



# Pāpāmoa Hills Cultural Heritage Regional Park Management Plan

Bay of Plenty Regional Council  
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# Part 1:

## Introduction

### 1.1 Introduction to the Park

The Pāpāmoa Hills Regional Park or Te Rae o Pāpāmoa opened to the public in July 2004. The focus of the Park is to protect the rich Maori cultural history and provide public walking access to showcase the Maori cultural history. The Park contains a large number of recorded and unrecorded archaeological sites, and has many historical and ancestral associations.

The Park is a significant cultural, recreational and historical asset to the people of the Bay of Plenty region. The Park is also significant in New Zealand's archaeological history as there are few examples of historical occupation of such complexity, over a long period of time in such a relatively small area. This can be attributed to a large extent, to the careful management of the land by the McNaughton family since the late 1800s, who were the previous landowner prior to Bay of Plenty Regional Council (BOPRC). The Park is an extremely valuable community asset that will be preserved and celebrated into the future.

The ocean view is towards Mōtītī Island and Whakaari (White Island) to the south-east, Tūhua (Mayor) and Mauao (Mount Maunganui) in the North West. Tauranga Harbour can be seen from the western section of the Pāpāmoa Hills while the Coromandel Peninsula extends as a backdrop to the north with the East Cape to the east.

The Park is located to the south-east of Tauranga City between Tauranga and Te Puke near the Te Puke Highway (formerly State Highway 2) and is within the Western Bay of Plenty District Council's territorial jurisdiction, as shown in Figure 1.

The Park is owned and managed by Bay of Plenty Regional Council, and encompasses approximately 173 ha. The summit is approximately 224 m above sea level and offers sweeping views of the Bay of Plenty coastline. There are several walking tracks through the Park which can be used by the public to enjoy the views and explore the numerous archaeological features, including eight pā sites within the Park.

### 1.2 Purpose of this Management Plan

The purpose of this Plan is to set out how Bay of Plenty Regional Council, Tangata Whenua, and the community intend to manage the Pāpāmoa Hills Regional Park over the next 20 years. The Plan will guide the day-to-day and long-term management of the Park and will set a context for the future use and conservation of the natural heritage and cultural resources situated within its boundaries.

The role of Tangata Whenua in the management and development of the Park reflects the importance of the cultural and historical elements of the Park. The ongoing input of Tangata Whenua is important to ensure that the many cultural and archaeological features of the Park are protected and managed in a culturally sensitive manner.



### 1.3 What is the Management Plan trying to achieve?

The Park has been created because of its heritage – the archaeological/cultural values that are present on the ridges and hilltops. There are eight pa sites within the Park boundary, with others visible on adjacent land. The vision of the McNaughton family was to ensure the land became formalised as a park to protect its values from development pressure and aspirations.

Looking after this heritage is the primary role of this Management Plan, whilst ensuring the continuing public enjoyment of the Park. The Park is managed in accordance with kaitiakitanga principles with only very minor development envisaged. This stewardship is driven by strong land management techniques which will involve following cultural practices alongside using specific physical protection works, education and farming practices. This management will continue to be subtle and closely partnered with the farming operations, as well as being subject to a planned programme.

Operating the Park with the presence of farming stock as a farm provides the ability to maintain the extensive, open grassland environment that showcases the archaeological sites. Managing the site as a farm park will include responsible land management practices such as retiring the gullies and the steep, more erosion prone land, and fencing bush remnants, realigning fences and preventing standard intensive grazing practices or certain stock species. Weed and pest control will continue to also demonstrate a high standard of land management.

The Park is a significant landmark for the Western Bay of Plenty that can be seen for many kilometres. The ridgelines, hilltops and slopes will be retained in open grassland and planting will also be used to define the lower edges of the Park. New planting will be 'by design' and with minimal landform and open space impact.

Planting will be a mix of native and non-native species. Native species will enhance the biodiversity of the area while non-native species will be used to create different environments for visitors to experience and to reflect the location of the Park within a rural setting.

The 'induction' of visitors and frequent users of the Park will be used to convey cultural significance and encourage appropriate activities and behaviours. This will increase commensurate with the trending upward visitor numbers to the Park. This will be by design and involve physical and on-line forms, interpretation and 'way finding' sympathetic to the Park's cultural and historical values, and landform. Visitor services will be an increasingly integrated management tool to protect the experience and the Park.

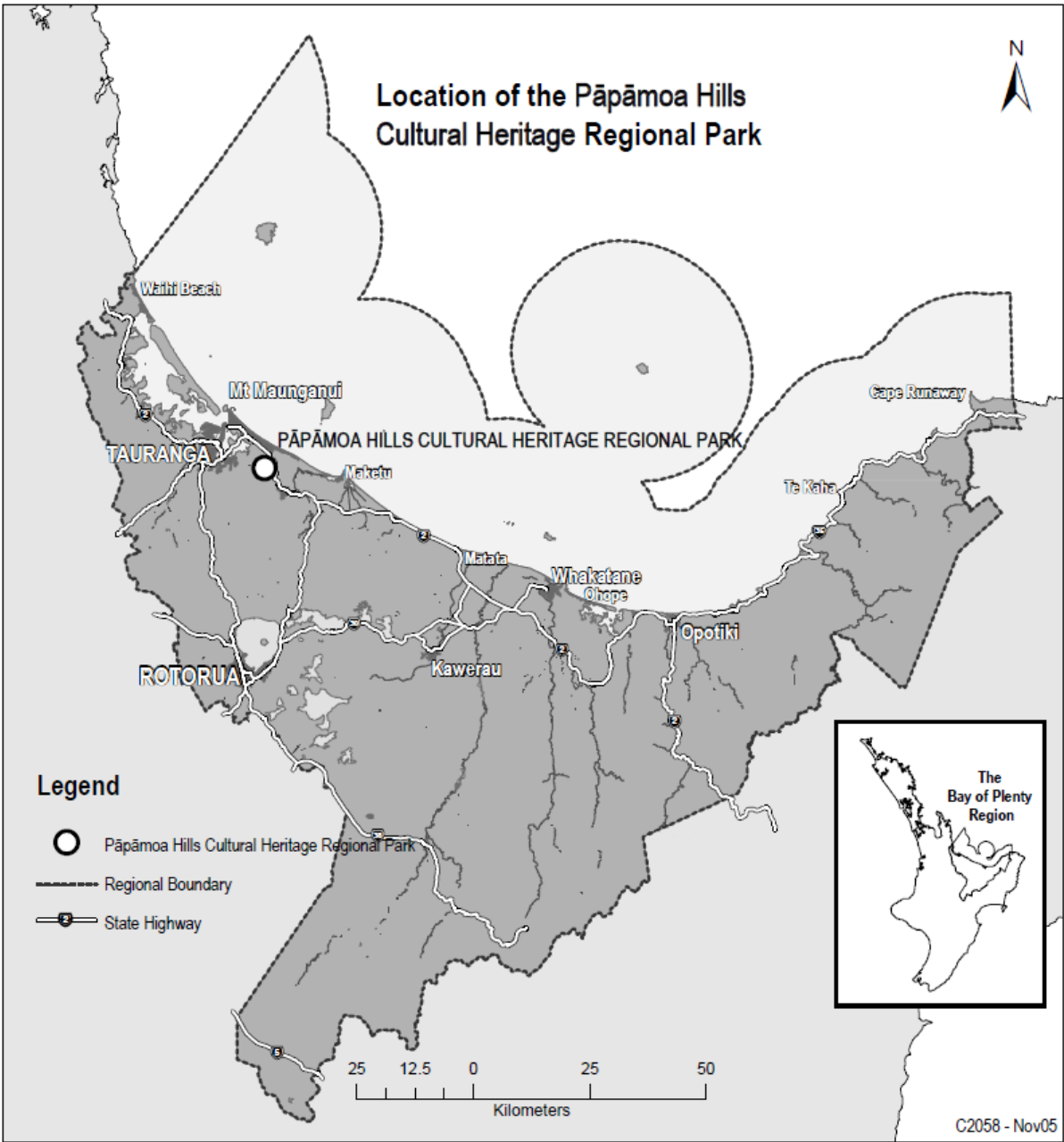


Figure 1 Location of Pāpāmoa Hills Regional Park

## 1.4 Park Boundary Map

Figure 2 shows the extent of the Park's boundaries and the public access point.

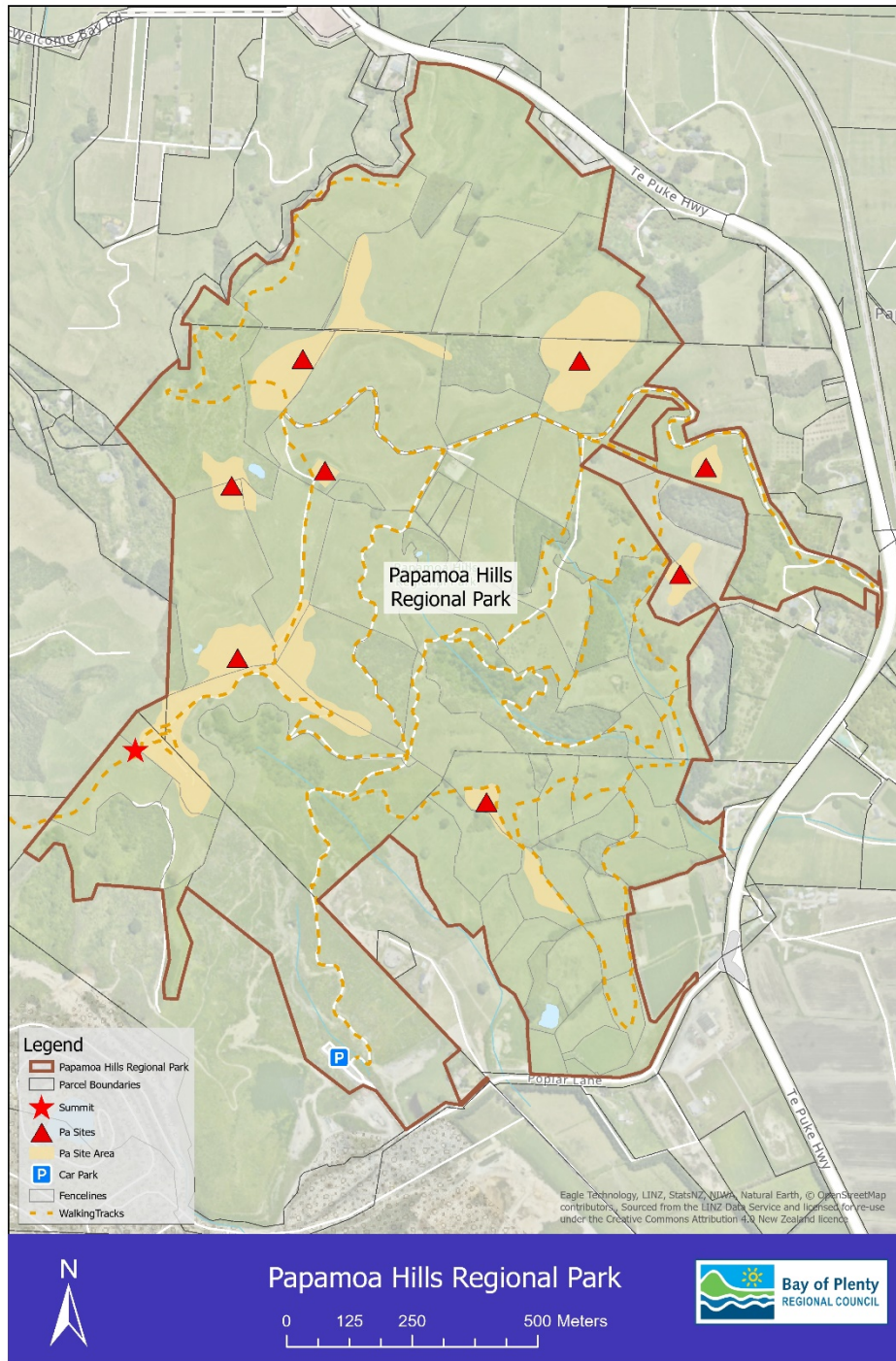


Figure 2 Boundaries of Park



## 1.5 Regional Park Boundaries

The Park is currently held by Bay of Plenty Regional Council in fee simple tenure under the Local Government Act 2002. It is held in the following records of title:

Table 1 Legal Descriptions

Legal Description	Area
Lot 5 DP 309001, CT 35019	97.5 hectares
Lot 2 DP 345423, CT 186181	28.5 hectares
Sec 1 SO 315254, CT 157617	9 hectares
Lot 2 DP 477975 CT 663484	25.5 hectares
Sec 2 SO 532947	12.5 hectares
<b>TOTAL AREA</b>	<b>173 hectares</b>

## 1.6 Statutory Approvals

Activities within the Park are subject to the relevant requirements of the Local Government Act 2002, the Resource Management Act 1991 (RMA) and Heritage New Zealand Pouhere Taonga Act 2014. These statutory documents influence how activities in the Park can be undertaken, including the future development of the Park.

