

Part I

OBJECTIVES & POLICIES

May 2006





Acknowledgements:

This Management Plan was put together with considerable assistance from the following groups and individuals:
Target Te Aroha and Future Te Aroha, Te Aroha and District Museum Society, Te Aroha Business Association, Te Aroha Croquet Club, Te Aroha Community Board, Ngati Tumutumu, Councillors Len Booten and Jan Barnes, and Community Facilities Manager John De Luca of the Matamata Piako District Council.

The majority of historical and background information is derived directly from the 1994 Te Aroha Domain Management Plan compiled by Goode Couch and Christie. Particular thanks extended to Antony Matthews for supplying original historic photographs and written material.

Landscape plans prepared by Priest Mansergh Graham Landscape Architects Ltd, Hamilton.

Edited by Catherine Alington, Redact Technical Writing, Wellington.



Prepared for Matamata Piako District Council

By

Gavin Lister and Kara Maresca of
Isthmus Group Ltd Landscape Architects
under the direction of John De Luca



Te Aroha Domain Management Plan

May 2006

Contents

INTRODUCTION	7
SECTION ONE	8
1 ADMINISTRATION AND MANAGEMENT	8
1.1 Legal Description, Classifications and Administration.....	8
1.2 Administrative History	8
1.3 Legislative Framework.....	10
Reserves Act 1977	10
Resource Management Act 1991	10
Historic Places Act 1993.....	10
1.4 Preparation of the Management Plan	11
2 NATURAL AND CULTURAL HISTORY	12
2.1 Geology & Soils	12
2.2 Geothermal Resource	14
Reservoirs.....	15
2.3 Natural Vegetation & Wildlife	17
2.4 Historical Development of the Domain	19
Traditional Ownership.....	19
Te Aroha Goldfield.....	19



Development of Hot Springs Domain & Spa	21
Heyday of the Spa	22
Changing Popularity	28
2.5 Design History	28
Background: The Thermal Springs Act 1881.....	30
Influences on Tree Planting in the Waikato Region	31
Landscape Design Phases.....	33
2.6 Heritage Buildings.....	35
2.7 Statement of Cultural Significance.....	36
2.8 Current Activities and Leases.....	37
2.9 Domain Features	38
Thermal Pools.....	38
Bowling Greens	40
Croquet Club.....	40
Skating.....	42
Cadman Bath House	42
Domain House (Tea House, Tea Kiosk).....	43
Domain Office (Information Centre).....	44
Gardener's Cottage (DOC Cottage)	45
Band Rotunda.....	45
Former Public Relations Kiosk	46
Meteorological Station	46
Aviary and Pond	47
Informal Recreation	48
3 MANAGEMENT ISSUES AND DIRECTION	50
3.1 Te Aroha Domain Advisory Board Report	50
3.2 Funding	52
3.3 Other Issues.....	52
3.4 Proposed Objectives and Policies.....	53



SECTION TWO55

OBJECTIVES AND POLICIES

Principal Purpose and Focus of Reserve 55

The principal purpose is to preserve and enhance the Edwardian Spa character of the Te Aroha Domain as the focus of Te Aroha’s identity, and a foundation for its tourism activities.

Objective 1 55

Preserve and enhance the heritage character of the Te Aroha Domain as an Edwardian Spa resort with a unique setting at the base of Mt Te Aroha

Policy 1.1 Domain Character	56
Policy 1.2 Domain Setting.....	57
Policy 1.3 Domain Administration.....	58
Policy 1.4 Domain Development	58
Policy 1.5 Building Alterations	59
Policy 1.6 Geothermal Resource.....	61
Policy 1.7 Cultural and Historical Interpretation	62
Policy 1.8 Funding	63

Objective 2 63

Promote greater use of the Te Aroha Domain by local residents and visitors by developing activities within the Domain that support and are in keeping with the Edwardian Spa concept.

Policy 2.1 Marketing	63
Policy 2.2 Local Promotion	64
Policy 2.3 Domain Activities	65
Policy 2.4 Car Parking Facilities	66



Objective 3 68

Ensure the Domain remains a vibrant attraction, and coordinate management of the Domain with other visitor facilities in Te Aroha

Policy 3.1 Business Viability 68
Policy 3.2 Business Compatibility 68
Policy 3.3 Cadman Bath House 69
Policy 3.4 Museum Location 70
Policy 3.5 Other Visitor Facilities 71

Objective 4 73

Integrate the Te Aroha Domain as a centrepiece of the town

Policy 4.1 Whitaker Street Entrance 73
Policy 4.2 Signage 73
Policy 4.3 Township History 74
Policy 4.4 Domain Expansion 75

APPENDIX 1 77

Landscape Concept Plan

APPENDIX 2 79

Existing Site Plan



Introduction

Te Aroha Township grew up around the Te Aroha Domain and its springs. Without the springs and the spa built to take advantage of them, the town would not have developed as it did. In its heyday as a *Spa Town* in the 1890s –1910s, Te Aroha was one of the most popular resort destinations in New Zealand.

After the 1920s however, the popularity of the Domain and the Spa gradually declined and ceased to be the focus of the town. Some of the historical character also eroded away as distinctive features were lost through insensitive building additions. In recent decades, the Domain has seen something of a quiet renaissance, with new pools added and some restoration of the heritage buildings and features. However at present, the Domain remains an under-appreciated and under-utilised asset for the town.

In August 2003 Matamata Piako District Council commissioned a three-person Advisory Board to review the direction of the Domain. Public submissions were sought as part of this process. The Advisory Board report titled, "*Te Aroha Domain Development – at the Crossroads*",¹ made 27 recommendations about the future development of the Domain. The report advocated a more proactive approach to promoting the historical character of the Domain, along with initiatives to increase use of facilities, and promotion of supporting enterprises in the surrounding township. A landscape plan was also commissioned in response to the report and is shown in Appendix 1. Council adopted 26 of the recommendations, and adopted the landscape plan in principle.

Recently a review of the Management Plan was proposed to align it with Council's decision to adopt the 26 recommendations of the Domain Advisory Board. The existing Management Plan, adopted in 1994, contains much information on the Domain, including historical research and principles relating to preservation and restoration of historical features. This Revised Management Plan retains most of this information, updates and reformats it as necessary, and includes a section outlining the vision and recommendations of the Advisory Board. It also presents a new set of objectives and policies.



View from Domain House across the Domain to the Township. Isthmus Group Ltd.

¹ 26 August 2003 (unpublished)



Section One

1 Administration and Management

1.1 Legal Description, Classifications and Administration

The Te Aroha Domain covers 8.0937ha, and is legally described as: Sect 16 SURD Blk IX Aroha.

The Domain is classified as a ‘recreation reserve’ under the Reserves Act 1977.

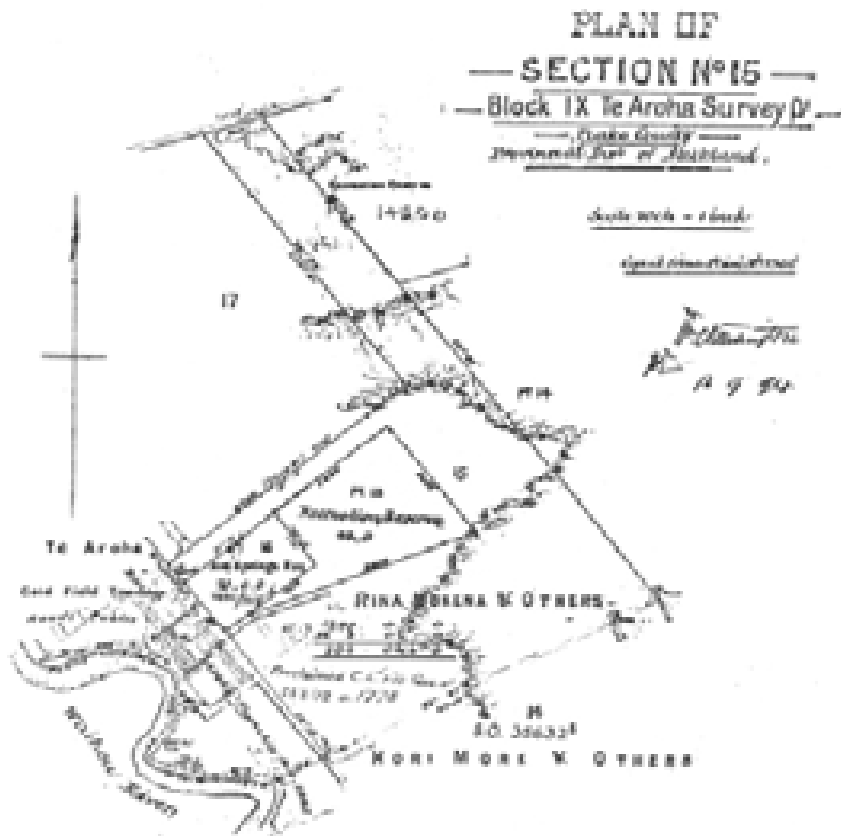
The Domain is classified as a ‘Historic Area’ under s49 of the Historic Places Act 1993.

The Matamata Piako District Council administers the Domain.

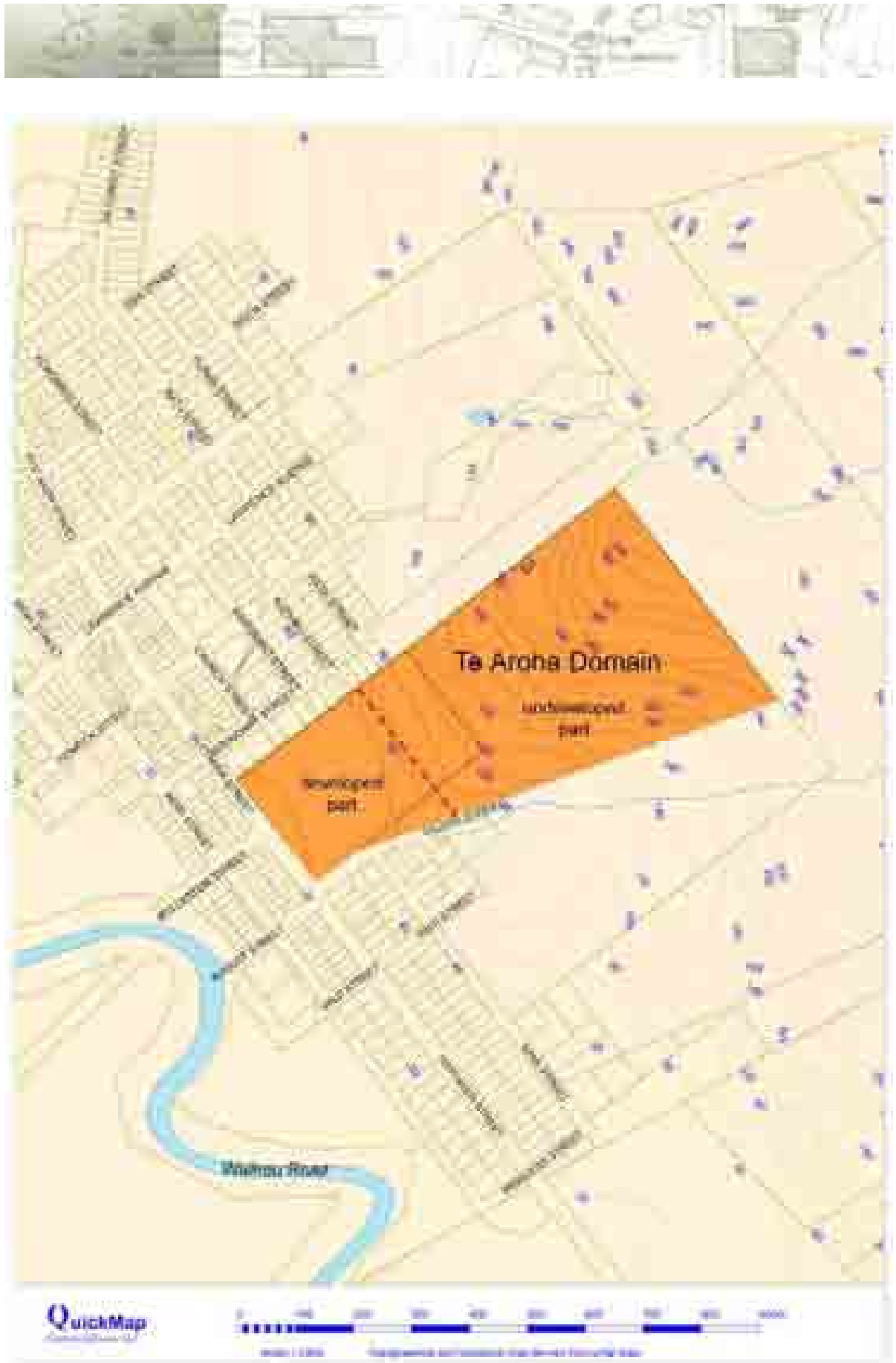
1.2 Administrative History

The original 20-acre (8.0937ha) Hot Springs Reserve was gazetted in 1882 under The Public Domains Act 1881. It is recorded that the Governor at the time (presumably the Hon. Sir Arthur Hamilton Gordon) delegated administration and management to the Te Aroha Hot Springs Domain Board. The Department of Tourist and Health Resorts took over this role in 1903 and the Domain Board was disbanded.

The Department subsequently handed control of the Domain to a joint Piako County Council/Te Aroha Borough Council administrative body in 1978. After local body amalgamation in 1989, the Matamata Piako District Council now administers the Domain under the Reserves Act 1977.



Copy of original survey from 1994 Te Aroha Domain Management Plan. – Source; Lands and Survey (former).



Topographic map showing the Hot Springs Reserve (highlighted) and cadastral boundaries – Source; QuickMap Custom Software Ltd.



1.3 Legislative Framework

The Te Aroha Domain Reserve is managed in accordance with the following acts and legal instruments:

- Reserves Act 1977 and the Management Plan prepared under that Act.
- Resource Management Act 1991 and instruments prepared under that Act including the Matamata Piako District Plan and the Waikato Regional Policy Statement
- Historic Places Act 1993.

