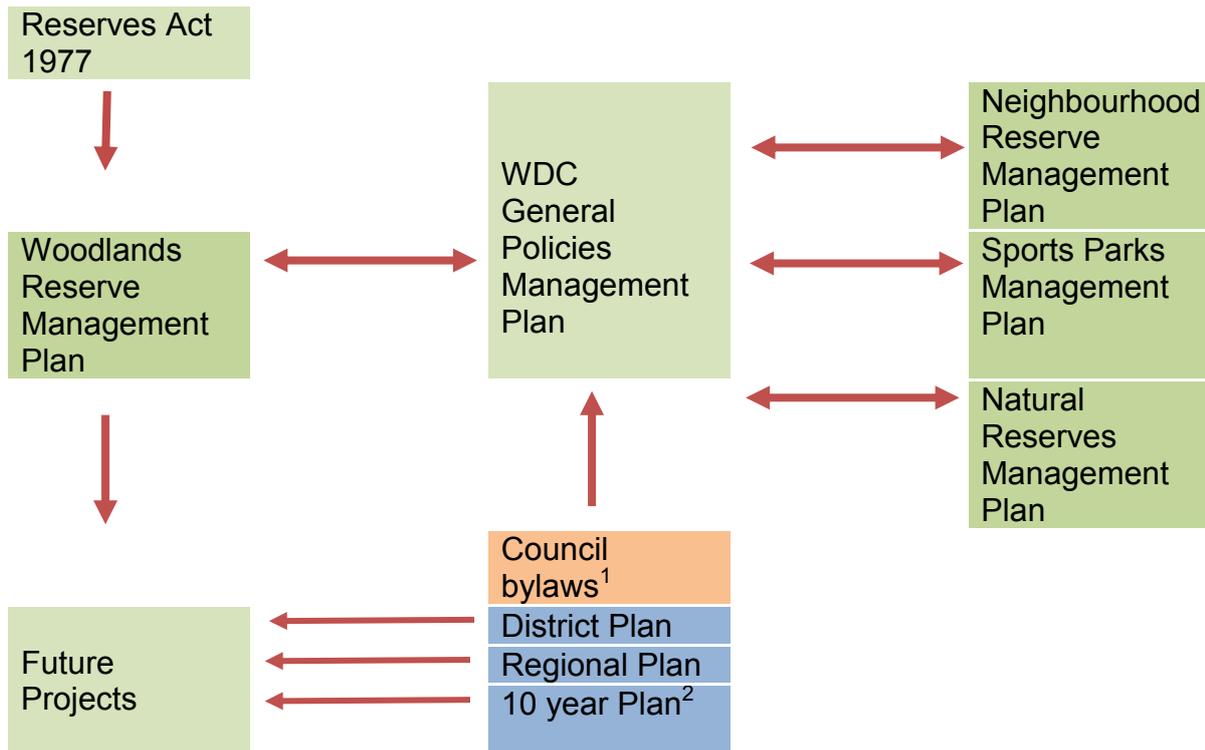
When adopted, this management plan and the Waikato District Council's General Policies Management Plan 2015 will be the guiding policy documents for this reserve.

This management plan will be kept under continuous review to ensure that the policies are appropriate and relevant for Woodland, with a comprehensive review should take place every five years.

### 1.1 Relationship With Other Council Documents

The plan has been aligned to, and is informed by Councils current plans and policies, including Long Term and District Plans, and Council bylaws.

The General Policies Reserve Management Plan 2015 applies to all reserves within the Waikato district. Where there is a conflict between the general policies contained within the General Policies and the specific policies contained within this plan, the specific policies will take precedence.



This management plan is to be read in conjunction with the Waikato District Council General Policies Reserve Management Plan.

## 1.2 Waikato-Tainui Joint Management Agreement

Council and Waikato-Tainui have entered into a Joint Management Agreement in accordance with the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010. The agreement acknowledges that Council has rights and responsibilities with regard to management of reserves under Reserves Act 1977.

The agreement also acknowledges that Council has a requirement to consult to determine appropriate management of Crown land under Council control and to consider how management decisions may impact on any future return of the land to Waikato-Tainui.

In accordance with the Waikato Raupatu Claims Settlement Act 1995, Council has informed the Waikato Raupatu River Trust of its intention to prepare a reserve management plan.

<sup>1</sup> Current (2019) Bylaws include: Dog Control Bylaw 2015, Freedom Camping Bylaw 2016, Public Places Bylaw 2016, Reserves and Beaches Bylaw 2016.  
Current Council Policies include: Activity Management Policy, Bi Lingual Sign Policy, District Tree Policy, Heritage Policy, Plaques, Memorial and Monuments Policy

<sup>2</sup> Current Council plans/strategies include: Parks Strategy, Playground Strategy, Toilet Strategy

### **1.2.1 Waikato -Tainui Hapu Agreements**

Through the process of consultation, Council acknowledges the relationship between various Waikato-Tainui hapu with Woodlands.

The following hapu and marae have identified their relationship to Woodlands, and may formalise this through a memorandum of understanding (MoU) with a primary goal of ensuring that they and Council will actively engage with each other in good faith on issues affecting this reserve and any outcomes identified through this plan.

- a. Hukanui Marae

### **1.3 Council and Delegations**

The Minister of Conservation has delegated a number of procedural and decision-making responsibilities to Council under the Reserves Act 1977. These delegations are made to “Council as a whole” and cannot be delegated to committees of Council or staff. Such decisions that must be made by a meeting of the full Council (Council as a whole) include adoption of reserve management plans, classification of reserves and granting of leases.

Other decisions, such as approval for events, removal of trees, issuing of permits etc. can be delegated from the Council to the Chief Executive and to the Parks and Facilities staff. As delegations change from time to time, the term Council is used throughout the document. Staff should refer to the Delegations Manual to determine if they have the authority to make decisions in accordance with the policies in this management plan.

### **1.4 Implementation**

This management plan provides objectives and policies that determine the appropriate use, protection and development of Woodlands by Council. Decisions relating to the funding and priority for works described in this plan will be undertaken within Council’s Long Term Plan and Annual Plan. Inclusion of any project within this management plan does not indicate Council funding will be available for such works as works may be funded and delivered by parties other than Council.

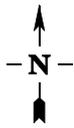
The requirements of the Heritage New Zealand Pouhere Taonga Act 2014, to obtain an archaeological authority to modify recorded and unrecorded archaeological sites may be applicable to works undertaken at Woodlands. The consideration of the potential for the presence of archaeological sites at an early stage enables avoiding modifying any sites through good project planning.

This plan describes how the area is to be managed and developed. The plan does not commit the Council or the Community Board to undertaking any particular works. Instead it will enable the Council and the Community Board to determine what works should be undertaken when funding becomes available.

## 1.5 Legal Status

Woodlands consists of three separate land titles, which have been vested in Council as historic and local purpose reserve.

Map 1: Woodlands with land legal status.



Map 1 Woodlands Estate



Cadastre sourced from Land Information New Zealand under CC-BY. Copyright @ Waikato District Council

Projection: New Zealand Transverse Mercator Datum: New Zealand Geodetic Datum 2000

Print Date: 28/02/2019

## 2.0 Woodlands Estate

The history and background to Woodlands is of significance to European settlers of the Waikato in terms of heritage, natural, and recreation values. Situated near the settlement of Gordonton (Hukanui) Woodlands was a part of the early European settlement and farming of the Waikato district between the Waikato and Piako Rivers.

Heritage values include the historic Woodlands homestead which was originally built and in the 1870's with the surrounding gardens being developed over time.

Alongside the European heritage values are the historic values of how this land was confiscated by the Crown and then sold and developed into what is now productive farmland.

The natural values of this land include the woodland trees, planted displays, magnificent oak trees, and display gardens.

What is left of the former Woodlands estate now forms a public reserve and includes a range of existing and future recreation values for locals and visitors to the reserve. These recreation values include the provision of open space for informal recreation grassed oval area, and social activities / gatherings.

### 2.1 Historical Significance

Woodlands has a high level of European historical importance, particularly through the establishment of the surrounding peat and swamps into farmland.

#### Timeline

Approx **1300** AD – Tainui tribes arrived in area and occupied many sites around the Hukunui area and along the Waikato River.

**1700's** - the Piako Swamp referred to all the wet lands between the Waikato River and the Waihou River at the base of the foothills of the Kaimai Ranges, an enormous area of largely inaccessible swamp broken by small islands of elevated land and intruded upon from the north and south by low ranges of dense bush covered hills. It was a food basket for Māori, intersected by a web of tracks and waterways, full of tuna (eel, *Anguilla* sp.), birdlife, manuka, harakeke (flax, *Phorium* sp.) and other resources.

**1840** – signing of Treaty of Waitangi

**1858** - Pootatau Te Wherowhero was crowned the first Maori King

**1863** – War declared on Waikato tribes for supporting Taranaki Maori War in 1860

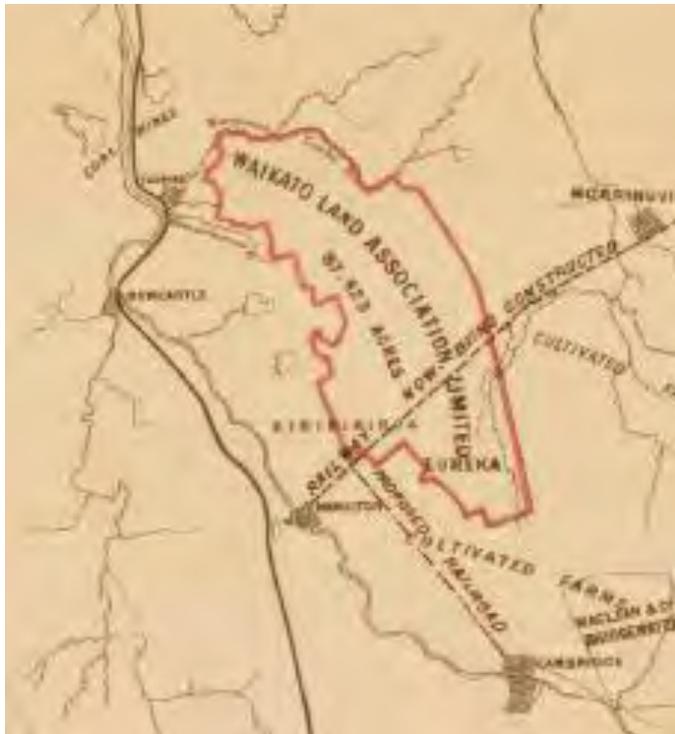
**1864** – Conclusion of Waikato Maori Land wars. Waikato lands confiscated by Crown

**1865** – The Waikato confiscated lands were surveyed

**1870** – Piako Swamp Syndicate formed to purchase and develop vast expanse of swampland in the middle of the Waikato valley.

**1870** – Piako Swamp Company established homestead at Eureka, with Henry Reynolds as manager.

**1872** – Woodlands Estate including 86,500 acres purchased from the Crown. The Estate extended from the Rototuna area, across to Eureka, just west of Morrinsville and south of Taupiri.



**1875** – Woodlands homestead completed

**1880**– The NZ Land Association (formerly Piako Swamp Company) was shifted to the new Woodlands homestead. Farm buildings established and large paddocks of grass, maize and grain established

**1883** – Waikato Times reported on many employees of the Waikato Land Association partaking in a sports day and social function evening.

**1885** – John Gordon took over management of the Estate.

**1892** – Auckland Star reports 30,000 sheep had been shorn at Woodlands.

**1902** – NZ Land Association had 28,000 acres of productive land, with 40,000 sheep, 3,000 cattle and 160 horses. More than half of the estate remained in an untamed state.

The NZ Land Association property was subdivided and sold. The Woodlands homestead was offered for sale with 2,400 acres of land – initially failed to find a buyer.

**1903** – John Gordon left Woodlands, relocating to part of the Eureka estate homestead and purchased 1,700 acres.

Thomas Stone, a farmer from Ashburton acquired Woodlands homestead block, which included approximately 600 acres of grass and the remainder in manuka covered peat.

**1905** – Woodlands sold to Taranaki farmer James Riddell, who came with 10 children. The Riddell family lived and worked at Woodlands over the coming decades.

**1912** – Two eldest Riddell daughters married at Woodlands.

**1914-18** – Three Riddell sons fought in the First World War, John Riddell died of wounds on his way home. During the War, Thomas, the fourth son played a major role in running Woodlands estate.

**1928** – Don Riddell, youngest son of James and Mary, acquired 300 acres of farm including Woodlands homestead.

**1930's** – During the Depression, unemployed families were accommodated in huts on Woodlands and then men helped to dig drains in the peatland.

**1942** – Fire destroyed the shearing shed and one whole years clip of wool.

**1946** – Don Riddell suffered serious ill health, leaving him in a wheelchair

**1962** – Don Riddell died.

**1976** – With no children of their own Irene Riddell made plans for the future of Woodlands. Property was to bequeathed to Presbyterian Support Services, upon her death.

**1983** – Irene Riddell died. Presbyterian Support Services take over management of Woodlands and surrounding farmland.

**1983** – NZ Historic Places Trust classified the homestead building as a category 1 historic place.

**1988** – Woodlands homestead and surrounding 15 acres offered to Waikato County Council to preserve the historic character of the house, and provide for public access as much as possible and to make it self-sufficient. After public consultation Waikato

County take over control of Woodlands with day to day management administered by the Gordonton Woodlands Trust Board.

**1989** – Woodlands homestead and gardens transferred to Waikato District Council

**1990** –The Gordonton Woodlands Trust formed in April 1990.

**1991** – Major restoration work on the Woodlands homestead began. The gardens were redesigned by Waikato landscape architect Peter Sergel.

April - Woodlands Trust took over day to day management of the property.

November – initial Reserve Management Plan completed for Woodlands Historic Reserve

**1994** – Wedding marquee installed, kitchen and buffet room were built.

**1996** - Old Te Rapa bowling club relocated to property, modified and restored for use as a cricket pavilion.

**1999** – New function centre built to replace the wedding marquee.

**2000** – Land realignment at entrance to park, including park caretaker house.

**2000** – Remainder of Woodlands estate farmland sold by Presbyterian Support Services.

**2004** – Drive way upgrade, public car park formation and landscaping undertaken.

**2016** – Waikato District Council took over maintenance of grounds and gardens.

## 2.2 Woodlands Uses and Values

What makes Woodlands unique is the heritage values of the house and gardens, to which the public have daily access to. What is now Woodlands homestead and gardens is only a small part of what was originally the Woodlands estate. Visitors driving to this park setting may be able to visualise how the surrounding farmed country now broken up into small run holdings, use to be a part of this larger estate.

With the gifting of Woodlands estate to the Presbyterian Support Services (1976) and subsequent transfer of the homestead and an area encompassing the gardens to the Waikato District Council (1989), the land is now administered by Council as a historic reserve under Section 18 of the Reserves Act 1977.

Woodlands is identified and managed as a premier park by Council. There is a high level of maintenance and servicing of the grounds and gardens to ensure they reflect a heritage inspired design, horticultural expertise and formal and informal elements.

Any current and future development on Woodlands reserve needs to take into account the present use (recreation), and heritage values (cultural and historic) – these are identified in the following Goals and Objectives section.

### **3.0 Opportunities and Issues**

There are a range of important heritage, natural setting and recreation values for Woodlands that creates opportunities in the development and management of the reserve for the future. Identified below are some of the main challenges and opportunities that need to be addressed to realise the long term vision of Woodlands.

#### **3.1 Management of Woodlands**

Woodlands is identified in the Councils Parks Strategy as a premier park within the District. The gardens and grounds are maintained to a high level of service, reflecting the importance of the properties heritage and recreation values.

The homestead, functions complex and café, are managed by the Woodlands Trust, with members being representatives from local community, business leaders and Waikato District Council staff on the Trust board. The Trust was initially set up to operate the homestead and gardens as self-funding, although Council does provide an operational grant to the Trust to ensure that the Homestead and Café buildings are maintained.

#### **3.2 Protecting and showcasing heritage values**

The significant historic and natural values of Woodlands are evident in the protections placed on the homestead and gardens, with the homestead identified as a Heritage New Zealand Category 1 listing, and the land vested in Council as a historic reserve.

A conservation plan was completed for the homestead in 2013 by Mathews and Mathews Architects, Auckland. This conservation plan focused primarily on the homestead, and included a garden and archaeological reports. Significance is based on the Woodlands homestead and the gardens, with guidelines for current and future uses. The conservation plan details recommendations for many heritage and recent elements of the reserve. Many of the landscape elements, in particular the establishment of some trees date back to the establishment of the homestead, and strengthen the heritage context of the site. Historical and cultural values of the site need to be clearly identified to protect these from inappropriate maintenance regimes and vandalism.

As only a small portion of the original estate now surrounds Woodlands, in its location set back amongst mature exotic trees, the homestead and setting is often overlooked as being open for the public use and enjoyment.

The Woodlands Estate Trust Board have created opportunities for revenue to be earned from the site, that has allowed for re-investment into maintenance and renewals of heritage assets. The development of a function events centre and a café for public use has encouraged visitors and the local community to enjoy and appreciate the heritage features of the site. There is a need to ensure that these

activities do not detract from or alienate community use or public access and enjoyment of the reserve.

### **3.3 Managing use of the site**

Groups and individuals are drawn to Woodlands to enjoy the historic and beauty of the setting, with many people coming for a mix of relaxation, socialising, organised activities and events. Because of the small size of the site care needs to be undertaken to ensure that the heritage values are not compromised by type and scale of any activities that can occur. With this space restriction, there is limited ability to cater for large or multiple events needing separate spaces without compromising further heritage values of the reserve.

### **3.4 Location and access**

Woodlands is located in a rural setting being approximately 19 km north east of Hamilton City central, and 12 km south east of Taupiri. The homestead located on Whitikahu Road just off Gordonton Road (State highway 1B) with Gordonton (3km) being the nearest settlement.

Access to Woodlands is predominantly via private vehicle, with no current public transport or footpath access provision to this reserve. The Waikato Regional Council does not currently have a bus route that runs from Hamilton to Gordonton to Taupiri.

#### 4.0 Management Objectives and Policies

A vision for Woodlands is:

***To maintain a garden of significance that brings meaning and beauty, invites community engagement and is accessible to all***

The following objectives and policies will be used to guide management, development, protection and maintenance of Woodlands. This section should be read in conjunction and cross referenced with the General Policies Reserve Management Plan.

