



Rata-tu Management Plan (Kihikihi Heritage Precinct)

December 2013

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ENGINEERS • PLANNERS • SURVEYORS

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PART ONE: INTRODUCTION AND BACKGROUND

1 PREFACE

1.1 HERITAGE PRECINCT

The northern entry to Kihikihi is characterized in part, by an assortment of Council-owned parcels located on the western side of State Highway 3 (SH3). The parcels comprise a combination of Local Purpose Reserve and fee simple land. The Local Purpose Reserves generally mark the site of the colonial Rata-tu redoubt (now destroyed). Isabella Temple Cottage and the historic Kihikihi Police House are also located on the Local Purpose Reserve. Collectively this cluster is referred to as Rata-tu.

The geographic scope of this Reserve Management Plan is illustrated by Figure 1 below.

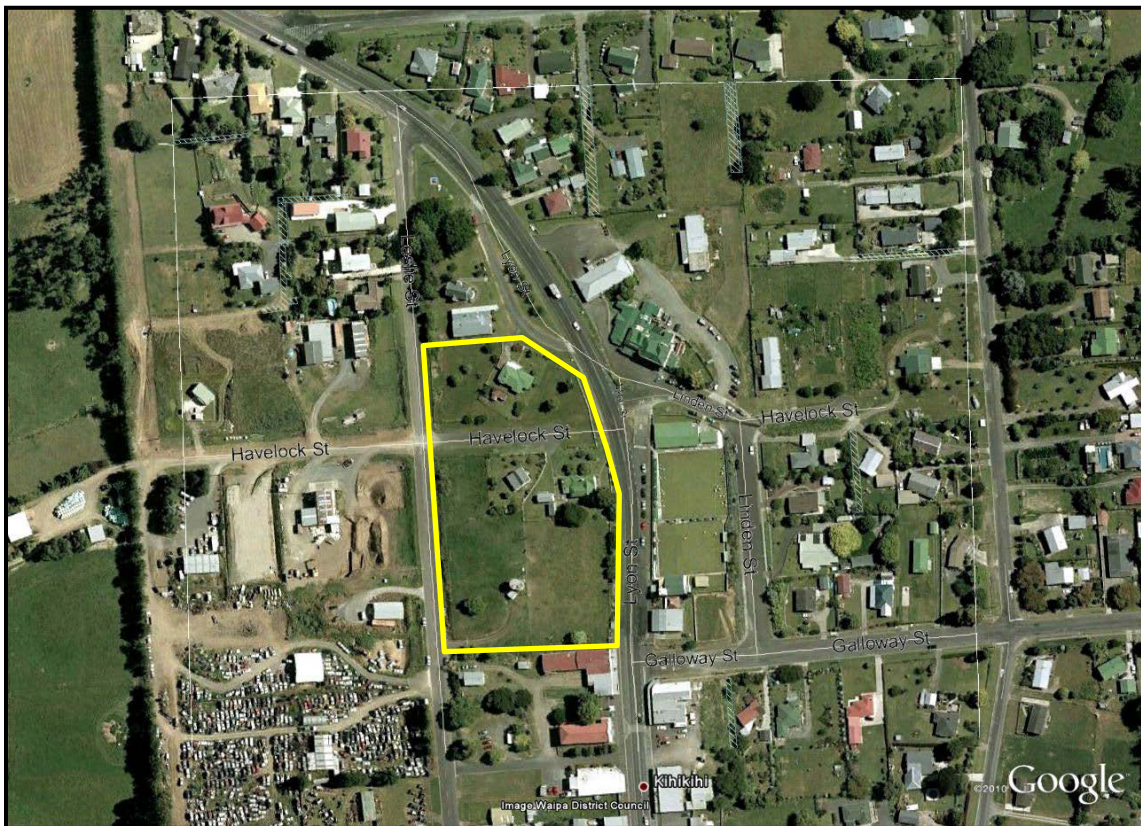


Figure 1: Properties Covered by this Management Plan.

The Alpha Hotel and the Anglican Church are adjacent neighbours to the north of the Council reserves. Both properties are of historic significance to Kihikihi and are recognized as such within the Waipa District Plan. Intuitively, the Alpha Hotel and the Anglican Church are supporting components of Rata-tu and contribute towards defining the township's northern gateway. However, this Management Plan will have no effect upon the management of those privately owned properties. Whilst this Management Plan

makes reference to the Alpha Hotel and the Anglican Church, it is simply to acknowledge their significance within the context of the wider Rata-tu precinct.



Figure 2: Old Police House (left) and Temple Cottage (right) Viewed from State Highway 3.

1.2 PURPOSE OF THE RESERVE MANAGEMENT PLAN

A management plan is a working document which sets out the objectives and policies of management and how these should be achieved. It also records changes and additional information as it becomes available.

A management plan provides the framework within which all future management of a property will be carried out, and describes it in a way which will be readily understood by all who might be affected. A management plan is not just a record of what is being done now. It should draw together all the relevant descriptive information on the property, re-examine current practices and provide a foundation on which all future management practices are based.

Typically, a management plan has several requirements:

- It must be comprehensive. Omissions may give rise to ambiguity and misinterpretation.
- It must be practical and permit some flexibility within prescribed limits. Without flexibility it will be self-defeating.
- It must be clear, concise and easy to understand with a simple and effective message.

- It must provide for review so that changing circumstances can be taken into account.

The Reserves Act 1977 imposes a requirement on Councils to prepare a Reserve Management Plan (RMP) for all Recreation Reserves. Whilst there is no such requirement for a Local Purpose Reserve, Council can choose to prepare one for a Local Purpose Reserve if there are efficiencies and benefits to be had in doing so. Given their historic associations, Council intends to manage these Kihikihi reserves in a like-manner, and therefore there are efficiencies to be had by developing a collective RMP.

1.3 MANAGEMENT PLAN PROCESS

The Reserves Act 1977 defines the procedure for preparing RMP's. The procedure is summarised in **Figure 3** below. Once adopted, the RMP can be reviewed at any time to adapt to changing circumstances. The Council will undertake a desktop review of the RMP at 10 yearly intervals, to ensure that the RMP remains current. This review process is provided for within the Reserves Act. Any changes will be subject to Waipa District Council approval.



Figure 3: Procedure for Preparation of a Reserve Management Plan

1.4 HOW TO USE THIS MANAGEMENT PLAN

This Management Plan is presented in three parts:

- **Part 1** provides background and context to Rata-tu. It confirms the legal classification of the precinct and includes an explanation of the statutory and strategic framework of this Reserve Management Plan.
- **Part 2** contains detailed Objectives for the management of the precinct. It also outlines Policies which will enable the Objectives to be met and the method of their implementation.
- **Part 3** includes detailed supporting material such as the proposed Landscape Development Plan that incorporates themes from Council's recent upgrade works to Kihikihi's main street.

1.5 LINKAGE WITH URBAN RESERVES MANAGEMENT PLAN

Bowling Club land situated to the east of State Highway 3 is currently referenced in Council's 'Urban Reserves Management Plan – Volume 2'. The Urban Reserves Management Plan (URMP) is a generic Management Plan which encompasses all urban reserves within Pirongia, Kihikihi and Ohaupo. The URMP was adopted by Council in 2006. The URMP will remain fully operative as the Bowling Club reserve sits outside the scope of this Management Plan.

2. STATUTORY CONTROLS

This section contains the background information relating to the statutory framework within which the Reserve Management Plan has been prepared.

2.1 RESERVES ACT 1977

The current legislation for administering reserves in New Zealand is the Reserves Act 1977 (the Reserves Act). The purpose of the Reserves Act is set out in Section Three of that Act, and is quoted below. The Act is administered by the Department of Conservation for the purpose of:

- (a) *Providing, for the preservation and management for the benefit and enjoyment of the public areas of New Zealand possessing-*
 - (i) *Recreational use or potential, whether active or passive; or*
 - (ii) *Wildlife; or*
 - (iii) *Indigenous flora or fauna; or*
 - (iv) *Environmental and landscape amenity or interest; or*
 - (v) *Natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value:*
- (b) *Ensuring, as far as possible, the survival of all indigenous species of flora and fauna, both rare and commonplace, in their natural communities and habitats, and the preservation of representative samples of all classes of natural ecosystems and landscape, which in aggregate originally gave New Zealand its own recognisable character;*
- (c) *Ensuring, as far as possible the preservation of access for the public to and along the sea coast, its bays and inlets and offshore islands, lakeshores and riverbanks, and fostering and promoting the preservation of the natural character of the coastal environment and the margins of lakes and rivers and the protection of them from unnecessary subdivision and development.*

The Reserves Act requires that every reserve (other than a Local Purpose Reserve) have a Management Plan prepared for it. Once this Plan has been adopted by the local authority, it is subject to continuous review so that it adapts to changing circumstances or increased knowledge about the reserve. The review procedure is outlined in the Reserves Act and typically requires a public notification and submission process (refer **Figure 3**).

Through implementation tools such as the Waipa District Plan, the Resource Management Act 1991 (RMA) promotes the sustainable management of natural and physical resources. Reserves are recognized by the Waipa District Plan as physical resources, and development controls are in place to manage those resources in a sustainable manner.

OPERATIVE DISTRICT PLAN

Under the Operative District Plan, the Council-owned land located north of Havelock Street has a General Zoning, whereas reserve land to the south of Havelock Street is notated as Reserve. The reserve component south of Havelock Street has an underlying Zoning of 'Residential.' Therefore, notwithstanding constraints imposed under the Reserves Act, compatible activities are permitted within the precinct, subject to compliance with the relevant performance standards for the respective zones.

The reserves affected by this Management Plan are identified within the Operative District Planning Maps as per **Figure 4**. An explanation of the Planning Map notations is included in **Figure 4A**.

