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# Historic Landscape Conservation In New Zealand

THIS DISSERTATION IS SUBMITTED IN PARTIAL  
FULFILMENT OF THE REQUIREMENTS FOR  
DIPLOMA OF LANDSCAPE ARCHITECTURE  
LINCOLN COLLEGE  
UNIVERSITY OF CANTERBURY

Rachel de Lambert, B. Hort. Sci.  
1985



## Objectives

The objective in writing this dissertation is to:

- Look at the significance of historic landscapes in landscape values
- Explore methods of managing historic landscapes to enhance landscape values and awareness of their existence by the general public
- Consider future ways in which historic landscapes may be both protected and enhanced

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**Definition**

# Definition

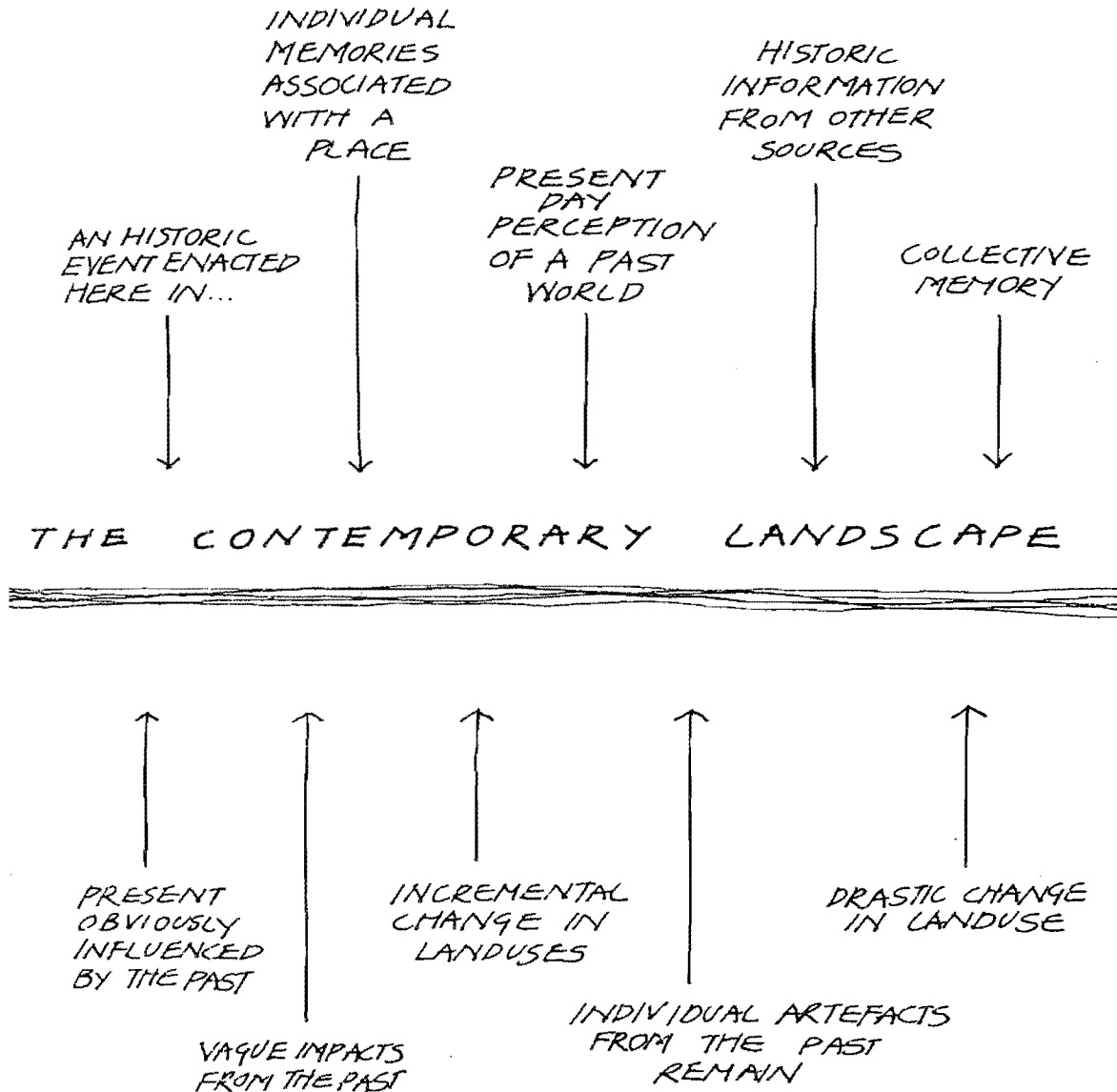
No single definition for the term "historic landscape" exists.

For the purposes of this study I have established a very broad definition. This is set out below.

- History describes activities which have occurred in the past.
- People have always modified the environment to better suit their needs. From a time when the natural materials of the landscape were gathered together to make the first shelter against the elements through to today's diverse patterns of land use man has been in the business of creating landscape.
- Wherever in the past man's actions have consciously or unconsciously modified the landscape time has created of it an historic landscape.
- Land is a finite resource, more often than not, man has reworked the same land generation after generation. With evolution in the methods of land use the landscape

has become a complex pattern of overlays rather than a series of isolated examples of historic land uses.

- The contemporary landscape now reflects and is affected by past landscapes in ways which are both obvious and subtle depending on:
  - i) the durability of the past landscape or elements within it
  - ii) the compatibility of past and present landscapes
  - iii) the scale and speed of change in land use practices.
- Some remnants from the past exist in the present landscape in a condition which is little changed from their original form, others are remnants scarcely visible whilst others have disappeared from all but memory.
- In addition to the every day landscapes created by actions in the past specific events in our history are spatially as well as chronologically locatable.



The contemporary landscape overlays numerous past landscapes created from the natural landscape by activity on the land.

"Old landscapes give way to new, surviving as fragmentary relics which are our keys to the past. Each landscape is a commentary on its creators."

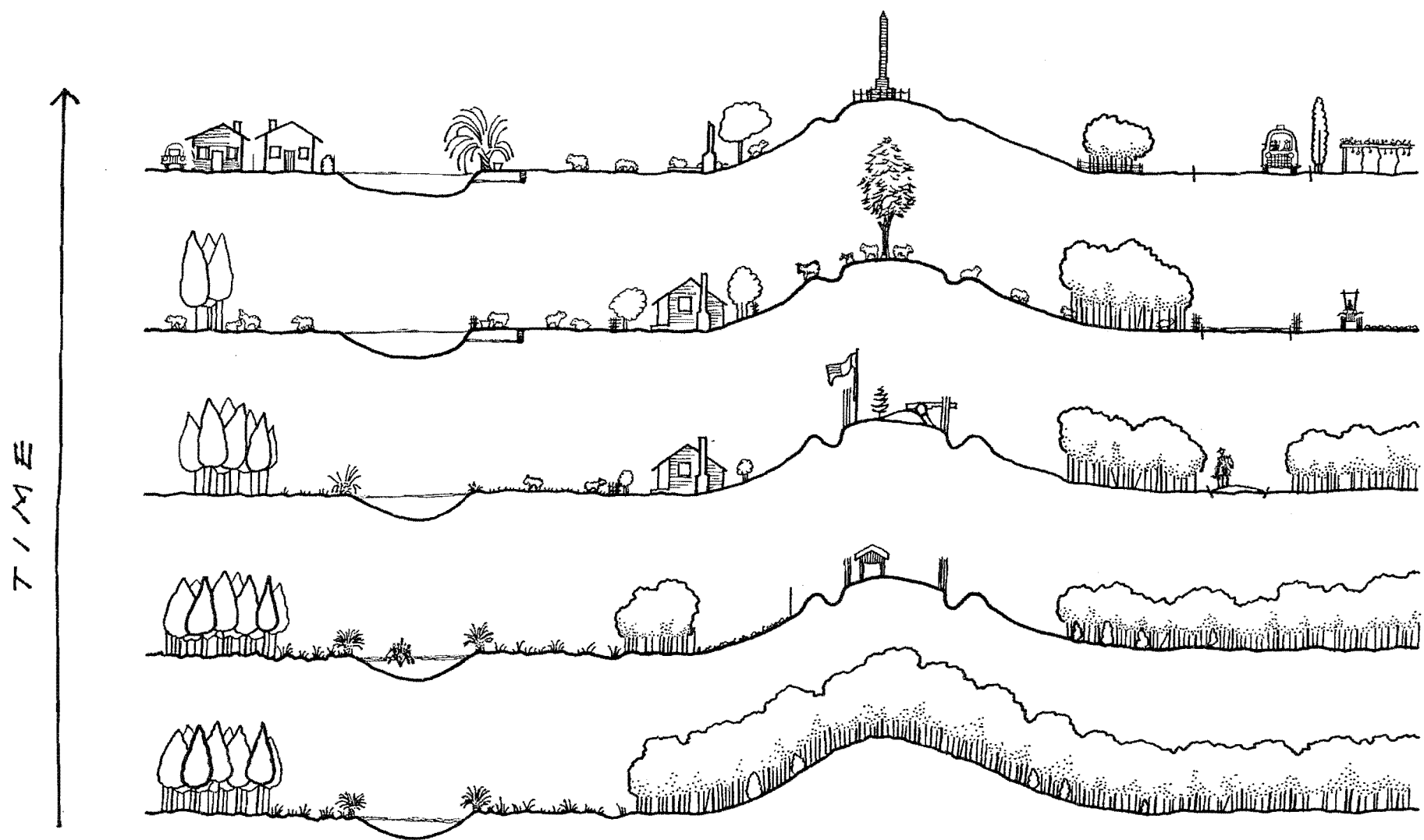
Richard Muir 1984

Historic landscapes can and must be recognised throughout a spectrum of landscape from the contained to the infinite.



Artefact  
An event  
- one point  
  in the past  
- small area  
- obvious

The cultural  
landscape  
- continuity  
  through time  
- large area  
- subtle



THE NEW ZEALAND LANDSCAPE

# Chapter 1



*"Erosion and decay erase some landmarks but the  
cumulations of time mostly surpass the dissolutions."*

*David Lowenthal 1975*

However, erosion and decay are not the only forces of change acting on the landscape today. Frequently we see the sort of changes in landuse which lead to the loss of the accumulated landmarks of time. Is this a cause for concern? Is it important that we should retain visual remnants of our past within the contemporary landscape? What roles do historic landscapes fulfil for us today?

## HISTORIC LANDSCAPES

Provide the location for  
and evidence of our past  
history which we also  
learn about from other  
sources

Evidence of our past in  
the landscape  
psychologically supports  
our present existence

---

HERE *100 years* Losses and gains education **BEFORE**  
N.Z. way of life *SURROUNDING AREAS* heritage Looking back  
the beginning *reflected* Information Regional *Past*  
Clue to man's evolution history Change is often fast and puzzling  
Local **EVIDENCE** character not the same now.  
future Landscapes *man and nature.* New Zealand  
We tend to look for security in

It is important that the historic values of the landscape remain and are fostered. We are concerned for the continued existence of our historic landscapes for a whole series of reasons. Some of the roles which historic landscapes play for society are unconscious things, seldom recognised or stated whilst in contrast, others are easily recognised and actively sought. All are important. These attributes which contribute to our overall caring for the evidence of our past within the landscape are discussed below.

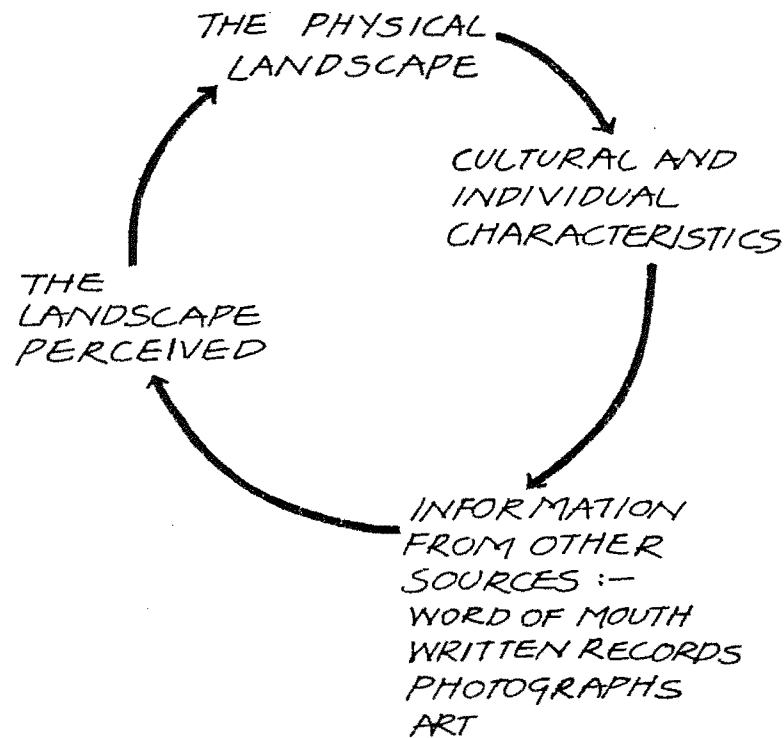
1.1 The physical landscape is a part of our perceived world. It is supplemented, refined, distorted, referenced by our own individual and cultural background and experience.

Evidence of the past in the physical landscape reinforces our learnt knowledge of history giving more significance to the cultural value of landscape.

The educational role which historic landscapes play is important in making written history more real and as a source of new evidence for historic investigation. Yi-Fu Tuan (1980) in discussing the significance of the artefact comments *"Without these material aids an imaginative empathy for the continuity and the depth of time, for the full flavour of a past, is most difficult to achieve even when written documents remain"*. The landscape is immediate, other sources of historic information alone are not enough.

1.2 The landscape is the spatial key to locating our past history.

Everything which has happened in the past happened in some physical location. Sometimes the location was an integral part of the event at that time (for example the result of many battles in war was determined by who held the strategic physical position - the hill top, pass

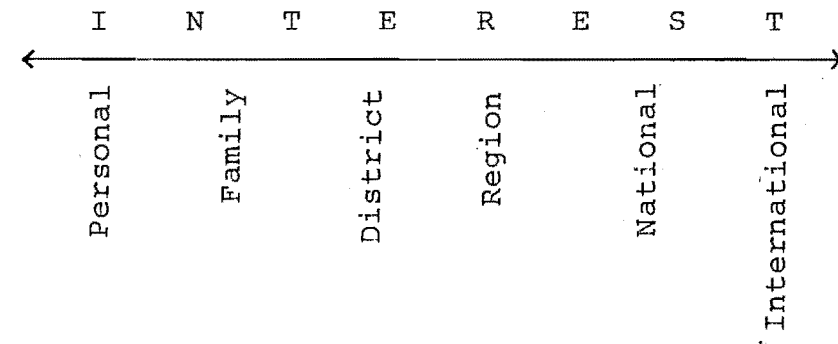


PERCEPTION IS INFLUENCED BY THE PHYSICAL LANDSCAPE, LEARNED KNOWLEDGE AND THE NATURE OF THE INDIVIDUAL.

or river crossing), whilst in other cases the place has assumed importance after the event because of it (for example the bay where Abel Tasman came on shore for water could have been any one of several in the area, but that bay has now gained an historic significance over those up and down the coastline).

Locating our past geographically within the contemporary landscape can bring richness to the cultural landscape in which we live and in which others have lived before us.

1.3 Interest in our past exists at several scales, from the personal to the international, and needs to be fostered at all scales.



"The collective past is no less precious than the personal; indeed, the one is an extension of the other".

(David Lowenthal 1975)

We need the immediacy of personal identification with our past as well as the national chronicle to build a full picture of the collective past and our place within it. Detail and broad scale evidence, both are essential to foster interest.

1.4 Land use moulds the landscape which then reflects the values and culture of the "users". As such the landscape becomes a source of our identity. The landscape which is New Zealand has been moulded by the people of this land.

*"Cultural landscapes exhibit either conspicuously or subtly long-held values of their area or culture."*

*Robert Z Melnick 1981*

It is often said that New Zealanders lack a strong sense of identity with their country. If this is true then it is not because we lack the history to build a strong independent identity, but because we fail to recognise the incredible depth, diversity and the individuality of our history, or the way in which this is exhibited in our landscape. The thousand years of human habitation of this country has seen vast changes in the landscape over a very short period of time. The developing technology available since the time of European settlement has seen the country pass through an evolution from a subsistence culture to

an industrialised nation in little more than 150 years. The New Zealand landscape is a primary source of accessible historic information of this evolution on which to build strong individual, local, regional and national identity.

The distinctive Polynesian and European heritage of New Zealand has created a totally transformed landscape in a period which, in geological terms, is hardly overnight. The evolution races ever onward gathering rather than losing, pace as it goes.

*"Buffeted by change we retain traces of our past to be sure of our enduring identity."*

*(David Lowenthal 1975)*

1.5 The knowledge that we are part of a continuous evolution of mankind is psychologically important to our existence. Evidence of the past serves to confirm the logic of working for a future and reinforce our confidence in the fact that there will be one.

Historic landscapes are an important source of the evidence of our evolution from past times. As William Thistler (1982) puts it, "over time landscapes have emerged that remain as important symbols of our past, they provide the setting and continuity for the people, events, places and artefacts which have

*contributed to the changing scene of human experience and they represent an important link with our history." All landscape is part of an evolutionary process with both nature and man as the agents of change.*



*Sluicing for gold has eaten away much of this landscape; the horizontal lines on the hillside behind were laboriously hand cut to an exact gradient to bring water for the sluicing. Skippers Canyon, Otago.*

1.6 Another, more conscious reason why we look back to the past is that of nostalgia.

David Lowenthal (1975) discusses the fact that during the 17th and 18th century nostalgia was medically termed a fatal disease. At that time there was a new mobility, both war and increasing urbanisation removed people from the localities in which they would previously have lived their entire lives. Away from the familiar images and routines of life people became melancholy. "Victims of nostalgia in fact died of meningitis, gastroenteritis, and tuberculosis, but because everyone believed nostalgia fatal it so became."

"No cure was found. The nineteenth century transformed nostalgia from a geographical disease into a sociological complaint. Its early victims had been country folk lost in the anonymity of army or metropolis. Their desire to return was literal, oriented toward closed, familiar environments. As local ties dissolved, nostalgia became a generalised sense of loss, focused less on the locality than on the remembered childhood..."

(David Lowenthal 1975)



In recent years nostalgia has contributed to making old objects popular again, Bentwood chairs, wood panelling, pot belly stoves, kauri chests, old bricks, and cottage gardens to name but a few. The desire to live in certain areas is also partially generated by the perceived early lifestyle of the place - Richmond, Lyttelton, Akaroa, the country.

Nostalgia is no longer strictly "a form of melancholia caused by prolonged absence from one's country or home", as the Oxford dictionary would have us believe, but can be felt for the events or objects of even the recent past. *"People used to express selective nostalgia about particular times and places in the more or less remote past. Today nostalgia threatens to engulf all of past time and much of the present landscape."*

*(David Lowenthal 1975)*

We are selective in that we remember a past that never was. Romanticism and present day assumptions distort our perception of past lifestyles. The gold mining days of pioneering New Zealand are an era for which our imaginations glamourise what was a relentless life in an inhospitable landscape. The remnants of gold mining activities, tailings, sluicings, water races, mine shafts, the brier rose and tumble-down cottages, which bedeck the Central Otago landscape are frequently viewed today with regret that our

lifestyles are so far removed from those simpler times.

We view the past within the framework of our contemporary society, often forgetting, or unaware of, the values held by those who lived in that past. It is important to be aware of the fact that *"what to us are historical objects embedded in but distinct from, our own present were originally part of the fabric of someone else's contemporary landscape"*.<sup>1</sup>



*Stone cottages and caves, once prime dwelling places - better than a tent. Kawarau Gorge, Otago.*

1. D Lowenthal 1975

Because the drift to urban living has only recently been experienced in New Zealand most New Zealanders find their recent roots in the rural landscape and regard the landscapes created by traditional farming methods as part of their rightful heritage. Feelings of nostalgia and local belonging are, for many, directed towards the "days on the farm". Whilst the majority of the population now lives in the city their memories live in the country.

There is a conflict between maintaining the landscapes which support those memories and what is the maximum return use for that land in many parts of the country today. Forestry, horticulture, strip mining, even intensive farming land uses create distinctly different landscapes, often totally erasing past landscapes. A case in point would be the consideration of broad-scale forestry in the high country. At present the open tussock grassland high country landscapes, for example the MacKenzie Basin, have strong associations with the large high country sheep runs established in the first years of European settlement. This landscape was created and maintained through the management of sheep grazing. Removal of grazing pressure will result in change to the landscape as adventitious pine species such as *Pinus contorta* spread and tussock plants lose health through the accumulation of plant litter. Intentional tree planting will have an

even more severe and rapid effect in masking the familiar high country landscape.

The New Zealand economy has an agricultural base and one which will have to shift from its traditional products if it is to remain afloat. Primary producers both individually and nationally cannot be expected to lose out simply because the necessary change will erase the familiar landscapes of the past. However it is also important to recognise the role which these landscapes play in being a direct link to our rural past. Retention of small areas by continuing with traditional land use methods, whether through incentives to the private land owner or in the creation of farm parks in suitable locations which continue with existing land uses will be important to retaining these rural links both as a visual resource and as places where past rural life-styles can be experienced.

1.7 An understanding of the evolution through which the landscape has progressed over time at the hands of man, and nature, can be a tool to management today.

Because people have influenced the natural landscape, continued input is needed to retain the existing landscape, created as a result of the method of land use.



Past landscapes are indicators of the direction in which a change to management practices will take the landscape.

This knowledge can be useful to:

- Predict future landscapes which will be the result of altered management
- Maintain existing landscapes
- Recreate past landscapes through management
- Understand that whatever we do on the land - even if that is nothing - it will have repercussions on the landscape.

1.8 *"The experience of places is, and for long has been, a formalised process, called amongst other things, tourism, touring and visiting historic towns. There are necessary preparations and post visit activities which make the experience itself, at most, only part of the process."*

Brian Goodey 1982

Historic landscapes have for a long time been thought of as interesting places to visit and have been set aside for this purpose in isolation from the "real world". Experiencing and interpreting the past from an historic site is one important role of historic landscapes; indeed David Lowenthal (1975) quoting Punch comments that our historic

landscapes "have become the foreign country with the healthiest tourist trade of all". But we need also to recognise the fact that it is the threads of the past which surround us daily as part of our life which contribute most to our sense of belonging and identity basically to us both individually, as a group or to society as a whole.

