

The Point

Reserve Management Plan

Including Kiingitanga Reserve



Draft – September 2018

Contents

1.0 Purpose of this plan	2
1.1 Relationship With Other Council Documents	2
1.2 Waikato-Tainui Joint Management Agreement.....	3
1.3 Council and Delegations.....	4
1.4 Implementation	4
1.5 Legal Status	4
2.0 The Point and Kiingitanga Reserve.....	6
2.1 Historical Significance.....	8
2.2 Uses and Values.....	11
3.0 Strategic Goals and Objectives	12
3.1 Cultural and Historic Values.....	12
3.2 Recreation and Leisure	13
3.3 Partnerships	14
3.4 Accessibility	14
4.0 Objectives and Policies	15
4.1 Objectives.....	15
4.2 Policies	15
5.0 Implementation	18
Appendix 1 – Legal Descriptions	19
Appendix 2 - Heritage New Zealand Historic Place Listings	19

1.0 Purpose of this plan

The Point, and Kiingitanga Reserve (formerly known as The Octagon), are key cultural areas of Ngaruawahia. These two adjacent reserves provide recreation and leisure opportunities for residents and visitors, as well as being highly valued for their cultural heritage and landscape features and values.

Unless defined within this plan, these reserve areas will be jointly referred to as “The Point”. This reserve management plan provides direction for the future development, management and use of these reserve areas.

A management plan for The Point was first prepared in 1998. This is the first review of the original plan.

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

When adopted, this management plan and the Waikato District Council’s General Policies Management Plan 2015 will replace any previously prepared reserve management plan.

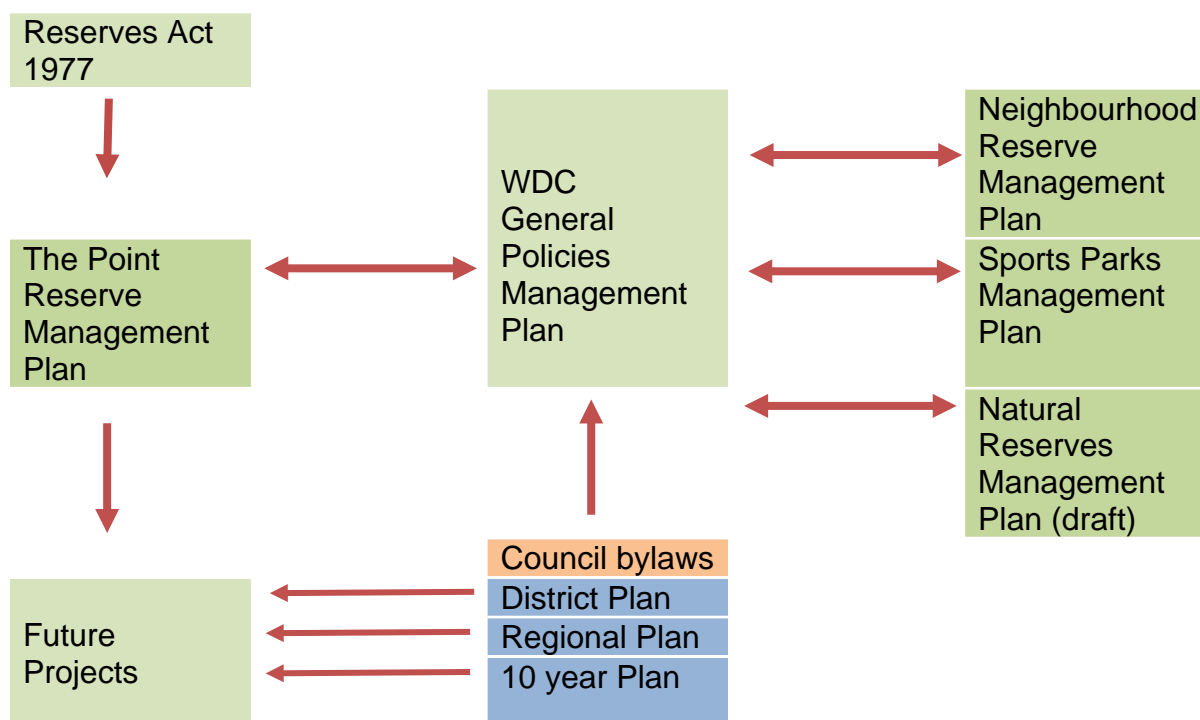
This management plan will be kept under continuous review to ensure that the policies are appropriate and relevant for The Point, with a comprehensive review should take place every five years.