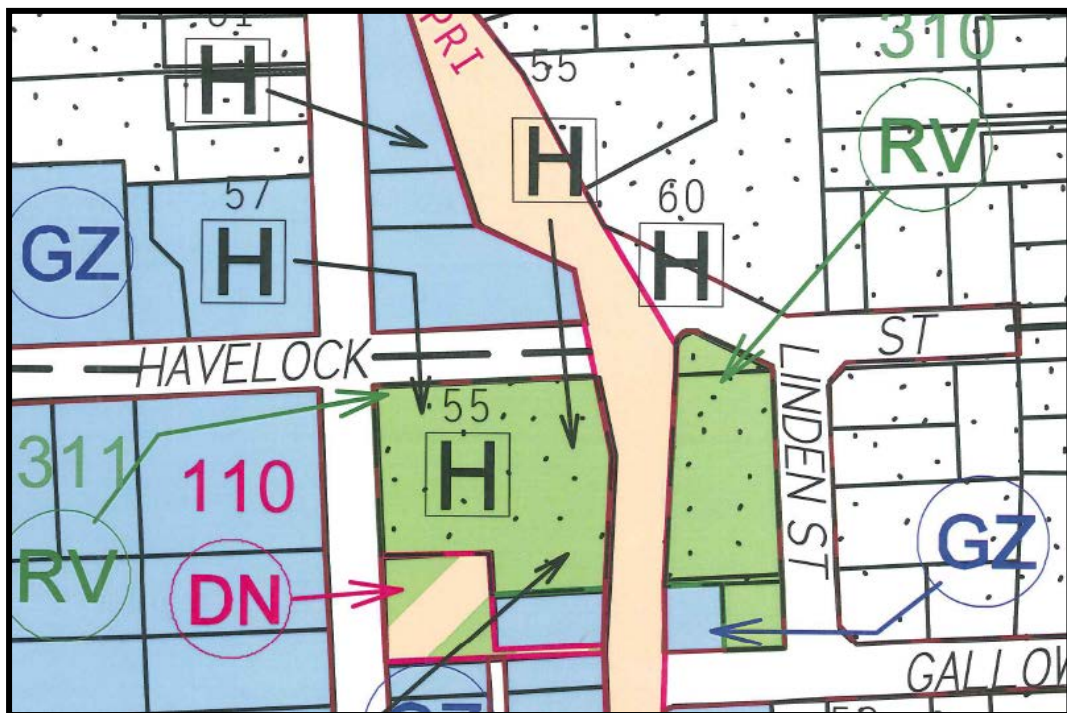


Figure 4: Notations from the Operative District Plan



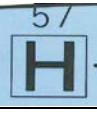
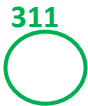

| Legal Description | Notation | Meaning | Classification | Underlying Zone |
|--|---|--------------------------------------|-----------------------|-----------------|
| Part Allotment 404, Town of Kihikihi CT 433897* |  | Kihikihi Military Redoubt (Rata-tu) | Local Purpose Reserve | Residential |
| As above |  | Constable's House and Police Station | Local Purpose Reserve | Residential |
| As above |  | Isabella Temple Cottage | Local Purpose Reserve | Residential |
| As above |  | Reserve Notation | Local Purpose Reserve | Residential |
| As above |  | Designation – Water Supply Reservoir | Local Purpose Reserve | N/A |
| Part Allotment 331 (SA365/68) and 421 SA49B/151 Town of Kihikihi | N/A | N/A (Shaw House and Vacant Redoubt) | Not Classified | General |

Figure 4A: Planning Map Notations

*Residual Crown land.

Archaeological and heritage sites such as the former Rata-tu redoubt, Isabella Temple Cottage and the Police House are protected under the Operative District Plan. Additionally, the District Plan contains the following objectives and policies relating to heritage protection:-

“Objective HG1

To identify in the District Plan all heritage objects and areas of archaeological, historical, cultural, spiritual, scientific or ecological significance.

Objective HG4

To protect heritage objects and areas from adverse effects of incompatible uses and activities.

Policy HG3

To advise the New Zealand Historic Places Trust of proposed significant developments involving identified Heritage Objects and Areas.”

PROPOSED DISTRICT PLAN

At the time of preparing this Draft Reserve Management Plan, the Proposed Waipa District Plan (Proposed Plan) had been notified and the hearings process was underway. Under the Proposed Plan, the Council-owned land immediately north of Havelock Street is zoned ‘Commercial’, whereas the land located immediately south of Havelock Street is zoned ‘Reserve’. The underlying zoning concept of the Operative Plan has been replaced by a stand-alone ‘Reserve Zone’ which has specific objectives, policies and rules relating to reserves in general.

Amongst other things, the Proposed Plan provides for the following as a Permitted Activity within the Reserves Zone:

- Activities and buildings as provided for in a reserve management plan under the Reserves Act 1977 that are in accordance with the reserve classification and purpose, or in a Reserve Concept Plan developed with community consultation under the Local Government Act 2002;
- Passive recreational use;
- Conservation activities; and
- Temporary events and activities on reserves as provided for in a Reserve Management Plan under the Reserves Act 1977, and adopted after May 2012, or in a Reserve Concept Plan developed under the Local Government Act 2002.

The reserves affected by this Management Plan are identified within the Proposed District Planning Maps as per **Figure 5** below.

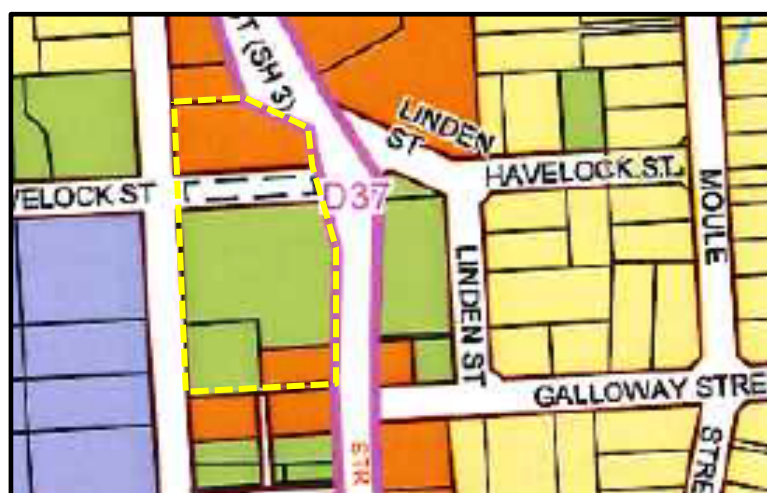


Figure 5: Relevant Zonings as Identified in the Proposed District Plan

The purpose of the Historic Places Act 1993 is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand. In achieving the purpose of the Act, persons are required to recognize the following:-

- (a) *The principle that historic places have lasting value in their own right and provide evidence of the origins of New Zealand's distinct society; and*
- (b) *The principle that the identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage should—*
 - (i) *Take account of all relevant cultural values, knowledge, and disciplines; and*
 - (ii) *Take account of material of cultural heritage value and involve the least possible alteration or loss of it; and*
 - (iii) *Safeguard the options of present and future generations; and*
 - (iv) *Be fully researched, documented, and recorded, where culturally appropriate; and*
- (c) *The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga.*

Relevant definitions under the Historic Places Act 1993 are as follows:

“Historic Area” means an area of land that –

- (a) *Contains an interrelated group of historic places; and*
- (b) *Forms part of the historical and cultural heritage of New Zealand; and*
- (c) *Lies within the territorial limits of New Zealand.*

“Historic Place” means –

- (a) *Any land (including an archaeological site); or*
- (b) *Any building or structure (including part of the building or structure); or*
- (c) *Any combination of land and a building or structure, that forms part of the historical and cultural heritage of New Zealand and lies within the territorial limits of New Zealand; and*
- (d) *Includes anything that is in or fixed to such land.*

“Archaeological site” means any place in New Zealand that—

- a) *Either—*
 - (i) *Was associated with human activity that occurred before 1900; or*
 - (ii) *Is the site of the wreck of any vessel where that wreck occurred before 1900;**and*
- (b) *Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand*

Under Section 10 of the Historic Places Act 1993, all archaeological sites, whether recorded or not, are protected and may not be destroyed, damaged or modified without authority from the New Zealand Historic Places Trust. The reserves affected by this Management Plan are all associated with human activity prior to 1900, and therefore the provisions of the Historic Places Act 1993 are of particular relevance.

The archaeology present in Kihikihi is evident along the Lyon Street ridgeline, as shown by the Archsite map below.

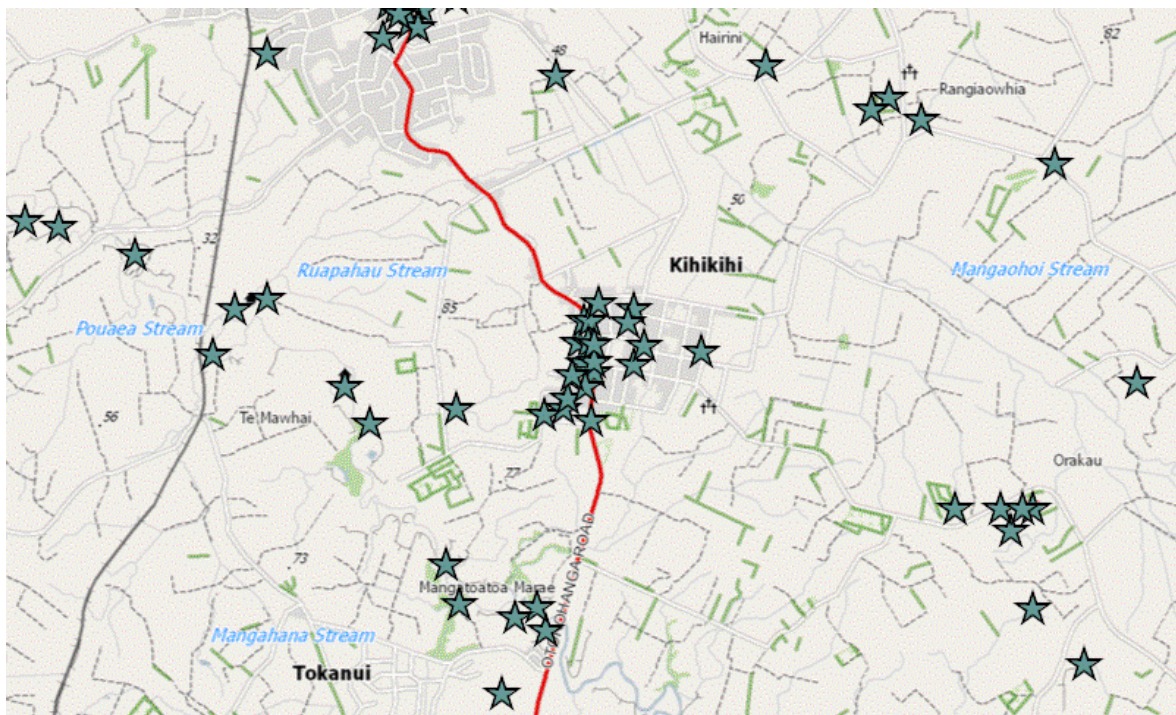


Figure 6: Map courtesy of Archsite: The New Zealand Archaeological Association’s Archaeological site recording scheme

The Waikato Raupatu Claims Settlement Act 1995 (the 1995 Act) gave effect to certain provisions of the Deed of Settlement between Her Majesty the Queen in right of New Zealand (the Crown) and Waikato-Tainui dated 22 May 1995 (the 1995 Deed). The 1995 Act settled certain Raupatu claims made to the Waitangi Tribunal by Robert Te Kotahi Mahuta, the Tainui Maaori Trust Board and Ngaa Marae Toopu on behalf of Waikato-Tainui (Wai 30).