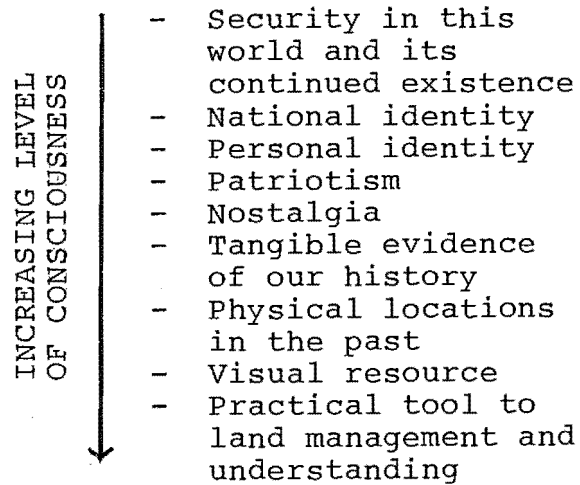
Like most of the familiar things of life we very seldom recognise the part which historic features play in our existence but lack of unprovoked recognition should not be misinterpreted as lack of interest or need. *"Many symbolic and historic locations in a city are rarely visited by its inhabitants ... But a threat to destroy these places will evoke a strong reaction, even from those who have never seen them. The survival of these heresay settings conveys a sense of security and continuity"*<sup>2</sup> for which we all have a need.

We need to ensure that we provide both the formalised experience of "historic places" and the experience of our individual and collective history surrounding us daily in our lives.

2. David Lowenthal 1975

# Summary

It can be seen that the things which make historic landscapes valued are diverse, and that they cover a range of levels in our consciousness.



If we are going to actively work for the protection of historic landscapes we must recognise these values and the contribution which different landscapes make towards them. In managing historic landscapes the communication of the values of that landscape to those experiencing it is an important aim to be recognised.

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## Chapter 2

Evidence of the past in the landscape should be accessible, mentally, visually and physically.

Recognition and protection of the historic values within the surrounding landscape does not necessitate "locking up" large tracts of the contemporary landscape to be maintained under existing or ancient methods of land use. As Richard Muir (1984) comments "*the landscape has always evolved and conservation must be selective*". Evolution and conservation are just two management options for historic landscapes; we need to use the whole range of options available to annotate the variety of evidences of the past which lie within our landscapes.

2.1 To achieve protection of the historic values of the landscape a balance between wholesale change and the total arrest of change, the two extremes of land management, needs to be struck.

#### WHOLESALE CHANGE



Trend towards landuses which erase the visual past:

- forestry
- intensive agriculture
- horticulture
- urban sprawl
- open cast & strip mining

However *"the creation of new rural landscapes ... needed to ensure the continuation of an acceptable, functional and organic rural scene"*  
Shirley Wright 1978

#### BALANCE



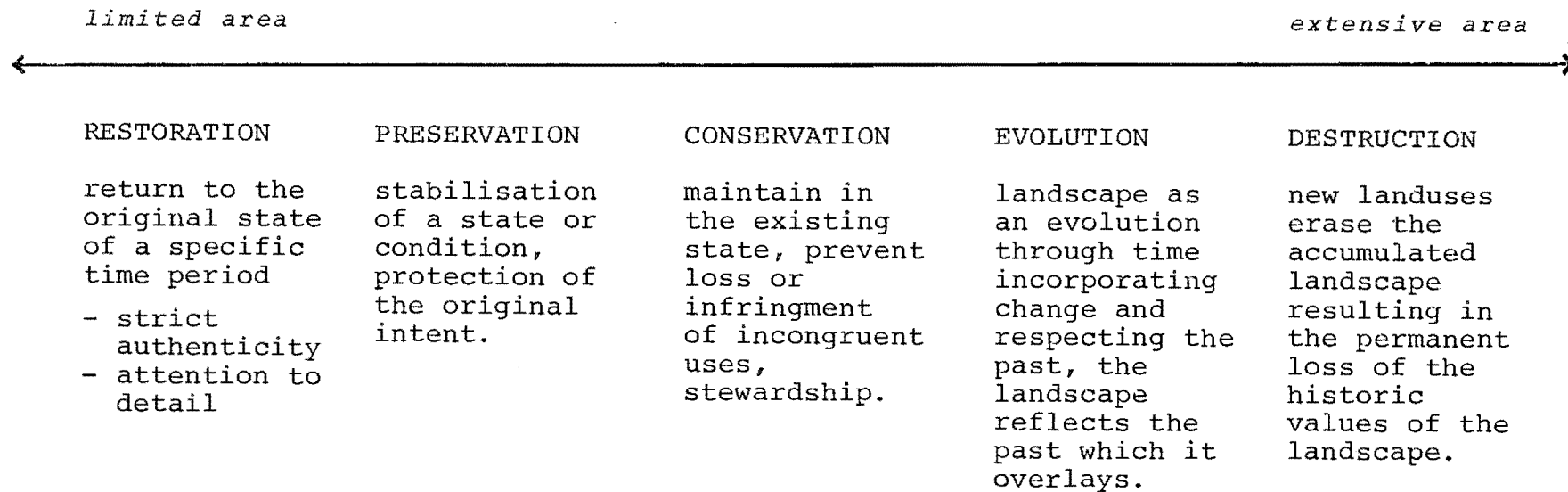
The broadscale cultural landscape reflects our past. Small areas protected from change give the experience of our history and interpret past landscapes. Integration of historic values into our contemporary lives will lead to a full appreciation of our past.

#### CHANGE ARRESTED



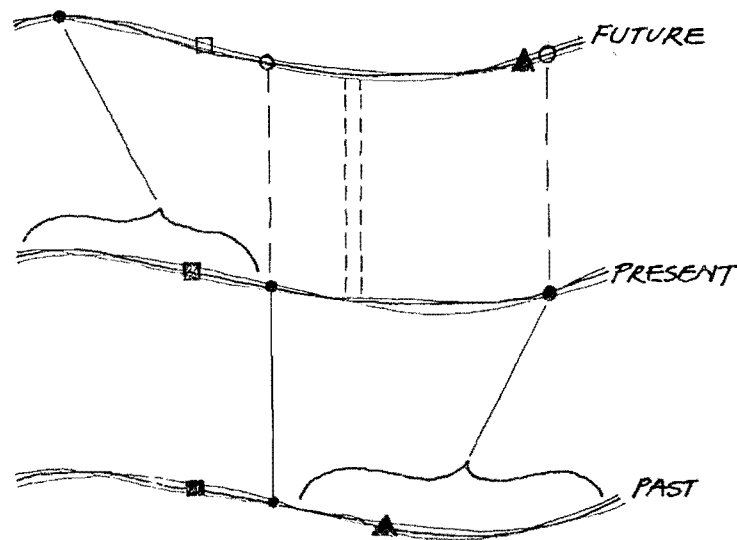
Broadscale halting or reversal of change. Maintenance of existing landuses over time is not, in the long term, economically feasible nor desirable. The landscape is dynamic by its nature. Future landscapes as well as those of the past are an important part in the evolution of the cultural landscape.

2.2 There is a range of management options available to facilitate striking the balance, each option varies in its degree of formality.





2.3 Management options can be used to show the effect of the past at any scale. Restoration of a small area can be used to communicate the experience of both limited or extensive landscapes of the past. For example restoration of an artefact from the past, say the Kawarau Gorge suspension bridge, will recreate a small specific time and place in the past, restoration of a past land use again on a small site can show what large areas of past landscapes were like.



2.4 The appropriate management option or combination of options is specific to the situation and relates to:

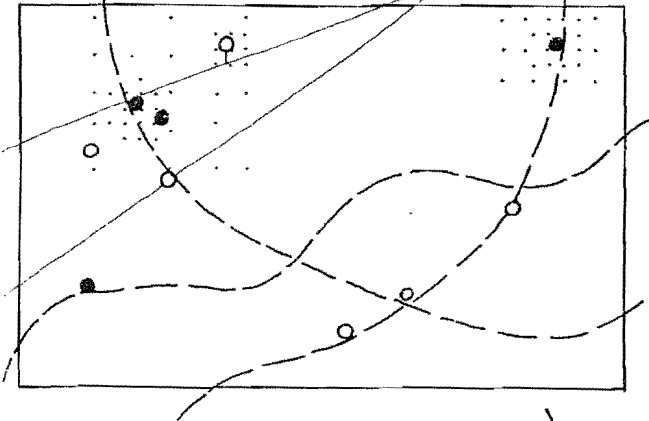
- the physical characteristics of the site
- the values for which it is being protected
- the relationship the protected area has with other historic sites and the encompassing landscape
- the way in which the site will be used by the public

Complementary use of the options for managing historic landscapes will lead to increased recognition and appreciation of the historic values within the cultural landscape which is our habitat.

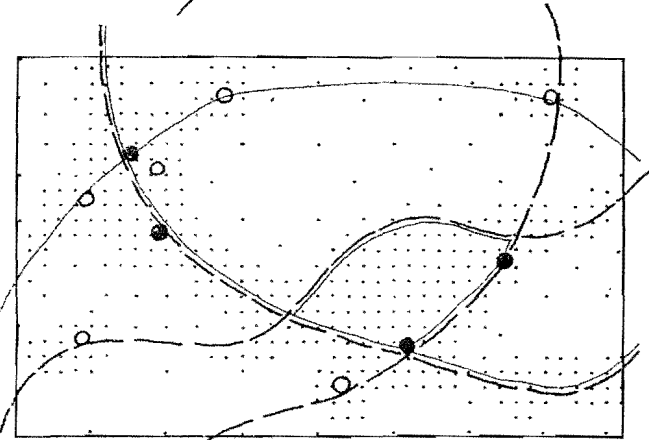
2.5 Co-ordination of the management of historic sites is needed to ensure that complementary sites are protected, and that the history of the area is conveyed in a coherent, comprehensive manner. The historic values of the whole landscape can be expressed by using protected sites to create an awareness of similar features in non "protected" areas, whether they are still plainly visible or merely remnants in the landscape, and by conveying the understanding that the protected site was once characteristic of the whole landscape although most of that past landscape has now been masked by change.



## THE CULTURAL LANDSCAPE



Lack of a co-ordinated approach to the protection of historic landscapes leads to isolation of sites, replication of information, partial awareness of past history - opportunities lost.



Through co-ordination an awareness of the historic significance of the whole landscape can be created, links between sites exploited and experience of past landscapes fostered.