1.1 Relationship With Other Council Documents

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

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

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



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

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

1.2 Waikato-Tainui Joint Management Agreement

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

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

In accordance with the Waikato Raupatu Claims Settlement Act 1995, Council has informed the Waikato Raupatu River Trust of its intention to prepare a reserve management plan and has discussed the scope of the reserve management plan. The Waikato Raupatu River Trust will provide Council with feedback on how the draft plan and submissions received may affect customary activities on the Waikato River.

1.3 Council and Delegations

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

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

1.4 Implementation

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

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

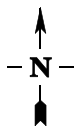
This plan describes how the area is to be developed. The plan does not commit the Council or the Community Board to undertaking any particular works. Instead it will enable the Council and the Community Board to determine what works should be undertaken when funding becomes available.

1.5 Legal Status

The Point is made up of several separate land titles, including unformed legal road, individual lots which have been gazetted as recreation reserve, and one lot held as fee simple.

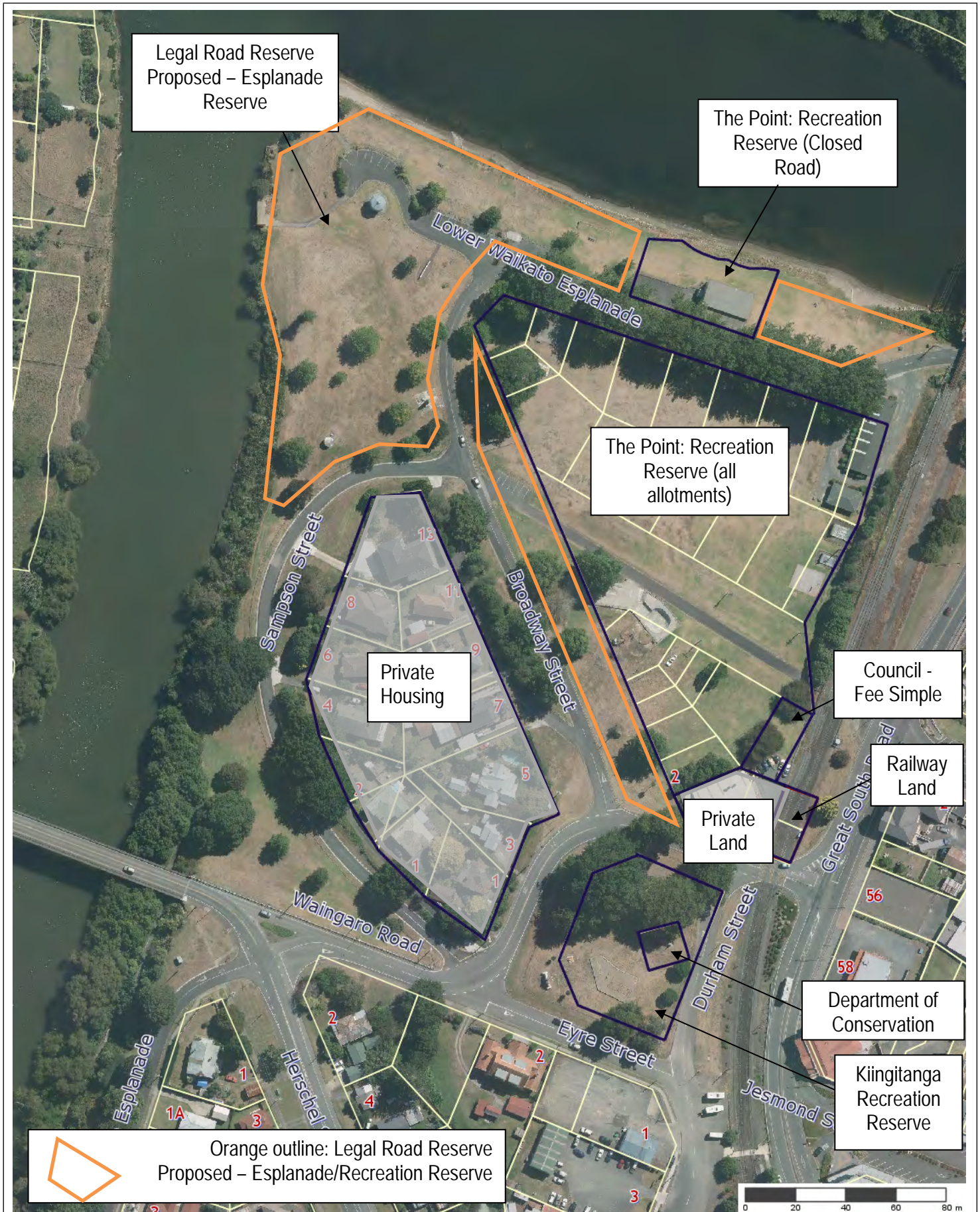
Kiingitanga Reserve consists of two lots - one gazetted as recreation reserve under the authority of Council, the smaller parcel under the Authority of Department of Conservation, managed by default by Council.