#### Objective 1 – Historical Significance

***To preserve and maintain the historical significance of the park.***

#### Policies

##### ***Heritage Features***

1. Protect and enhance the heritage values of the site through:
  - 1.1. Ensuring all structures and buildings are in keeping with the heritage values of the park and are consistent with an updated conservation plan.
  - 1.2. Ensuring new structures are in keeping with the heritage values of the site.
2. Maintain the gardens to ensure their continued recognition as a “Garden of National Significance” through the New Zealand Gardens Trust.
3. Ensure renewal and/or maintenance works is consistent with the historic values of the reserve.

##### ***Conservation Plan***

4. Update the conservation plan to address the whole of the reserve, recognising the heritage values of the location, including recommendations for;
  - 4.1. Maintaining viewshafts to and from the homestead
  - 4.2. Keeping development of any buildings along a similar style to the homestead.
  - 4.3. Maintaining garden as heritage attraction in line with the homestead

### **Historic Trees**

5. All historic and notable trees shall be protected and the management of them recognise their role as historic and landscape features.
6. Historic trees will only be removed where they pose a danger to public safety, harbouring disease, or require removal due to damage or old age.

### **Water Features**

7. Manage water quality through a range of strategies and measures including but not restricted to; minimising sediment deposition, silt traps, riparian lake edge planting, small scale artificial wetlands, or water stirring devices.

### **Explanation:**

*Features of the homestead and site need to be protected for an understanding of the past use of the homestead for visitors appreciation of the historic and cultural values associated with the site. The garden has continued to evolve over time and has changed from what was originally planted in the 1880's. The major trees and shrubs will be protected and incorporated into aspects of any interpretive (explanation) of past use of the site.*

*The homestead should not become a museum for historic artefacts due to difficulties with security and surveillance. Historic information relating to Woodlands and the wider Gordonton area will continue to be displayed within the house.*

*Management of the homestead and grounds also needs to take into account the wider impacts of the reserve, including water quality of the feature lakes of the gardens. The waterway that feeds these lakes comes from adjacent farmland, through the lakes and then onto Komakorau Stream. Council and the Woodlands Trust will continue to ensure that a high level of water quality is maintained through different measures and activities including water run-off control and other possible mechanical activities.*

## **Objective 2 – Access and Activities.**

**To provide for events and activities that raise the profile of the reserve in a way that does not compromise its heritage values.**

This section should be read in conjunction with the General Policies Reserve Management Plan.

### **Policies**

#### **Public Access and Use**

8. Encourage public use of consistent with the objective of preserving the historic and scenic values of the reserve
9. Encourage public access to, and enjoyment of, the homestead and surrounding site;
  - 9.1. Allow and facilitate controlled public access and use within a level that does not detract from the historic character of the property
  - 9.2. Provide for recreation opportunities which do not conflict with the historic values or developed features and attractions of the reserve
10. Promote an awareness and appreciation of the cultural values and history of the reserve through interpretation and signage
11. Allow for pedestrian only access through the garden area of the reserve.
12. Control the access road so that public access and use is managed to best meet all objectives of the reserve.

#### **Events and Temporary Activities**

13. Promote events and activities especially with a heritage, botanical or community focus that;
  - 13.1. Focus on the heritage values of the homestead
  - 13.2. Are at a scale appropriate to the reserve and heritage setting
14. Provide for temporary structures associated with events and temporary activities including but not restricted to mobile food units, stages, marquees.
15. Allow for sections of the reserve to be closed off for private events and/or functions, or for the development and maintenance without impinging public use and enjoyment of other parts of the reserve.

16. All events larger than 500 people will require notification to Council as an event to ensure public notification and rules are applied (Refer “General Policies Reserve Management Plan” document section on Events).

### **Prohibited Activities**

17. The following activities are not seen as consistent with Woodlands use and values and are therefore not allowed, unless part of a permitted event:

- 17.1. Overnight camping
- 17.2. Horse riding

18. The following activities are not seen as consistent with Woodlands use and values and are therefore not permitted:

- 18.1. Freedom camping
- 18.2. Scattering of ashes

### **Explanation:**

*Activities and events on the grounds of Woodlands need to be managed to ensure that users appreciate and protect the historic and cultural values of the homestead and gardens.*

*It is noted that all visitors come to Woodlands via private vehicle. There is currently no public transport available to, or footpaths giving access to Woodlands. These alternative access options are outside of the plan scope, whilst Council can review these in future planning with other activities, including roading upgrades and public transport reviews.*

*There is limited 24 hour surveillance of the reserve, therefore any activities that occur outside of normal open hours, required additional staffing to manage. Where temporary events are proposed, or the use of temporary structures is only permitted where prior permission from Council has been obtained with written permission. For example marquees bigger than 99m<sup>2</sup> require a temporary building consent from Council. Events with large numbers of people will also require additional toilet facilities.*

*Some activities are not seen as being consistent with the heritage values of the homestead and gardens, and these are identified. With reference to other activities, reference needs to be made to the General Policies Reserve Management Plan document.*

### ***Objective 3 – Community and Commercial Involvement***

**To provide opportunities for community involvement in the reserve and for social or commercial enterprise to return value to the reserve.**

This section should be read in conjunction with the General Policies Reserve Management Plan.

#### **Policies**

##### ***Community Activities***

19. Enable opportunities for the local community to become engaged in developing, conserving and maintaining the gardens and bush area of the park through volunteer programmes, a friend's group and/or other similar support networks.
20. Allow for the opportunity of sponsorship and donations to the reserve where these benefit the reserve.

##### ***Commercial Activities***

21. Enable opportunities for social and commercial enterprise including a café where the enterprise:
  - 21.1. supports and respects the heritage, ecological and community values of the park;
  - 21.2. enables the enjoyment of the public of the reserve; and
  - 21.3. aligns with the vision for the park.
22. Individual commercial operations including leases and licenses must be approved by the Trust and be pursuant to Section 58A, with all leases and sub leases to have final written approval from Council.  
(Refer to General Policies – Section 7 Occupation of Reserves)

##### ***Use of Cricket Oval***

23. The cricket oval will be the only permitted sporting facility on the reserve, where;
  - 23.1. Cricket practice and games will be subject to a booking process through the Trust
  - 23.2. Any cricket games of a district wide level will require approval by the Trust Board
24. That, where possible any proposed uses of the cricket oval is organized so that the public may still gain access to the homestead and garden complex

25. That any proposed use of the oval will not detrimentally affect the long-term public use of the reserve or the physical resources of the reserve

### **Explanation**

*Woodlands was initially set up to be self supporting, with the Woodlands Trust seeking financial and practical assistance in order to maintain and develop the Reserve. The Trust continues to seek funding support to maintain the homestead and other heritage development, with the Council managing the gardens and grounds. Any support to the future development of Woodlands is most welcome by the Trust.*

*The acknowledgment of sponsorship and donations shall be discreet and in keeping with the historic and cultural setting of the reserve.*

### **Objective 4 – Woodlands Trust**

**To ensure the Woodlands Trust develop maintain and manage Woodlands in such a manner that the historic and aesthetic values of the house and site be preserved, public access and enjoyment encouraged and that any development is financially self-supporting.**

This section should be read in conjunction with the General Policies Reserve Management Plan.

### **Policies**

#### **Woodlands Trust Role**

26. Ensure the maintenance and management of the buildings is in keeping with the Heritage New Zealand specifications
27. Raise money by any financial means, including the soliciting, receive and list financial or other aid from individuals and organisations to further Woodlands and the Trusts objectives and future development.
28. Manage any investments that provide for the future enhancement of Woodlands; including the investment of monies, purchase or improvement of land.
29. Ensure the ongoing improvement, repair, maintenance and insure any contents against loss or damage by fire or any other means.
30. Discharge out of income or capital all outgoings properly payable by the property in respect of buildings.
31. Report yearly as required to the Council as to the conduct, funds raised, funds spent and any other matters as required in the Trusts management of the property.

### **Explanation**

*The Woodlands Trust was set up after public consultation to support the maintenance and development of Woodlands. Their role has been to develop, maintain, promote and encourage interest in the ongoing future of Woodlands.*

*The Trust also has the objective to raise money to further develop the property in line with its heritage features and setting. Any funds raised by the Trust can be used in furthering and carrying out the objectives of the Trust, including investment of any money, or in the purchase or improvement of land or property to enhance the public use experience of the reserve.*

*The Woodlands Trust is made up of representatives of local community members. Refer to Appendix 3 for details of roles and responsibilities of Council and Trust.*

## **Objective 5 – Partnership and Development:**

**To work in partnership in ensuring the ongoing development of Woodlands, whilst maintaining its heritage values and providing a safe and enjoyable recreation space for people of the Waikato.**

This section should be read in conjunction with the General Policies Reserve Management Plan.

### ***Concept Plan***

32. Prepare a concept plan (refer Appendix 4) for the development of the site with input from mana whenua, trust board, communities of interest and heritage landscape professionals including consideration of:
  - 32.1. Improved public access, including layout of paths and tracks
  - 32.2. Review existing parking layout options
  - 32.3. Consideration of additional land purchase for parking and access
  - 32.4. Development of additional parking and open space
33. Develop improved access through the park from carparks to homestead
34. Develop provision of additional public toilets away from homestead and café precincts (ideally in NE area)
35. Development of a destination children’s playground that enhances family use of Woodlands
36. Investigate relocation of the workshop and storage areas
37. Development of garden plant collections that provide public interest
38. Development of garden features that provide reflect heritage values and have public appeal
39. Enhancement of the surrounds of the Café area
40. Investigate the feasibility and development of a heritage archive centre to be developed alongside the homestead.

### ***Partnerships***

41. Council will work collaboratively with Waikato-Tainui, Woodlands Trust and the community to achieve the ambitions of this plan. This may include planning, funding and development of areas within Woodlands, including garden and building development, cultural locations, and/or park development.

42. Work alongside Tangata Whenua/Mana Whenua to understand their desires for Woodlands
43. Engage with stakeholders to ensure any proposed development will meet the needs of the community and visitors.
44. Work with stakeholders to ensure Woodlands is a user-friendly venue for events.

### **Explanation**

*Woodlands is a key historical site of European significance, particularly of the homestead. To continue to attract people to this location, the Woodlands Trust and Council need to be able to plan ahead to continue to develop the gardens as a key heritage site of interest and importance to the wider region. This may include development of features or displays that attract a wider range of people to visit.*

*In 1991, a concept plan outlined the future proposed development of the reserve, based on a ‘Turn of the Century’ theme. This was aimed at not to re-create a historical theme, but to reflect the ambiance of this particular age through the reconstruction of the homestead and interpretive garden themes. In reviewing the existing plan, it was identified that a new updated concept plan based on this theme was needed to identify proposed new developments to Woodlands that would attract a wider range of visitors to this heritage setting.*

*Many of the proposed developments enhance the existing features of Woodlands. It is noted that when events such as weddings or funerals are held at Woodlands, that there is often limited parking for both attendees and the general public. A review of the parking and layout of the carpark/s is required to better accommodate vehicles. This may include the purchase of additional adjacent land to allow for overflow parking and the future establishment of new features that are in keeping with the heritage values of Woodlands.*

*The existing workshop and storage area restricts public flow from the carpark and into the gardens, a relocation of this to an alternative location would encourage more people to explore more of the gardens from the café or homestead. The Café has become a major drawcard for many visitors, and to maintain this as a drawcard for Woodlands, further development / upgrades of the café facilities, surrounds, and underground services is required.*

*A proposed children’s playground with a nature / garden theme has been identified as an option to provide for additional enjoyment. This may be located in a central area of the gardens or along a linear path encouraging children and families to explore and discover each site.*

*For some visitors, the many different paths may cause some confusion as to what route to follow, whilst other paths restrict the passage of wheelchairs and push chairs. The development of an all-weather circuit path would encourage wider use and enjoyment of the gardens.*

*Discussion has been undertaken around the development of a heritage archive centre to hold and maintain early records of the development of Woodlands and the wider district.*

*A copy of a proposed development plan is included with this draft Reserve Management Plan for public comment and review. Refer to Appendix 4*

*Partnerships with hapu, iwi, park users, and the wider community is essential to ensure that the needs of these groups of people are represented and understood in any future development and use of Woodlands.*

## 5.0 Implementation

Council will seek to implement this management plan through working with local community groups to develop and maintain the area. Funding from external sources will be sought for capital development works.

The policies list developments that may occur but they do not commit Council to undertake any specific works.

Council will allocate funds as it considers appropriate through the Annual Plan process, which involves public submissions, and in consultation with the Gordonton Community Board.

Funding from external sources for specific projects may influence the order in which works are undertaken.

The following development options summarise actions that will require capital expenditure, prioritised over the short, medium and long terms.

The following caveats apply:

- A. The costings provided are indicative as of 2019
- B. Over the life of this plan new priorities for capital developments may emerge. Where these have not been identified, the General Reserve Management Policies will be used to assess any new developments.

Table 1 Indicative costs for various capital development options proposed for the next 10 years

Development Option	Indicative Cost
Car park re-alignment	\$400,000
Playground development	\$200,000
Additional public toilets in Oak area	\$250,000
Purchase of additional land for garden extension, access and parking	
Footpath upgrades	\$185,000
Archive building extension development	\$650,000

***Appendix 1 – Legal Descriptions***

**Woodlands**

LOT 1 DPS 62416

LOT 1 DPS 48035

Vested as HISTORICAL RES

LOT 1 DPS 85485

Vested as Local Purpose Reserve - Historical

***Appendix 2 - Heritage New Zealand Historic Place Listings***

Woodlands Homestead - HNZPT Listing 155, Category 1

### ***Appendix 3 – Roles and Responsibilities of Council and Woodlands Trust***

#### **Waikato District Council**

Owner of historic property known as Woodlands homestead and gardens

Work in partnership with Woodlands Trust to develop objectives and future development options

Responsible for major capex items to homestead e.g. painting, roof repairs

Maintenance of Woodlands grounds: including gardens staff and gardens maintenance and development

Maintain landscaped areas, carparks, paths, service areas, gates and fences.

Preparation of reserve management plan to provide current and future direction and development of Woodlands

Note: The Council provides annual funding to the Woodlands Trust to support the public use and enjoyment of Woodlands.

#### **Woodlands Trust**

Lessee of historic property known as Woodlands homestead and gardens

Maintain a Trust board to develop, maintain and manage Woodlands

Where possible to undertake activities to ensure Woodlands is self supporting

Raise funds to further Woodlands objectives and development

Manage any investments that provide for future developments

Maintain homestead building with a minimum of \$2m insurance public risk policy.

Insure all fixtures, fittings, plant, equipment and chattels in the building against loss, damage or destruction.

Day to day maintenance of homestead and subsidiary buildings, including minor repairs, glass replacement, plumbing and electrical in good condition, maintain storm and wastewater systems (including downpipes and gutters).

Removal of all rubbish generated through activities in the buildings

Replacement of carpets / floor coverings

Pay all outgoings for telephone, gas, power charges, water sanitation including sewerage, rates in respect of building premises

Report yearly to Council on the activities, conduct and any other matters as required in the Trusts management of the property

#### ***Appendix 4 - Concept plan for future development of Woodlands***

Council and the Woodlands Trust are seeking public feedback and input into the draft concept plan that has been developed for Woodlands.

The following features have identified to provide for better access and public utilisation of Woodlands.

Please refer to the concept plan for full details.

#### **Homestead and function centre.**

Additional development to provide an information, archival storage and office / reception areas.

#### **Car park redesign**

Accommodate more vehicle parking, including better access for buses, and better path access into the Homestead and function centre.

#### **Prof Café area**

Removal of pavilion and new covered outdoor dining on northern side of café. Develop junior playground adjacent to café.

#### **Children's playground**

Relocate depot and buildings, develop new children's playground on site, including summer ice cream kiosk.

#### **Gardeners Depot**

Relocate gardeners depot and buildings and storage areas to north-eastern part of site, with new access road.

#### **Village green area**

Develop band rotunda for performances and ceremonies

#### **The Oaks**

Thin and crown lift trees to allow more light, level ground and re-sow with shade tolerant grass, develop all weather walking path and build new public toilet facility.

#### **Lake and ponds**

Replant lake and pond margins, build new jetty on lake edge.

#### **Carriage House**

Develop new function facility for events, provide accommodation for guests, develop parking for 20 guest vehicles.

#### **Signage**

Implement wayfinding and information signage around the reserve to assist and inform visitors.