The Park operates under the provisions of a resource consent granted under the RMA by Western Bay of Plenty District Council, in May 2004 for a 'Place of Assembly'. The resource consent creates a number of constraints for the current and future operation of the Park. BOPRC also hold consent for the woolshed located within the Park. This consent was granted by Western Bay of Plenty District Council on 3 May 2004.

BOPRC own and maintain four small dams located within the Park. Two of the dams known as the 'North' and 'South' dams are operated under resource consent RC626674 granted by the Regulatory Compliance group of Bay of Plenty Regional Council. The other two dams are of a size that does not require resource consent. These are known as the northern and southern ponds. All reservoirs can be used to supply drinking water to stock that graze on the hills.

BOPRC also hold a consent for the existing toilet block within the existing public carpark. This consent is for a discharge to land of treated waste from the toilet block, granted by Bay of Plenty Regional Council on 2 July 2004.

BOPRC built a woolshed in 2019 under resource consent RC11252, this triggered the need to complete a visual impact assessment.

There is also an Archaeological Authority in place for the Park, held by BOPRC. The Archaeological Authority allows for the disturbance of recorded and unrecorded sites within the Park as part of the maintenance and enhancement of the recreational and farming aspects.

## 1.7 How to use this Plan

This Plan consists of five chapters that are intended to be read together:

- *Chapter 1* – Introduction to the Regional Park and the Management Plan,
- *Chapter 2* – Vision and Direction for the Regional Park,
- *Chapter 3* – The History of the Regional Park,
- *Chapter 4* – Resource Inventory, and
- *Chapter 5* – Management Policies and Actions.

## 1.8 Supporting Documents

In implementing this Management Plan, information will be drawn from a number of sources to support operational decisions. These information sources include:

- Cultural and Archaeological Assessment: Pāpāmoa Hills Cultural Heritage Regional Park ('Te Rae o Pāpāmoa'). Boffa Miskell, 2003.
- Pāpāmoa Hills Cultural Heritage Regional Park ('Te Rae o Pāpāmoa'): Resource Consent Application. Beca Carter Hollings & Ferner Ltd, 2004.
- Pāpāmoa Hills Regional Park Conservation Plan. Insitu Heritage Limited, 2006.
- Pāpāmoa Hills Regional Park Conservation Plan - Addendum. Insitu Heritage Limited, 2016.
- Pāpāmoa Hills Regional Park Archaeology Map and Karangaumu Site Plan. Southern Pacific Archaeological Research, 2017.
- Bay of Plenty Regional Council Regional Parks Asset Management Plan 2018-2028.

# Part 2:

## Vision and Direction for the Regional Park

### 2.1 The Vision for the Regional Park

Key to the preparation and implementation of this Management Plan has been the development of an overall “Vision” for the Park into the future. The Vision is a story of what is important to protect in the Park and provides an overall common direction for the future development and use of the Park. The key elements are Cultural Values, Heritage Values and Landscape Values.

***“The outstanding cultural, heritage and landscape values of the Papamoia Hills Regional Park are protected and enhanced through sustainable management. This means that the Regional Park’s wairua can be enjoyed by all, through passive activities, now and into the future.***

***Titiro ai tatou ki nga ra o mua.  
Hei whakatikatika i te huarahi mo tatou me o tatou uri a muri ake nei.***

***Look to the past to get the right pathway for generations now and generations to come”.***

The Park Vision describes the outcome sought for the three key values:

- **Cultural** – The rich cultural history and occupation of the Park is celebrated, and management of the Park is driven by the factors that have shaped its past. The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga helps guide the direction for the Park’s future.
- **Heritage** – The Park is a prominent feature in an environment where urban growth constantly changes historical records of our landscape. The Park offers a unique opportunity to protect and learn about the archaeological and heritage values that have been damaged elsewhere in the region. Archaeological sites and features are actively protected within the Park and enjoyed by many.
- **Landscape** – The landscape is a stunning aspect of the Park’s appeal. Whether within the Park or at a distance, the open spaces and ridge tops are valued and appreciated by increasing numbers of visitors, and contrast with the bush clad gullies. The Park is a landmark for the growing city and will remain a prominent visual reference point. The many Pa on the hilltops and other aspects of the landform modified by historical occupation also contributes to the aesthetic appeal of the Park, seen from many kilometres away.

## 2.2 Constraints

Throughout the process of developing the first iteration of this Park Management Plan it became clear that there are a number of significant constraints that limit what can occur within the Park. Some of these constraints continue to exist, and the following table outlines how these constraints have been documented in both the first and this, the second, iteration of the Park Management Plan. The constraints include:

*Table of identified constraints at Pāpāmoa Hills Cultural Heritage Regional Park*

2004-2016 Management Plan	2016-2026 Management Plan
The existing vehicle access to the property from State Highway 2 is limited to operational vehicles only, a requirement of the resource consent.	This should continue without change. Despite a change in the road's status the carriageway is no safer and still poses serious safety issues for non-operational vehicle access. Access once within that part of the Park remains unsuitable and not safe.
Access from State Highway 2 is not supported by the roading authorities. The Welcome Bay intersection is substandard and public access is therefore currently not available from Welcome Bay Road or Reid Road.	This should continue without change. Despite a change in the road's status the carriageway is no safer and still poses serious safety issues for non-operational vehicle access. The current access from the end of Poplar Lane is also the traditional access and should remain so, with enhancements.
The extent and number of cultural and archaeological features within the Park means that almost any ground disturbance is likely to have an impact on these sites. There is no power or potable water supply on the top ridges (destination points).	While power or potable water need not be installed at these locations, improvements to water supply for stock at some locations should be pursued using best practice and modern technology (e.g., solar) providing subsequent installation proposals are sympathetic to the landform and archaeology constraints.
In cases the presence of waahi tapu sites may restrict public access.	Continue the Park's ability to restrict public access in cases of the presence of waahi tapu sites.
There are public safety concerns associated with the old quarry.	Tree removal and planting work has been undertaken. Continue to monitor the area and discourage public access.
Current activities on adjacent land may constrain some aspects of the Park's future development.	Indicate that the Park will be automatically 'reversely sensitive' to existing orchards and farming operations.
	Extensive presence of cultural and archaeological features means every fencepost and plant requires consideration of an Archaeological Authority. Consider a comprehensive 'blanket' Archaeological Authority for all operations and activities in the Park.
	Stock grazing requires farming infrastructure not currently on the Park. Current Park operations area/storage too highly visible. Resolve through design and location choice, but accept that some decisions may be operationally inconvenient.
	Park values and significant sites not fully understood. Resolve via an Interpretation and 'way finding' plan for the Park, and implement as resources permit.
	Due to the sensitivity of the cultural and archaeological sites within the park, many land uses are not appropriate. In the areas that are not part of

	the revegetation plan, the best and most appropriate long-term land use is grazing by sheep, as this creates a dense protective sward of short pasture and minimises erosion and soil damage. Some grazing by cattle is also compatible, although animal weights, stocking rates and grazing intensity are all factors that need to be carefully managed.
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Conversancy with Park constraints from the outset has led the permitted use of the Park towards low impact/passive forms of activity. To date, this has seen the Park retaining its rural, open landscape character. As such, no significant building on the Park has occurred (except key farming infrastructure including woolshed and barn) and none further is permitted within the life of this Management Plan, with three main possible exceptions:

- Cultural artworks e.g., Waharoa, Pou and interpretative panels situated by design.
- An upgraded and/or new arrival area and carparks to denote the main arrival area, cater for increasing visitor numbers and potentially provide some shelter in a context-sensitive manner.
- The archaeological management tool of large 'rafts' of heavy timbers on the ground (not dug in nor attached to the ground) to denote overlook areas where otherwise trampling would wear desire lines and affect the ground adversely.

## 2.3 Concept Plan

The Concept Plan (Figure 3) provides a visual overview of the future development of the Park. It builds this picture from the Park vision and from the implementation actions within this Management Plan. It is generally indicative of what will occur concerning the development of the Park.