Reserves Act 1977

The Reserves Act 1977 requires Council to prepare a Management Plan for the reserve and to manage the reserve in accordance with that plan.

Resource Management Act 1991

The Resource Management Act 1991 is the over-riding legislation covering management of natural and physical resources, including land use and subdivision, water, and geothermal resources.

Regional and Local Authorities implement regional and district plans. The Regional Council (Environment Waikato) require consents to use the geothermal resource and to discharge water from the Domain. The District Council's responsibilities include buildings, landscape design, heritage, and natural features. Provisions relating to these aspects are set out in the District Plan.

Historic Places Act 1993

The main purpose of the Historic Places Act (NZHPA 1993) is to promote the identification, protection, preservation and conservation of the historical and cultural heritage of New Zealand.

A 'Historic Place' includes any land (including archaeological sites), buildings and structures or combination of these that form part of the historical and cultural heritage of New Zealand or anything that is fixed to such land.

The Domain as a whole comprises an archaeological site, and a historic area. Approval is required from the Historic Places Trust to "destroy, damage or modify" an archaeological site. The Historic Places Trust has also classified a number of specific buildings and structures as historic features within the Domain. The current classification register sheets are included in Appendix 2 and the older sheets are included in Appendix 3.

Local authorities must have particular regard to any recommendations the Historic Places Trust may make, and its recommendations will have a direct effect on management and development within the Domain.



Waahi Tapu Sites And Waahi Tapu Areas

Under the NZHPA 1993 any person can propose to the Maori Heritage Council that any waahi tapu area be entered on the register. 'Waahi tapu' means a place sacred to Maori in the traditional, spiritual, religious, ritual, or mythological sense. 'Waahi tapu area' is any area of land that contains one or more waahi tapu. Any Territorial Authority or Regional Council receiving a recommendation from the Maori Heritage Council about waahi tapu sites or areas must have particular regard to these.

Te Aroha Hot Springs Domain Heritage Landscape Conservation Plan 1999

In January 1999, John P Adam prepared a heritage landscape conservation plan for the Domain. The purpose of the document was to establish the heritage significance of the Domain and determine appropriate policies to enable its conservation values to be retained.

In addition to the objectives and policies in this document, all activities relating to the conservation of the Domain should be referred to in Adams' 1999 plan. The relevant policies from this document are included in Appendix 4.

1.4 Preparation of the Management Plan

The Reserve's Act 1977 requires local authorities to prepare management plans for reserves and keep them under review. The current Management Plan was adopted in 1994. This review of the Plan is being carried out in accordance with s41 of the Reserves Act 1977:

- Notification that a Management Plan is to be prepared and call for initial submissions. Council has resolved² that this requirement was fulfilled by the submission process carried out during preparation of the 'Crossroads' report,
- Preparation of a Draft Management Plan, following consultation with interested groups.
- Notification of the Draft Management Plan, together with a call for written submissions on the Draft.
- Analysis of submissions and recommendations for changes or modifications to the Draft Plan.
- Council committee hearing of submissions if required.
- Final Management Plan approved by Council and made publicly available.

² in accordance with s41 (5A) of the Act



2 Natural and Cultural History

Te Aroha Domain's special character is the result of the interaction of a dramatic natural setting and an intriguing social history. The Domain is nestled at the toe of Mount Te Aroha, with the bush escarpment at its back facing out over the Waihou River and the Thames Valley plains. The hot water rises along underground fault fractures and forms springs that first attracted early Maori to the area and later provided the impetus for the development of the Victorian and Edwardian spa.



View to Cadman Building (centre), Band Rotunda (left), No.7 Bath House and Domain House (right), and Mt Te Aroha. February 2005, Isthmus Group Ltd

The Domain history also links colonial New Zealand with the European trend for fashionable thermal spas. During the 1890s Te Aroha Domain was the premier spa in New Zealand, important enough that central Government took over its control as part of a policy to develop tourism.

Te Aroha grew up around the Domain and the historic buildings from the spa days are clustered on the streets around the Domain. Fortunately, the main landscape design elements and signature buildings have remained so that today the Domain retains something of its original period character. It also remains an integral part of the townscape in spite of falling out of fashion and the neglect that accompanied this.

2.1 Geology & Soils

The Domain is located on a fractured fault zone at the toe of the western escarpment of the Kaimai Ranges. The Range is part of a chain of ancient andesitic volcanic rocks formed between 25 million and 2 million years ago.

The rocks have been uplifted to form a continuous mountain range that runs some 70km in length, with a fractured fault line and steep escarpment defining the boundary between the ranges and the valley of the Waihou River. While there is a general consistency of summit heights along the



southern part of the Ranges, Mount Te Aroha stands out as the landmark feature. It is bounded by faults, and forms a salient or outcrop on the western margin of the Kaimai Range.

Minerals occur in the old andesitic rocks in the north of the Kaimai Range around Mt Karangahake and Mt Te Aroha. Gold, silver, copper, lead, zinc, and molybdenum are all found within the rock surrounding the Domain. Gold and silver are largely confined to areas where hot mineral water has percolated through rock, dissolving precious metals and forming deposits frequently associated with quartz.

There are two main soil types on the Domain, central yellow brown loams and related skeletal soils. Te Aroha sandy/clay loams are found on the mountain. These soils are derived from andesite and ash, have a weak crumbly structure, and are prone to slip and sheet erosion. The landforms in the lower Domain are the result of previous slips, and historically there are accounts of mudslides that have caused damage in the Domain.



Aerial photograph Te Aroha and surrounding settlements, showing geometric pattern of the Waikato Plains, and dramatic contrast of the Kaimai Range to the east. Source: QuickMap Custom Software Ltd.



2.2 Geothermal Resource

Heated groundwater and hydrothermal fluids from a magma source beneath Te Aroha rise through rock fissures along the fractured fault zone to the Domain. While the spatial extent of the hot springs is very limited, past investigations indicate that the hot water source is somewhere below 150 metres depth with a high temperature. The investigations indicate there has been little depletion of the resource over the years.

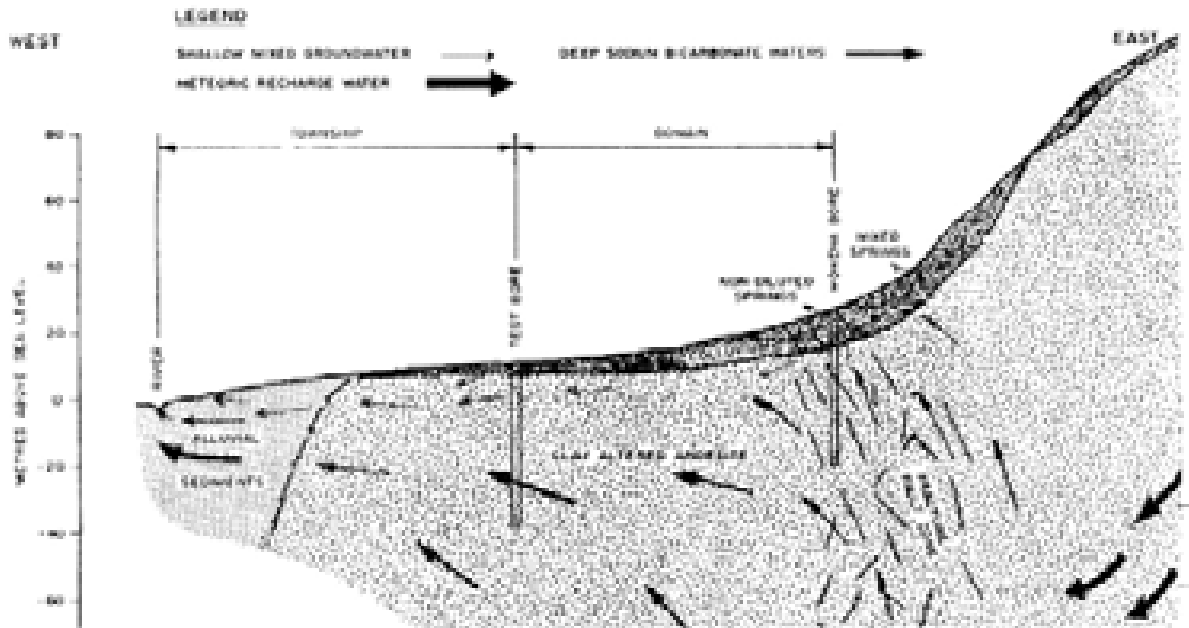


Diagram showing Flow Paths of Hot Ground Water and Shallow Cooler Water at Te Aroha from 1994 Management Plan – Original Source; Woodward-Clyde NZ Ltd 1993

The geo-thermal fluid contains carbon dioxide in suspension derived from the magma source so that the water is 'bubbly' at the surface. The rising geothermal fluid also reacts chemically with minerals in the rocks, resulting in a slightly alkaline solution. As a result those springs that rise directly to the surface – No.4, Mokena Geyser, No. 8 and No.15 – are soda springs. Other springs in the area are the result of greater mixing between geothermal fluid and groundwater descending from Mt Te Aroha. These springs are not as warm or bubbly, and contain a range of other minerals dissolved from the volcanic rock.

The existing bores are:

No. 1: Mokena Geyser	Drilled in 1936 near No.4 Spring to obtain hot water. Water was stored in a concrete tank near the surface and piped to the tepid pool, No.1 and No.2 Baths and some of the private baths. Today the Mokena Spas are the predominant use for the Mokena Geyser.
----------------------	---



No. 2. (Wilson Street Bore)	Drilled in 1937 near Wilson Street boundary and used to supply No.2 Bath House.
Test Bore	Drilled in 1956 between Whitaker Street and croquet club
Domain Trust Bore	Drilled in 1986 by the Domain Trust Board

Reservoirs

Historically, hot water was stored near the No. 2 Bath House in two reservoirs, referred to as Reservoirs No. 1 and No. 2.

Reservoir No. 1 was built in 1897 as part of the Cadman Bath House project near Springs 13, 14 and 15 and fed by these springs. The reservoir had a capacity of 27,276 litres, and may still be in place. In 1898 the original reservoir was replaced with a 90,920-litre reservoir built with a concrete roof as part of the new tepid pool. Supply pipes were laid to the new Cadman Building and the reservoir was connected to the No. 1 tank through a series of control valves.

Reservoir No. 2, capacity 68,000 litres, was built prior to 1886 and located on the site of the Tepid Pools. It was originally fed by No. 3 Spring and divided to separate hot and cold water, until the cold-water reservoir was built in 1886. No. 2 reservoir was also supplied by the tunnel constructed to tap into No. 18 spring and in 1903 was reported to be supplying 90% of the Domain's hot water.

The cold-water reservoir was adjacent to the bush track and provided water to various Bath Houses. The supply pipe running down the hill still exists, as does the reservoir itself, although a landslip has filled in one end.

Currently the main supply to the Spas is from the Mokena Geyser's storage tank. The No.2 pool is fed predominantly by the natural spring over which the pool is built. The No.7 pool is fed from the spring adjacent to the No. 2 pool, although the two pools are interlinked through a concrete chamber. From time to time this has led to an irregular thermal water supply, and for this reason an alternative thermal supply will be considered.

The Wyborn Pool is not a thermal pool and is fed from the town supply.

The most recent major study of the geothermal resource was carried out by Woodward Clyde in 1993, and included fieldwork and a review of historical information, shown in Part II, Appendix 5. The study included guidelines on further investigation and development of the geothermal resource in a sustainable manner.



Under the Resource Management Act, responsibility for the geothermal resource lies with the Waikato regional council, Environment Waikato. Objectives and policies relating to the resource are contained in the Regional Policy Statement. Permits are required to use or discharge these waters. The current water permit is shown in Part II, Appendix 6.

The Mokena bore currently produces 28,000 litres per day of water at between 75°- 85°C. The No. 2 Spring takes about 24 hours to refill the pool. Spa pools are emptied and cleaned between uses. The No. 2 pool has a constant flow through the pool, which is emptied and cleaned once a week. Currently the 28,000 litres produced by the Mokena bore is insufficient to run the pools for a full nine-hour period. Recently, at peak period, hot water ran out after 5-6 hours of heavy use.

The 1993 Woodward Clyde report concluded that more hot water is available but will require additional bores to tap the resource, or re-drilling and new casing of the existing bore. To alleviate water issues, Council will be constructing a third water reservoir to capture additional waste runoff from the Mokena reservoir, which is believed to be sufficient to run the additional new spas.



Mokena Geyser, February 2005. Isthmus Group Ltd.



2.3 Natural Vegetation & Wildlife

The gardens and parkland area of the Domain are completely modified and are described below under 'Landscape Design History'. However, the Domain also extends into the bush area behind the gardens, and the wider bush-clad escarpment of the Kaimai Ranges is an essential part of the Domain's setting.

The original vegetation of the area would have been mixed podocarp/broadleaf forest, with kahikatea on the nearby floodplain of the Waihou River. The area is at the southern limit for kauri.

The Kaimai Range backdrop is now a mosaic of original forest, secondary regenerating growth, *Pinus radiata* plantation, grazed pasture on the foot slopes, and exotic wilding plants. Early photos show that much of the Te Aroha mountainside in the vicinity of the Domain was cleared, and the bush area that falls within the Domain is now regenerating second-growth forest with a mixture of exotic plants, both planted and self-seeded.



Mt Te Aroha and Hot Springs Domain late 1800s from 1994 Management Plan. Original Source; Alexander Turnbull Library.

Exotic trees include wattle, willow, eucalyptus, poplar, Lawson cypress, pines and macrocarpa. A distinct line of pines and macrocarpa mark the northeast and southeast boundaries of the original 8.0937ha land. These are remnants of a band of trees planted when the Domain was established, and are now some of the largest recorded pines and macrocarpa in New Zealand.

Native trees consist of a canopy of kanuka, kohekohe and mamaku, in some areas reaching a height of approximately 10 metres. Secondary growth includes cabbage trees, kawakawa, rangiora,



mapou, hangehange, mahoe, coprosma, nikau, ponga, mingimingi, koromiko, and five-finger with emergent rewarewa and tawa. At ground level a variety of ferns occur, as well as parataniwha in damp areas and some kiekie.