## Appendix 2 - Submissions with Staff Comments

No	Page	Submitter	Submission points	Staff comment	Recommended changes
1	11	Kirstie Alley, on behalf of Gordonton Woodlands Trust	Point 3.1 - the trusts current rules do not stipulate a representative from Waikato District Council be on the trust. However, the rules do stipulate a representative on the appointments panel.	Accept	Change - remove reference to Council staff being part of the trust board.
2	25	Kirstie Alley, on behalf of Gordonton Woodlands Trust	*Appendix 3, in both paragraphs discussing the name, please amend to: Woodlands is currently known as 'Woodlands Estate' not Woodlands Homestead and Gardens.	Review	No change. Woodlands Estate was the larger farm land and homestead area. What remains is the Woodlands Homestead and Gardens, which should be known as Woodlands Historic Reserve
3	25	Kirstie Alley, on behalf of Gordonton Woodlands Trust	*Looking at the column headed Woodlands Trust: Is the word "Maintain" correct for the beginning of paragraph 2?	Review	Options: "Sustain", "Support"
4	30	Kirstie Alley, on behalf of Gordonton Woodlands Trust	Support the concept plan	Accept in part - dependent upon other submissions	
5	31	Kirstie Alley, on behalf of Gordonton Woodlands Trust	*Under the title - Gardeners Depot, the word 'relocate' suggests all buildings will be moved, can this be changed so the current tractor shed will remain in place and be available to be re-purposed ie, indoor museum, wedding chapel.	Accept in part - no change to plan	Noting that the design of the playground may take into account any existing facilities.
6	31	Kirstie Alley, on behalf of Gordonton Woodlands Trust	*Under the title Village Green, Can this be a more general statement, not specific to the development of a 'band rotunda' please consider; 'development of the Green for entertainment and historical education'	Accept in part - dependent upon other submissions	Details need to be more detailed rather than generic, which gives certainty to what may / may not be provided.
7	31	Kirstie Alley, on behalf of Gordonton Woodlands Trust	*Under the title Lakes and Ponds; There is currently no reference to improvement of the water quality, perhaps the	Decline	Reference to water quality is detailed in policy 7. No changes required to be made to

			development of a water wheel and or fountain to aerate the water could be included.		Concept plan
8	31	Kirstie Alley, on behalf of Gordonton Woodlands Trust	Top 5 developments: 1. Moving the gardeners compound 2. Car park redesign 3. Homestead and function centre development 4. Childrens playground 5. Prof Cafe area new outdoor dining and play ground	Accept in part - dependent upon other submissions	
9	30	Prof's@Woodlands	Support the concept plan in part	Accept in part	No change to plan
10	30	Prof's@Woodlands	We are subitting on the developments around the cafe (sections 5 &7).	Accept	No change to plan
11	30	Prof's@Woodlands	The proposed drawings show access to the south east side of the cafe from the carpark. We believe that this will cause severe difficulties around enforcement of our liquor licence. We propose that the carpark is fenced off from the south east side of the cafe.	Accept in part - dependent upon other submissions	Note that playground if it is to be located in this area, may incorporate a fence. Review of footpath required.
12	30	Prof's@Woodlands	With regard to the junior children's playground, we consider that this should be between the proposed older children's playground (section 7) and the new covered cafe area on the north west side of the cafe. The main reason for this is supervision. Parents like to dine under cover while supervising their toddlers as well as keeping their eye on older children. The cocept plan does not enable parents to readily supervise their younger children as there is no shelter (because of the removal of the pavilion) Further, by splitting the play areas, parental supervision is also split - making it difficult for a family . We like the concept of the new covered area, but believe it should be able to be used to	Accept in part - dependent upon other submissions	Note that playgrounds for both ages could be located in similar location to draw people further into the park - to discover the playgrounds and other features.

			supervise both age groups = along with having a relaxing drink or meal.		
13	30	Prof's@Woodlands	We do not believe that an ice cream kiosk is necessary as the cafe already sells ice creams year round.	Accept in part - dependent upon other submissions	Request noted. Recommend no kiosk to be identified on plan.
14	31	Prof's@Woodlands	Top 5 developments: 4 Prof's@Woodlands 7 Children's playground 8 Village Green 11 McGregor' garden 12 Carriage House	Accept in part - dependent upon other submissions	
15		David Sopp	Overall I support the plan to further develop and future proof woodlands Estate.	Accept	No change to plan
16	13	David Sopp	4.0 Include into to the vision statement "to maintain and garden and facilities of significance". include in Conservation plan	Accept	Change to plan " To maintain the homestead and garden of significance ....."
17	19	David Sopp	, a emergency plan to further protect assets against climate change and Fire. Ensure that the local Fire Brigades via FENZ have an annual response exercise.	Accept in part	No change to plan - this is an operational issue, not a policy decision.
18	15	David Sopp	Public access & use 12 - ensure that there is a cycle-way and e vehicle / bike charging facilities. Consider in greater district plan a cycle- walkway linking Woodlands, Gordonton domain, Willow Glen , Wairere nurseries and Zelong. It could have a name such as the Hukanui kari Way.	Accept in part	Whilst this proposal is acknowledged as a good initiative, current e bike use to Woodlands is sporadic. The wider proposed linkages are outside of the realms of this reserve management plan.
19	30	David Sopp	Support the concept plan in part	Accept	No change to plan
20	20	David Sopp	32.3 is along term lease of land for parking an viable option?	Accept in part - dependent upon other submissions	Leased carparking unlikely to happen within the life of this RMP
21	20	David Sopp	32.4 Consider development of old fashion heritage veggie garden.	Accept in part - dependent upon other submissions	Note: that this proposal is more in keeping with the proposed themes of garden concepts for Woodlands

22	20	David Sopp	35 Children's playground should have old style games and equipment e.g maypole , jungle gym , rounders , retain trolleys etc. also consider a challenge exercise finding the hidden clues , items in the garden trail.	Accept in part - dependent upon other submissions	
23	20	David Sopp	39 Prof's Cafe don't understand why the Pavillion needs to be removed? It is a lovely setting already , happy for it to be increased in size to allow for more customers as long as it maintains a cricket related image.	Accept in part - dependent upon other submissions	
24	20	David Sopp	Need to maximise the heritage features and activities	Accept - no change to plan	
25	31	David Sopp	Top 5 developments: 32 improved public access, consider Hukanui Kari way 35 Develop children's play ground, 36 Relocate workshop , 38 - develop heritage veggie garden and orchard. 34 - further toilets	Accept in part - dependent upon other submissions	
26	4	RW Barnaby on behalf of Curnow Tizard Limited	The plan has a number of errors- I. 1.5 Legal Status [page 4] The statement is wrong and should read Woodlands comprises two titles held by Council as historic reserves subject to the Reserves Act 1977. The detail is set out in Appendix 1.	Accept	Woodlands comprises two titles held by Council as historic reserves subject to the Reserves Act 1977. The detail is set out in Appendix 1.
27	5	RW Barnaby on behalf of Curnow Tizard Limited	Supporting Map 1 Woodlands Estate is wrong. Lot I , DPS 85485 is Historic Reserve not "LPR Recreation Reserve " -of which there is no such thing.	Accept in part	Council may designate this land as LPR - heritage

28		RW Barnaby on behalf of Curnow Tizard Limited	2. Appendix 1- Legal Descriptions The information given is incomplete and wrong There is no evidence the reserve has been classified. Section 41 (3), Reserves Act 1977 requires a management plan provide for certain things as appropriate for the purposes for which it is classified. The titles should reflect a classification in terms of s.16(2A), Reserves Act.	Accept	Land has not been gazetted Recommend that Council undertakes Gazettal of land prior to adoption
29	4	RW Barnaby on behalf of Curnow Tizard Limited	The Reserves Act Guide [Local Government NZ 1999] while outdated in some administrative areas, has changed little so far as the preparation of management plans is concerned. A plan produced by Council without having first completed classification leaves Council open to legal challenge.	Accept	Recommend that Council undertakes Gazettal of land prior to adoption
30	11	Duncan MacDougall / Jordy Wiggins - Waikato District Council staff submission	Management of Woodlands, Page 11 Further clarification required around council's contribution to the management and maintenance of the site. The paragraph under exaggerates councils time and monetary contribution to the management and maintenance of the reserve. E.g. Council contributes approximately between \$250k -350k per annum for the management and maintenance of the site. The trust also receives a grant of \$31k to cover minor maintenance and 25% of Homestead manager's salary.	Accept in part	Note - clarification needed Relationship between Trust and Council requires review - defined
31	15	Duncan MacDougall / Jordy Wiggins - Waikato District Council staff submission	13. Events and temporary activities, pages 15-16 Council's events team administers all events on all WDC reserves. This section does not align with Council	Accept	Note- seek update from Jordy and team Relationship between Trust and Council requires review

			standard operational processes. This is done to ensure that council's responsibilities under the Building Act 1991 and health and safety at work act. Better alignment required.		
32	30	Duncan MacDougall / Jordy Wiggins - Waikato District Council staff submission	Concept plan - Note: Numbers and titles align with concept plan.	Accept - no change to plan	
33	31	Duncan MacDougall / Jordy Wiggins - Waikato District Council staff submission	4. Carpark: Staff support in part. Would recommend the future carpark design incorporates the existing large trees to retain the amenity heritage values.	Accept	Carpark design to incorporate existing tree outlines / placement
34	31	Duncan MacDougall / Jordy Wiggins - Waikato District Council staff submission	5. Café At woodlands: Recommend removing all references to "Profs at Woodlands" and replace with Café. The name and owners of the café may change over time as leases expire.	Accept	All references to "Profs" to be removed and replaced with Café
35	31	Duncan MacDougall / Jordy Wiggins - Waikato District Council staff submission	Toddlers Playground adjacent to Café: Council staff do not support the proposal for a toddlers playground adjacent to the Café. This proposal will separate the play facilities rather than provide a single play space. The existing play space in the same area is currently underutilised (mostly due to the poor equipment).	Accept in part - dependent upon other submissions	Note: playgrounds (junior and senior) should be sited in similar locations to encourage use of other parts of Woodlands and further exploration of the reserve
36	31	Duncan MacDougall / Jordy Wiggins - Waikato District Council staff submission	8. Village Green: Staff support in part. Council staff do not support the construction of any shops on the village green. Staff are concerned about the increasing amount of Structures on the reserve detracting from the purpose of the reserve. Staff also have concerns around feasibility of the concept and the increasing number of structures on the site and the Trust's /Council's ability to be able to effectively	Accept in part - dependent upon other submissions	Note; similar points raised in HNZPT submission

			maintain these assets structures.		
37	31	Duncan MacDougall / Jordy Wiggins - Waikato District Council staff submission	7. Children's Playground: As per point 5 recommend making the playground an all ages playground.	Accept in part - dependent upon other submissions	Note: playgrounds (junior and senior) should be sited in similar locations to encourage use of other parts of Woodlands and further exploration of the reserve
38	31	Duncan MacDougall / Jordy Wiggins - Waikato District Council staff submission	11. McGregor's Garden: Staff support the concept in Part. Theme is not appropriate for the historical nature of the reserve. Suggest just a historic style garden appropriate to the homestead. Possibly grow heritage	Accept in part - dependent upon other submissions	Note submission from D Sopp re development of heritage vegetable and orchard areas
39	31	Duncan MacDougall / Jordy Wiggins - Waikato District Council staff submission	12. Carriage House: Council staff do not support the concept for a carriage house. Staff do not feel concept aligns with the purpose of the reserve. Staff also have concerns around feasibility of the concept and the increasing number of structures on the site and the Trust's /Council's ability to be able to effectively maintain these assets structures.	Accept in part - dependent upon other submissions	Note submission from Heritage NZ
40	31	Duncan MacDougall / Jordy Wiggins - Waikato District Council staff submission	13. Gardeners Depot: Staff support the relocation of the Gardeners depot from the centre of woodlands. However, would recommend depot be moved to Lot 1 DPS 85485 adjacent to the residential rental property along the roadside.	Accept	Option to relocate this is dependent upon suitable location and access to services
41	31	Duncan MacDougall / Jordy Wiggins - Waikato District Council staff submission	15 & 23. Overflow Carpark: Do not support the overflow car parking concept. Any future land demands should first utilise existing council property before acquiring further land.	Accept in part - dependent upon other submissions	Note: the cost option of undertaking this is high in relation to value to reserve. Note: Smart submission

42	31	Michelle Smart on Behalf of WDC Strategic Property	Support in part: 1. Concept Plan Draft - Do not support items 15 and 23. 15. Future Carparking requirements should be accommodated on the existing council owned land (current location of Caretakers dwelling) 23. Do not support additional land acquisition.	Accept in part - dependent upon other submissions	Accept - note Council staff submission
43	4	Michelle Smart on Behalf of WDC Strategic Property	2. If the site is to be considered a national regional or historical significance then consideration should be given to having a lesser reserve classification in conjunction with a 50 year plan and a ten year rolling capital works programme. which may not necessarily align with the trust priorities.	Review	
44	4	Michelle Smart on Behalf of WDC Strategic Property	3. if it is decided that the site is of National regional or historical significance then over short to medium time span plan for the reviews trust model. Revenue from the site needs to be aligned with the management plan/concept development plan	Review	
45	0	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	<ul style="list-style-type: none"> <li>Title of the reserve management plan</li> </ul> <p>As the Woodlands Estate is recognised as an Historic Reserve this element should be recognised in the title of the draft Plan. HNZPT notes that the word historic was used in the previous version of the Plan.</p> <p>HNZPT seek the title of the draft Plan is amended as follows: "Woodlands Estate, Historic Reserve Management Plan"</p>	Accept in part - dependent upon other submissions	Note: Woodlands Trust submission First plan was Woodlands Historic Reserve

46	1	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	<ul style="list-style-type: none"> <li>Section 1, Purpose of this Plan. This section requires amendment. Section 1.2 Relationship with other Council documents HNZPT is concerned that the draft Plan does not reference in a useful manner the Conservation Plan for Woodlands. The conservation plan pertains to both the building and the grounds and has many policies that should be directly informing the content of the draft Plan. HNZPT considers that the draft Plan should make references as required to the Conservation Plan to remind users of the draft Plan to reference the document as part of their decision making processes. HNZPT seek the following amendment at section 1.2, pg.2; "This management plan is to be read in conjunction with the Waikato district Council General Policies Reserve Management Plan and the Woodlands Conservation Plan and the Garden Plan"</li> </ul>	Accept	This management plan is to be read in conjunction with the Waikato district Council General Policies Reserve Management Plan and the Woodlands Conservation Plan and the Garden Plan
47	3	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Section 1.4 Implementation As the entire Woodlands Estate is a recognised archaeological site it is important that this aspect is recognised in the planning of works in relation to day to day activities and also those works identified as part of the proposed Concept Plan. There are policies relating to archaeology in the Conservation Plan at Policy 7.9. There would be benefit in a professional archaeologist being engaged to provide advice and guidance on this matter. An amendment is suggested to enable the draft Plan to better address this	Accept	The whole site is a recorded archaeological site (514/283.) The requirements of the Heritage New Zealand Pouhere Taonga Act 2014, to obtain an archaeological authority to modify or destroy recorded and unrecorded archaeological sites will be applicable to works undertaken at Woodlands. As the entire site is archaeologically sensitive it is considered that an Archaeological authority will be sought to cover all works proposed on the site.

			<p>important matter.</p> <p>HNZPT seeks the following amendment at 2nd para, pg.3:  <u>"The whole site is a recorded archaeological site (514/283.)</u>  The requirements of the Heritage New Zealand Pouhere Taonga Act 2014, to obtain an archaeological authority to modify or destroy recorded and unrecorded archaeological sites may' will be applicable to works undertaken at Woodlands. <u>As the entire site is archaeologically sensitive it is considered that an Archaeological authority will be sought to cover all works proposed on the site.</u></p>		
48	3	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	<p>The Woodlands Conservation Plan, with policies pertaining to both the house and the surrounding estate is critical to the consideration and implementation of the works proposed in the reserve management plan and the accompanying Concept Plan. HNZPT considers that reference should be made to the Conservation Plan in this section of the draft Plan. HNZPT seeks the following amendment, insert new para 3, pg. 3:  "The information and policies of the Woodland Conservation Plan should be considered and implemented as part of any proposed works on the Woodlands Estate."</p>	Accept	Note: Woodlands name to be revised "The information and policies of the Woodland Conservation Plan should be considered and implemented as part of any proposed works on the Woodlands Estate."
49	6	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	HNZPT seeks the following amendments:	Accept	No change to plan
50	6	Carolyn McAlley - New Zealand Historic Places Trust Pouhere	1st para, page 6 "The history and background to of Woodlands is of significant ee in relation to <u>the</u> European	Accept	

		Taonga	Settlers Settlement of the Waikato in terms of <u>historic heritage</u> , <u>social</u> natural and recreational values."		
51	6	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	2nd para, pg.6 "Heritage values include the historic Woodlands homestead which was originally built en-d- in the 1870's with the surrounding gardens being developed over time.	Accept	
52	6	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	3rd para, pg.6 " <u>The wider historical context of</u> Alongside the European heritage values Woodlands origin and development is the_ are the historic values of how this land was earlier confiscation e-£1- of land from Maori- by the Crown <u>who then onsold the land</u> and then sold and developed <u>to those who developed it</u> into what is now productive farmland"	Accept	3rd para, pg.6 "The wider historical context of Woodlands origin and development is the earlier confiscation of land from Maori - by the Crown who then onsold the land to those who developed it into what is now productive farmland"
53	6	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	5th para,pg. 6 "What is left of The <u>remains</u> of the former Woodlands estate now forms-a public reserve and includes a range of existing and future recreation values for locals and visitors to the reserve."	Accept	The remains of the former Woodlands estate now forms-a public reserve and includes a range of existing and future recreation values for locals and visitors to the reserve."