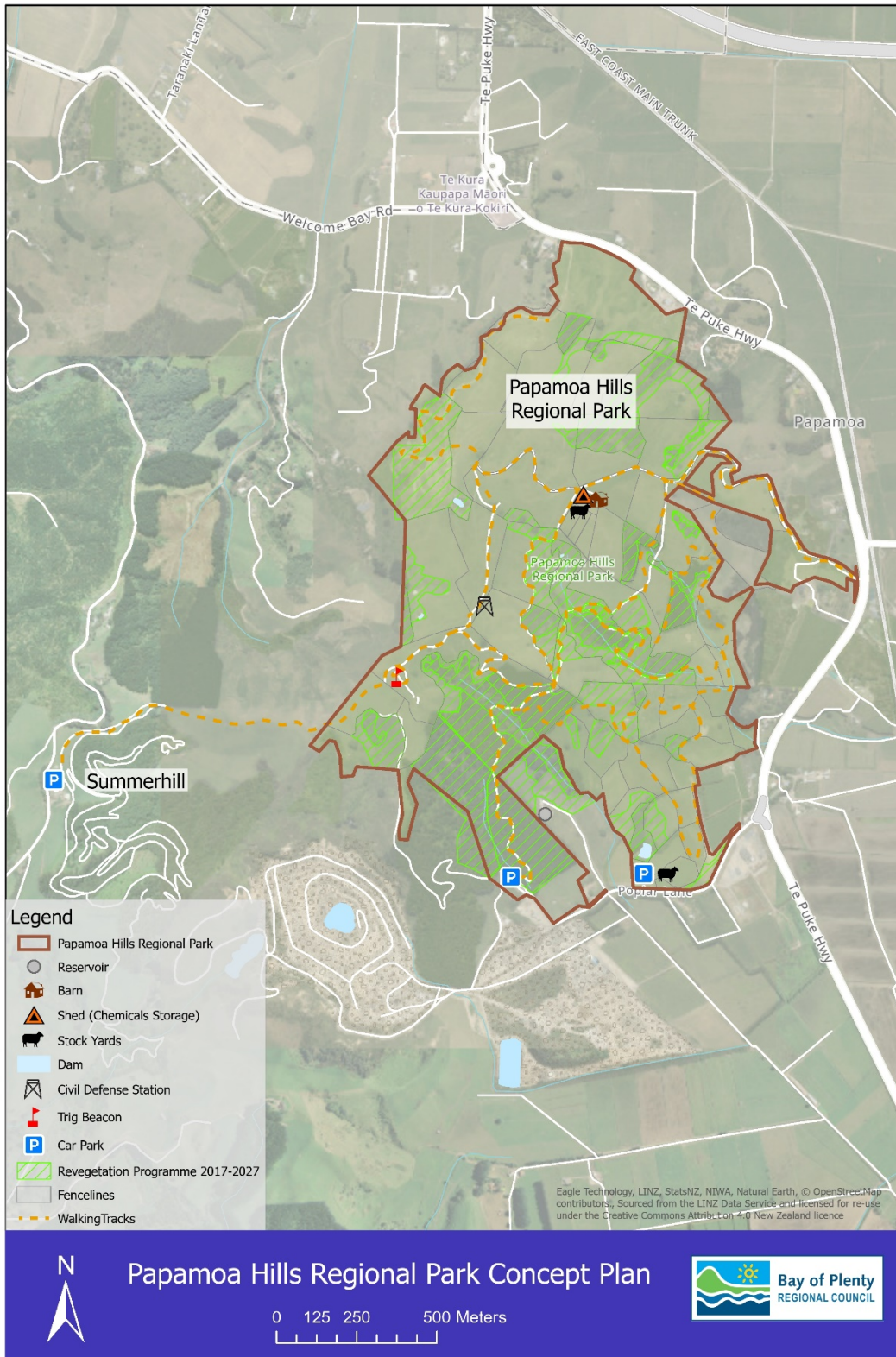


Figure 3 Park Concept Plan

## 2.4 Park Development Progress to Date

Since this Management Plan was initially published, BOPRC have been actively developing and enhancing the Park for both public enjoyment as well as overseeing the farming operation and preserving the important cultural history of the Park. The progress to date includes:

- Maintenance, expansion and enhancement of the walking tracks within the Park.
- Harvesting the pine plantations on both sides of the park and replanting with native species.
- Construction of two sets of stock yards, and a woolshed to provide for a viable sheep farming operation.
- Securing long-term access arrangements through purchasing of approximately 37 ha of adjoining land located at Poplar Lane.
- Protective work on archaeological sites including Karangaumu pa.

## 2.5 Development Programme

There are limitations on the development of the Park, such as access, the number of archaeological sites and the resource consent conditions.

As the Park has evolved over time and visitor demand grows, the introduction of assets including a new expanded car parking space, walking track entranceway and visitor interaction space are part of the current redevelopment plan.

The following table provides a guide to the development aspirations of the Park:

Timeframe	Actions
2020-2023	<ul style="list-style-type: none"><li>• Improved wayfinding and information signage at key points within the walking track network.</li><li>• Educational signage at the entrance and within the Park.</li><li>• Establish waharoa/pou at Park entry point</li><li>• Establish a visitor shelter</li><li>• Securing long-term access arrangements.</li><li>• Protective work on archaeological sites</li><li>• New car parking space and toilet block to provide for increasing visitor demand.</li><li>• New walking track entranceway and visitor interaction space displaying the Park's cultural history.</li><li>• Removal or replacement of the trig beacon.</li><li>• Further boundary rationalisation if opportunity exists.</li></ul>

2024 – 2034	<ul style="list-style-type: none"> <li>• Information centre/ranger base (if demand exists).</li> <li>• Progressive retirement and revegetation of steep / marginal land in line with the Revegetation Plan for the park (average 5 ha per year).</li> <li>• Monitor visitor numbers and urban growth, and consider the long term opportunities to link to cycle and walking networks in adjacent suburbs, and consider how a northern access point to the Park might be established to achieve this.</li> <li>• Consider opportunities to link the Park with Summerhill Recreation Farm more closely.</li> </ul>
2034-2054	<ul style="list-style-type: none"> <li>• Progressive retirement and revegetation of steep/marginal land in line with the Revegetation Plan for the park (average 5 ha per year).</li> <li>• Consider new/additional entry points to the Regional Park.</li> </ul>

Development will proceed progressively and with modest expenditure. The implementation of the development programme may be accelerated if community or third party support is accessed and provided.

## 2.6 Surrounding Land

### 2.6.1 Opportunities and Threats

The land surrounding the Park contains potential opportunities and threats. The Park does not exist in isolation and it is important to consider the potential effects of surrounding uses of private land, both now and in the long-term. The surrounding land continues to offer a number of opportunities to enhance the Park, more so now that Park’s operations have been over the past 12 years. These opportunities will need to be considered as and when they arise. Neighbours to the park have had the opportunity to live alongside the operation of the Park for 12 years and many strong relationships exist. International evidence shows neighbouring properties to parks have higher property values than non-immediate neighbours, with these property values gradually diminishing the further they are from a park boundary.

The Park sits within an archaeological/cultural landscape that extends from Ottawa through to Welcome Bay. The Park’s boundaries artificially divide a number of archaeological features that are closely linked to the habitation of the Pāpāmoa Hills. This needs to be recognised in decisions relating to neighbouring land and within the interpretation about the Park. It is unlikely to be practical to incorporate all adjoining features within the Park but this should be considered as opportunities present themselves and as a common point with neighbours who share these archaeological features.

### 2.6.2 Threats

Development of adjacent land has the potential to detract from the Park’s visitor experience. Encroachment from neighbouring properties onto Park land has also been evidenced as a threat to the Park. Negative effects can include loss of the open space experience, noise, loss of potential access points, higher density development, loss of view planes, displacement of pest plants and animals into the Park and rubbish.

Public access may be affected by increases in traffic movements. Although the advent of the toll road in 2015 alleviated the pressure on the former SH 2 between Tauranga and Te Puke, the route is still a busy one.

During Tsunami warnings, cars have driven up private driveways and into paddocks on the northern side of the Park. A reliance on the Park for Tsunami escape purposes is now part of the local understanding for such events, based on an 'on-foot' scenario, but facilitated earthworks for vehicle entry points cannot be suitably installed.

### 2.6.3 Opportunities

There are many opportunities that may enhance the visitor experience for Park users and improve the overall resource. In particular, interpretation via an Implementation Plan to achieve the relationships and installation of material in a variety of formats will occur.

As the area around the Park becomes increasingly urbanised, changes will be seen such as a desire for more pedestrian and cycle access connections and possibly a public transport connection via bus stops. In the first 12 years of operation, the park has also become known and publicised as the high ground escape point for tsunamis. Incremental connections outside of the Park aligning to the Park for visitation should be coordinated with local authorities over time.

There is the opportunity with advancing urban growth to secure new access points to the Park – either major ones with car parking or minor ones with limited walking access only. Access points could be across private land or for specific activities. There are significant restrictions on the ability to provide additional vehicle access and car parks in other locations due to the technical constraints of access from the State Highway and other local roads. This constraint however has not seen visitor numbers affected from growing over the past 15 years' of Park operation.

There is the opportunity to secure new car parking and walking access points to the Park. A new car parking area is required to meet increasing visitor demand, as shown in Figure 4.

An access point to the northern end of the Park is desirable to assist with visitor management (such as reducing loading on the existing carpark and tracks by providing an alternative entry point) provided a safe trail at an environmentally sustainable gradient could be established into the Park, clear of cultural features and archaeology. The trail design and feasibility would need to be proven viable first.

There will also be opportunities to add land to the Park to either enhance the open space, heritage or recreational values of the Park or to prevent development adversely affecting Park values. In addition, rationalisation of Park boundaries may create more useful and logical edges to the Park to assist with park management activities. This may include aligning property boundaries with geographic, cultural or recreational use features.

A strategy should be undertaken within the life of this Plan to ascertain if incrementally acquiring titles up to the former State highway should occur over the next 20-50 years as growth envelopes the Park and as the neighbouring Fulton Hogan quarry reaches the end of its productive life.

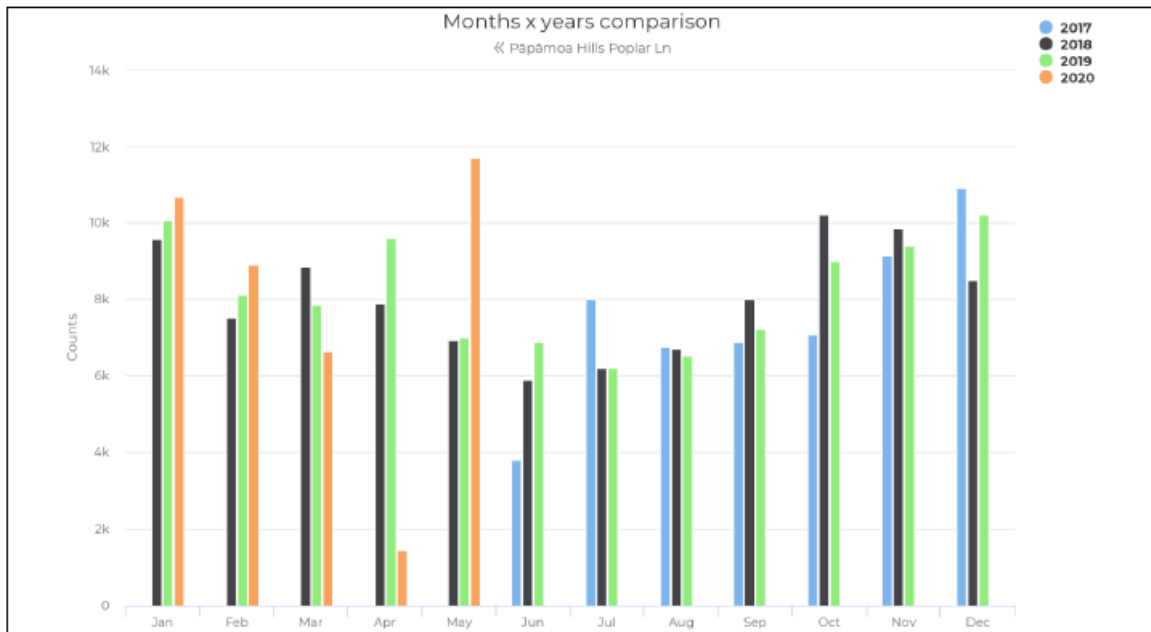


Figure 4 Yearly distribution of visitor numbers by month (Image source: BOPRC)

The Bay of Plenty Regional Council has also taken opportunities to add land to the Park to either enhance the open space, heritage or recreational values of the Park or to prevent development adversely affecting Park values and access. Land acquired through purchases in recent years includes:

- Lot 2 DP 477975 – located at 8B Poplar Lane, Pāpāmoa.
- Section 2 SO 532947 – located at 84 Poplar Lane, Pāpāmoa.

The acquisition of Section 2 SO 532947 (a subdivision of Part Lot 3 DPS 10685) from Stevenson Aggregates Ltd (previously owned by Fulton Hogan) has rationalised the western Park boundary, and created more useful and logical physical and legal boundaries to the Park. This will assist with Park management activities and maintenance of the main walking track from the carpark as it provides a defined boundary along the western elevation of the Park. Purchasing Lot 2 DP 477975 will also enable the potential for the future development of a new car parking space and new entry to the Park, incorporating an educational component which may consist of sign boards and a small structure, displaying information about the Parks rich cultural history. BOPRC has also secured an easement over the private section of Poplar Lane, securing public vehicle access to the current carpark.