- AREAS OF INTENSIVE EXPERIENCE
- LOW KEY AREAS
- - - 'UNPROTECTED' HISTORIC REMNANTS
- ~~~~~ LINKS - MENTAL, VISUAL, PHYSICAL
- ..... INTERPRETATION OF THE TOTAL LANDSCAPE

Visual, physical and mental links between sites need to be recognised and developed; this is difficult when co-ordination of management of sites is lacking.

Decisions on the management of historic landscapes cannot be made in isolation to the broader context of either the landscape or its history.



*Arrowtown, a commercial honeypot in the areas of the Otago Goldfields Park. Good business sense motivates their keeping to the goldmining era and themes.*

An example of this type of co-ordination of effort in conveying the history of a region is Otago Goldfields Park, which is administered by the Department of Lands & Survey working in consultation with the New Zealand Historic Places Trust.

The park consists of "a variety of relatively small and often widely dispersed individual sites, all of which are managed for a common purpose". Guidelines and priorities for the selection of sites to be included in the park were decided upon after two years of research during which an inventory of remaining goldfields sites and relics in Otago was compiled.



*Preservation: the Chinese settlement on the banks of the Arrow River.*



"The park is not intended to duplicate the function of museums or local historical societies or to compete with commercial ventures centred on replicas of historic interest such as mining towns. These are recognised as having an important and complementary role in preserving, displaying and interpreting articles and features of interest which, in Otago, are often connected with the goldfields. Together with the Otago Goldfields Park they provide a diverse and complementary range of experiences."

(Otago Goldfields Park Policy Statement  
1983)

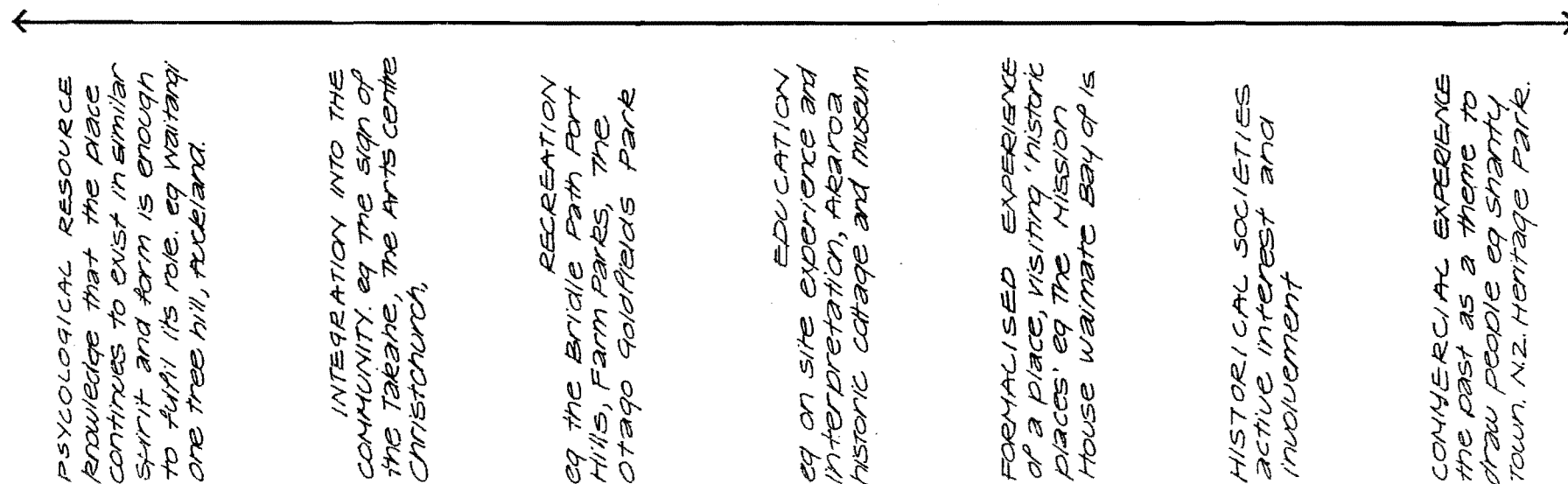


Replication: 1980's construction in concrete but 1880's style architecture, the new library building, Arrowtown.

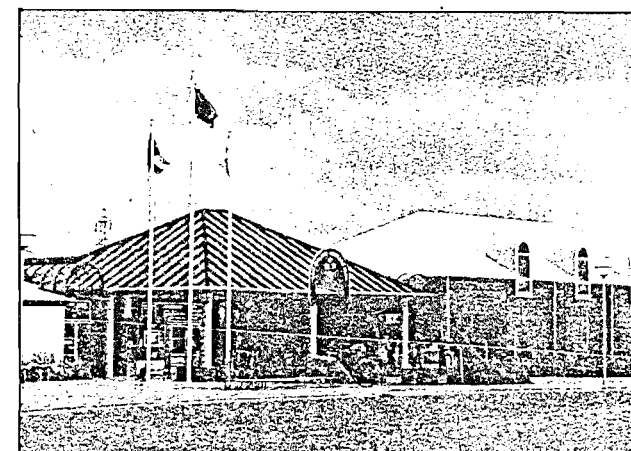
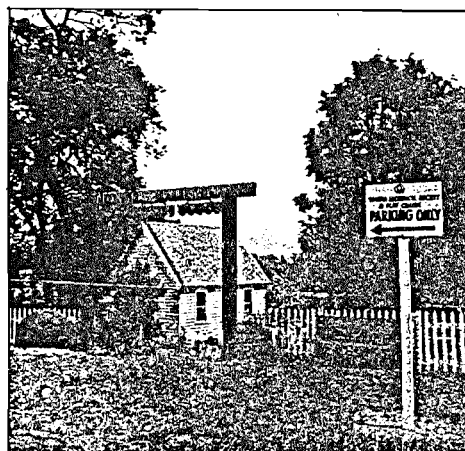
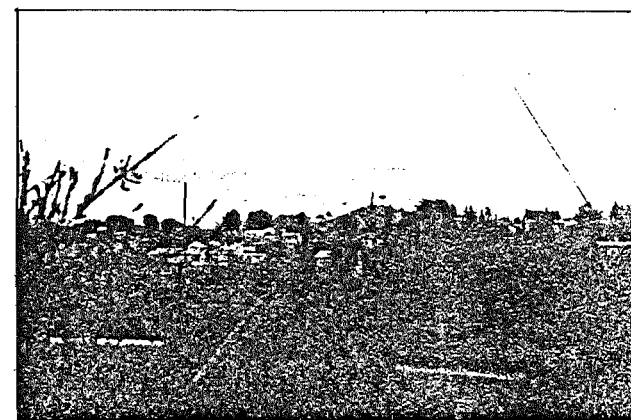
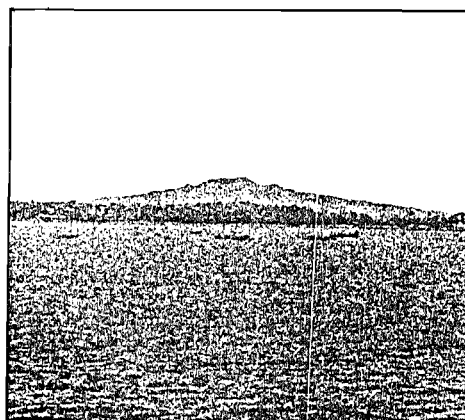
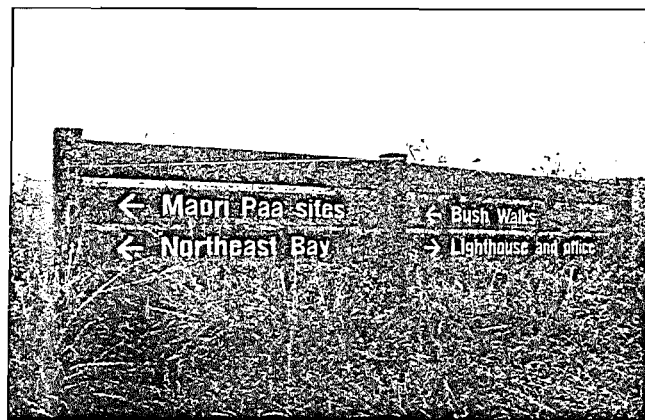
Conservation and evolution are the themes of the surrounding countryside. Access over private land on trails which link historic sites is a feature of the park.

2.6 The form of management which is appropriate to an historic landscape is partially decided by the way in which the site will be used. For example, management of two similar sites one close to a centre of population and one remote from it will differ because they are likely to attract different types of use which must be catered for.

The types of use of historic landscapes range from existing purely as a psychological resource through to a place where a re-enactment of the past can be experienced. The full range encompasses a whole variety of uses:



Each type of historic experience plays a complimentary role in creating a full experience of our history.



2.7 Management and maintenance of specifically protected historic sites within the overall framework of the cultural landscape needs to create in the visitor the experience of that past event or era. The details of site planning and design must work with the historic significance of the site to convey its message.

Site layout needs to recreate as far as is possible the original sequence of events.

Original routes should be used to advantage. An example could be the creation of walking tracks along disused railway routes - imagine a walking tour of the deserted coal mines and mining towns on parts of the West Coast along the rail and pack horse routes which once carried the people in and the coal out.

Where a sequence of events over time occurs on a specific site this should be recreated so that the visitor is lead through the correct sequence. For example where a site contains both Maori and European history the earliest should be the first encountered, and the chronological order should be explained to clarify the progression from one period of history to the next.

Many landscapes display little direct evidence of their history. This is

especially true, for example, in landscapes which were the scene of battles, where the time spent in one place was relatively short. The outcome of these events was often strongly influenced by the physical positions held by each side during the progression of the fighting. These physical locations, natural features of the landscape: rises, ridges, hilltops, river crossings, and passes, remain to form the backbone of the present landscape. The experience of the battle; advantage/disadvantage, advance/retreat, conqueror/captive, can be recreated by retracing its physical progression through time within the present landscape, the surface covering of which may bear little resemblance to that earlier time of unrest.

Because it is the experience of an activity originally enacted in the past which is being conveyed and the physical backbone of the landscape is unaltered the experience is not compromised by its present day setting.



Our experience of a place does not have an official start or end - it will be part of the continuum of our experience. Site planning needs to prevent the creation of the feeling that historic sites are unreal, not part of our every day life and instead represent the site as an area where the history evident in the whole landscape can be more intensively experienced giving significance to features of the wider landscape and its present patterns.

Our tendency towards fencing off historic sites from the real world frequently creates the impression of arriving at any old picnic spot or back door. It is necessary to recognise that arriving at a place plays an important part in the experience of that place. The first and the final impressions. Treatment of these areas needs to relate to the type of experience which follows, the way it is being managed, as well as to the preceding experience, and to realise that it is all part of a single experience.



*The two approaches to the Meremere historic reserve where both Maori and British forces had defences. The suburban approach continues right up to the fence line and in this case beyond, the water tanks are an unwelcome intruder.*



*Above: The Mansion House, Kawau Island, Historic Reserve. The necessary approach from the sea recreates the original impressive arrival.*

2.8 Design details within a site of historic significance should carry with them the theme of the period to which the site relates. Early materials (soft and hard) but more importantly attention to the style in which they were used at the time help to retain the historic integrity of the site and develop its individual character.



The only food (and postcard) shop on Kawau Island. Attention to architectural detail and colour mean that the building exudes a colonial feel which is in keeping with the time when the Mansion House was in its heyday. The seating and brick paved surface tie into the re-creation of a cottage garden, with the native bush behind.



In contrast the site of major Maori enforcements at Rangiriri. The battlements which once held the British army at bay are now protected with wire mesh and P.rad painted white. A manuka bush fence might be more appropriate if in fact anything is needed at all on this section which faces State Highway No 1. The small protected area is maintained by mowing so sheep escape cannot be a problem.

The decision as to the form and management appropriate to a site must influence the development of the site right through to the smallest design detail. In this way every part of the site then reinforces the aim in protecting it.

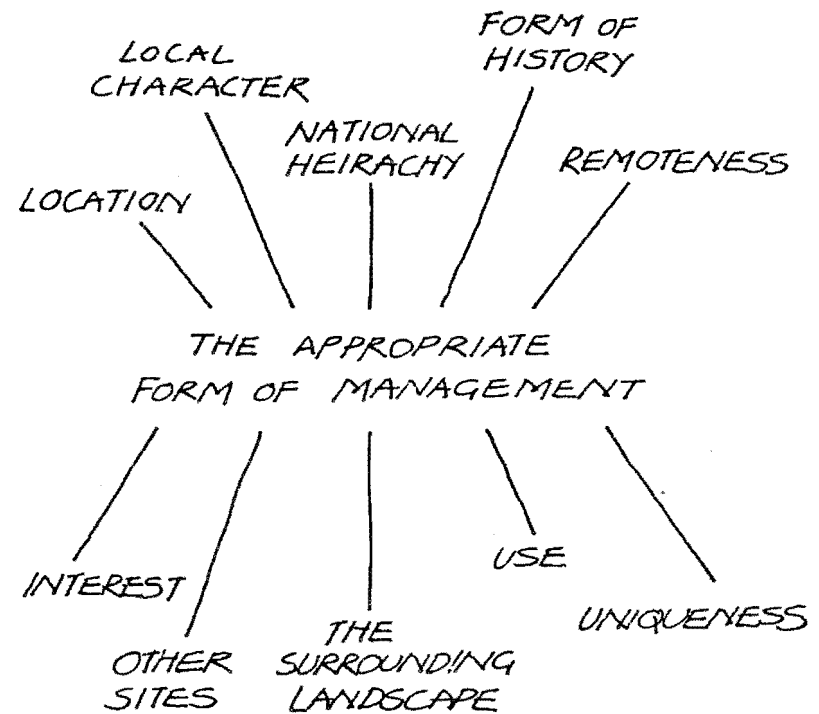
Design details will be distinctly different from one site to another depending on the approach of management. Restored sites attracting large numbers of visitors will, for example, require a certain level of formality and robustness in the way the appropriate materials and style of design are achieved on the ground, whereas sites which are simply protected from further decay will have an appropriate informality and lack of precision, equally designed and thought about, but in accord with the adopted low key form of management. An example of an area of low key management but which requires considerable input to maintain the informal, almost neglected image, are the gravestones marking the site of a once thriving gold town in Skippers Canyon. Low key effects are as demanding to create and maintain well as are more structured, intensive approaches.

# Summary

The management of historic landscapes needs to be co-ordinated within the landscape and between those bodies involved in management to enhance the communication of a full understanding of past events and their manifestation in today's landscape.

Management can take several forms; the appropriate form, or forms, is specific to a site and is influenced by several factors.

From the broad scale to the infinite detail management of the site needs to express the reason for its existence as an historic site worthy of protection. The experience of the place must convey to the visitor the knowledge of what the site is about and its relationship to the surrounding landscape. Design details must co-ordinate with the approach of management enhancing the individual nature of the site and reinforcing its historic significance





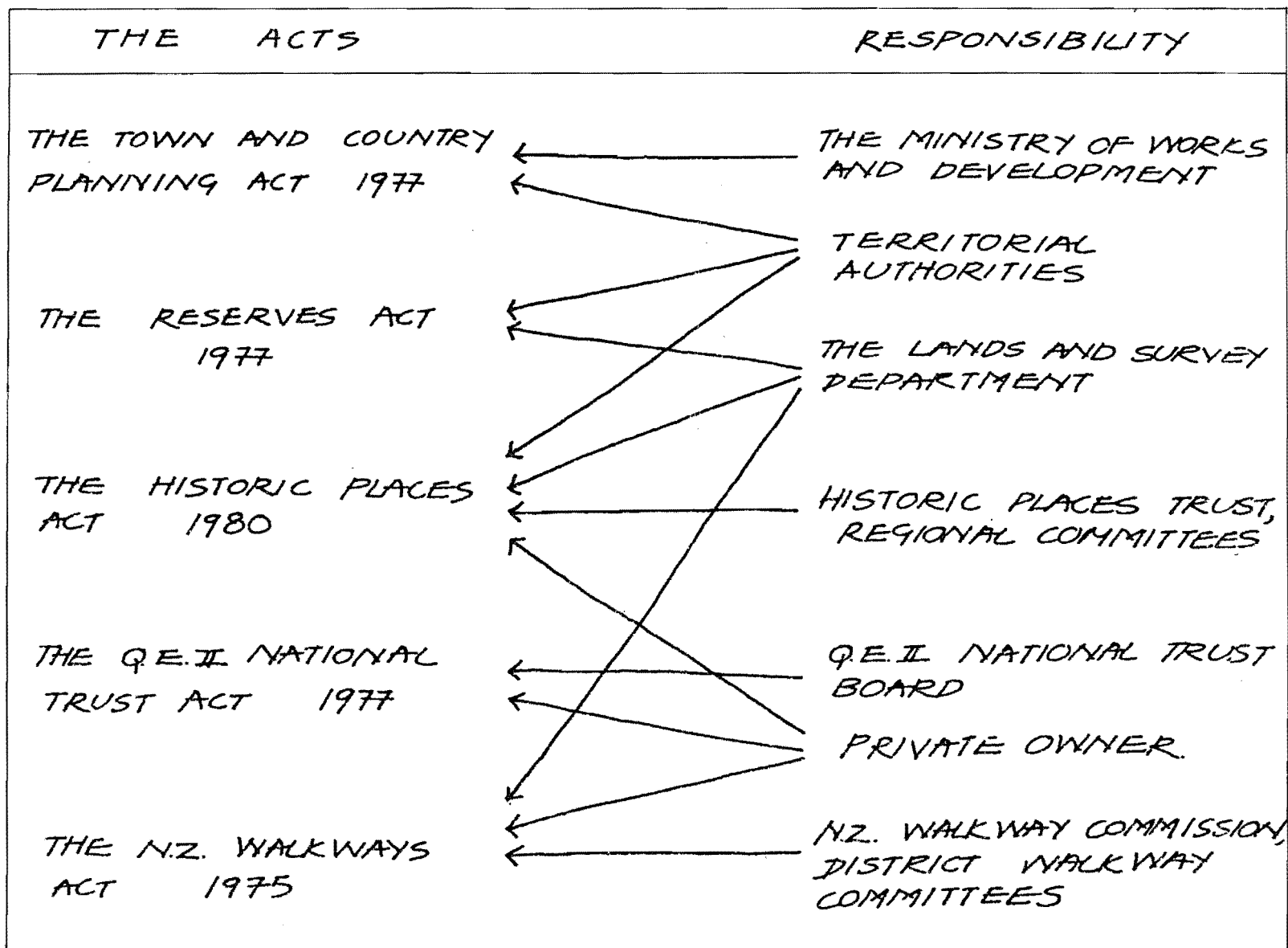
# Chapter 3

The protection of historic landscapes is accommodated under several separate Acts of Parliament which have been passed, and amended, at various times in their history. Some acts directly cover land and/or items having historic significance whilst others have clauses for the general protection of land which may be applied to areas of historic value.

The administration of protected historic land is specified within the Acts. Control of such land can be given over to a wide variety of administering bodies, or individuals.

The following figure sets out the related acts and the possible administration of land under them.

The options available for protecting historic landscapes within these acts are outlined in this chapter.



The six main acts under which historic values of the landscape can be protected and enhanced and the bodies who normally accept responsibility for their administration and management.

3.1 The Town and Country Planning Act 1977, administered by the Ministry of Works and Development.

This Act sets out two ways in which historic landscapes can be protected through Government bodies *"for the enjoyment of the people and the good of the environment."*

1. Designation of privately owned land with historic significance as an Historic Reserve.

2. Controls on the management of private land through the provisions of the District Scheme.

1. Until 1981 one of the easiest ways for the Crown or a Local Authority to protect specific areas with historic significance was to designate the land as a "public work" under Section 116 of the Act; this then worked as follows:

Defined land area in private ownership with historic significance, e.g. site has Maori rock drawings, Early European remains, site of an historic event



The land designated as a Public Work. This means that the Crown or local authority can control the nature of development and/or management of the land, e.g. the erection of buildings, the removal of trees, the destruction of historic remnants



In time the land is purchased (when sufficient finance is available) by the Crown or local authority. The site becomes an Historic Reserve, managed either by the local authority or by the Lands & Survey Department under the Reserves Act

Most of the 147 Historic Reserves throughout the country came into existence through this system of acquisition.



This method of protecting historic landscapes is now less frequently adopted due to:

- i) Lack of central government or local authority funds available to purchase private land for public use. Outright purchase may be avoided in some cases where private land can be swapped in return for existing public land.
- ii) Prior to 1981 the Crown could designate land as a public work even if the land owner did not give his consent. In 1981 the Act was amended to require the consent of the land owner. This has effectively restricted the use of this legislation.

2. Under the Town and Country Planning Act 1977 Local Authorities are charged with the responsibility for preparation and five yearly review of their District Scheme, the general purposes of the scheme being ... *"the wise use and management of the resources, and the direction and control of the development, of a region, district or area in such a way as will most effectively promote and safeguard the health, safety, convenience, and the economic, cultural, social and general welfare of the people, and the amenities of every part of the district or area."*

The techniques used to achieve these objectives are left to the discretion of

the council.

The main ways in which existing District Schemes recognise historic values are:

- i) Rural historic zones. Land use restricted to retain characteristic landscapes. (See below)
- ii) Three to six months development notice may be required to be given to council prior to an individual carrying out certain activities on his property, e.g. clearing native bush, planting exotic forestry plantations. Whilst unable to prevent such actions this gives the council time to assess whether the action will be detrimental and the opportunity to encourage the land owner to protect certain areas if this is appropriate.
- iii) Advertising to inform private owners of the methods open to them to secure protection of their land - for historic and other values.
- iv) District Schemes list Historic Places Trust registered or classified: buildings, archaeological sites, traditional sites and historic areas.

### Historic Zones

Traditional rural zones are primarily aimed at controlling the distribution of urban or semi-urban activities and seldom restrict farming activities. However "farming" land uses such as forestry, horticulture, border dyke irrigation ..., which are generally predominant uses, can threaten historic landscapes.

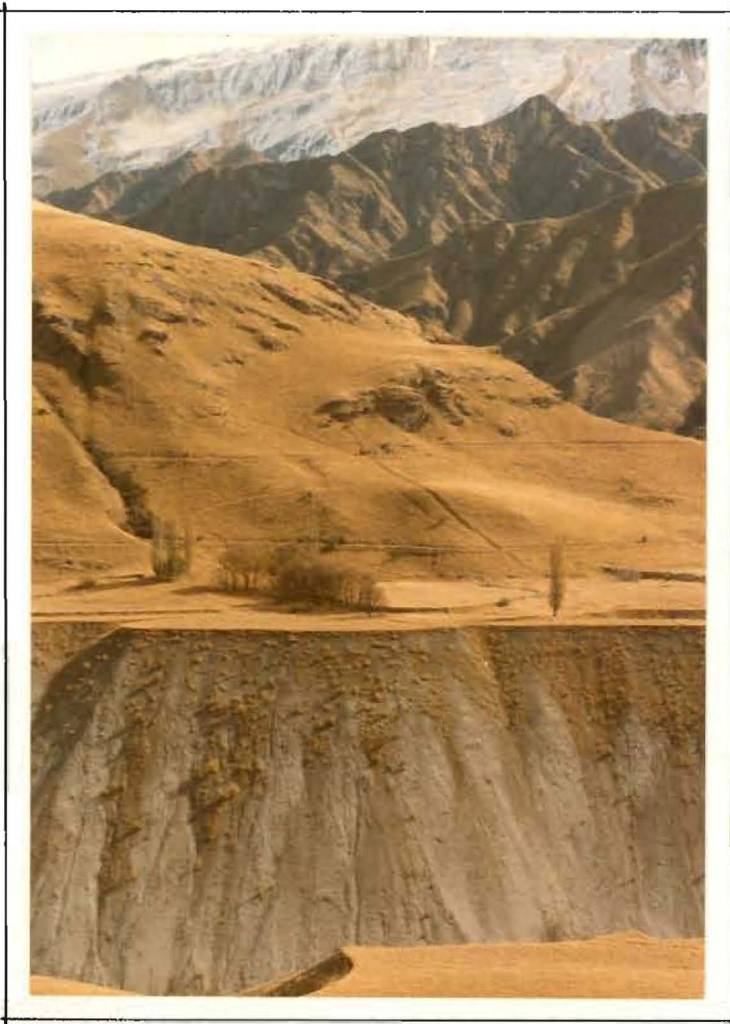
The introduction of Rural H (historical) zones which overlay existing Rural zones recognises the fact that land use creates characteristic landscapes, and that the landscape setting to an area of specific historic interest can be integral to the historic significance and meaning of the place.