Some of the land contained within Rata-tu is Crown derived, and as such constitutes 'residual Crown land' subject to the good faith agreements of the 1995 Waikato Tainui Deed of Settlement of the Raupatu. It means, in part, that any proposal to dispose of, or grant new or subsequent rights over these lands (post-settlement), needs to ensure that there is no breach or conflict with the Settlement.

This plan has been revised in the interests of aligning with the Waikato-Tainui Environmental Plan 2013 (WTEP). Direct and active consultation with Waikato-Tainui Te Kauhanganui Incorporated (Waikato Raupatu River Trust) is appropriate, as the land holding trustee with the delegation to consider Rights of First Refusal matters and whether a conflict or breach with the settlement exists, notwithstanding any liaison undertaken with NITOW or any third party.

This Reserve Management Plan acknowledges that, as residual Crown land, Waikato-Tainui possess rights with respect to Part Allotment 404 Town of Kihikihi (Computer Freehold Registers 433897 and 433898) although the Certificates of Title lacks this notation. However, the Reserve Management Plan does not seek to change the reserve's underlying status (Local Purpose Reserve – Community Buildings), or grant rights which would otherwise undermine the intent of the Settlement.

3. STRATEGIC CONTEXT

This section puts the Reserve Management Plan into context within Council’s overarching strategic framework. The various documents listed below are used to inform a range of services and activities, including but not limited to the provision and maintenance of reserves.

3.1 TAI TUMU TAI PARI TAI AO – THE WAIKATO-TAINUI ENVIRONMENTAL PLAN 2013 (WTEP)

The WTEP outlines key environmental management, restoration and care principles applicable across the Waikato-Tainui rohe. The plan provides guidance to external agencies to enhance collaboration and strategic planning outcomes in the form of issues, objectives, policies and methods. In particular, Chapter 12 Riro Whenua Atu, Me Hoki Whenua Mai - Rights of First Refusal On Crown Lands explains that Rights of First Refusal is a real opportunity for Iwi to reclaim confiscated lands. To ensure that resolution of a historic grievance does not give rise to a further grievance, Waikato-Tainui clarify that their active interests are in the subsequent lease or any new user rights that are granted over residual Crown land to another entity or for a different use. As Rata-tu contains residual Crown land, the WTEP is a key focus document for the Council in its day to day administration.

3.2 10-YEAR PLAN 2012-2022

The 10-Year Plan is Council’s major planning and decision-making document for the future of Waipa District. It describes what Council is going to do, when it is going to be done and how much it is going to cost. All Councils in New Zealand are required to produce a 10-year Plan and the Plan must be reviewed every three years. The Plan is a focus document for promoting the wellbeing of the community, ensuring that Council is meeting the needs of the community and advancing the achievement of community outcomes.

Community outcomes are an integral part of the 10-Year Plan, because they represent the goals and aspirations of the community, which in turn guide Council’s long term planning. Council’s overall mission statement is “to promote the wellbeing of the people of the Waipa District” and community outcomes help to achieve this.

The 2012-2022 Plan identifies 11 community outcomes that are aligned to four wellbeing themes. These are:

1. Economically progressive;
2. Environmental and Cultural Champions;
3. Connected with our Community; and
4. Socially responsible.

Effective reserve management planning helps us to remain connected with our community. Reserve management plans typically advocate the protection of special areas and recognize the linkage between healthy environments and healthy people. This Reserve Management Plan is structured to support the above-listed community outcomes.

3.3 WAIPA 2050 GROWTH STRATEGY (2008)

Waipa 2050 is a growth strategy for Waipa District. Council initiated the Waipa 2050 project in 2008. The project sought to identify what Waipa should look like by 2050 and identified the measures that would be necessary to give effect to that vision. The Growth Strategy is one of a number of supporting strategies needed to give effect to Futureproof.

The Strategy envisages that by 2050, the combined population of Kihikihi and Te Awamutu will have grown from 12,700 persons (2006 Census) to approximately 22,000 persons. It is envisaged that cultural heritage will play a key role in attracting tourists to the region, and in retaining persons who might otherwise have been passing through the District. Sites such as Rata-tu, which are strategically located adjacent to the State Highway network, are well placed to give effect to that vision. The Waipa 2050 Strategy recognises the importance of 'soft infrastructure' (such as reserves) to cater for the needs of increased population.

3.4 TE AWAMUTU AND KIHIKIHI TOWN CONCEPT PLANS (2010)

The Te Awamutu and Kihikihi Town Concept Plan (the Concept Plan) forms part of the Waipa 2050 project and was adopted by Council in June 2010. The purpose of the Concept Plan is to assist in achieving the Council's vision for the Waipa District as the "Home of Champions – a great place to live, work and play." The Concept Plan seeks to define and enhance the town's relationship with its immediate physical environment and achieves this by providing objectives, principles and strategies that respond to the inherent qualities of Kihikihi.

Relevant objectives associated with the Kihikihi Town Concept Plan include the following:-

OBJECTIVE 1 – ROLE AND IDENTITY

Continue to build on and enhance Kihikihi's distinctive heritage character and image as a vibrant rural community in the heart of the Waikato.

OBJECTIVE 2A – LAND USE

Provide for appropriate land uses that enhance the economic wellbeing of Kihikihi and contribute to the town's cultural and social wellbeing.

OBJECTIVE 6 – PUBLIC SPACE, STREETS AND RESERVES

Maintain and enhance Kihikihi’s public space, streets and reserves

OBJECTIVE 7 – VIEWS AND LANDMARKS

Protect and enhance vistas and street views that celebrate significant buildings and features, and reinforce visual connections to wider rural and natural landscape features.

These objectives are to be achieved by (amongst other things):-

- Enhancing Kihikihi’s town entrances through appropriate streetscape design and land use, and by requiring future land use to celebrate Kihikihi’s cultural and natural heritage.
- Creation of a Heritage Precinct that can act as a tourist destination and provide for supporting industries.
- Identifying and enhancing access to, and information about significant natural, Māori and European heritage features within the town.
- Protecting and enhancing important view corridors through the addition of street trees, and the protection of views across open space.

3.5 WAIPA DRAFT OPEN SPACE STRATEGY (2008)

A Draft Open Space Strategy (Draft Strategy) was prepared by Waipa District Council in June 2008. The purpose of the Draft Strategy was to identify existing land resources and to identify the need for additional reserves to meet future community growth. Whilst not a binding document, the Draft Strategy was intended as a high level vision for open space and was to signal Waipa’s open space intentions for the future.

The Draft Strategy has not been adopted and made operative by Council. It is based upon population projections that are now outdated and that have been superseded by Waipa 2050 data. Nonetheless, the Draft Strategy includes a vision for reserves provision within Waipa District which is partially applicable to Rata-tu:

“The needs of the community for open space and recreation opportunities, together with protection of natural and historic features and enhancement of the urban environment are met through the provision and development of a variety of open space”

3.6 ENVIRONMENT STRATEGY (2010)

Waipa District Council adopted an ‘Environment Strategy’ in February 2010. The purpose of the Strategy is to promote a vision for environmental change within Waipa District and to identify the issues, goals and actions necessary to give effect to that change. Central to the Strategy is an ‘environmental vision’ which derived from a combination of Community

Outcomes (associated with the Long Term Council Community Plan) and the Waipa 2050 Growth Strategy. Council’s vision for the environment is as follows:

“Waipa is a place where communities value their environment and work collaboratively to ensure Waipa remains a productive, attractive and a desirable place to live, work and play; and

Communities strive for continual improvement, environmental understanding together with economic, cultural and spiritual wellbeing.”

Goal 4 of the Environment Strategy relates to the importance of partnerships in order to achieve strategic environmental management outcomes. Partnerships with community groups (such as ‘the Temple Cottage Committee’ and ‘the Kihikihi Police House Restoration Trust’) are a potentially efficient means of giving effect to reserve management plan objectives.

3.7 COMMUNITY LEISURE PLAN (2002)

A key document that provides guidance as to the development and provision of recreational facilities in the Waipa District is the Waipa District Council’s *Community Leisure Plan* (May 2002).

The Community Leisure Plan articulates the following Vision:

“Waipa is a District with vibrant and diverse leisure opportunities based on its natural environment, quality infrastructure, strong traditions and partnerships, and timely innovation.”

3.8 HERITAGE POLICY AND IMPLEMENTATION STRATEGY (2004)

Waipa District Council adopted a Heritage Policy and Implementation Strategy in December 2004, the overriding purpose of which was to safeguard and enhance the heritage of Waipa District. The Strategy comprises five policy areas and associated objectives, all of which are of relevance to this Management Plan. The strategic framework is summarised in the Table below.

| Policy Area | Key Outcomes / Objectives |
|-------------------------------|---|
| i. Heritage Database | - An accurate and informative heritage database. |
| ii. Regulation and Protection | - Effective and enforceable regulations - Development and promotion of non-regulatory protection mechanisms. |

| | |
|---|---|
| <p>iii. Advocacy and Education</p> | <ul style="list-style-type: none"> - Increased awareness through promotion of heritage trails and associated publications. - Access to educational and informative museum collections. |
| <p>iv. Heritage Protection Incentives</p> | <ul style="list-style-type: none"> - Voluntary protection of heritage values. - Heritage protection is perceived as a rewarding and worthwhile initiative rather than an unwanted intervention. |
| <p>v. Heritage Partnerships</p> | <ul style="list-style-type: none"> - Meaningful and productive partnerships are established with heritage stakeholder groups. - Waipa District Council is recognised as an informed and knowledgeable heritage stakeholder. |

4. LINKAGES WITH THE SURROUNDING ENVIRONMENT

4.1 KIHIKIHI TOWNSHIP

Kihikihi township is located approximately 1.5km south of Te Awamutu. In the early 1800s Kihikihi was a Ngāti Maniapoto stronghold comprising a cluster of thatched houses surrounded by cultivated fields and peach trees. After British forces occupied Te Awamutu and Rangiaowhia in 1864, they moved swiftly to occupy Kihikihi where on the 24th of February, they looted and burnt Rewi Maniapoto's house. Pre-European and early Colonial heritage now characterize the township, with reminders of both being evident throughout the length of the main street, such as the Town Hall; a Category 2 Historic Place to the Register of the New Zealand Historic Places Trust.

