

Supplemental Report for a meeting of the Woodlands Reserve Management Plan Hearings Panel to be held in Committee Rooms 1 & 2, District Office, 15 Galileo Street, Ngaruawahia on **THURSDAY, 8 OCTOBER 2020** commencing at **9.30am**.

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CHIEF EXECUTIVE

To	Woodlands Reserve Management Plan Hearings Panel
From	Roger MacCulloch General Manager Service Delivery
Date	30 September 2020
Prepared by	Eric Hamilton Contract Reserves Planner
Reference #	INF Hearing Woodlands Reserve Management Plan
Report Title	Update of Woodlands Estate Historic Reserve Management Plan

I. EXECUTIVE SUMMARY

Council has undertaken the review of Woodlands Estate Historic Reserve Management Plan (RMP) in accordance with section 41 of the Reserves Act 1977 (the Act). This is the first review of the RMP since it was developed and adopted by Council in 1991.

Review of the RMP occurred under section 83 of the Local Government Act 2002 (LGA) – special consultative procedure and involved two-phased public consultation that began in February of 2019 and concluded in July 2020. Submissions to the plan were heard at a public hearing in July 2020.

During deliberations, the Hearings Panel, in consideration of submissions that had been received on the draft RMP, instructed staff to conduct additional consultation with local hapuu and marae, Heritage New Zealand Pouhere Taonga, the Gordonton Woodlands Trust Board and Council Open Spaces and facilities staff. The purpose of this additional consultation was to ensure the plan adequately considered and reflected iwi and community outcomes.

This consultation has now been carried out and minor changes are proposed to the RMP. The Woodlands Reserve Management Plan Hearings Panel Agenda from its meeting of Thursday, 9 July 2020 can be accessed here [200709 Woodlands Hearing Agenda](#).

2. RECOMMENDATION

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

AND THAT the Hearings Panel recommend to the Infrastructure Committee that the updated **Woodlands Estate Historic Reserve Management and Concept**

Plan (Attachments 1 and 2 to the supplemental staff report), with any further amendments recommended by the Hearings Panel, be adopted.

3. BACKGROUND

The first Woodlands Reserve Management Plan was prepared in 1991. This is the first review of this plan and the second of the individual reserve management plans being prepared covering key reserves throughout the district. Woodlands Estate Historic Reserve, is a key historic homestead and garden area used by both local communities and visitors for casual recreation, play, relaxation, and community activities/events.

In early February 2019 public notices were placed in newspapers districtwide and on Council's website calling for suggestions as to what should be included within Woodlands Estate Historic Reserve Management Plan. Feedback was received from five parties and this feedback was collated and included in a draft plan for public consultation.

In September 2019, a draft plan was approved by Council for community consultation. Consultation was undertaken during a two-month period ending mid-December 2019. A total of six submissions were received with 145 submission points for consideration, with four organisations speaking to their submission at a public hearing held on 9 July 2020.

4. DISCUSSION AND ANALYSIS OF OPTIONS

4.1 DISCUSSION

Following the adjournment of the Woodlands Estate Historic RMP hearing on 9 July 2020, the Reserve Planners held further meetings with submitters to the RMP. Discussion at these meetings covered a variety of matters, including proposed development options outlined in a draft concept plan, and requirements of Heritage New Zealand Pouhere Taonga (HNZPT) regarding heritage assessment and general authority requirements.

Discussions are summarised as follows:

- Meeting with HNZPT – Carolyn McAlley and Robyn Byron.
 - Confirming that the reserve to be known as Woodlands Estate Historic Reserve, and for Council to complete the Gazettal of this land to reflect how the land was originally vested.
 - Requirements of Council and the Gordonton Woodlands Trust to undertake a heritage site assessment prior to any structural developments being undertaken.
 - Recommend that Council seek a general authority to cover any landscape development and refurbishments.

- Meeting with Gordonton Woodlands Trust – David Waine and Kirsty Alley.
 - Confirmation of reserve naming – Woodlands Estate Historic Reserve.
 - Discussions around concept plan amendments, particularly with keeping all development within the boundary of the existing reserve area, ensuring that proposed development is achievable within a 10 year time frame for the plan, and maintains and reflects the heritage values of the reserve.

- Re-sitting of the works depot from the centre of the reserve to adjacent to the reserve entrance, to allow development of this area for public access and enjoyment.
- Meeting with Council Open Spaces and facilities operations staff – Jordy Wiggins and Duncan MacDougall.
 - Confirmation of reserve naming and classification.
 - Discussion on concept plan changes, separation of hard and soft landscaping options, alternative access into reserve for operational activities.
 - Recommendation that Council seek a “general authority” from HNZPT in relation to future landscape development.
 - Identification that the Deed of Lease and the MoU between Waikato District Council and the Gordonton Woodlands Trust Board both need to be reviewed and updated, to reflect the operation and management changes that have occurred since the Deed of Lease document was signed in 2013.
- An approach has been made to Hukanui Marae – Ngaati Wairere – to update them on progress made with the consultation of this plan and seeking their input into providing a kupa whakataki (foreword) for this reserve management plan.
- Concept plan updated following hearing recommendations and meetings with the above parties.

5. CONCLUSION

The Woodlands Estate Historic Reserve Management Plan have been prepared in accordance with the Reserves Act, and the public consultation phase has been completed with a hearing on 9 July 2020.

Following the hearing for this RMP, staff have completed additional work which has included further discussions with iwi, hapuu and mana whenua, and amendments to a proposed concept plan at the recommendation of the Hearings Panel.

6. ATTACHMENTS

The following are attached as appendices to this report:

- A1 - Woodlands Estate Historic Reserve Management Plan – Final Copy
- A2 - Woodlands Estate Historic Concept Plan – Final copy (6 Page)
- A3 - Notes from further discussions with submitters
- A4 - Draft Minutes of Infrastructure Hearing Committee held on Wednesday 9 July 2020
- A5 - Table of recommendations for Reserve Management Plan hearing 9 July 2020
- A6 - Woodlands Estate Historic Reserve Management Plan – tracked changes.

AI

**Woodlands Estate Historic
Reserve Management Plan**

Final Copy

Woodlands Estate Historic Reserve Management Plan



October 2020

Reserve Management Plan Process

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

[Insert Forward]

The Waikato District Council acknowledges that the reserve land known as Woodlands Estate Historic Reserve is part of a larger area of land confiscated from local hapu and tangata whenua during the 1863 land wars between the Kiingitanga coalition of chiefs and the British led government.

Through Crown land grants to European settlers, the land was subsequently developed into farmland, with only a small portion of the confiscated land returned to the former Maori owners¹.

Waikato District Council also acknowledges the gift of the farm and homestead land from Irene Riddell to the Presbyterian Support Services in 1983, and the further gifting and transfer of the homestead land and gardens to the Waikato County Council to preserve public access and the heritage features of the homestead and land.

¹ Of the 4,869 sq km of land confiscated, only 1,273 sq km (26%) was returned to Waikato Maori (or as claimed by Waikato-Tainui, to Maori who were not the correct owners). Reference: www.nzhistory.govt.nz/politics/treaty/treaty-in-practice/waikato-tainui

Woodlands Estate Historic Reserve

Key Partners:

Waikato District Council

Gordonton Woodlands Trust Board

Ngati Wairere – Hukanui Marae

Key Stakeholders:

Heritage New Zealand Pouhere Taonga

New Zealand Gardens Trust

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1.0 Introduction

Woodlands Estate Historic Reserve is of significance to European settlers of the Waikato in terms of its historic, heritage, social, natural, and recreation values.

The wider historical context of Woodlands Estate origin and development is the earlier confiscation of the land from Maori – by the Crown, who then on-sold the land to those who developed it into productive farmland.

Situated near the settlement of Gordonton (formerly Hukanui) Woodlands Estate 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 in the 1870's with the surrounding gardens being developed over time.

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

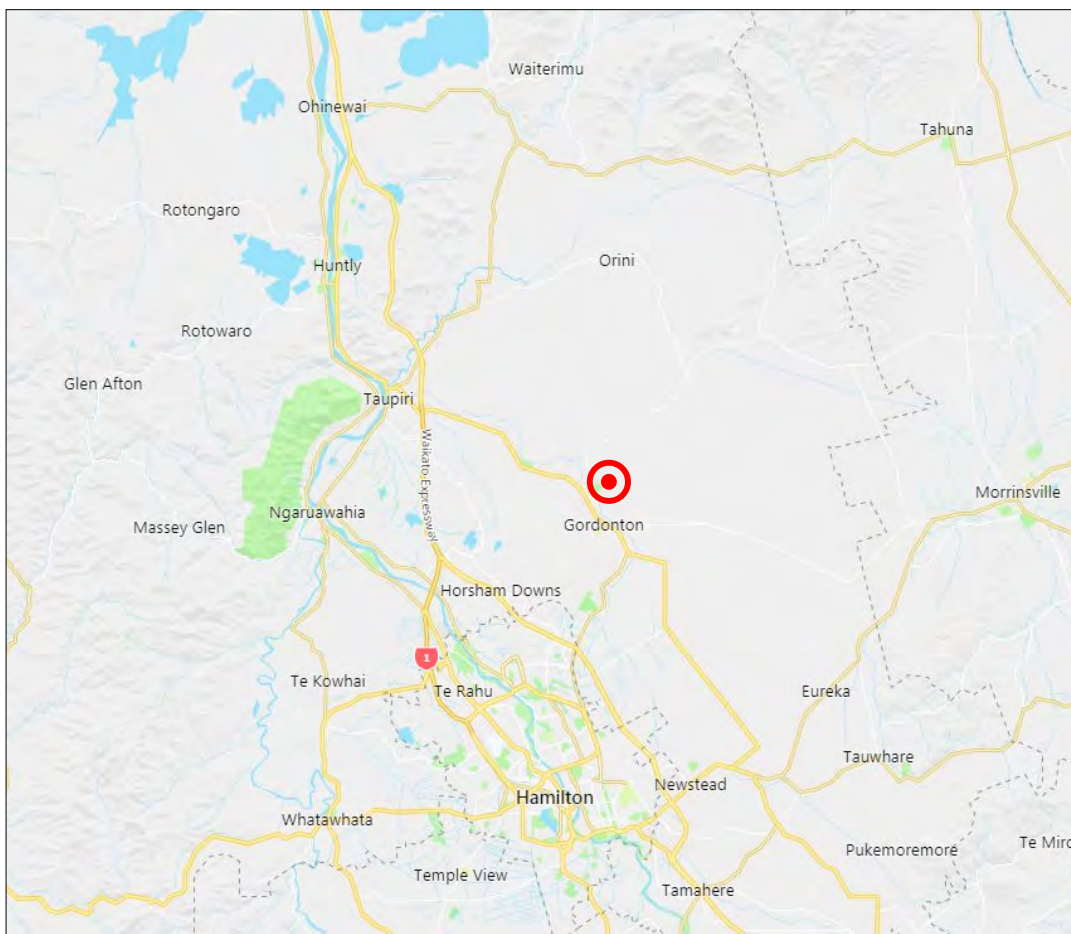
The remnants of the former Woodlands Estate now forms a public reserve managed by the Waikato District Council along with the Gordonton Woodlands Trust Board. The reserve provides recreation opportunities for people to visit the historic homestead and period gardens, and attend events for public or private occasions.