The Lakes Queenstown - Wakatipu combined District Scheme 1970 placed a Rural H zone over an area of 2832 ha surrounding the 65 ha Macetown Historic Reserve, the aim being to ensure that the remains of the town continued to be seen *"against the beautiful but environmentally harsh backdrop of mountain landscape which had remained largely unchanged since Macetown's origin"*. (D Johnston 1985) The Rural H zone is characterised by a definition of farming which provides *"basically for only pastoral farming"*. (Johnston 1985)

In the Scheme Review 1980, this zone was extended to cover the adjoining valley of the Skippers Canyon which has a similar physical landscape and history.



The landscape setting to historic remnants can be integral to their significance.



Skippers canyon, rural historic zone, pastoral farming retained as the accepted land use to maintain the distinctive cultural landscape character.

### 3.2 The Reserves Act 1977

Administered by the Department of Lands and Survey, subject to control of the Minister of Lands

There are two main areas of the Act which can be applied to the protection of historic landscapes

Land in private ownership  
 - protected private land  
 - conservation covenants

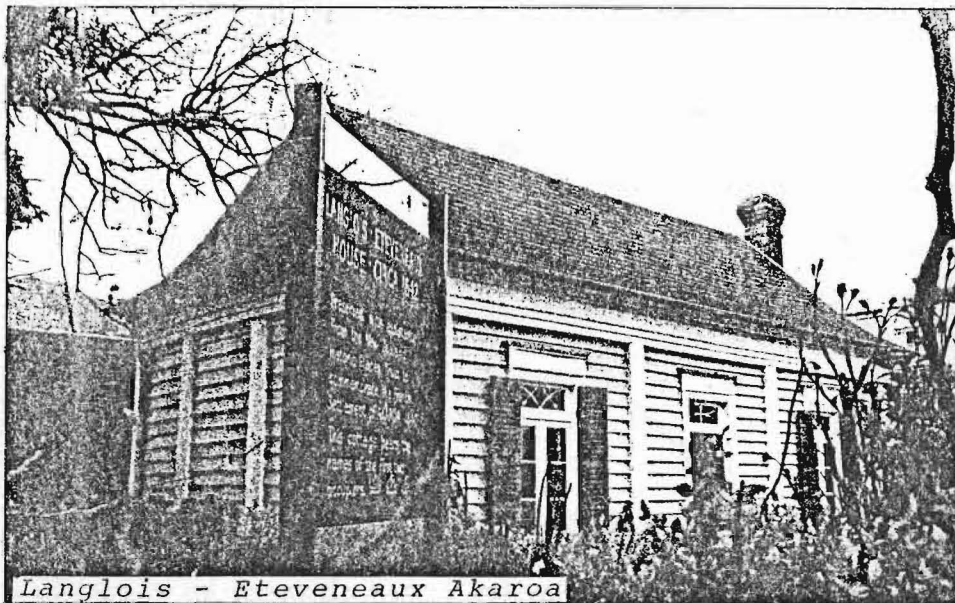
Land in public ownership  
 Historic Reserves management

#### Publicly owned land

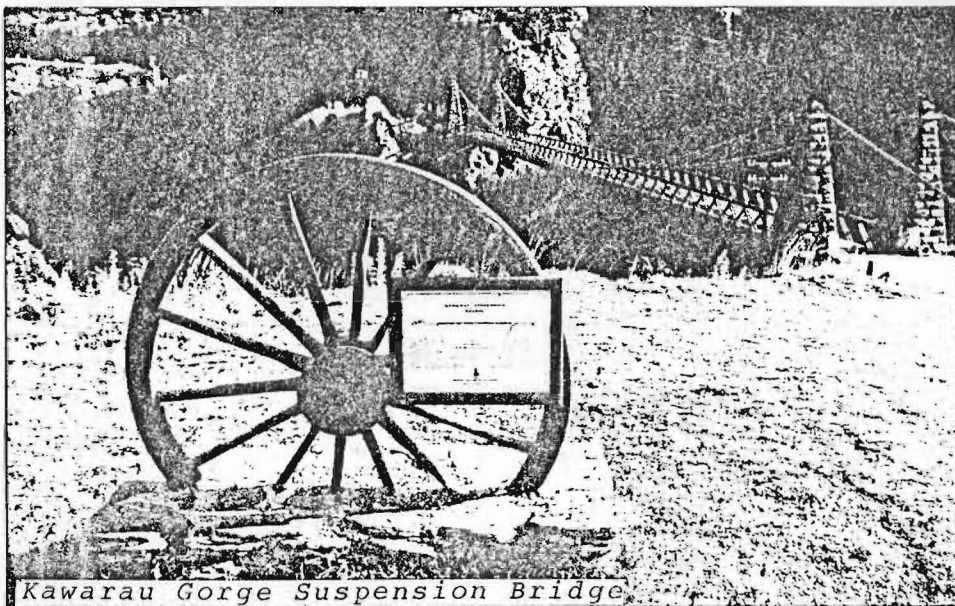
Under the Act reserves are created and managed for a specific value. Secondary values may also effect the objectives of management. Reserves exist for the following values:

Recreation  
 Historic  
 Scenic  
 Nature  
 Scientific  
 Government purpose  
 Local purpose



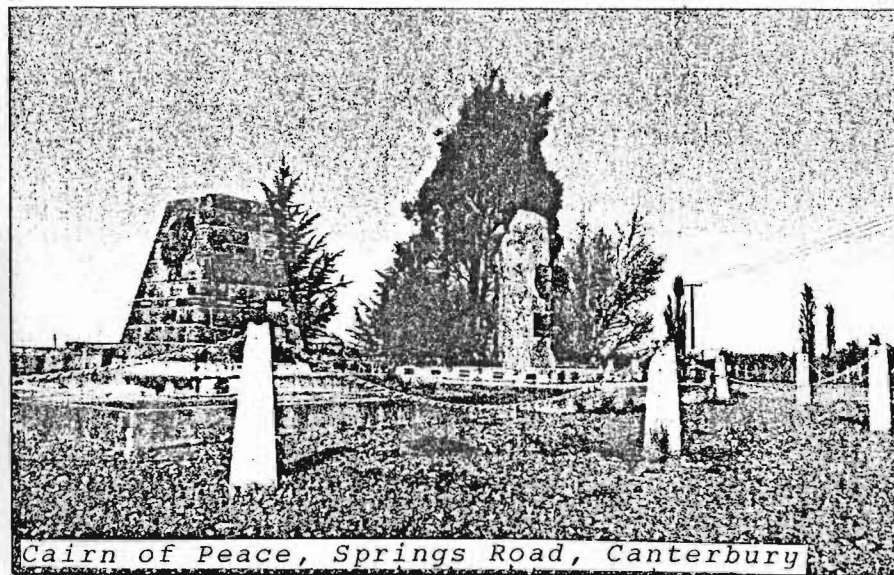


Langlois - Eteveneaux Akaroa



Kawarau Gorge Suspension Bridge

The definition of the purpose of an historic reserve is "the protection and preservation in perpetuity of such places, objects and natural features, and such things thereon or therein contained as are of historic, archaeological, cultural, educational, and other special interest."



Cairn of Peace, Springs Road, Canterbury

Restored or preserved historic features form the core of many Historic Reserves.

There are now 147 Historic Reserves in New Zealand covering 2,474 hectares (average 16.0 ha).

Lands and Survey policy requires the compilation of a management plan for all reserves. Priorities for reserve management are assessed for each site separately rather than assessing the opportunities on a district, regional or national basis and co-ordinating development and priorities within and between reserves.

Special legislation has at times been needed to give reserve status to land which has been gifted to the public by a private individual. This was the situation when Viscount and Lady Bledisloe gave the land which is now the Waitangi National Reserve to the nation. The legislation created a Trust Board to administer the Reserve and made the Lands and Survey Department responsible for management.

#### Privately Owned Land

- 'Protected' private' land. This protection can be awarded to land worthy of public reserve status which remains in private ownership.
- A Conservation Covenant can be placed on land where the owner wishes to preserve the "natural" environment or a particular feature of the landscape.

Both forms of protection can be applied to land having historic values. They are negotiated between the land owner and either the Lands & Survey Department, or a Local Authority or the nominated body. The protection may be binding on the title in perpetuity or for the period of ownership only. Where there are benefits to the public (i.e. access) an administering body may be appointed to manage the land in concert with the land owner.

### 3.3 The Historic Places Act 1980

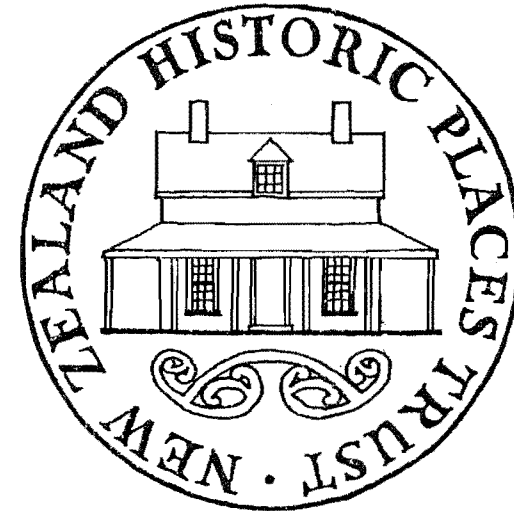
The Historic Places Trust was first established by an Act of Parliament in 1953.

The Trust Board is the national body charged with the protection of historic places. It is also a national organisation with a membership of over 17,000. Much of the work of the Trust is carried out by volunteers in the community.

The definition of "historic place" within the Act is *"a place (including a site, building, or natural object) which is historic by reason of an association with the past and which demonstrates or provides evidence of any cultural, traditional aesthetic or other value of the past;"* Historic area is defined *"an area which contains an inter-related group of prehistoric or historic features which have historical value as a group even though some or all of the features may have little historical value individually".*

The functions of the Trust are laid down to be:

- a) To identify, investigate, classify, protect and preserve, or assist therein, any historic place and to keep permanent records thereof.
- b) To identify, investigate, classify and record historic areas.



- c) To foster public interest in historic places and historic areas and in their identification, investigation and classification, and in the protection and preservation of historic places.
- d) To furnish information, advice and assistance in relation to the identification, investigation, classification and recording of historic places and historic areas, and in relation to the protection and preservation of historic places.

There are five main areas to which the Trust directs itself in protecting the heritage of New Zealand.

A. The classification of buildings:

Buildings with historic associations or architectural merit and which are about one hundred or more years old can be given one of four classifications, a, b, c and d. Buildings with an a or b classification will be listed in the relevant district scheme and may in addition be given official protection in the form of a Protection Notice. c and d classifications have a limited effect and often in fact give the owner the incentive to destroy or change at his will now before restrictions are imposed.

B. Archaeological sites:

The Trust is charged with the responsibility for establishing a register of all archaeological sites (sites associated with human activity which occurred more than 100 years ago). These may be listed in the relevant District Scheme.

C. Historic areas:

Inter-related groups of pre-historic or historic features which have historical value as a group even though some or all of the features may have little historical

value individually. Identified historic areas which may be classified either "historic area", "historic precinct", or "conservation area" are to be recorded in the District Scheme. The Trust can encourage the owner to act to preserve or maintain the historic values of the area.

D. Traditional sites:

An application can be made to the Trust to have a place declared a traditional site (Historical significance or spiritual or emotional association). These are listed in the District Scheme.

E. Heritage covenants:

"Provide for the protection, preservation and maintenance of a place as an historic place". The land, having recognised historic value, may remain in private ownership whilst being protected for those values. The covenant may exist over the land in perpetuity or for a specified length of time.



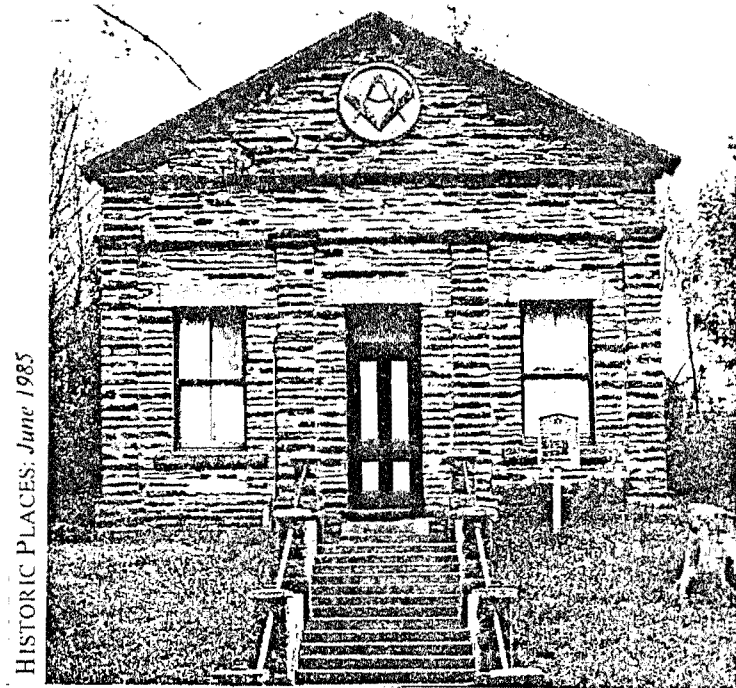
The Trust can also purchase historic places or assist others to purchase; enter into agreements with other controlling bodies for the management, maintenance and preservation of historic places; erect signs on any historic place where it has the owner's agreement; take steps necessary to make historic places accessible to the public; charge fees for admission to historic places; sell its properties.

The Trust now owns and administers about 60 "historic places" throughout the country. In the early years these were mainly houses, more recently they have moved into other forms of built history especially our industrial heritage. The drain on Trust finances in administering their widely spread properties is forcing a trend now towards financial assistance to private owners in the form of loans (repaid over time). Cases in point are the Hurunui Hotel and the Mine Manager's House, Blackball, as well as the Arrowtown Heritage Fund.

## Arrowtown Heritage Fund

The Trust Board has approved the establishment of this fund which will be used to encourage property owners in the Central Otago gold town to preserve or enhance the historic character of the town. The Trust plans to contribute \$10,000 to the fund and the Arrowtown Borough Council is expected to match this with a contribution of \$20,000. The Trust congratulates the Borough Council, one of the smallest in New Zealand, on its farsighted initiative.

*Below: One of Arrowtown's most interesting old buildings is the Masonic Lodge, a C classified building (Photo: John Wilson)*



HISTORIC PLACES: June 1985

*"In the past five years we have seen large scale destruction of sites in many parts of the country in the face of horticulture and forestry and the destruction of many fine early buildings in our towns and cities. These trends will develop more strongly in the future."*

*(John Daniels 1985 Director NZHPT)*

The Trust places emphasis on gaining the support and enthusiasm of the general public in lobbying for protection of the heritage of the nation. It aims to work with government bodies such as the Lands & Survey Department and Territorial Authorities who have more power to give protection to sites.

The Trust sees both its community base and government support as integral to promoting its function - which it sees as the balancing of conservation with development.

3.4 The Queen Elizabeth the Second National Trust Act 1977, administered by the Trust Board.

The act establishes a national trust to *"encourage and promote the provision, protection and enhancement of open space for the benefit and enjoyment of the people of New Zealand."*

Amongst its functions and powers are:

- a) Advise the Minister on the provision, protection, preservation, enhancement and use of open space;
- b) Formulate, investigate and appraise policies and specific proposals for the provision, protection, preservation, restoration, enhancement and use of open space;
- c) Undertake on its own account a continuing review of the adequacy and accessibility of all forms of open space;
- d) Undertake the identification and classification of potential reserves and recreation areas as being of national, regional, local or special significance;
- e) ... recommend to the appropriate people in government as to areas of special significance that should be given special protection and the methods of such protection;
- f) Undertake, and encourage and promote

the undertaking by other interested persons and bodies; of research and studies into matters relating to open space;

- g) Disseminate knowledge and information and give advice, relating to open space, to all interested persons and bodies, and encourage and promote such activities by other interested persons and bodies;
- h) Encourage and promote the co-ordination of the activities of all interested government departments, persons, and bodies in matters relating to open space;
- i) Negotiate the execution of open space covenants and the acquisition in its own name of any open space; and
- j) Distribute from the Trust Fund such grants as it thinks fit to encourage, promote, and assist the undertaking by suitable persons and bodies of any research, studies or other activities relating to open space, and the acquisition or establishment of any open space.

The act defines open space as meaning *"any area of land or body of water that serves to preserve or to facilitate the preservation of any landscape of aesthetic, cultural, recreational, scenic, scientific, or social interest, or value:"*

The QEII Trust Board has the power to:

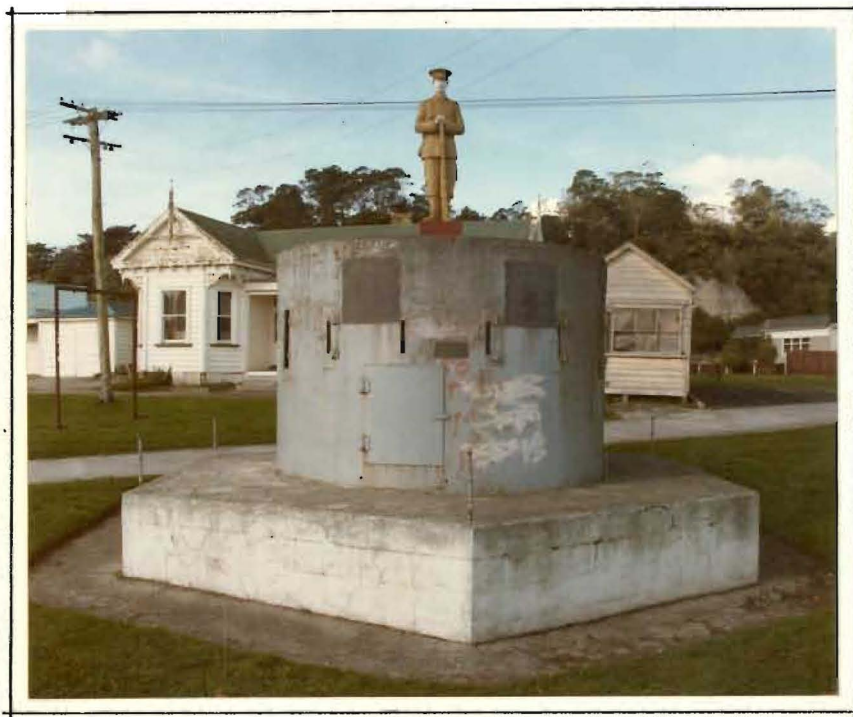
- Purchase and maintain land for its open space values
- Lobby government to purchase and protect areas of significance
- Establish or maintain open space on private land through the negotiation of an open space covenant
- Pay wholly or partly the rates for any owner of land who has executed an open space covenant in favour of the Trust or has allowed the Trust the use of his land

As the definition of "open space" includes land of cultural or social interest or value, historic landscapes can validly be protected under this legislation now and in the future.

### 3.5 The New Zealand Walkways Act 1975

The general purposes of the Act include:  
"the aim of establishing walking tracks over public and private land so that the people of New Zealand shall have safe, unimpeded, foot access to the countryside for the benefit of physical recreation as well as for the enjoyment of the outdoor environment and the natural and pastoral beauty and historical and cultural qualities of the areas they pass through ... the rights of public access created by this Act shall be for walking purposes only."

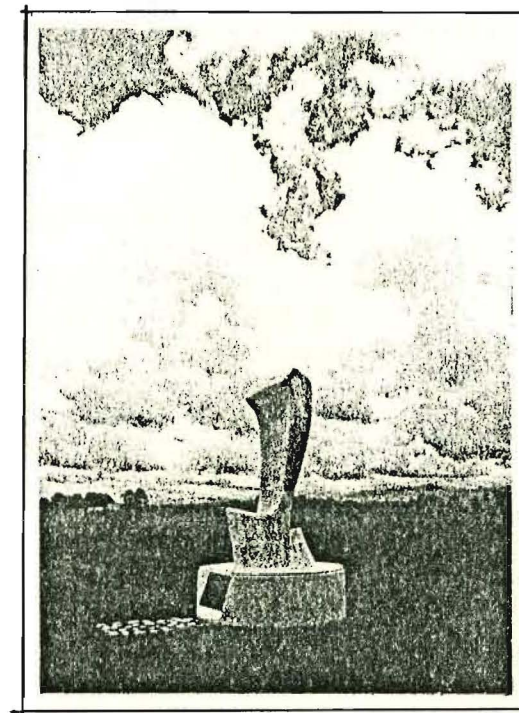
"A network of inter-connecting walking tracks through New Zealand which ultimately will provide a continuous walkway from North Cape to Bluff has been envisaged but it is also intended to create short family walks particularly near centres of population."  
(Walks in the Northland District 1985)



*Memorial to dead soldiers, Mercer township, North Island*

3.6 A way in which many historic landscapes in New Zealand receive recognition, although there is no legislation covering this form of protection or recognition of historic values is through the erection of monuments to ... Primarily these are erected in order to remember past events or the people who made them possible.

Located on or near to the relevant site they bedeck the countryside bringing a whole new historic dimension often to the most unlikely of places. Their design is always individual, reflecting the Kiwi flair for "a bit of culture" rather than any great relevance to the subject.



*Memorial on the site of the former Polish children's camp 1944, State Highway 2, Middle of the North Island*

# Discussion

*"In the growing historic preservation movement, we find that cultural features, particularly architectural elements, have received primary emphasis as the dominant and important element of our history, while the landscape itself has not had a broad base of acceptance, and has been misunderstood, ignored, or at best recognised only as a token embellishment."*

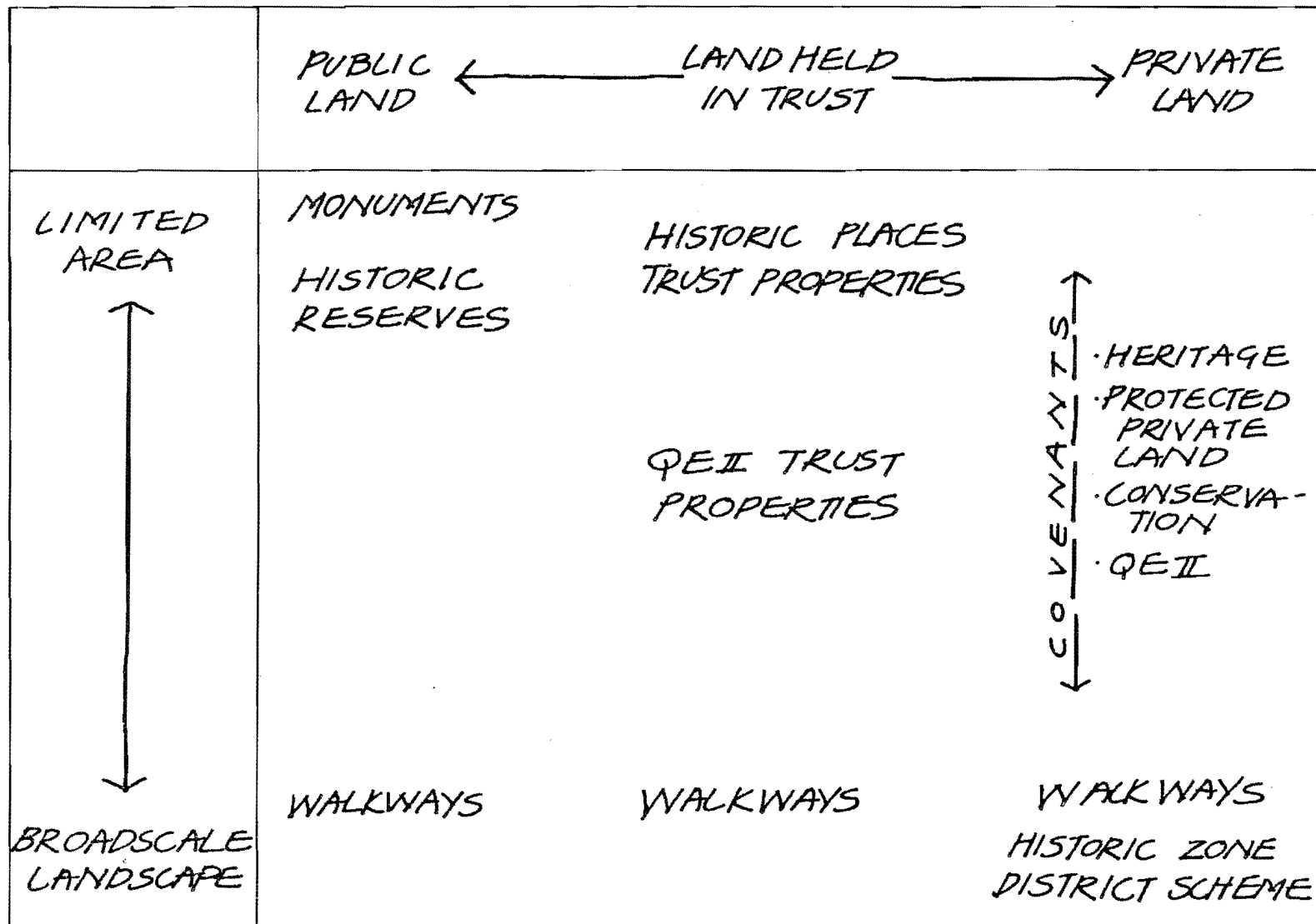
*William Thistler 1982*