54	6	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	<p>Section 2.1 Historical Significance</p> <p>The information included as part of the time line, under the heading Historical Significance, provides the historic detail of the national history up to and around the time of the formation and development of the Woodlands Estate. It also includes localised information regarding the background and development of Woodlands Estate. It does not provide information about the historical significance which would be derived from the identification of the heritage values that have been identified in the Conservation Plan.</p> <p>HNZPT seeks that: a summary of the historical significance i.e. the heritage values, is inserted into the draft plan ahead of the "Timeline". The heritage values for the Woodlands Estate can be found in the Conservation Plan at pg. 37 to 42.</p>	Accept	<p>Woodlands is described by the New Zealand Historic Places Trust as nationally significant; the large Victorian dwelling, surrounded by extensive grounds was the centrepiece of a large agricultural estate, developed as one of the largest private land drainage and reclamation projects in the country. The Woodlands Estate is significant for its associations with the Piako Swamp Company, later known as the Waikato Land Association, a syndicate of wealthy businessmen, who invested in large tracts of land in the Waikato, following confiscations after the Waikato War in 1863. Woodlands was one of four agricultural estates developed by the Piako Swamp Company, following extensive drainage works to convert the swampy land for farming. Woodlands is of great significance as the headquarters for the company after the sale of the Eureka Station was sold in 1880. Woodlands is of great significance for its associations with the Piako Swamp Company and the businessmen who formed part of this syndicate, including Captain William Steele, David Murdoch, Thomas Russell and Frederick Whitaker, who invested in large tracts of Waikato</p>
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				<p>land and developed it for farming in the 1860s and 70s. The homestead built in 1880, and surrounding estate is significant for its associations with estate managers and their families including Henry and Elizabeth Reynolds; Reynolds was a capable estate manager, who went on to become a pioneer in butter manufacturing and established the internationally recognised Anchor brand.</p> <p>The house is of great significance for its integrity, retaining evidence of its original form and fabric from the date of its establishment, as well as evidence of change associated with various periods of subsequent use and occupation.</p> <p>A greater degree of change has occurred within the grounds over time, with the removal of farm buildings and structures and the development of the themed landscape concept, cricket oval and construction of new buildings and structures as part of the development for use as a historic property and functions venue. The gardens still retain trees associated with the establishment of the estate.</p>
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55	11	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	3.1 Opportunities and Issues HNZPT seeks that the term "natural setting" in para 1 would be better amended to "landscaped "setting" given that the entire garden has been developed over time and is not of natural origin. HNZPT seeks the following amendment: "There are a range of important heritage, natural landscaped setting and recreation values for Woodlands that creates opportunities in the development and management of the reserve for the future."	Accept	There are a range of important heritage, landscaped setting and recreation values for Woodlands that creates opportunities in the development and management of the reserve for the future.
56	11	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	3.2 Management of Woodlands HNZPT is concerned that the draft Plan does not sufficiently recognise the historic nature of the Historic Reserve and that these values need to underpin all the future development of the reserve there is potential for these values to be lost. HNZPT considers that the first paragraph should be amended to reflect this important concern. HNZPT seek the following amendment: "Woodlands is identifies in the Councils Parks Strategy as a premier park <u>and</u> <u>Historic Reserve within the</u> <u>District</u> . The gardens and grounds are maintained to a high level of service, reflecting the importance of the properties heritage and also for the recreation values opportunities."	Accept	Woodlands is identifies in the Councils Parks Strategy as a premier park and Historic Reserve within the District. The gardens and grounds are maintained to a high level of service, reflecting the importance of the properties heritage and also for the recreation opportunities.
57	11	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	3.1 Protecting and showcasing Heritage Values	Accept	No change to plan

58	11	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	This section of the draft Plan would benefit from a greater consideration of the actual values of the Woodlands Estate. While it is not expected that the draft Plan repeats the detail of the Conservation Plan or the Garden Plan, it is considered that readers and users of the draft Plan would benefit from more detail than the broad reference to protecting heritage values. The reader should be easily aware of the nature of the heritage values for example what are the heritage values that are being protected- location of paths/vistas/trees/the layout of plantings, the buildings and so on. If there is a reluctance to include a great deal of additional text there would be benefit in making advice note type references to parts of the Conservation Plan/ Garden Plan or Archaeological assessments.		Recommend "type references to parts of the Conservation Plan/ Garden Plan or Archaeological assessments"
59	11	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Para 1-"The significant historic heritage and natural values are evident in the protections identification placed on the homestead and gardens, with the homestead identified as a Heritage New Zealand Pouhere Taonqa Category 1 listing, and the land vested in Council as a historic reserve. The homestead and gardens are protected under the Waikato District Plan, where they are recognised as a Category A heritage item in Schedule 30.1- Heritage Items"	Accept	The significant historic heritage and natural values are evident in the protections identification placed on the homestead and gardens, with the homestead identified as a Heritage New Zealand Pouhere Taonqa Category 1 listing, and the land vested in Council as a historic reserve. The homestead and gardens are protected under the Waikato District Plan, where they are recognised as a Category A heritage item in Schedule 30.1- Heritage Items

60	11	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Para 2-"Significance is based on <u>the identified historic, physical and cultural values of</u> the Woodlands homesteads and gardens, with guidelines for current and future uses. The conservation plan details recommendations has established policies to guide the current and future uses and development of the historic place"	Accept	Significance is based on the identified historic, physical and cultural values of the Woodlands homesteads and gardens, with guidelines for current and future uses. The conservation plan has established policies to guide the current and future uses and development of the historic place"
61	11	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Many of the landscape elements in particular the establishment of some of the trees date back to the establishment of the homestead and <u>make a meaningful contribution to the heritage context of the site and strengthened the heritage context of the site</u>	Accept	Many of the landscape elements in particular the establishment of some of the trees date back to the establishment of the homestead and make a meaningful contribution to the heritage context of the site and strengthened the heritage context of the site
62	11	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Para 2 "Historic heritage and cultural values of the site need to be clearly identified to protect these from inappropriate <u>use, development and maintenance regimes and risks such as vandalism."</u>	Accept	Historic heritage and cultural values of the site need to be clearly identified to protect these from inappropriate use, development and maintenance regimes and risks such as vandalism.
63	11	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Para 3 "As only <u>Although only</u> a small portion of the original estate now surrounds Woodland, in its location set back amongst mature exotic trees, the home and setting is often overlooked as being open for the public use and enjoyment."	Accept	Although only a small portion of the original estate now surrounds Woodland, in its location set back amongst mature exotic trees, the home and setting is often overlooked as being open for the public use and enjoyment."
64	11	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	4th Para, pg. 11. "The Woodlands Estate Trust Board have created opportunities for revenue to be earned from the site, that has allowed for re-investment into maintenance and conservation of the built structures and garden features	Accept	The Woodlands Estate Trust Board have created opportunities for revenue to be earned from the site, that has allowed for re-investment into maintenance and conservation of the built structures and garden

			renewals refurbishment of heritage assets."		features
65	11	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	4th para, last sentence, pg. 11 and 12-"There is a need to ensure that these activities do not detract from the <u>heritage assets and appreciation of the place</u> or alienate community use or public access and enjoyment of the reserve. <u>Equally any revenue generating activities should not compromise the qualities of the place.</u>	Accept	There is a need to ensure that these activities do not detract from the heritage assets and appreciation of the place or alienate community use or public access and enjoyment of the reserve. Equally any revenue generating activities should not compromise the qualities of the place
66	12	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	3.3 Managing use of the Site - 1st para, pg.12 "Groups and individuals are drawn to Woodlands to enjoy the <u>historic building and gardens</u> and beauty of the setting, with many people coming for a mix of <u>education</u> relaxation, socialising, organised activities and events.	Accept	Groups and individuals are drawn to Woodlands to enjoy the historic building and gardens and beauty of the setting, with many people coming for a mix of education relaxation, socialising, organised activities and events.
67	12	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	1st para, pg.12 "With this space restriction, there is limited ability to cater for large or multiple events needing separate spaces without compromising further <u>the historic heritage values</u> of the reserve.	Accept	With this space restriction, there is limited ability to cater for large or multiple events needing separate spaces without compromising further the historic heritage values of the reserve.
68	12	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Section 3.4 Location and Access HNZPT acknowledges the important issue of there being no public transport access to the Woodland estate and the need that this creates for the provision of car and bus parking. There is a critical need to balance the impact of the provision of parking facilities with the impact that this may have on the heritage values of this important	Accept	There is a critical need to balance the location and design of parking facilities to ensure that they do not detract from the heritage values of this important historic place".

			<p>historic place.  HNZPT seek that this matter is acknowledged in the draft Plan with the following amendment, as a last sentence of the 2nd para:  <u>"There is a critical need to balance the location and design of parking facilities to ensure that they do not detract from the heritage values of this important historic place".</u></p>		
69	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Section 4.0 Management Objectives and Policies. Vision Statement	Accept	No change to plan
70	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	<p>HNZPT seeks the following change to the Vision Statement;  <u>"To maintain the homestead and garden, that is a garden of significance that brings meaning and beauty, recognises and conserves its unique heritage, invites community engagement and is accessible to all"</u></p>	Accept	To maintain the homestead and garden, that is a garden of significance that brings meaning and beauty, recognises and conserves its unique heritage, invites community engagement and is accessible to all"
71	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	<p>HNZPT seeks the following amendment to the 2nd sentence of the instructional para, as follows  <u>"This section should be read in conjunction and cross referenced with the General Policies Reserves Management Plan and the Conservation Plan its policies"</u></p>	Accept	This section should be read in conjunction and cross referenced with the General Policies Reserves Management Plan and the Conservation Plan its policies"
72	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	<p>Objective 1-Historical Significance  <u>"To conserve 1 preserve and maintain the historical significance of the park Woodlands Estate."</u></p>	Accept	To conserve and maintain the historical significance of the Woodlands Estate."

73	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Policies-Heritage Values and Features1. Protect and enhance the heritage values of the s#e Woodlands Estate through:1.1 Ensuring all new structures and buildings are in keeping with the <u>do not detract from</u> the heritage features and values of the Woodlands Estate site and are consistent with an updated conservation plan.	Accept	1. Protect the heritage values of the Woodlands Estate through:1.1 Ensuring all new structures and buildings do not detract from the heritage features and values of the Woodlands Estate site and are consistent with an updated conservation plan.
74	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	1.2 Ensuring new structures are in keeping vlith do not detract from the heritage values of the Woodlands Estate s#e-and are <u>considered with reference to the policies of the Conservation Plan</u>	Accept	1.2 Ensuring new structures do not detract from the heritage values of the Woodlands Estate and are considered with reference to the policies of the Conservation Plan
75	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	2. Maintain the gardens to ensure <u>their significant heritage values are retained</u> <u>acknowledging</u> their continued recognition as a Garden of National Significance through the New Zealand Gardens Trust.	Accept	2. Maintain the gardens to ensure <u>their significant heritage values are retained acknowledging</u> their continued recognition as a Garden of National Significance through the New Zealand Gardens Trust.
76	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	3. Ensure renewal and/or maintenance <u>activities</u> is consistent with the historic values of the <u>Woodlands Estate</u> reserve.	Accept	3. Ensure renewal and/or maintenance activities is consistent with the historic values of the Woodlands Estate
77	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Subject to the involvement of a conservation architect, HNZPT seeks the following amendments to the draft Plan Conservation Plan Policies:	Accept	No change to plan
78	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	4.1 "maintaining viewshafts to andfrom the homestead,." <u>"Significant views to the primary elevations of the house should be maintained, as should the landscape setting of the house" {CP Policy 7.2}</u>	Accept	Significant views to the primary elevations of the house should be maintained, as should the landscape setting of the house

79	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	4.2 " <u>Keeping development of any buildings along a similar style to the homestead</u> " " <u>Any new structures proposed within the grounds of the property should be designed to be compatible with, and sympathetic to the architectural qualities and heritage values of the house and its surrounds, and should be located so as to minimise visual or physical intrusion.</u> " (CP Policy 7.7)	Accept	Any new structures proposed within the grounds of the property should be designed to be compatible with, and sympathetic to the architectural qualities and heritage values of the house and its surrounds, and should be located so as to minimise visual or physical intrusion
80	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	4.3 " <u>Maintain the garden as a heritage setting attraction in line with for the homestead.</u> " (KE.Policies 7. 7)	Accept	Maintain the garden as a heritage setting for the homestead
81	14	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Policies -Historic trees. HNZPT seeks the following amendment to Policy 6 to make the removal of the heritage trees one of last resort: 6. <u>The historic trees should be managed and maintained to ensure their survival for as long as practicable and only be removed where they are assessed or diseased beyond remediation.</u> Removal will also require archaeological advice. Will only be removed where they pose a danger to public safety, harbouring disease or require removal due to damage or old age."	Accept in part	The historic trees should be managed and maintained to ensure their survival for as long as practicable and only be removed where they are assessed or diseased beyond remediation. Removal will also require archaeological advice. Trees will only be removed where they pose a danger to public safety, harbouring disease or require removal due to damage or old age.
82	14	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Explanations HNZPT considers that amendments are required to the Explanation as there are some inconsistencies between this reserve management plan and the conservation plan in the text that make for confusing reading. 1st para, 1st sentence "Features of the homestead and site <u>and their interrelationship, need to be</u>	Accept	Features of the homestead and site and their interrelationship, need to be protected

			protected		
83	14	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	1st para, 2nd sentence "The garden has continued to evolve over time, so there are many layers <u>that contribute historically to the values currently associated with it</u> and has changed from what was originally planted.	Accept	The garden has continued to evolve over time, so there are many layers that contribute historically to the values currently associated with it changed from what was originally planted.
84	14	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	1st para, 3rd sentence, " <u>The significance and Identified major-trees</u> "	Accept	The significance and identified trees ....'
85	14	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	2nd para, 1st sentence. "The homestead should not become a museum for historic artifacts due difficulties with security and surveillance. Historic information relating to woodlands and the wider Gordonton area will continue to be displayed within the house. "Operating the homestead as a museum has limitations due to difficulties with security and surveillance, however provides an appropriate setting for the display of information and interpretation relating to Woodlands"	Accept	Operating the homestead as a museum has limitations due to difficulties with security and surveillance, however provides an appropriate setting for the display of information and interpretation relating to Woodlands
86	15	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Objective 2-Access and Activities and public Access and use, Events and Temporary Activities HNZPT considers that the instruction below Objective 2 should be amended as follows: "This section should be read in conjunction with the general policies of the Reserve Management Plan <u>and the Conservation Plan</u> "	Accept	Amend wording - This section should be read in conjunction with the general policies of the Reserve Management Plan and the Conservation Plan

87	15	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Policies-Public Access and use These policies require amendment to better reflect the importance of the consideration of heritage values. HNZPT seeks clarity regarding some of the terminology used for example the meaning of the term "developed features."	Accept	No change
88	15	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	8."Encourage public use consistent with the objective of preserving the historic and scenic landscape values of the reserve."	Accept	8."Encourage public use consistent with the objective of preserving the historic and landscape values of the reserve."
89	15	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	9. "Encourage public access to, and enjoyment of, the homestead and surrmmding site and historic reserve <u>that comprise the Woodlands Estate;</u> "	Accept	9. "Encourage public access to, and enjoyment of, the homestead historic reserve that comprise the Woodlands Estate;"
90	15	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	9.1"Allow and facilitate <u>controlled public access and use within a level that maintains and does not impact or detract from</u> the heritage values <u>and historic character of the property.</u> "	Accept	9.1"Allow and facilitate controlled public access and use within a level that maintains and does not impact or detract from the heritage values and character of the property."
91	15	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	9.2 "Provide for recreation <u>opportunities which do not conflict with the historic heritage values or developed I identified features and attractions of the reserve</u>	Accept	9.2 "Provide for recreation opportunities which do not conflict with the heritage values or developed I identified features and attractions of the reserve
92	15	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Events and temporary Activities 13. "Promote events and activities especially with a heritage, botanical of community focus, that: 13.1 "Focus on the heritage values of the homestead <u>and its surrounds.</u> "	Accept	13. "Promote events and activities especially with a heritage, botanical of community focus, that: 13.1 "Focus on the heritage values of the homestead and its surrounds."
93	15	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	14. <u>Take appropriate precautions</u> to avoid effects on archaeological values <u>while providing for temporary structures associated with</u>	Accept	14. Take appropriate precautions to avoid effects on archaeological values while providing for temporary structures

			events and temporary activities including but not restricted to mobile food units, Stages, Marquees.		associated with events and temporary activities including but not restricted to mobile food units, Stages, Marquees.
94	15	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	15. " <u>Take appropriate precautions</u> when allowing for sections of the reserve to be closed off for private events and /or functions, or for the development and maintenance without impinging public use and enjoyment of other parts of the reserve	Accept	15. "Take appropriate precautions when allowing for sections of the reserve to be closed off for private events and /or functions, or for the development and maintenance without impinging public use and enjoyment of other parts of the reserve
95	16	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Policies-Prohibited Activities	Accept	No change
96	16	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	17. The following activities are not seen as consistent with Woodlands heritage value and are therefore not allowed, unless part of a permitted event: 17.1 Overnight camping 17.2 Horse riding ( <u>subject to consultation with an archaeologist</u> )	Accept in part	No change - noting that the use of horses would be limited in location and impacts on the grounds
97	16	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	18. The following activities are not seen as consistent with Woodlands use and values and are therefore not permitted HNZPT seek the following amendments: "18.3 <u>Activities that would detract from the heritage values of the Woodland Estate.</u> "	Accept in part	18.3 Activities that would detract from the heritage values of Woodlands
98	16	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Explanation 2nd sentence in the 4 para as follows: "Some activities are not seen as being consistent with the heritage values of the homestead and these are identified <u>in part</u> . Many <u>activities have been included in the Concept Plan and these may require further</u>	Accept in part	Some activities are not seen as being consistent with the heritage values of the homestead and these are identified in part. Many activities have been included in the Concept Plan and these may require further assessment with regard their potential to impact

			<u>assessment with regard their potential to impact the heritage values of the Woodlands Estate".</u>		the heritage values of Woodlands
99	17	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Objective 3-Community and Commercial Involvement HNZPT considers that the instruction below this objective should be amended as follows: "This section should be read in conjunction with the general policies Reserve Management Plan <u>and the Conservation Plan</u> "	Accept	This section should be read in conjunction with the general policies Reserve Management Plan and the Conservation Plan"
100	17	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	HNZPT seeks the following amendments: 19. "Enable opportunities for the local community to become engaged in developing conserving and maintaining the gardens and bush area of the park through <u>guided</u> volunteer programmes;-e friends group and/or similar support networks"	Accept	19. "Enable opportunities for the local community to become engaged in maintaining the gardens and bush area of the park through guided volunteer programmes; friends group and/or similar support networks"
101	17	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	20. "Allowfor the opportunity of sponsorship and donations to the reserve where <u>they align with the heritage values</u> and these benefit the Historic Reserve"	Accept	20. "Allowfor the opportunity of sponsorship and donations to the reserve where they align with the heritage values and these benefit the Historic Reserve"
102	17	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	'22. Individual commercial operations including leases and licences must be approved by the trust and pursuant to section 578A, with all/eases and sub leases to have final written approval from Council. <u>Leases should include constraints, to ensure that activities do not detract from heritage values."</u>	Accept in part	'22. Individual commercial operations including leases and licences must be approved by the trust and pursuant to section 578A, with all/eases and sub leases to have final written approval from Council. Leases should include constraints, to ensure that activities do not detract from heritage

					values."
103	18	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	25.That the proposed use of the Oval will not detrimentally affect the long term public use of the reserve or the physical resources of the reserve, <u>or the heritage values of the place.</u> "	Accept	25.That the proposed use of the Oval will not detrimentally affect the long term public use of the reserve or the physical resources of the reserve, or the heritage values of the place."
104	18	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	HNZPT seeks that the 2nd para of the Explanation is amended as follows "The acknowledgement of sponsorship and donations shall be discreet and <u>should not detract from</u> in keeping with the historic and cultural values setting of the reserve."	Accept	The acknowledgement of sponsorship and donations shall be discreet and should not detract from the historic and cultural values of the reserve.
105	18	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	"To ensure the Woodlands Trust develop and maintain and manage Woodlands in such a manner that the historic heritage and aesthetic values of the house and site be preserved <u>and that</u> public access and enjoyment is encouraged <u>and the Woodlands Estate is conserved</u> . The Trust should aim for any development to be financially self supporting	Accept	To ensure the Woodlands Trust develop and maintain and manage Woodlands in such a manner that the historic heritage and aesthetic values of the house and site be preserved and that public access and enjoyment is encouraged and the Woodlands Estate is conserved.
106	19	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	HNZPT considers that the instruction below this objective should be amended as follows:	Accept	No change to plan
107	19	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	"This section should be read in conjunction with the general policies reserve management Plan <u>and the Conservation Plan</u> "	Accept	This section should be read in conjunction with the general policies reserve management Plan and the Conservation Plan
108	19	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	26. "Ensure the maintenance and management of the buildings is in keeping with the Heritage New Zealand specifications <u>Conservation</u>	Accept	26. "Ensure the maintenance and management of the buildings is in keeping with the Conservation