This reserve management plan outlines the management and future direction of this reserve.

2.0 Purpose of this plan

This reserve management plan outlines the Waikato District Council (Councils) and community vision for Woodlands Estate Historic Reserve (Woodlands). The 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 located in a rural setting. This is the second reserve management plan prepared for Woodlands with the first plan being adopted in 1991.



Map 1: Woodlands Estate Historic Reserve location in the Waikato region

The Reserves Act 1977 requires the preparation and review of management plans on a regular basis, as the plans is 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.

This management plan and the Waikato District Council's General Polices Management Plan 2015 are the guiding policy documents for this reserve.

Woodlands Estate Historic Reserve Managemetn Plan_Final_Oct 2020

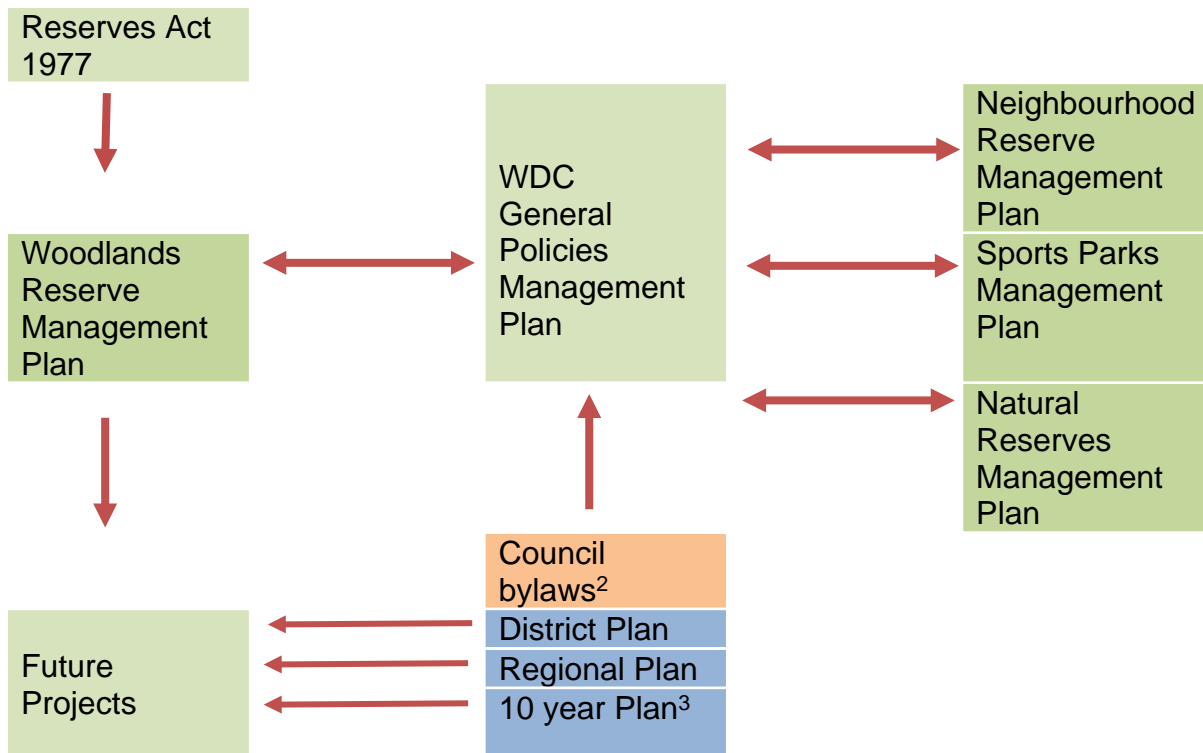
This management plan should be kept under continuous review to ensure that the policies are appropriate and relevant for Woodlands, with a comprehensive review undertaken every five years.

2.1 Relationship with Other Council Documents

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

This reserve management plan is to be read in conjunction with the General Policies Reserves Management Plan and the Woodlands Conservation Plan and Garden Plan.

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 polices contained within this plan, the specific policies will take precedence.



² 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

³ Current Council plans/strategies include: Parks Strategy, Playground Strategy, Toilet Strategy
Woodlands Estate Historic Reserve Management Plan_Final_Oct 2020

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

2.2 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.

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.

2.2.1 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 – Ngati Wairere
- b. **Tauhei Marae – Ngati Wairere**



Woodlands garden area known as The Oaks

2.3 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. 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 reserve management plan.

2.4 Implementation

This reserve 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 reserve 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.

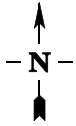
The whole site is a recorded archaeological site (514/283). The requirements of the Heritage New Zealand Pouhere Taonga Act 2014, to obtain an archaeological authority to modify recorded and unrecorded archaeological sites may be applicable to works undertaken at Woodlands. As the entire site is archeologically sensitive it is considered that an Archaeological authority will be sought to cover all works proposed on the site. 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 to undertaking any particular works. Instead it will enable the Council to determine what works should be undertaken when funding becomes available. The information and policies of the Woodlands Conservation Plan should be considered and implemented as part of any proposed works on the Woodlands Estate.

2.5 Legal Status

Woodlands consists of three separate land titles. Two of the titles are vested in Council as historic reserve. A third section of land is held as fee simple, with the intention when this land was purchased (1999) to have it classified as historic reserve.

Council intends to classify and gazette this land as historic reserve.



Map 2 Woodlands with legal land status



Cadastre sourced from
Land Information New
Zealand under CC-By.

Projection: New Zealand
Transverse Mercator
Datum: New Zealand

Print Date: 28/02/2019

3.0 Woodlands Estate

3.1 Historical Significance

Ngati Wairere moved out of the Kirikiriroa / Hamilton area in 1864 during the land wars, where they established a new pa at Hukanui⁴.

Hukanui marae and Tauhei marae are both situated in close proximity to Woodlands. The area is culturally and historically significant to all local tangata whenua. The land provided a food source and links to other mana whenua across the Waikato region.

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

The New Zealand Historic Places Trust describe Woodlands 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 became significant as the headquarters for the company after the sale of the Eureka Station in 1880.

Woodlands is of 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 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.

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.

A greater degree of change has occurred within the grounds over time. The removal of farm buildings and structures and the development of the themed landscaped gardens 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 original estate.

⁴ www.heritagewaikato.org/settlement/Gordonton



Remaining farm building near carpark entrance to homestead

Timeline -

Approx **1300 AD** – Tainui tribes arrived in area and occupied many sites around the Hukanui 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.

This was 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 – Ngati Wairere moved out of the Kirikiriroa (Hamilton) area during the land wars, where they established a new pa at Hukanui

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 to Taupiri in the north.

- 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 the 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



1948 aerial image of Woodlands homestead, gardens and orchard

- 1962** – Don Riddell died.
- 1976** – With no children of their own Irene Riddell made plans for the future of Woodlands. Property was bequeathed to the 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 a yet to be formed Gordonton Woodlands Trust Board.
- 1989** – Woodlands homestead and gardens transferred to Waikato District Council



1990 aerial image of Woodlands homestead, gardens and orchard

- 1990** –The Gordonton Woodlands Trust Board 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 – first Reserve Management Plan completed for Woodlands Historic Reserve
- 1994** – Wedding marque 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 marque.
- 2000** – Land purchase from Presbyterian Support Services of additional 1.4 ha at entrance to park for re-alignment of road, and grounds, and 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.



2017 aerial image of Woodlands homestead and gardens

3.2 Woodlands Uses and Values

What makes Woodlands unique is the heritage features of the house and gardens, 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 countryside (now broken up into small run holdings), used to be a part of the 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 the 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 of Woodlands needs to consider the present use (recreation), and heritage features (cultural and historic) of the reserve. These are identified in the following Goals and Objectives section.



View from the gazebo of Woodlands homestead, surrounding gardens and lake.

4.0 Opportunities and Issues

Woodlands has a range of important heritage, landscaped setting and recreation features that creates opportunities for the development and management of the reserve in the future.

Identified below are some of the main challenges and opportunities that need to be addressed to realise the long term vision for Woodlands.

4.1 Management of Woodlands

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

The homestead, functions complex and café, are managed by the Gordonton Woodlands Trust Board, with members being representatives from local community and business leaders with business, financial, governance and fund raising expertise. The Trust was initially set up to operate the homestead and gardens as self-funding, although Council now provides an operational grant to the Trust to ensure that the Homestead and buildings are maintained.

In 2016 Council took over the maintenance of the grounds and gardens.

4.2 Protecting and showcasing Heritage Features

The significant historic heritage and natural features of Woodlands are evident in the 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.

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 identified historic, physical and cultural values of the Woodlands homestead and the gardens, with guidelines for current and future uses. The conservation plan has established policies to guide the current and future use and development of the historic place. Many of the landscape elements, in particular the establishment of some trees date back to the establishment of the homestead and make a meaningful contribution to the heritage context of the site.

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.

Although 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 Gordonton Woodlands Estate Trust Board have created opportunities for revenue to be earned from the site. This has allowed for re-investment into maintenance and conservation of the built structures and garden features. 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 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 heritage features of the setting.



Area known as the Village Green, providing for picnic space and family oriented activities and events.

4.3 Managing use of the site

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.