Map 1 shows The Point and Kiingitanga Reserve with different land legal status.



Map 1 The Point and Kiingitanga Reserve

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2.0 The Point and Kiingitanga Reserve

The Point is a significant reserve in terms of landscape, historic, and recreation values. The main landscape features are the Waikato and Waipa Rivers which meet at The Point, with a background of the bush-clad Hakarimata Ranges to the west.

Historic values include the adjacent paa site of Pikiarero, (now occupied by private housing), a wharf built for river trading in the 1860's, various European artefacts / memorials from the 1860-1880's war and occupation, the Ngaruawahia regatta events, through to information panels installed providing details on these sites and events.



Recreation values include a larger flat, grassed area with large specimen (plane) trees. Amenities include a squash club building, a rowing club building (disused), a storage building, a campervan discharge facility, children's playground, a skatepark and a basketball half-court. The town water supply intake is located on the Waikato River bank. The Point covers approximately 4.4500 hectares (ha), including unformed road reserve.

The adjacent Kiingitanga Reserve (formerly known as the Octagon) has significant heritage values including a memorial to Pootatou (first Maori King) and the "Kings mask" (sculpture), heritage trees and information signage of these features. This reserve is approximately 0.4100 ha including unformed road reserve.



The open space nature of The Point, its outstanding landscape and historic values and the ease of river access make it an excellent venue for recreation. It

nevertheless remains something of a “hidden treasure” which is appreciated by local residents but which is largely unknown by the travelling public even though it is adjacent to Great South Road.



The Te Awa Cycleway, a recent development, provides a walking and cycling link between Ngaruawahia and Karapiro is likely to result in increasing visitor numbers to The Point, and this needs to be factored into any future plan of the area.

2.1 Historical Significance

The Point and Kiingitanga are areas of high historic importance, particularly to tangata whenua as a paa site and being the location of what has become Ngaruawahia township. The band rotunda, gun turret, cenotaph and historic wharf remnants on the Waipa River bank, are reminders of Paakeha events which also add significance to The Point.

Timeline

Approx 180 AD – as a result of the Hatepe (Taupo) volcanic eruption, Waikato River changed course to flow on its current route to merge with the Waipa River.

Approx 1,300 AD – Tainui tribes arrived in area and occupied many sites along the Waikato and Waipa Rivers.

1400 – Occupation of The Point – Pikiarero paa, and surrounding area



1840 – signing of Treaty of Waitangi

1858 - Pootatau Te Wherowhero was crowned the first Maori King

1860 – Wharf built at Waikato/Waipā confluence for trading with Paakeha

1863 – Defensive paa built to fortify European advance on Ngaruawahia – not used. Tawhiao and Waikato tribes were driven out to exile in Te Rohe Potae (King Country).

1864 – Waikato lands confiscated by Crown

1864 – The Point area settled by Paakeha and area renamed Queenstown. The Octagon was surveyed as a park / cemetery area as it was known as the place where King Pootatau had been buried

1870 – Township area renamed as Newcastle

1875 – Highest recorded flood levels recorded at The Point, with most of area covered in water up to the houses

1896 – Ngaruawahia Regatta Association (NRA) formed to run the regatta events



1921 – Princess Te Puia purchased land on River Road and started the building of Turangawaewae Marae

1925 – Memorial to Pootatau erected on The Octagon reserve

WAIKAE RIVER IN FLOOD
NEAR HANALEI, HI.

Document Set ID: 2121038
Version: 1, Version Date: 16/11/2018

1942 – Ngaruawahia Regatta cancelled – due to serious war conditions

1945 – Ngaruawahia Regatta held at Turangawaewae Marae

1972 - Ngaruawahia Regatta cancelled due to major river flooding

1973 - Ngaruawahia Regatta based at Turangawaewae Marae



1979 – NRA gifted land parcels at The Point to the Borough of Ngaruawahia for future public use.