			<u>Plan, the ICOMOS New Zealand Charter for the Conservation of Places of Cultural heritage Value (Revised 2010) and heritage best practice."</u>		Plan, the ICOMOS New Zealand Charter for the Conservation of Places of Cultural heritage Value (Revised 2010) and heritage best practice."
109	19	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Policy 27. "Raise money by any financial means, including the soliciting, receive and list financial or other aid from individuals and organisations. <u>Develop a financial strategy to generate funding, including capturing the receipt of financial aid</u> to further Woodlands and the Trusts' objectives and future development."	Accept	Policy 27. Develop a financial strategy to generate funding, including capturing the receipt of financial aid to further Woodlands and the Trusts' objectives and future development."
110	19	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Policy 28. "Manage any investments that provide for the future <u>enhancement maintenance, conservation and management</u> of Woodlands; including the investment of monies, purchase or improvement of land."	Accept	Policy 28. "Manage any investments that provide for the future maintenance, conservation and management of Woodlands; including the investment of monies, purchase or improvement of land."
111	19	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Policy 29. "Ensure the ongoing improvement, <u>conservation including repair and maintenance</u> . And <u>insure the place</u> and any contents against loss or damage by fire or any other means. <u>Develop and ensure a risk management plan is in place</u> ".	Accept	Policy 29. "Ensure the ongoing conservation including repair and maintenance. Insure the place and any contents against loss or damage by fire or any other means. Develop and ensure a risk management plan is in place".
112	19	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Explanation 1st para, 2nd sentence "Their role has been to develop, maintain, promote and encourage interest in the <u>heritage values associated with Woodlands</u> and the ongoing future of Woodlands."	Accept	1st para, 2nd sentence "Their role has been to develop, maintain, promote and encourage interest in the heritage values associated with Woodlands and the ongoing future of Woodlands."
113	19	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	2nd para, 1st sentence- "The Trust also has the objectives to raise money to further <u>develop manage</u>	Accept	The Trust also has the objectives to raise money to manage the property to maintain its heritage

		Taonga	the property in Une with <u>to maintain</u> its heritage features and setting."		features and setting.
114	20	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Objective 5 "To work in partnership in ensuring the ongoing development of <u>the Woodlands Estate</u> , while maintaining its heritage values and providing a safe and enjoyable recreation space <u>reserve</u> for the people of the Waikato.	Accept in part	Objective 5 To work in partnership in ensuring the ongoing development of Woodlands while maintaining its heritage values and providing a safe and enjoyable recreation reserve for the people of the Waikato.
115	20	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	"This section should be read in conjunction with the general policies Reserve Management Plan <u>and the Conservation Plan</u> "	Accept	This section should be read in conjunction with the general policies Reserve Management Plan and the Conservation Plan
116	20	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	"Point 32. "Prepare a concept plan (refer Appendix 4) for the development of the site with input from Mana Whenua, Trust Board, communities of interest, <u>HNZPT</u> and heritage and conservation landscape professionals including the consideration of:"	Accept	Point 32.  Prepare a concept plan (refer Appendix 4) for the development of the site with input from Mana Whenua, Trust Board, communities of interest, <u>HNZPT</u> and heritage and conservation landscape professionals including the consideration of:"
117	13	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	HNZPT seeks the inclusion of a new policy under the suite of policies entitled Heritage Features at pg.13 as follows: <u>1.1.3 "New proposals for grounds, structures, buildings and activities require a heritage impact assessment to be undertaken and considered by appropriately qualified decision makers."</u>	Accept in part	1.1.3 "New proposals for grounds, structures, buildings and activities require a heritage impact assessment to be undertaken and considered by appropriately qualified and heritage and conservation landscape professionals"
118	21	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Concept plan explanation to be amended 1st para, amended existing last sentence and new last sentence: "This may include restoration, or development of features or displays that attract a wider range of	Accept	1st para, amended existing last sentence and new last sentence "This may include restoration, or development of features or displays that attract a wider range of people to

			people to visit" " <u>Any future development needs to be balanced and assessed in relation to existing significant plantings and vegetation.</u> "		visit" " <u>Any future development needs to be balanced and assessed in relation to existing significant plantings and vegetation.</u> "
119	21	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	2nd para, Amended third sentence and new last sentence. "In reviewing the exiting plan, it was identified that a new updated concept plan, based on <u>available historical planting information</u> this theme was needed to provide a context identify for proposed developments to Woodlands that would attract a wider range of visitors to this heritage setting." " <u>A cautious approach is required. Respect must be had for the authenticity of heritage features and care taken not to obscure their provenance.</u> "	Accept in part	2nd para, Amended third sentence and new last sentence. In reviewing the exiting 1997 plan, it was identified that a new updated concept plan, based on available historical planting information this theme was needed to provide a context identify for proposed developments to Woodlands that would attract a wider range of visitors to this heritage setting. A cautious approach is required. Respect must be had for the authenticity of heritage features and care taken not to obscure their provenance.
120	21	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	3rd para, delete first existing sentence and add new last sentence: "Many of the proposed developments enhance the existing features of Woodlands." " <u>Parking has to be balanced with maintaining heritage setting and values.</u> "	Accept	3rd para, delete first existing sentence and add new last sentence: Parking has to be balanced with maintaining heritage setting and values.
121	21	Carolyn McAlley <sup>47</sup> New Zealand Historic Places Trust Pouhere Taonga	4th para-new second sentence - " <u>If it is established that there are no heritage values of the workshop and shed and the proposed new location would not impact negatively on heritage or archaeological values, the relocation could be an option.</u> "	Decline	No change to plan There are no heritage values of the workshop and shed
122	21	Carolyn McAlley - New Zealand Historic Places Trust Pouhere	5th para-insert new second sentence- " <u>The design and location of the playground and any</u>	Accept	5th para-insert new second sentence The design and location of the playground and

		Taonga	<u>associated structures will have to be carefully considered for their impact on heritage values, including on the homestead"</u>		any associated structures will have to be carefully considered for their impact on heritage values, including on the homestead
123	21	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	6th para-insert two new last sentences- <u>"New paths should be kept to a minimum. The nature and materials of any new paths should be informed from existing information relating to the historical landscape, historic circulation patterns and design and any archaeological remains."</u>	Accept	6th para-insert two new last sentences; New paths should be kept to a minimum. The nature and materials of any new paths should be informed from existing information relating to the historical landscape, historic circulation patterns and design and any archaeological remains.
124	23	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	5.0 Implementation - new second sentence to first paragraph. <u>"This implementation will require advice and direction from heritage professionals to ensure the protection and retention of heritage values."</u>	Accept in part	5.0 Implementation; new second sentence to first paragraph: This implementation will require advice and direction from heritage professionals to ensure the protection and retention of heritage values are maintained.
125	26	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Appendix 4 Concept Plan - comments on Concept Plan HNZPT has the following comments to make on the items listed in Appendix 4- Concept Plan for future development of Woodlands (also acknowledging the Concept Plan itself which contains a greater level of detail-however it is noted that the Concept Plan has different headings from those in Appendix 4.)	Accept - no change to plan	
126	26	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Appendix 4: Homestead and Function centre With regard to the proposed additional storage HNZPT is concerned regarding the impact that any extensions to the homestead could have on heritage values and seeks further information on this	Accept in part	To be discussed in light of other submissions

			aspect of the proposal		
127	26	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Appendix 4: With regard to the proposed new paved pedestrian access to the carpark, HNZPT seeks information regarding the treatment of paving material and if the proposed material is appropriate to the historic context. HNZPT considers that all paths within the Estate must be appropriate to the heritage landscape and considers that hard paving would not be suitable. Consideration also needs to be given to the requirements for an archaeological assessment and authority for these types of works	Accept	Footpath materials to be noted on concept plan to be in keeping with existing pedestrian path materials
128	26	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Appendix 4: With regard to the proposed realignment of the vehicles access from the carpark and the main drive, HNZPT seeks that further consideration is given to the impact of this work on the historic layout and the impact that this proposed change has on the historic values of the Homestead. Consideration must be given to the policies of the Conservation Plan when considering this aspect	Accept in part	To be discussed in light of other submissions
129	26	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Appendix 4: Carpark redesign The redesign of the carpark involves a change in layout/increased carparks, change of access to the homestead and bus drop off. While HNZPT appreciates the need to accommodate vehicles, HNZPT is concerned that it appears that little consideration has been given to the impact of these changes	Accept in part	To be discussed in light of other submissions

			on the heritage values of the Woodlands Estate in terms of physical and visual impacts		
130	26	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Appendix 4: Profs cafe Area This area will be subject to a significant level of change and again HNZPT is concerned that without a greater level of detail it is difficult to be able to assess the scale and impacts on the heritage values of the Woodlands Estate	Accept in part	To be discussed in light of other submissions Note that Woodlands Café was formerly the old Te Rapa Bowling Club building, moved onto the site as and restored in 1996 as a cricket pavillion.
131	26	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Appendix 4: Children's Playground HNZPT is unclear from the Concept Plan provided which buildings in the current depot will be removed and which will remain and is interested to know if any of the existing buildings in the depot area have any heritage values which should be preserved. HNZPT is also concerned at the level of proposed works in and around the proposed children's playground, for example the Victorian glasshouse, in addition to other proposed works. HNZPT is interested to know if the impact on the heritage values of the Woodland Estate has been sufficiently evaluated to understand the impact of this cluster of proposed items	Accept in part	To be discussed in light of other submissions
132	26	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Appendix 4; Gardeners Depot HNZPT would like more information regarding the relocation of the gardener's depot, with regard the impact on heritage values of the buildings, of both the proposed works and the relocation. Also consideration has to be given to	Accept in part	To be discussed in light of other submissions

			archaeological values of both the removal of buildings and the relocation process. Consideration also has to be given to the new paths/roads that will be required for vehicle access and the impact on heritage and archaeological values.		
133	26	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Village Green Area Consideration has to be given to the impacts of any proposed works in this location, including impacts on archaeological values. HNZPT notes the proposal on the back of the Concept Plan at 8.Village Green of the proposal for the future development of village Shops. HNZPT is very concerned regarding this potential collection of structures for which there is no information, and no assessment of their potential impact	Accept in part	To be discussed in light of other submissions
134	30	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	The OaksThe concept plan shows a considerable level of works on and around these trees. HNZPT seeks assurance that the proposed works will be subject to a review from a heritage arborist. HNZPT is concerned that the intrinsic values, both heritage and horticultural values of the heritage trees may be compromised by the proposed works including ground levelling, grass planting and thinning for light	Accept in part	To be discussed in light of other submissions
135	30	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Lakes and Ponds There are is a new jetty proposed, in addition to a fountain in the Lake (see 17. Lake and Pond Margins). HNZPT considers that these works need to be considered in the context ofthe conservation Plan as the new structures may not be heritage	Accept in part	To be discussed in light of other submissions

			appropriate and will only result in cluttering the landscape		
136	30	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Carriage House The development of a new function facility (150 persons) provision of accommodation for guests and carparking for 20 cars is of considerable concern for HNZPT. The concept plan advises that a heritage architect would determine the location of the building, however a more fundamental consideration needs to be had, being is this level of proposed development, in conjunction with all the other development proposed appropriate given the heritage values of the Woodland Estate. HNZPT considers that regard needs be given to Policy 1.4 of the Conservation Plan	Accept in part	To be discussed in light of other submissions
137	30	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Signage HNZPT considers that a signage and interpretation strategy needs to be developed to ensure an integrated approach to any signage and information/interpretation that is required. The strategy would also cover the size, design and number of signs and consideration of impacts of signage on heritage values and archaeological values. Consideration also needs to be given to the role of signage in way finding, in that it may be more appropriate and less intrusive to the heritage setting to guide visitors via signage rather than the removal of vegetation to	Accept in part	To be discussed in light of other submissions Note that wayfinding signage is being upgraded for Woodlands. Guidelines in regards to signage and use of signage to be put into place, including use and size of advertising signage.

			enable visual wayfinding		
138	31	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Additional comments based on the notes on the back of the separate document entitled Woodlands Estate-Landscape development Plan are included below:	Accept - no change to plan	
139	31	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Item2. Homestead and Function Centre Service area HNZPT needs further information regarding the impact of the proposed screening and planting	Accept in part	To be discussed in light of other submissions
140	31	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Item11. McGregor's Garden and Beatrix Potter Lawn HNZPT is concerned at the proposal to develop a themed garden with a theme that has no connection to the history of the Woodlands Estate. The importation of such themes serves to dilute the heritage values of the site. Consideration should be given to a more appropriate theme should the need for a new children's garden be pursued.	Accept in part	To be discussed in light of other submissions
141	31	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Item18. Woodlands Garden HNZPT acknowledge the reference to the need to consult the heritage gardener's report for the proposed planting, however, HNZPT considers that a heritage landscape arborist needs to be consulted in relation to the existing and proposed path circulation and path materials to ensure that heritage values are maintained. Importantly an archaeologist also needs to be consulted regarding any new paths or alterations to existing paths.	Accept in part	To be discussed in light of other submissions
142	31	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Item19. Theatre Lawn The works on the lawn should be subject to the advice of a heritage landscape architect.	Accept in part	To be discussed in light of other submissions

143	31	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Item 20. Secret Garden If the Buxus hedge is a component of the heritage garden, then consideration should be given for replacement of like for like rather than replacing the hedge with a new species.	Accept in part	To be discussed in light of other submissions
144	31	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	Item 22. Access road Overall consideration needs to be given to the proposed access to the relocated gardener's depot if a new access outside the garden cannot be found. This also includes access to the new function centre and the impact on heritage values of additional roading and vehicle movement through the garden environment.	Accept in part	To be discussed in light of other submissions
145	31	Carolyn McAlley - New Zealand Historic Places Trust Pouhere Taonga	In conclusion HNZPT seeks that consideration is given to reducing the level of proposed development in this important historic place to ensure the retention of its heritage significance. Heritage New Zealand seeks that the matters raised in this submission are included as part of the decision making process of the Woodlands Reserve Management Plan.	Accept in part	To be discussed in light of other submissions

### Appendix 3 - Woodlands RMP - Original Submissions - **SUBMISSION I**

<b>Submission – Kirstie Alley on behalf of Gordonton Woodlands Trust</b>
<i>Question 1 : Do You Support the Draft RMP and Changes?</i>
Support the draft RMP and suggested changes
<i>Please explain why and where possible, state the topic you are submitting on, including page/ and or bullet point, your suggested change, and the reasons for the change</i>
<p>*Point 3.1 - the trusts current rules do not stipulate a representative from Waikato District Council be on the trust. However, the rules do stipulate a representative on the appointments panel.</p> <p>*Appendix 3, in both paragraphs discussing the name, please amend to: Woodlands is currently known as 'Woodlands Estate' not Woodlands Homestead and Gardens.</p> <p>*Looking at the column headed Woodlands Trust: Is the word "Maintain" correct for the beginning of paragraph 2?</p>
<i>Question 2: Do you support the Concept Plan?</i>
Support the concept Plan
<i>Please explain why, and where possible, state the development you are submitting on, including page/ and or bullet point, your suggested change, and reasons for the change.</i>
<p>*Under the title - Gardeners Depot, the word 'relocate' suggests all buildings will be moved, can this be changes so the current tractor shed will remain in place and be available to be re-purposed ie, indoor museum, wedding chapel.</p> <p>*Under the title Village Green, Can this be a more general statement, not specific to the development of a 'band rotunda' please consider; 'development of the Green for entertainment and historical education'</p> <p>*Under the title Lakes and Ponds; There is currently no reference to improvement of the water quality, perhaps the development of a water wheel and or fountain to aerate the water could be included.</p>
<i>If adopted, what are the top five developments you think Council should undertake first?</i>
<ol style="list-style-type: none"> <li>1. Moving the gardeners compound</li> <li>2. Car park redesign</li> <li>3. Homestead and function centre development</li> <li>4. Childrens playground</li> <li>5. Prof Cafe area new outdoor dining and play ground</li> </ol>

### Appendix 3 - Woodlands RMP - Original Submissions - **SUBMISSION 2**

<b>Submission – Profs@Woodlands</b>
<i>Question 1 : Do You Support the Draft RMP and Changes?</i>
Support the draft RMP and suggested changes
<i>Please explain why and where possible, state the topic you are submitting on, including page/ and or bullet point, your suggested change, and the reasons for the change</i>
No response
<i>Question 2: Do you support the Concept Plan?</i>
Support the concept Plan in Part
<i>Please explain why, and where possible, state the development you are submitting on, including page/ and or bullet point, your suggested change, and reasons for the change.</i>
<p>We are submitting on the developments around the cafe (sections 5 &amp;7).</p> <p>The proposed drawings show access to the south east side of the cafe from the carpark. We believe that this will cause severe difficulties around enforcement of our liquor licence. We propose that the carpark is fenced off from the south east side of the cafe.</p> <p>With regard to the junior children's playground, we consider that this should be between the proposed older children's playground (section 7) and the new covered cafe area on the north west side of the cafe. The main reason for this is supervision. Parents like to dine under cover while supervising their toddlers as well as keeping their eye on older children.</p> <p>The concept plan does not enable parents to readily supervise their younger children as there is no shelter (because of the removal of the pavilion) Further, by splitting the play areas, parental supervision is also split - making it difficult for a family . We like the concept of the new covered area, but believe it should be able to be used to supervise both age groups = along with having a relaxing drink or meal.</p> <p>We do not believe that an ice cream kiosk is necessary as the cafe already sells ice creams year round.</p>
<i>If adopted, what are the top five developments you think Council should undertake first?</i>
<p>4 Profs@Woodlands</p> <p>7 Children's playground</p> <p>8 Village Green</p> <p>11 McGregor' garden</p> <p>12Carriage House</p>

### Appendix 3 - Woodlands RMP - Original Submissions - **SUBMISSION 3**

<b>Submission – David Sopp</b>
<i>Question 1 : Do You Support the Draft RMP and Changes?</i>
Support the draft RMP and suggested changes in part
<i>Please explain why and where possible, state the topic you are submitting on, including page/ and or bullet point, your suggested change, and the reasons for the change</i>
<p>Overall I support the plan to further develop and future proof woodlands Estate.</p> <p>4.0 Include into to the vision statement "to maintain and garden and facilities of significance". include in Conservation plan , a emergency plan to further protect assets against climate change and Fire. Ensure that the local Fire Brigades via FENZ have an annual response exercise.</p> <p>Public access &amp; use 12 - ensure that there is a cycle-way and e vehicle / bike charging facilities. Consider in greater district plan a cycle- walkway linking Woodlands, Gordonton domain, Willow Glen , Wairere nurseries and Zelong. It could have a name such as the Hukanui kari Way.</p>
<i>Question 2: Do you support the Concept Plan?</i>
Support the concept Plan in Part
<i>Please explain why, and where possible, state the development you are submitting on, including page/ and or bullet point, your suggested change, and reasons for the change.</i>
<p>32.3 is along term lease of land for parking an viable option?</p> <p>32.4 Consider development of old fashion heritage veggie garden.</p> <p>35 Children's playground should have old style games and equipment e.g maypole , jungle gym , rounders , retain trolleys etc. also consider a challenge exercise finding the hidden clues , items in the garden trail.</p> <p>39 Prof's Cafe don't understand why the Pavillion needs to be removed? It is a lovely setting already , happy for it to be increased in size to allow for more customers as long as it maintains a cricket related image.</p> <p>Need to maximise the heritage features and activities</p>
<i>If adopted, what are the top five developments you think Council should undertake first?</i>
<p>32 improved public access, consider Hukanui Kari way</p> <p>35 Develop children's play ground,</p> <p>36 Relocate workshop ,</p> <p>38 - develop heritage veggie garden and orchard.</p> <p>34 - further toilets</p>

24 October 2019

Waikato District Council  
Private Bag 544  
Ngaruawahia 3720

### WOODLANDS ESTATE RESERVE Draft Management Plan

In July 2018, I was invited by XYST Limited to assist with the preparation of this management plan. Basis information requirements were given but nothing more was heard from XYST. I now see a draft plan has been produced and written comment invited by 9 December.