A number of weed trees are found at the border of the upper and middle Domain, including privet, honeysuckle, eleagnus and wandering willie, and exotic palms at the lakelets. Council's policy is to continue to develop an eradication strategy for these species, along with other species currently on the Waikato regional plant pest list.

The Schedule of Notable Features identifies significant areas of vegetation as well as significant individual trees and plants in the Domain (refer Appendix 7). It is recommended a survey of the existing trees be undertaken using the Standard Tree Evaluation Method (STEM).



The Domain has an interesting collection of specimen trees in a park-like setting. Note Privet in flower. February 2005. Isthmus Group Ltd.

Bird life found within the Kaimai Range consists largely of native species including kaka, North Island kokako, kiwi and blue mountain duck as well as the kereru (wood pigeon), tomtit, robin, bell bird, grey warbler, fantail, rifleman and whitehead. Shining cuckoos have also been observed along with common exotic species such as sparrows, mynahs and magpies. Within the Domain the kereru feeds on the fruit of the large-leaf privet. Council intends to eradicate this invasive species and plant alternative native tree fruit sources.

Possoms are distributed thorough the Kaimai ranges and have been observed within the Domain itself. Rats are also present. At this stage possum damage within the Domain is limited, but this



should be regularly monitored and reassessed on an annual basis. A possum control strategy is in place with a series of bait stations in an arc configuration set 150m into the bush line. A contractor monitors the bait stations 2-3 times per year.

2.4 Historical Development of the Domain

Traditional Ownership

The Arawa people, who initially established themselves in the Bay of Plenty, moved into the Waikato region and settled the area including Te Aroha.

The naming of Mount Te Aroha is said to have originated from Kahumata Mamoe, the son of an Arawa Chief, who was lost in the wetlands of the Waihou Valley. Te Mamoe climbed to the top of the mountain, and from the summit he was able to identify his home at Maketu. He then declared that the mountain would be called 'The Love of Kahumata Mamoe'.

Between 1600 and 1650 the Tainui people moved into the Waikato region, but the Arawa people were allowed to keep their land in Te Aroha under the protection of the Marutuahu. The Marutuahu people left the area in 1815 as a result of a raid by Ngapuhi, but a remnant of Te Aroha people remained, taking refuge on the mountain and in the extensive swampland.

Early Maori already knew of the healing properties of the Te Aroha hot springs. They became an even more vital resource during the Waikato land wars, when wounded Maori would retreat to the springs.

The Crown was concerned that the Te Aroha lands should be legally defined, and in 1869 the Te Aroha land went before the Native Land Court at Thames. In 1871 the court decision awarded the land to the Marutuahu Confederation, which included Ngati-Tamatera. In 1877 a letter appeared in the Thames Advertiser stating Ngati Tumutumu of Te Aroha were the original owners of the land and that the best claims to the land were those of Ngati Maru and the Ngati Tumutumu. A petition was presented to Parliament in August 1877 by Reha Aperahama and 47 others to assert those claims.

Land Court negotiations continued and in August 1878 the balance of the payment due on the Te Aroha block of £3,000 was paid to Ngati Tumutumu, and the land known today as the Te Aroha Hot Springs Reserve was made a public reserve under the Public Domains Act on December 1882. The consent of local Maori and in particular the Morgan family to Government plans for the establishment of such a reserve was of critical importance and it was through their generosity in giving up the land that the Domain became what it is today.

Te Aroha Goldfield

After the opening of the Thames Goldfield in 1867, Thames became a booming gold mining town with a population of between 15,000 and 20,000. Visitors from Thames travelled up the Waihou (or



"River Thames") using the area for recreation: duck shooting, picnicking, and visiting the hot springs at Te Aroha. The Omahu pa in Te Aroha was the base for such visits.



View of Omahu Pa 1877 from 1994 Management Plan. Original Source; This is Te Aroha.

The discovery of gold-bearing quartz on Bald Spur at Te Aroha in 1880 occurred at a time when the Thames Goldfield was beginning to show a decline. Mrs. Vicesimus Lush, wife of the first Vicar of Thames, recorded in her diary on November 4, 1880:

"The people here are going crazy about a new gold field near Thames, called Te Aroha. I don't know yet if it will turn out any gold worth the labour, but the mere name of gold causes the greatest excitement. "

According to *This is Te Aroha*, the township was "suddenly invaded from all parts." A temporary camp named Fraterville was established, and smaller camps were set up on the flat below Morgantown between O'Halloran's Hotel and the old river landing. On the day the field was declared open, 25 November 1880, the *Te Aroha Miner and Thames Valley Agriculturalist*, Te Aroha's earliest newspaper, reported:

"7.30 a.m. The scene before me as I write, is one I shall never forget. The plain resembles a large camp, the tents assuming a dazzling whiteness in the early morning sun. Little wreathes of smoke show some are preparing their meal. Everyone appears to be in an excellent humour, and as far as I can see, all traces of yesterday's discord have gone. The supreme moment has arrived and people have no room for minor grievances. "



Harry Kenrick Warden of the Hauraki district who was also appointed first warden for Te Aroha, carried out the formal opening of the field on this date. Kenrick had experience in prospecting on the Australian fields where he was present at the Eureka stockade affair. The *Mines Record* noted that the goldfield opening was marked, after Kenrick's declaration, by Mokena Hou's firing of a gun when all prospectors entered the field and marked out their claims. Reports vary on the number of people who staked claims, although the *Dictionary of New Zealand Biography* states, "20 natives and 850 Europeans took out licences".

The field did not turn out to be very successful and by the end of the first year many prospectors had started to leave the field. During the winter of 1881 Wherahiko was prospecting the Waiorongomai Valley, and it was there he discovered gold in November. This claim, 'New Find', was the first of a number of claims in this area that lead to the establishment of Waiorongomai Township. It is probably at this time that mining in Te Aroha went into decline and emphasis turned to the development of the hot springs.

There is clear evidence of gold mining activity within what is now the Domain area. This includes mine shafts, tracks and evidence of building sites associated with the mining. Even after the initial rush, mining was a significant activity in the township and Domain. The Warden's Court in Rewi Street, which still exists, would have dealt with mining licences for the Waiorongomai field. The Mines Department was involved in design and construction of the Cadman Bath House, and mining technology was used in the construction of the shaft and tunnel associated with No. 18 and 19 springs.

Relatively little is known about the gold mining within the Domain area, such as where claims were made, the extent of mining, and details of the administration of the field by the warden. As this is an important aspect in the township's and Domain's development, further research is required to provide a clearer picture of a significant aspect of its history.

Development of Hot Springs Domain & Spa

The possibility of a sanatorium being developed at Te Aroha had been envisaged as early as the 1870s. In 1878 George Lipsey built the first Hot Springs Hotel for his father-in-law, Mokena Hou. The *Thames Advertiser* wrote:

'The hotel if well conducted will be a great boon for persons seeking these springs for their health giving properties. '

During the 1870s regular excursions were conducted from Thames to Te Aroha by boat so that visitors could take advantage of the hot springs. By 1879 the *Thames Advertiser* reported that there



were three good hostelries at Te Aroha: the Hot Springs Hotel kept by Mokena, the Waitoa Hotel at the landing place kept by George S O'Halloran, and the Te Aroha Hotel kept by Mr Missen.

In February 1880 a regular boat service with the *Mem Sahib* was begun between Paeroa and Te Aroha while the *Vivid* ran between Thames and Paeroa, and in November that year a coach service was established between Hamilton and Te Aroha.

The construction of the first permanent Bath Houses began in 1883. By this time the hot springs were becoming well known as a tourist resort. The railway from Hamilton to Te Aroha was opened in March 1886 completing the link from Auckland and greatly increasing its accessibility and popularity for visitors.



The Tepid Baths and the No.2 Bath House from 1994 Domain Management Plan. Original Source; Alexander Turnbull Library.

Heyday of the Spa

The town of Te Aroha was developing rapidly at this time and it was visitors to the hot pools that were bringing prosperity to the town rather than the profits of local gold mining. In May 1885 the *Thames Advertiser* reported:

"Footpaths are being made, stores receiving fresh coats of paint and the travelling public are being provided for by increased accommodation by the boarding house keepers, and miraculous cures are still being effected amongst the many invalids who are using the bath."



Hazelwood Guesthouse adjacent to the Domain in the Late 19th Century from 1994 Management Plan. Original Source; Auckland Institute and Museum.

In August 1885 the initial landscape development began including manicured lawns, provision for lawn tennis and racket courts, and tree planting. Further springs were being opened and the paths were beginning to be constructed linking the new features.

Apart from the pleasures and benefits of the hot springs and the Domain itself, visitors enjoyed visits to the mines, to the Waiorongomai battery, walks to the top of Mount Te Aroha and trips up the river to picnic spots. By now there were three large hotels, The Palace, the Te Aroha and the Hot Springs and two boarding houses, altogether providing accommodation for 500 visitors. In the year ended 31 March 1887, 28,553 baths were taken at Te Aroha. By way of comparison, Rotorua had 4,878 taken over the same period. The spa was to help protect Te Aroha from the effects of the long depression of the late 1880s and early 1890s. By the 1890s Te Aroha had become the most popular Spa in the country.

In 1889 the railway link from Thames to Te Aroha was completed giving visitors from Auckland two travel options to the spa: by rail through Hamilton, or by boat from Auckland to Thames and from there by rail.



On Queen Victoria's birthday, 24 May 1898 Hon. A J Cadman, Minister for Railways and Mines, opened the Cadman Bath House. The building measured 30m long by 8.5m wide with private baths and a central corridor 2.4m wide. A new band rotunda was also erected.



Cadman Building around 1900 from Te Aroha Domain Conservation Plan. Original Source; Alexander Turnbull Library.

By the turn of the century 22 springs had been discovered in The Domain, 15 of which were hot. However, by 1901 a general opinion prevailed that it would be in the interests of the District if the Hot Springs Domain reverted to direct Government control with management passing into the control of the Department of Tourist and Health Resorts. On 7th January 1903 by Order in Council the Government resumed control vesting the reserve in the Minister in Charge of Tourist and Health Resorts under the provisions of the Public Domains Act of 1881.

After the Domain came under the control of the Department of Tourist and Health Resorts in 1903 the administration building (now the Information Kiosk) was enlarged to provide consulting and waiting rooms and Dr George G Kenny was transferred from Rotorua as Resident Medical Officer. In addition to his official duties, which included supervision of the whole of The Domain, he was also to act as the medical practitioner for Te Aroha, there being no other doctor in town.



Cadman Building and Band Rotunda at the Turn of the Century from 1994 Management Plan. Original Source; Alexander Turnbull Library.

The science of balneology and the importance of the hot pools for their curative purposes filled an important role at the Te Aroha spa. Reporting for the year 1905 to 1906 Dr Kenny notes the great increase in public rather than private bathing. He attributes this switch to some very large public excursions from the goldfield townships, the large majority of who preferred a warm plunge rather than a private bath, *"in other words they bathed for pleasure, rather than for the relief of ailments."* He thought that the opening of the Waihi Railway had also helped to bring about the change, as; *"the industrial classes have largely availed themselves of the cheaper and more convenient travelling facilities, and have patronised the less expensive baths."*

The Te Aroha spa continued to be as important for curative purposes as it was for recreation and enjoyment throughout the first half of the twentieth century. In 1906 massage rooms were fitted up and an operator installed, and in 1929 a new massage room was built onto the rear of the Cadman Bath House and updated X-ray equipment was installed. As late as 1950 a qualified physiotherapist was practising, providing massage and special treatments and provided 4,000 treatments in the year 1949-50.



Despite the fact that Rotorua, which was now linked into the North Island rail network, had eclipsed Te Aroha in terms of visitor numbers, the popularity of the Domain grew throughout the first decade of the nineteenth century.

In January 1903 a new bowling green was opened that proved very popular and was considered one of the best in the country. The same year a grass tennis court and a croquet lawn were opened and Domain staff was increased from two bath attendants to four, and with the appointment of head gardener. In 1905 the cold swimming bath was repaired and reopened and a Bath House provided.



The Bowling Pavilion and Greens Early 20th Century from 1994 Management Plan. Original Source; National Museum.

The Te Aroha Municipal Band provided regular open-air concerts during the season, with Japanese lanterns hanging from trees lighting the Domain. Facilities continued to be improved with the gardener's cottage built in 1906, electric light installed in 1906 and the Tea Kiosk opened in December 1908.

Te Aroha was an important sporting centre as well. Two new asphalt tennis courts were provided in 1908. Bowling tournaments were often held in the Domain with teams coming from the top half of the North Island.

The township complemented the Domain with a variety of licensed hotels and private hotels. At the peak of its popularity there were five hotels and eight boarding houses. Te Aroha was an important sporting centre as well. Bowling tournaments were often held in the Domain with teams from the top half of the North Island attending.



Original No.1 Bath House on site of current Mokena Pools, and No.8 Drinking fountain – the Octagon from 1994 Management Plan. Original Source; Alexander Turnbull.

The Domain was a popular picnic spot and school parties regularly came on special excursion trains. There were walks along the river to the waterfall behind the Domain, to the glow-worms in an old mining tunnel behind the Domain, to Bald-Spur and to a defensive pa south of the waterfall. Te Aroha was an especially popular destination for day-trippers on public holidays. On New Years Day 1912, 7,000 visitors arrived in Te Aroha for the day. Many of these arrived on special excursion trains from Auckland, which took five hours each way.



*Postcard Goode
Couch Christie*



Changing Popularity

The decline in popularity of the Domain was gradual. With the construction of a new railway, Rotorua soon took over from Te Aroha as the pre-eminent Spa. Advances in medical science saw a discrediting and loss of faith in 'scientific balneology', and changing fashions saw the concept of the fashionable spa fall out of favour. People still continued to use the baths, with more emphasis on casual enjoyment than the more formal 'taking of the waters'. The Tea Kiosk closed in 1923 because it was losing money. In 1928 a new tepid swimming bath was opened when mixed bathing was introduced, but the No. 4 and No. 6 Bath Houses were closed around the same time. Troops stationed near Te Aroha during the Second World War saw a brief revival in the fortunes of the pools, but the long-term decline continued.