1989 – Waikato District Council came into effect, including amalgamation of Ngaruawahia and Huntly Boroughs, Waikato and Raglan County Councils and part of Waipa County.

1995 – Waikato – Tainui tribe and Crown Deed of Settlement

2013 – ‘The Kings’ Mask’ on The Octagon reserve unveiled at by Kiingi Tuheitia



2015 – The Octagon renamed as “Kiingitanga Reserve”

2.2 Uses and Values

The open space nature of the area, river views and river access make The Point a highly valued site for informal recreation. The north western-most point where the rivers meet is a popular location, with people frequently visiting the site to enjoy the scenery. Vehicle access to The Point is a notable feature of reserve use. The beach area between the squash club and the rail bridge is popular for swimming.

The Point is also an important venue for various events including dog shows, fairs, circuses, the annual regatta, fire brigade practices and competitions, and ANZAC Day parades.

Note: Under Council bylaws, organisers of formal events must obtain written consent from Council prior to holding their event on any reserve including The Point.

The development of Te Awa Cycleway has created additional cycling and walking opportunities. The Point is now the starting point of a walk/cycleway path that, once complete, will stretch 70 kms along the Waikato River, from Ngaruawahia to Horahora. Further development and promotion of the site could see an increase in the level of use and will need to be managed so as not to detract from the reserve.

Currently an area of carpark is allowed to be used for freedom camping by self-contained vehicles. This will need to be reviewed in line with this management plan to ascertain if this is an appropriate site to undertake this activity in the future.



A sculpture located on the edge of the Kiingitanga Reserve in front of the King's office on Eyre Street depicts King Tawhiao and King Potatau's moko and was commissioned and completed by master carver Inia Te Wiata for Waikato-Tainui. This carving was unveiled during Matariki in June 2013, with the base being Oamaru stone and the mask in stainless steel. The mask structure is maintained by the Waikato Tainui Trust, with Council maintaining the surrounding park land area.

It is noted that the part of Kiingitanga Reserve is occupied by formed road, and a section of freehold reserve land is occupied by the adjacent property owner on Waingaro Road. Council prefers that there is no private encroachment onto reserve land.

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

3.0 Strategic Goals and Objectives

Goals

- ◆ Allow visitors the opportunity to discover the cultural and historical stories of The Point and surrounding area
- ◆ Ensure The Point caters for a variety of recreation and leisure activities / opportunities
- ◆ Provide a safe, inviting and well maintained area for people to enjoy
- ◆ Work in partnership with the wider community to achieve the outcomes of this plan.

Explanation

These goals outline the key values of The Point area: aesthetic, cultural / heritage, and recreation. This reserve can be described as a destination or premier park as these values are high in all areas, due to the past and present importance of this location. Any development, use and management of the reserve will take consideration of these values into effect as to any activity or future development that may occur.

3.1 Cultural and Historic Values

The historic values of The Point are often unknown to many visitors. These values need to be recognised, conserved and protected. The installation of any displays or signage needs to enhance the heritage significance of the area, not become additional attractions to the location. Public artwork may be suited at other locations so as not to detract from the heritage values of The Point.

There are three listed Heritage New Zealand listed sites, including the Band Rotunda, Pioneer Gun Turret and World War I & II Memorial, plus a further 4 listed archaeological sites located either on or adjacent to The Point and Kiingitanga Reserve (refer to Appendix 2).

Objectives

- A. Cultural and historic values of The Point are identified, conserved and protected.
- B. Visitors to The Point are able to learn about the cultural and historic significance of The Point and surrounds

Actions

- Provision of interactive learning options and interpretative signage
- Installation of public art will be directly related to cultural / heritage values of The Point

3.2 Recreation and Leisure

The Point provides for a wide range of recreation and leisure opportunities – from public events, playgrounds and skate parks, to picnicking, swimming and cycling. Activities need to be managed to allow for a range of opportunities and to remove any potential conflict between user groups. For example the area will not be used as a sport field as these are available at other locations in Ngaruawahia.

Objectives

- A. Allow for both formal and informal recreation
- B. Playground facilities are provided in accordance with the Playground Strategy
- C. Maintain large open space values of the reserve with river views
- D. Allow reserve to be used as a venue for community groups and commercial activities that are appropriate and compatible with the management of The Point to benefit user experience.