Because of the small size of the site, care needs to be taken to ensure that the heritage features are not compromised by the 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 the historic heritage features of the reserve.

4.4 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 Whitiakahu 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. 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.

5.0 Management Objectives and Policies

The vision for Woodlands Estate is:

***To maintain the homestead and garden,
being a historic house and a garden of significance
that brings meaning and beauty,
recognises and conserves its unique heritage,
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 Estate. This section should be read in conjunction and cross referenced with the General Policies Reserve Management Plan and the Conservation Plan and its policies.



The roadway entrance to the homestead.

Objective 1 – Historical Significance

To conserve and maintain the historical significance of Woodlands Estate.

Policies

Heritage Features

1. Protect the heritage values of Woodlands through:
 - 1.1 Ensuring all new structures and buildings do not detract from the heritage features and values of the reserve and are consistent with an updated conservation plan.
 - 1.2 Ensuring new structures do not detract from the heritage features of the reserve and are consistent with reference to policies of the Conservation Plan.
 - 1.3 New proposals for grounds, structures, buildings and activities will require a heritage impact assessment to be undertaken and considered by appropriately qualified persons with recommendations to decision makers.
2. Maintain the gardens to ensure their significant heritage features 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 Woodlands reserve.

Conservation Plan

4. Ensure reference is made to the Conservation Plan to address the whole of the reserve, recognising the heritage values of the location, including recommendations for;
 - 4.1 Significant views to the primary elevations of the house should be maintained, as should the landscape setting of the house.
 - 4.2 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 features of the house and its surrounds, and should be located so as to minimise visual or physical intrusion.
 - 4.3 Maintaining garden as heritage setting for the homestead.

Historic Trees

5. All historic and notable trees shall be protected and management to recognise their role as historic and landscape features.
6. 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.



One of many mature Oaks in the Woodlands garden area.

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 and their inter-relationship 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, so there are many layers that contribute historically to the values currently associated with it, and has changed from what was originally planted in the 1880's. The significant and identified trees and shrubs will be protected and incorporated into aspects of any interpretive (explanation) of past use of the site.

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 the Woodlands estate.



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 features.

[This section should be read in conjunction with the General Policies Reserve Management Plan and Conservation Plan].

Policies

Public Access and Use

8. Encourage public use consistent with the objective of preserving the historic and landscape features of the reserve
9. Encourage public access to, and enjoyment of, Woodlands historic homestead, and gardens ;
 - 9.1 Allow and facilitate controlled public access and use within a level that maintains and does not impact or detract from the heritage features and character of the property,
 - 9.2 Provide for recreation opportunities which do not conflict with the heritage features or identified 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 features of the homestead and its surrounds,
 - 13.2 Are at a scale appropriate to the reserve and heritage setting.
14. Take appropriate precautions to avoid effects on archaeological values while providing 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.
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).



Function centre area beside Woodlands homestead

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 features 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 opening hours, may require additional staffing to manage. Where temporary events are proposed, or the use of temporary structures are required, the prior written permission of Council must be obtained.

For example marquees bigger than 99m² 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 in part. With referral to other possible activities, reference needs to be made to the General Policies Reserve Management Plan document. New development identified in the Concept plan may require further assessment with regard to any impacts on the heritage features of Woodlands.

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 and Conservation Plan].

Policies

Community Activities

19. Enable opportunities for the local community to become engaged in maintaining the gardens and bush area of Woodlands Estate through guided volunteer programmes / friend's group and/or other similar support networks.

20. Allow for the opportunity of sponsorship and donations to the Woodlands estate where they align with the heritage values and 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 reserve.

22. Individual commercial operations including leases and licenses must be endorsed by the Gordonton Woodlands Trust Board and be pursuant to Section 58A of the Reserve Management Act, 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 the heritage features.

[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 organised games will be subject to a booking process through the Gordonton Woodlands Trust Board
- 23.2 Any cricket games of a district wide level will require approval by the Gordonton Woodlands 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, or the heritage features of the place.



Cricket pitch with café located on edge of the oval

Explanation

Woodlands was initially set up to be self-supporting, with the Gordonton Woodlands Trust Board 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 Gordonton Woodlands Trust Board.

The acknowledgment of sponsorship and donations shall be discreet and shall not detract from the historic and cultural setting of the reserve.

Objective 4 – Woodlands Trust

To ensure the Gordonton Woodlands Trust Board develop maintain and manage Woodlands in such a manner that the historic and aesthetic values of the house and site be preserved and that public access and enjoyment encouraged.

[This section should be read in conjunction with the General Policies Reserve Management Plan and Conservation Plan].

Policies

Gordonton Woodlands Trust Board Role

26. Ensure the maintenance and management of the buildings is in keeping with the Conservation Plan, the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage value (revised 2010) and heritage best practice.
27. Develop a financial strategy to generate funding, including to capture the receipt of financial aid to further Woodlands and the Trusts objectives and future development.
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.
29. Ensure the ongoing conservation, repair and maintenance of the homestead.
30. Insure the homestead and buildings including contents against loss or damage by fire or any other means.
31. Develop and ensure a risk management plan is in place.
32. Discharge out of income or capital all outgoings properly payable by the property in respect of buildings.
33. Report yearly as required to the Council as to the conduct, funds received, funds spent and any other matters as required in the Trusts management of the property.

Agreements Between Waikato District Council and Gordonton Woodlands Trust

34. Review and update any agreements between the Council and the Trust to ensure that these are relevant, reflect changing circumstances, roles and responsibilities.

Explanation

The Gordonton Woodlands Trust Board 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 heritage values associated with Woodlands, and the ongoing future of Woodlands.

The Trust also has the objective to raise money to manage the property, to maintain 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 Gordonton Woodlands Trust Board 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 with key stakeholders to ensure the ongoing development of Woodlands, whilst maintaining its heritage features and providing a safe and enjoyable recreation reserve for visitors.

[This section should be read in conjunction with the General Policies Reserve Management Plan and Conservation Plan].

Concept Plan

35. A concept plan (refer Appendix 4) outlines the proposed enhancement of the reserve. This has been prepared with input from mana whenua (Ngati Wairere – Hukanui Marae), trust board, communities of interest, HNZPT and heritage and conservation landscape professionals including consideration of:
 - a. Improved public access, including layout of paths and tracks.
 - b. Improved parking layout options for cars and buses.
 - c. Develop improved access through the reserve from carparks to homestead.
 - d. Develop provision of additional public toilets away from homestead and café precincts (ideally in North-East area).
 - e. Development of a heritage themed children’s playground that enhances family use of Woodlands.
 - f. Investigate relocation of the workshop and storage areas.
 - g. Development of garden plant collections that provide public interest.
 - h. Development of garden features that reflect heritage values and have public appeal.
 - i. Undertake a feasibility study for the development of a heritage archive facility and homestead office to be built alongside the homestead.

Partnerships

36. Council will work collaboratively with Waikato-Tainui, Ngati Wairere, Gordonton 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.
37. Work alongside Mana Whenua – Ngati Wairere to understand their desires for Woodlands.
38. Engage with stakeholders to ensure any proposed development will meet the needs of the community and visitors.
39. 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 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.

In 1991, a concept plan outlined the future proposed development of the reserve, based on a ‘Turn of the Century’ theme. The aim was 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 available historical planting was needed to provide a context for proposed new 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.

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. Parking has to be balanced with maintaining heritage setting and values.



The existing workshop and storage area restricts public flow from the carpark and into the gardens - relocation of these buildings 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 are 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. The design and location of any playground and associated structures will have to be carefully considered for their impact on heritage values, including the homestead.

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. New paths should be kept to a minimum. The materials of any new paths should reflect existing information relating to the historical landscape, design, and avoid any archaeological remains.

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.

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

6.0 Implementation

Council will seek to implement this management plan through;

- working with Gordonton Woodlands Trust,
- working with local community groups to develop and maintain the area,
- seeking funding from external sources for capital development works.

This management plan identifies developments that may occur but they do not commit Council to undertake any specific works. This implementation will require advice and direction from heritage professionals to ensure the protection and retention of heritage features.

Council will allocate funds as it considers appropriate through the Annual and Long Term 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.



Reconfiguration of the carpark will provide for more structured parking particularly during high use periods.

Appendix 1 – Legal Descriptions

Woodlands

LOT 1 DPS 62416

LOT 1 DPS 48035

Vested as HISTORICAL RES

LOT 1 DPS 85485

Held in Fee Simple

Appendix 2 - Heritage New Zealand Historic Place Listings

Woodlands Homestead - HNZPT Listing 155, Category 1



Woodlands homestead built in the 1870's

Appendix 3 – Roles and Responsibilities of Council and Gordonton Woodlands Trust

Waikato District Council

Owner of historic property known as Woodlands Estate Historic Reserve

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

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

Maintenance of Woodlands grounds: including garden staff and garden 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 Gordonton Woodlands Trust Board to support the public use and enjoyment of Woodlands.

Gordonton Woodlands Trust Board

Lessee of historic property known as Woodlands Estate Historic Reserve

Sustain a Trust board to develop, maintain and manage Woodlands Estate

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, internal fittings

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

Through the review of this reserve management plan, the Council and the Woodlands Trust sought public feedback and input into a concept plan that was developed for Woodlands Estate.

This concept built on the previous plan for Woodlands, where Peter Searle a nationally recognised landscape architect, designed a setting befitting to a European homestead and heritage of the site based on a “turn of the century” theme.

The concept plan outlines the desired development / upgrades proposed for Woodlands. It should be noted that any development is subject to funding being available for the particular project.

Short term projects: undertaken 1-3 years (as from 2020/21 financial year)
Medium term projects: undertaken in 4-7 years
Long term projects: undertaken in 8-12 years

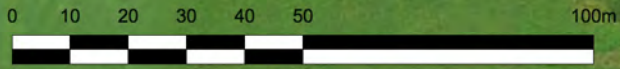
The concept plan identifies works in two parts; hard development where structures and surfaces are proposed or to be renewed, and soft development including garden and lawn refurbishments and improvements.

Please refer to the concept plan for full details.

