

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

Present:

Cr NMD Smith (Chairperson)
Cr EM Patterson
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

INFHE2007/01

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

INFHE2007/02

DISCLOSURES OF INTEREST

Cr Smith advised the Hearings Panel that 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

INFHE2007/03

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 discussed:

- Concern was raised that the concept plan wanted to include a number of developments to the site which would have a cumulative effect to the historic nature and values of the site.
- Reduced level of development at Woodlands desired to ensure heritage remains.
- When considering new structures within Woodlands' 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 was a concern.
- New buildings and structures must remain relative to the scale of the house. There would be no significant additions to the house.
- The interest of Heritage New Zealand was to ensure that any concepts that were 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 Waive and Ms Alley (Submission No. 1)

The following matters were discussed:

- Woodlands was viewed as a destination and pioneer fun days were targeted towards the historical nature of the estate.
- Relocation of the gardner's depot.
- The intention was to have all facets of a functioning working farm on the site e.g. baker and farrier to enable visitors to see what these had looked like.
- Band rotunda - remove the wording and substitute with 'Village Green'.
- Further carparking was required before any further development was 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 was 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 needed to take into account the wider impacts of the reserve, including water quality which was a concern.
- Minimise the impact to the estate grounds.
- 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 discussed:

- Any development would take into consideration the enforcement of the alcohol licence 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 playground was key to this.
- The café had invested in toys and games.
- The café disagreed with removing “Profs@Woodlands” from the plan as this is a brand and removal would damage the brand.
- The café agreed with an all-ages playground.
- The former Te Rapa Bowling Club building had been moved to the Woodlands site and sympathetically remodelled.
- Clarification was provided on Ms Wilson owning the café and chairing the Trust.
- Bridal accommodation at the carriage house.
- The café had control over the 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 discussed:

- Better alignment with bookings was required between Waikato District Council and Woodlands Estate. A management plan was required for functions/events to ensure health & safety standards were met.
- Clarification was required on the proposed new carpark. Retaining the existing large trees was required along with succession planning of further trees. Retention of notable and mature trees was required under the concept plan.
- Waikato District Council does not support shops on the Village Green. Concern was the over-development of Woodlands.
- The concept plan was not final and changes could 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 at location 7 on the concept plan noted.

DELIBERATIONS

After hearing the submissions, the Committee discussed the draft plan and concept plan. The Hearings Panel discussed the following matters with staff:

- The focus would 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, would be discussed with the submitters and a response was due back to the panel by Wednesday, 9 September 2020.
- Tauhei Marae to be included in the consultation process.

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

- A health & safety plan would be in place for any events. Woodlands would 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 the Trust Deed was out of date.

- The words “historic reserve” would be used throughout the document.

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

The Submissions with Staff Comments (Appendix 2 in the Agenda) were 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 was required. Accommodation would be an issue – panel does not support this

37, 38	Accept
39	Accept
40	Ability to remove/relocate the gardener's depot be left open
41	Accept
42, 43	Panel does not support additional land acquisition
43, 44 & 45	Head been 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.

Hearing by the Woodlands Reserve Management Plan Hearings Panel to hear submissions and make recommendations on the Draft Woodlands Estate Reserve Management Plan and Concept Plan, held in the Council Chambers, District Office, 15 Galileo Street, Ngaruawahia reconvened on **THURSDAY, 8 OCTOBER 2020** at **9.30am.**

Present:

Cr NMD Smith (Chairperson)
Cr EM Patterson
Ms L Te Aho

Attending:

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)

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

Agenda Item 4 continued

Following deliberations, discussions were held on the following matters:

- Land vested in Council as historic reserve and amalgamated with title (front parcel) had not been completed. The Historic Places Trust requested this be completed.
- Short, medium and long term projects had been developed.
- The concept plan had a 10-year life span.
- The Historic Places Trust accept the concept plan.

Resolved: (Ms Te Aho/Cr Patterson)

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.

CARRIED

INFHE2007/04

There being no further business the meeting was declared closed at 11.01am.

Minutes approved and confirmed this day of 2020.

NMD Smith
CHAIRPERSON