Actions

- Upgrade playground on The Point and removal of playground at Kiingitanga Reserve
- All occupiers of facilities (buildings) will be have a current lease or license to occupy.
- Where facilities (buildings) do not have a current lease / license, or a suitable occupier is not available, consider removal of facility
- Improve public accessibility to the Waikato River
- Review the use of The Point area as a freedom camping location
- Review the link between the start of the Te Awa cycleway and the popular Hakarimata Walkway



3.3 Partnerships

Council will work collaboratively with Waikato-Tainui and the community to achieve the ambitions of this plan. This may include planning, funding and development of areas within The Point, including river margins, cultural locations, and/or park development.

Objectives

- A. Work alongside Tangata Whenua/Mana Whenua to understand their desires for The Point (including Kiingitanga Reserve).
- B. Work collaboratively with Tangata Whenua and key stakeholders including locally-based ecology experts to develop a strategy to improve the river edge of the Waikato and Waipa Rivers.
- C. Engage with stakeholders to ensure any proposed development will meet the needs of the community and visitors.
- D. Work with stakeholders to ensure The Point is a user-friendly venue for events.

Actions

- Manage The Point as a key venue for community based events
- Maintain partnership with Waikato Tainui Trust in managing the “King’s Mask”

3.4 Accessibility

Council wishes to maintain The Point as a safe environment for locals and visitors to enjoy, as it is a key reserve for Ngaruawahia for heritage and recreation outcomes.

Objectives

- A. Ensure The Point continues to be an accessible location for a wide range of users.
- B. Ensure design to maintain best practice Crime prevention Through Environmental Design principles.

Actions

- Improve connections for pedestrian and cyclists
- Update land status of all reserve land including some land which is legal road, to be all recreation reserve

4.0 Objectives and Policies

Where any issue on a reserve is addressed by both the General Policies Management Plan and this management plan, then the policies in this management plan will take precedence over the General Policies.

4.1 Objectives

1. To retain, conserve and promote an understanding of, the historic values of the area.
2. To provide for a wide range of recreational activities.
3. To retain the landscape qualities of the reserve.
4. To secure the appropriate public ownership and management of the open space area.

4.2 Policies

4.2.1 Maintain the historic values and features of the reserve and provide information on historical events and locations that are associated to the site.

4.2.2 Maintain the partnership relationship with Waikato Tainui Trust / Tangata Whenua to ensure use and development of The Point meets community expectations.

Explanation

Significant historic values are associated with The Point and the surrounding locality. Many of the Tangata Whenua features have been lost through development and time. All cultural values should be recognised by maintaining and enhancing what is known, plus the maintenance of the band rotunda, cenotaph and gun turret. Where possible different media should be used to enhance The Point, the monument at Kiingitanga, and to display information about the area.

The history of the area may be further researched as information becomes available and updated information displayed or shared as funding and/or technology allows. This will be undertaken, and in consultation with tangata whenua and the community.

4.2.3 Maintain and enhance the landscape qualities of the reserve, particularly its open space nature and river views including:

- a. Establish plantings along river margins to maintain landscape values and river bank stability;
- b. Retaining the open space / park area in grass,
- c. Monitoring the health of the specimen trees and undertaking arboricultural work as required.
- d. Maintain specimen trees and succession planting of new trees

- e. Using trees and shrubs to screen existing buildings, taking into account public safety and graffiti control issues identified through Crime Prevention Through Environmental Design principals;
- f. Not allowing new buildings, along the river corridor.

Explanation

This policy sets the broad direction for development. The intention is to retain the important values of the area while enhancing certain features. Council shall determine the exact location of such developments in conjunction with the Ngaruawahia Community Board.

There is a need to progressively replaced specimen trees with appropriate species to ensure such trees are a feature of the reserve.

Gardens, in conjunction with traffic speed control structures, are to be used to create attractive entranceways to the reserve. Consideration may be given at a later date to further enhancing the entranceways such as through erecting a gateway or archway. Gardens will not be placed around the cenotaph because open space is needed for the ANZAC Day parades.

4.2.4 Maintain the roads in a manner which retains the park-like qualities of the area including:

- a. Retaining the existing carriage-way width;
- b. Maintaining traffic speed control structures;
- c. Setting a 30 km per hour speed restrictions on all roads;
- d. Promotion of The Point by way of signage.

Explanation

Much of the use of the area involves access via motor vehicles. The intention is to allow this to continue but ensure that vehicles do not detract from the park-like qualities of the area. Council will maintain a low speed environment within a park-like setting. Vehicles will normally be limited to sealed areas and certain grassed parking areas. Parking on the large grassed areas shall be permitted during major events. Signposts shall be used to promote The Point, in accordance with Transit New Zealand and District Plan rules.