A2

**Woodlands Estate Historic
Concept Plan**

Final Copy



October 2020

Woodlands Estate – Landscape Development Plan

Proposed Structural Developments

1. Homestead (Priority: Short Term)

- 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

2. Music Lawn (Priority: Medium Term)

- 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 (Priority: Medium Term)

- 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 (Priority: Short Term)

- New car parking area to maximise parking opportunities and provide logical layout
- 132 car parks and 8 campervan parks
- Bus parking
- 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. Café at Woodlands (Priority: Medium Term)

- Review provision of pavilion structure, and new covered outdoor dining area that does not encroach onto cricket oval or north of existing facility
- Cricket oval viewing area on grassed bank
- Pedestrian access path to Homestead and Function Centre
- Raised kitchen garden in lawn – south side of cafe
- Informal seating on lawn – bean bags, deck chairs, picnic rugs
- Remove existing play structures below trees
- Dedicated screened bin storage area
- New car parking area with disabled spaces

6. Cricket Oval

- Retain cricket oval for social and junior cricket games, plus events and other activities
- Retention of cricket nets

7. Children's Playground (Priority: Short Term)

- Remove gardeners' depot and buildings – to be relocated to north-western part of reserve
- Car park removed between depot and café and grass reinstated
- New children's playground – equipment for multi-age groups
- Review utilisation of tractor shed for shelter or old farm machinery display

8. Village Green (Priority: Medium Term)

- Develop heritage structure for performances and ceremonies

9. Village Green Heritage Area (Priority: Long Term)

- Future development of village shops / themed heritage area

10. Water Wheel and Pump

- Water wheel and pump retained

11. Jetty (Priority: Long Term)

- New jetty on lake edge
- Provides connection to water and photo opportunities

12. Plant Storage / Alternative Workshop Site (Priority: Short Term)

- Plant storage / compost area. Alternative location for gardeners depot (16) from proposed playground location (7) subject to feasibility study

13. The Oaks (Priority: Medium Term)

- Proposed public toilet with green wall and roof – either in The Oaks or Homestead Garden
- All weather tracks with link to entry road to be established

14. Munro Lookout

- Munro Lookout retained

15. The Lakes (Priority: Medium Term)

- Review options to improve water quality in lake area

16. Gardeners' Depot (Priority: Short Term)

- Relocate gardeners' depot from proposed playground location (7) to adjacent to entrance area beside estate house, subject to feasibility study
- Vehicular access off house driveway

Proposed Landscape Development / Upgrades

A. Homestead Garden and Orchard (Priority: Long Term)

- New themed garden area to provide a representation of a homestead vegetable garden with fruit trees – change of use of area previously utilised for composting, storage and rubbish
- Specimen tree planting, lawns and new garden bed

B. Village Green (Priority: Medium Term)

- Extended and enlarged oval lawn area with peripheral path
- Picnic lawn and ceremony space

C. The Oaks (Priority: Short Term)

- Level and re-sow with shade tolerant grass
- Thinning and crown lifting to allow additional light
- Pedestrian access path beneath trees
- Retain swing for photo shoots

D. Lake and Pond Margins (Priority: Medium Term)

- Refurbishment of lake and pond margins with trees, ferns shrubs, perennials, bulbs and groundcovers for seasonal interest (*refer to Heritage Gardener's report*)
- Mass plant beside western Monet Bridge to fill open gaps for safety

E. Woodland Garden (Priority: Short Term)

- 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 all weather access, prams and less abled persons

F. Theatre – Long Lawn (Priority: Short Term)

- Lawn relevelled and re-grassed with mixed fescue/ryegrass lawn grass

G. Secret Garden (Priority: Short Term)

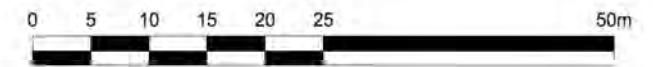
- Retain Totara hedge
- Remove diseased Buxus hedge and replace with suitable low hedge species

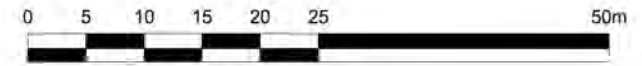
H. The Wild Garden (Priority: Medium Term)

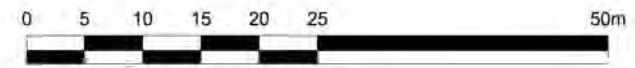
- Refurbishment of garden area with shrubs, perennials, bulbs and groundcovers for seasonal interest (*refer to Heritage Gardener's report*)
- Formative pruning of trees and shrubs

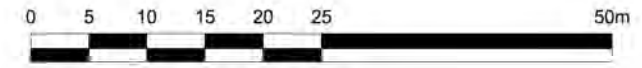
Signage (Priority: Ongoing)

- Implementation of integrated wayfinding and information signage and plant species









A3

Notes from further discussions with submitters

Woodlands Reserve Management Plan and Concept Plan Hearing Update – September 2020

There was considerable deliberations by the hearings panel with reference to the proposed reserve classification and proposed development plan. Plus around the naming of the reserve, with their preference being “Woodlands Estate Historic Reserve”

- Outcome: Support from HNZPT, Woodlands Trust, Waikato District Council Staff

The hearings panel has requested that Council undertake discussions with HNZPT and Woodlands Trust to;

- A. establish a clearly defined position in relation to reserve classification
- B. outline any heritage and associated process requirements (in relation to any proposed development and maintenance activities)
- C. outline proposed amendments to the draft concept plan - development / maintenance plan, including timeframe and requirements
- D. Trust MoU to be updated to reflect changes in management and operation of homestead and grounds by Woodlands Trust and Waikato District Council

Below is an update on each of these points

- A. Reserve Classification to be **historic reserve**. Council to undertake gazettal process as required under the Reserves Act
 - i. this fits to the original intention of the land and purpose of the reserve
 - ii. this provides a clear definition of how the land is to be managed
 - iii. the proposed development / maintenance plan contributes to a long term (up to 10 years) vision for the reserve

- Outcome: support from HNZPT, Woodlands Trust, Waikato DC staff

- B. Heritage process requirements – seek agreement with HNZPT as to;
 - i. what maintenance works can be undertaken without any heritage assessment, particularly around garden amendments / upgrades (noting that the majority of the grounds have undergone considerable change since the Peter Serl
 - ii. what works can be undertaken through an overall site assessment
 - iii. how they (HNZPT) be included in development

- Outcome: Council to undertake an Archaeological site assessment of Woodlands estate with reference to heritage features including the homestead and landscape, to:
 - A. identify landscape and minor works that can be undertaken through a general authority

- B. identify structural works that can be undertaken through a general authority
- C. identify structural works where archaeological / heritage assessment is required

- Outcome: accepted by Woodlands Trust – noted their requirements to have an archaeological assessment for structural works
- Outcome: accept by Waikato DC staff – noting the need to undertake a general site authority

C. Amendments to the draft concept plan

- i. Hearings Panel recommended what was retained / amended / excluded from the plan
- ii. clear separation of hard works (structures / buildings / surfaces) and soft works (landscaping / garden upgrades or changes)
- iii. provide an indicative timeline for when different parts of the concept expect to be undertaken

- Outcome: support from HNZPT, Woodlands Trust, Waikato DC staff
- Note: minor amendments from all parties

Note:

1. Once discussions have been completed an updated Concept plan is to be completed for the RMP
2. With reference to the Tables below - Refer to the numbers on the draft concept plan.
3. The first table provides details with regards to hard development where structures and surfaces are proposed.
4. The second table outlines soft development including garden and lawn refurbishments, plus features that are being retained.
5. Time frames
 - a. short term 1-3 years,
 - b. medium term 4-8 years,
 - c. long term 8+ years
6. Some of these projects have important linkages, i.e. removal of the Gardeners depot – affects most development projects

In a short summary, the Hearing Panel recommended the following:

I. Excluded / Declined:

- a. Carriage house with accommodation – due to funding
- b. Victorian glass house – not appropriate to the heritage features of the house / period / setting / or to a working farm homestead. This is more suited to a gentry estate
- c. Additional carparking (outside of boundary) – due to funding
- d. Reconfiguration of farm stock race (outside of boundary) – due to carpark not occurring

II. Change to plan - accepted

- a. Workshop to be configured near entrance of Woodlands subject to feasibility study

III. Table 1: Desired Structural Development / Upgrades

Map No.	New No.	Proposal / Details	Timeframe	Cost / Funding - Est	NZHPT requirements	Woodlands Trust	Waikato DC
13		Gardeners Depot (a) Remove buildings and relocate away from centre of Woodlands to alternative location near road entrance (b) NE corner of Woodlands as alternative	Short term Key priority	Council Est - \$450k (a) - C (b) - C	Archaeological opinion of site	Accept Subject to feasibility study, If (a) above is not feasible, consider option in NE corner as alternative	Accept NZHPT and WT
4		Car park (a) Redevelop main carpark to maximise parking opportunities and provide logical layout, retention of existing large trees (b) Link to homestead and	Short	Council / Trust Est - \$700k (a-e) – C & T	Archaeological assessment of site	Accept subject to funding. Note that carpark reconfiguration needs to accommodate maximum	Preference for this to be developed ahead of playground

Map No.	New No.	Proposal / Details	Timeframe	Cost / Funding - Est	NZHPT requirements	Woodlands Trust	Waikato DC
		<p>function centre</p> <p>(c) New portico entrance feature as entrance to homestead and function centre</p> <p>(d) Bus drop off and collection area</p> <p>(e) New Café car parking with disabled parking spaces</p>				number of vehicles	
1A		<p>Homestead Access</p> <p>(a) New paved access from carpark</p> <p>(b) Review vehicle access from carpark and main drive</p> <p>(c) Pedestrian access path to homestead</p>	Short Medium	Council / Trust Est - incl in carpark cost above (a-c) C & T	Archaeological assessment of site	Accept	Change from med to short – link in with carpark re-development
7		<p>Children's Playground</p> <p>(a) New heritage all ages children's playground</p> <p>(b) Adjacent car park removed – temporary alignment of café carpark</p>	Short-med term	Council Est - \$400k (a – b) C	Archaeological assessment of site	Prefer no further away than former gardeners depot site	Preference for this to become a short-medium term project, after carpark re-development
1B		<p>Woodlands homestead extension</p> <p>(a) Develop information / education centre, archival storage, office / reception and shop.</p> <p>(b) Additional storage for homestead and function</p>	Long Short term	Trust / External Est - \$600k (a-b) T	Archaeological assessment of site, heritage impact assessment, review of Conservation plan	Trust requested that this be amended from Long term to short term. They have feasibility and part funding	Accept in part - Council yet to review feasibility study and other associated reports, and approve plans