#### 2.6.4 Adjoining Land and Activities

The Park is surrounded by private land and a range of established activities. These include the Poplar Lane Quarry, lifestyle and residential blocks, industrial, rural and horticultural land use activities. These land use activities have the potential to both positively and negatively impact on the Park experience. Equally Park users and operations can impose on the surrounding land use activities. It is therefore important that the management and development of the Park is undertaken with both an understanding of these interrelationships and on the basis of good communication. This should assist with enhancing positive relationships with the surrounding neighbours.



# Part 3:

## Chapter 2 The History of the Park

### 3.1 Tangata Whenua

The following section provides a summary of the cultural history of the Park. The cultural information contained here and in the report *Cultural and Archaeological Assessment: Pāpāmoa Hills Cultural Heritage Regional Park ('Te Rae o Pāpāmoa')* should be viewed as only part of the wider cultural history story. More complete cultural histories can only be obtained from the iwi, hapu and whanau, and in this respect engagement between Tangata Whenua and Bay of Plenty Regional Council will continue. The operation, maintenance and redevelopment of the Park will require continued involvement and engagement with iwi and hapu whom have an interest in the Park.

The Pāpāmoa Hills are important for what they are, the physical remains of the culturally rich and historical occupation of the Maketu, (Mauao) Mount Maunganui and Tauranga moana. Māori have long understood the importance of the Pāpāmoa Hills with their commanding position over the surrounding coastline. From Te Rae o Pāpāmoa they could command the south-eastern access to Tauranga Moana and the coastal strip down to Maketu.

The Māori occupation of the Pāpāmoa Hills dates back to the landing of the Takitimu Waka and the history of the area known as Pāpāmoa commenced on the arrival of the Te Arawa Waka, in or around the late 1300s. This area may have been previously occupied by Ngamarama. The Park is a testimony to the subsequent rich and diverse cultural occupation over a number of years by local Māori. There are at least eight known Pa sites in the Park, and others that can be seen from various viewpoints within the Park in the surrounding landscape.

The area has seen complex, and at times confrontational settlement phases and represents the genealogical ties that link local iwi and hapu. Those who have participated in the shifting patterns of occupation of the Pāpāmoa Hills include Ngamarama, Waitaha, Ngāti Ranginui, Ngāi Te Rangi, Ngāti Pūkenga, Ngā Pōtiki and Ngāti He.

The Park is a tribute to the descendants of the Takitimu, Mātaatua, and Te Arawa waka, who share the commonality of occupation and intermarriage of the area. It is generally acknowledged that the iwi and hapu noted below have close intermarriage associations with the area.

However, it can be firmly stated that these are not the only tribal connections that have been established during the Māori occupation of the Pāpāmoa Hills. There may be others who have yet to register their interest and this ought to be acknowledged. Such claims are not precluded.

#### **Mataatua Waka:**

- Ngāi Te Rangi /Nga Uri o Tamapahore – Ngāi Tauwhao, along with i Ngāi Tukairangi, Ngāti He and Ngā Pōtiki occupied Te Tumu prior to 1836 and Te Houhou (below Pāpāmoa Hills) and currently Ngāi Tauwhao interests are on Motiti, Rangiwea, Tuhua, Mauao and their marae is in Otawhiwhi (Bowentown in Katikati).

- Ngāi Tukairangi whom occupied a prominent Pa, namely Hikutawatawa (Stevenson Quarry) whose marae are Whareroa (Mt Maunganui), Hungahungatoroa and Waikari (both at Matapihi).
- Ngā Pōtiki (Nga Uri o Tamapahore) and Ngati He. Ngā Pōtiki a Tamapahore has their home marae at Mangatawa and Welcome Bay Road (below Kopukairoa). Ngāti He Marae is at Maungatapu. All three marae are situated in the vicinity of the Rangataua Harbour. Those who remain upon the land in Pāpāmoa today, identify themselves as Ngā Pōtiki o Tamapahore.
- Ngāti Pukenga ki Tauranga home marae is Whētū o Te Rangī, at Waitao (Welcome Bay), Tauranga.

#### **Te Arawa Waka:**

- Waitaha-a-Hei is a Te Arawa iwi taking its identity from the area from the peak Otawa to the misty range to the north named by the ancestor Hei when the Te Arawa waka arrived. Their home marae is Hei situated at Manoeka, Te Puke.

### **3.2 Settler History**

After the Pāpāmoa Hills had obtained the legal title of 'Pāpāmoa 1 Block', the Crown proceeded to partition the block into units for sale on to Pakeha settlers<sup>1</sup>. John McNaughton was originally from Lake Dunkeld in Scotland, but like so many of his countrymen, immigrated to New Zealand. Along with many of his kin, McNaughton settled and farmed first in Southland at Waikiwi near Riverton, along with other members of his family. In 1878, the McNaughton's, moved to Tauranga, where in the 1890s John McNaughton purchased one of the lots of one thousand acres, taking in the site of much of the Park we know today.

After John McNaughton died in 1910, one of his sons, Colin, continued to work the Pāpāmoa farm. Colin's descendants, including Barry McNaughton, have continued to farm at Pāpāmoa ever since. In working their land, it is interesting to note that the McNaughton's were not only aware of the special significance of their land but also comfortable with developing constructive relations with local iwi and hapu.

### **3.3 Regional Park History**

Before it became the Park, as noted above, the land was owned by the McNaughton family for over a century. In October 2003 the family sold the land in equal shares to a partnership of three Councils, Bay of Plenty Regional Council, Western Bay of Plenty District Council and Tauranga City Council, as part of implementing the western Bay of Plenty sub-regional parks policy (a joint policy of Western Bay of Plenty District Council and Tauranga City Council). In March 2005 Bay of Plenty Regional Council bought the shares of Tauranga City Council and Western Bay of Plenty District Council and it became the sole owner of the Park, taking over the day to day management of the Park.

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<sup>1</sup> *Cultural and Archaeological Assessment: Papamoa Hills Cultural Heritage Regional Park ('Te Rae o Papamoa')*. Boffa Miskell, 2003.

In addition to the three areas of land that were added to the original purchase of the land in 2005, there have been two areas of land purchased in recent years by the Bay of Plenty Regional Council. These are:

- Lot 2 DP 477975 – located at 8B Poplar Lane, Pāpāmoa.
- Section 2 SO 532947 – located at 84 Poplar Lane, Pāpāmoa.

Over its first 15 years of operation, park visitor numbers have increased, tentatively at first then rising steadily to now 100,000 visitors per year. This represents a quadrupling of visitor impact since the Park has opened. The Park has set out to have minimal development approach to protect cultural and archaeological features until this is better understood and to continue fully understanding the stories behind the Park's rich cultural history.

A phased approach to weed removal and revegetation, farm stock levels and trail protection improvements has been successful. Trails have been discretely increased and gradually taken up by visitors with an ongoing management approach to offset visitors onto varying trail opportunities. The northern quarry site has been logged and native revegetation has taken place. The much anticipated removal of the pine stand at the entrance will provide the opportunity to redesign the arrival area. Interpretation and wayfinding for the existing trails, and a new Park peripheral trail will be.



# Part 4:

## Resource Inventory

### 4.1 Archaeological/Cultural sites

The Pāpāmoa Hills Cultural and Archaeological Report, 2003 was prepared to survey archaeological sites and to identify the history relevant to the Park and areas of cultural significance. This research has revealed that there are eight named Pa within the Park and another significant Pa site to the east of the Park's boundaries. The following summary is from the Pāpāmoa Hills Cultural Heritage Regional Park – Report on Park Management Options, 2003:

*“The historical report has identified extensive Maori occupation as an area of permanent habitat as well as defence in times of battle. Occupation dates back to the landing of the Takitumu Waka thought to be one of the first waka landing in Aotearoa. Ngā Pōtiki, Ngāti He, Ngāti Pukenga and Waitaha-a-hei are the three hapu and iwi who have mana whenua status. Earlier archaeological surveys have identified and recorded several archaeological sites around the Pa. Recent archaeological surveys have identified the massive extent of occupation on the whole hill through recording of Pa, terraces, ditches and midden sites considered to have shaped the landscape over several centuries. Sustainable farming since the 1890's has ensured that many of the sites are still clearly visible and in good condition.”*

The Pa sites are highly visible within the Park, and are in good condition, thereby telling the story of multiple Māori occupation over centuries on a scale that is not generally found in New Zealand.

Mapping of the archaeological history within the Park shows that there are a large number of cultural sites associated with the Pa complexes. Further mapping was undertaken in 2017 by the Southern Pacific Archaeological Research from Otago University, who undertook a field assessment of archaeological features in the park and this involved a review of early 2003 investigations. A high-quality map of the site and accompanying set of geospatial data was produced. There were 1,630 individual archaeological features recorded by GPS survey within the Park in 2017, as shown in Figure 5. Predominantly the features are terraces/tuku and platforms/papatahi, pits, middens and defensive earthworks such as ditches/maioro. The number of archaeological features in such a small area is very unusual for New Zealand, and reflects why it is important to protect these cultural sites, and also tell the story of this important cultural landscape.

In 2016 the Council commissioned a review of the Conservation Plan that was prepared in 2006, to assist with the continued management of the heritage places and their setting in the Park. This plan includes a description of the heritage places in the Park, an assessment of their significance, policies and work recommendations, including remedial work and maintenance specifications. It was commissioned to ensure that the heritage places within the Park are cared for so that their meaning and importance is conserved and interpreted for present and future generations.