In 1953 the Department of Tourist and Health Resorts offered the Domain to the Te Aroha Borough Council as a gift together with a subsidy for a period of years, but the offer was declined. The decline in use of the Domain facilities provided opportunity for new functions to operate. The skating rink was built over the old asphalt tennis court in 1956. The Museum took over the Cadman Bath House after the Bowling Club occupied it. The gardener's cottage, now vacant, was then used by the Department of Conservation (DOC) as their office and Information Centre.

In recent years, however, there has been a quiet renaissance. The Mokena Pools were opened in 1980 providing modern spa pools using the thermal soda water. The Mokena Pools are currently being upgraded from five to eight spas and new reception area. The Wyborn Pools were opened in April 1999, providing a new outdoor swimming and soaking pool, and in July 1997 the historic No.2 Bath House was restored as a heritage bathing pool. The No.7 Bath House has also been refurbished. Development of mountain bike tracks behind the Domain added new activities and visitors to the Domain. The Domain House was operated as a restaurant over recent years, although it struggled and eventually closed for a number of years.

Despite these developments the Domain has still not recaptured the level of activity and significance it held during its heyday as a Spa. It is regarded as a 'forgotten gem' or as a "sleeping giant".

2.5 Design History

The design history of the Te Aroha Domain was researched by John Adam as part of the 1994 Management Plan, and is reproduced here in full.

How did the original 20-acre Hot Springs Domain landscape evolve from the time it was gazetted as a recreation ground in 1881?

There is no evidence of a competitive design process involving local horticulturists or architects with prizes offered by the Domain Board for the best plan, as was the rule in nearby Auckland. From one of the earliest photographs it is seen that the wooden picket fence (constructed in 1883) encloses



Whitaker Street that would have secured the site from wandering stock (page 14). Prior to this act the reserve may have been 'de-pastured or grazed by local settlers under common law rights to public reserve land.

The other Domain boundaries were probably fenced with post and wires. Five plain wire heavy gauge and two barbed wires can still be found along the ground without the long decayed posts to support them, on the eastern boundary of the Domain under the pine belt. Four to six metre conifer trees - also lining the southern Domain boundary in this same photograph – grow randomly along Whitaker Street with Weeping Willow *Salix babylonica* lining the inside edge of the lawn surrounding the tennis court.

Other mixed trees and shrubs grow randomly along Whitaker Street. The process to construct this lawn would have been achieved by clearing the fern, ploughing and sowing grass. The same photograph shows smaller sized conifers growing through the grassy slopes with paths cut through the manuka and fern. The total Domain area under cultivation at this early period is evident.

In June 1883 the Domain Board employed "the services" of a landscape gardener (name not given) whose advice to, "*laying off the ground*" would have probably included marking paths, carriage drive, tennis courts and the selection of types and planting locations of trees and shrubs. The person most likely to fill this role was Charles Walter Scott Purdie.

Fifteen months later in September 1884 Mr. Purdie visited to advise the Hot Springs Board on the development of the District's domains. Plans, which he probably prepared, have not been located. They may have included specifications and planting plans. Mr. Purdie "*participated in the Nelson and West Coast gold rushes in the early sixties*", according to his obituary, where he may have met the current Te Aroha (and Thames) Goldfields Warden Harry Kenrick who, earlier in his career, was stationed at Waimea Nelson to be appointed Clerk of Court at Greymouth (1865).

The opening of the railway from Hamilton to Te Aroha during 1886 would have been the key incentive to intensify the development of the Domain. It was around this time that Harry Kenrick, along with the Domain Board, became more active into implementing the landscape advice of Mr. Purdie.

Kenrick's Auckland Goldfields report, written in April 1886, refers to the '*great strides*' made in the last few months. The collaboration of Isa Rentoul Outhwaite with Harry Kenrick in Domain planning requires further investigation.

It is believed that the first on site Caretaker/Gardener employed by the Domain Board was a Mr. J Stanley, sometime about 1895. Gardener Mr. H W Dalton probably replaced him about 1902. Dalton received an annual wage of £165 in 1906 with two assistant gardeners, Mr. J Fugill and J McKee, each receiving yearly £109.1s.



Advice on landscape design and management during the late 1890s came from Rotorua based forester Henry J Matthews and probably continued until his death in 1909 although it seems Thomas E Pearson was delegated some of Matthew's responsibilities by 1902.

Thomas Pearson was "Gardener in Charge" at Rotorua on £215 per year. It is his recommendation to dam "at intervals" two small creeks to form small ponds using "rough stones" for the "margin of the ponds and creek" from excavation to form a terrace that remains a significant historic landscape feature in the Domain today. Similar stonework of Pearson's era around water matures can be seen in the Government Gardens in Rotorua and also around the "duck ponds" in the centre of the Auckland Domain.

Pearson took up the position of Superintendent of Parks for Auckland City in 1908 until his death in 1930. In order to get wider experience in landscape gardening he went to the United States for a couple of years in Philadelphia. He next went to Hobart Tasmania, and crossing to New Zealand, entered the Forestry division of the Department of Lands at Rotorua, where he had charge of the tree planting operations. Afterwards Mr. Pearson was associated with the Tourist and Health Department, being in charge of the parks and reserves at various times at Rotorua, Te Aroha, Hanmer, and Queenstown. In 1907 he was in charge of building a fernery for the Christchurch Exhibition ... " that was staged in N.E. Hagley Park. This fernery was relocated after the exhibition closed to 'Monavale', a public property in Fendalton where it still remains.

Mr. W Willcox was employed in the Queenstown Park in 1906. He later moved to Rotorua and even later to Te Aroha. Botanist Leonard Cockayne acknowledged Wilcox in the introduction to his 1923 book "The Cultivation of New Zealand Plants". Cockayne thanked him for the kindness in supplying "welcome information" regarding plants growing in Rotorua.

Mr. Dalton's contributions to ongoing "lay out" of the Domain are recorded in Appendix 8.

Head gardeners during the 1920s and 1930s included Mr. Fugill and Harry Powell with gardeners Cornelius, E Fugill, Smith, McCarthy - a relative of famous sports commentator Winston McCarthy. While in the 1940s and 1950s Mr. John Eiburg - latter Superintendent of Horticulture at Auckland University during the 1970s, followed Mr. Drury.

Background: The Thermal Springs Act 1881

There was considerable political and public debate during the 1870's and early 1880's about the conservation of forests and natural attractions such as Thermal Springs. President of the Auckland Branch of the New Zealand Institute in May 1875, Josiah C Firth said in his inaugural address:

"The Province of Auckland especially offers a field of inquiry, which will not only repay the philosophic inquirer, but will reward the unscientific observer. The neighbourhood of the city abounds with picturesque evidences of powerful volcanic action ... Our mountain ranges covered with noble trees,



with whose valuable properties we are as yet but partially acquainted, and which indeed, we are recklessly destroying without care of thought for the future ... Nor must it be forgotten that, in the extensive district from Lake Taupo to the Bay of Plenty, there exists a wonderful variety of geysers, boiling springs, hot lakes, fairy enchanting terraces, cascades and mineral waters. I have no doubt that this wondrous district will one day be utilised by philosophers, tourists and invalids from many lands. Can it be doubted that the pilgrims who, in coming years, will visit these shrines of beauty and health, will carry away with them very pleasant memories of a land in which they will not have sought in vain for pleasure, health and knowledge? This district in which these natural wonders are found ought, without delay, to be acquired by Government. When acquired, our Government may well be urged to follow the example of the United States and declare the district an inalienable reserve for all time for the health and recreation of the people. "

Speaking during the bills debate in Parliament during the passing of the Thermal Springs District Act in September 1881 the Member for the City of Auckland East, Mr. W. J. Speight, said,

"the people of the colony had cried out for many years past for the acquisition of these springs in various parts of the colony by the Government for the general use of the public to prevent the monopoly by private individuals..."

The private operators of Thermal Springs included Robert Graham who developed the first private spa at Waiwera north of Auckland in the 1870s and others later at Taupo and Rotorua. Graham purchased the 1897ha Wairakei site for the Geyser House in 1881 "six months before" the Thermal Springs District Act came into force. The Maori landowners of defined Thermal spring areas could only sell or lease their land to the Government with the passing of the 1881 Act.

In June 1881 local hotel owner O'Halloran was applying pressure on the Government to *"build up amenities and landscaping on the Hot Springs reserve"*.

Influences on Tree Planting in the Waikato Region

Traditional ideas and practices to cultivate trees generally termed "forest trees", for utility (shelter or timber) and ornament were being rapidly modified by contemporary events, experience and circumstances. The following pre-1880 examples illustrate this process that would have influenced the management decisions when selecting trees to plant over the Hot Springs Domain from the early 1880s.

Dr Ferdinand von Hochstetter, scientist and geologist, visited Auckland in 1858 aboard the Austrian/German frigate 'The Novara'. The ship departed after a two-week visit but Hochstetter remained to undertake a study of the geology of the Auckland Province and then its boundaries extending from Taupo northwards. The observation of the expedition from written records indicate they did not like what they saw happening to the local native vegetation. The burning and destruction



by stock etc did not impress them. A Mr. Ormiston quoted Hochstetter in November 1874 in a letter to The New Zealand Herald stating:

"During my stay in Auckland, I was able to observe from my window, during an entire fortnight, dense clouds of Smoke whirling up, which arose from an enormous destructive conflagration of the woods nearest to the town. When the fire had subsided, a large beautiful tract of forest lay there in ashes... "
The expedition leaders suggested that, "both the Colonial and Provincial Legislatures should pass Acts, compelling every land holder to plant so many quick-growing trees each year... "

1874 saw the passing of the Auckland Provincial Highway's Act that saw £750 allocated for 'Encouragement of Forest Planting by Highway Boards'. William Ormiston of Mangapai had been a member of Provincial Government in 1873-74 and probably had considerable influence on drafting the Highway Act. The Ngaruawahia Highway Board spent some of this money, as did other Waikato Highway Boards. Some of the reasons behind the planting of trees are explained in an Editorial in The Waikato Times in April 1876. It states:

"A correspondent in a late issue draws attention to the advantage which Ngaruawahia enjoys over other Waikato townships is having been freely planted with trees by the local Town board. Its streets are lined on either side by young trees [probably radiata pine and Eucalyptus globulus the "anti-fever tree"] which have, many of them, attained considerable height, and this adds not only to the picturesque appearance of the town, but will in summer afford a welcome shelter from the sun and conduce largely to the health of the inhabitants, the roots of the trees quickly absorbing as food, those impurities which otherwise would be retained in the soil, and, in certain combination of heat and moisture, be evolved as poisonous exhalation..."

In an essay presented to the Cambridge Farmers Club by a Mr. Reynolds published in The Waikato Times in August 1877, he ranges widely over his essay subject Tree Planting'. He states:

"The modern, or natural style of planting is far more pleasing and picturesque than the old. It is not an infrequent error to suppose that the modern style consists merely of irregularity. But irregularity without arrangement is not taste; confusion is not the beautiful in nature. The scenery which artificial planting produces may appear to be the accidental arrangement of agreeable parts or objects, but it must really be the result of close study, and a careful eye Almost every land of tree and tree seeds, can now be procured in Auckland, for ornamental, as well as forest tree planting, in fact a great many trees of different kinds can now be obtained at reasonable prices from our local nurserymen. I advocate strongly the planting of Cypressess Macrocarpa (sic) for shelter and farming windbreaks. They are fast growing, and at the same time very ornamental, very hardy in this climate and will thrive well in almost any kind of soil ... The insignia is a pine that is more extensively planted in this country than any other. It grows at an immense rate..."



Landscape Design Phases

From information gathered from written records a survey of site vegetation and photographs such as C Williams' N.Z. graphic (1905), the Te Aroha Hot Springs Domain has seen at least four expansive phases of landscape modification, from 1882 until World War II.

These phases have successively overlaid the previous phases, each quite distinct. Their origin begins well before European settlers became interested in the potential gold and tourism of the place and continues today. Understanding these phases helps us to conserve the best features of this special place and allow us to proceed with greater understanding.

Phases:

I	Years	1883 to 1886/87
	People	C Purdie, H Kenrick, I Outhwaite, Domain Board
	Influences	Subsidised rail travel; discovery of gold; opening Te Aroha-Hamilton Railway; Thames
	Landscape/Horticulture	Designed landscape, shelter, trees, shrubs (camellias), jubilee planting (June 1887)
II	Years	1896 to 1908
	People	H Matthews; T E Pearson; Te Aroha Borough Council (Domain Board); Minister of Tourism and Publicity (after 1903)
	Influences	Opening of rail from Thames; tourism link to Rotorua; new mining technology; electricity; Liberal government
	Landscape/Horticulture	Extension of Domain a further 41 acres; associated walking tracks to Bald Spur; increasing "natural features" being created in lakelets, ponds, cascades, rustic fences, arches, seats, rockeries, rustic bridges. Increasing colour in plants chosen. Informal (no carpet bedding).
III	Years	1908 to 1914 (WWI)
	People	J Dalton, Minister of Tourism and Publicity
	Influences	Liberal Government; tourism



	Landscape/Horticulture	Collections of sweet peas, roses, chrysanthemums; increasing rustication of site; colour emphasis with plants
IV	Years	1930s (pre WWII)
	People	Mr. Powell
	Influences	Boom in dairy industry; agriculture triumphed, major storm.
	Landscape/Horticulture	Some reduction in landscape i.e. croquet green behind Cadman Building.



Lakelets behind the Cadman Building from Te Aroha Domain Conservation Plan c/o Matthews and Matthews Architects Ltd.



The current landscape plan (Appendix 1) has been prepared by Priest Mansergh Graham Landscape Architects of Hamilton. The landscape plan seeks to restore and enhance the historic features of the Domain whilst creating a contemporary facility for the future.