Map No.	New No.	Proposal / Details	Timeframe	Cost / Funding - Est	NZHPT requirements	Woodlands Trust	Waikato DC
		centre					
17A		Review options to assist with lake water quality	Short	Council / Trust Est - \$20k	Archaeological opinion of site	Split - move feasibility to short term, functions to med	This work is already being undertaken with use of sprinklers. Note: water runoff from adjacent land
3		Homestead and Function Centre Service area (a) Improved screen access to rear of facility for services and provision delivery (b) Vehicle access via grass cell pavers from access drive	Med	Trust / External Est - \$20k (a-b) T	Archaeological assessment of site	Accept	Accept - link to Woodlands Homestead extension
2		Music Lawn (a) Access for food cart/truck (b) Path to Wild Garden - realignment with main doors (c) Restyling of roof of Summer House to match Homestead (d) Provision of outdoor lighting	Med	Trust / External Est - \$60k (a) C & T (b) C & T (c) T (d) T	Archaeological assessment of site	Accept Need to ensure that new wall allows for food cart access	Accept
5		Café at Woodlands (a) Remove existing play structures (b) Review provision of Pavilion Structure versus	Med	Trust / External Est - \$50k (a) C (b) T (c) T	Archaeological assessment of site	Accept	

Map No.	New No.	Proposal / Details	Timeframe	Cost / Funding - Est	NZHPT requirements	Woodlands Trust	Waikato DC
		<p>new covered outdoor dining and event area, that does not encroach onto cricket oval or north of existing facility.</p> <p>(c) Raised kitchen garden in lawn</p> <p>(d) Dedicated screen bin storage area</p>		(d) T			
14A		<p>The Oaks</p> <p>(a) New toilet with green walls / roof (double unisex toilet with wastewater system)</p> <p>(b) Pedestrian path beneath trees, with track link to main access drive for public and operational access</p>	Med	<p>Council / Trust Est - \$300k</p> <p>(a) C & T</p> <p>(b) C</p>	Archaeological assessment of site	Accept	Accept in part – toilet – feasibility study, suggest adjacent to playground
8A		Village Green Heritage structure for performances and ceremonies	Med	<p>Trust / External Est - \$80k</p> <p>(a) T</p>	Archaeological assessment of site	Accept	
17A		<p>Operational activity based on feasibility study on of lake to assist with water quality</p> <p>Review of dredging options for the lake – Waikato RC – check consents</p>	Short-med	<p>Council / Trust Est - \$100k</p>	Archaeological opinion of site	Accept in part – split between feasibility and activity	No feasibility required. Water will always have poor water quality – run-off from adjacent farm. Either water aeration or water circulation.
10A		Jetty	Long term	Council / Trust	Archaeological	Accept	Accept – note full

Map No.	New No.	Proposal / Details	Timeframe	Cost / Funding - Est	NZHPT requirements	Woodlands Trust	Waikato DC
		(a) New jetty on lake edge (b) Provide connection to water		Est - \$140k (a) C & T	opinion of site		engineering report required
8B		Village Green Future development of Village shops/ themed heritage area	Long term	Trust / External Est - \$600k (a) T	Archaeological assessment of site, heritage impact assessment	Accept	Accept – noting that actual location is not yet defined.
6		Cricket Oval Increase in size from 100m to 120m diameter	Long term	Council / Trust Est \$80k	Archaeological assessment of site	Accept – low priority	Suggest removal from list.

Est - \$3.5m

IV. Table 2: Landscape Development/Upgrades – Operational

No	Map No.	Proposal / Details	Priority	Cost / Funding	NZHPT requirements	Woodlands Trust	Waikato DC
	11	Homestead Orchard Garden (formerly McGregors Garden) New themed garden and lawn to area previously utilised for composting, storage and rubbish Specimen tree planting, lawns and new garden bed	Long	Est \$25k	Archaeological opinion of site	Change from short to long term	Accept change to long term
	8C	Village Green Removal of hedge Extension of oval lawn with peripheral path	Medium	Est \$15k	Archaeological opinion of site	Confirm which hedge to remove	Review this through feasibility site plan
	14B	The Oaks Level ground and re-sow with shade tolerant grass Thinning and crown lifting to allow additional light Retain swing for photo opportunities	Short	Est \$20k	Archaeological opinion of site	Change from medium to short term	Agree, noting H&S requirements for swing
	17B	Lake and Pond Margins Refurbishment of lake margins with trees, ferns, shrubs, bulbs and ground covers for seasonal interest (refer to Heritage Garden report) Mass plantings where required to fill in gaps	Medium	Est \$25k	Archaeological opinion of site	Agree	Agree
	18	Woodland Garden Refurbishment of garden	Short	Est \$20k	Archaeological opinion of site	Change from medium to	Agree – noting that

No	Map No.	Proposal / Details	Priority	Cost / Funding	NZHPT requirements	Woodlands Trust	Waikato DC
		areas with shrubs, perennials, bulbs and groundcovers for seasonal interest (refer to Heritage Garden report) Formative pruning of trees and shrubs Pyramidal ornamental frames for woodland type climbing plants Paths realignment / improvement for all weather access.				short term	this is on-going
	19	Theatre / Long Lawn Continuation of establishment of English Beech hedge Lawn leveled and re-grassed with mixed fescue/rye grass	Short	Est \$10k	Archaeological opinion of site	Accept	Accept
	20	Secret Garden Retain Totara hedge Remove diseased Buxus hedge and replace with suitable low hedge species	Short	Est \$5k	Archaeological opinion of site	Accept	Accept
	21	Wild Garden Refurbishment of garden areas with shrubs, perennials, bulbs and groundcovers for seasonal interest (refer to Heritage Garden report) Formative pruning of trees and shrubs	Medium	Est \$20k	Archaeological opinion of site	Accept	Accept
	9	Water Wheel and Pump Retain			Nil		No change

No	Map No.	Proposal / Details	Priority	Cost / Funding	NZHPT requirements	Woodlands Trust	Waikato DC
	16	Munro lookout Retain			Nil	Accept	No change

Est \$140k

A4

**Draft Minutes of Infrastructure
Hearing Committee held on
Wednesday, 9 July 2020**

MINUTES for a Hearing by the Infrastructure Committee to hear submissions and make recommendations on the Draft Woodlands Estate Reserve Management Plan and Concept Plan to be held in the Council Chambers, District Office, 15 Galileo Street, Ngaruawahia on **THURSDAY, 9 JULY 2020** commencing at **9.30am**.

Present:

Cr EM Patterson
Cr NMD Smith
Ms L Te Aho

Attending:

Mr D Waine (Gordonton Woodlands Trust)
Ms K Alley (Gordonton Woodlands Trust)
Ms K Wilson (Prof's@Woodlands)
Ms C McAlley (Senior Planner, NZ Historic Places Trust)
Ms R Byron (Conservation Architect, Heritage New Zealand)
Mr John Bridgeman

Mr J Crashaw (Reserves Planner)
Mr E Hamilton (Contract Reserves Planner)
Ms S Solomon (Corporate Planner)
Mr D MacDougall (Open Spaces Team Leader)
Ms J Wiggins (Community Venues and Events Team Leader)
Mrs LM Wainwright (Committee Secretary)

APPOINTMENT OF CHAIRPERSON FOR THIS MEETING

Resolved: (Cr Patterson/Ms Te Aho)

THAT the Infrastructure Hearings Panel appoints Cr Smith as Chairperson for this meeting.

CARRIED

INFHE2007/

APOLOGIES AND LEAVE OF ABSENCE

All members were present.

CONFIRMATION OF STATUS OF AGENDA ITEMS

Resolved: (Cr Smith/Ms Te Aho)

THAT the agenda for a hearing of the Infrastructure Committee held on Thursday, 9 July 2020 be confirmed and all items therein be considered in open meeting.

CARRIED

INFHE2007/

DISCLOSURES OF INTEREST

Cr Smith noted he is the Chairperson of the District Licencing Committee.

REPORT

Hearing of Submissions on the draft Woodlands Estate Reserve Management Plan and Concept Plan
Agenda Item 4

The Chairperson summarised the process for the hearing.

Resolved: (Cr Smith/Ms Te Aho)

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**.

CARRIED

INFHE2007/

The following submissions were presented, and submitters responded to questions from the Committee:

Ms McAlley and Ms Byron on behalf of Heritage New Zealand (Submission No. 6)

The following matters were raised:

- Concern was raised that the concept plan may be wanting to include a number of developments to the site which would have an accumulative effect to the historic nature and values of the site.
- Reduced level of development at Woodlands to ensure heritage remains.

- When considering new structures within Woodland's grounds, guidance should be taken from the policies in the Conservation Plan Policy. The new structures to be sympathetic to the heritage quality of the house and surrounds.
- Carparking is a concern.
- New buildings and structures must remain relative to the scale of the house. There should be no significant additions to the house.
- The interest of Heritage New Zealand is to ensure that any concepts that are adopted and planned for the future would be considered in accordance with the policies in the Conservation Plan which directs future thinking.

Gordonton Woodlands Trust – Mr Waine and Ms Alley (Submission No. 1)

The following matters were raised:

- Woodlands is viewed as a destination and pioneer fun days are targeted towards the historical nature of Woodlands Estate.
- Relocation of the gardener's depot – this is currently a tractor shed.
- The intention is to have all facets of a functioning working farm eg. baker, farrier on the site. Visitors would be able to see what these looked like.
- Band rotunda - remove the wording and substitute with Village Green.
- Further carparking is required before any further development is carried out. Protection of the site would be required.
- The Trust wishes to become cost neutral to Council while maintaining the historical nature of the property.
- Desire is to maintain the historical nature of the estate and to promote it as a destination in the Waikato district.
- Management of the homestead and grounds also needs to take into account the wider impacts of the reserve, including water quality which is currently a concern.
- Minimise the impact of the Estate grounds.
- Development of the currently sits with council. Heritage vegetables would be planted.

The meeting adjourned at 10.38am and resumed at 10.56am.