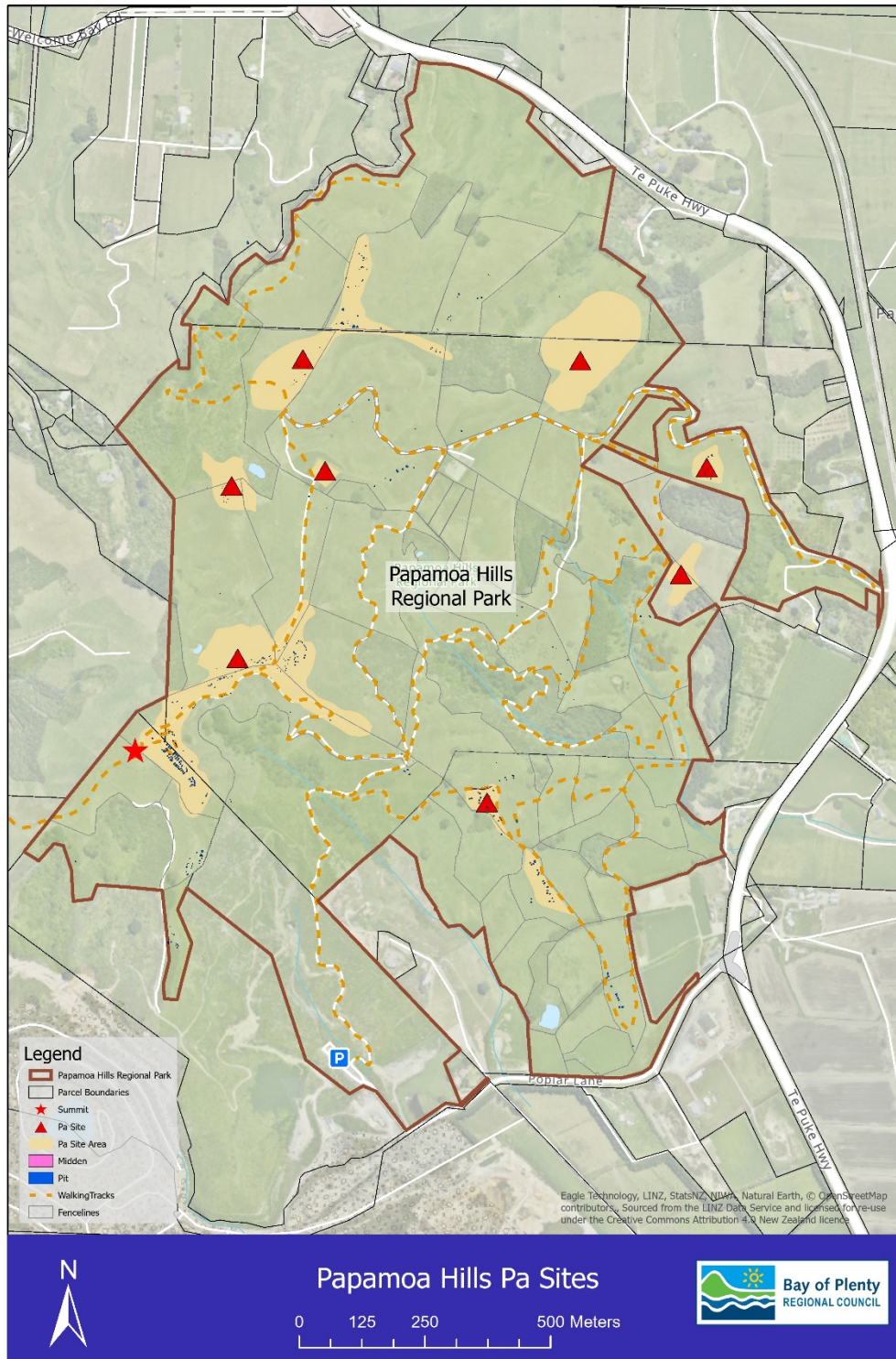


Figure 5 Archaeological Site Mapping

## 4.2 Geology and Topography

The Tauranga Basin is a Pleistocene, fluvial estuarine basin that has been partially in filled by terrestrial and estuarine sediments of volcanic origin. The Pāpāmoa Range lies between the Tauranga and Maketu Basins and is flanked to the south by the Mamaku Plateau. The range comprises andesitic volcanos, a series of younger dacitic and rhyolitic domes and dacitic ignimbrites. Volcanic domes are prominent features in the landscape. Springs can be observed flowing from the domes in proximity to the numerous Pa sites.

The Pāpāmoa dome (Pāpāmoa Hills) is footed by fluvial terrace deposits from past tributaries, with more modern stream deposits of sand, silt and gravel that stretch to the coastline.



Figure 6 Terracing on Pāpāmoa Hills

### 4.3 Climate

High country and mountains in the west, south and east of Tauranga shelter the Bay of Plenty climatic region, and it lies in a predominantly westerly airflow. Due to the elevation of the Park, exposure to climatic conditions will be significantly higher relative to the adjoining eastern low-lying coastal plains.



Figure 7 Low-lying Coastal Plains



The area has a warm temperate climate, with an average temperature in the Tauranga City District of 14.2 °C (with an average high of 18.3 °C). The Tauranga City geographic area receives an average of between 1,200-1,600 mm of rainfall every year with an average of 1,349 mm. Heavy rain and thunderstorms are not uncommon. The sunshine hours received in the city are between 2,200 and 2,400 hours per year, making it one of the sunniest places in New Zealand.

Generally, the climate of the Park is that of a warm temperate zone with favourable climatic conditions.

## 4.4 Vegetation

The Park is predominantly a mixture of pasture, scattered blocks of exotic pine and wattle forest, with remnant tracts of New Zealand natives scattered in the gullies.

A feature of the open pastoral landscape is the large mature trees scattered throughout the park, often in prominent positions. There is a mixture of pines, puriri and karaka.

Remnant fingers of native bushland extend up the gullies in between the eastern facing ridgelines. To the north, native vegetation along the gullies is generally sporadic with small groupings of native trees and shrubs. To the east the native vegetation cover is minimal.

### 4.4.1 New Zealand Natives

A full botanical survey has not been undertaken, however the key native species present are rewarewa, puriri, mangeao, karaka, porokaiwhiri, tawa, wharangi, kawakawa and kohekohe as shown in Figure 8 After the plantation pine trees were felled, BOPRC has replanted the area previously occupied by the pine trees with a range of native species, as shown in Figures 8 and 9.



Figure 8 Tracts of native bush



Figure 9 *Replanted native bush*

#### 4.4.2 Other Undesirable and Noxious Weeds

The current farming weed management programme has ensured that the Park is generally free of undesirable weeds. Pasture areas are well maintained and productive. There are, however, scattered pockets of gorse in some of the open gullies and margins, with the occasional woolly nightshade. Some of the steeper gullies in the northern part of the Park have areas of weeds that will be addressed as part of the revegetation programme. It is important that future management of the Park continues to address this issue.

#### 4.5 Fauna

No fauna surveys have been carried out for the Park. The more common native and indigenous species such as kingfishers/kotare, tuis, harrier hawks, fantail/piwakawaka and silver eyes/tauhou have been observed on the Park. The forested areas of Otawa support kaka, North Island robins, whitehead, pied tits and kereru and these species are likely to be more commonly seen in the Park as revegetation areas are expanded. An unidentified bat species has also been recorded for Pāpāmoa Hill. Stream biodiversity is likely to be greatly reduced from original levels due to farming, forestry and watercourse modification.

Introduced animals include rabbits, hares, possums, ship and Norway rats, and mice. Ferrets, stoats, weasels and feral cats are probably present from time to time. Feral goats have been present in the past. Introduced birds seen in the Park include eastern rosellas, magpies and wild turkeys.

## 4.6 Landscape Character

The Park is located in a rural landscape surrounded by a mixture of pastoral farming, lifestyle blocks, a quarry and orchards, as shown in Figures 10 and 11. The majority of the Park is identified in the Western Bay of Plenty District Plan as being a significant landscape feature, as follows:

*“Pāpāmoa Knoll and Ridgeline: This area has its northern boundary at the 60 m contour on the ridge extending south to a high point of 224 m above sea level and further south to the Wharetetarakehe peak at 331 m above sea level. This high land is an important backdrop to the plains and coastal area between Pāpāmoa and Maketu, and to Te Puke township, particularly when travelling along the State highway towards Tauranga. On the eastern side it extends down to the 100 m contour and to the west it follows the skyline ridge.”*

The Te Puke Highway forms a visual and physical separation along the eastern boundary of the park. The expansion of residential housing is rapidly changing the remaining low-lying farmland into urban landscape. The topography of the Park is at all times steep and undulating as it rises to an open plateau and broad ridgelines. Tall outcrops dominate the north/north-eastern slopes; while to the southern boundary of the Park there is a large open cast quarry. To the south and west of the park, the land continues to rise to the high, bush clad peaks of Ottawa and Otanewainuku.



Figure 10 View from the summit trig north-west





Figure 11 View from the summit trig north-east

## 4.7 Operational Management

### 4.7.1 Leases and Licences

The Park is being maintained as an operating farm for land management purposes. There is one grazing licence for the Park to enable the sheep farming operation to be undertaken. The licence does not prevent public access to the Park, however the licence enables the farmer to close off areas of the Park during certain times of the year to prevent public access and reduce conflict between the farming activity and the general public. This includes, for example during lambing or when spraying or fertilising activities are carried out.

There are water easements across Lot 2 DP 345423 and Lot 5 DP 309001 which are used to provide water, electricity and telecommunicationsto the neighbouring properties. The public access, toilets and carpark in Poplar Lane are on land previously leased from the Poplar Lane Quarry (Stevenson Aggregates Limited) and now owned by BOPRC. There is also a right of way easement for access to the Park's carpark accessed from Poplar Lane, over Lot 2 DPS 10685 owned by Stevenson Aggregates Limited in favour of BOPRC.

### 4.7.2 Fire Control

At the present time there are no formal procedures in place for fire protection, other than the Park rules, which state that fires are not permitted.

### 4.7.3 Access to the Park

Vehicle access into the Park is for operational and service vehicles only, and this access is from the Te Puke Highway, opposite the Bell Road intersection. There is no disabled access is currently available to the Park. The Poplar Lane access is the only public access to the Park's carpark. The public carpark is located within the south-western corner of the Park.



## 4.8 Structures

There are a number of important structures in the Park already. Figure 12 shows the key structures in terms of their location within the Park. The structures are discussed in the following sub-sections.

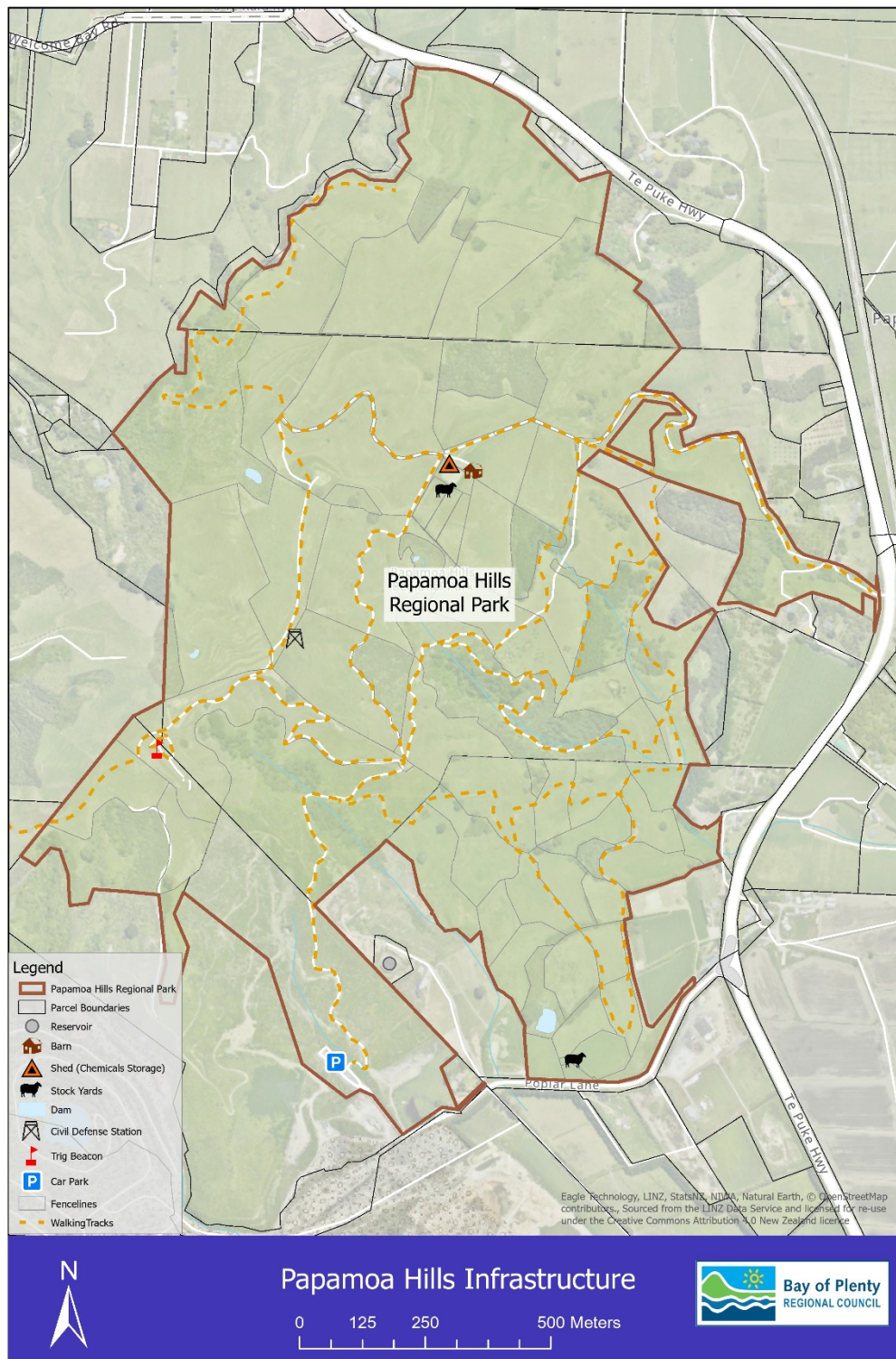


Figure 12 Pāpāmoa Hills Park layout showing current structures

#### 4.8.1 Civil Defence Repeater Station

The combined Tauranga and Western Bay of Plenty District Civil Defence Emergency Management Office has a repeater site located within the Park boundaries.