4.2 KIHIKIHI DOMAIN

Kihikihi Domain was initially called the Kihikihi Recreation Reserve, but its name was changed in 1883 when the Kihikihi Town Board was formed. Kihikihi Domain is a Council-administered recreation reserve located on the eastern boundary of Kihikihi Township. Although the Domain hosts a variety of sports ranging from speedway and cricket to rugby and polo, it is best known as an international venue for equestrian sports. Kihikihi Domain is the largest, grassed, open space Reserve administered by the Waipa District Council. Aside from the strategic significance of State Highway 3 and heritage attractions of the main street, the Domain drives the largest number of visitors to the township.

4.3 STATE HIGHWAY 3

State Highway 3 (SH3) is one of New Zealand's eight national highways serving the west coast of the North Island. SH3 is administered by the New Zealand Transport Agency (NZTA) and runs north to south through the Waipa District in parallel with State Highway 1. SH3 literally bisects what was once the Rata-tu redoubt, and therefore has archaeological remnants on both sides of the highway. SH3 is significant insofar as it presents both 'exposure' opportunities (to through traffic) and access safety issues for visitors.

4.4 ALEXANDRA REDOUBT, PIRONGIA

Originally constructed in 1869 and rebuilt three years later, Alexandra Redoubt is one of the best preserved earthworks of the New Zealand Land Wars. The redoubt was one of a chain of fortifications built between Auckland and the Waikato, and unlike the Rata-tu Redoubt, survives almost entirely intact. The relevance of the Alexandra Redoubt is that it is representative of military fortifications which were prevalent in frontier towns such as Kihikihi.

4.5 ALPHA HOTEL

The Alpha hotel dates from 1868 and takes its name from the first letter of the Greek alphabet. Alpha, both as a symbol and as a term, is used to reference the first or most significant occurrence of something. Historically, the Alpha Hotel was the first alcohol-serving inn north of the 'dry' King country, and is therefore of social and community significance in terms of Kihikihi's early Colonial development. The Alpha Hotel sits on 'fee simple' rather than 'reserve' land, and therefore falls outside of the scope of this Management Plan. Nonetheless, it sits within the wider Rata-tu precinct, being added in 1985 as a Historic Place to the Register of the New Zealand Historic Places Trust and has protection under the District Plan.

4.6 THE KIHIKIHI BOWLING CLUB

The Kihikihi Bowling Club is overlooked by Rata-tu and is located on a recreation reserve immediately south of the historic Alpha Hotel. The Rata-tu redoubt originally extended across SH3 towards the Bowling Club. The recreation reserve therefore has a close physical association with a number of nearby heritage sites. The Bowling Club contains the World War One Memorial Hall and monument that were added to the Register of the New Zealand Historic Places Trust as a Category 2 Historic Place in 1985.

4.7 ŌRĀKAU MONUMENT

Located approximately 4km south-east of Kihikihi, the Ōrākau monument marks the site of the most famous battle of the New Zealand Land Wars. The battle at Ōrākau (31 March – 2 April 1864) proved to be the last battle in the Waikato and is popularly remembered as the last stand of Rewi Maniapoto. It was from Te Awamutu and the Rata-tu redoubt in Kihikihi that Imperial troops marched to the battle of Ōrākau, hence its association with Rata-tu.

4.8 REWI MANIAPOTO RESERVE

Located 250m south of Rata-tu on the corner of Whittaker Street and Lyon Street, the 'reserve' is neither Council-owned nor classified under the Reserves Act 1977, though it is maintained by Waipa District Council in association with the Rewi Maniapoto Reserve Committee. This 'reserve' is of historic significance to Kihikihi because it contains the government monument and burial site of Ngāti Maniapoto chief Rewi Maniapoto. As a prominent Kīngitanga leader, Rewi is remembered for his military prowess during the Waikato war of 1863–64 and for leading the final Māori stand at Ōrākau, 5 kilometres to the east. Rata-tu has an association with Rewi Maniapoto insofar as troops from the Rata-tu redoubt were amongst those who attended the battle at Ōrākau.

4.9 MAJOR JACKSON'S HOUSE

The 'Jackson House' was built in 1879 by Major William Jackson (1832-1889). Originally a farmer from Papakura, William Jackson later joined and became a figurehead for the Forest Rangers during the Māori Land Wars. At the end of hostilities Jackson entered Parliament for two terms, representing first Waikato and then the Waipa electorates. The relevance of the Jackson House is its association with the Māori Land Wars during a defining period of Kihikihi's history. In 1985 Major Jackson's house was added to the Register of the New Zealand Historic Places Trust as a Category 2 Historic Place.

4.10 STOCKADE RESERVE, WHITMORE STREET, KIHIKIHI

The 'Stockade Reserve' had a variety of descriptive titles and names during the Waikato Land Wars, including: the 'Commissariat Reserve', 'military stockade' and 'Government Paddock'. The site was used by the colonial forces and armed constabulary following the occupation of Kihikihi and became the base of the Waikato 2nd Militia (as did Alexandra – Pirongia). No military engagements occurred at the reserve; rather cavalry horses were grazed and stores were maintained. More recently the site has become known as the 'Alexandra Reserve'. The site is included in *The Waikato War of 1863-64: A Guide to the Main Events and Sites* written by Neville Ritchie.

5. RESERVE CLASSIFICATION

Rata-tu comprises a combination of Local Purpose Reserves and land held in fee simple title. Although Local Purpose Reserves are not statutorily required to have a Reserve Management Plan, Council has opted to prepare one in the interests of best practice, and to ensure consistency of management decisions. By preparing this Management Plan in accordance with the principles set out in Sections 23 and 41 of the Reserves Act 1977, it is intended to ensure that Plan preparation is a transparent and inclusive process.

Section 23 of Reserves Act stipulates that a Local Purpose Reserve is for the purpose of “providing and retaining areas for such local purpose or purposes as are specified in any classification of the reserve”. The relevant classifications and legal descriptions associated with the Heritage Precinct are listed in the table below:

| Legal Description and location | Area | CT Gazette Reference. | Reserves Act Status |
|--|--------------|-----------------------|---|
| Pt Allotment 331 Town of Kihikihi ('Shaw House' 18 Lyon Street) SA365/68 | 0.2858 Ha | N/A | No Reserve status (fee simple) |
| Pt Allotment 404 Town of Kihikihi (Police House, Temple Cottage and surrounds) CT 433897* | 0.6060 Ha | NZGZ 1981 p3065 | Local Purpose (Community Buildings) Reserve |
| Allotment 421 Town of Kihikihi (vacant / redoubt) SA49B/151 | 0.0825 Ha | N/A | No reserve status (fee simple) |
| Pt Allotment 404 Town of Kihikihi (Water Tower) CT 433898* | 0.1765 Ha | NZGZ 1981 p1573 | Local Purpose (Water Supply) Reserve |

**Residual Crown Land*

6. RESERVE VALUE DESCRIPTIONS

6.1 HISTORICAL AND CULTURAL VALUES

Rata-tu's heritage and cultural values stem from Kihikihi's pre-European and early Colonial history. Kihikihi was historically the headquarters of the Ngāti Maniapoto tribe, with buildings such as the 'Hui-te-Rangiora' located on the southern slopes of the Rata-tu ridge. Kihikihi was invaded by Colonial troops in February 1864, which from that point on, left an indelible footprint of Colonial life. Surviving remnants which characterise that era include the old Police House and cells and Isabella Temple Cottage.



Figure 7: Kihikihi Water Tower (disused)

POLICE HOUSE AND CELLS

The Old Police House was designed by the Public Works Department in 1907. The house was built by McKinnon and Miller of Hamilton and remained in use as a Police Station until 1967. The police cells located adjacent to the house are not original to Kihikihi. The original cells were removed off site when the house was vacated by the police. The existing cells are replacement structures which were subsequently transported from the Te Awamutu Police Station to Kihikihi. In 1985, the Police House was added to the Register of the New Zealand Historic Places Trust as a Category 2 Historic Place.



Figure 8: Old Police House



Figure 9: Police House Jail

ISABELLA TEMPLE COTTAGE

The Isabella Temple Cottage was built by Charles Temple in 1870 and was originally located on the Alexandra Stockade Reserve in Kihikihi. Charles Temple was a Forest Ranger under Major Jackson and a member of the Armed Constabulary. Isabella Temple (Charles's granddaughter) was born in the cottage in 1898 and lived there until shortly before her death in 1990. The cottage was bequeathed to the Te Awamutu Historical Society who relocated the Cottage to Rata-tu in 1992/93. The heritage value associated with Temple Cottage stems from a combination of its architectural significance (one of the last surviving examples of a constabulary cottage) and its sociological connections with early Colonial settlers.

RATA-TU REDOUBT

The Rata-tu redoubt originally extended from the Rata-tu precinct across State Highway 3 and into what is now the Kihikihi Bowling Club. Although only archaeological remnants of the redoubt are likely to survive, its construction marked a significant milestone in the history of Kihikihi for two reasons. Firstly, the redoubt displaced / destroyed a Māori settlement that previously stood on this site. Secondly, the redoubt provided a foothold for neighbouring European colonization. The precinct's association with the historic redoubt renders it an 'archaeological site' and it therefore enjoys protection under the Historic Places Act 1993.



Figure 10: Approximate redoubt location from late 19th Century survey plan

REWI MANIAPOTO

Rewi Maniapoto was a Maniapoto chief who led rebel Kingitanga forces during the British invasion of the Waikato during the New Zealand Wars. He was born in 1807, and he died in 1894. Rata-tu inevitably has a strong association with Rewi Maniapoto and early Māori settlement. Although the precinct is distinct from Ōrākau and from Rewi's eventual memorial, the historic significance of Rewi Maniapoto needs to be acknowledged.