The plan has a number of errors –

1. **1.5 Legal Status** [page 4] The statement is wrong and should read  
Woodlands comprises two titles held by Council as historic reserves subject to the Reserves Act 1977. The detail is set out in Appendix 1.

Supporting **Map 1 Woodlands Estate** is wrong. Lot 1, DPS 85485 is Historic Reserve not “LPR Recreation Reserve” – of which there is no such thing.

2. **Appendix 1 – Legal Descriptions** The information given is incomplete and wrong.

There is no evidence the reserve has been classified. Section 41(3), Reserves Act 1977 requires a management plan provide for certain things as appropriate *for the purposes for which it is classified*. The titles should reflect a classification in terms of s.16(2A), Reserves Act.

The *Reserves Act Guide* [Local Government NZ 1999] while outdated in some administrative areas, has changed little so far as the preparation of management plans is concerned. A plan produced by Council without having first completed classification leaves Council open to legal challenge.

Yours faithfully



RW Barnaby  
Land Rights Analyst

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## Staff Submission – Waikato District Council

### Draft Reserve Management Plan

#### **3.1 Management of Woodlands, Page 11**

Further clarification required around council's contribution to the management and maintenance of the site. The paragraph under exaggerates councils time and monetary contribution to the management and maintenance of the reserve. E.g. Council contributes approximately between \$250k -350k per annum for the management and maintenance of the site. The trust also receives a grant of \$31k to cover minor maintenance and 25% of Homestead manager's salary.

#### **13. Events and temporary activities, pages 15-16**

Council's events team administers all events on all WDC reserves. This section does not align with Council standard operational processes. This is done to ensure that council's responsibilities under the Building Act 1991 and health and safety at work act. Better alignment required.

### Concept plan

**Note:** Numbers and titles align with concept plan.

**4. Carpark:** Staff support in part. Would recommend the future carpark design incorporates the existing large trees to retain the amenity heritage values.

**5. Café At woodlands:** Recommend removing all references to "Profs at Woodlands" and replace with Café. The name and owners of the café may change over time as leases expire.

Toddlers Playground adjacent to Café: Council staff do not support the proposal for a toddlers playground adjacent to the Café. This proposal will separate the play facilities rather than provide a single play space. The existing play space in the same area is currently underutilised (mostly due to the poor equipment).

**8. Village Green:** Staff support in part. Council staff do not support the construction of any shops on the village green. Staff are concerned about the increasing amount of Structures on the reserve detracting from the purpose of the reserve. Staff also have concerns around feasibility of the concept and the increasing number of structures on the site and the Trust's /Council's ability to be able to effectively maintain these assets structures.

**7. Children's Playground:** As per point 5 recommend making the playground an all ages playground.

**11. McGregor's Garden:** Staff support the concept in Part. Theme is not appropriate for the historical nature of the reserve. Suggest just a historic style garden appropriate to the homestead. Possibly grow heritage.

**12. Carriage House:** Council staff do not support the concept for a carriage house. Staff do not feel concept aligns with the purpose of the reserve. Staff also have concerns around feasibility of the concept and the increasing number of structures on the site and the Trust's /Council's ability to be able to effectively maintain these assets structures.

**13. Gardeners Depot:** Staff support the relocation of the Gardeners depot from the centre of woodlands. However, would recommend lot be moved to Lot 1 DPS 85485 adjacent to the residential rental property along the roadside.

**15 & 23. Overflow Carpark:** Do not support the overflow car parking concept. Any future land demands should first utilise existing council property before acquiring further land.



11 DECMEBER 2019

Waikato District Council  
Private Bag 544  
Ngaruawahia 3742  
Attn: Stacey Solomon

Dear Stacey

**HERITAGE NEW ZEALAND POUHERE TAONGA RESPONSE TO THE WAIKATO DISTRICT COUNCIL DRAFT WOODLANDS ESTATE RESERVE MANAGEMENT PLAN.**

Thank you for the opportunity to make a submission regarding the review of the Reserve Management Plan (the draft Plan) for the Woodlands Estate.

Heritage New Zealand Pouhere Taonga (Heritage New Zealand) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead historic heritage agency.

**Background**

Heritage New Zealand has had involvement with reserves in the Waikato District, including but not limited to:

- **A Statutory role**, administering the provisions of the Heritage New Zealand Pouhere Taonga Act 2014, through processing archaeological authorities, and
- **Providing advice and training** on the best practice management of the archaeological sites on reserves in the Waikato District, and
- **Identifying significant archaeology** for inclusion and protection in the District Plan.

Heritage New Zealand notes that Waikato District Council has developed the "Waikato District Council General Policies Reserve Management Plan". These general policies are applicable to all categories of park and therefore will be applicable to reserves covered by the Plan. Heritage New Zealand notes that the Waikato District Council General Policies Reserve Management Plan" includes:

- 1.3 Relationship with Other Council Documents (pg. 2), advice that there are also provisions from other documents that is applicable to the management of parks such as the District Plan.
- 9.2 Heritage Conservation (pg. 39), advice with regard archaeology and the protection afforded under legislation for both recorded and unrecorded sites. A reference is made to the Council's heritage strategy and objectives and policies are also included regarding the preservation of sites of heritage significance.

### **Historical Background**

Woodlands is a large colonial dwelling, surrounded by extensive grounds and reclaimed agricultural land. Constructed before 1881, it is associated with the radical transformation of the low-lying Waikato landscape after the third New Zealand - or Waikato - War (1863-1864). The timber house was apparently built for Henry Reynolds (1849-1925), manager and part-owner of the 35,000 hectare Woodlands Estate.

The house remained in use after the estate was dismantled in 1902-1905, although the ground floor servants' quarters and original farm buildings, including a barn and woolshed, were subsequently removed. The house and its garden have since been converted into a reserve, with the former retaining some preserved original interiors. Several trees planted in the nineteenth century grow in its grounds, including reputedly the largest camellia, tulip and gum trees in New Zealand.

Woodlands is nationally significant as the centrepiece of one of the largest private reclamation projects of its time. The building is significant for its connections with Henry Reynolds, who went on to become a pioneer in factory-made butter and creator of the renowned 'Anchor' brand. It is also of value for its links with John Gordon, in whose honour the surrounding district of Gordonton was named. The dwelling is of considerable value to the local community for having been the focus of pioneer settlement and social life in the area. It is highly significant for its setting, which includes exotic trees of national importance, drainage systems in the broader landscape and buried archaeological deposits linked to nineteenth-century outbuildings and other remains.

The Woodland Estate, the building and gardens, in recognition of its national significance - are a Category 1 listed property (#155) with Heritage New Zealand Pouhere Taonga. The house and surrounds is also a recorded archaeological site, record number s14/283 and therefore subject to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014.

The building and surrounds are also scheduled heritage items in the Waikato District Council Operative and Proposed District Plans and therefore subject to the heritage based provisions of the Plans, in addition to the Reserve zone planning controls. Woodlands is a vested Historic Reserve and subject to the requirements of the Reserve Management Act.

In addition to the reserve management plan and the abovementioned regulations, the buildings and grounds are the subject of a number of plans and reports that need to be consulted in the event of any development, as follows:

- Conservation Plan by Matthews & Matthews (Final dated July 2013), and
- Archaeological assessment has been undertaken for the site by Clough and Associates (dated 2013), and
- A Garden Conservation report and Survey by John Adams.

### **The Proposal**

The proposal is to review the draft Woodlands Estate Reserve Management Plan. The consultation material provided by Waikato District Council has included a copy of the proposed draft reserve management plan together with a Concept Plan and a brief description, sometimes just several sentences, of a large number of proposed activities including among other matters a new venue, accommodation, paths and extensive parking areas.

### **HNZPT Response**

HNZPT has an interest in the Woodlands reserve, both the buildings and grounds for both its intrinsic heritage values and as the surrounding/setting to the listed heritage building. HNZPT is interested that the heritage values of the reserve are retained and preserved and that any development or proposed

activity on the reserve does not detract from the heritage values of the reserve and the heritage building. As the site is also a recorded archaeological site, there is a need for these values to be acknowledged. HNZPT visited the site on Friday 30<sup>th</sup> November 2019. These considerations inform the following comments.

HNZPT would like to meet with Council staff to discuss the draft Plan and the works proposed as part of the Concept Plan. HNZPT would like to understand if the development of the Concept Plan has been informed by a conservation architect or a heritage garden design expert. HNZPT notes that the placement of the new venue is to be informed by a conservation architect, however given the number and scale of proposed works HNZPT considers that the concept plan needs to be revised by a heritage conservation architect as the number and scale of proposed works has the potential to significantly detract from the heritage values of both the building and the associated garden setting. HNZPT cannot support the Concept Plan in its current format.

HNZPT acknowledge that this site specific reserve management plan is also subject to the provisions contained within the overview General Reserve Policies Management Plan, in which there are a set of provisions related to Historic Reserves.

In the following discussion section of this submission words in underline are to be regarded as an addition sought by HNZPT and words in ~~strike through~~ as a deletion sought by HNZPT.

- **Title of the reserve management plan**

As the Woodlands Estate is recognised as an Historic Reserve this element should be recognised in the title of the draft Plan. HNZPT notes that the word historic was used in the previous version of the Plan.

HNZPT seek the title of the draft Plan is amended as follows:

*"Woodlands Estate, Historic Reserve Management Plan"*

- **Section 1, Purpose of this Plan.**

This section requires amendment.

#### Section 1.2 Relationship with other Council documents

HNZPT is concerned that the draft Plan does not reference in a useful manner the Conservation Plan for Woodlands. The conservation plan pertains to both the building and the grounds and has many policies that should be directly informing the content of the draft Plan. HNZPT considers that the draft Plan should make references as required to the Conservation Plan to remind users of the draft Plan to reference the document as part of their decision making processes.

HNZPT seek the following amendment at section 1.2, pg.2;

*"This management plan is to be read in conjunction with the Waikato district Council General Policies Reserve Management Plan and the Woodlands Conservation Plan and the Garden Plan"*

#### Section 1.4 Implementation

As the entire Woodlands Estate is a recognised archaeological site it is important that this aspect is recognised in the planning of works in relation to day to day activities and also those works identified as part of the proposed Concept Plan. There are policies relating to archaeology in the Conservation Plan at Policy 7.9. There would be benefit in a professional archaeologist being engaged to provide advice and

guidance on this matter. An amendment is suggested to enable the draft Plan to better address this important matter.

HNZPT seeks the following amendment at 2<sup>nd</sup> para, pg.3:

"The whole site is a recorded archaeological site (S14/283.) The requirements of the Heritage New Zealand Pouhere Taonga Act 2014, to obtain an archaeological authority to modify or destroy recorded and unrecorded archaeological sites may will be applicable to works undertaken at Woodlands. As the entire site is archaeologically sensitive it is considered that an Archaeological authority will be sought to cover all works proposed on the site.

The Woodlands Conservation Plan, with policies pertaining to both the house and the surrounding estate is critical to the consideration and implementation of the works proposed in the reserve management plan and the accompanying Concept Plan. HNZPT considers that reference should be made to the Conservation Plan in this section of the draft Plan.

HNZPT seeks the following amendment, insert new para 3, pg. 3:

"The information and policies of the Woodland Conservation Plan should be considered and implemented as part of any proposed works on the Woodlands Estate."

- **Section 2, Woodlands Estate.**

This section requires amendment.

The actual intent of some of the sentences in this section is not clear, for example at section 2.0 pg. 6, (shown below) the sentence may be saying why Woodlands was significant to European settlers at the time of settlement or it could be saying why Woodland was significant as part of the history of the Waikato. There would be benefit in reviewing this section to improve its clarity.

HNZPT seeks the following amendments:

1<sup>st</sup> para, page 6 "The history and background ~~to~~ of Woodlands is ~~of~~ significant ~~ein~~ relation to the European Settlers Settlement of the Waikato in terms of historic heritage, social natural and recreational values."

HNZPT also seeks the following amendments:

2<sup>nd</sup> para, pg.6 "Heritage values include the historic Woodlands homestead which was originally built ~~and~~ in the 1870's with the surrounding gardens being developed over time.

3<sup>rd</sup> para, pg.6 "The wider historical context of Alongside the European heritage values Woodlands origin and development is the ~~are~~ the historic values of how this land was earlier confiscation ~~ed~~ of land from Maori- by the Crown who then onsold the land and then sold and developed to those who developed it into what is now productive farmland"

5<sup>th</sup> para, pg.6 "~~What is left of~~ The remains of the former Woodlands estate now forms a public reserve and includes a range of existing and future recreation values for locals and visitors to the reserve."

### Section 2.1 Historical Significance

The information included as part of the timeline, under the heading Historical Significance, provides the historic detail of the national history up to and around the time of the formation and development of the Woodlands Estate. It also includes localised information regarding the background and development of Woodlands Estate. It does not provide information about the historical significance which would be derived from the identification of the heritage values that have been identified in the Conservation Plan.

HNZPT seeks that:

a summary of the historical significance i.e. the heritage values, is inserted into the draft plan ahead of the "Timeline". The heritage values for the Woodlands Estate can be found in the Conservation Plan at pg. 37 to 42.

- **Section 3.0 Opportunities and Issues.**

This section requires amendment

### 3.0 Opportunities and Issues

HNZPT seeks that the term "*natural setting*" in para 1 would be better amended to "*landscaped setting*" given that the entire garden has been developed over time and is not of natural origin.

HNZPT seeks the following amendment:

*"There are a range of important heritage, ~~natural~~-landscaped setting and recreation values for Woodlands that creates opportunities in the development and management of the reserve for the future."*

### 3.1 Management of Woodlands

HNZPT is concerned that the draft Plan does not sufficiently recognise the historic nature of the Historic Reserve and that these values need to underpin all the future development of the reserve there is potential for these values to be lost. HNZPT considers that the first paragraph should be amended to reflect this important concern.

HNZPT seek the following amendment:

*"Woodlands is identifies in the Councils Parks Strategy as a premier park and Historic Reserve within the District. The gardens and grounds are maintained to a high level of service, reflecting the importance of the properties heritage and also for the recreation values opportunities."*

### 3.2 Protecting and showcasing Heritage Values

This section of the draft Plan would benefit from a greater consideration of the actual values of the Woodlands Estate. While it is not expected that the draft Plan repeats the detail of the Conservation Plan or the Garden Plan, it is considered that readers and users of the draft Plan would benefit from more detail than the broad reference to protecting heritage values.

The reader should be easily aware of the nature of the heritage values for example what are the heritage values that are being protected-location of paths/vistas/trees/the layout of plantings, the buildings and so on. If there is a reluctance to include a great deal of additional text there would be

benefit in making advice note type references to parts of the Conservation Plan, Garden Plan or Archaeological assessments.

Para 1-*"The significant historic heritage and natural values are evident in the ~~protections~~ identification placed on the homestead and gardens, with the homestead identified as a Heritage New Zealand Pouhere Taonga Category 1 listing, and the land vested in Council as a historic reserve. The homestead and gardens are protected under the Waikato District Plan, where they are recognised as a Category A heritage item in Schedule 30.1- Heritage Items"*

Para 2-*"Significance is based on the identified historic, physical and cultural values of the Woodlands homesteads and gardens, with guidelines for current and future uses. The conservation plan ~~details recommendations~~ has established policies to guide the current and future uses and development of the historic place"*

*Many of the landscape elements ,in particular the establishment of some of the trees date back to the establishment of the homestead and make a meaningful contribution to the heritage context of the site and strengthened the heritage context of the site.*

Para 2 *"~~Historical~~ heritage and cultural values of the site need to be clearly identified to protect these from inappropriate use, development and maintenance regimes and risks such as vandalism."*

Para 3 *"~~As only~~ Although only a small portion of the original estate now surrounds Woodland, in its location set back amongst mature exotic trees, the home and setting is often overlooked as being open for the public use and enjoyment."*

4<sup>th</sup> Para, pg. 11.

*"The Woodlands Estate Trust Board have created opportunities for revenue to be earned from the site, that has allowed for re-investment into maintenance and conservation of the built structures and garden features ~~renewals refurbishment of heritage assets.~~"*

4<sup>th</sup> para, last sentence, pg. 11 and 12-*"There is a need to ensure that these activities do not detract from the heritage assets and appreciation of the place or alienate community use or public access and enjoyment of the reserve. Equally any revenue generating activities should not compromise the qualities of the place.*

3.3 Managing use of the Site -1<sup>st</sup> para, pg.12 *"Groups and individuals are drawn to Woodlands to enjoy the historic building and gardens and beauty of the setting, with many people coming for a mix of education relaxation, socialising, organised activities and events.*

1<sup>st</sup> para, pg.12 *"With this space restriction, there is limited ability to cater for large or multiple events needing separate spaces without compromising further the historic heritage values of the reserve."*

### Section 3.4 Location and Access

HNZPT acknowledges the important issue of there being no public transport access to the Woodland estate and the need that this creates for the provision of car and bus parking. There is a critical need to balance the impact of the provision of parking facilities with the impact that this may have on the heritage values of this important historic place.