The civil defence installation consists of a modified circular concrete farm shed, which contains radio equipment and power supplies, and an adjacent six metre wooden pole on which a variety of high-gain 'Yagi'-type antennae are mounted. This repeater station is an important part of an extensive emergency communications network across the sub-region.

#### 4.8.2 Trig Station

A survey benchmark is located on top of Karangaumu Pa and is marked by a trig station. Given its level of use, it is considered to be a regionally significant trig.

An effect of the trig is that it draws attention to the fact that it is the highest point within the Park and as a consequence it is a common destination point for park visitors. This has created problems by the establishment of a walking desire line over the fragile pa terraces.



*Figure 13 Trig Station*

#### 4.8.3 Dams

There are four dams on the property fed by puna/springs that are used for retaining water for farming activities. Two of the dams hold resource consents from Bay of Plenty Regional Council and the other two are small and therefore do not require consent.





Figure 14 Large Dam

#### 4.8.4 Agricultural Structures

There are a number of buildings and structures associated with the farming activity that occurs with the Park. These are shown in Figure 12, above and include:

- A hay barn, woolshed and stockyards located in the open grassed gully area below the main pa sites. These structures and buildings are located within Lot 5 DP 309001
- Stockyards located in Lot 2 DP 477975 at 8b Poplar Lane.

The woolshed and the stock yards are recent additions to the Park, with the woolshed being built in 2019. These structures and buildings support the long-term investment by BOPRC for the sheep farming activity within the Park.

Due to its long-term farming use, the Park has a large number of fences that create paddocks for sheep. These fences are set up to a standard for sheep, and provide protection to sensitive areas such as steep slopes and the area within the Park that has been replanted with native vegetation.

#### 4.8.5 Public Toilets

At the present time there is one set of public 'eco-toilets' that serve the park. The toilet is a Novaloo 1.5 unit system connected to an Enviroflow Wastewater Treatment System. The building is re-locatable and sits on a concrete footing. The discharge of treated sewage effluent from the Enviroflow Wastewater Treatment System to ground soakage by way of 60 m of soakage trenches from a public toilet is consented by Bay of Plenty Regional Council.

#### 4.8.6 Access Track

Within the Park, there is an internal gravel access track that is suitable for four-wheel drive vehicles only. The resource consent conditions for the operation of the Park specify that this vehicle access track is to provide for operational vehicles only. The full distance of the track to the top of the Park is 1.5 km. The track is not open to the public and is primarily used by the Park Ranger.

#### 4.8.7 Car Parks

The main car park for Park visitors is located off the end of Poplar Lane, adjacent to the quarry. This car park provides for up to 70 vehicles in a tight configuration, and its capacity is sometimes exceeded. The current car park does not provide a satisfactory park entrance.

#### 4.8.8 Signs and Stiles

At present there are various signs and stiles throughout the Park. These include directional signage at the intersection of the network of tracks within the Park, as well as signage at the entry of the carpark and at the start of the walking track, as per Figures 15 and 16.



Figure 15 Poplar Lane carpark entry signage



Figure 16 Walking track entry signage from Poplar Lane carpark



# Part 5:

## Management Policies and Actions

This chapter outlines the policies and implementation actions for the future management of the Park. These are provided under a number of key Management Themes and are a guide for the community and Council when making decisions about the management of the Park. Actions are identified for each Management Theme. The policies and actions are based on the Vision expressed in Chapter 2.

The Management Themes for the Park are:

- Cultural Values
- Heritage Values
- Landscape Values
- Ecological Management
- Visitor Experience
- Commercial Activities
- Public Access
- Farm and Forestry Management
- Infrastructure and Utilities
- Governance
- Future Opportunities.



## 5.1 Cultural Values

The underlying goals and policies are underpinned by Tangata Whenua traditional practice and protocol.

### Goals and Policies for Cultural Values

#### Goal 1

Promote and manage the Park in ways that are not in conflict with its cultural values.

##### *Policy 1.1*

Tangata Whenua with affiliation to the Park, through the group Te Uepu, will continue to be significantly involved in management decisions for the Park.

*An example of ongoing iwi and hapu involvement will be through the development of management protocols as they relate to the many sites of cultural significance throughout the Park.*

##### *Policy 1.2*

Conserve pa to retain them in a stable state.

##### *Policy 1.3*

Recognise the importance of providing for use of the Park for educational and traditional events by Tangata Whenua, for example, guide schools and matariki.

##### *Policy 1.4*

Recognise the importance of traditional use of resources (such as for medicinal purposes).

##### *Policy 1.5*

The design of elements within the Park (for example, signage and sculpture) is to be cognisant of the cultural significance.

##### *Policy 1.6*

The disposal or burying of ashes, body parts, placentas and still-born infants is not permitted within the Park boundaries.

##### *Policy 1.7*

Interpret the cultural values related to the Park in such a way that it reaffirms the Park's cultural importance to Tangata Whenua.

##### *Policy 1.8*

Promote the significance of the walking links from Otanewainuku to the coast – also refer to Visitor Experience.

## Implementation for Cultural Values

- *Action 1* – Establish Cultural Protocols in consultation with Te Uepu and to be based on existing best practice protocols to include:
  - the discovery, reburial or removal of taonga and koiwi,
  - agreements between Bay of Plenty Regional Council and Te Uepu for event management and appropriate activities (such as Matariki celebrations and other key Maori dates) – these protocols should also be included in the Event Management Guidelines, and
  - to the appropriate use of resources for traditional purposes to guide the management.
- *Action 2* – Prepare a Conservation Plan for cultural resources on the Park in consultation with Te Uepu and Heritage New Zealand / Te Pouhere Taonga. Make sure as part of the Conservation Plan that pa and waahi tapu are protected on an ongoing basis and retained in their present state. Refer also Heritage Values.
- *Action 3* – Obtain required authorities under the Historic Places Act for works and activities (including protective measures, and remedial and mitigation works).
- *Action 4* - Develop and implement a detailed Interpretation Plan to promote cultural values within the Park and provide educational information to the public. This is to include:
  - Appropriate translations for signage within the Park.
  - Location, use and content of interpretation panels.
- *Action 5* – Undertake an inventory of cultural/heritage sites within the Park and surrounding cultural landscape.

## 5.2 Heritage Values

This section considers the need to celebrate the history of the Park, the potential impact of future development on heritage values and sites and the opportunity for protection of heritage values and sites. The Park is rich in heritage – both in terms of the various iwi/hapu that have occupied the area over time and also the history of pastoral farming by the McNaughton family, over a period that spanned in excess of 100 years. The cultural values of the Park have been considered in the previous Management Theme.

The provisions of the Heritage New Zealand Pouhere Taonga Act 2014 apply to the activities and work that takes place on the Park.

### Goals and Policies for Heritage Values

#### *Goal 2*

Protect the archaeological features within the Park.

#### *Policy 2.1*

Archaeological features will be maintained through:

- in areas where vegetation maintenance is required, grazing with sheep only where practicable,
- retaining the open space character, sight lines and vistas of the Pa sites,
- control of burrowing pests animals such as rabbits and Norway rats, and
- the use of low ground impact plant species where revegetation is necessary for erosion control or conservation or maintenance purposes.

#### *Policy 2.2*

Cultural sites will only be identified if Te Uepu agree and provide interpretation, and advice on management of public use.

#### *Policy 2.3*

No ground disturbance is permitted except where work is:

- clearly outside of archaeological/cultural sites,
- to be undertaken on ground that has been significantly modified and where the work will not add significantly to the degree of modification, and
- subject to a conservation plan or application approved by the New Zealand Historic Places Trust.

#### *Policy 2.4*

Protective measures (both urgent and long-term) will be implemented for at risk archaeological/cultural features.

#### *Policy 2.5*

Where archaeological features or structures are discovered during Park development and operations the provisions of the Historic Places Act 1993 will apply.

#### *Policy 2.6*

The heritage of the Park will be interpreted to increase public understanding.

*Interpretation and education will focus on the underlying cultural values associated with the Park and asking people to respect these values. Artefacts found at the Park are to be displayed in the Park where possible.*

### **Implementation for Heritage Values**

- *Action 1* - Prepare and implement a **Conservation Plan** for the Park (refer also to Cultural Values). This is to include:
  - identification of key heritage sites – such as the trees planted by the McNaughton family,
  - assessment and monitoring of any remedial, maintenance and vegetation works in terms of their impact on archaeological sites, and
  - methods of controlling burrowing animals and stock to prevent damage to archaeological sites.
- *Action 2* - Develop and implement an **Interpretation Plan** for Park heritage (refer also to Cultural Values). This is to include:
  - Appropriate signage within the Park and interpretation on key heritage sites, such as the old quarry site.
- *Action 3* – Obtain required authorities under the Heritage New Zealand Pouhere Taonga Act for works and activities (including protective measures, and remedial and mitigation works).
- *Action 4* – Enhance walking paths to control encroachment on archaeological sites. This is to be undertaken through least impact works (for example boardwalks not fixed to the ground, crushed rock pathway and signage).

## 5.3 Landscape Values

The Park protects and conserves representative examples of the region's natural landscapes. The Park provides a setting that people can enjoy for recreation as a contrast to, and relief from, the pressures of modern urban life. The intention is to make sure that these qualities are not destroyed by development on the Park.

The pine trees on the summit of the Park have significant landscape value and give the Park part of its physical identity.

### 5.3.1 Goals and Policies for Landscape Values

#### Goal 3

Maintain an undeveloped character to the Park that conserves the dominant open rural landform punctuated with native plantings.

#### Policy 3.1

Preserve and enhance the landscape quality of the Park that is in accordance with the vision of the Park by:

- grouping and constraining facilities and structures in defined zones on the lower slopes of the Park – in accordance with the Concept Plan,
- making sure that the scale of any development (such as an interpretation centre or area and signage) does not dominate the setting in which it is located,
- protecting significant ridgelines and visually significant landforms from development, structures or management practices that could compromise their visual amenity,
- retaining selected key sightlines/vistas for their recreational amenity – in accordance with the Concept Plan,
- removing redundant facilities and structures;
- where practical, relocating fences in pastoral areas in a way that reduces their impact on the visual quality of the landscape, and

#### Policy 3.2

Retain the key pine trees and pastoral slopes identified in the Concept Plan for their landscape value.