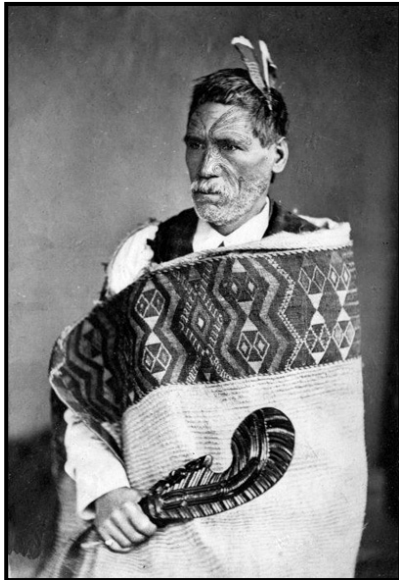


Figure 11: Rewi Maniapoto



Figure 12: Rewi Maniapoto Reserve

CHRIST CHURCH (ANGLICAN)

The Anglican Christ Church is neither Council-administered property nor a Gazetted Recreation Reserve and is not subject to the constraints of this Management Plan. Nonetheless, as a contemporary of Rewi Maniapoto, it provides historical context and can be considered an integral part of the wider precinct boundary. The church has been in continuous service since its erection in 1881 and has strong associations with the King Movement.



Figure 13: Christ Church



Figure 14: Christ Church

In addition to its sociological importance, Christ Church is of architectural significance as a largely in-tact church by the Reverend Phillip Walsh. The church is also synonymous with the changing role of women in the church, having been the first Anglican Church to have a female vicar in the Waikato. In March 2011, Christ Church was added to the Register of the New Zealand Historic Places Trust as a Category 2 Historic Place. The Church enjoys protection through the provisions of the Waipa District Plan. As a site associated with pre-1900 activity, the site also has archaeological protection through the Historic Places Act 1993.

ALPHA HOTEL

Like the Anglican Christ Church, the Alpha Hotel (the Alpha) is neither Council-administered property nor a Gazetted Recreation Reserve, and as such, it is not subject to the constraints of this Management Plan. Dating from 1871, however, the Alpha is a contemporary of Rewi Maniapoto, Major Jackson and the Temple Cottage. It therefore provides historical context for the Council-administered reserves and is an integral part of the wider precinct boundary. Aside from its architectural qualities, the heritage value associated with the Alpha stems from its sociological significance. It derives its name from being the first public house north of the 'dry' King Country.



Figure 15: Alpha Hotel

6.2 TOPOGRAPHY AND GEOLOGY

The Rata-tu precinct sits on an elevated plateau on the site of the former Rata-tu Hill. From Te Awamutu, State Highway 3 rises on the approach into Kihikihi, with Lyon Street generally following a ridge. The southern and mid-sections of the precinct are generally flat, but gradually slope above the level of SH3 as the precinct progresses southwards. The highpoint of the precinct is marked by the former water tower (now disused), which overlooks the remainder of the site. With the exception of buildings and a community garden, the majority of the precinct to the west of State Highway 3 is grassed, and mown on a regular basis. In general, the soil is highly modified and can generally be described as moderately fertile yellow-brown loams, which are susceptible to slight erosion when

cultivated. Kihikihi comprises part of the Puketoka Formation with a pumice alluvium and conglomerate substrate.

6.3 NATURAL ENVIRONMENT

The essentially urban and highly modified nature of Rata-tu means that there are no obvious aspects of the natural environment that can be considered significant or noteworthy. The majority of the precinct is either developed or grassed and, despite a small number of mature trees to the south of the Police House, it is not a habitat which is particularly supportive of native flora or fauna.

6.4 LANDSCAPE VALUES

From the top of Rata-tu Hill and the proximity of the water tower, the precinct enjoys open vistas in an easterly and westerly direction towards Maungatautari and Pokuru respectively. The undulating nature of the precinct and existing buildings prevent 360 degree views of the surrounding landscape. Although generally of an 'open aspect', the landscape values associated with this reserve derive more from landmark structures within set within the landscape, than from the landscape itself.

6.5 SOCIAL AND RECREATIONAL VALUES

The historic nature of Rata-tu means that it has value for a combination of social and recreational reasons. The presence of the former Rata-tu redoubt and its association with the Waikato Land Wars are representative of Kihikihi's early social evolution, as are the surviving community buildings which now populate the site. The western part of the precinct fulfills a social function by providing meeting place venues for community groups, and through promotion of Isabella Temple cottage and the Police House as an educational resource. In contrast, the eastern part of the precinct is predominantly recreational by nature and is home to the Kihikihi Bowling Club.

6.6 ARCHAEOLOGICAL VALUES

The Andersons or Kihikihi Hotel was thought to be sited opposite the Alpha Hotel NZAA site record S15/396 (refer Appendix 25). The hotel was moved to the site circa 1870s and was used as a boarding house until it was destroyed by fire. Evidence (crushed glass) was discovered during construction of the church hall and in the berm of Havelock Street adjacent.

7. HISTORIC AND CURRENT SITE ISSUES

Stakeholder consultation undertaken between May and July 2011 identified the following as site-specific issues concerning Rata-tu (*some of which have been addressed through the street upgrade project in 2013**):-

7.1 VISIBILITY AND PROFILE

The precinct enjoys a strategic location on the northern gateway into Kihikihi. The ongoing visibility of facilities from State Highway 3 is important in terms of passive surveillance and the ability to attract passing visitors.

7.2 ARCHAEOLOGICAL CONSTRAINTS

As an archaeological site associated with pre-1900 human activity, the precinct enjoys protection under the Historic Places Act. The archaeological significance is viewed as both a development constraint and a tourist opportunity. Although redevelopment of the former Rata-tu redoubt is not supported, site interpretation is seen as desirable.

7.3 SUSTAINABILITY

The greatest threat to the sustainability of the precinct is the under-use (or disuse altogether) of existing heritage buildings. There is strong community support for the continued use of the Temple Cottage and the Police House as heritage educational facilities. Versatility and adaptability are important to securing sustainable community uses.

7.4 INCREMENTAL DEVELOPMENT

Development associated with Rata-tu has tended to be incremental and unplanned. The precinct lacks a coordinated 'master-plan' (or vision) to build upon the themes and opportunities that the site has to offer. Whilst a Reserve Management Plan will go some way towards addressing that shortfall, a more holistic approach is needed towards site development.

7.5 SCOPE OF HISTORIC SIGNIFICANCE

In terms of Council-administered land, the historic significance of the precinct is limited to Isabella Temple Cottage and historic police activities. The relevance of the former Rata-tu redoubt and the significance of Kihikihi as a frontier town are under-stated. The precinct needs to make more of its pre-European and early Colonial associations.

7.6 WATER TOWER

The water tower is of little architectural or historic significance. Whilst it occupies an elevated position with the potential for a 'scenic lookout', it is not considered integral to the precinct. Added to this, retention of the water tower is likely to impose earthquake-proofing requirements under the Building Act 2004 which would render it uneconomic to repair. The site is also specifically Gazetted as Local Purpose (Water Supply) Reserve, which limits alternative use until such times as the reserve classification is changed.

7.7 GATEWAY SIGNAGE

There is strong support for the principle of 'gateway signage' on the northern entrance to Kihikihi. However, road alignment and poor visibility mitigate against placement of such signage on the western side of State Highway 3 or within Rata-tu itself.*

7.8 SEGREGATION CAUSED BY ROADING

The bisecting nature of State Highway 3 segregates the historic Alpha Hotel from historically contemporary buildings on the western side of SH3. A lack of public toilets within Rata-tu also necessitates visitors (especially children) having to cross the State Highway in order to access the Memorial Hall facilities. This is perceived as an unnecessary safety risk.

7.9 LIMITATIONS ON THE SCOPE OF MANAGEMENT PLAN

Despite legal limitations of including non-reserve land within a Management Plan, there is support for referencing adjacent, privately-owned historic sites as part of the wider Rata-tu precinct (e.g. Alpha Hotel and Anglican Church).

7.10 PLAYGROUND EQUIPMENT

The inclusion of playground equipment within Rata-tu is not supported on traffic safety grounds.

7.11 LYON STREET EMBANKMENT

The reserve embankment opposite Memorial Hall is considered in need of upgrading and repair. The visibility of north-bound drivers on Lyon Street is impeded by the embankment. The removal of trees and vegetation on the embankment boundary would improve visibility of Rata-tu.*

7.12 CAR PARKING

Promotion of the Precinct for educational purposes is expected to increase demand for on-site parking. A more formalised access and parking arrangement is considered necessary to support multiple land use activities.

7.13 TITLE STATUS

Section 13 of the Waikato Raupatu Claims Settlement Act 1995 requires that all residual Crown land held on Certificates of Title be notated as being subject to Section 11 of that Act. The Certificate of Title associated with Part Allotment 404 Town of Kihikihi currently lacks that notation. Whilst the omission does not pose any day-to-day site management consequence, the planning process provides a housekeeping opportunity to update the Certificate of Title.

PART TWO: OBJECTIVES, POLICIES AND ACTIONS

8. HERITAGE AND CULTURAL VALUES

Although Rata-tu has tangible remnants of early Colonial life, the township is also synonymous with Māori settlement and with Rewi Maniapoto in particular. Therefore, the heritage and cultural values associated with the precinct are neither exclusively European nor exclusively Māori. Rather, it is representative of Kihikihi's social transition from the mid-19th century onwards. Importantly, this Management Plan recognises that the Council-administered precinct has historic and cultural associations which transcend the reserve boundaries.