HNZPT seek that this matter is acknowledged in the draft Plan with the following amendment, as a last sentence of the 2<sup>nd</sup> para:

*“There is a critical need to balance the location and design of parking facilities to ensure that they do not detract from the heritage values of this important historic place”.*

- **Section 4.0 Management Objectives and Policies**

This section requires amendment.

#### Vision Statement

HNZPT is concerned that the vision for Woodlands does not include reference to the historic nature of the building and garden and the fact that it is an historic reserve. HNZPT would support a revised vision statement that reflects this important matter and creates an improved link to the Objectives and policies that implement the Vision.

HNZPT seeks the following change to the Vision Statement;

*“To maintain the homestead and garden, that is a garden of significance that brings meaning and beauty, recognises and conserves its unique heritage, invites community engagement and is accessible to all”*

HNZPT seeks the following amendment to the 2<sup>nd</sup> sentence of the instructional para, as follows

*“This section should be read in conjunction and cross referenced with the General Policies Reserves Management Plan and the Conservation Plan its policies”*

- **Objective 1-Historical Significance and Heritage Features Policies**

As discussed in section three above, the inclusion of the specific values that are required to be protected would be of benefit to the draft Plan and to the interpretation of the Objectives and policies contained within section 4. With regard the suite of objectives and policies HNZPT seeks improved clarity with regard the language used in Objective 1-Historical Significance and the policy entitled Heritage Features. As an example the policies are entitled “Heritage features” yet it is not entirely clear which heritage features are being referred to. In addition the words “park”, “site” and “reserve” are all used as part of sentences that presumably describe the Woodlands Estate. The suite of objectives and policies would benefit from consistency of language. If the words are being used in a specific manner there would be benefit in providing a glossary and indicating when words have specific meaning and in identifying them

for example in bold text. The same suite also uses the terms “historic values” and “heritage values”. Again it is uncertain if a different meaning is intended in the differing phrases.

While HNZPT accepts the recognition of the garden status from the NZ Garden Trust, the heritage values should remain the primary focus for this Historic Reserve. The heritage features as outlined by the Conservation Plan and Garden Plan provide recognition and advice in retaining the heritage values of the Historic reserve. With regard to the reference in this suite of policies to the Garden of National Significance as recognised by the New Zealand Gardens Trust, HNZPT considers that this particular policy should be either modified or become part of another suite of policies.

HNZPT considers the following amendments are required to Objective 1 and the Policies entitled Heritage Features;

*“Objective 1-Historical Significance*

*To conserve <sup>1</sup> ~~preserve~~ and maintain the historical significance of the ~~park~~ Woodlands Estate.”*

*“Policies-Heritage Values and Features*

1. *Protect ~~and enhance~~ the heritage values of the ~~site~~ Woodlands Estate through:
 
  - 1.1 *Ensuring all new structures and buildings ~~are in keeping with the~~ do not detract from the heritage features and values of the Woodlands Estate ~~park~~ and are consistent with an updated conservation plan.*
  - 1.2 *Ensuring new structures ~~are in keeping with~~ do not detract from the heritage values of the Woodlands Estate ~~site~~ and are considered with reference to the policies of the Conservation Plan.**
2. *Maintain the gardens to ensure their significant heritage values are retained acknowledging their continued recognition as a Garden of National Significance through the New Zealand Gardens Trust.*
3. *Ensure renewal and/or maintenance activities is consistent with the historic values of the Woodlands Estate reserve.”*

Policies-Conservation Plan

HNZPT is concerned that the policies appear to request changes to the Conservation Plan which has only recently been updated, yet many of the matters raised in the proposed policies are already addressed in the Conservation Plan, such as the impact of additional buildings at Policy 1.4 and Policy 7.7. The draft Plan policies can be amended to reflect the content of the Conservation Plan. If the Conservation Plan is amended it must directed by conservation architects and heritage garden experts.

With regard to the garden the heritage values of the garden should be maintained and guided by the policies of the Conservation Plan (see policies 7.7-Vegetation Management) and the “Woodlands, Gordonton, Garden conservation and report and survey by John P Adam.

<sup>1</sup> As per the ICOMOS NZ Charter 2010, where Conservation means all the processes of understanding and caring for a place so as to safeguard its cultural heritage value. Conservation is based on respect for the existing fabric, associations, meanings, and use of the place. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining authenticity and integrity, to ensure that the place and its values are passed on to future generations.

Subject to the involvement of a conservation architect, HNZPT seeks the following amendments to the draft Plan Conservation Plan Policies:

4.1 "Maintaining viewshafts to and from the homestead," "Significant views to the primary elevations of the house should be maintained, as should the landscape setting of the house" (CP Policy 7.2)

4.2 "Keeping development of any buildings along a similar style to the homestead""Any new structures proposed within the grounds of the property should be designed to be compatible with, and sympathetic to the architectural qualities and heritage values of the house and its surrounds, and should be located so as to minimise visual or physical intrusion." (CP Policy 7.7)

4.3 "Maintain the garden as a heritage setting attraction in line with for the homestead." (CP Policies 7.7)

#### Policies-Historic Trees

HNZPT supports Policy 5 Historic Trees as this policy recognises the importance of the historic trees.

HNZPT seeks the following amendment to Policy 6 to make the removal of the heritage trees one of last resort:

6. The historic trees should be managed and maintained to ensure their survival for as long as practicable and only be removed there they are assessed or diseased beyond remediation. Removal will also require archaeological advice. Will only be removed there they pose a danger to public safety, harbouring disease or require removal due to damage or old age."

#### Explanation

HNZPT considers that amendments are required to the Explanation as there are some inconsistencies between this reserve management plan and the conservation plan in the text that make for confusing reading.

1<sup>st</sup> para, 1<sup>st</sup> sentence "Features of the homestead and site and their interrelationship, need to be protected ...."

1<sup>st</sup> para, 2<sup>nd</sup> sentence "The garden has continued to evolve over time, so there are many layers that contribute historically to the values currently associated with it. and has changed from what was originally planted."

1<sup>st</sup> para, 3<sup>rd</sup> sentence, "The significance and Identified major trees...."

2<sup>nd</sup> para, 1<sup>st</sup> sentence. "The homestead should not become a museum for historic artifacts due difficulties with security and surveillance. Historic information relating to Woodlands and the wider Gordonton area will continue to be displayed within the house. "Operating the homestead as a museum has limitations due to difficulties with security and surveillance, however provides an appropriate setting for the display of information and interpretation relating to Woodlands"

- **Objective 2-Access and Activities and public Access and use, Events and Temporary Activities**

HNZPT supports the Objectives 2-Access and Activities:

*"To provide for events and activities that raise the profile of the reserve in a way that does not compromise its heritage values."*

HNZPT considers that the instruction below Objective 2 should be amended as follows:

*"This section should be read in conjunction with the general policies of the Reserve Management Plan and the Conservation Plan"*

#### Policies-Public Access and use

These policies require amendment to better reflect the importance of the consideration of heritage values. HNZPT seeks clarity regarding some of the terminology used for example the meaning of the term "developed features."

*8. "Encourage public use consistent with the objective of preserving the historic and scenic landscape values of the reserve."*

*9. "Encourage public access to, and enjoyment of, the homestead ~~and surrounding site and~~ historic reserve that comprise the Woodlands Estate;"*

*9.1 "Allow and facilitate controlled public access and use within a level that maintains and does not impact or detract from the heritage values and historic character of the property."*

*9.2 "Provide for recreation opportunities which do not conflict with the ~~historic~~ heritage values or developed/identified features and attractions of the reserve*

#### Events and temporary Activities

*13. "Promote events and activities especially with a heritage, botanical or community focus, that:*

*13.1 "Focus on the heritage values of the homestead and its surrounds."*

*14. Take appropriate precautions to avoid effects on archaeological values while providing e-for temporary structures associated with events and temporary activities including but not restricted to mobile food units, Stages, Marquees.*

*15. "Take appropriate precautions when allowing for sections of the reserve to be closed off for private events and /or functions, or for the development and maintenance without impinging public use and enjoyment of other parts of the reserve*

#### Policies-Prohibited Activities

*17. The following activities are not seen as consistent with Woodlands heritage value and are therefore not allowed, unless part of a permitted event:*

*17.1 Overnight camping*

*17.2 Horse riding (subject to consultation with an archaeologist)*

*18. The following activities are not seen as consistent with Woodlands use and values and are therefore not permitted:*

*Policy 18.1 Freedom camping*

### *Policy 18.2 Scattering of ashes*

*HNZPT seek the following amendments:*

*"18.3 Activities that would detract from the heritage values of the Woodland Estate."*

#### Explanation

HNZPT considers that an addition is required, with an amendment to the 1<sup>st</sup> sentence and a new second 2<sup>nd</sup> sentence in the 4<sup>th</sup> para as follows:

*"Some activities are not seen as being consistent with the heritage values of the homestead and these are identified in part. Many activities have been included in the Concept Plan and these may require further assessment with regard their potential to impact the heritage values of the Woodlands Estate"*.

- **Objective 3-Community and Commercial Involvement**

HNZPT considers that the instruction below this objective should be amended as follows:

*"This section should be read in conjunction with the general policies Reserve Management Plan and the Conservation Plan"*

#### Policies-Community Activities

HNZPT is concerned that the current wording of Policy 19 under Community Activities may result in community groups developing areas of the gardens. While there is merit in the involvement of community groups, HNZPT considers that due to the complexity of the site and its unique values, community groups should not be instigating development works in the gardens. Given the archaeological sensitivity of the site it will be very important that works are considered for their impacts on archaeology and on heritage values more broadly.

HNZPT seeks the following amendments:

19. *"Enable opportunities for the local community to become engaged in ~~developing~~ conserving and maintaining the gardens and bush area of the park through guided volunteer programmes, a friends group and/or similar support networks"*

20. *"Allow for the opportunity of sponsorship and donations to the reserve where they align with the heritage values and these benefit the Historic Reserve"*

#### Policies - Commercial Activities

HNZPT seeks the following amendment"

*"22. Individual commercial operations including leases and licences must be approved by the trust and pursuant to section 578A, with all leases and sub leases to have final written approval from Council. Leases should include constraints, to ensure that activities do not detract from heritage values."*

#### Policies -Use of the Cricket Oval

HNZPT seeks the following amendment"

*"25. That the proposed use of the Oval will not detrimentally affect the long term public use of the reserve or the physical resources of the reserve, or the heritage values of the place."*

## Explanation

HNZPT seeks that the 2<sup>nd</sup> para of the Explanation is amended as follows

*"The acknowledgement of sponsorship and donations shall be discreet and should not detract from in keeping with the historic and cultural values setting of the reserve."*

- **Objective 4-Woodlands Trust**

HNZPT seeks the following amendment to Objective 4 as HNZPT considers that some development that is required may not be able to be self- supporting, so this aspect should be amended to reflect this concern.

*"To ensure the Woodlands Trust develop and maintain and manage Woodlands in such a manner that the historic heritage and aesthetic values of the house and site be preserved and that public access and enjoyment is encouraged and the Woodlands Estate is conserved. The Trust should aim for any development to be financially self-supporting*

HNZPT considers that the instruction below this objective should be amended as follows:

*"This section should be read in conjunction with the general policies reserve management Plan and the Conservation Plan"*

## Policies-Woodlands Trust Role

HNZPT requires amendments to Policy 26 as they are unclear as to exactly what is meant by Heritage New Zealand specifications and would prefer more specific instruction in this policy.

26. *"Ensure the maintenance and management of the buildings is in keeping with the Heritage New Zealand specifications Conservation Plan, the ICOMOS New Zealand Charter for the Conservation of Places of Cultural heritage Value (Revised 2010) and heritage best practice."*

HNZPT requires amendment to Policy 27 as it is unclear to the meaning of some parts of the policy. In addition HNZPT considers that it may be appropriate to develop a financial strategy as this would potentially encompass some of the matters currently outlined in Policy 27.

Policy 27. *"~~Raise money by any financial means, including the soliciting, ,receive and list financial or other aid from individuals and organisations.~~ Develop a financial strategy to generate funding, including capturing the receipt of financial aid to further Woodlands and the Trusts' objectives and future development."*

Policy 28. *"~~Manage any investments that provide for the future enhancement~~ maintainance, conservation and management of Woodlands; including the investment of monies, purchase or improvement of land."*

Policy 29. *"~~Ensure the ongoing improvement,~~ conservation including repair and maintenance. And Insure the place and any contents against loss or damage by fire or any other means. Develop and ensure a risk management plan is in place."*

#### Explanation

HNZPT considers that the explanation should be amended to discuss the matters that have been raised in the amendments to the policies. HNZPT seeks the following amendments;

1<sup>st</sup> para, 2<sup>nd</sup> sentence *"Their role has been to develop, maintain, promote and encourage interest in the heritage values associated with Woodlands and the ongoing future of Woodlands."*

2<sup>nd</sup> para, 1<sup>st</sup> sentence-*"The Trust also has the objectives to raise money to ~~further develop~~ manage the property ~~in-line-with~~ to maintain its heritage features and setting."*

- **Objective 5-Partnership and Development**

HNZPT seeks the following amendment to Objective 5:

*"To work in partnership in ensuring the ongoing development of the Woodlands Estate, while maintaining its heritage values and providing a safe and enjoyable recreation ~~space-reserve~~ -for the people of the Waikato.*

HNZPT considers that the instruction below this objective should be amended as follows:

*"This section should be read in conjunction with the general policies Reserve Management Plan and the Conservation Plan"*

#### Concept Plan

HNZPT is pleased that since the time of the previous HNZPT feedback on the notice of the proposal to review the Woodlands Reserve Management Plan that an initial concept plan has been developed and is part of the current draft Plan. HNZPT has reviewed the Concept Plan and has undertaken a site visit to assist with the review of the Concept Plan.

Unfortunately HNZPT found the Concept Plan difficult to understand and considers that there would be benefit in there being two versions of the Concept Plan to show the existing layout of the Woodlands Estate together with proposed Concept Plan, rather than the current overlay approach which does not, in a number of instances, clarify what is proposed to occur with regard parking and buildings and paths. With regard to the level of proposed development HNZPT acknowledges that the proposed works are all subject to funding and therefore may not occur, however will respond to the Concept Plan on the basis that potentially all the proposed works could occur over time.

HNZPT is concerned that the level of proposed works would result in the cumulative effect causing a significant impact on the heritage values of the Woodlands Estate. There does not appear to be any heritage advice or direction provided into the Concept Plan or an assessments of impacts with reference to the Conservation Plan. There appears to be no assessment in relation to archaeology, which HNZPT would expect, with every endeavour being made to avoid archaeology in the first instance.

HNZPT has concerns, in the face of the scale of the new development, how the legibility of the existing landscape will be maintained. There are also concerns that the scale of the new development i.e. the new carriage house and event space could be regarded as inappropriate (Policy 1.4 of the Conservation Plan talks of development being modest in scale). There are also concerns around the loss of garden features that may be effected as part of this plan, that could have impacts on heritage values for

example the removal of vegetation around the house and locating parking in the visual vicinity of the house that will have the impact of reducing the heritage setting of the house. Attached to this submission at Appendix 1 are some initial concerns relating to the possible impacts from the items proposed on the concept plan

With regard point 32 on pg.20, HNZPT seek the following change:

*“32. “Prepare a concept plan (refer Appendix 4) for the development of the site with input from Mana Whenua, Trust Board, communities of interest, HNZPT and heritage and conservation landscape professionals including the consideration of:”*

HNZPT would seek with regard to the specific items in the Concept Plan listed on page 20 of the draft Plan that those items were subject to a heritage impact assessment to determine their actual impact of the heritage values of the Woodland Estate. The need for the heritage impact assessment should be outlined as part of the Policies included at Heritage Features at pg. 13.

HNZPT seeks the inclusion of a new policy under the suite of policies entitled Heritage Features at pg.13 as follows:

*1.1.3 “New proposals for grounds, structures, buildings and activities require a heritage impact assessment to be undertaken and considered by appropriately qualified decision makers.”*

#### Explanation

Due to the level of concern that HNZPT has regarding the Concept Plan HNZPT seeks that the Explanation is amended to reflect the concern that the heritage values need a greater level of consideration.

HNZPT seek the following amendments:

1st para, amended existing last sentence and new last sentence: *“This may include restoration, or development of features or displays that attract a wider range of people to visit” “Any future development needs to be balanced and assessed in relation to existing significant plantings and vegetation.”*

2<sup>nd</sup> para, Amended third sentence and new last sentence. *“In reviewing the exiting plan, it was identified that a new updated concept plan, based on available historical planting information this theme was needed to provide a context identify for proposed development s to Woodlands that would attract a wider range of visitors to this heritage setting.” “A cautious approach is required. Respect must be had for the authenticity of heritage features and care taken not to obscure their provenance.”*

3<sup>rd</sup> para, delete first existing sentence and add new last sentence: *“~~Many of the proposed developments enhance the existing features of Woodlands.~~” “Parking has to be balanced with maintaining heritage setting and values.”*

4<sup>th</sup> para-new second sentence - *“If it is established that there are no heritage values of the workshop and shed and the proposed new location would not impact negatively on heritage or archaeological values, the relocation could be an option.”*

5<sup>th</sup> para-insert new second sentence- "The design and location of the playground and any associated structures will have to be carefully considered for their impact on heritage values, including on the homestead" .

6<sup>th</sup> para-insert two new last sentences-"New paths should be kept to a minimum. The nature and materials of any new paths should be informed from existing information relating to the historical landscape, historic circulation patterns and design and any archaeological remains."

### 5.0 Implementation

HNZPT seeks the following amendment (new second sentence) to the first paragraph:

"This implementation will require advice and direction from heritage professionals to ensure the protection and retention of heritage values."