*The isolated pine trees are seen by many as important markers in the landscape. At the same time they are damaging archaeological sites. The trees will be monitored and removed when they present a risk of collapse to prevent significant damage to the sites. Replanting will not occur.*

#### Policy 3.3

Support where possible the retention of key sight lines, vistas and panoramic views of the Park from outside of the Park and protect views from the Park.

### 5.3.2 Implementation for Landscape Values

- *Action 1* - Include landscape restoration as a component of the **Revegetation Plan** (also refer to Native Vegetation).
- *Action 2* – Undertake a project to identify key sight lines of the Park from outside of the Park. Identify options to protect these in the interests of the public of the region.

## 5.4 Ecological Management

The Park is in the Otanewainuku Ecological District, bordering the Tauranga Ecological District. Remnant fingers of native bushland extend up the gullies in between the eastern facing ridgelines. To the north, native vegetation along the gullies is generally sporadic with small groupings of native trees and shrubs. To the east the native vegetation cover is minimal.

There are a number of introduced plants and animals within the Park that are, or may become, threats to the native plants and animals or that may reduce the quality of the visitor experience. As the landowner (and the regulator under the Biosecurity Act 1993), Bay of Plenty Regional Council is legally required to meet the standards of the Bay of Plenty Regional Pest Management Plan, which sets standards for the management of certain plants. There are also a number of plant species that are not yet named as pests that may pose threats to the ecological health and biodiversity of the Park.

There is an opportunity to restore the native vegetation that may have existed prior to both Maori and Pakeha colonisation. In order to achieve a vegetation type that is as close as possible to what would have grown in the area prior to colonisation, it is proposed to eco-source the native vegetation.

### 5.4.1 Goals and Policies for Ecological Management

#### *Goal 4*

Native habitats will be protected and/or enhanced where practicable.

#### *Policy 4.1*

Planting within the Park will use plants eco-sourced from naturally occurring species from the Tauranga and Otanewainuku ecological districts.

- The use of naturally occurring species that are present on site as stock for seed and material collection is supported.
- “Naturally occurring” excludes plantings within botanical or private gardens and revegetation plantings where the genetic origin is unknown.

#### *Policy 4.2*

Native vegetation will only be removed or pruned for:

- operational reasons, such as track maintenance,
- preservation of designated panoramic vistas and scenic sightlines (as identified in the Concept Plan),
- protection of public safety,



- protection of cultural and heritage sites,
- cultural harvest or research purposes when approved, or
- to cultivate plants for re-vegetation and ecological restoration initiatives.

#### *Goal 5*

To manage introduced and pest plants and animals in a manner that preserves and protects heritage and ecological values.

#### *Policy 5.1*

A specific management programme will be developed and implemented to give emphasis to the removal of introduced pest plants and animals and the restoration of native species.

### 5.4.2 Implementation for Ecological Management

- *Action 1* – Develop a **Native Vegetation Inventory** of the currently existing native vegetation species within the Park and species that would have existed historically. This is to build on existing information and the initial list provided on the Concept Plan.
- *Action 2* - Develop a **Revegetation Plan** to show extent of area to be replanted and maintained for the revegetation of the Park with clear actions and timeframes and in accordance with the Concept Plan, to include:
  - indicative boundaries of replanting areas,
  - estimated areas, plant numbers and budgets, and
  - priorities for planting.
- *Action 3* – All pest plants will be removed or replaced as part of the Revegetation Plan.
- *Action 4* – Fencing of native vegetation areas and remnant vegetation will be undertaken where stock control is required to prevent damage to the plants.
- *Action 5* – Develop and implement pest plant and animal strategies/programmes.
- *Action 6* – Work closely with neighbouring property owners to manage pest plants and animals that have the potential to invade the Park.

## 5.5 Visitor Experience

The Park will provide for a range of visitor experiences related to Tangata Whenua customs, opportunities to learn about cultural and archaeological history, and passive recreation in a natural setting.

The Park is managed by Bay of Plenty Regional Council on behalf of the community. The Park will provide appropriate interpretation of the cultural, heritage and environmental values in such a way that it reaffirms the Park's significance and increases visitor education. Given this, it is important that the future management of the Park is responsive to the needs and values of both existing and future generations.

The emphasis is on activities requiring little infrastructure and few facilities, for example, walking, cultural ceremonies and events, nature study and picnics. To this end, it will be important to make sure that Park users are able to fully enjoy the Park in a manner that is safe, cognisant of the cultural, heritage and environmental values of the Park and is considerate of other Park users. The vision for the Park may be achieved through partnerships with other agencies and organisations such as Western Bay of Plenty District Council and Tauranga City Council.

### 5.5.1 Goals and Policies for Visitor Experience

#### *Goal 6*

To promote a range of opportunities for the community to appreciate the Park.

#### *Policy 6.1*

Encouragement of community initiated proposals for the use of the Park where this is consistent with the vision of the Park.

#### *Policy 6.2*

Provision of opportunities for the display, whether permanent or temporary, of community artwork and sculptures within the Park that reflect, and are consistent with, the Park vision.

#### *Policy 6.3*

Provision of signage for visitor facilities and services will be cognisant of the vision of the Park. Interpretation and signage is to be provided in a consistent design as approved by Bay of Plenty Regional Council and shown in the Concept Plan.

#### *Policy 6.4*

Develop a visitor shelter in the general location identified within the Concept Plan.

#### *Policy 6.5*

Provision will be made for programmes which educate school children and adults about the Park resources and environmental and recreation values.

### *Policy 6.6*

A visitor experience will be provided that:

- makes sure the Park user is aware of the features of the Park,
- makes sure of the safety of people and security of Park assets,
- protects cultural and heritage resources and promote environmental resources and awareness,
- raises awareness of potential hazards to public safety, and
- is of a non-commercial nature.

### *Policy 6.7*

Events within the Park will be managed in accordance with the Event Management Guidelines. Any events must be consistent with, and help achieve, the vision of the Park and be held in an appropriate location.

### *Policy 6.8*

Informal and formal walkways and viewing points within the Park are provided for the enjoyment of visitors at locations identified in the Concept Plan.

### *Policy 6.9*

Camping opportunities will be provided within the hay paddock area identified in the Concept Plan. This will be a 'backpack campsite' based on pedestrian access supported by authorised service vehicles. Permits will be required for camping. The provision of a camping area will be periodically reviewed in consultation with key stakeholders and the area may be removed, reduced in scale or relocated where:

- use levels are low,
- use is causing damage to environmental, cultural or heritage resources,
- there are significant conflicts with adjoining land owners/users, or
- the use of the camping area significantly conflicts with day use of the Park.

### *Policy 6.10*

Organised tree planting by community groups is encouraged and will be considered on a case-by-case basis. Any tree planting must be in accordance with the Park Revegetation Plan.

### *Policy 6.11*

The following visitor experience activities may be undertaken at the Park by individuals or groups where the individual or group is undertaking the activity without any financial gain or reward for that activity:

- tramping, running or walking,
- picnics on designated picnic sites – signage to be used to identify areas where picnics are not appropriate due to cultural limitations,
- filming or photography for personal, family or non-commercial purposes,
- informal individual, family or group activities including sports and games where they have not been formally organised, and
- orienteering.

The following activities have the potential to impact on cultural/archaeological sites or recreational values and are therefore **not permitted** within the Park:

- Mountain biking, all off-road vehicles, horse trekking and other high impact recreational activities.
- All dogs unless they are being used for farm management purposes.

### *Policy 6.12*

Opportunities will be explored to identify areas and ways of providing access (such as through specific events) for activities that are currently not permitted.

### *Policy 6.13*

In order to protect the Park environment, the health, safety and wellbeing of other Park users, Park resources and to facilitate Park operations and enjoyment of other Park users, restrictions may be implemented on activities relating to:

- size of group,
- location,
- duration,
- time of day,
- season or time of year,
- access requirements – in some circumstances access may be subject to a permit issued by Bay of Plenty Regional Council. See also Policies 7.1 and 8.1,
- infrastructure and facility conditions, and
- environmental conditions.

*All or parts of the Park may be closed to visitors while operations are being carried out for pest management, forestry activities, farming or other purposes where the exclusion of the public from areas is required to ensure public safety.*

## 5.5.2 Implementation for Visitor Experience

- *Action 1* – Include the Park as a prohibited/restricted area for dogs in the Western Bay of Plenty District Council’s Dog Control Bylaw (except for working dogs carrying out farming or Park operations). This will need to be done by resolution of the Western Bay of Plenty District Council.
- *Action 2* – Place signage in appropriate locations to identify the restrictions to visitors. This is to include restricted areas – such as waahi tapu sites agreed and identified by Te Uepu.
- *Action 3* – Place a waharoa at the Poplar Lane carpark entrance as identified on the Concept Plan. The waharoa shall be constructed in such a way that it can be relocated at a later date if required. Implementation will include discussions with the Fulton Hogan as landowner.
- *Action 4* – Prepare and regularly update **Event Management Guidelines** for the Park to include the permit system for the camping ground, organised school or community events, display of artwork and sculptures, management of the public during particular events.
- *Action 5* – Develop and implement as a priority an **Interpretation Plan** for cultural, heritage and environmental values to foster the visitor experience. This is to include:
  - appropriate signage within the Park, including details regarding future use of signage that was erected in the Park prior to this Plan being prepared,
  - brochures and public information to be made available on the visitor experience available at the Park, and
  - interpretation panels that provide detailed information on cultural values, archaeological sites and geological/historical details of the Park.
- *Action 6* - Establish a **Visitor Area** within the designated location in the vicinity of the hay barn as identified in the Concept Plan.

## 5.6 Commercial Activities

Commercial activities within the Park are appropriate if they are consistent with the Park vision, comply with the Policies of this Plan and enhance the overall visitor experience.

The Park is a significant cultural and heritage resource for the Bay of Plenty region. There are many people that wish to visit and utilise the Park on a regular basis. There will be persons wishing to carry out recreational or related activities that come under the auspices of a commercial activity whereby a financial transaction (gain or reward) is made for that activity. Commercial activities include activities occurring on the basis of concessions, leases or licences.

### 5.6.1 Goals and Policies for Commercial Activities

#### *Goal 7*

To provide for commercial activities within the Park where such activities do not compromise the cultural and historical values of the Park and are consistent with the Park vision.

#### *Policy 7.1*

Any person carrying out an activity that is not provided by this Plan (refer to section 5.5 Visitor Experience) or in accordance with Event Management Guidelines will be required to obtain a permit for approval to carry out that activity, before undertaking it.

Commercial activities requiring approval include, but are not limited to:

- all commercial activities (for example, filming) except those for which leases or licences are sought from Bay of Plenty Regional Council,
- any events not in accordance with the Park Event Management Guidelines,
- activities or events involving amplified sound or telecommunication and radio communication stations, and
- any events requiring forms of access that are not identified in Section 5.7 Public Access.

Any commercial activities that are requested to be held within the Park will be assessed against the following criteria:

- impact on archaeological features,
- impact on cultural and heritage values,
- impact on environmental resources,
- impact on visitor experience, and
- level of exclusivity in terms of exclusion from other members of the public.

*In assessing the impacts consideration will be given to such things as signage, access, parking and use of the Park's facilities.*



## Policy 7.2

Any proposal that involves the construction of permanent buildings and/or structures beyond the nominated Visitor Area not recognised in the Plan will require a formal resolution to amend the Plan. Temporary structures will be considered on a case-by-case basis and will require a permit.

### 5.6.2 Implementation for Commercial Activities

- *Action 1* – Include assessment criteria for commercial activities within the **Event Management Guidelines**.
- *Action 2* – Develop protocols for lodging, reviewing and approving permit applications for commercial activities that are not provided by this Plan or in accordance with Event Management Guidelines. This is to include a list of activities that would require approval.