Most of the recognition for historic landscapes in New Zealand is centred around "architectural elements". Historic reserves and the properties of the Historic Places Trust, the historic landscapes with the highest profile to the general public, are very much related to structural remains, restored or preserved, on a specific, limited, site. If this trend were to continue then the concern expressed by Jacquelin Burgess and John Gold (1982) would very well be true of this country - *"there now appears to be every danger that the cultured stereotypes of places as mere background to a few impressive buildings and historic associations will be reinforced and persist."*

Whilst in the past much of the activity with the protection of historic landscapes has concentrated on architectural elements or events on a specific site it is positive to recognise that the legislation is open to allowing the full recognition and protection (if necessary) of the historic nature of the cultural landscape. Particularly with the introduction of various forms of covenant on private land, control of land use through the provisions of the district scheme and the possibility of negotiating for access over both public and private land the broad scale of cultural landscape has been opened up to facilitate both conservation and interpretation of its historic values.

Much of the onus for recognising the historic values of the broadscale landscape falls on the shoulders of the private landowner. If management which restricts changes in land use is desirable in order to protect these values it is unreasonable to expect the landowner not to change to more profitable forms of land use over time (say to broadscale afforestation) without direct or indirect financial compensation.

This attitude has been upheld by the Planning Tribunal. Where landowners have objected to the introduction of an historic zone over their land the Tribunal has come out in favour of



The different forms of protection for historic landscapes cover different scales of landscape and forms of land ownership.



the landowner, unless he is to be fairly compensated - preferably by purchase of his land. In most cases purchase is not a feasible option for the territorial authority concerned.

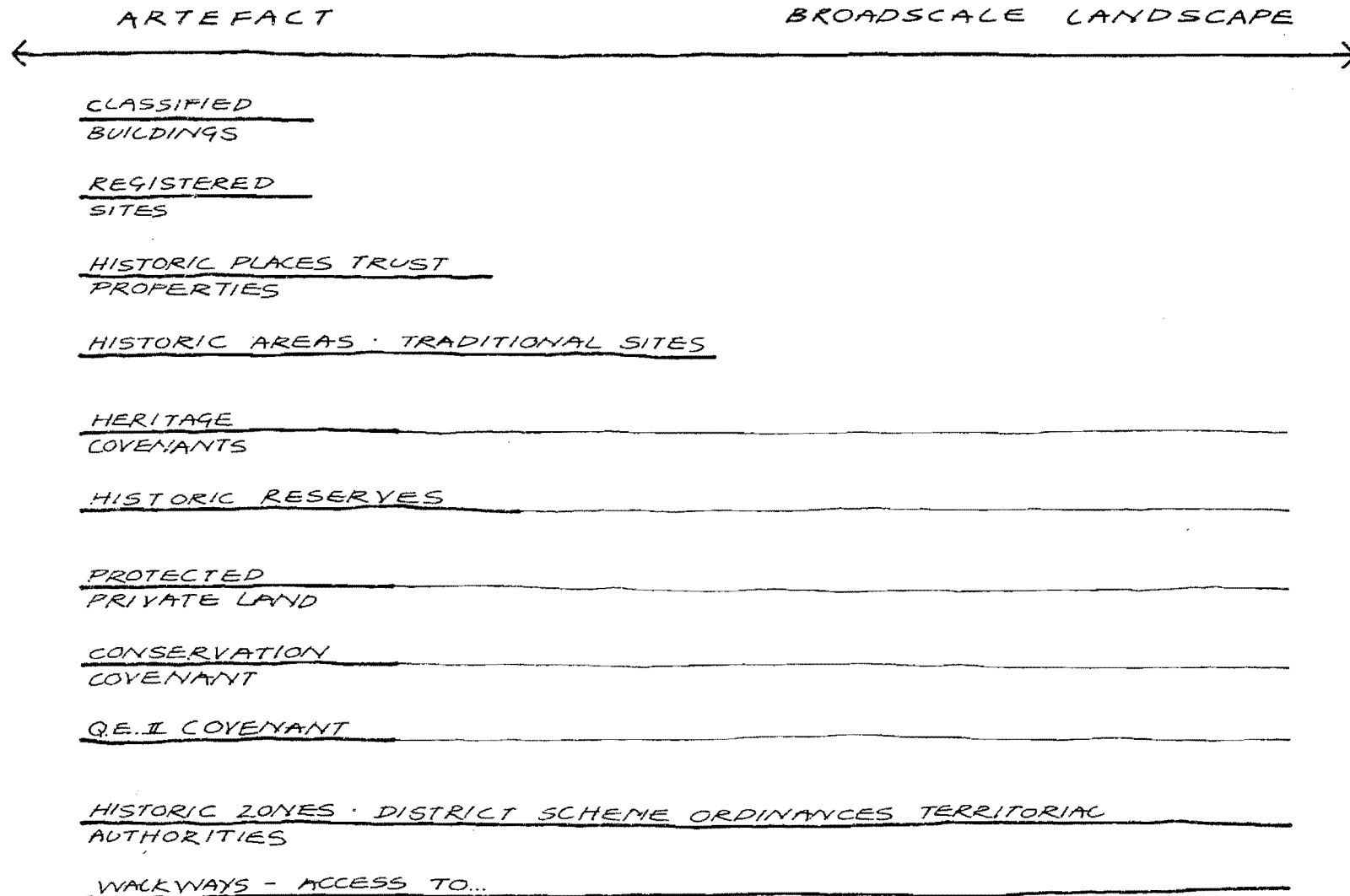
If land having specific values, which are likely to be eroded without protection, is being protected then this is of long term benefit to the whole of New Zealand. Suitable forms of compensation need to be devised and used to enable the long term protection of certain areas of the broadscale landscape deemed to be of national importance, for example the MacKenzie Basin.

In New Zealand the most commonly used form of compensation to the landowner has been assistance with land "improvements" for the protected area, mainly fencing. Assistance does not come as an automatic right when land is protected and is often associated with public access. Little inconvenience is caused to the landowner when access is negotiated as the controlling body normally assumes responsibility for establishing and maintaining tracks and signs and access is normally restricted to avoid critical times in stock management cycles, e.g. lambing time.

Rate relief, the partial or total exemption from rate payments by the land owner is another option open for use as an incentive to protect although it has, to my knowledge, not been frequently used.

Direct payments to land owners who persist with an ancient form of land use to maintain an historic landscape is not something which has been attempted in New Zealand and it is questionable whether this method is affordable at anything but the very small scale, or whether it is appropriate.

The following figure shows the relationships between the historic landscape spectrum and coverage by the acts awarding protection.



THE ACTS TEND TO PROTECT SPECIFIC SCALES OF LANDSCAPE, MANY ACTS WHICH POTENTIALLY COULD COVER ALL SCALES FOCUS ON ARTEFACT.

Used in combination the acts can adequately cover the spectrum of historic landscape, from individual artefacts through to the broadscale landscape.

To achieve the full recognition of historic landscapes it will require co-ordination between the bodies which administer the different Acts. This sort of co-ordination has occurred with the development of the Otago Goldfields Park, between the Department of Lands & Survey and the NZ Historic Places Trust.

The ability to protect diverse historic landscapes is provided by the legislation. This needs to be used to protect representative areas at all scales of the landscape. These protected sites then need to be used to convey an experience of the past and to interpret the past history of the whole landscape.

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# Chapter 4

The case study sites chosen are all from the Auckland region. They were selected to cover the various forms of officially recognised historic landscape in New Zealand, without being repetitious. The study sites are:

Highwic House	Auckland A property of the New Zealand Historic Places Trust. The house and gardens have been restored to their "original" style and are open to the public.
Waitangi National Reserve	Waitangi, Bay of Islands Administered by the Waitangi National Trust, run by the Lands & Survey Department. The site of a nationally significant historic event. House of the British Resident 1834, open to the public.
Whangamarino Walkway	State Highway 1 between Huntly and the Bombay Hills Small historic reserve on the site of a Maori Pa, later occupied by the British army during the Land Wars Waikato Campaign 1863-64. Access to the reserve site is over land in various forms of public and private ownership.



i) Where does the study area fit in relation to the spectrum of historic landscapes?



artefact cultural landscape

←————→  
individual                      national

←-----→

low key	high profile
remote	main route

v) Under what form of legislation does it achieve recognition as an historic landscape?

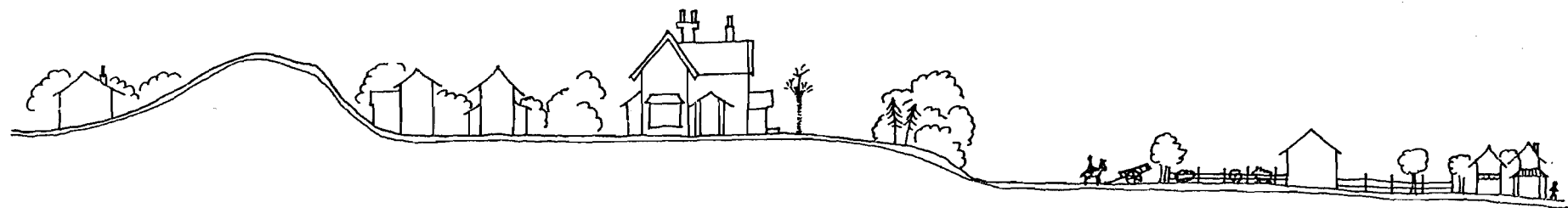
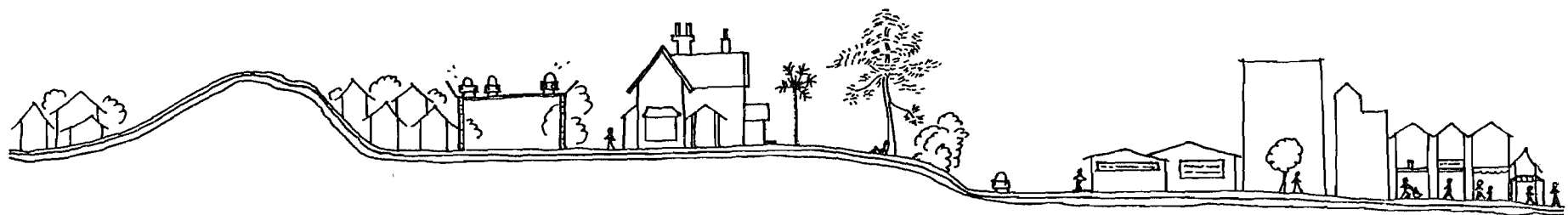
Restoration                  Preservation                  Conservation                  Evolution

viii) How effectively is the experience of the history of the site conveyed?  
What is the potential?

x) What attempt is made to convey or reinforce the individual nature of the site? and its local character? What is the potential?

- xi) Detailed design, sensitivity, appropriateness

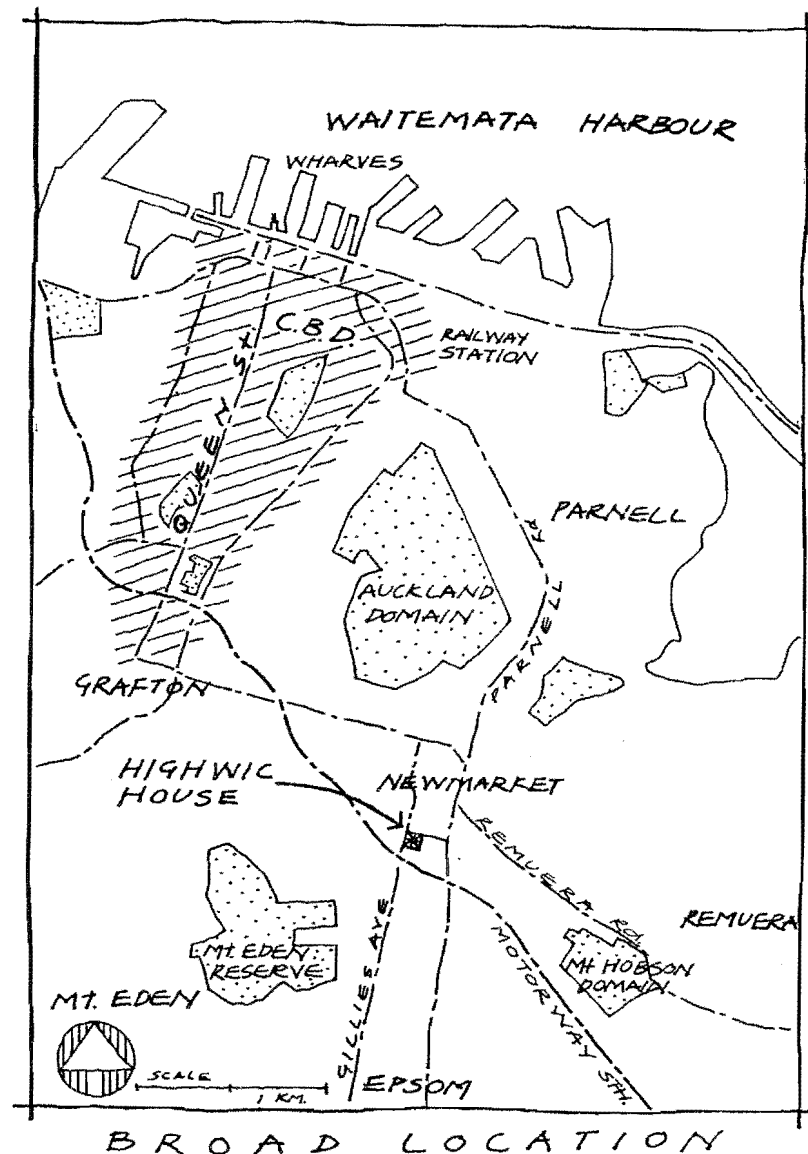
**Highwic House**



Highwic House  
New Zealand Historic Places Trust  
Gillies Avenue  
Epsom  
Auckland

Highwic is representative of the scale of landscape towards which the Historic Places Trust typically directs its efforts. It is one of three "interesting nineteenth century wooden houses" which the Trust has been involved with restoring and opening to the public in Auckland city. Highwic, as described in the promotional pamphlet, was "a rather grand house of a major businessman and landowner". Proportionally more of the impressive rather than common aspects of our past are restored by the Trust in this way.

Highwic is a one hectare property in Epsom, originally on the outskirts but now somewhere near the middle of greater Auckland. (See location map) It was bought in 1978 by the Trust and Auckland City Council (as equal partners) from the Buckland family who had lived at Highwic since 1862, when Alfred Buckland "one European settler who prospered in the early years of Auckland's growth" (promotional pamphlet) first bought the property. Buckland owned a firm of stock and station agents which operated throughout Auckland and the Waikato; he was director of the Bank of New Zealand and also of several large companies and the owner of two steamers; by the 1880's

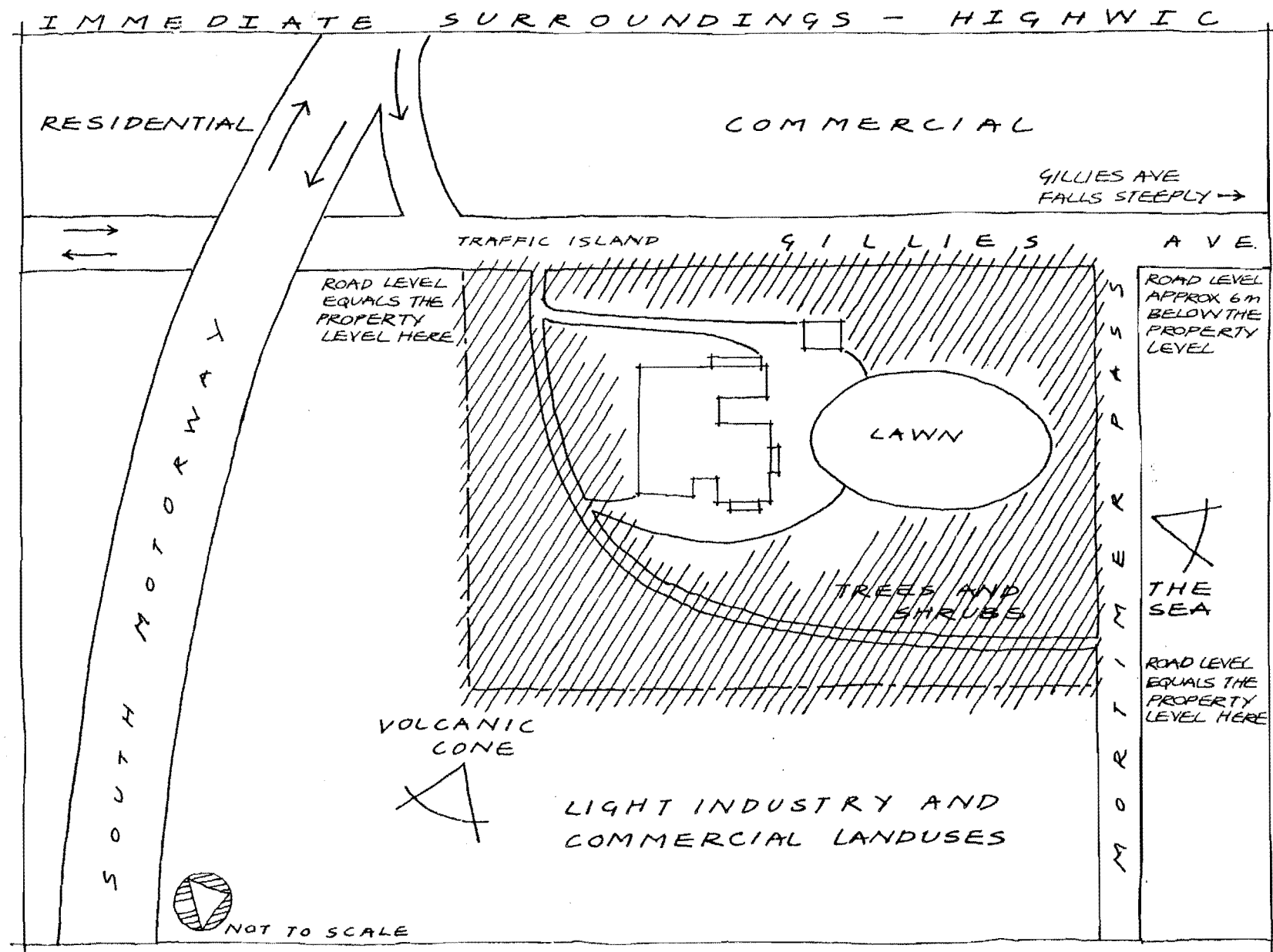




Restoration of the property by the Trust has looked to the mid-Victorian era. The house has been "re-stocked" with furniture and other paraphernalia from that time and is open to the public for a small entrance fee (or free to Historic Places Trust financial members). The grounds are loosely maintained to a style representative of the period in New Zealand and are freely open to the public, although their use is generally combined with the purpose of a visit to the house. Highwic is also available for hire for certain types of function over an extended summer period. Both the house and the garden (with marquee) are used for functions. Financial considerations are the impetus for the Trust's involvement in this type of commercial activity.

he was one of the biggest land owners in the province. The original house built for Buckland at Highwic *"in the Early English style, with vertical boarding, a steep slate roof and attractive Gothic details"* (promotional pamphlet) had several extensions made to it over the years as Buckland grew in prosperity and his family grew in number. He was twice married and produced 21 children.





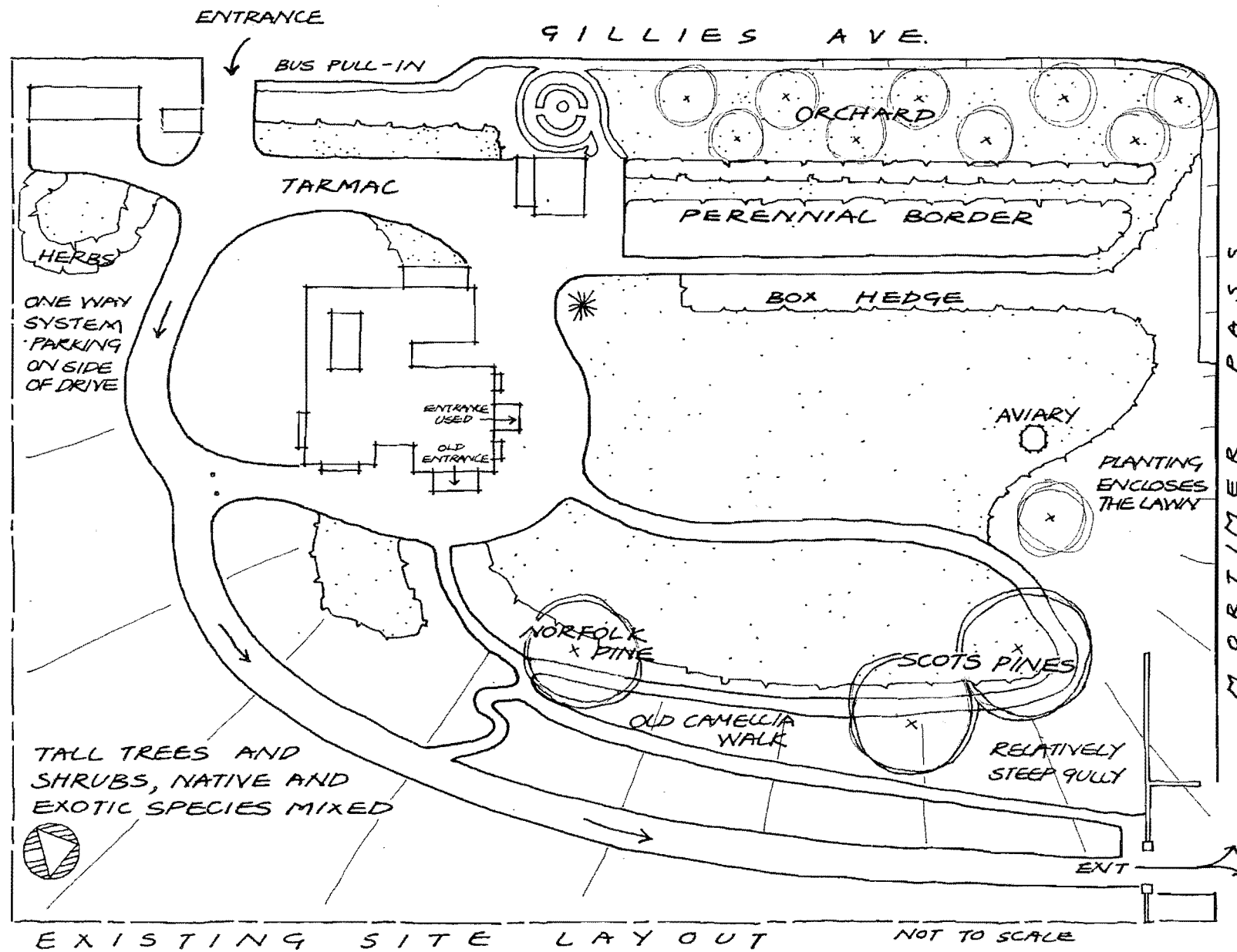
Visiting "historic places" like those run by the Trust, is very much a formalised experience, an activity. The first time is generally the most revealing, the second is generally to take someone else - from out of town.

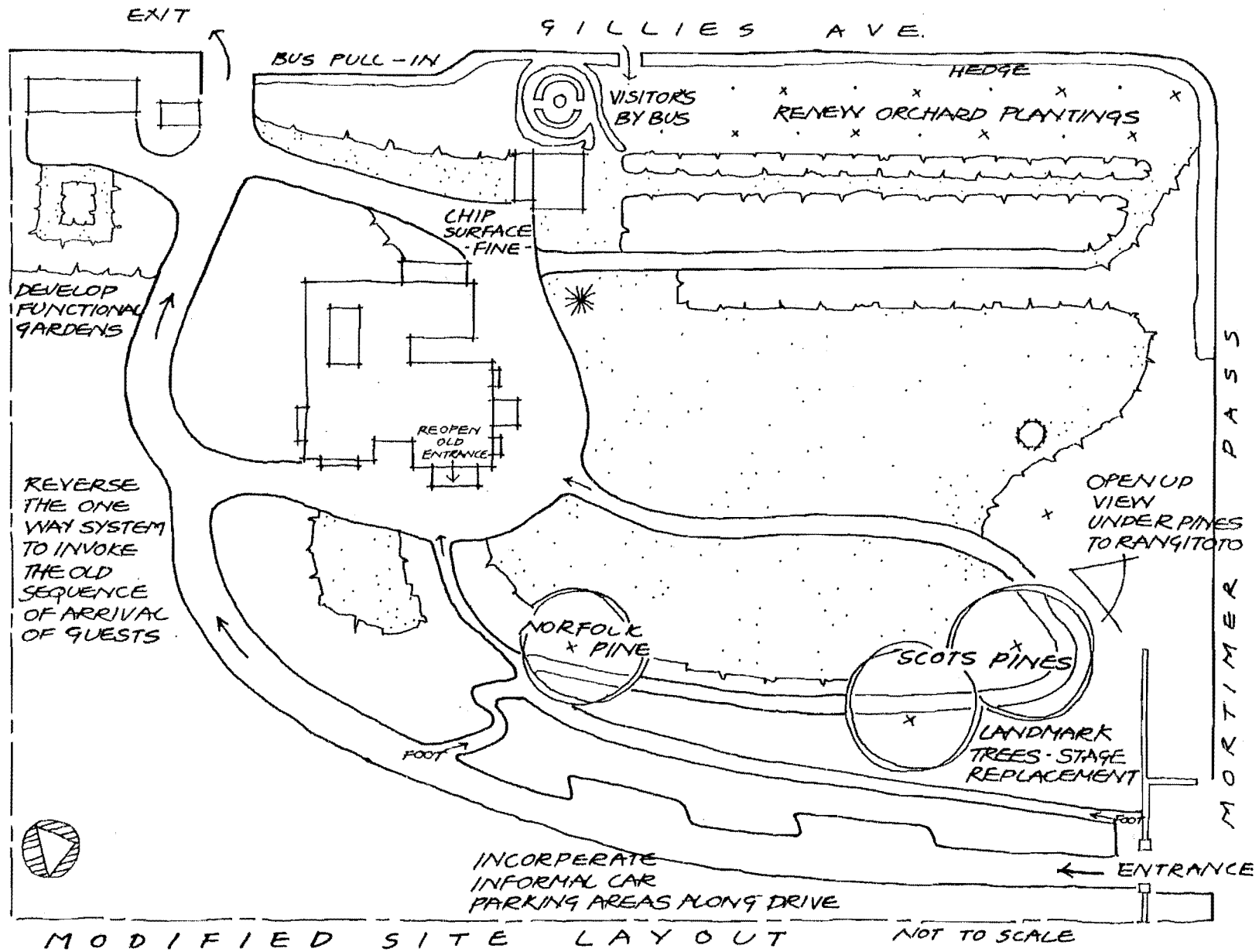
It is an experience of an intimate scale, a return to the past in which many of the details of our own remembered past can be directly located. Our European history is short enough that most of us can identify with many of the objects displayed even if it is through the fact that we remember our grandparents having such a thing. (My grandfather was born in 1988, his father, born in 1838 came to New Zealand in 1857 five years before Alfred Buckland bought Highwic. I don't imagine the one knew the other existed.)

In addition to the prospect of personal identification there is the interest in seeing how others live - or lived. The nosey-parker syndrome. If Highwic was the home of a wealthy family then we want to be impressed by the grandeur of the place, the majestic sweeping drive with glimpses of the house across the expanse of lawn. The experience from the first point of arrival till departure needs to be reinforcing what we are being told in the pamphlet or we might as well have stayed at home and read it.

Highwic is a good choice of location for the formalised visit experience, close to the public the house is pretty, interesting and obviously belonging to a prosperous family, but the planning of the circulation on the site destroys the potential sequence of experience which could otherwise perfectly convey the grandeur of the house, and the era which those who occupied it at the time enjoyed.

The two site layout plans show the existing situation and simple changes which could overcome the present feelings of non-arrival.







*The present entrance: Leads straight to the back entrances - built for tradesmen and for servicing the house. The sea of tarmac does nothing to improve the experience.*



*The original main entrance from the road below the house, taking the visitor by foot or car up to the front of the house, should be reinstated.*



The approach has been very much to enclose the property away from the surrounding landscape and community, the *"lawn and gardens give the property an air of serenity and seclusion, in spite of the nearby motorway and factories."* (Promotional pamphlet) But screening out the noise and visual clutter has gone too far with the result of excluding any appreciation of the fact that you are in Auckland and of discouraging use of the grounds by the community of which Highwic, like all other historic remnants, could and should be an integral part.

Simply opening up views to Rangitoto, the harbour and the surrounding volcanic cones which at present hide behind bushes as you stand on the lawn would add greatly to the individual character of the site and its position within the wider landscape of Auckland. Whilst the re-orientation of the entrance to the property towards the growing shopping area of Newmarket would attract more lunchtime use of the grounds as an urban park with historic interest (benefit to the business community could result in financial assistance from the Businessmans Association) This form of use should be encouraged by the Trust, and the staff who run the property, as it will lead to the integration of history into that community and increase

the regular use and interest in the properties.



*Rangitoto: a feature which is most recognisably Auckland, hidden from view unless you seek it out.*



*The pines of Highwic make a distinctive landmark as you drive up Broadway towards Newmarket. So close to the community but now, so un-related.*

Attention to detail is crucial to the success of properties such as Highwic as it is the personal scale of interest which attracts the majority of visitors. At Highwic this attention is paid to the house, particularly to its contents but not to the grounds which are equally as important and which give the first impression. The use of large areas of unbroken tarmac (not an 1860's material by any stretch of the imagination) goes a long way towards destroying the historic integrity of the grounds. A much more appropriate result could be achieved with the use of more grass and well laid fine gravel, where hard surfaces are needed for vehicle access.

The same sort of authenticity which is attributed to the contents of the house should be given to the contents of the garden. There is a prime opportunity to show how Victorian and New Zealand planting philosophy intermingled and to explain this aspect to visitors. Highwic offers the opportunity to show and explain the workings of the practical side of gardens in that time with herb, vegetable and orchard areas still in existence as well as having more formal flower gardens and lawns and gullies where the native vegetation, rampant introductions and the old camellias all vie for a place. The property is well provided with original garden sheds which with a limited amount of effort and research could

be used to display information about the early operations of the grounds - the numbers of staff, the prices of materials, typical rotations and yields, the sources of plant material - old records of this sort are bound still to exist and add another dimension to the history of Highwic. The grounds are more than half the opportunity, their potential should not be ignored.