The main design features of the landscape plan include:

- Strengthening the character of the three main parts to the Domain. The features of the three main parts include:
 1. Lower Domain – formal garden and paths with active recreation grounds and relatively flat terrain.
 2. Middle Domain – semi-formal gardens and paths with picturesque park-like setting containing the majority of Bath Houses and sloping terrain.
 3. Upper Domain –predominantly in dense native bush cover, with informal paths and bush walks, and relatively steep terrain.
- Linking the three main parts of the Domain so that they are visually integrated with use of coherent tree planting theme, consistent path materials, and maintaining views to key features.
- Providing a strong visual and physical link between the Cadman Bath House and Whitaker Street.
- Restoration of features such as the lakelets, pond, foot pool, rose gardens, and sundial.
- Consolidation of the croquet greens and provision of greater public use of green space on the Lower Domain.
- Improved vehicular and pedestrian access within and surrounding the Domain.

2.6 Heritage Buildings

Te Aroha Domain contains a number of heritage buildings and structures. The Historic Places Trust has prepared individual assessments of these (included in Part II, Appendices 2 and 3).

However it cannot be over-emphasised that the buildings do not exist in isolation but are part of the entire heritage landscape that comprises the buildings and landscape design of the Domain, and that extends to include the context of Te Aroha Township and the dramatic natural setting.



2.7 Statement of Cultural Significance

The following statement of cultural significance is adopted from the 1994 Management Plan. References and evidence for this statement are contained in the Appendices to that plan.

1. The hot springs at Te Aroha had great popularity and great significance to the Maori people who owned the land until its establishment as a public recreational domain. The whole of Mount Te Aroha is waahi tapu.
2. Mokena Hou, an important local Maori Chief, has a significant relationship with the Te Aroha Domain, being a member of the family of its owners prior to its being a public domain, and he was an early innovator in its development as a tourist destination.
3. Te Aroha was the first geothermal spa town in New Zealand to receive many thousands of bathers annually. Rotorua eclipsed it in the late 1890s but until the First World War it continued to be an extremely popular destination for thousands of visitors.
4. The Te Aroha Domain is the most intact Edwardian spa in New Zealand. While it has lost many of its original buildings, it still retains more than any other former spa. The No. 2 Bath House is the earliest surviving structure on its original site and still in its original use in the Domain.
5. The No. 7 (Maori) Bath House is of special significance as it is probably the only remaining Edwardian/Victorian Maori Bath House in the country, and marks the continued use of the Domain by Maori. In its later use and division for diseased patients, it became a symbol of racial attitudes about Maori among Pakeha.
6. The original landscape design for the Domain demonstrates contemporary standards of taste in the design of public parks in its plantings, path layout, water features and structures. Some of the earliest lake and pond systems remain. Many plantings represent the tradition of commemorative planting. While a substantial proportion of the original fabric remains, the Domain also demonstrates the evolution of gardening styles, traditions and practices through time.
7. The development of the Te Aroha Hot Springs Domain from the early 1880s represents an aesthetic, social and intellectual tradition peculiar to, and representative of the late nineteenth and early twentieth century. The Domain offered a unique combination of natural curiosity and picturesque scenery combined with health giving and promoting properties, alongside opportunities for sport and passive recreation.
8. The early management of the Te Aroha Domain represents a rare innovative and pioneering example of conservation and resource management of public land in New Zealand.
9. The Domain demonstrates the early development of the tourist industry in New Zealand with the opening of the Hot Springs Hotel in the 1870s. Its transfer to the Department of Tourist and Health Resorts in 1903 represents current ideas about the role of central government in the development and management of tourism on a national scale.



10. The Te Aroha Spa demonstrates a contemporary philosophy and belief in the science of balneology with a government appointed Balneologist in residence at the Domain in the first decade of the twentieth century. There was a general belief in the health giving qualities of the mineral water generated by the Te Aroha Hot Springs until around the 1950s.
11. The facilities provided by the Domain demonstrate a local custom for undertaking day outings to recreational and beauty spots, especially on public holidays in the late nineteenth and early twentieth centuries.
12. Parts of the Te Aroha Gold field proclaimed on 25 November 1880 are within the Domain's boundaries. Gold mining was a significant factor in the development of the township with the Mines Department's involvement spanning many years and influencing development of the Hot Springs reserve. A number of archaeological sites are from this stage of the Domain's history. The whole of the Domain is an archaeological site under The Historic Places Act, 1993.

2.8 Current Activities and Leases

Historically, the Domain has been used for a variety of recreational and commercial uses. In over 120 years since the Domain Board was established, these uses have changed little. Bathing was the paramount use dating from pre-European times and this continues, although the number of bathing facilities is considerably less than when Domain use was at its peak.

Bowling and croquet have played an important role within the Domain for a similar period of time. Tennis, although no longer played in the Domain, was also a dominant use and was probably the first sporting activity, with tennis courts evident in 1883.

Commercial enterprises became associated with the Domain early on and they too have changed little over time. The tea kiosk provided a food and refreshment outlet since the late 1890s and until recently operated as a restaurant. From the early 1900s a Doctor has worked from the original library/ticket office on Whitaker Street, which was run as a surgery until the 1990s. It is now an Information Centre. Water bottling and selling commenced in the 1880s. Resource consent has been issued for extraction of water from cold springs south of the Domain.

The current lease information is included in Appendix 9, showing the Domains main building features and present lease agreements.

Passive recreational uses such as bush and garden walks have long been associated with the Domain, although the loss of various pathways, garden features, ponds and streams has reduced the use of the lower and middle Domain areas for this purpose. The band rotunda provides a venue for musical performances continuing a tradition established early in the Domain's history.



Major civic occasions have been held within the Domain, including celebration of significant stages in the township's and Domain's development (e.g. planting to mark the Railway opening), visits by dignitaries (Lord Plunket's reception) and annual sports days and New Year celebrations.

2.9 Domain Features

Thermal Pools

Currently there are four thermal pools:



- Mokena Pools (private indoor spa pools – recently refurbished)



- Wyborn Pools (outdoor swimming pool and outdoor spa)



- No. 2 Bath House (restored heritage bath hired out to small groups)



- No.7 Maori Bath House (not currently used)

The District Council owns, administers the operation of, and carries out maintenance of these facilities. The operators are responsible for operating the business and carrying out day-to-day maintenance. Opening hours are 10am to 10pm for the spas, and the Wyborn Pool is open from 10am to 6pm Monday to Friday and 10am to 7pm on weekends with adult only swim between 6am and 10am.



Bowling Greens

The Te Aroha Bowling Club (Inc.) leases approximately 3,400m², which includes the Men's Bowling Green and surrounding land adjacent to Wilson Street and the Women's Bowling Green and pavilion land near the Whitaker Street Domain entry. The club owns both pavilions. As part of the lease conditions, it is the Club's responsibility to maintain the grounds and structures. As with croquet, the use of the Domain for playing bowls has a long tradition, which is part of the heritage of the Domain and contributes to the activity within it.



Bowling Green Tournament, February 2005. Isthmus Group Ltd.

Croquet Club

The Te Aroha Croquet Club lease approximately 3,400m² including the three greens and pavilion in the lower Domain area. The term is for 30 years from 1 April 1981 with a 30-year right of renewal. It is the Club's responsibility to maintain the buildings, shelters and the grounds. The grounds are used for local and national tournaments, and during tournaments 95-100 people can be using the greens.

The upper croquet greens are no longer used for competitions and tournaments, as these are too far from the lower greens and clubhouse facilities, however they have important historical significance in the Domain.



Croquet Greens lower Domain, February 2005. Isthmus Group Ltd.



Historic Croquet Greens upper Domain, February 2005. Isthmus Group Ltd.



Skating

The Te Aroha Roller Skating Club built the existing rink and building on the former asphalt tennis court site. The Club's lease expired in 1991 and to date has not been renewed. Roller skating use of this facility has declined however today the facility is utilised by skate boarders. The building and skate boarding activity is out of keeping with the heritage character of the Domain. The Advisory Board has recommended removing the skating rink, terraced seating and building, and restoring historic gardens in this area. Council intends to assist the community with providing facilities for skateboarding in a more appropriate venue.



Skating facility (former tennis courts), February 2005. Isthmus Group Ltd.

Cadman Bath House

The Cadman Bath House is the main iconic feature within the Domain. Although no longer used as a formal spa house, the building retains dominance over the Domain. Its design and location being on a central elevated plateau provides the Domain's focal point. The building façade is symmetrical adding to its formal stately appearance, with the main entrance being sited on the central axis and grand steps leading to the front doors.



Cadman Bath House, the Domain's iconic feature, February 2005. Isthmus Group Ltd.

The Te Aroha District Museum Society curate and operate the Museum in the Cadman Bath House on a voluntary basis. The Society has 15 years of its current lease remaining with a 30-year right of renewal. Funding for the Museum comes from donations, grants and admission charges.

The Museum collection contains exhibits and archival information related to the history of the Domain, Te Aroha Township and the surrounding district. It is a valuable resource, both locally and nationally, worthy of permanent preservation and conservation.

Should the Museum be relocated from the Cadman Bath House, it should be within the Domain periphery to allow for continuation of the historical interpretation of the site. It may be possible to retain exhibits directly related to the Domain within a range of the reserve's historic buildings. This could be a useful way of further interpreting the Domain's cultural and historical significance.

Domain House (Tea House, Tea Kiosk)

The Domain House is sited on a prominent spur to the east of the Domain. Constructed in 1908, it is probably the second most prominent structure, overlooking the Cadman Bath House, the main bowling greens, and croquet lawns. The verandas provide extensive views over the Matamata-Piako and Hauraki plains.



Domain House (Tea Kiosk former), February 2005. Isthmus Group Ltd.

The Domain House proved to be popular during its first years, however its use gradually declined. This was possibly due to the lack of flat area and difficult accessibility³ and the building eventually closed in 1923. The building has housed various uses since and is now currently vacant.

Council would like to see this building reused with a viable commercial venture that is complimentary to and associated with the Te Aroha Domain's historic character. Refer to policy 3.3 for appropriate types of commercial use within the Domain buildings.

Domain Office (Information Centre)

The Domain Office on the Whitaker Road frontage was occupied as a doctor's surgery for a number of years. The building has a typical late nineteenth-century façade with a more classical architectural style than the Edwardian buildings. Erected in 1894, it was the first building on the Domain not developed for bathing and spa purposes. It has had a variety of uses, including office, library, women's waiting room, and is currently used as a Visitor Information Centre.

At present the Information Centre's opening hours are 9.30am to 5.00pm weekdays, and 9.30am to 4.00pm weekends and public holidays. Options for extending opening hours will be investigated as usage of the Domain increases.

³ NZHPT Register of Historic Places, Unpublished



Domain Office (Visitor Information Centre), February 2005. Isthmus Group Ltd.

Gardener's Cottage (DOC Cottage)

The Gardener's Cottage was constructed in 1907 to provide accommodation for the Domain gardener, who typically lived on site. The cottage is a non-standard 'villa' type house based on an 'L' shaped plan with flush bay windows. In 1989 it was used by DOC as an information center on the walking tracks and features of the site, and more recently as a therapeutic massage business. The building is currently vacant.



Gardeners Cottage, February 2005. Isthmus Group Ltd.

Band Rotunda

The Band Rotunda is a symbol of Edwardian times, when the one of the most popular forms of entertainment was to attend outdoor band concerts. Today the Rotunda is used from time to time, and remains a prominent feature within the Domain. Over the years the base of the Rotunda has been landscaped with large rocks. The intent is to restore low shrubbery around the base of the Rotunda that better reflects something of the Edwardian character.



The Domain Band, February 2005. Isthmus Group.

Former Public Relations Kiosk

The information centre is now more appropriately housed in the adjacent heritage building. As this kiosk is out of keeping with the heritage character of the Domain, the building will be removed.



Public Relations Kiosk (former), February 2005. Isthmus Group Ltd.

Meteorological Station

The first meteorological station was established in the Domain in 1892 near the existing band rotunda site. This was relocated possibly when the band rotunda was moved. In 1907/08 meteorological instruments were installed near the bowling pavilion. Readings were taken daily by the Tourist Agent and forwarded to the meteorological office in Wellington. In 1939 a storm



demolished the surrounding picket fence, which was repaired and remained until the 1950s. Council supports retaining the Meteorological Station subject to usage by National Institute of Water and Atmospheric Research (NIWA). Should usage of the Station no longer be required, it is intended to reinstate the area as part of the landscape grounds, subject to approval of Historic Places Trust.



Meteorological Station, February 2005. Isthmus Group Ltd.

Aviary and Pond

The Bird Aviary and Fish Pond are two remnant features of passive recreation in the Domain. The Aviary is relatively small and it is not known exactly what types of birds were kept there. Today the Aviary is no longer used and the caging of birds that restricts full flight is no longer considered appropriate, as endorsed by the Royal Society for the Protection against Cruelty to Animals (RSPCA). The Bird Aviary is intended to be restored into a fernery that will be consistent with the Edwardian theme. The Fish Pond is also to be retained and restored as a feature of the Domain.



Old Bird Aviary, February 2005. Isthmus Group.

Informal Recreation

Informal recreation use has always been an integral part of the Domain, complementary to bathing and part of the total experience of 'taking the waters'.

The landscaped areas with walkways through a variety of garden areas, featuring ponds, streams and drinking fountains, plus walkways up the mountain, was intended to complement the restorative values of using the baths and was seen as an integral part of the health spa complex. The facilities were well used by both visitors and locals, and this continues today although use has declined with the loss of various features and amenities.

Recreational uses today consist primarily of:

- Bush walks in the upper Domain leading up Mt Te Aroha, used by a wide variety of people, including trampers, botanists, family groups and individuals.
- Mountain bike tracks leading from the upper Domain. These tracks have become well known and widely used by visitors.
- Picnic areas. Various suitable grassed areas with seating and BBQ facilities are available.
- Playground equipment, including slides, and play fort.
- Walkways, garden areas, ponds and streams for strolling through the Domain and visiting features such as the Mokena Geyser and No. 15 Spring. These are well used, although paths and some features require repairs.
- Drinking Fountains. The No. 15 Spring is the only operating drinking area. Springs No. 8, 20, 21 and 22 have been removed or neglected. Drinking fountains will be upgraded over time.