## 5.7 Public Access

Vehicle and pedestrian access to the Park is currently provided via a carpark at Poplar Lane that is on land leased from a third party.

There is a minimal level of infrastructure and development required to provide for future pedestrian and vehicular access, walking tracks and walking routes. Vehicles within the Park are only intended in exceptional circumstances. Consideration will be given to new or additional parking areas where a demonstrated need exists and road access constraints have been addressed.

### 5.7.1 Goals and Policies for Public Access

#### *Goal 8*

To provide vehicle and pedestrian access to the Park that is consistent with the Park vision.

#### *Policy 8.1*

Only authorised vehicles are permitted within the Park. Authorised vehicles are those that are:

- being used to undertake Park management activities,
- responding to emergency situations, including fire control, and
- being operated in accordance with a permit issued by Bay of Plenty Regional Council.

#### *Policy 8.2*

Access for the mobility impaired will be provided through organised events using vehicles. This will make sure that those persons seeking to visit the Park who may otherwise be restricted by the access constraints will have opportunities to experience the Park as per Goal 6.

### *Policy 8.3*

Provide a future public walking track from Otanewainuku to the coast, via the Park.

### *Policy 8.4*

Patterns of usage for the Park will be monitored and opening hours adjusted to match level of demand.

*The current opening hours are 7:30 am to 6:00 pm (winter)/8:30 pm (summer).*

## 5.7.2 Implementation for Public Access

- *Action 1* – Prepare a **Maintenance and Operation Plan** (refer also to Farm and Forestry Management) which identifies:
  - planned maintenance of walking tracks,
  - maintenance of public access areas,
  - maintenance of carpark area (in consultation with Fulton Hogan Ltd), and
  - maintenance of all signage.
- *Action 2* – Recognise the need to provide appropriate mobility impaired access within the Event Management Guidelines (refer also Visitor Experience).
- *Action 3* – Investigate options for forming a public walking track from Otanewainuku to the coast, to be located through the Park. Otanewainuku is 15 km from Tauranga. It is reached from the Te Puke Highway via Oropi Road and then Mountain Road.
- *Action 4* – Access will be provided in the following manner: walking tracks will generally be unformed. Visitors will be directed by appropriate markers, signage and track maintenance (such as mowing). Steps, small timber boardwalks and timber bridges will be provided as required. These may include formal sealed, concrete, timber boardwalks, timber ladders or compacted gravel surfaces at arrival zones or where damage to cultural or archaeological sites is occurring or has the potential to occur. Seats may be provided at areas of interest, and safety railings and viewing points well maintained. The informal tracks will be provided in accordance with the Concept Plan and cognisant of the vision of the Park.

## 5.8 Farm and Forestry Management

Farm buildings, farm structures, service roads and access routes will be provided for the purposes of land management within the Park that provides for efficient use of the land but does not compromise the Park amenity or the environmental, cultural or heritage values of the Park.

Much of the Park has been farmed since settler colonisation, with most of the original stands of vegetation having been cleared for pastures. The visual pattern of open and vegetated spaces reflects this recent land use and the farming heritage. This pattern provides for a wide range of settings for recreational activities.

Fire control fire prevention techniques (such as fire breaks between planting areas) will be an important element of land management in the Park. Significant fire risks exist where planting or deforestation takes place, as well as where buildings are constructed.

### 5.8.1 Goals and Policies for Farm and Forestry Management

#### *Goal 9*

To provide for ongoing pastoral and forestry management in the Park that provides for the efficient use of the land in a manner that protects the cultural and heritage values of the Park in the future.

#### *Policy 9.1*

Farming activities will be carried out on the Park in order to maintain recreational settings and cultural landscapes where these farming activities:

- contribute to the public use, enjoyment and educational potential of the Park,
- are consistent with the policies for the conservation and enhancement of natural and cultural resources of the Park,
- provide settings that contribute to the conservation of the Park landscapes, and
- have no significant adverse impacts on archaeological/cultural values.

*Farming operations have the potential to impact on the archaeological/cultural values of the Park. The conservation plan will assist with guiding decisions about farm management and infrastructure.*

#### *Policy 9.2*

Stocking rates and stock management practices will be established so that archaeological/cultural features are not endangered.

#### *Policy 9.3*

Existing farm roads, service access, routes and parking areas will be maintained in a manner that is consistent with the vision of the Park.

#### *Policy 9.4*

Existing fencing patterns will be altered as revegetation fencing or proposed new fences create opportunities to:

- remove the potential for damage to archaeological sites,
- re-orient fence lines to reduce landscape effects.

#### *Policy 9.5*

The colour of farm structures and buildings will be sympathetic to the Park's landscape and amenity.

### *Policy 9.6*

Existing forestry plantation areas will be progressively harvested or removed unless they are necessary for land stabilisation or for amenity reasons. The logged areas will be grassed. Revegetation will avoid archaeological sites and will be designed to support the landscape values.

### *Policy 9.7*

The lighting of fires within the Park is prohibited except for farm or Park management purposes.

### *Policy 9.8*

Existing dams will be maintained for farming use.

## 5.8.2 Implementation for Farm and Forestry Management

- *Action 1* – Develop a colour palette for farm structures and buildings within the Park.
- *Action 2* – Prepare a **Maintenance and Operation Plan** that identifies planned major maintenance and upgrading of farm tracks, farm roads, buildings and structures (including dams and any storage areas) (refer also to Public Access and Infrastructure and Utilities). This document will also incorporate a fire plan and forestry plan for the Park.
- *Action 3* – Develop and implement pest plant and animal strategies/programmes (to include pastoral and forestry areas).

## 5.9 Infrastructure and Utilities

The primary purpose of the Park is to protect cultural and heritage values and to provide natural and scenic settings for people to enjoy unstructured and passive recreation. There are existing tracks on the Park that are required to provide for efficient farm management. There are also existing infrastructure services and utilities on the Park that provide important services to the public (i.e. the Civil Defence Repeater Station and the Trig station). In the future additional visitor and farm infrastructure may be required and this will have to be provided in a manner that is consistent with the Park vision.

### **Goals and Policies for Infrastructure and Utilities**

#### *Goal 10*

Buildings and structures will be provided and maintained only where they are necessary to achieve Park management policies or are specifically provided for in this Plan, including the provision of increased parking and visitor amenities to provide for visitor and population growth.

#### *Policy 10.1*

Park visitors will be required to take responsibility for removing any rubbish they bring to, or generate on, the Park.

### *Policy 10.2*

Opportunities will be explored to provide the following visitor facilities:

- Toilets at the Visitor Area if demand is established.
- A visitor shelter on the main track for shelter from adverse weather, picnicking and information display.
- A BBQ site (if the fire risks can be adequately managed).

### *Policy 10.3*

Any new buildings and structures that are necessary for Park purposes, including the public's enjoyment of the Park, shall be designed to have regard to the following:

- the health and safety of visitors,
- the need to avoid or mitigate adverse effects on natural, cultural and heritage features,
- the landscape qualities of the Park, and
- the use of environmentally responsible techniques whenever practicable, including servicing by alternative sources of power and water.

### *Policy 10.4*

The infrastructure providing public services that are present on the Park at the time this Plan was prepared will be permitted to remain.

*The civil defence transmitter and trig station provide important public services. If these services are no longer required or if alternatives are developed that mean a prominent location is no longer required, then the structures may be removed.*

## **Implementation for Infrastructure and Utilities**

- *Action 1* – Subject to demand, provide public toilet facilities in the Visitor Area that will be regularly inspected and maintained.
- *Action 2* – Prepare a **Maintenance and Operation Plan** that identifies planned inspections and maintenance procedures for the Park and its infrastructure (refer also to Pastoral and Forestry Management and Public Access).
- *Action 3* – Establish a **Visitor Area**.
- *Action 4* – Monitor rubbish disposal within the Park and review policy if necessary.
- *Action 5* – Monitor public service infrastructure to ensure the reasons for location within the Park remain valid in the future.



## 5.10 Governance

Bay of Plenty Regional Council has a duty of care and is responsible for ensuring that the Park and its important heritage values are well managed on behalf of the regional community. The future governance of the Park will have as a crucial element the ongoing involvement of Tangata Whenua in decision-making in order to give effect to the status of Tangata Whenua as kaitiaki for the Park.

To enable good decisions to be made, Bay of Plenty Regional Council recognises that Tangata Whenua need to be able to provide important advice relevant to kaitiakitanga. Processes, practices and protocols will need to be integrated with the overall management and decision-making regime for the Park to allow this to occur.

The role of Te Uepu in the management of the Park reflects the importance of the cultural and historical elements of the Park. Te Uepu, meaning 'caucus', was a group formed to represent Tangata Whenua that have spiritual and occupational relationships to the Park. Te Uepu have been involved in the process since the scoping report stage in 2002 and its members have had input in the formulation of this management plan at a project team level.

The ongoing input of Tangata Whenua is vital to ensure that the many cultural and archaeological features of the Park are protected and managed in a culturally sensitive manner. Some of the key issues related to cultural values that face the future of development and management of the Park include the involvement of Tangata Whenua in the management of the Park, maintaining and developing cultural sites, long term protection and preservation of cultural landscapes and areas of waahi tapu, the management of cultural and intellectual property rights, ongoing provision for evolving cultural education and traditional use of the resources within the Park.

### Goals and Policies for Governance

#### *Goal 11*

To recognise that Tangata Whenua need to be able to promote, and provide important advice relevant to, kaitiakitanga in regards to the management of the Park.

#### *Policy 11.1*

Ensure that kaitiaki are appropriately included in decision making by establishing a management committee to oversee future management of the Park.

### Implementation for Governance

- *Action 1* – Establish a management committee including Tangata Whenua representatives for the Park and representatives of Bay of Plenty Regional Council.

## 5.11 Future Opportunities

There may be opportunities in the future to change or enhance the Park to improve the visitor experience in terms of access and other factors. The management of the Park will need to recognise opportunities and provide for them where they meet the overall vision for the Park.

## Goals and Policies for Future Opportunities

### *Goal 12*

To recognise that the future of the Park will be dynamic and that opportunities to protect and enhance the Park and the overall visitor experience will need to be provided for.

### *Policy 12.1*

Investigate the addition of land to the Park and/or rationalisation of Park boundaries to either enhance open space, heritage or recreational values of the Park or to prevent development adversely affecting Park values. Rationalisation of Park boundaries may include aligning property boundaries with geographic, cultural or recreational use features and potentially removing land that is not useful for Park purposes.

### *Policy 12.2*

Investigate the most suitable mechanism for protection of the Park in perpetuity.

### *Policy 12.3*

Advocate for the Park to become a World Heritage Site.

## Implementation for Future Opportunities

- *Action 1* – Maintain a watching brief on surrounding land and assess opportunities that arise, or generate opportunities, for the addition of land to the Park and/or rationalisation of Park boundaries for the purpose identified in Policy 12.1. Dialogue with affected adjoining landowners will be maintained to identify opportunities and to understand the potential impacts of adjusting boundaries.
- *Action 2* – Investigate gazetting the Park as a reserve under the Reserves Act 1977 or the use of an Order in Council to protect the Park in perpetuity. The Reserves Act 1977 provides a high level of statutory protection for open space land and contains offences provisions, which allows a local authority to engage in enforcement proceedings if necessary.
- *Action 3* – Advocate to the Department of Conservation for the Park to be included for consideration as a World Heritage Site.