Consideration has been given to the classification status of the Precinct under the Reserves Act 1977, and whether its status should be changed (at least in part) from Local Purpose Reserve to Historic Reserve. On balance, re-classification of the site as an Historic Reserve did not find favour because of the more stringent restrictions which would accompany such a classification. Retention of Local Purpose Status is a means of ensuring flexibility for future development.

| Objective(s) |
|---|
| 8.1 The cultural and historic values of Rata-tu are recognised, protected and promoted. |
| Policies |
| 8.1 To ensure the protection of significant historic or cultural features within the Waipa District Plan. |
| 8.2 To recognize and provide for the interpretation of historic or cultural features within Rata-tu. |
| 8.3 To liaise with Nga Iwi Toopu O Waipa, New Zealand Historic Places Trust, the Waipa Heritage Council and other relevant stakeholder groups on issues of historic or cultural significance. |
| 8.4 To ensure that the significance of Rata-tu is promoted through District Museums and through Council heritage publications. |
| 8.5 To ensure that lease agreements reflect the presence of significant historic features and that leases holders are aware of the conservation responsibilities that will impose. |

| | |
|-----|---|
| 8.6 | To ensure that archaeological authorities are sought from the New Zealand Historic Places Trust for all works with the potential to disturb an archaeological site. |
| 8.7 | To ensure that resource consents are applied for, as appropriate, for works affecting listed heritage items within the Waipa District Plan. |
| 8.8 | Subject to meeting the requirements of the District Plan, to enable development which promotes the culture and heritage of the locality. |

Actions and Implementation

- Ongoing liaison with Nga Iwi Toopu O Waipa, New Zealand Historic Places Trust and the Waipa Heritage Council to ensure that sites of cultural or historic significance are recognized.
- Inform contractors, staff and leaseholders about Council’s obligations and discovery protocols under the Historic Places Act 1993.
- Provide for the identification and protection of heritage sites within the Proposed District Plan.
- In consultation with relevant stakeholders, decide on the appropriate form of interpretation for features of historic or cultural significance within the Rata-tu.
- Ensure that features within Rata-tu are appropriately recognised within the Te Awamutu Museum and heritage publications (such as ‘Heritage Trail Brochures’).
- Ensure that the historic authenticity of the buildings is retained through RMA consenting processes.
- Ensure that protocols for the issue of Project Information Memorandum (PIMs) include consideration of heritage items.
- Review lease agreements to ensure that sites containing archaeological and / or heritage values are reflected in the lease documentation, and that lease-holders are aware of the responsibilities that that will impose.
- Design and implement on-site interpretation of the former Rata-tu Redoubt.
- Update relevant Certificates of Title to reflect associations with the Waikato Raupatu Claims Settlement Act 1995.

9. ACCESS AND PARKING

Enjoyment of Rata-tu is contingent upon continued freedom of entry and access. Access is available from either Lyon Street (servicing the Anglican Church and Allotment 331 Town of Kihikihi) or Leslie Street (servicing the Old Police House and Isabella Temple Cottage). Although no new vehicular accesses are contemplated from Lyon Street, ongoing pedestrian access from that frontage is critical. Given no additional vehicle accesses are contemplated, and the portion of Havelock Street between Leslie Street and Lyon Street is unlikely to ever be formed, it is logical to consider and pre-empt the stopping of this portion of Havelock Street through this Management Plan.

The principal demand for on-site car parking stems from visitors to Isabella Temple Cottage, the Old Police House and the Anglican Church. To date, the sealed access from Leslie Street and informal (grassed) parking has generally been sufficient to meet existing on-site needs. The Anglican Church also enjoys use of road side parking off Lyon Street on the berm of the former Te-Awamutu – Kihikihi Road. In time, however, demand for on-site parking is expected to increase as the popularity of the precinct grows. This Management Plan recognises and provides for that eventuality.

| Objective(s) | |
|--------------|---|
| 9.1 | Access opportunities are maximised without compromising the safety of the surrounding road network or the open space and heritage qualities for which the precinct is valued. |
| 9.2 | On-site parking is provided to the extent practicable for on-site activities, and in a manner that is sympathetic to the character of the Precinct. |
| Policies | |
| 9.1 | To maintain a formalised, sealed access off Leslie Street as the primary site access. |
| 9.2 | To provide sufficient formed, off-street car parks to the extent practicable for on-site activities, including provision for a bus park. |
| 9.3 | To utilise the Leslie Street road berm for bus-parking purposes, and as a potential overflow parking area. |
| 9.4 | To minimise the visual impacts of car parking by integrating car park areas with formalised landscaping. |
| 9.5 | To ensure that access to Rata-tu (pedestrian and vehicular) is appropriately signposted. |

Actions and Implementation

- Create formed car parks in accordance with the Landscape Development Plan.
- Implement information signage to illustrate location of Rata-tu.
- Consider the provision of an alternative pedestrian access connecting Rata-tu with the rear of the Town Hall and adjacent car parking area.
- Progress the stopping of Havelock Street between Leslie Street and Lyon Street through the relevant provisions of the Local Government Act.

10. COMMERCIAL ACTIVITIES

This Management Plan permits commercial and retail activity which is associated with fundraising or temporary events and which is clearly ancillary to the community building / heritage purposes of the reserve. Council recognises that ancillary income-generating activities are essential for the sustainability of educational facilities such as the Temple Cottage and the Historic Police House. Council further acknowledge Waikato-Tainui's interest in residual Crown land and undertake to seek the view of Waikato-Tainui whenever new ventures are proposed over this residual Crown land.

Ancillary commercial and retail activity includes heritage tours and the hireage of existing heritage buildings. It also includes temporary events such as 'farmers markets' and 'craft fairs' which do not exceed one days duration.

The northern part of Rata-tu offers potential for fixed occupancy commercial activity, providing associated facilities are in keeping with the character of the Precinct, and the activity is located on fee simple land north of Havelock Street. Any such activity will be considered on a case-by-case basis and will be required to satisfy the consenting requirements of the Waipa District Plan.

| Objective(s) | |
|--------------|---|
| 10.1 | Ancillary commercial activities are accommodated to the extent reasonably necessary to promote the culture and heritage of the locality and to support temporary community events. |
| Policies | |
| 10.1 | That direct and active consultation with Waikato-Tainui Te Kauhanganui Incorporated (Waikato Raupatu River Trust) as the land holding trustee is initiated by Council when considering any new ventures proposed over CT 433897 and 433898 residual Crown land. |
| 10.2 | To allow mobile food and / or beverage vendors to operate without the need for a concession where the activity is associated with a fundraising or temporary community event. |
| 10.3 | To allow the Isabella Temple Cottage Association and the Kihikihi Police House Restoration Charitable Trust to operate on-site commercial activities without the need for a concession where activities are for fundraising purposes. |
| 10.4 | To require concessions for all other commercial activities, and to ensure that vendors and operators are licensed accordingly. |

10.5 Ensure that fixed occupancy commercial activity is located on fee simple land and that associated infrastructure is in keeping with the character of Rata-tu.

Actions and Implementation

- Develop a Concessions Policy as part of Council's policy framework.
- Develop an environment for the open exchange of operational information with Waikato-Tainui Te Kauhanganui.
- Maintain a concession database in order to:
 - Monitor the scope of commercial activity
 - Identify trends concerning supply and demand of ancillary services
 - Track income generated by concessions
 - Promote transparency in the handling and consideration of concessions.
- Develop (or update) assessment criteria and standard operating procedures for the consideration of concessions.
- Ongoing monitoring of concession conditions.

11. LANDSCAPE DEVELOPMENT

Rata-tu occupies a strategic location at the northern gateway to Kihikihi. As such, it has the potential to communicate a sense of place and identity to visitors approaching the town's CBD. The relationship between buildings and their landscape backdrop is important in terms of maintaining and / or developing precinct character. This Management Plan advocates the implementation of a Development Concept Plan to ensure that new development is fully integrated with, and complementary to, the existing landscape setting. The proposed Landscape Development Plan is intended to provide a degree of certainty as to the location of future land use activities. However, the Development Plan is not intended to be so prescriptive that it renders the Management Plan inflexible to new proposals.

| Objective(s) | |
|----------------------------|--|
| 11.1 | Development is integrated with and sympathetic to, the landscape characteristics of Rata-tu, including existing heritage buildings. |
| Policies | |
| 11.1 | To ensure that on-site development is consistent with the principles of the Landscape Development Plan. |
| Actions and Implementation | |
| | <ul style="list-style-type: none"> ▪ Consider the planting of a heritage fruit orchard, reminiscent of the pre-European orchards which once characterised this area. ▪ Consider the reinstatement of a feature rata tree, from which the Rata-tu Hill gets its name. ▪ Investigate the location of the original Rata-tu redoubt. If appropriate, consider on-site definition to show indicative location of the original redoubt (e.g. pavements) ▪ In the interests of creating visual cohesion, consider a standardised boundary treatment to define all frontages of Rata-tu. ▪ Form car parking areas in accordance with the Landscape Development Plan. ▪ Remove the redundant water tower. |

12. VEGETATION MANAGEMENT

There are no formal gardens within Rata-tu and the majority of open space is grassed. For the most part, vegetation management comprises the mowing of grass, though the upper-most level of the Rata-tu (around the water tower) is currently grazed. The site also contains a community vegetable garden which is maintained by the community. Waipa District Council assumes responsibility for weed control throughout Rata-tu, other than in areas leased to clubs and / or organizations.

| Objective(s) | |
|----------------------------|---|
| 12.1 | Vegetation is managed to a weed-free, mown standard, in a manner befitting of an urban public reserve. |
| Policies | |
| 12.1 | To mow grassed areas of Rata-tu in accordance with Council's operational standards. |
| 12.2 | To maintain Rata-tu as a weed-free environment. |
| 12.3 | To dispose of weeds and vegetation cuttings at an approved landfill site. |
| 12.4 | To ensure that herbicides are administered in strict accordance with manufacturer's guidelines and Health and Safety protocols. |
| 12.5 | To permit the continued grazing of areas not currently required for community purposes. |
| Actions and Implementation | |
| | <ul style="list-style-type: none"> ▪ Ensure that lease agreements reflect gardening, mowing and grazing responsibilities as appropriate. ▪ Ensure that (non-leased) grassed areas are mown on a regular basis, relevant to seasonal requirements. ▪ Ensure that the Landscape Development Plan provides for 'interim grazing' as appropriate, and for community gardens. |

13. BUILDINGS AND STRUCTURES

The use and enjoyment of public reserves can be influenced by the integrity and relevance of its associated buildings and structures. Rata-tu is home to a number of buildings, most of whom are associated with late nineteenth century Kihikihi. As heritage buildings, they are potentially 'at risk' from disuse and subsequent neglect. Therefore, their ongoing use and maintenance is important in maintaining the integrity of the reserve.

Other buildings, such as 'Shaw House' the Council-owned dwelling at 18 Lyon Street lend value to the reserve for different reasons. Shaw House contributes to the use and enjoyment of the reserve because it currently serves a community function. As a contemporary dwelling, however, Shaw House is stylistically out of context with its heritage neighbours and lends little to the aesthetics of this important Kihikihi gateway. This Management Plan therefore provides for its long-term removal when it no longer serves a community purpose and / or when an alternative period building becomes available to relocate to the site. Removal of Shaw House will provide opportunity for reserve enhancement in a manner more consistent with the Heritage Precinct theme.