The properties of the Historic Places Trust and other historic sites which display past life styles play an important part in representing our past history. However, in managing these properties we must be aware of why people are attracted to visiting them and ensure that their experience of the place satisfies that interest. It is also important that the individual character of each site is strongly conveyed or there is the potential that each property will be much like the other and hardly worth the visit. Primarily it is the landscape which gives each property its individuality. We must also ensure that we protect and represent the full spectrum of life styles in an era, not just the ones we might prefer to remember - European and prosperous. This form of historic protection is expensive; it is important that the result is as good as it can be.



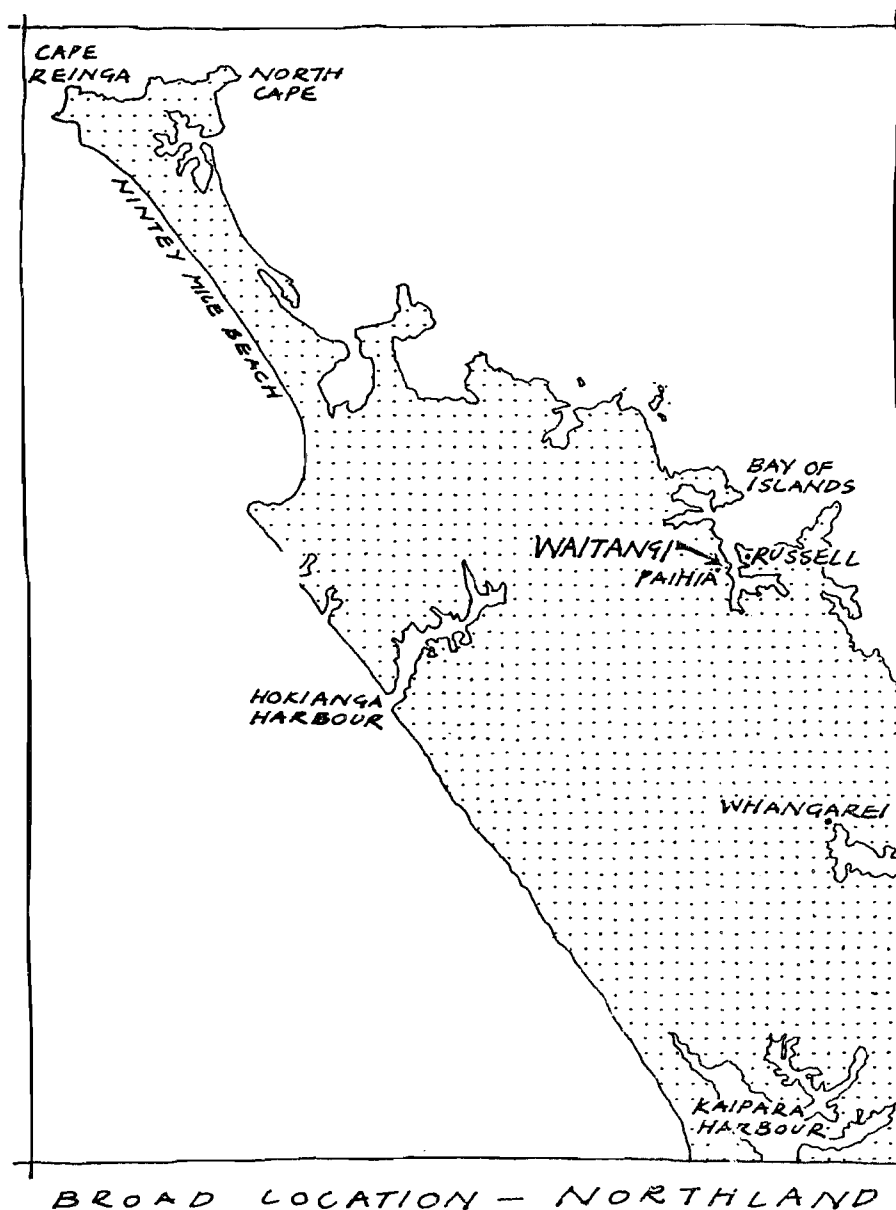
# Waitangi National Reserve

Waitangi National Reserve  
Waitangi  
Bay of Islands  
Northland

The National Reserve at Waitangi is centred around the site where on February 6th 1840 the Treaty of Waitangi was signed. The reserve covers 506 hectares including farmland, recreational areas, tidal estuary, mangrove swamps, open coastline and native bush as well as the treaty house, Whare Runanga (the meeting house for all Maori people) and historic grounds. The area was gifted to the nation by Viscount (then Governor General) and Lady Bledisloe. Special legislation made it a national reserve.

The reserve is administered by the Waitangi National Trust Board with the stated aim of managing and maintaining the reserve *"to protect its historic and environmental qualities for future generations."* The Lands and Survey Department is involved with the physical management and maintenance of the reserve; this includes farming activities as well as maintenance of recreational areas and the treaty house grounds.

Waitangi is symbolic both as an idea and as a place for most New Zealanders. The emotion it inspires varies widely but Waitangi and the signing of the





Treaty is one of the few events in our history which it is almost impossible to be ignorant of.

On February 6th 1840 the Treaty of Waitangi was signed between 46 Maori Tribal Chiefs and Queen Victoria's Government, Captain William Hobson as Lieutenant Governor in the Queen's name and the Reverend Henry Williams as interpreter.

As a young British colony Waitangi became symbolic as the place where the Treaty was first signed (although the majority of the signatures were collected later and all over the country) and where the original occupants of the country, the Maori people, ceded their sovereignty to the Queen. This was the first Article of the Treaty. However, with the passage of time it is the second Article which has become controversial and much disputed. In this the Queen granted to the *"chiefs and tribes of New Zealand, and to the respective families and individuals thereof, the full, exclusive, and undisturbed possession of their lands, and estates, forests, fisheries and other properties which they collectively or individually possess, so long as it is their wish and desire to retain the same in their possession"*, the second clause being that *"the chiefs of the united tribes and the individual chiefs, yield to Her*

*Majesty the exclusive right of pre-emption over such lands as the proprietors thereof may be disposed to alienate, at such prices as may be agreed upon between the respective proprietors and person appointed by Her Majesty to treat with them on that behalf."* In the third article of the Treaty the Queen extended to the native New Zealander her royal protection and imparted to them all the rights and privileges of British subjects.

Waitangi is the place in which probably the most significant historic event in New Zealand's history occurred. It is a place of spiritual meaning and great national significance. We are reminded of that significance every year with a national holiday and "celebrations" on the spot where the Treaty was discussed at length and eventually signed for the first time.

The Bay of Islands is a major tourist area - for both internal and international visitors. Whilst Waitangi is "the end of the road" it is a road which is frequently travelled. The Waitangi National Reserve is probably the key historic reserve in New Zealand, both in its significance and its number of visitors. During the summer period over one thousand people visit daily and even during the off season there are some two hundred visitors daily.

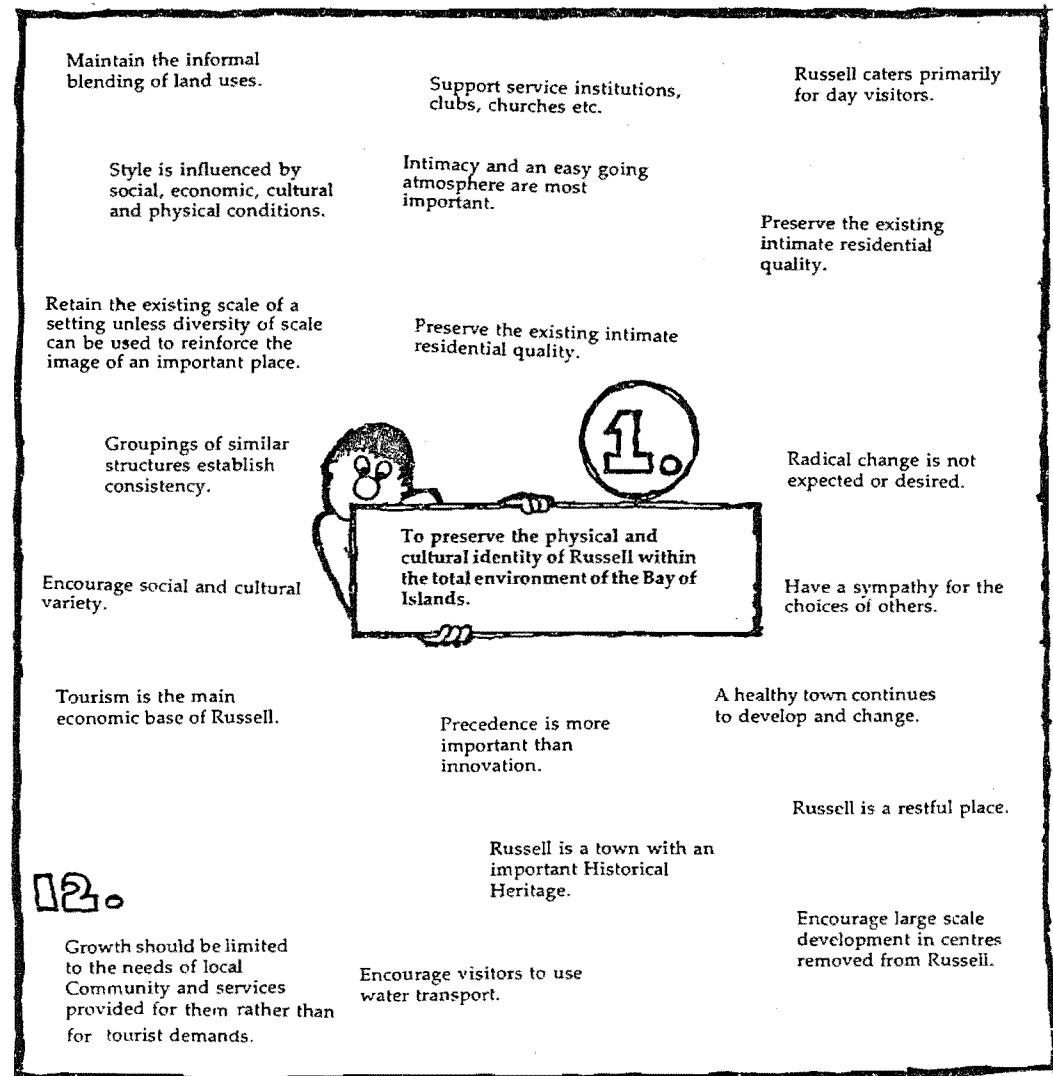
The whole Northland region is rich in early history with a long period of Maori activity and early European settlement. The region's historical associations are part of the attraction for visitors and the active preservation of the historic character of the area is an important part of the tourism selling propaganda.

Russell, a small township a short distance - by car and car ferry - from Waitangi is particularly conscious of the historic merit of its architecture and landscape. In 1980 the Russell Handbook was produced - by the Environmental Design Section MWD Auckland in conjunction with the Department of Lands and Survey, the Bay of Islands Country Council, the Northland Regional Planning Authority, and the Russell Community Council. The objective of the handbook was to act as a practical

guide to property owners in Russell to give ideas as to how to integrate development, renovations and property improvements on both public and private land so as to produce a cohesive township which compounded rather than diluted its historic character whilst still retaining the individual character of properties. The Handbook was produced whilst the District Scheme was under review and protection of the existing historic values of the township were proposed.

*An extract from the Russell Handbook.  
Objective number one of a total of eleven. All the objectives aim to protect the historic nature of Russell, the township and its wider setting.*

These objectives place a strong emphasis on the significant landscape and architectural character of Russell. This character has as its basis the historical styles of earlier buildings and the distinctive nature of the surrounding landforms and natural features.



There is great potential, much of which is still to be capitalised on, to present a more unified experience of the historic nature of the whole Northland region, of which Waitangi is a part. At present the experience is bitty and somewhat hit and miss unless you are 'in the know' or have a guide who is. This would require the co-ordination of efforts by the many administering bodies, territorial authorities, the regional authority, the Ministry of Works and Development, Lands and Survey Department, Historic Places Trust as well as historical societies but it would be to the advantage of the whole region in promoting itself in a legible fashion to the uninitiated visitor who for some of the year are the most numerous inhabitants. Primarily it would mean that the experience of each node - Russell township, Waitangi, the Mission House Waimate and numerous other sites - was linked to the history of the surrounding areas and the physical geography of the Bay of Islands, giving the visitor a fuller appreciation of the whole region's history as well as that of the specifically protected historic areas within it. Key pieces of historical information linking historic areas to each other and to the broader landscape setting of the site need to be explained and understood within the context of the history of that site.

The invitation for written submissions to help in the preparation of the management plan for Waitangi National Reserve (Appendix I) directs attention to several areas, one being:

*"Should historic information, and displays in the reserve be confined to people and events directly involved with the signing of the Treaty of Waitangi or should they deal with wider events?"*

It is imperative that we stop presenting our historic landscapes as finite areas of land with no relation either to the encompassing contemporary world or to the world of that time. Our experience of Waitangi should make us aware of:

- the distribution of other locations throughout New Zealand where the Treaty was signed
- the tribal areas represented at Waitangi when the Treaty was signed and which did sign
- what the population of Northland was at that time, Maori:Pakeha ratio
- what were the important centres of population? Was Russell on the map in 1840?

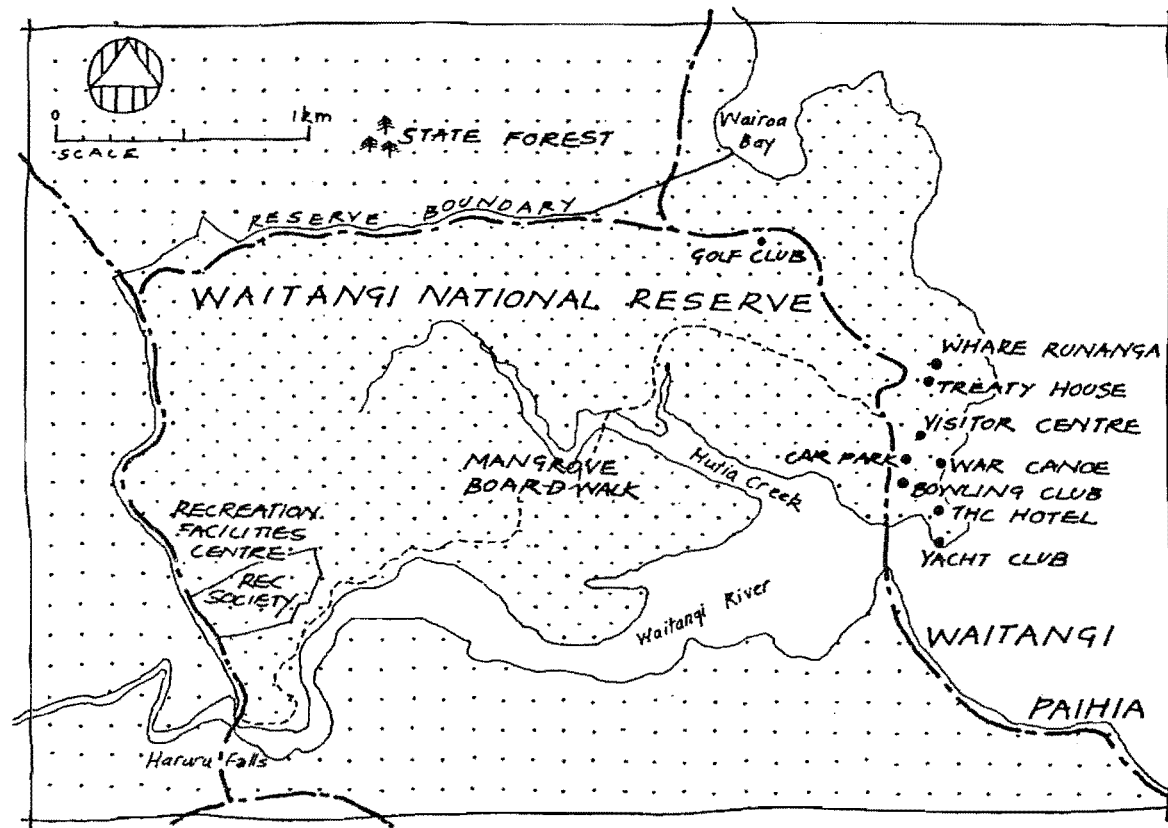
And many other things as well. Waitangi was not isolated from the rest of the

country at the time of the Treaty signing. It should not be now that it is recognised for that event.

Management of the reserve involves the adoption of several approaches, evolution (of the farmland management and visitor centre facilities), conservation (of the mangrove swamp, estuary coastline and native bush remnants) and restoration (of the

Treaty House, Whare and grounds).

The large size of the Waitangi national reserve and its diverse physical character, combined with the large numbers of people who are in the region for leisure mean that the reserve has the potential to provide many types of recreational opportunity, in addition to the formalised experience of the place where the Treaty was signed.

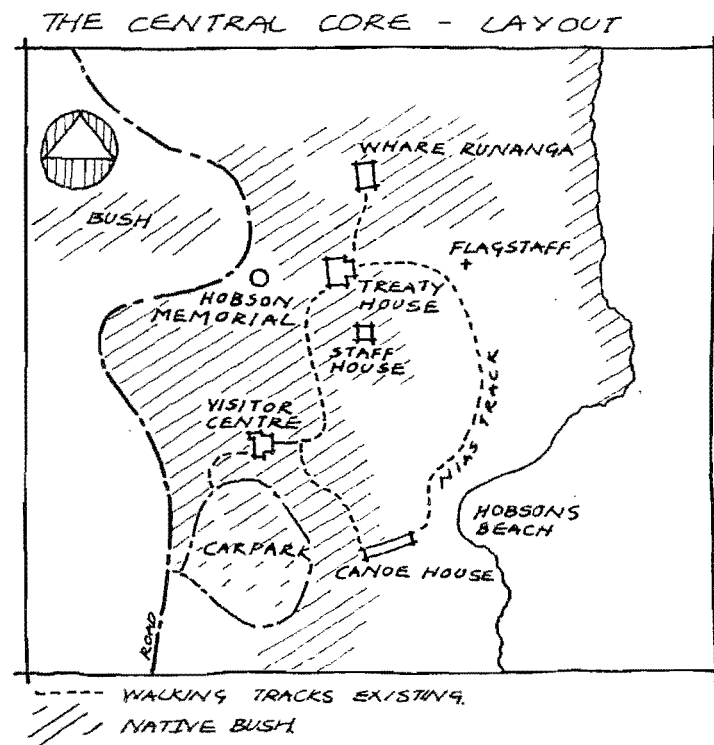




The mangrove walk is an attempt at diversifying activities on the reserve but it falls short of perfect in many ways. It starts almost in the middle of nowhere, away from the main car parking area and is not signposted from this area which forms the central node of the reserve. All the activities within the reserve should be co-ordinated from this area as it is where visitors are directed to stop. The mangrove walk is also disadvantaged by the fact that it is not a circular track; basically it is boring to have to turn around at the end of three and a half kilometres of track and walk back along the same route - this is taking re-tracing our personal history a bit too close to the present.

Whilst encouraging diverse recreational experiences in the reserve is important it is also important to recognise what makes the most of this unique opportunity and environment and what exploits it. The development of a six hectare "multi-purpose sports complex" comprising playing fields for rugby, soccer and hockey is not in keeping with the special significance of Waitangi. Management to protect the "historic and environmental" qualities of the site needs to recognise the importance of resources which provide spiritual well-being and which do not need to be 'developed' in order to play a useful role. The desire to provide

for active recreation should not involve the reserve in becoming a sportsman's paradise.





The main hub of the reserve is the visitor centre and treaty grounds. Recognition of the importance of the site where the Treaty was first signed, and pressure from the large number of visitors it attracts, has led to significant visitor provisions in this area.

The treatment of the visitor centre entrance has made this the obvious place to stop.

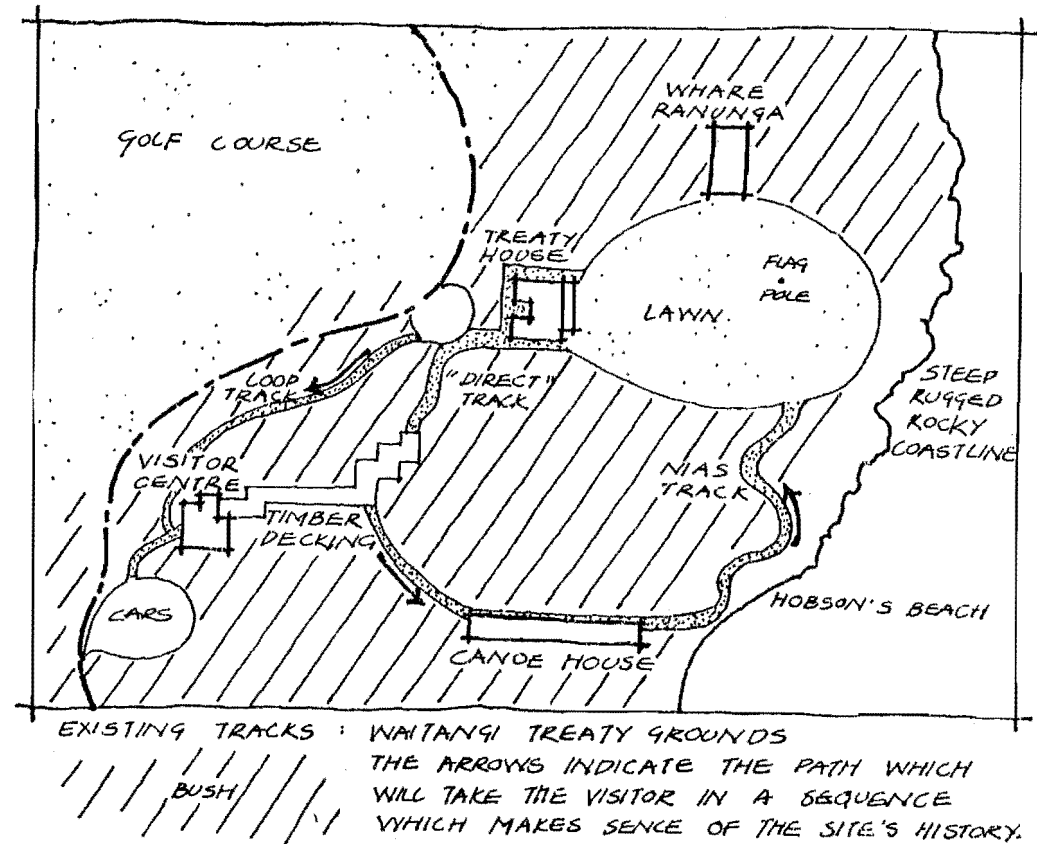
Car and bus parking, for which there is considerable demand, has been sensitively treated. Large numbers of parking spaces are provided but in small grouped areas divided by planting and change in level. The planting is self maintaining, successional native species which tie back into the bush remnants behind. Bus parks are situated along the back against the existing bush line to reduce their impact.



*Little more than two years' growth.*

An integral part of the history of events leading to the signing of the Treaty of Waitangi is the sequence from sea to beach and up to the large flat area in front of the Whare and Treaty house where the Treaty was debated at length before any signatures were recruited. This sequence has been recreated by the track which leads from the visitor centre to the canoe house and Hobson's beach and then up the Nias track to the treaty grounds (see map). However it has been compromised by the option of the "direct track" to the Treaty House (see photographs).

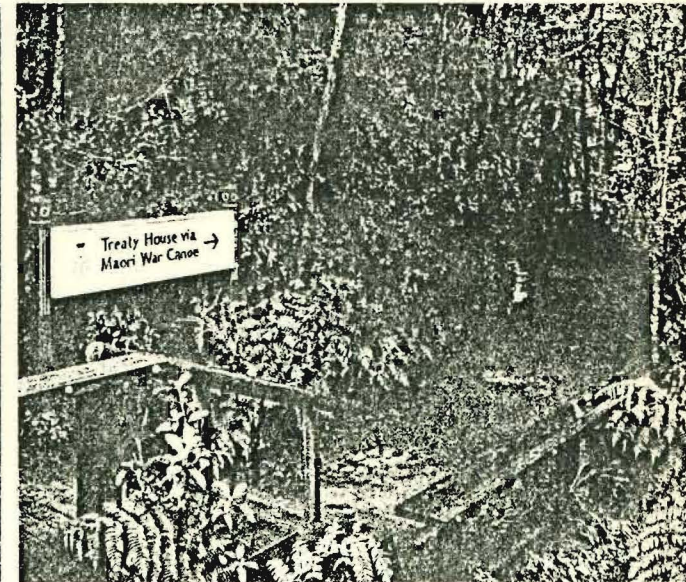
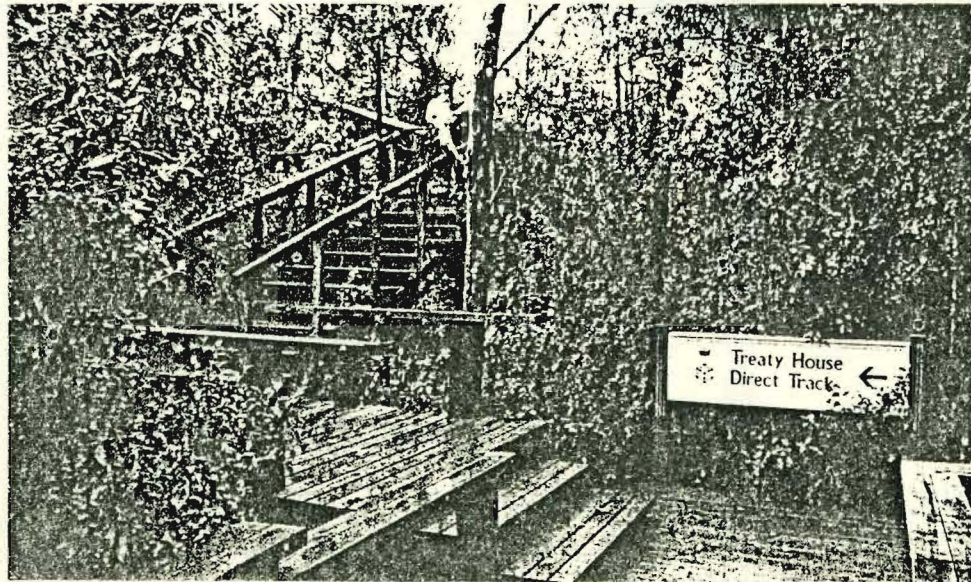
A loop track is still possible and already exists; it deposits people back at the entrance to the visitor centre.







*The choice: to create the correct sequence of Treaty signing events there should only be the track to the right. The continuation of the timber structure and the lure of a "direct route" attracts many people.*







*The track to the right leads down to the canoe and to the sea at Hobson's beach and from there up the Nias track to the area where the Treaty was debated and eventually signed (left). On the alternative route the track ends at the back of the Treaty House (below), an inappropriate sequence.*







Much of the detailing in this area of the reserve shows the recognition both of the importance of the site's individual character and the need to deal with large influxes of people at a time. The timber walkway over a revegetating and swampy gully just through the visitor centre can accommodate the masses of people, sitting, standing and walking, without being awesome when sparsely populated, due to the use of changes in direction and level. The treated pine will eventually weather to an integrative grey.

The National Reserve at Waitangi was created to protect the natural and environmental qualities of the site, retaining them in perpetuity for the nation. It is a large reserve and one which is frequently visited by large numbers of people. However the major significance of the reserve is its intrinsic relationship with the time when this country became British. The primary role of the reserve must be to exist purely as the mental reminder of that day.

Other uses of the reserve must be secondary to this aim and should not compromise its special nature.

The reserve has a major role as a tourist attraction. Development must use this opportunity to convey a feeling for the events of the site, to interpret the historic interest of the surrounding landscape and to foster understanding of the natural environment.

Post script   Karaka Bay  
                    Suburban beach  
                    Greater Auckland





The first 46 signatures only were placed on the Treaty at Waitangi. It was taken on tour around New Zealand and further signatures were added in all parts of the country.

Karaka Bay is one such location where 17 Maori people signed the Treaty. Recognition of this signing extends to this fine example of the New Zealand drinking fountain (or is it a gold fish pond, either way it doesn't work). The plate behind reads:

*"This fountain was erected by the City of Auckland in 1953 to commemorate the signing of the Treaty of Waitangi at Karaka Bay on the 4th of March 1840 by those whose names are here recorded:*

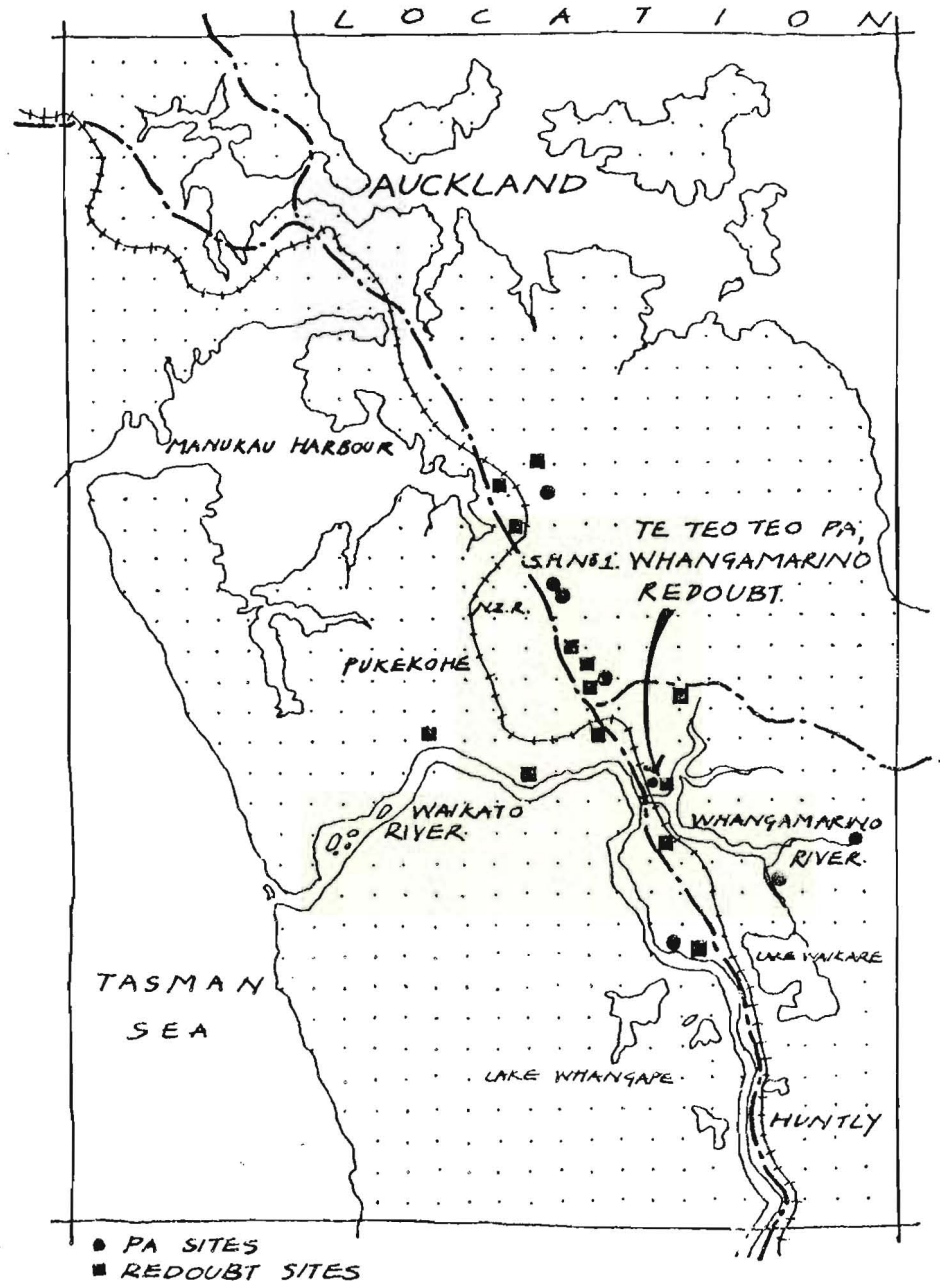
<i>Wiremu Hoete</i>	<i>Hohepa</i>	<i>Mohi</i>
<i>Hekopa</i>	<i>Pouroto</i>	<i>Anaru</i>
<i>Te Awa</i>	<i>Inoka</i>	<i>Waitangi</i>
<i>Te Tapuru</i>	<i>Hinaki</i>	<i>Kahukote</i>
<i>Te Titeha</i>	<i>Keka</i>	<i>William Korokoro</i>
<i>Ruinga</i>	<i>Paora</i>	



Perhaps this is a situation where standard design details could be effectively used to mark these locations throughout the country, co-ordinated with the details at Waitangi. Certainly they are places which should be recognised. But with a marker which has some sympathy and meaning.

Whangamarino Walkway  
State Highway No 1  
Waikato

During the early period of the "Beautiful New Zealand Scheme", 1981-82, a proposal was put forward to develop a redundant Roads Board hard standing yard adjacent to State Highway (S. H.) No 1 at Whangamarino as a rest area. As this proposal took shape the existence of an historic reserve (protecting enforcements known to date to the Waikato campaign 1863-64) close by but of which there was no indication to the passer by and no public access provided was discovered. The idea of linking the two areas with a walkway over the separating land was developed resulting in the construction of a half hour circular walkway.





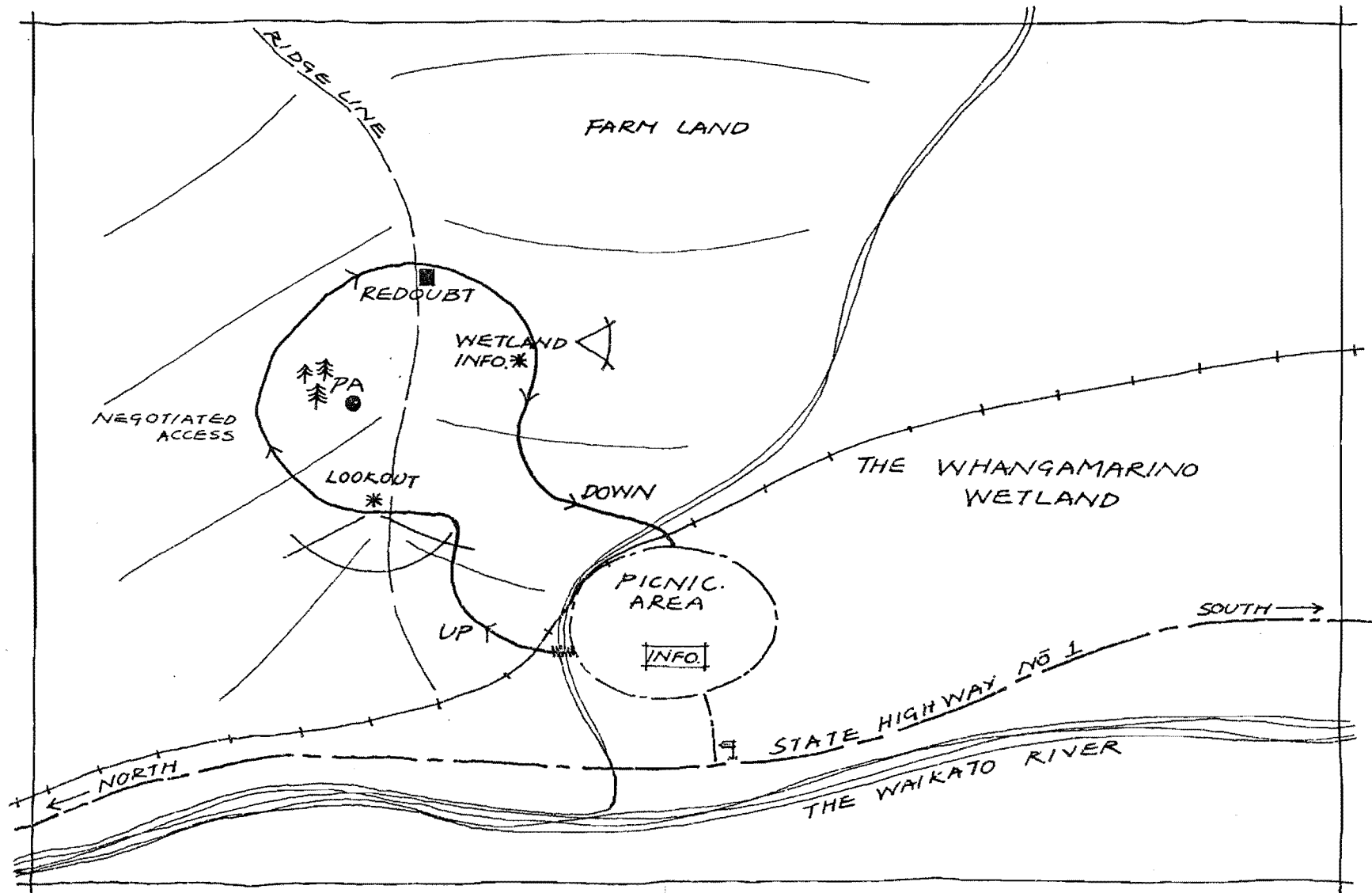
**Whangamarino Walkway**

The spur once occupied by Te Teo Teo Pa now overlooks State Highway No 1. To the south over the Whangamarino wetland lies Meremere, with its coal fired power station, and beyond it on the opposite bank of the Waikato River is Huntly. To the north the Waikato River leads the road into the Bombay hills beyond which lies Auckland. The potential for both planned and unplanned use of the walkway due to its location is large. S H No 1 is the main north-south route. Rest areas are in demand and short walks help to break the sedentary nature of travel. Huntly, Hamilton and particularly Auckland are major centres of population. The need for diverse forms of recreation is developing and will become more pressing in the future. Walking access to sites of interest along trails which could follow the advances of the Waikato Campaign and provide information about that time in our history would create interesting and educational recreational opportunities for day trippers from these centres.

Co-ordination of the development of the Whangamarino walkway was directed by the Ministry of Works and Development but involved negotiations with the National Roads Board (State Highway No 1 old road bridge disused due to realignment), NZ Railways (main trunk line), the Waikato Valley Authority (flood control of the Whangamarino River), the Territorial Authority (paper and minor roads), Lands and Survey Department (Historic Reserve, administration of walkways), Historic Places Trust (management of historic reserve), private landowner (a family trust), the lessor (to arrange access) as well as local Maori representatives.

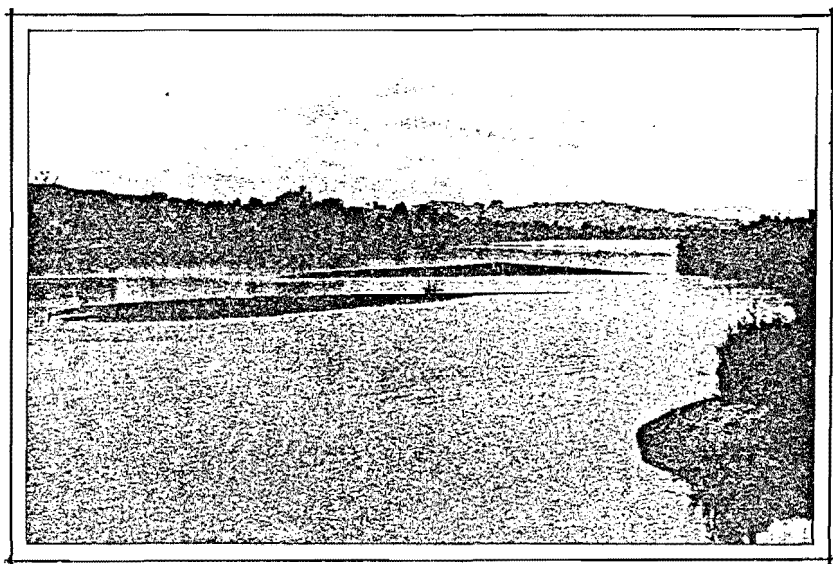
The large number of parties involved in the creation of what is a very short walkway meant that the project was never straight forward and responsibility for management is still divided. However the Whangamarino walkway begins to open up the history of the Waikato region enhancing our awareness of the events through which the landscape has evolved.





DIAGRAMATIC REPRESENTATION : WHANGAMARINO WALKWAY. LAYOUT.

Before the era of road travel in New Zealand the Waikato River was a main transport route, its wide steadily flowing waters carried people and cargo in both directions long before the first European arrivals. High ground above the river became strategic as it gave the occupier full knowledge of all movements up and down the river, friendly or menacing, well in advance of any possible danger. Activities on the swampy land and river flats were also easily spotted from these high points. Needless to say there was a well organised system of lookouts and settlements along the ridges overlooking the river and its river basin from the earliest times of tribal activity in the Waikato.



On the ridge at Whangamarino Te Teo Teo Pa occupied a strategic position at the junction of the Waikato and Whangamarino Rivers. The Pa is thought to pre-date Pakeha arrival although this period of its history is uncertain. The old pa was re-fortified by Te Huirama at the opening of the Waikato war of 1863-64. On 17 July 1863 Maori defenders were driven off the high ground at this point, they escaped west and south over the rivers below and subsequently established strong fortifications at Meremere. After Meremere fell there was a crucial engagement further south at Rangiriri.

Having ousted the Maori occupiers at Whangamarino a fortification for 150 men was built by the British Army between August and September 1863. As the war moved southwards the redoubt was vacated by the 14th Regiment in November 1863. The redoubt was garrisoned from then by No 3 Company of the 1st Regiment, Waikato Militia, and small detachments of the Royal Artillery until August 1864.

Remains of defensive trenches are visible at Whangamarino (as well as at Meremere and Rangiriri), and in each case part of the originally occupied area is protected by reserve status with management given over to the Historic Places Trust.

The series of battles fought to win these three strategic points of high

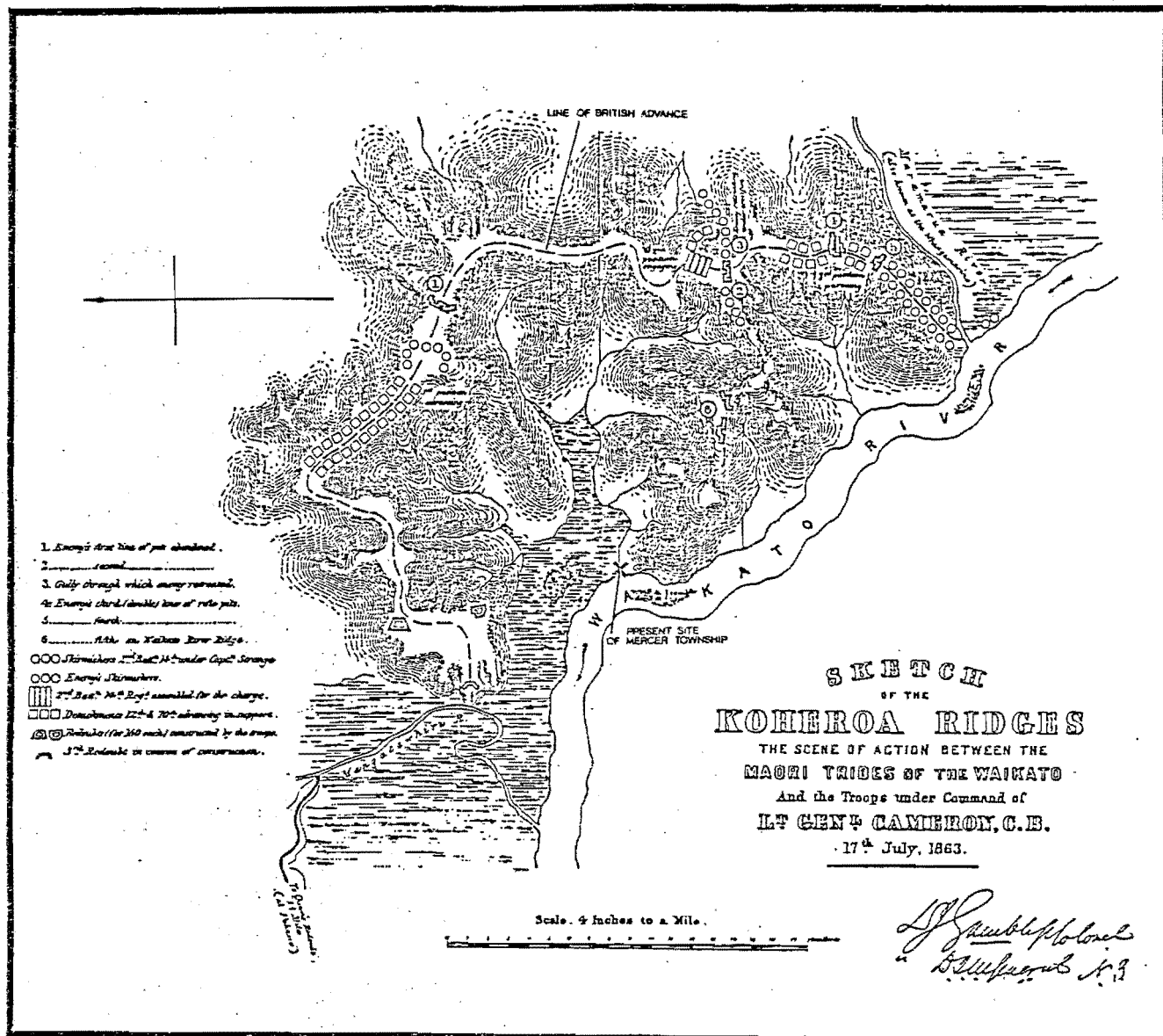
land, are just one episode in the land wars of that time of which there are similar evidences throughout the Waikato landscape. Each location is in itself interesting, having its own specific history as well as the part which it contributed to the progression of the land wars over time.

The potential for creating awareness of the existence of these sites, their history and their relation to others in the region, can be seen in embryonic form at Whangamarino. The approach has been to develop the site, which represents one small area of the spectrum of historic landscape but to explain the whole spectrum from that point. The existing development at Whangamarino is a start only, the potential for expanding the idea and linking to similar sites nearby is exciting and not un-feasible.

Interest in the history of occupation of the high ground at Whangamarino relates particularly to its place in the progression of the Waikato campaign. This is a broad scale of interest which is reinforced by the ability to overlook the surrounding landscape from the site. The Maori land wars were an important phase in the history of New Zealand. Their outcome has had a considerable influence on the development of the landscape and the nation. Personal identification with the activities at the time has been incorporated into the experience of the walkway by the use of interpretative material which draws directly from the regimental diaries of the time (see example). This is a highly appropriate, effective, method of drawing what are abstract events into the realm of the human scale of experience.

*Extracts from contemporary records bring realism and a human scale of identification to the past activities of the site.*

DRAWING BASED ON THE BRITISH SKETCH OF THE KOHEROA RIDGES ACTION IN  
"JOURNALS OF THE DEPUTY QUARTER MASTER GENERAL IN NEW ZEALAND"  
WAR OFFICE 1864



Advance of  
Koheroa Line.  
Description of  
route.

Enemy's position.

Enemy falling  
back.

Enemy opens fire.

Our advance was along a narrow track, which followed the curvatures of open tortuous fern ridges, the sides of which—in many places precipitous—fell into swamps. The tops of these ridges occasionally expanded into small table lands of 100 and 200 yards in width, and again contracted into narrow necks and spines—their general direction, and the whole forming a semicircle in front of our encampment.

It soon became evident that the enemy had taken up a position with a view of opposing our advance towards the Maramarua River, and strengthened it by a judicious disposition of rifle pits constructed in succession at the most favourable points, and commanding the approach by narrow necks, over which not more than two or three men could show front.

As we advanced they gradually retired from their first line (which was only partly formed), but slowly, and without any precipitation, allowing us to gain on them by degrees. At length, on coming within range, Captain Strange, 14th Regiment, with his company, ran rapidly forward, and occupied a ridge on the right of the enemy's retreat, the latter halting immediately under cover of the crest, and opening a sharp fire across the intervening gully, on our skirmishers, who rapidly replied.

Our main body followed the line of the enemy's retreat, and on reaching a small knoll within 100 yards of their second line, was received with a rattling volley, which by its suddenness and severity for a moment checked the young battalion.

The enemy here stood well, and kept up a heavy fire; but the Lieutenant-General gave the word to charge. The men, gallantly led by their officers, dashed forward, and drove the enemy in confusion before them. As we advanced, the Maories, running in dismay to the nearest cover, sprang into a ravine to their right. At this juncture, our men having rapidly formed round the semicircle of high ground which embraced this ravine, poured in a murderous converging fire on the enemy, as he fled through the bottom of it.

Many of them fell here. Others, again, keeping up on the high ground, retreated to a further ridge, whence they again opened fire on our advancing force. The troops, led in person by the Lieutenant-General, again drove them from their vantage ground; and at length, broken and disheartened, they fled before our men to the Maramarua, which some crossed in canoes, others by swimming.

The force was then withdrawn to camp.

The engagement commenced at 11 and ended at 1 o'clock. The enemy, in point of ground and knowledge of it, had every advantage, of which he availed himself with remarkable intelligence and dexterity; and it is a matter of congratulation that, for the first time, I believe, in the annals of New Zealand warfare, he has been worsted in fair combat on open ground, without artillery, to the presence of which alone, in former wars, he attributed our superiority.



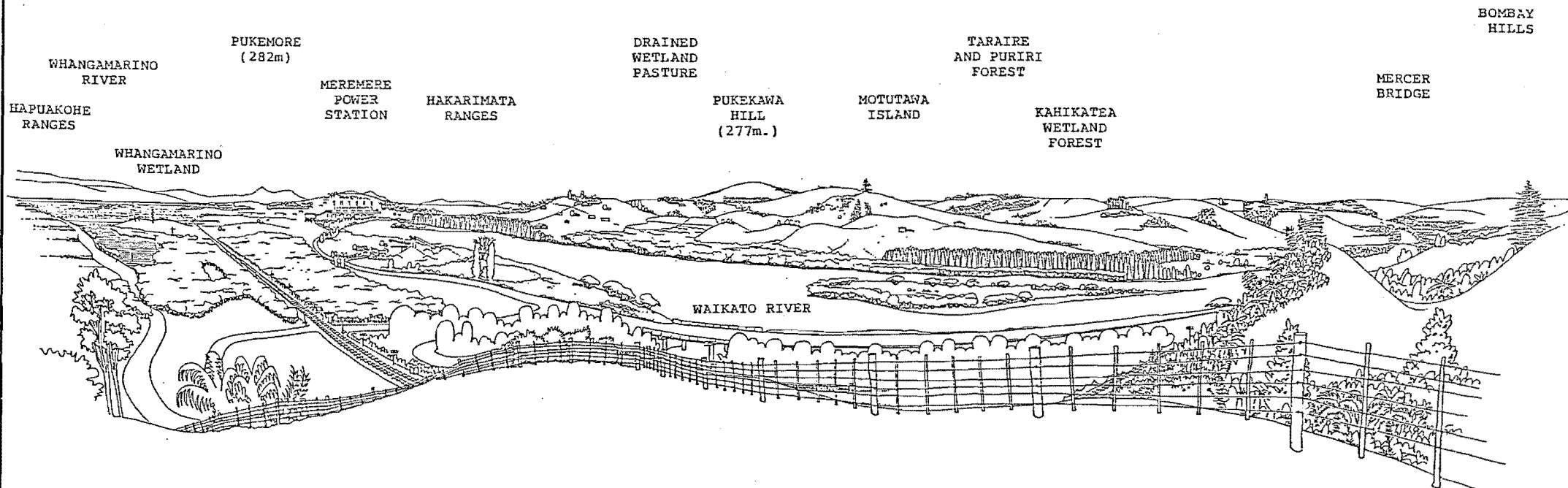
The approach in developing and managing the walkway is low key. Conservation of the remaining trenches is achieved by retaining grass cover which is grazed to maintain their visibility (where grazing management has not yet been negotiated bracken, woody weeds and long grass mask the trenches which outline the sites). Remnant native vegetation around the bottom of the spur and in the gullies has been reinforced with additional planting of existing or characteristic native species. Paths are informal, and structures chunky and practical in the spirit of the life lacking in home comforts which the early occupiers would have enjoyed. The pine trees on top of the spur are also remnants from the period of British occupation.

Maintaining the present land use on sites like this may in time lead to the site becoming more visibly historic as surrounding hilly areas are seeing a change in land use away from grazing to pure stands of *Pinus radiata* or agro-forestry. (Similarly farm parks which are becoming increasingly popular recreational resources throughout the country which have the policy of continuing traditional farming methods will in the future be important remnant landscapes from our time.)

The characteristics which made this an important piece of land to hold in times of battle now make it a useful place from which to interpret the surrounding landscape. This feature has been capitalised on at Whangamarino in one respect but not in another. Explanation of the composition of the visual landscape has been successfully treated (see example 'The Waikato'). However the historic relationships between this site and others close by and the connections between them in the past is not indicated.



# THE WAIKATO From Te Teo Teo Pa



The Waikato is New Zealand's longest river. At this point it is in the lower reaches, 26 miles (42km) from the Tasman Sea. The mainstream of the river is broad and slow-moving with sand banks and islands, and is flanked by an extensive system of wetlands.

Originally the land before you would have been covered in forest - predominantly kahikatea - on the river bank where flooding frequently occurs, with taraire and puriri on the higher ground. Remnants of this vegetation can still be seen.



*The use of laminated formica interpretive signs explaining the lie of the surrounding landscape gives the viewer a good understanding of the area and the appearance of characteristic vegetation patterns which are repeated throughout the area.*



*Identification should extend to pin-pointing other Pa and/or redoubt sites in the landscape also - for example the knoll behind Meremere power station was also occupied during the Waikato campaign. The directions of advance and retreat could also be explained,*

The route of the walkway track leads you from the rest area/car park across the Whangamarino River (on a redundant road bridge) up a revegetating gully around the ridge to the pa site - the earliest history of the site. The track then leads to the historic reserve, the redoubt site and from there back down to the car park on a form track.



*The track follows the contour of the ridge above the gully giving 180° views over the Waikato River Valley.*

The Whangamarino walkway is only the start in opening up the history of the Waikato and the occupation of sites by both sides during the land wars period. However it is an important start and the low key management of the site is effective. The possibility of extending the walkway to link, at least, with Meremere and Rangiriri (ideally with the whole Waikato) along the paths taken by the fleeing or advancing troops is tremendous. For the car traveller access to short walks like that at Whangamarino will give them the knowledge to understand a great deal more about the formation and history of the landscape they are passing through.