Ms Wilson on behalf of Profs@Woodlands (Submission No. 2)

The following matters were raised:

- Any development would need to take into consideration the enforcement of the Liquor License for the café.
- Results from a survey carried out by the café, showed that parents and grandparents want to come to the café to eat, drink and supervise the children playing. Location of any playgrounds is key to this.
- The café had invested in toys and games.
- The café disagrees with removing “Profs@Woodlands” from the plan as this is a brand and removal would damage this.
- The café agrees with an all ages playground.
- The former Te Rapa Bowling Club had been moved to the Woodlands site and sympathetically remodelled.
- Clarification on Ms Wilson owing the café and her chairing the Trust.
- Bridal accommodation at the carriage house.
- The café has control over oval bookings for cricket matches.

Mr Bridgeman raised the following matter:

- 1.2.1 Waikato-Tainui Hapu Agreements – Include Ngaati Wairere and Tauhei Marae.

Mr MacDougall & Ms Wiggins on behalf of Waikato District Council (Submission No. 5)

The following matters were raised:

- Better alignment with bookings is required between Waikato District Council and Woodlands Estate. A management plan is required for functions/events to ensure health & safety standards are met.
- Clarification is required on the proposed new carpark. Retaining the existing large trees is required along with succession planning of trees. Retention of notable and mature trees is required under the concept plan.
- Waikato District Council does not support shops on the Village Green. Concern is the over development of Woodlands.

- The concept plan is not final and changes can be made.
- Waikato District Council supports the development of an historic vegetable garden.
- Waikato District Council does not support a playground next to the café as it implies ownership by the café and would detract people from moving through the reserve. Support for the playground location at 7 on the plan.

DELIBERATIONS

After hearing the submissions, the Committee discussed the draft plan and concept plan. The panel held discussions on the following matters:

- The focus must be on the historic value of the property and would be reflected through the concept plan.
- The issues raised by Heritage New Zealand in relation to classification is to be discussed with the submitters and a response is due back to panel by 9 September 2020.
- Include Tauhei Marae in the consultation process.

Action:

Waikato District Council, as a submitter, to advise the panel of wording for health & safety matters pertaining to event management and the playground.

- A health & safety plan must be in place for any events. Woodlands are required to be on board with the plan.

Health & safety to be restated in the roles and responsibilities of Council and Woodlands Trust.

MoU to be prepared as Trust Deed is out of date.

The use historic reserve throughout document is required.

The meeting adjourned at 12.31pm and resumed at 12.56pm.

The Submissions with Staff Comments (Appendix 2) was discussed and the following comments made by the panel:

Submission No	Comment
1	Accept
2	Accept
3	Panel supports using the word “sustain”
4	No decision
5	Reserves Planner and Contract Reserves Planner to come back to the panel with comments
6	Remove wording “band rotunda”. Wording to be contextual to the development of the Village Green
7	Accept
8	Further discussion to be held
9	Further discussion to be held
10	Further discussion to be held
11	Further discussion to be held
12	The panel supports the idea of a playground. Any modifications/additions must have an historical focus. Area 7 is the correct place for the playground.
13	Not required
14	Further discussion to be held
15	Accept
16	Accept
17	Operational issue not a policy decision
18	Further discussion to be held
19	Panel accepts the plan in part
20	Operational issue
21	Panel accepts a period vegetable garden
22	Accept
23	Correct name is covered space not pavilion
24	Accept
25	Further discussion to be held
26, 27, 28 & 29	Accept
30	Panel supports a review between the Trust and Waikato District Council
31	Accept
32	Accept
33	Accept
34	Accept
35	Accept
36	Balance of green space with structures in required. Accommodation would be an issue – panel does not support.
37, 38	Accept
39	Accept
40	Ability to remove/relocate the gardner’s depot be left open
41	Accept
42, 43	Panel does not support additional land acquisition

43, 44 & 45	Already dealt with
46 – 116	Accept
117	Reserves Planner and Contract Reserves Planner to come back to the panel with wording on impact assessment
119-121	Accept
122	Wording to be added “to have regard to but not necessarily give effect to”
123 – 129	Accept
130	No longer a concern
131 – 145	Reserves Planner and Contract Reserves Planner to come back to the panel with overarching principles

The meeting adjourned at 1.50pm and resumed on * at *

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.

There being no further business the meeting was declared closed at *.

Minutes approved and confirmed this day of 2020.

*
CHAIRPERSON

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Table of Recommendations for Reserve Management Plan Hearing 9 July 2020

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"> 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"	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"> 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" 	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 Features 1. 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- <u>and are 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> acknowledging 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</u> acknowledging 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"</u> {CP Policy 7.2}	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 there they are assessed or diseased beyond remediation.</u> 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."	Accept in part	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. 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 camping17.2 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 ⁴¹ 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

A6

Woodlands Estate Historic Reserve Management Plan – tracked changes

Woodlands Estate Historic Reserve Management Plan



October 2020

Reserve Management Plan Process

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

[Insert Forward]

The Waikato District Council acknowledges that the reserve land known as Woodlands Estate Historic Reserve is part of a larger area of land confiscated from local hapu and tangata whenua during the 1863 land wars between the Kiingitanga coalition of chiefs and the British led government.

Through Crown land grants to European settlers, the land was subsequently developed into farmland, with only a small portion of the confiscated land returned to the former Maori owners¹.

Waikato District Council also acknowledges the gift of the farm and homestead land from Irene Riddell to the Presbyterian Support Services in 1983, and the further gifting and transfer of the homestead land and gardens to the Waikato County Council to preserve public access and the heritage features of the homestead and land.

¹ Of the 4,869 sq km of land confiscated, only 1,273 sq km (26%) was returned to Waikato Maori (or as claimed by Waikato-Tainui, to Maori who were not the correct owners). Reference: www.nzhistory.govt.nz/politics/treaty/treaty-in-practice/waikato-tainui

Woodlands Estate Historic Reserve

Key Partners:

Waikato District Council

Gordonton Woodlands Trust Board

Ngati Wairere – Hukanui Marae

Key Stakeholders:

Heritage New Zealand Pouhere Taonga

New Zealand Gardens Trust

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1.0 Introduction

Woodlands Estate Historic Reserve is of significance to European settlers of the Waikato in terms of its historic, heritage, social, natural, and recreation values.

The wider historical context of Woodlands Estate origin and development is the earlier confiscation of the land from Maori – by the Crown, who then on-sold the land to those who developed it into productive farmland.

Situated near the settlement of Gordonton (formerly Hukanui) Woodlands Estate 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 in the 1870's with the surrounding gardens being developed over time.

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

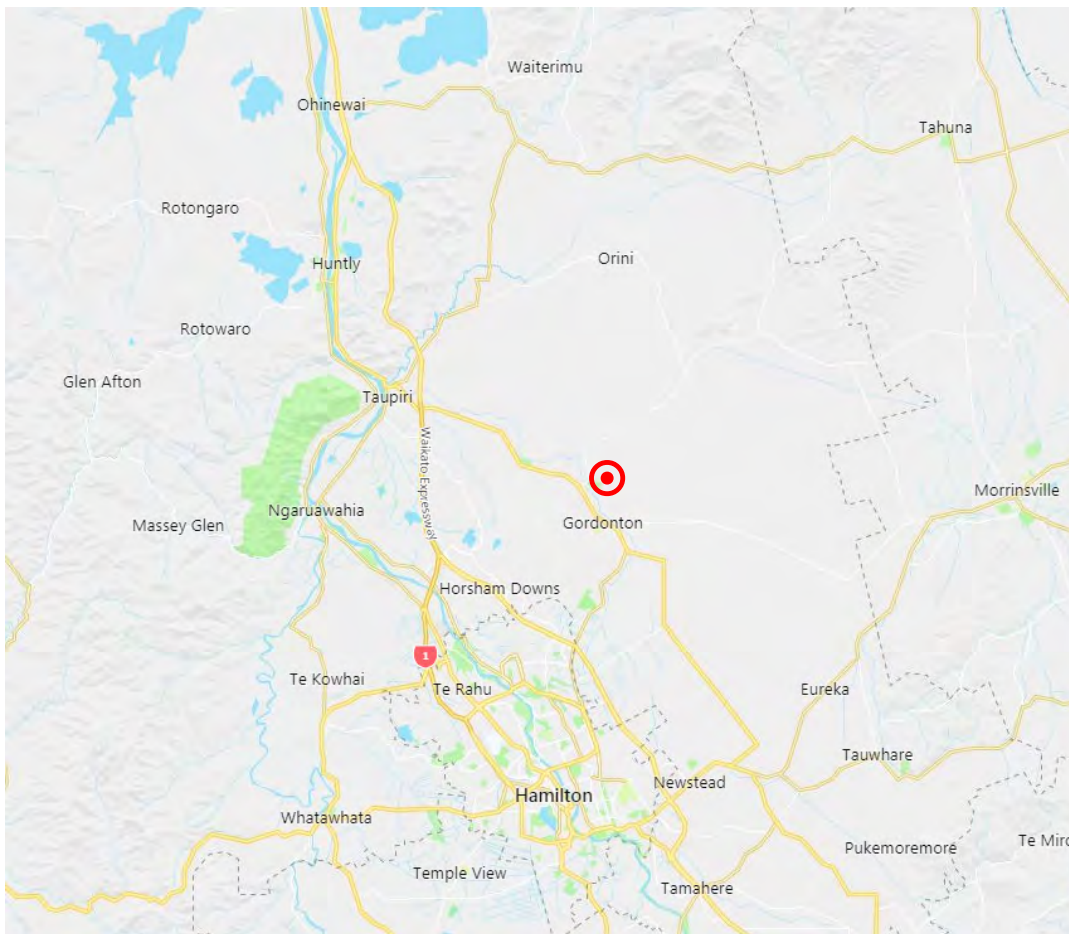
The remnants of the former Woodlands Estate now forms a public reserve managed by the Waikato District Council along with the Gordonton Woodlands Trust Board. The reserve provides recreation opportunities for people to visit the historic homestead and period gardens, and attend events for public or private occasions.

This reserve management plan outlines the management and future direction of this reserve.

2.0 Purpose of this plan

This reserve management plan outlines the Waikato District Council (Councils) and community vision for Woodlands Estate Historic Reserve (Woodlands). The 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 located in a rural setting. This is the second reserve management plan prepared for Woodlands with the first plan being adopted in 1991.