4.2.5 Maintain a range of public amenities including:

- a. Public toilet facilities;
- b. Children's play equipment in accordance with Playground Strategy;
- c. Provision of shade facilities where appropriate
- d. Provision of picnic / bbq facilities where appropriate
- e. Limit club/leased facilities to existing building footprints;
- f. Investigate optional uses for the existing rowing club building;
- g. Review options for developing a pedestrian bridge over the Waipa River to link in with the Hakarimata Walkway
- h. Ensuring signage in the park is kept to a minimum.

Explanation

A number of amenities may be provided to enhance the area. Seats, tables and shade trees are located in the most popular areas in a manner which ensures

they do not detract from the landscape values or unduly restrict vehicle parking during major events. The toilet facility will require an upgrade within the next 5 years. There is no need for two playground facilities adjacent to each other – the playground on the Kiingitanga site will be removed and The Point playground upgrade with additional features.

The option of providing a link to the Hakarimata walkway over the Waipa River may encourage more walkway users to extend their walk to discover The Point and other areas of Ngaruawahia. Keeping signage in the park to a minimum but allow for adequate information to enhance park users experience, provide directional and regulatory signage.

4.2.6 Formally close unformed sections of roads on The Point and gazette these areas as reserve lands where this is advantageous for the areas management in terms of developing and funding issues.

Explanation

Much of The Point is legally gazetted as road reserve rather than recreation reserve. This has implications for funding and land use activities. For instance subsidy money is currently available for funding and land use activities. Council will continue to monitor the situation and will alter the legal status of the land if this is advantageous to the community. Refer to Map 1 where these areas are outlined in orange.

4.2.7 Identify a suitable location (either within or outside of The Point) for self-contained campervans to park overnight

Explanation

The numbers of overnight campers parking at The Point is increasing and has been perceived by some to detract from the location as they are parked in the most scenic location. A large number of these overnight campers are not self-contained and use the adjacent public toilets and/or dump there waste into the public toilet rather than using the Wastewater dump station adjacent to the old rowing club building. A more suitable location along with better signage to the dump station may be required.

4.2.8 Ensure all occupiers of facilities on The Point have a current occupation agreement.

Explanation

All occupiers of buildings on The Point, or clubs/ individuals who may undertake a range of group activities on The Point area, are required to have a current occupation agreement with Council to occupy part of the reserve. They should be able to identify how their activity and facility does not detract from the historical, aesthetic, and/or recreation values of The Point. The former Rowing Club building does not currently have an occupier, allowing Council to consider a range of options and alternative uses of this facility which are in keeping with the goals of this plan.

5.0 Implementation

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

The policies list developments that may occur but they do not commit Council to undertake any specific works. Council will allocate funds as it considers appropriate through the Annual Plan process, which involves public submissions, and in consultation with the Ngaruawahia Community Board. Funding from external sources for specific projects may influence the order in which works are undertaken.

Table 1 Indicative costs for various capital development options

Development Option	Indicative Cost
Cenotaph base renewal	\$ 30K
Toilet upgrade	\$ 40K
Garden and tree upgrades	\$ 20K
History research and display	\$ 10K
Additional Children's playground	\$ 30K
Shade facilities	\$ 50K
Additional bbq facilities	\$ 40K
Design and build footbridge to link Into Hakarimata walkway	\$360K

Appendix 1 – Legal Descriptions

The Point

Section 1 SO 61580

Sections 579-580, 585, 588-591, 596-599, 600, 622-625, 657-664, 689 Newcastle Town

Pt Section 587 601- NEWCASTLE TOWN RES

Section 689 Ngaruawahia Town

Kingiitanga Reserve

Section 671 Newcastle Town - Domain

Note: Section 673 Newcastle Town Monument Reserve is controlled by the Department of Conservation

Appendix 2 - Heritage New Zealand Historic Place Listings

Band Rotunda, HNZPT Listing 4257, Category 2

Pioneer Gun Turret, HNZPT Listing 756, Category 2

World War One and Two Memorial, HNZPT Listing 4258, Category 2

Listed Archaeological site 514/184-Wharf/ Jetty

Listed Archaeological site S14/183-Shipwreck

Listed archaeological site 514/182-Historic artefact

Potatau Monument, HNZPT Listing 757