The water tower located on Part Allotment 404 Town of Kihikihi is no longer functional and does not contribute towards the use and enjoyment of the reserve. It is not of architectural or historical significance as a community monument. Restoration and adaptation of the tower for alternative purposes will require compliance regarding Council's Earthquake-Prone Buildings Policy (2006) which is not considered economic. This Management Plan therefore provides for its removal.

| Objective(s) | |
|--------------|--|
| 13.1 | Buildings contribute to the use and enjoyment of the reserve, fulfil a community or commercial purpose, and are maintained to a high amenity standard. |
| 13.2 | Buildings are complementary to existing period buildings within Rata-tu, Kihikihi or its environs. |
| Policies | |
| 13.1 | <p>To permit the erection or relocation of building(s) subject to:-</p> <ul style="list-style-type: none"> - The building(s) having a sustainable community or commercial use which contribute to the use and enjoyment of the reserve. - The building(s) having an association with the heritage of Kihikihi or its locality. |

| | |
|------|---|
| 13.1 | <ul style="list-style-type: none"> - The building(s) being complementary to Rata-tu in terms of its architectural period. - The building(s) being sited within the 'development envelope' as indicated within the Landscape Development Plan. - Consideration of relevant District Plan assessment criteria including 'condition', 'location', 'safety', 'amenity' and 'landscaping'. - The building(s) being of a sufficiently high standard to maintain amenity values, to the satisfaction of Council's Parks and Reserves Manager. - The building owner(s) obtaining the necessary resource consents and building permits, as appropriate. |
|------|---|

| | |
|------|--|
| 13.2 | Those lessees are responsible for maintenance of their respective buildings. |
|------|--|

| | |
|------|--|
| 13.3 | To remove 'Shaw House' the Council-owned dwelling at 18 Lyon Street when no longer required for community purposes and / or when an alternative period building becomes available to relocate to the site. |
|------|--|

| | |
|------|---|
| 13.4 | To remove the disused water tower on Part Allotment 404 Town of Kihikihi. |
|------|---|

| | |
|-----------------------------------|--|
| Actions and Implementation | |
|-----------------------------------|--|

| | |
|--|--|
| <ul style="list-style-type: none"> ▪ Ensure that lease documents reflect lessee responsibilities concerning building maintenance. ▪ Undertake regular site inspections, as necessary, to ensure compliance with lease conditions. ▪ Replace Shaw House with a period building when it no longer serves a community purpose and when an alternative sustainable use is found. ▪ Investigate costs for removal of the disused water tower. Implement as funding permits. ▪ Consider the erection of a public toilet if / when public demand is justified. | |
|--|--|

14. SIGNAGE

Signage is an essential part of any Council reserve and fulfils a number of functions (e.g. publicising rights of access or highlighting operational restrictions). Council has an established signage format which ensures consistency from reserve to reserve. In addition to reserve identification signage, Rata-tu will require educational signage to explain the context and relevance of existing or former structures.

The use and enjoyment of the reserve will also benefit from directional signage, which should guide motorists and pedestrians to legalised points of access.

| Objective(s) | |
|--------------|---|
| 14.1 | Signs do not have an adverse impact on the amenity values of Rata-tu or upon neighbouring properties. |
| 14.2 | The reserve displays informative, high quality signage which enhances the use and enjoyment of the precinct, and provides context for the site's heritage significance. |
| Policies | |
| 14.1 | To ensure consistency of signage format by adopting standardised Council templates. |
| 14.2 | To ensure that the location and scale of signage does not detract from the amenity values of the reserve or neighbouring properties. |
| 14.3 | To ensure that Rata-tu is appropriately signposted through the strategic placement of signs on the surrounding road network. |
| 14.4 | To ensure that features of significance within Rata-tu have associated educational signage. |
| 14.5 | To liaise with precinct stakeholders over the content and location of educational signage. |
| 14.6 | To liaise with the New Zealand Transport Agency over proposed signage on State Highway 3. |

Actions and Implementation

- Commission directional signage for Leslie Street, opposite the existing reserve entrance.
- Commission reserve identification signage for the Lyon Street frontage (as per standard Council format).
- As funding permits, systematically update Heritage Trail signage with Council's educational signage templates.
- Ensure that locational signs and educational signs are 'permitted activities' within the Proposed Waipa District Plan.
- Develop educational signage to explain the relevance of the former Rata-tu redoubt.

15. LEASES

Leasing can provide long-term certainty for community groups wishing to utilize Council reserves. Whilst leasing is not appropriate for all reserves, it is an existing practice within Rata-tu which is set to continue. Leasing absolves Council from some day-to-day management responsibilities, but ultimately provides community organizations (such as the Isabella Temple Cottage Association) with longer-term certainty as to their future within the reserve. This Management Plan recognizes the value of leasing as a means of enhancing the use and enjoyment of the reserve. A schedule of existing leases is contained within section 23 of this Management Plan.

| Objective(s) | |
|----------------------------|--|
| 15.1 | Leasing activities do not undermine the qualities for which Rata-tu is valued. |
| Policies | |
| 15.1 | That direct and active consultation with Waikato-Tainui Te Kauhanganui Incorporated (Waikato Raupatu River Trust) as the land holding trustee is initiated by Council when considering any new ventures proposed over CT 433897 and 433898 residual Crown land. |
| 15.2 | To permit leased grazing of Rata-tu until such times as land is required for reserve development or community purposes. |
| 15.3 | To permit leasing by clubs and community groups where activities are consistent with the purpose of Rata-tu. |
| 15.4 | To ensure that lessees are responsible for the maintenance of their respective areas, including buildings, car parks and the mowing of grassed areas and that such responsibilities are articulated within the lease agreements. |
| Actions and Implementation | |
| | <ul style="list-style-type: none">▪ Develop an environment for the open exchange of operational information with Waikato-Tainui Te Kauhanganui.▪ Maintenance of a computerized lease database.▪ Monitoring of leased sections to ensure compliance with lease agreements.▪ Systematic review of lease agreements.▪ Advertising lease opportunities for tender as and when sections become available. |

16. ANIMALS

At the time of preparing this Reserve Management Plan, there were over 7,072 dogs within Waipa District, of which approximately 238 are registered to Kihikihi-based owners. Under Council's Dog Control Bylaw 2009, dogs are permitted within Rata-tu providing they are on a lead at all times. This Reserve Management Plan supports dog walking as a recreational activity because it promotes greater use and enjoyment of Rata-tu.

Part of the Precinct is already grazed by stock, and this practice is set to continue, subject to clearly defined, leasable areas. Small-scale grazing is acceptable until such times as those parts of the reserve are required for community purposes. However, due to public safety considerations, the grazing of bulls is not permitted.

| Objective(s) |
|---|
| 16.1. The potential for conflict between dogs and other reserve users is minimised. |
| 16.2 Opportunities for alternative (or shared) site management are maximised. |
| Policies |
| 16.1 To ensure that dogs are kept on a lead at all times. |
| 16.2 To provide for the grazing of stock until such times as areas are required for alternative community uses. |
| 16.3 To prohibit the grazing of bulls or other animals considered by Council to be a public safety concern. |
| Actions and Implementation |
| <ul style="list-style-type: none">▪ Ensure that reserve signage makes reference to the Waipa District Council Dog Control Bylaw 2009 or subsequent bylaw.▪ Ensure the provision and publicise the availability of, alternative off-lead dog exercise areas.▪ Ensure that potentially leasable grazing areas are identified on the Landscape Development Plan and are physically identifiable on site. |

17. FURNITURE

Appropriately designed and located, furniture can enhance the use and enjoyment of reserves. Reserve furniture typically comprises picnic tables, seating and litter bins. The Council-administered Rata-tu has no furniture at present, though picnic tables are located within the grounds of the Anglican Church. As visitors numbers increase to Temple Cottage and the Old Police House, so too will the demand for associated reserve furniture. Council will progressively provide this where there is an identifiable need.

| Objective(s) |
|---|
| 17.1 Reserve furniture of an approved, standard design is provided to meet identifiable needs. |
| Policies |
| 17.1 To provide reserve furniture where there is an identifiable need, and where it would facilitate better use and enjoyment of the Precinct. |
| 17.2 Where practicable, ensure consistency of new furniture with CBD public use furniture in terms of colour, style and theme. |
| Actions and Implementation |
| <ul style="list-style-type: none">▪ Canvas stakeholders and lessees on levels of demand.▪ Provide reserve furniture when there is demonstrable demand. |

18. FIRES

The need for open fires is not envisaged within Rata-tu. Furthermore, the heritage nature of existing buildings mitigates against the use of open fires because of their potential danger to public safety and property.

Objective(s)

18.1 Public safety and existing community buildings are protected from the risk of harm due to fires.

Policies

18.1 To prohibit the lighting of open fires within the Rata-tu.

Actions and Implementation

- Ensure that fire restriction is noted on reserve signage.
- Ongoing monitoring by Council staff.

19. CAMPING

Camping facilities are not provided for within the Rata-tu, and as such, the site is unable to operate in compliance with the Camp Ground Regulations 1985. Notwithstanding that, a limited amount of overnight camping is acceptable for mobile campervans providing the campervans are fully self-contained and certified in accordance with NZS 5465:2012 (New Zealand Standard for Self Containment of Motor Caravans). The site's location adjacent to the State Highway network is of potential value to en-route campers. Periodic overnight stays are also an added means of passive surveillance to ensure the security of on-site buildings. In addition to showcasing the heritage of Kihikihi, overnight parking also has the potential to benefit nearby local businesses.

| Objective(s) |
|---|
| 19.1 Limited, small-scale overnight parking is available for self-contained campervans. |
| Policies |
| 19.1 To restrict camping to the overnight parking of self-contained campervans within designated overnight parks only. |
| 19.2 To limit overnight camping to a maximum of 2 consecutive nights. |
| Actions and Implementation |
| <ul style="list-style-type: none">▪ Provide for a small number of overnight parks within Rata-tu's Landscape Development Plan.▪ Ongoing monitoring by Council staff. |

20. LIQUOR

All Council-owned land within Rata-tu, other than Part Allotment 331 Town of Kihikihi, is affected by Council's CBD liquor ban. In the interests of consistency, therefore, this Management Plan prohibits the public consumption of alcohol within the Precinct.

| Objective(s) |
|--|
| 20.1 Liquor is not publicly consumed within Rata-tu. |
| Policies |
| 20.1 Prohibit the public consumption of liquor within Rata-tu unless within a licensed facility. |
| Actions and Implementation |
| <ul style="list-style-type: none">▪ Ensure that liquor restrictions are noted on reserve signage.▪ Ongoing monitoring by Council staff. |