Map 1: Woodlands Estate Historic Reserve location in the Waikato region

The Reserves Act 1977 requires the preparation and review of management plans on a regular basis, as the plans is 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.

This management plan and the Waikato District Council's General Policies Management Plan 2015 are the guiding policy documents for this reserve.

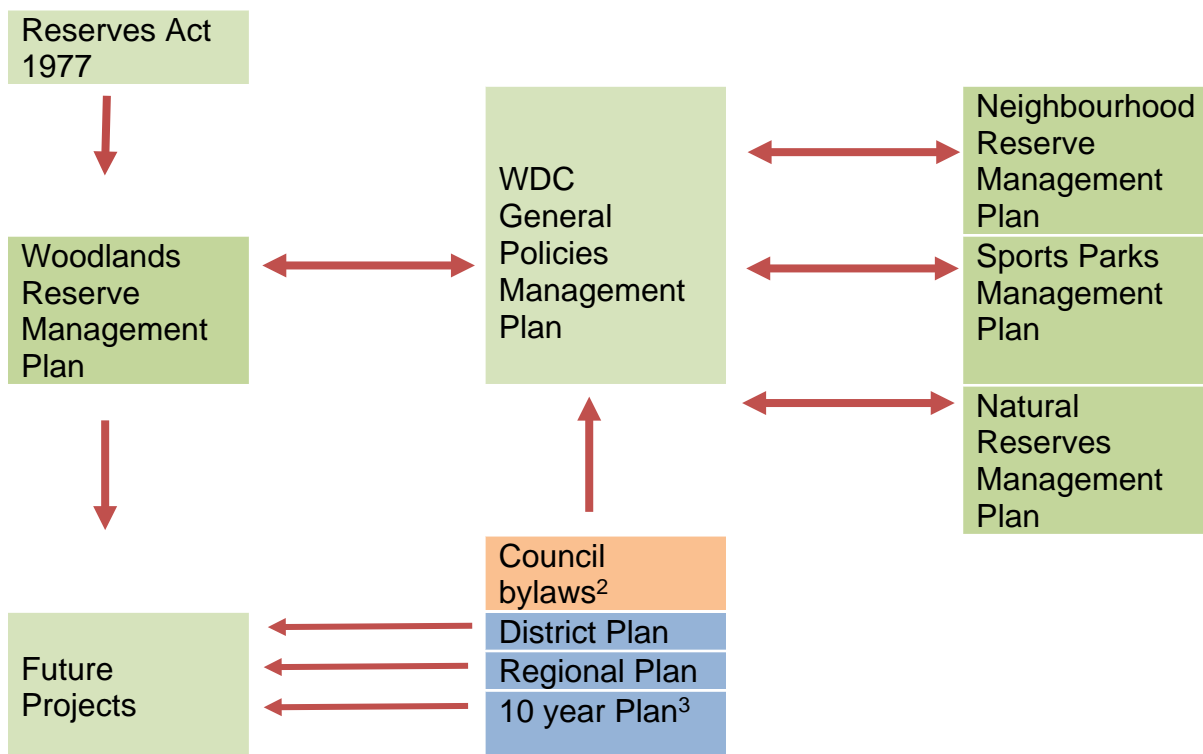
This management plan should be kept under continuous review to ensure that the policies are appropriate and relevant for Woodlands, with a comprehensive review undertaken every five years.

2.1 Relationship with Other Council Documents

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

This reserve management plan is to be read in conjunction with the General Policies Reserves Management Plan and the Woodlands Conservation Plan and Garden Plan.

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 polices contained within this plan, the specific policies will take precedence.



² 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

³ Current Council plans/strategies include: Parks Strategy, Playground Strategy, Toilet Strategy
Woodlands Estate Historic Reserve Management Plan_Final_Oct 2020

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

2.2 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.

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.

2.2.1 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 – Ngati Wairere
- b. Tauhei Marae – Ngati Wairere



Woodlands garden area known as The Oaks

2.3 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. 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 reserve management plan.

2.4 Implementation

This reserve 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 reserve 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.

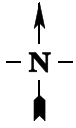
The whole site is a recorded archaeological site (514/283). The requirements of the Heritage New Zealand Pouhere Taonga Act 2014, to obtain an archaeological authority to modify recorded and unrecorded archaeological sites may be applicable to works undertaken at Woodlands. As the entire site is archeologically sensitive it is considered that an Archeological authority will be sought to cover all works proposed on the site. 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 to undertaking any particular works. Instead it will enable the Council to determine what works should be undertaken when funding becomes available. The information and policies of the Woodlands Conservation Plan should be considered and implemented as part of any proposed works on the Woodlands Estate.

2.5 Legal Status

Woodlands consists of three separate land titles. Two of the titles are vested in Council as historic reserve. A third section of land is held as fee simple, with the intention when this land was purchased (1999) to have it classified as historic reserve.

Council intends to classify and gazette this land as historic reserve.



Map 2 Woodlands with legal land status



Cadastre sourced from
Land Information New
Zealand under CC-By.

Projection: New Zealand
Transverse Mercator
Datum: New Zealand

Print Date: 28/02/2019

3.0 Woodlands Estate

3.1 Historical Significance

Ngati Wairere moved out of the Kirikiriroa / Hamilton area in 1864 during the land wars, where they established a new pa at Hukanui⁴.

Hukanui marae and Tauhei marae are both situated in close proximity to Woodlands. The area is culturally and historically significant to all local tangata whenua. The land provided a food source and links to other mana whenua across the Waikato region.

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

The New Zealand Historic Places Trust describe Woodlands 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 became significant as the headquarters for the company after the sale of the Eureka Station in 1880.

Woodlands is of 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 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.

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.

A greater degree of change has occurred within the grounds over time. The removal of farm buildings and structures and the development of the themed landscaped gardens 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 original estate.

⁴ www.heritagewaikato.org/settlement/Gordonton



Remaining farm building near carpark entrance to homestead

Timeline -

Approx **1300 AD** – Tainui tribes arrived in area and occupied many sites around the Hukanui 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.

This was 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 – Ngati Wairere moved out of the Kirikiriroa (Hamilton) area during the land wars, where they established a new pa at Hukanui

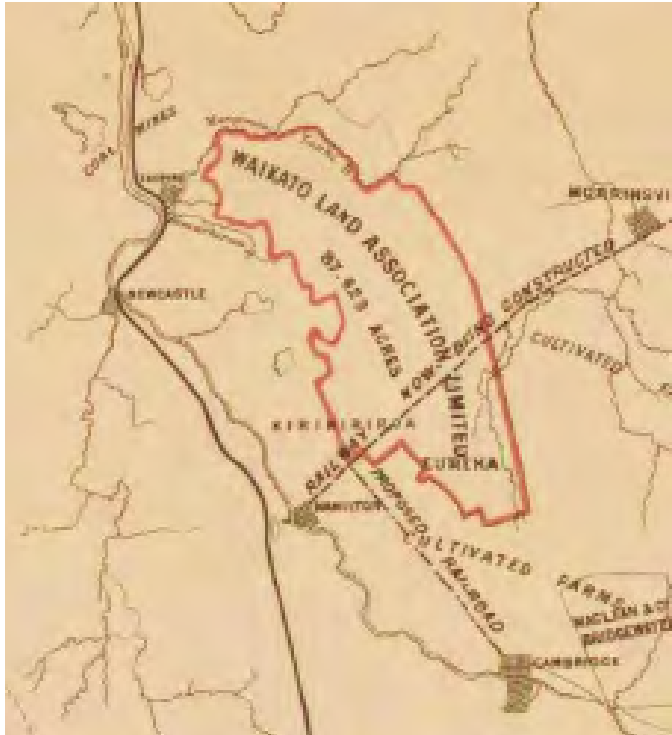
1864 – Conclusion of Waikato Maori Land wars. Waikato lands confiscated by Crown

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 to Taupiri in the north.



Map 3: land acquired by Woodlands Estate purchased from the Crown

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 unmodified 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 the 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



1948 aerial image of Woodlands homestead, gardens and orchard

- 1962** – Don Riddell died.
- 1976** – With no children of their own Irene Riddell made plans for the future of Woodlands. Property was bequeathed to the 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 a yet to be formed Gordonton Woodlands Trust Board.
- 1989** – Woodlands homestead and gardens transferred to Waikato District Council



1990 aerial image of Woodlands homestead, gardens and orchard

- 1990** –The Gordonton Woodlands Trust Board 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 – first Reserve Management Plan completed for Woodlands Historic Reserve
- 1994** – Wedding marque 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 marque.
- 2000** – Land purchase from Presbyterian Support Services of additional 1.4 ha at entrance to park for re-alignment of road, and grounds, and 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.



2017 aerial image of Woodlands homestead and gardens

3.2 Woodlands Uses and Values

What makes Woodlands unique is the heritage features of the house and gardens, 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 countryside (now broken up into small run holdings), used to be a part of the 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 the 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 of Woodlands needs to consider the present use (recreation), and heritage features (cultural and historic) of the reserve. These are identified in the following Goals and Objectives section.



View from the gazebo of Woodlands homestead, surrounding gardens and lake.

4.0 Opportunities and Issues

Woodlands has a range of important heritage, landscaped setting and recreation features that creates opportunities for the development and management of the reserve in the future.

Identified below are some of the main challenges and opportunities that need to be addressed to realise the long term vision for Woodlands.

4.1 Management of Woodlands

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

The homestead, functions complex and café, are managed by the Gordonton Woodlands Trust Board, with members being representatives from local community and business leaders with business, financial, governance and fund raising expertise. The Trust was initially set up to operate the homestead and gardens as self-funding, although Council now provides an operational grant to the Trust to ensure that the Homestead and buildings are maintained.

In 2016 Council took over the maintenance of the grounds and gardens.

4.2 Protecting and showcasing Heritage Features

The significant historic heritage and natural features of Woodlands are evident in the 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.

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 identified historic, physical and cultural values of the Woodlands homestead and the gardens, with guidelines for current and future uses. The conservation plan has established policies to guide the current and future use and development of the historic place. Many of the landscape elements, in particular the establishment of some trees date back to the establishment of the homestead and make a meaningful contribution to the heritage context of the site.