### Appendix 4-Concept Plan for future development of Woodlands

HNZPT would like to provide the following comments on the concept plan for the future development of Woodlands. HNZPT is concerned that the Concept Plan shows a significant level of development, and this potentially constitutes the over development of the Woodlands Estate to the extent that the meaningful elements of the garden are not as prominent and their significance is diminished. HNZPT acknowledges that the gardens have evolved over time however this does not diminish the original design and intent. HNZPT also considers that the proposed level of development , include proximity of car and bus parking will compromised the garden setting of the historic house, detracting from its heritage values.

HNZPT considers that the level of information provided in the Concept Plan is not sufficient to be able to provide meaningful input. In addition all of the proposed works need to be considered in the context of the values and policies identified in the Conservation Plan. HNZPT considers that a revised Concept Plan should be provided after the feedback has been collated, to enable further comment.

HNZPT has the following comments to make on the items listed in Appendix 4-Concept Plan for future development of Woodlands (also acknowledging the Concept Plan itself which contains a greater level of detail-however it is noted that the Concept Plan has different headings from those in Appendix 4.)

#### Homestead and Function centre

With regard to the proposed additional storage HNZPT is concerned regarding the impact that any extensions to the homestead could have on heritage values and seeks further information on this aspect of the proposal.

With regard to the proposed new paved pedestrian access to the carpark, HNZPT seeks information regarding the treatment of paving material and if the proposed material is appropriate to the historic context. HNZPT considers that all paths within the Estate must be appropriate to the heritage landscape

and considers that hard paving would not be suitable. Consideration also needs to be given to the requirements for an archaeological assessment and authority for these types of works.

With regard to the proposed realignment of the vehicles access from the carpark and the main drive, HNZPT seeks that further consideration is given to the impact of this work on the historic layout and the impact that this proposed change has on the historic values of the Homestead. Consideration must be given to the policies of the Conservation Plan when considering this aspect.

### Carpark redesign

The redesign of the carpark involves a change in layout/increased carparks, change of access to the homestead and bus drop off. While HNZPT appreciates the need to accommodate vehicles, HNZPT is concerned that it appears that little consideration has been given to the impact of these changes on the heritage values of the Woodlands Estate in terms of physical and visual impacts.

### Profs café Area

This area will be subject to a significant level of change and again HNZPT is concerned that without a greater level of detail it is difficult to be able to assess the scale and impacts on the heritage values of the Woodlands Estate.

### Children's Playground

HNZPT is unclear from the Concept Plan provided which buildings in the current depot will be removed and which will remain and is interested to know if any of the existing buildings in the depot area have any heritage values which should be preserved. HNZPT is also concerned at the level of proposed works in and around the proposed children's playground, for example the Victorian glasshouse, in addition to other proposed works. HNZPT is interested to know if the impact on the heritage values of the Woodland Estate has been sufficiently evaluated to understand the impact of this cluster of proposed items.

### Gardeners Depot

HNZPT would like more information regarding the relocation of the gardener's depot, with regard the impact on heritage values of the buildings, of both the proposed works and the relocation. Also consideration has to be given to archaeological values of both the removal of buildings and the relocation process. Consideration also has to be given to the new paths/roads that will be required for vehicle access and the impact on heritage and archaeological values.

### Village Green Area

Consideration has to be given to the impacts of any proposed works in this location, including impacts on archaeological values. HNZPT notes the proposal on the back of the Concept Plan at 8.Village Green of the proposal for the future development of village Shops. HNZPT is very concerned regarding this potential collection of structures for which there is no information, and no assessment of their potential impact.

### The Oaks

The concept plan shows a considerable level of works on and around these trees. HNZPT seeks assurance that the proposed works will be subject to a review from a heritage arborist. HNZPT is

concerned that the intrinsic values, both heritage and horticultural values of the heritage trees may be compromised by the proposed works including ground levelling, grass planting and thinning for light.

### Lakes and Ponds

There are is a new jetty proposed, in addition to a fountain in the Lake (see 17. Lake and Pond Margins). HNZPT considers that these works need to be considered in the context of the conservation Plan as the new structures may not be heritage appropriate and will only result in cluttering the landscape.

### Carriage House

The development of a new function facility (150 persons), provision of accommodation for guests and carparking for 20 cars is of considerable concern for HNZPT. The concept plan advises that a heritage architect would determine the location of the building, however a more fundamental consideration needs to be had, being is this level of proposed development, in conjunction with all the other development proposed appropriate given the heritage values of the Woodland Estate. HNZPT considers that regard needs be given to Policy 1.4 of the Conservation Plan.

### Signage

HNZPT considers that a signage and interpretation strategy needs to be developed to ensure an integrated approach to any signage and information/interpretation that is required. The strategy would also cover the size, design and number of signs and consideration of impacts of signage on heritage values and archaeological values. Consideration also needs to be given to the role of signage in way finding, in that it may be more appropriate and less intrusive to the heritage setting to guide visitors via signage rather than the removal of vegetation to enable visual wayfinding.

Additional comments based on the notes on the back of the separate document entitled Woodlands Estate-Landscape development Plan are included below:

#### Item2. Homestead and Function Centre Service area

HNZPT needs further information regarding the impact of the proposed screening and planting.

#### Item11. McGregor's Garden and Beatrix Potter Lawn

HNZPT is concerned at the proposal to develop a themed garden with a theme that has no connection to the history of the Woodlands Estate. The importation of such themes serves to dilute the heritage values of the site. Consideration should be given to a more appropriate theme should the need for a new children's garden be pursued.

#### Item18. Woodlands Garden

HNZPT acknowledge the reference to the need to consult the heritage gardener's report for the proposed planting, however, HNZPT considers that a heritage landscape arborist needs to be consulted in relation to the existing and proposed path circulation and path materials to ensure that heritage values are maintained. Importantly an archaeologist also needs to be consulted regarding any new paths or alterations to existing paths.

#### Item19. Theatre Lawn

The works on the lawn should be subject to the advice of a heritage landscape architect.

Items20. Secret Garden

If the Buxus hedge is a component of the heritage garden, then consideration should be given for replacement of like for like rather than replacing the hedge with a new species.

Item22. Access road

Overall consideration needs to be given to the proposed access to the relocated gardener's depot if a new access outside the garden cannot be found. This also includes access to the new function centre and the impact on heritage values of additional roading and vehicle movement through the garden environment.

In conclusion HNZPT seeks that consideration is given to reducing the level of proposed development in this important historic place to ensure the retention of its heritage significance. Heritage New Zealand seeks that the matters raised in this submission are included as part of the decision making process of the Woodlands Reserve Management Plan.

Heritage New Zealand looks forward to ongoing involvement in the development of this Reserve Management Plan.

If you have any queries regarding this submission from Heritage New Zealand please contact Carolyn McAlley, on ph. 07 577 4535 In the first instance.

Yours sincerely



Sherry Reynolds  
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[plannerln@heritage.org.nz](mailto:plannerln@heritage.org.nz)

CC Josh Crawshaw, Waikato District Council

**Strategic Work Programme**



**Appendix 5 - Speakers List**

Public Hearing for the draft Woodlands Estate Reserve Management Plan

Waikato District Council Chambers, July 9 2020

Submission #	Speaker
1	<p style="text-align: center;"><b>Kirstie Alley and David Waine</b> on behalf of Gordonton Woodlands Trust</p>
2	<p style="text-align: center;"><b>Kate Wilson</b> on behalf of Prof's@Woodlands</p>
6	<p style="text-align: center;"><b>Carolyn McAlley and Robin Byron</b> on behalf of Heritage New Zealand Pouhere Taonga (HPTNZ)</p>
5	<p style="text-align: center;"><b>Duncan MacDougall/Jordy Wiggins</b> on behalf of Waikato District Council</p>



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## Potential Land Acquisition

- Recognise that the current extent of Woodlands is restrictive to further development as an event location/centre
- Discuss with adjoining owners willingness or otherwise to negotiate extending Woodlands boundaries
- Discuss with Waikato District Council willingness or otherwise to negotiate extending Woodlands boundaries
- If land acquisition is possible this Concept Plan becomes possible to achieve

### **1.Homestead**

- New extension with information / education centre, archival storage, office / reception and shop
- Additional storage area for Homestead and Function Centre
- New paved pedestrian access from car park
- Realigned vehicle access from car park and main drive

### **2.Music Lawn**

- Replace timber fence surrounding the courtyard with brick wall and pillars to match existing pillars
- Path to Wild Garden realigned with main entrance doors
- Access for food cart/truck
- Restyling of roofline to Summer House to match Homestead detailing
- Incorporation of removable poles into new fence to facilitate fairy lights to be strung across courtyard
- Provision of permanent outdoor lighting

### **3.Homestead and Function Centre Service Area**

- Screened service area to rear of facility
- Vehicle access via grass cell pavers from access drive
- Food and provisions delivery
- Screened bin storage and rubbish skip area

### **4.Car Park**

- New car parking area to maximise parking opportunities and provide logical layout
- 143 car parks and 9 campervan parks (current provision 159 using grass areas)
- Main access to Homestead and Function Centre
- New portico entrance feature as main entry to Homestead and Function Centre
- Bus drop-off and collection area

### **5.Profs at Woodlands**

- Removal of pavilion structure and new covered outdoor dining and event area to northwest of facility
- Cricket oval viewing area on grassed bank
- Pedestrian access path to Homestead and Function Centre
- Raised kitchen garden in lawn
- Informal seating on lawn – bean bags, deck chairs, picnic rugs
- Remove existing play structures and construct new junior playground (2-7 years age) below trees
- Dedicated screened bin storage area
- New car parking area with disabled spaces

### **6.Cricket Oval**

- Increased in size from approximately 100m diameter to 120m diameter
- Retention of cricket nets

### **7.Children's Playground**

- Old depot and buildings relocated to north-eastern part of site
- Car park removed
- New children's playground (7 years age and up)
- Tractor shed utilised for old farm machinery display
- Ice cream kiosk in summer
- Victorian glasshouse

### **8.Village Green**

- Extended and enlarged oval lawn area with peripheral path
- Removal of hedge
- Band Rotunda for performances and ceremonies
- Picnic lawn and ceremony space
- Future development of village shops

### **9.Water Well and Pump**

- Water well and pump retained

### **10.Jetty**

- New jetty on lake edge
- Wedding photo shoots
- Connection to water

### **11.McGregor's Garden and Beatrix Potter Lawn**

- New themed garden area and lawn to area previously utilised for composting, storage and rubbish
- Specimen tree planting, lawns and new garden bed

### **12.Carriage House**

- Carriage House Functions Facility (150 person capacity)
- Accommodation for guests
- Service vehicle access
- Building location to be determined by Heritage Architect
- Specimen tree planting, lawns and new garden beds
- Car parking area – 20 car parks

### **13.Gardeners Depot**

- Relocated to eastern end of Oaks area
- Reinstated as part of Estate
- Vehicular access from main car park and access road

### **14.The Oaks**

- Level and resow with shade tolerant grass
- Thinning and crown lifting to allow additional light
- New Exceloo toilet with green wall and roof
- Overflow parking in adjoining paddock with access off main access drive
- Future permanent car parking area in paddock when demand arises
- Pedestrian access path beneath trees
- Wedding swing retained for photo shoots

### **15.Overflow Car Park**

- Overflow parking for 85 cars on grass in adjoining paddock with access off main access drive
- Timing of formed car park dependant on future development of Woodlands Estate

### **16.Munro Lookout**

- Munro Lookout retained

### **17.Lake and Pond Margins**

- Refurbishment of lake and pond margins with trees, ferns shrubs, perennials, bulbs and groundcovers for seasonal interest (*refer to Heritage Gardener's report*)
- New jetty extends into water
- Fountain in lake as focal point and to assist in water movement
- Mass plant beside western Monet Bridge to fill open gaps for safety
- Water quality improvements and considerations in the longer term

### **18.The Woodland Garden**

- Refurbishment of garden area with shrubs, perennials, bulbs and groundcovers for seasonal interest (refer to Heritage Gardener's report)
- Formative pruning of trees and shrubs
- Pruning, dead wooding, mulching and spraying to garden areas
- Pyramidal ornamental frames for woodland type climbing plants
- Paths realignment / improvement / accessibility for prams and less abled

### **19.Theatre Lawn**

- Continuation of establishment of English Beech hedge (*Fagus sylvatica*)
- Lawn relevelled and regrassed with mixed fescue/ryegrass lawn grass

### **20.Secret Garden**

- Retain Totara hedge
- Remove diseased Buxus hedge and replace with suitable low hedge species (*Camellia 'Night Rider'*)

### **21.The Wild Garden**

- Refurbishment of garden area with shrubs, perennials, bulbs and groundcovers for seasonal interest (refer to Heritage Gardener's report)
- Formative pruning of trees and shrubs
- Pruning, dead wooding, mulching and spraying to garden areas

### **22.Access Road**

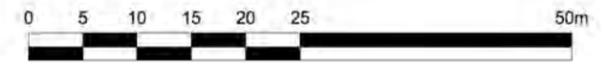
- Indicative vehicular access road to Carriage House and Gardeners Depot

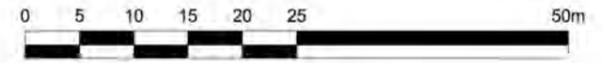
### **23.Race**

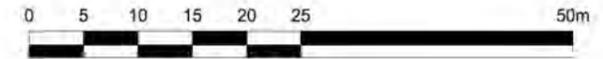
- Reconfigured race around overflow car park

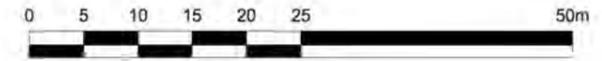
### **Signage**

- Implementation of integrated wayfinding and information signage and plant species labelling











11 February 2020

File ref: LAO61

Waikato District Council  
Private Bag 544  
Ngaruawahia 3742  
Attn: Stacey Solomon

Dear Stacey

**HERITAGE NEW ZEALAND POUHERE TAONGA ADDITIONAL RESPONSE TO THE WAIKATO DISTRICT COUNCIL DRAFT WOODLANDS ESTATE RESERVE MANAGEMENT PLAN.**

Heritage New Zealand have been invited to make an additional submission on the above matter after very late into this Reserve Management Plan process, Waikato District Council indicated their intention to consider the change of the reserve status from Historic reserve to Local purpose reserve heritage for Woodlands. Heritage New Zealand has already expressed concern that this possible change in the status of the reserve was not part of the draft Plan review process for submitters to make comment on.

HNZPT therefore **seeks** that this submission letter is considered additional to the matters raised in the submission dated 11 December 2019. Heritage New Zealand is also aware that the change in reserve status is subject to other processes under the Reserves Act and that the process of changing the reserve status cannot be achieved through a Reserve Management Plan consultation process alone.

**Discussion**

HNZPT is supportive of the current Historic Reserve status for the Woodlands Reserve. Under the Reserve Management Act 1977:

*S18 "in relation to reserves classified as historic reserves, for the purpose of protecting and preserving in perpetuity such places, objects, and natural features, and such things thereon or therein contained as are of historic, archaeological, cultural, educational, and other special interest".*

The subject site is managed through its dedicated reserve management plan in addition to the relevant sections of the WAIDC-General Policies-Reserve Management Plans. Heritage New Zealand strongly believes that the historic reserve status better recognises and provides for the recognition of Woodlands national significance: the place and gardens being a Category 1 listed property (#155) with Heritage New Zealand Pouhere Taonga. The house and surrounds is also a recorded archaeological site, record number s14/283 and therefore subject to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. The building and surrounds are also scheduled heritage items in the Waikato District Council Operative and Proposed District Plans and therefore subject to the heritage based provisions of the Plans which directly protect the building and its setting. The reserve is also subject to the District Plan Reserve zone controls.

With regard to Woodlands HNZPT has been informally advised by Council staff that there is interest to amend the historic reserve status of Woodlands to Local Purpose Reserve (heritage) as the historic reserve status is considered restrictive for the outcomes desired for the park, being a Destination Park and Garden of Significance. Council staff have advised that heritage concerns will be addressed, however HNZPT is concerned as to how the tensions will be managed between the heritage values and the outcomes sought for the park as a Destination Park and Garden of Significance, and particularly

when there are many parties involved for example third party businesses. The recent reserve management plan review process, while including a concept plan, did not achieve an appropriate balance with regard minimising adverse effects on heritage values. HNZPT would like clarification as to the reasons why the council considers that the reserve status needs to be changed, or conversely in what ways the historic status is considered to be a hindrance to the operation of a destination park and a garden of significance that centre on an historic house and gardens

HNZPT considers that the historic reserve status is more befitting of the Cat 1 building and surrounds and also considers that there is capacity within the historic reserve status to successfully operate a business. HNZPT is familiar with similar types of heritage buildings and places within a garden setting, with cafes on site, that operate within a Historic Reserve with a successful example being the HNZPT owned and operated site Pompallier House Historic Reserve, a historic heritage precinct that contains Pompallier, a HNZPT Category 1 building, List # 4, and Clendon Cottage, a HNZPT Category 2 building, list #420, all set within a New Zealand Gardens Trust 5 star garden. The complex also includes a gift shop, coffee area and runs building and garden tours. Lower Northern staff would be happy to facilitate a meeting between WAIDC staff with relevant HNZPT staff, in person or through skype from Pompallier or with their heritage destination managers to discuss the operational environment and working within perceived constraints.

HNZPT also notes that s24 (e) of the Reserves Act covers the instances where there is a change in purpose of the status of the historic reserve”

*“No change of classification or purpose nor any revocation of reservation of an historic reserve or any part thereof shall be made, except where, in the opinion of the Minister, the reserve or the part thereof is by reason of the destruction of the historic features or for any other cause no longer suitable for the purpose of its classification, or where, in the opinion of the Minister, the change of classification or purpose or the revocation is required in the public interest. The Minister shall obtain a report from Heritage New Zealand Pouhere Taonga before making his or her decision”.*

At this time HNZPT would not be able to provide a report that supported the change in reserve status pursuant to section 24(5). HNZPT considers that there would benefit in a further meeting on this matter to assist in their understanding of the concerns that WAIDC have on this matter. HNZPT staff are interested to maintain an ongoing dialogue with WAIDC parks staff and management to expand the HNZPT understanding as to why the possible /proposed change is being considered and any consequences this change would have for the management and protection of historic heritage at Woodlands.

If you have any queries regarding this submission from Heritage New Zealand please contact Carolyn McAlley, on ph. 07 577 4535 in the first instance.

Yours sincerely



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CC Josh Crawshaw, Waikato District Council