A bath tap is the only remaining evidence of the relocated Octagon shelter, although the octagonal concrete slab marks its original location. Both pump bases to No. 20 and 21 springs are still in place. The small concrete grotto and drinking basin is still in place at No. 22, although the path has become overgrown.

- Other activities proposed include consolidation of active recreation grounds such as the Croquet Greens, and active promotion of other informal activities such as relocation of the petanque court with plans to provide activity equipment hire.



Children's playground, middle Domain, February 2005. Isthmus Group Ltd.



3 Management Issues and Direction

3.1 Te Aroha Domain Advisory Board Report

The Te Aroha Domain Advisory Board set up by Council in 2003 was charged with hearing submissions and making recommendations on the future development of the Domain. The Board took into account the existing Management Plan and other recent information.

Council called for formal public submissions on the future development of the Domain. Submitters were asked what should be done in the Domain and how. Based on the submitter's responses, the Advisory Board summarised the issues as follows:

- A confused focus and lack of vision
- Lack of marketing
- Lack of infrastructure to cope with increased business
- The lack of a main street presence
- Parking is difficult and barely able to cope with existing local business
- The Domain is split into three parts with no real linking relationship between them. The key to a tourism experience is to bring the three parts together
- Need for architectural link to historic part
- (New) design must not compromise the integrity of the heritage buildings



The Crossroads Report identified a lack of integration with the different parts of the domain as seen here with the skate facility on the lower domain, and historic buildings on the middle domain, February 2005. Isthmus Group Ltd.

These issues are elaborated in more detail in the 'Crossroads' report. The following summarises some of the comments from the report:

The Cadman Bath House is seen as one of the most vital components to rejuvenation of the Domain. It is the signature building, strategically located in the most prominent location in the centre of the Domain, and it addresses the main street frontage on Whitaker Street. The Advisory Board recommended that the Museum be relocated to another site on the Domain to enable the Cadman



Building to be used for a more active use and one that more directly supported the experience of 'taking the waters'. Rejuvenation of the Cadman Bath House is seen as the key to linking the different parts of the Domain. Council supports the location of the Museum within the Cadman Bath House, but also acknowledges that proposals for alternative use may arise. Any proposed use must be complimentary with and associated to the theme of the Domain. Refer Policy 3.3 for appropriate types of commercial use within the Domain's buildings.

The Domain house (Tea Kiosk) is located in a prominent location overlooking the gardens and is also essential to enhancing the Domain's historic character and vitality. The Advisory Board recommended either a therapeutic day spa or up-market period accommodation. Again it is noted that any proposed use must be complimentary with and associated to the theme of the Domain. Any alterations required to the building shall not compromise the historic integrity of the building.

The No.2 Bath House is also a signature historic building. The Advisory Board recommended this be used more actively to recreate a period Edwardian Spa experience. The Board also recommended discussions are held with iwi on how to make better use of the historic Maori Bath House (No.7), and Council is currently working through this process.

Whitaker Street is the historical front door to the Domain, but currently presents a 'dead' frontage to the Domain. The Advisory Board recommended the frontage be re-activated through measures such as more active use of the Cadman Building (see above), removal of shrubbery, creation of a main gate, and restoration of period gardens in the lower Domain.



Planting on Whitaker Street visually obstructs the Domain from the Township acting as a 'visual barrier', February 2005. Isthmus Group Ltd.



The landscape plan (Appendix 1) proposes a pedestrian entrance off Whitaker Street with its axis aligned to highlight the Cadman Building. Whitaker Street has been designed to more strongly signal the presence of the Domain and increase its impact from the main street area. It is recommended that out-of-period features such as the skating rink, skating building, and small kiosk be removed and that heritage gardens be re-established with the guidance of the Historic Places Trust.

A number of detailed recommendations include restoration of the foot pool close to the existing thermal water source as required by the Wyborn Pool resource consent, improved signage and park furniture appropriate to the period character, and an improved access system on the existing tracks of Mount Te Aroha; in consultation with iwi.

The 'Crossroads' report also commented on the essential connection between the Domain and the wider township. First, there is a framework of historical buildings which are part of the Domain's historical context, and which provide the opportunity to develop both the Domain and the wider township as a total historical area. Second, in order to realise the potential of the Domain it is necessary for the surrounding area to provide supporting services, particularly accommodation, dining, and recreation activities complementary to the Spa. Third, Te Aroha should be marketed as a total experience based around its historic Spa character, once the necessary components are in place.

3.2 Funding

Conserving and developing the Domain in accordance with the objectives and policies of this plan will require significant resources and allocation of funds. The traditional approach involves Council as the primary source of funds through the rates system, but this will not provide all of the funds required. Funds and resources will need to draw from diverse sources to meet the needs.

Conservation of the Domain is of a national and local interest. National funding should be considered as one source. However, only limited resources are available from Government agencies and bodies. Part II, Appendix 10 lists possible funds and grants.

3.3 Other Issues

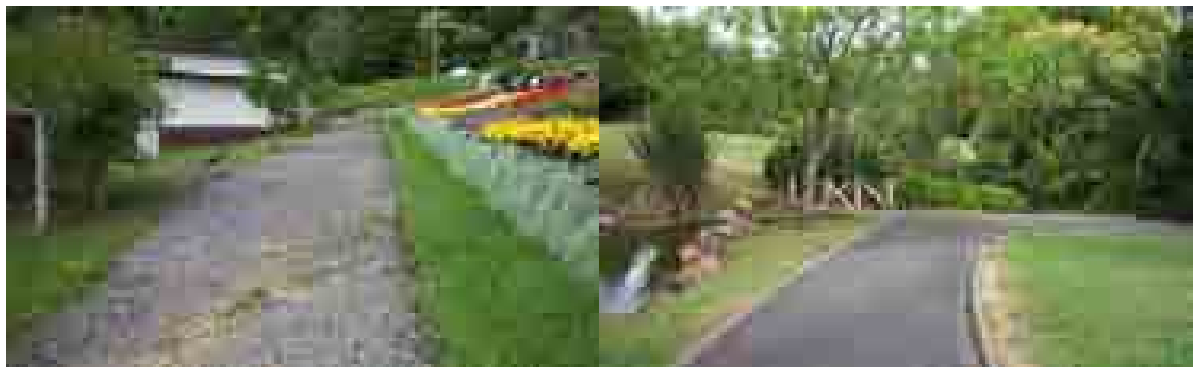
In addition to the 'Crossroads' report, the existing Management Plan highlights the heritage of the Domain, and emphasises the necessity for any development to be based on thorough research and careful design to retain the value of this heritage. This includes sensitivity to avoid inauthentic or 'kitsch' reproduction buildings and fittings.

This need for historically appropriate care and attention applies equally to the historic landscape design and layout. It is recommended that historic paths be recreated in association with original landscape features such as lakelets and streams. Research and sensitive design will pay attention to



such things as signs, fencing (for instance the Domain historically included intriguing rustic manuka fencing), park furniture, edging (rock edging) and path surfaces.

For instance, the cobblestones introduce an inauthentic character compared to the older gravel and asphalt paths. Council currently has plans to upgrade all paths to asphalt and flush kerbing or other suitable materials to reflect this character. Amenity facilities including toilets and storage also require upgrading to cater for increased visitor use and events within the Domain, and to cater for the removal of the DoC garage.



Council will be upgrading all paths in the Domain (left) to asphalt and euro kerbing (right), February 2005. Isthmus Group Ltd.

There is also a need to rationalise the total number of recreation activities to allow for further reserve developments. For instance, while croquet has a long tradition within the Domain and contributes to its heritage, it is proposed to discuss with the Croquet Club the potential for reducing the five smaller croquet lawns to two. This will allow for internal vehicle access, reinstatement of landscape and garden features, and provide more open lawn space on the croquet perimeter for informal use and events such as outdoor markets.

Council also acknowledges that additional activities and potential increased usage within the Domain may put further strain on existing external road infrastructure within the Township. The intersection of Boundary and Church Streets has been highlighted as one area that presents some traffic issues. Council will consider an investigation of traffic issues as part of its subsidised minor safety programme.

3.4 Proposed Objectives and Policies

These objectives encapsulate the vision and direction of the 'Crossroads' report, and take into account other issues and information:

1. Preserve and enhance the heritage character of the Te Aroha Domain as an Edwardian Spa resort with a unique setting at the base of Mt Te Aroha



2. Promote greater use of the Te Aroha Domain by locals and visitors by developing activities within the Domain that support and are in keeping with the Edwardian Spa concept
3. Promote the Domain as a major attraction, and coordinate management of the Domain with other visitor facilities in Te Aroha.
4. Integrate the Te Aroha Domain as a centrepiece of the town, and promote Te Aroha as a spa destination





Section Two

Objectives and Policies

Principal Purpose and Focus of Reserve

The principal purpose is to preserve and enhance the Edwardian Spa character of the Te Aroha Domain as the focus of Te Aroha's identity, and a foundation for its tourism activities.

Objective 1

Preserve and enhance the heritage character of the Te Aroha Domain as an Edwardian Spa resort with a unique setting at the base of Mt Te Aroha.

Explanation

The Te Aroha Domain is the most intact Edwardian spa in New Zealand. The Domain is distinctive not only because of the Spa facilities and Edwardian Character, but also because of their combination with the setting of Mount Te Aroha. The whole mountain is considered waahi tapu or sacred to Maori, and the whole Domain is classified as a Historic Site. The setting is peaceful and restorative, and provides a real sense of early New Zealand history, both European and Maori.





Policy 1.1 Domain Character

Retain and restore existing historic features and characteristics of the Edwardian spa, remove inconsistent features, and ensure new features reflect this character.

Explanation

Retaining and restoring the Edwardian character will increase the Domain's historic value, improve the opportunities to interpret the history of the site, and create a stronger overall character.

Implementation

- Conserve existing elements and features identified as contributing to the overall character, for example spa facilities, gardens and buildings. Upgrade paths so that they are consistent throughout the Domain, for instance asphalt or other suitable materials.
- Reinstate significant elements and features that contribute to the Edwardian character such as the foot pool close to the existing thermal water supply, lakelets, drink fountains bridges, Bowling Green, parkland vegetation, and picket fence at the top of the Whitaker Street embankment. Restore the lakelets to their original state and remove exotic palms.
- Remove elements that do not contribute to the historical features such as the skating rink, concrete terrace seating, skate building, and prefabricated buildings.
- Remove or alter the DOC storage building with the support of the Historic Places Trust. If removed the area should be utilised for future car parking to service the Domain House, or converted to an outdoor area extension to the Domain House.
- Upgrade the Art Gallery exterior to match the style of buildings including replacing aluminium windows with timber frames.
- Maintain views to historical buildings outside of the Domain such as the Grand Tavern Hotel, and other historical buildings in the town.



The Art Gallery building should be upgraded to match in with existing historic buildings, February 2005. Isthmus Group Ltd.



Policy 1.2 Domain Setting

Promote the location of the Domain within its setting of Mount Te Aroha.

Explanation

Identifying and promoting the Domain's setting on a sacred mountain highlights its unique qualities and point of difference. The springs have a long history of providing healing waters both to pre-European Maori and early settlers, while the location of the springs on the mountainside provides a distinctive energy to the Domain.

Implementation

- Consult with Department of Conservation when implementing this policy.
- Consult with iwi about development of existing walking and mountain bike tracks on the mountain.
- Upgrade tracks to New Zealand Standard "Tracks and Outdoor Visitor Structures" SNZ HB 8630:2004
- Maintain significant vistas from the Domain to the plains and to the upper parts of the mountain.
- Close little-used tracks and reduce the number of tracks that infringe on waahi tapu areas.
- Council is currently updating track signage. Continue to provide connection and access to the mountain with appropriate signage, including information on walking distances and appropriate clothing required. Provide interpretation on waahi tapu as part of the signage for the tracks.
- Promote images of the spa with views of the mountain backdrop.
- Highlight and develop existing natural springs on the mountain, including the Geyser, which needs to be emphasised as the world's only hot soda water geyser.
- Provide interpretive information for public and Domain users on the geological significance of the area, and its influence on the Domain development.
- Protect and enhance Mt Te Aroha's life-giving properties by encouraging bird life into the Domain, such as planting of trees and plants to attract birds.
- Remove privet trees and plant alternative non invasive berry-producing trees to continue the source of food for birds.



Opportunity exists to improve signage at the Mokena Geyser – the world's only hot soda water geyser. At present existing signage is overgrown. As with all signage this should be done sensitively to the historic and cultural significance of the site, February 2005. Isthmus Group Ltd.



Policy 1.3 Domain Administration

Ensure any administration and development of the Domain is coordinated between all groups, authorities and agencies involved, or who have an interest in the Domain.

Explanation

The administration of the Domain, by gazette, has been vested in Matamata Piako District Council (refer gazette notice in the Part II Appendices). The Domain is an important asset to a wide range of community groups and interested parties. It has a national as well as local historical importance, and strong cultural significance to both Maori and Pakeha. It is vital that administration and development decisions are coordinated amongst key representatives of interested parties. Any proposals to develop the Domain must seek approval from the Historic Places Trust.

Implementation

- Manage the daily operations of the Te Aroha Domain through the Community Facilities Operation Manager with respect to pool and Museum activities. The balance of operations is managed through Council's Community Facilities Manager.
- Base all management and development decisions on knowledge of the Domain as it exists. Assess any decisions relating to management and development against the Historic Places Trust register of historic places, areas, waahi tapu and waahi tapu areas.
- Notify the Historic Places Trust of any non-complying or discretionary activity within the Domain.
- Consult with parties that have an interest in the Domain on all major management decisions prior to implementation.

Policy 1.4 Domain Development

Develop the Domain in accordance with the Landscape Plan (Appendix 1) and consultation with the Historic Places Trust.

Explanation

The attached Landscape Plan has been developed in conjunction with recommendations made in the "Crossroads" report, original landscape plans, and public submissions to the draft Management Plan. The plan seeks to enhance the Domain's historic picturesque scenery, strengthen the three different parts of the reserve, and provide improved infrastructure for recreational and business opportunities. The landscape plan also provides more consistency to the Domain while reinforcing its Edwardian character.