# Chapter 5

Conservation has real and opportunity costs; the decision to conserve historic landscapes must be made in the light of these costs. Protected areas must contribute significantly to the representation of our past and our awareness of it. Isolated (psychologically, visually, physically) areas of protected history which do not become part of the fabric of our contemporary life are lost in their significance just as surely as if they had been planted, ploughed or built over. Historic landscape conservation must be approached in a co-ordinated way and with a national perspective which ensures that all facets of the past are equally represented and that our experience of individual sites creates an understanding of the historic dimension of the whole cultural landscape.



The existing legislation gives cover to all areas of the spectrum of historic landscapes; given the need any scale of landscape can be protected for its historic values.

However administration of the acts is handed over to several bodies and there is no directive to co-ordinate administration. This leads to problems in achieving coherent representation of the past as each body can, and frequently does, act in isolation from the next. Where co-operation has existed in the past for example the Otago Goldfields Park, it has been at a local level only. Co-ordination between these administering bodies must be developed at all levels from the national to the site specific.

The proposed Heritage New Zealand department offers the ideal opportunity in bringing together the agencies involved with the protection of historic landscapes under one directive and a united philosophy. The main existing government departments proposed for inclusion in the Heritage New Zealand department would be the Lands and Survey, the Forest Service, the Historic Places Trust and the Wildlife Service. The incorporation of historic and cultural values of the landscape into all levels of policy on land management decisions, possible under the Heritage New Zealand department,

would facilitate retention of these values and aid in the creation of a full awareness of the historic dimension of the landscape. This co-ordination of effort and approach is necessary if historic values are to be adequately represented whether it is achieved officially or through inter-departmental co-operation.

Without an overall plan it will be almost impossible to achieve full recognition of historic values in the landscape. Knowledge of what is being done to protect historic landscapes on a national scale must be available in order to be able to co-ordinate between administering bodies and to ensure that representative areas of history are retained equally. National policy is also integral to the successful communication of the past in a coherent manner. National objectives translated for a specific locality will develop our appreciation of the history of that whole area of landscape in relation to the history of the whole country.

Historic surveys of the national scale landscape are a first step in the co-ordination of effort. Inventories of the remaining historic sites make it possible to develop priorities for protection on a national scale. Many bodies are at present involved in identifying and classifying various

forms of historic site, the Historic Places Trust, Lands and Survey Department as well as the Forest Service (prior to planting archaeologists are involved in identifying historic sites which are then left unplanted). However, lists and inventories and isolated protected sites do little in reality towards making the historic dimension of the landscape accessible to the general public.

Historic features need to be usefully incorporated into the fabric of our lives in order to strengthen their values.

There are many different ways in which historic remnants can become part of today's world from the conversion of historic buildings for new uses - Christchurch has many good examples - the Arts Centre, the old Normal School apartments, the old Public Library building and many more - through to the development of recreational opportunities which incorporate historic features such as the Bridle Path or Otago Goldfields Park. Each approach plays an important role and together leads to full use and recognition of our history.

We have inherited a form of historic landscape protection which leans strongly towards the recognition of historic artefact and event, and which pays less notice to the broadscale landscape.

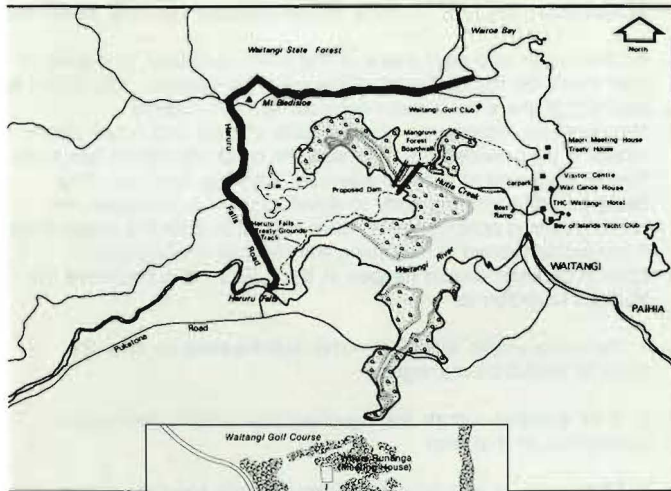
Protected historic sites give the opportunity of experiencing past landscapes as well as being the point from which the effects of the past can be interpreted in the surrounding cultural landscape. At present the opportunity of using sites to interpret the broader historic landscape frequently goes unexploited. This is a major failure. Legislation now exists to protect the broadscale landscape and to develop physical links between sites of historical significance. Appropriate use of these forms of legislation in conjunction with interpretation of the broad scale from specifically protected historic sites will greatly aid in the retention, communication and understanding of the past.

The appropriate form of management for an historic landscape comes partially from the broad scale of landscape and national policy and partially from the character of the site itself. It is important that the approach of management is carried through in every detail of development so that the individual message of the site is strongly represented. The national, broadscale level is important in determining management to achieve coherence between sites whilst the characteristics of the site give it a distinct feel which is specific to that landscape and which will not be experienced elsewhere.

Once eradicated our past cannot be re-created. The sense of place and belonging which evidence of our history in the landscape creates is important to our well being in both psychological and physical senses. Frequently today courses of action are decided after considering gains in the short term, very few people or organisations have the long term vision necessary to appreciate the real value of historic landscapes and the importance of retaining a variety of historic evidence. However it is this long term vision with which we need to approach the protection of historic landscapes and which is needed if we are to retain and develop the historic values of the New Zealand landscape.

# Appendix





The Board invites you to make written submissions on any aspect relating to the management, use and development of the reserve. All submissions received will be used to help with the preparation of a draft management plan.

It would be appreciated if your submission could be forwarded to:

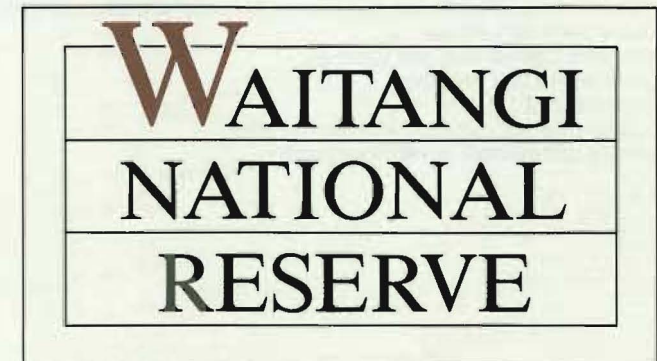
The Secretary  
Waitangi National Trust Board  
C/o Dept of Lands & Survey  
Head Office  
Private Bag  
WELLINGTON

Before 30 September 1985

The Board acknowledges that there are many aspects which need to be addressed in the management plan. It is conceivable therefore that you may be uncertain where to start when preparing your submission. Without wishing to limit the scope of written submissions, the Board is aware that the following are some of the questions which need to be addressed in the plan and consequently these may serve as a starting point for comments:

- Should historic information, and displays in the reserve be confined to people and events directly involved with the signing of the Treaty of Waitangi or should they deal with wider historic events?
- To what extent should the Treaty house and associated gardens be restored - eg should they be restored to the state they were in at the time of the signing of the treaty (1840) or should they be restored to reflect the full occupation period (1833-1871) of James Busby or should they be restored having regard to some other consideration?
- Is the public being given a proper appreciation of the cultural significance of features such as the Whare Runanga (carved meeting house) and the War canoe Ngatokimatawhaorua?
- Should the reserve be used to bring other aspects of Maori culture to the public?
- What recreational, and other facilities should be provided on the reserve and what role should commercial enterprises have in providing these facilities?
- What range of facilities and services should be provided in the Visitor centre?
- Is there a need to control the architectural styles of buildings on the reserve?
- Under what circumstances should visitor and staff accommodation be provided on the reserve?
- Should the Hutia Estuary be dammed to enable the establishment of the lake setting envisaged by Lord Bledisloe or should the present estuarine habitat be maintained?
- How should plantings on the reserve be managed - should trees and shrubs planted in the reserve be native or introduced or both?

## AN INVITATION TO HELP PLAN FOR TOMORROW





# THE BEGINNING

## GIFTING OF THE WAITANGI NATIONAL RESERVE

The Waitangi National Reserve is widely acknowledged as encompassing one of New Zealand's most significant historic sites.

As early as 1908 the Government of New Zealand, acknowledged the national historic significance of Waitangi. It was not until 1931 however, during the well timed holiday of their Excellencies Lord and Lady Bledisloe at Paihia, that a chain of events began which led to the establishment of the national reserve. Lord and Lady Bledisloe were so impressed with the historical importance of Waitangi they were convinced that this great heritage should be made available to the people of New Zealand. Their Excellencies also saw the hinterland as providing a backdrop to the historic site and providing potential recreation opportunities. It was in this context that Lord and Lady Bledisloe decided to purchase the estate and offer it as a gift to the nation.

## ESTABLISHING AN ADMINISTRATION FOR THE RESERVE

In presenting this gift, Lord Bledisloe expressed the desire to see the transfer of the estate to a representative board of trustees. This board was to include government members, representatives of the Maori race of the immediate locality and of the South Island and representatives of the families of the late Archdeacon Henry Williams and Edward Gibbon Wakefield.

The Waitangi National Trust Board Act 1932 was subsequently enacted on 9 December 1932. This act established the Waitangi National Trust Board, vested the estate in the Board and gave the Board wide powers to enable it to administer the "lands as a place of historic interest, recreation enjoyment and benefit in perpetuity to the inhabitants of New Zealand". These powers enabled the Board among other things to

- put up buildings and other facilities
- establish lake fisheries and sanctuaries for birds and other animals
- repair the Treaty House
- accept/exchange land and buildings
- grant leases and licences
- farm the land
- supply water for domestic and farm needs
- employ professional advisors and staff.

# TODAY

## THE BOARD TODAY

Today, representation on the Board of Trustees remains consistent with Lord Bledisloe's wish and consists of:

### GOVERNMENT REPRESENTATIVES

The Governor General. The Minister of Lands. The Minister of Maori Affairs.

### FAMILY REPRESENTATIVES OF

The late Archdeacon Henry Williams. The Hone Heke, Maihi Kawiti, Tamaki Waka Nene and Pomare Families. The late Edward Gibbon Wakefield. The late James Busby.

### REPRESENTATIVES OF THE PEOPLE

The Maori People living in the North Auckland peninsula. The Pakeha residents of the Bay of Islands district. The Maori and Pakeha people living in the South Island and a person prominent in the life of the country as a statesman.

### CURRENT RESPONSIBILITIES AND PERCEPTIONS OF THE BOARD

The Board's responsibilities have remained unchanged since the enactment of the Waitangi National Trust Board Act 1932. Current Board members are acutely aware of their responsibilities to ensure that the development and management of the national reserve is consistent with the spirit of Lord and Lady Bledisloe's wishes. In meeting these responsibilities the Board also acknowledges that decision making must recognise the evolving needs and aspirations of the people of New Zealand. The Board considers that such needs and aspirations require the use and management of the reserve to be continuously reviewed and that these reviews are consistent with established public participation processes.

As far as the present day needs of the public are concerned, the Board considers that the basic reserves concept initiated by Lord Bledisloe continues to be of relevance. The reserve continues to be an historic site of national significance and international interest.

This is amply demonstrated by the current level of visitor interest in the Treaty house, the Whare Runanga (carved meeting house), the war canoe Ngatokimatawhaorua and historical information presented in the recently built visitor centre. The reserve also provides important recreational opportunities for local and regional residents as well as visitors from other parts of New Zealand and from overseas. Walking, golfing, bowling and boating continue to be popular activities with residents and visitors alike. More recently the Board has permitted the Waitangi Recreation Society to develop a major recreational complex in the reserve at Haruru Falls. When completed, this complex should cater for a wide range of sporting activities. The provision of visitor accommodation by THC continues to meet the needs of the tourist. In addition to historic and recreation values, the reserve has environmental values which provide benefit to the public such as the Waitangi Mangrove Forest walk.

# TOMORROW

## PLANNING FOR THE FUTURE MANAGEMENT OF THE RESERVE

As the needs and aspirations of the public continue to evolve so then must the management of the national reserve. The Board is aware that there have been developments in reserve management techniques which enable current and future public needs to be provided for. Perhaps the most significant has been the development of the management planning process. This helps an administering body to develop reserve management objectives and policies which have regard to both the experience it has accumulated in managing the reserve and the public's opinion on what should happen in the future. It is therefore the Board's intention to:

- 1 Invite the public to lodge written submissions on how the reserve should be managed.
- 2 Then prepare a draft management plan and to seek public comments on that plan.
- 3 Then prepare and adopt an operative management plan.
- 4 Then keep the operative management plan under continuous review in consultation with the public.



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