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.

Although 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 Gordonton Woodlands Estate Trust Board have created opportunities for revenue to be earned from the site. This has allowed for re-investment into maintenance and conservation of the built structures and garden features. 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 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 heritage features of the setting.



Area known as the Village Green, providing for picnic space and family oriented activities and events.

4.3 Managing use of the site

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.

Because of the small size of the site, care needs to be taken to ensure that the heritage features are not compromised by the 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 the historic heritage features of the reserve.

4.4 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. 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.

5.0 Management Objectives and Policies

The vision for Woodlands Estate is:

***To maintain the homestead and garden,
being a historic house and a garden of significance
that brings meaning and beauty,
recognises and conserves its unique heritage,
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 Estate. This section should be read in conjunction and cross referenced with the General Policies Reserve Management Plan and the Conservation Plan and its policies.



The roadway entrance to the homestead.

Objective 1 – Historical Significance

To conserve and maintain the historical significance of Woodlands Estate.

Policies

Heritage Features

1. Protect the heritage values of Woodlands through:
 - 1.1 Ensuring all new structures and buildings do not detract from the heritage features and values of the reserve and are consistent with an updated conservation plan.
 - 1.2 Ensuring new structures do not detract from the heritage features of the reserve and are consistent with reference to policies of the Conservation Plan.
 - 1.3 New proposals for grounds, structures, buildings and activities will require a heritage impact assessment to be undertaken and considered by appropriately qualified persons with recommendations to decision makers.
2. Maintain the gardens to ensure their significant heritage features 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 Woodlands reserve.

Conservation Plan

4. Ensure reference is made to the Conservation Plan to address the whole of the reserve, recognising the heritage values of the location, including recommendations for;
 - 4.1 Significant views to the primary elevations of the house should be maintained, as should the landscape setting of the house.
 - 4.2 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 features of the house and its surrounds, and should be located so as to minimise visual or physical intrusion.
 - 4.3 Maintaining garden as heritage setting for the homestead.

Historic Trees

5. All historic and notable trees shall be protected and management to recognise their role as historic and landscape features.
6. 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.



One of many mature Oaks in the Woodlands garden area.

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 and their inter-relationship 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, so there are many layers that contribute historically to the values currently associated with it, and has changed from what was originally planted in the 1880's. The significant and identified trees and shrubs will be protected and incorporated into aspects of any interpretive (explanation) of past use of the site.

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 the Woodlands estate.



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 features.

[This section should be read in conjunction with the General Policies Reserve Management Plan and Conservation Plan].

Policies

Public Access and Use

8. Encourage public use consistent with the objective of preserving the historic and landscape features of the reserve
9. Encourage public access to, and enjoyment of, Woodlands historic homestead, and gardens ;
 - 9.1 Allow and facilitate controlled public access and use within a level that maintains and does not impact or detract from the heritage features and character of the property,
 - 9.2 Provide for recreation opportunities which do not conflict with the heritage features or identified 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 features of the homestead and its surrounds,
 - 13.2 Are at a scale appropriate to the reserve and heritage setting.
14. Take appropriate precautions to avoid effects on archaeological values while providing 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.
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).



Function centre area beside Woodlands homestead

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 features 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 opening hours, may require additional staffing to manage. Where temporary events are proposed, or the use of temporary structures are required, the prior written permission of Council must be obtained.

For example marquees bigger than 99m² 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 in part. With referral to other possible activities, reference needs to be made to the General Policies Reserve Management Plan document. New development identified in the Concept plan may require further assessment with regard to any impacts on the heritage features of Woodlands.

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 and Conservation Plan].

Policies

Community Activities

19. Enable opportunities for the local community to become engaged in maintaining the gardens and bush area of Woodlands Estate through guided volunteer programmes / friend's group and/or other similar support networks.

20. Allow for the opportunity of sponsorship and donations to the Woodlands estate where they align with the heritage values and 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 reserve.

22. Individual commercial operations including leases and licenses must be endorsed by the Gordonton Woodlands Trust Board and be pursuant to Section 58A of the Reserve Management Act, 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 the heritage features.

[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 organised games will be subject to a booking process through the Gordonton Woodlands Trust Board
- 23.2 Any cricket games of a district wide level will require approval by the Gordonton Woodlands 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, or the heritage features of the place.



Cricket pitch with café located on edge of the oval

Explanation

Woodlands was initially set up to be self-supporting, with the Gordonton Woodlands Trust Board 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 Gordonton Woodlands Trust Board.

The acknowledgment of sponsorship and donations shall be discreet and shall not detract from the historic and cultural setting of the reserve.

Objective 4 – Woodlands Trust

To ensure the Gordonton Woodlands Trust Board develop maintain and manage Woodlands in such a manner that the historic and aesthetic values of the house and site be preserved and that public access and enjoyment encouraged.

[This section should be read in conjunction with the General Policies Reserve Management Plan and Conservation Plan].

Policies

Gordonton Woodlands Trust Board Role

26. Ensure the maintenance and management of the buildings is in keeping with the Conservation Plan, the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage value (revised 2010) and heritage best practice.
27. Develop a financial strategy to generate funding, including to capture the receipt of financial aid to further Woodlands and the Trusts objectives and future development.
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.
29. Ensure the ongoing conservation, repair and maintenance of the homestead.
30. Insure the homestead and buildings including contents against loss or damage by fire or any other means.
31. Develop and ensure a risk management plan is in place.
32. Discharge out of income or capital all outgoings properly payable by the property in respect of buildings.
33. Report yearly as required to the Council as to the conduct, funds received, funds spent and any other matters as required in the Trusts management of the property.

Agreements Between Waikato District Council and Gordonton Woodlands Trust

34. Review and update any agreements between the Council and the Trust to ensure that these are relevant, reflect changing circumstances, roles and responsibilities.

Explanation

The Gordonton Woodlands Trust Board 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 heritage values associated with Woodlands, and the ongoing future of Woodlands.

The Trust also has the objective to raise money to manage the property, to maintain 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 Gordonton Woodlands Trust Board 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 with key stakeholders to ensure the ongoing development of Woodlands, whilst maintaining its heritage features and providing a safe and enjoyable recreation reserve for visitors.

[This section should be read in conjunction with the General Policies Reserve Management Plan and Conservation Plan].

Concept Plan

35. A concept plan (refer Appendix 4) outlines the proposed enhancement of the reserve. This has been prepared with input from mana whenua (Ngati Wairere – Hukanui Marae), trust board, communities of interest, HNZPT and heritage and conservation landscape professionals including consideration of:
 - a. Improved public access, including layout of paths and tracks.
 - b. Improved parking layout options for cars and buses.
 - c. Develop improved access through the reserve from carparks to homestead.
 - d. Develop provision of additional public toilets away from homestead and café precincts (ideally in North-East area).
 - e. Development of a heritage themed children’s playground that enhances family use of Woodlands.
 - f. Investigate relocation of the workshop and storage areas.
 - g. Development of garden plant collections that provide public interest.
 - h. Development of garden features that reflect heritage values and have public appeal.
 - i. Undertake a feasibility study for the development of a heritage archive facility and homestead office to be built alongside the homestead.

Partnerships

36. Council will work collaboratively with Waikato-Tainui, Ngati Wairere, Gordonton 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.
37. Work alongside Mana Whenua – Ngati Wairere to understand their desires for Woodlands.
38. Engage with stakeholders to ensure any proposed development will meet the needs of the community and visitors.
39. 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 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.

In 1991, a concept plan outlined the future proposed development of the reserve, based on a ‘Turn of the Century’ theme. at the aim was 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 available historical planting was needed to provide a context for proposed new 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.

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. Parking has to be balanced with maintaining heritage setting and values.



The existing workshop and storage area restricts public flow from the carpark and into the gardens - relocation of these buildings 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 are 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. The design and location of any playground and associated structures will have to be carefully considered for their impact on heritage values, including the homestead.

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. New paths should be kept to a minimum. The materials of any new paths should reflect existing information relating to the historical landscape, design, and avoid any archaeological remains.

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.

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

6.0 Implementation

Council will seek to implement this management plan through;

- working with Gordonton Woodlands Trust,
- working with local community groups to develop and maintain the area,
- seeking funding from external sources for capital development works.

This management plan identifies developments that may occur but they do not commit Council to undertake any specific works. This implementation will require advice and direction from heritage professionals to ensure the protection and retention of heritage features.

Council will allocate funds as it considers appropriate through the Annual and Long Term 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.



Reconfiguration of the carpark will provide for more structured parking particularly during high use periods.

Appendix 1 – Legal Descriptions

Woodlands

LOT 1 DPS 62416

LOT 1 DPS 48035

Vested as HISTORICAL RES

LOT 1 DPS 85485

Held in Fee Simple

Appendix 2 - Heritage New Zealand Historic Place Listings

Woodlands Homestead - HNZPT Listing 155, Category 1



Woodlands homestead built in the 1870's

Appendix 3 – Roles and Responsibilities of Council and Gordonton Woodlands Trust

Waikato District Council

Owner of historic property known as Woodlands Estate Historic Reserve

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

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

Maintenance of Woodlands grounds: including garden staff and garden 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 Gordonton Woodlands Trust Board to support the public use and enjoyment of Woodlands.

Gordonton Woodlands Trust Board

Lessee of historic property known as Woodlands Estate Historic Reserve

Sustain a Trust board to develop, maintain and manage Woodlands Estate

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, internal fittings

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

Through the review of this reserve management plan, the Council and the Woodlands Trust sought public feedback and input into a concept plan that was developed for Woodlands Estate.

This concept built on the previous plan for Woodlands, where Peter Searle a nationally recognised landscape architect, designed a setting befitting to a European homestead and heritage of the site based on a “turn of the century” theme.

The concept plan outlines the desired development / upgrades proposed for Woodlands. It should be noted that any development is subject to funding being available for the particular project.

Short term projects: undertaken 1-3 years (as from 2020/21 financial year)
Medium term projects: undertaken in 4-7 years
Long term projects: undertaken in 8-12 years

The concept plan identifies works in two parts; hard development where structures and surfaces are proposed or to be renewed, and soft development including garden and lawn refurbishments and improvements.

Please refer to the concept plan for full details.