Implementation

- Reinststate lost elements that are essential for a proper understanding of the significance of the Domain, or that promote use and activity within the Domain. Reinstatement must have regard for principles outlined in the New Zealand ICOMOS Charter and other relevant documentation covering this matter (Appendix 11).
- Reinststate lost garden elements such as the rose gardens, shrubbery surrounding the Band Rotunda, and formal gardens on the Whitaker Street boundary.
- Carry out all conservation and maintenance work under the direction of appropriately qualified professionals with experience in the care of historic buildings and sites.
- Undertake an arboricultural assessment of all significant trees and record them using Standard Tree Evaluation Method (STEM).
- Ensure new planting and landscape development respects the original landscape design.
- Allow for maintenance and pruning of trees as required by a qualified arborist.
- Use remaining evidence of the original planting as a basis for ongoing planting schemes, balancing these against other requirements such as the cost of maintenance.
- Survey and record the existing state prior to beginning any work on buildings or grounds.
- Planting plans should take into account the renewal and replacement of existing tree stock in the Domain.



Trees help reinforce the historic setting of a place. An assessment of historic and notable trees that contribute to the character of the Domain should be undertaken, February 2005. Isthmus Group.

Policy 1.5 Building Alterations

Ensure additional buildings or alterations are designed to reinforce the Domain's Edwardian historical features.

Implementation:

- Ensure new buildings, structures, or alterations are in keeping with the Edwardian character.



- Maintain a colour palette on all structures that is consistent with the Edwardian period.
- Remain vigilant on cumulative effects of additional features being incorporated into the Domain.
- Ensure new building developments are contained within the sites of previous buildings and structures
- Limit alterations and additions to existing buildings and structures to those that are essential for the ongoing use of the place, and that involve the minimum intervention or loss of original materials. Wherever possible ensure such alterations and additions are reversible.
- Ensure all design of alterations or additions is in keeping with the original building, but identifiable as new work.
- Consult the Historic Places Trust over any proposed additions, or alterations to the registered structures or landscape features.





Policy 1.6 Geothermal Resource

Protect and sustain the geothermal resource in the Domain.

Explanation

The continued success of the Domain is dependent on its geothermal activity. Greater knowledge of the geothermal field is required to ensure development is carried out in a manner that is sustainable and has regard for the variety of values associated with the resource. Council is currently looking at locating a tank at the Wilson Street bore, which may need to be trickle fed to supply other thermal water activities.

Implementation

- Continue to gather and monitor information on the Te Aroha geothermal field. Monitoring of the geothermal source is required as part of Council's resource consent to extract water (refer permit, Part II Appendix 6)
- Implement the recommendations made in Woodward-Clyde's report covering both the Domain area and the alluvial resource beyond (Refer Part II Appendix 5).
- Promote and encourage research that adds to and improves knowledge of the geothermal field. This could be carried out in association with geotechnical consultants and the Geothermal Institute at Auckland University.
- Maintain priority of water use for therapeutic and medicinal bathing facilities.
- Ensure development and use of the resource does not impact on the Mokena Geyser and other naturally occurring springs in the Domain with cultural, historical or spiritual medicinal, therapeutic, or scientific significance. An alternative thermal water supply may be considered from time to time to address any irregular water supply issues.
- Consult with relevant authorities and agencies regarding any development of the geothermal resource.
- Consult with the Regional Council on proposals for the use and development of the geothermal resource required as part of the resource consent process.



*Mokena Geyser pipe outlet, February 2005.
Isthmus Group Ltd.*



Policy 1.7 Cultural and Historical Interpretation

Provide information on the Edwardian and Maori historical significance of the site.

Explanation

The Edwardian history dominates the Domain. There is an identified need to promote equally the Maori history of the site.

Implementation:

- Ensure signage of historical buildings and sites includes reference to Maori use and associations where relevant.
- Consult with iwi to determine appropriate ways to recognise Maori history within the site (including sculpture, art etc.)
- Consult with iwi over proposals to develop the Domain or changes to the Domain Management Plan.
- Produce a promotional video to show in the Information Centre that tells the Maori and early European histories of the area.
- Allow provision for interactive interpretive information.



At present a memorial to Te Mokena Hou is sited on the reserve. Opportunity exists to provide additional appropriate ways to recognise Maori History in the Domain, February 2005. Isthmus Group Ltd.



Policy 1.8 Funding

Budget and account for Domain activities and maintenance in Council's Annual Plan, and identify a broad base of alternative funding and resource allocation for the Domain.

Implementation

- Investigate and pursue alternative funding and resources available for the research, conservation and development of the Domain.
- Fund general running costs and essential maintenance from District Council annual budgets. Allocate funds for specific capital development works either on a full or subsidy basis, with community groups and / or on a commercial basis, as Council's capital funding allows.
- Seek specific funding from Central Government and other agencies for specific conservation and restoration work projects on existing buildings and landscape.
- Address funding and ongoing maintenance as and when new areas are developed.
- Consider funding implications of any future developments and maintenance prior to commencement.

Objective 2

Promote greater use of the Te Aroha Domain by local residents and visitors by developing activities within the Domain that support and are in keeping with the Edwardian Spa concept.

Explanation

As early as the 1890s the Domain was known to be the most popular spa facility in the country. Access to Te Aroha was well provided for with regular boat excursions running from Thames and rail from Auckland and Hamilton, and top-quality accommodation was available in the township. Over the years, use of the Domain and spas has gradually declined with baths being closed in the 1950s. But the Domain retains the history and infrastructure capable of making it a world-class destination, and this needs to be re-kindled back into life.

Policy 2.1 Marketing

Actively market the Domain as offering a total package of the spa experience, including accommodation and other activities throughout the township.



Explanation

Te Aroha Township has the infrastructure to make the Domain a major attraction, but it is not widely promoted as a package destination. Part of this is due to Te Aroha being off the tourist track. This could be seen instead as a positive aspect, and alternative methods and approaches to promoting the township need to be investigated.

Implementation

- Promote the facilities and amenities of the Domain and the township regionally, particularly to Auckland, Coromandel, Hamilton, Tauranga, and Rotorua.
- Capitalise on and promote existing events held within The Domain and township.
- Provide good informational material promoting Te Aroha as a spa town through media such as a web site, pamphlets, and through advertising in holiday and destination material.
- Provide material on activities and interpretation of the Domain and township's heritage.
- Investigate the development of cultural tourism through tourist agencies and organisations both locally and nationally.
- Promote alternative modes of travel and market to these, for instance bicycle trails, tramping, and boating.
- Improve signage from SH 2 and SH 27. Propose a package to Transit NZ to adequately signpost the Domain from various exits on the state highways.
- Promote a consistent theme of the Domain as an Edwardian Spa, unique in New Zealand, and set at the foot of a sacred mountain.

Policy 2.2 Local Promotion

Maintain and promote use of the Domain to local and district-wide residents.

Explanation

The Domain and particularly the spa facilities are not heavily used by ratepayers. There is general consensus among local residents that the hot pools are over priced for the local market. The Domain's success requires that local residents care and take pride in their Domain. A feeling of ownership by the community is essential.

Implementation

- Provide concession prices to hot pools for residents within the district.
- Include the community in management decisions through consultation processes associated with this management plan.
- Form a Domain management committee and as time and costs permit, establish a promotions position for the Domain.



Policy 2.3 Domain Activities

Provide a range of activities in keeping with the theme of the Domain, and rationalise existing activities in order to provide for new developments.

Explanation

The success of the Domain cannot rely on the spa facilities alone. People only spend on average one hour in the hot pools. Improvement of pool facilities and promotion of other activities is required to ensure longer visitor staying time. Similarly, some of the existing activities may need to be rationalised to allow further developments to occur, without compromising their cultural and historical integrity. Any alterations or changes to the Domain require the approval of the Historic Places Trust.

Implementation

- Allow for inclusion of activities that enhance water recreation with the Domain, such as upgrade of pools to include water slides and other related activities, with approval of the Historic Places Trust.
- Highlight activities that lead from the Domain such as mountain walks, mountain biking, mineral waters, therapeutic massage and day spa, accommodation, entertainment, adventure shop, or other activities that are complementary to activities in the Domain.
- Promote a range of time-related activities from half a day visit to perhaps 5-day activities, which may include long distance walks, boating trips.
- Provide activities to suit a range of age groups and budgets, from backpackers to exclusive resort patrons.
- Rationalise existing facilities in the Domain such as the croquet fields to allow further development and other sports while maintaining adequate croquet facilities to allow continued use in the domain. Other sports shall be compatible with croquet and bowls, such as mini putt, up to a maximum size of an existing green.
- Re-use existing buildings where new use is compatible and can be carried out without unduly compromising the architectural and heritage integrity of the structures and their surrounds.
- Allow for equipment hire for minor activities within the Domain, such as volleyball nets, petanque sets, badminton.
- Allow for outdoor events such as open-air concerts, ceremonies, and markets and continue to actively promote Domain Day.



Continue to promote bush walks and other activities that lead from the Domain, February 2005. Isthmus Group.

Policy 2.4 Car Parking Facilities

Ensure localised car parking is maintained and provided to business areas within the Domain, without compromising its open space and heritage integrity.

Explanation

The current parking areas are limited to roadside parking on the upper access road and a small area adjacent to the No. 2 Bath House off Wilson Street. Outside the Domain, there are a number of parking spaces along the Whitaker Street frontage and in the parking areas on Boundary Street. While it is desirable to keep car access to the Domain to a minimum, in order to market the Domain adequately for business ventures some additional parking is needed. A qualified Traffic Engineer must approve all parking concepts and where they are located within the Domain must have approval by the Historic Places Trust.

Implementation

- Establish new car parking on Whitaker Street, designed so that it is integrated with the Domain through tree planting, consistent use of materials, and central median planting (see also policy 4.1).
- Establish and improve car parking on Wilson Street – at present there are four existing parks. The landscape plan allows for additional parks.
- Provide improved parking for mobility-impaired access to the pools on the upper Domain road and improved pedestrian access. The current landscape plan allows for 22 car parks on the upper Domain road.
- Should the DOC garage be removed, establish a small car parking facility to maximise car parking spaces, or utilise as an outdoor space as part of the Domain House commercial venture.



- Improve existing car parking at the Wyborn pools in accordance with the attached landscape plan.
- Provide service car parking next to the Cadman Bath House in accordance with the attached landscape plan.
- Improve car access, parking and pedestrian safety to the upper Domain road in accordance with the attached landscape plan by:
 - Realigning the road to create a one-way system from Boundary Street to the turnaround by No. 2 Bath House, and two-way for the remainder from the proposed roundabout to Wilson Street
 - Widening the road adjacent to the Wyborn Pool building
 - Realigning the Wilson Street entrance
 - Parking on one side only.



Whitaker Street provides good opportunity to provide additional car parking and create the main vehicle entrance for the Domain, February 2005. Isthmus Group.



Objective 3

Ensure the Domain remains a vibrant attraction, and coordinate management of the Domain with other visitor facilities in Te Aroha.

Explanation

Historically the Domain has been a focus for the town, providing a range of commercial uses including the spa facilities, the tea kiosk, and water bottling ventures. Today the spa facilities are the only remaining business venture within the Domain. Potential still exists to establish businesses that enhance and enliven the Domain's presence with the town.

Policy 3.1 Business Viability

Ensure that business infrastructure within the Domain is supported by a viable business plan.

Explanation

Whilst business operations do not strictly fall within the reserve management plan, Council recognises that the vibrancy of the Domain depends on the commercial success of its business ventures. In order to develop the Domain's commercial infrastructure successfully, business needs to be viable and allow for changing markets. In the past some businesses have not thrived, and Council aims to put more emphasis on ensuring the heritage buildings are used for their intended purposes – catering for visitors to the Domain.

Implementation

- Appoint a skilled marketing manager in Council to develop the business infrastructure of the Domain. An appropriate title will be considered at the time of appointing the position.
- Develop a business plan to ensure the Domain offers commercially viable business opportunities.
- Revisit the marketing approaches once new development is established.
- Create a commercial seven-days-a-week tourism environment.
- Establish businesses that are in keeping with the style and activities associated with the Domain, for instance health-related activities, eateries, recreational facilities, and events.
- Allow for changing business ventures as public use of the Domain changes

Policy 3.2 Business Compatibility

Ensure that all businesses within the Domain's buildings are compatible with the theme of the Domain and the building, and do not compromise the integrity of the buildings and historical features.



Explanation

The use of the Domain's buildings is integral to its success and vibrancy. Unfortunately not all of the buildings can be used for their original purpose such as the bathhouses; therefore alternative use that is compatible with the character and theme of the Domain is encouraged. Any future alternative use for buildings needs to ensure that the activity or use is consistent with the Domain's heritage status, and that approval is sought from the Historic Places Trust prior to commencing any works.

Implementation

- Promote the re-emergence of the Domain as a therapeutic spa and passive recreational park and approach businesses that offer related services.
- Related services would include such activities as:
 - Health and beauty therapy including therapeutic massage and well-being facilities
 - Social gatherings, ceremonies, and conferences
 - Eateries and entertainment
 - Recreational activities that lead on to activities within the Domain and Te Aroha
- Invite and encourage activities that are not detrimental to the condition of the structure or fabric of the building.
- Consult any proposed use of the Domain's buildings with the Historic Places Trust and seek guidance from the Trust for managing any potential change in use.
- Ensure potential future tenants provide clear and comprehensive plans outlining the proposed use and identifying any requirements to alter or make additions to any parts of the heritage buildings.
- Ensure that the proposed building use will be compatible with its location in a reserve, and the proposed infrastructure.
- Issues such as opening hours, need for servicing vehicles, and signage must be compatible with the building's location within a public Domain that has particular heritage status. It is not preferable to encourage business that will require additional infrastructure needs to those already proposed in the management plan.

Policy 3.3 Cadman Bath House

Promote and highlight the Cadman Bath House as the focal point and main attraction of the Domain.

Explanation

The Cadman Bath House is an iconic feature within the Domain and is the dominant building encountered when entering the reserve from Whitaker Street. Its design and location being sited on a prominent plateau provides the focal point to the Domain's entrance. Its symmetrical orientation and architecture should be reflected in the landscape design of the Domain.



In many respects the Cadman Bath House is the main entrance to the Domain experience, and its prominence within the reserve should be highlighted and emphasised. At present the building is generally hidden from view and physically dissected from Whitaker Street by the dense overgrown vegetation on the Domain frontage.

Implementation

- Provide a grand entrance and improved link from Whitaker Street to the Cadman Bath House that reinforces the symmetrical and formal character of the building, whilst providing a sense of arrival to the front entrance of the reserve.
- Open views from Whitaker Street to the Cadman Building (see also policy 4.1).
- Ensure new planting does not compromise views to the Cadman building but instead highlights the buildings presence.
- Any improved access from Whitaker Street to the Domain shall be pedestrian only with wide steps from Whitaker Street level to the Domain level, and centralised on the Cadman Bath House.
- Whilst steps may be a permitted activity the access will be subject to a publicly notified resource consent process with full public consultation.
- Any works to the reserve may only proceed with the approval of the Historic Places Trust.

Policy 3.4 Museum Location

Maintain the Museum Location adjacent to or on the periphery of the Domain.

Explanation

At present the Te Aroha-and-District Museum Society is located in the Cadman Bath House. The Museum Society currently has 15 years of its current lease remaining with a 30-year right of renewal. The Museum contains a wide range of exhibits, some linked closely to the original Domain and spa history, and many associated with the broader Te Aroha and Matamata-Piako District communities.

The Museum's exhibits are integral to interpreting the historical and cultural significance of the Domain, Township and wider District. While Council supports the location of the Museum within the Cadman Bath House, it also acknowledges that alternative future use of the building may be proposed. Should the need arise for the Museum Society to relocate from the Cadman Bath House, Council's policy is to ensure that the Museum Society agrees to any relocation, ensuring that the Museum remains within the periphery of the Domain and sited in a suitably modified or purpose built building that meets the Museum Society's approval.



Implementation

- Work closely with and support the Museum Society to ensure that business activity within the Cadman Bath House is viable.
- Investigate options for extending opening hours of the Museum.
- Should the Museum Society relocate from the Cadman Bath House, an exit strategy shall be implemented, addressing issues such as time frames, and provision of an alternative location that suites both Council and the Museum Society.
- Ensure that any possible relocation of the Museum is to a purpose built or suitably modified building adjacent to or on the periphery of the Domain.
- Investigate the possibility of retaining exhibits that are specific to the Domain within its existing buildings, and retaining other exhibits not directly associated with the Domain to the main collection, should the Museum Society relocate.

Policy 3.5 Other Visitor Facilities

Encourage provision of further visitor facilities with Te Aroha and incentives to business owners.

Explanation

In order to actively promote Te Aroha as a Spa Resort Town, facilities for visitors are needed. Council and the Business Association should encourage the provision of further visitor information, accommodation, and incentives and methods for doing this need to be investigated.

Implementation

- Encourage the use of the town's heritage buildings for accommodation facilities.
- Investigate methods of providing incentives to local businesses to market Te Aroha as a Spa Resort Town.
- Encourage other enterprises that bring visitors to Te Aroha, such as tour bus stopovers and regular transport excursions between main centres such as Hamilton, Tauranga, Matamata, and Auckland.
- Improve visitor facilities within the Domain, including general upgrade of public toilets, seating and signage.
- Extension of the Information Centre opening hours should be investigated as usage of the Domain increases.



While some accommodation facilities exist in Te Aroha, there is further potential to provide a range of accommodation experiences in the towns other heritage buildings. Grand Tavern (former hotel) February 2005. Isthmus Group.



Objective 4

Integrate the Te Aroha Domain as a centrepiece of the town.

Explanation

The Domain is visually isolated from the town, and almost feels hidden out of view. Integration with the town needs to be improved so that the Domain is more prominent in the town.

Policy 4.1 Whitaker Street Entrance

Extend the presence of the Domain into the town and develop Whitaker Street as the main entry point to the Domain.

Explanation

Whitaker Street connects to the main thoroughfare of Te Aroha. Developing the entrance from Whitaker Street will improve connection of the Domain to the township, create a front entrance to the Domain, provide greater opportunity for car parking, and ease of finding its location. Developing Whitaker Street as the main entry will ensure vehicles travel at a suitable speed for appreciating the Domain, and will ensure that the Domain becomes the dominant feature of the street.

Implementation

- Any upgrade of Whitaker Street is subject to design by a qualified traffic engineer, and comply with relevant traffic standards.
- Announce the Whitaker Street entry through visual cues such as entry gates, avenue planting of selected trees, and signage that is in keeping with the Edwardian character.
- Remove dense shrubs along the road frontage that block views into the Domain, retain the best tree specimens, and establish views to the Cadman building from Whitaker Street
- Upgrade all entrances into the Domain.
- Improve signage from within the town centre to the Domain

Policy 4.2 Signage

Provide clear signage from the Township to the Domain, and seek methods to improve tourist signage to the Domain from surrounding State Highways.



Explanation

Improved signage is important for directing visitors and stopover travellers to the Domain. Whilst methods are being sought to improve visibility of the Domain to the Township, clear signage is important to direct visitors to the reserve. Tourist signs on State Highways are also acknowledged as being important and Council will endeavour to work with Transit New Zealand to identify the need for tourist signage to Te Aroha from the main State Highways.

Implementation

- Review all existing signage in the town to the Domain, and identify where new signage is required e.g. at major intersections.
- Provide directional signs showing location of features associated with the Domain, such as access to the mountain and entry points for paths, tracks and picnic areas.
- Work with Transit NZ to identify a strategy for providing improved tourist signage from surrounding State Highways to the Domain.



Corner Whitaker and Boundary Street, February 2005. Isthmus Group Ltd.

Policy 4.3 Township History

Seek guidance from the Historic Places Trust to identify the important historical features in the town, and highlight the connections between the history of the town and the Domain.



Explanation

In order to reinforce the historical connection of the Township to the Domain, there needs to be greater improvement visual integration. Connections may be by way of heritage trail, landscaping throughout the town, building style and exterior.

Implementation

- Provide signage from the Domain that are consistent with signs in town that identify historic features of interest, using the continuity of design to reinforce the historical links
- Continue to promote the heritage trail.
- Investigate developing a colour theme for key historic buildings in the town that is consistent with the buildings in the Domain, or that highlights the buildings' distinct character. A heritage architect shall establish any such colour theme.
- Request that the Historic Places Trust undertake an inventory of the historic buildings in town.
- In collaboration with the Museum prepare historic information such as walking tour guides and displays that encourage exploration and understanding of the Domain and the township as a complete Edwardian spa town.



Heritage Trail Signage, Whitaker Street, February 2005. Isthmus Group Ltd.

Policy 4.4 Domain Expansion

Develop mechanisms to expand the Domain by identifying linkages to other reserves within the Te Aroha Township.

**Explanation**

The Te Aroha Domain is a historic site and therefore utilisation of space is limited to approval by Historic Places Trust. In order to better integrate the Domain with the Township and enable establishment of further activities, connections through the reserve network should be investigated. This may include for instance visually connecting the Domain to other reserves such as Herries Park with similar planting and furniture style. This will also open opportunity to provide for additional visitor activities that may not be compatible with the Domain but better suited to other reserves.

Implementation

- Investigate development of a Te Aroha Township strategic master plan identifying the open space network, heritage trails, and roads, and how linkages between these may be better utilised.
- Identify other heritage buildings or land within this network that may provide Council with options for possible future strategic purchasing.
- Investigate further development of the heritage trail, bush and river walks.
- Identify tree species and planting style that will provide a coherent visual link with the Domain.



Appendix 1

Landscape Concept Plan

Development Approach

The development approach is based on a series of key principles that guide the design and construction of the project. These principles are:
 1. Sustainability: The development is designed to be sustainable, using green building practices and materials.
 2. Community: The development is designed to be a vibrant community, with a mix of housing types and amenities.
 3. Quality: The development is designed to be of high quality, with attention to detail in the architecture and landscaping.
 4. Flexibility: The development is designed to be flexible, allowing for future changes and improvements.
 5. Safety: The development is designed to be safe, with secure parking and pedestrian paths.

Proposed Development Areas

- 1. West Parking**
 Provide secure parking for all vehicles, including bicycles, and include a dedicated area for carpooling and car-sharing.
- 2. Green & Energy**
 Integrate green roofs and solar panels to reduce energy consumption and improve air quality.
- 3. Active Green Space**
 Provide a mix of green spaces, including lawns, gardens, and trees, to improve the microclimate and provide recreational opportunities.
- 4. Community Village**
 Create a central community hub with a mix of retail, dining, and social spaces, including a community center and a public square.
- 5. Outdoor Bath House**
 Provide a high-quality outdoor bath house with a mix of hot and cold water pools, a spa, and a sauna.
- 6. Landscaping and Gardens**
 Integrate a mix of landscaping and gardens, including native plants and trees, to improve the aesthetic and ecological value.
- 7. New Food Hall**
 Provide a new food hall with a mix of local and international cuisines, including a market and a cafe.
- 8. Shared Fitness Centre**
 Provide a shared fitness centre with a mix of cardio and strength training equipment, including a pool and a sauna.
- 9. Pedestrian Walk**
 Provide a dedicated pedestrian walkway with a mix of paths and crossings, including a bridge and a tunnel.
- 10. Shared Library**
 Provide a shared library with a mix of books, magazines, and digital resources, including a study area and a community room.
- 11. Shared Plaza**
 Provide a shared plaza with a mix of seating, landscaping, and art, including a fountain and a sculpture.
- 12. Additional Wood Pole Deck Fencing**
 Provide additional wood pole deck fencing to improve safety and security, including a gate and a lock.

Key

- Existing Green Space
- New Green Space
- Existing Path
- New Path
- Existing Building
- New Building
- Existing Parking
- New Parking
- Existing Road
- New Road
- Existing Fence
- New Fence
- Existing Wall
- New Wall
- Existing Gate
- New Gate
- Existing Lock
- New Lock



TE AROHA HOT SPRINGS DOMAIN

Client: Matarua Park

Project Name: Development Overview Plan

Scale: 1:1000

Date: 10/10/2023

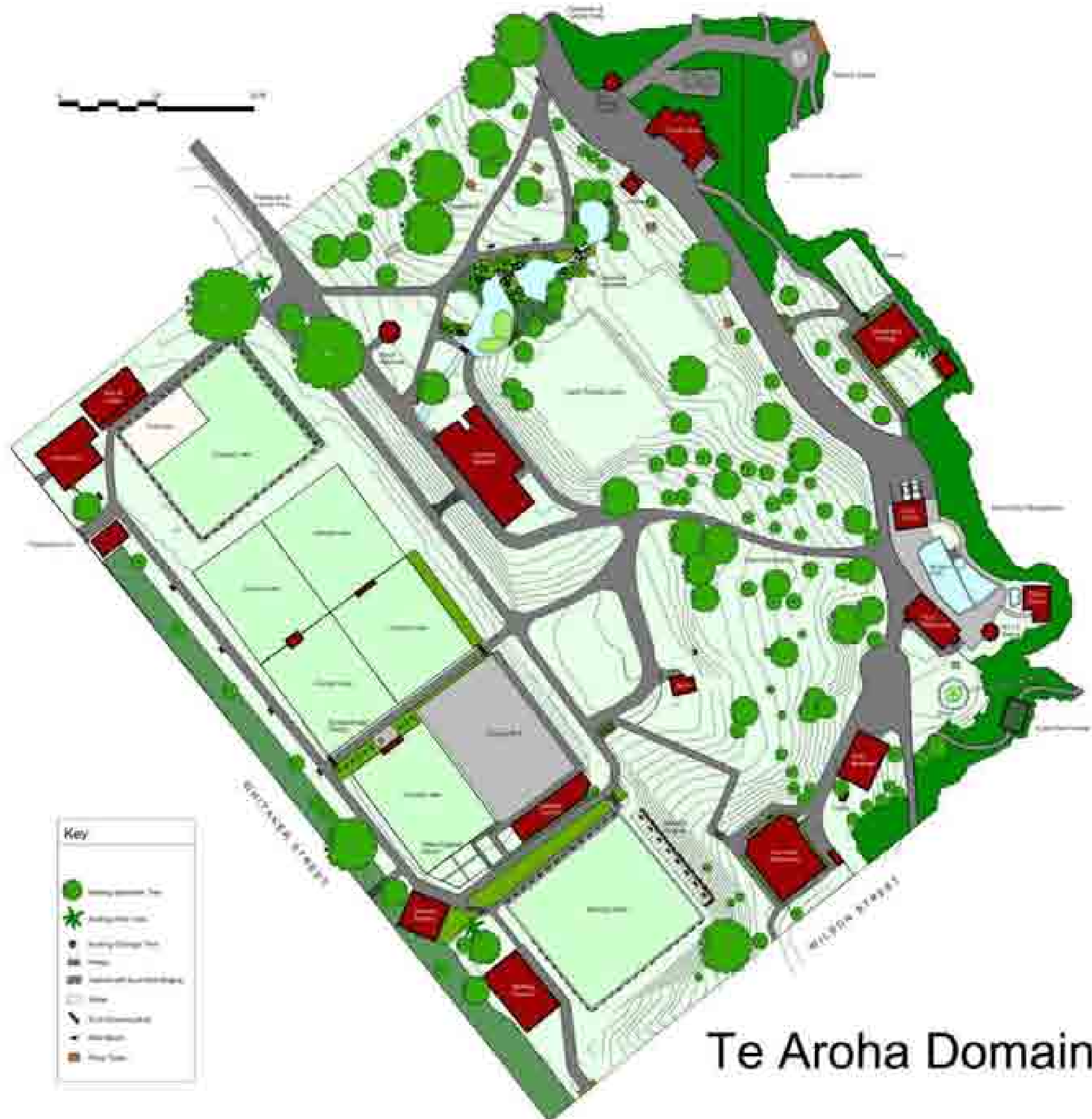
Project No.: 2023/01

Sheet No.: C2



Appendix 2

Existing Site Plan



Te Aroha Domain