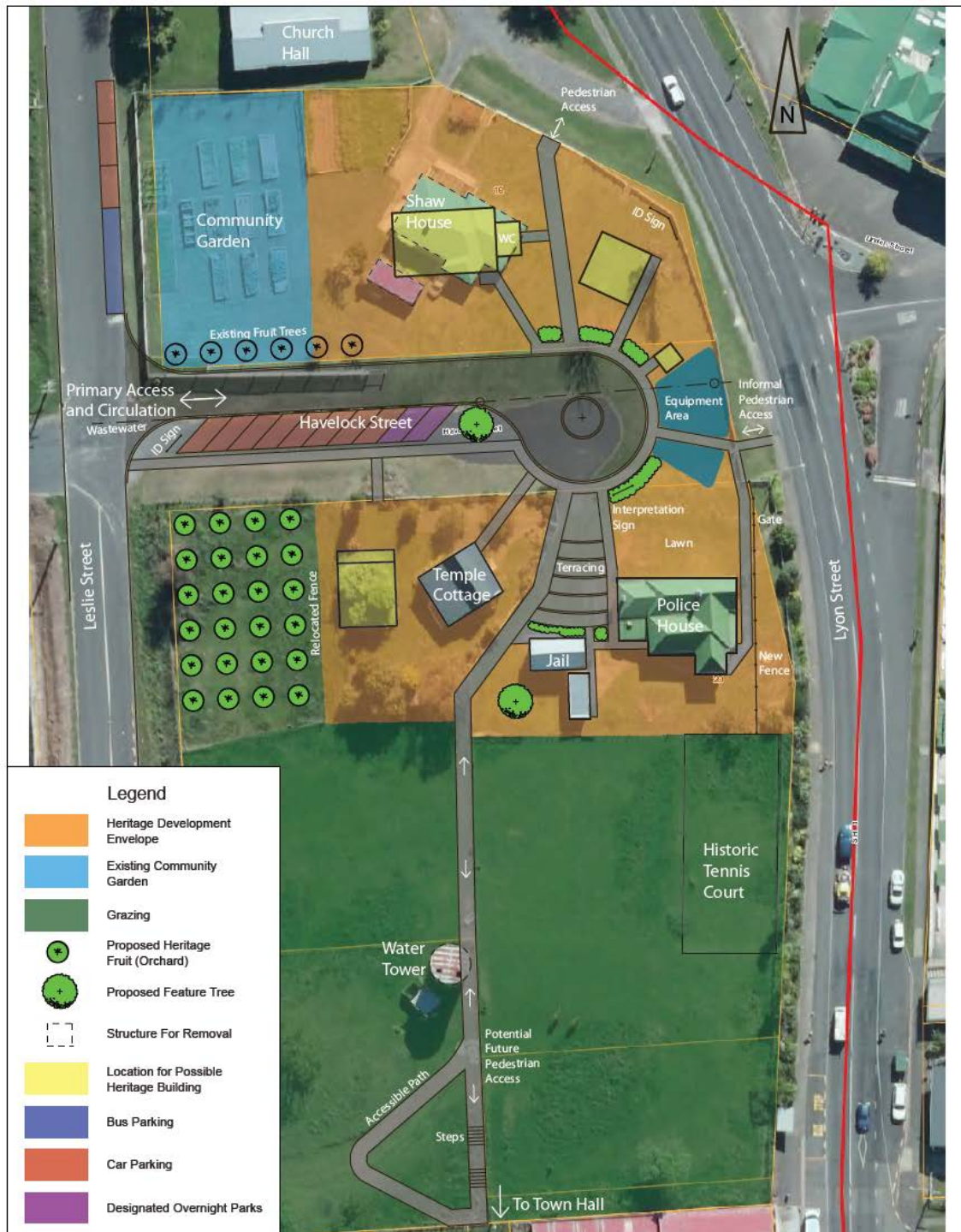
21. INFORMATION

This Management Plan is intended to be both a working and a public document, and to inform the public as to the limitations and issues affecting this reserve. The Plan's effectiveness as a management tool relies upon the communication of information between Council and the community. At the same time, Council's future management of the reserve will be better informed if it is open to ongoing community feedback concerning current reserve usage.

| Objective(s) |
|---|
| 21.1. Existing and potential users of Rata-tu have access to information regarding the nature of the reserve and its associated facilities. |
| Policies |
| 21.1 To ensure that the Rata-tu Management Plan is publicly accessible on the Waipa District Council website at all times. |
| 21.2 To ensure the availability of a hard copy of the Rata-tu Management Plan in the Te Awamutu public library. |
| 21.3 To pursue consultation opportunities with relevant stakeholders on issues which affect Rata-tu. |
| Actions and Implementation |
| <ul style="list-style-type: none">▪ Continued use of 'Word on Waipa' as a means of information sharing within local media.▪ Develop and maintain a reserves database on the Council website (including general lease information).▪ Ensure the availability of hard copy management plans in Council libraries.▪ Provide ongoing community 'suggestion / feedback' opportunities on Council's reserve webpage. |

PART THREE: SUPPORTING INFORMATION

22. DRAFT LANDSCAPE DEVELOPMENT PLAN



Boundaries indicative only.

Cadastral information derived from Land Information New Zealand's digital Core Record System (CRS). Crown Copyright Reserved.

Imagery sourced from Terralink International Limited and NZ Aerial Mapping Ltd c/- Waipa District Council.

Waipa District Council Rata-tu Landscape Development Plan

Scale: 1:500 A3 or 1:1000 A4 approx.
Date: December 2013
Status: Final

Prepared by Environs Ltd. www.environs.co.nz

23. SCHEDULE OF EXISTING LEASES

| Legal Description of Land | Lease area m ² | Building/s | Purpose of Lease | Lease Term | Lease Expiry Date | Right of Renewal |
|---|---------------------------|--|---|------------|-------------------|------------------|
| Part Allotment 404 Town of KIHIKIHI CT 433897* | 1958 | Police House, Washhouse, Jail and Temple Cottage | Restore the Police House and open it up for groups to visit (Land and buildings) | 15 yrs. | 31.8.2023 | Nil |
| Part Allotment 331 Town of KIHIKIHI SA365/68 | 2541 | House, garage | Welfare Counselling, place to meet, children's activities, Community garden (Land and buildings) | 5 yrs. | 30.11.2011 | Nil |
| Part Allotment 404 CT 433898* and Allotment 421 SA49B/151 | 6206 | Water Tower | Grazing horses and small number of cattle (Land) | 1 Year | 06.05.2013 | Nil |

*Residual Crown land

24. CERTIFICATES OF TITLE

| Legal Description and location | Area | CT Reference. | Gazette | Reserves Act Status |
|--|--------------|--------------------|---------|---|
| Pt Allotment 331 Town of Kihikihi ('Shaw House' 18 Lyon Street) SA365/68 | 0.2858 Ha | N/A | | No Reserve status (fee simple) |
| Pt Allotment 404 Town of Kihikihi (Police House, Temple Cottage and surrounds) CT 433897* | 0.6060 Ha | NZGZ 1981 p3065 | | Local Purpose (Community Buildings) Reserve |
| Pt Allotment 404 Town of Kihikihi (Water Tower) CT 433898* | 0.1765 Ha | NZGZ 1981 p1573 | | Local Purpose (Water Supply) Reserve |
| Allotment 421 Town of Kihikihi (vacant / redoubt) SA49B/151 | 0.0825 Ha | N/A | | No reserve status (fee simple) |

*Residual Crown land



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier **SA365/68**
Land Registration District **South Auckland**
Date Issued 26 January 1923

Part-Cancelled

Prior References

SA8/62

Estate Fee Simple
Area 2858 square metres more or less
Legal Description Allotment 331 Town of Kihikihi
Proprietors
Waipa District Council

Interests

9791 Proclamation taking part of within land for the purposes of a road - 17.11.1938 at 9.30 am

Transaction Id 34885193
Client Reference dmurphy003

Search Copy Dated 26/09/12 4:24 pm, Page 1 of 1
Register Only



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **433897**
Land Registration District **South Auckland**
Date Issued 15 July 2008

Prior References
H377444

| | |
|--------------------------|--|
| Estate | Fee Simple |
| Area | 6060 square metres more or less |
| Legal Description | Part Allotment 404 Town of Kihikihi |
| Purpose | Local Purpose (community buildings) Reserve |

Proprietors
Waipa District Council

Interests
Subject to the Reserves Act 1977

Transaction Id 22549857
Client Reference lhaykhus001

Search Copy Dated 29/08/08 10:33 am, Page 1 of 2
Register Only



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **433898**
Land Registration District **South Auckland**
Date Issued 15 July 2008

Prior References

H347571

| | |
|--------------------------|--------------------------------------|
| Estate | Fee Simple |
| Area | 1765 square metres more or less |
| Legal Description | Part Allotment 404 Town of Kihikihi |
| Purpose | Local Purpose (water supply) Reserve |

Proprietors

Waipa District Council

Interests

Subject to the Reserves Act 1977

Transaction Id 22549857
Client Reference bhokms001

Search Copy Dated 29/08/08 10:36 am, Page 1 of 2
Register Only



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Historical Search Copy

Identifier SA49B/151
Land Registration District South Auckland
Date Issued 19 September 1991

Prior References

SA20D/768

Estate Fee Simple
Area 825 square metres more or less
Legal Description Allotment 421 Town of Kihikihi
Original Proprietors
The Waipa District Council

Interests

Subject to Section 3 Petroleum Act 1937
Subject to Section 8 Atomic Energy Act 1945
Subject to Section 3 Geothermal Energy Act 1953
Subject to Sections 6 and 8 Mining Act 1971
Subject to Sections 5 and 261 Coal Mines Act 1979
Subject to Part IV A Conservation Act 1987

Transaction Id 35991381
Client Reference dmurphy003

Historical Search Copy Dated 11/02/13 5:14 pm, Page 1 of 1



Constable's House and Police Station

Havelock St, KIHIKIHI



Constable's House and Police Station. Photographed by Mike Vincent. Copyright NZ Historic Places Trust



Photographed by Mike Vincent. Copyright NZ Historic Places Trust

Registration Type

Historic Place Category 2

Register Number

4331

Date Registered

5-Sep-1985

Legal Description

Gaz 1962-1238 Pt Sec 404 Kihikihī Township-Community Buildings

City/District Council

Waipa District

<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=4331> 21/11/2013

Register search results: New Zealand Historic Places Trust Pouhere Taonga Page 2 of 2

Region


Waikato Region

Former Use

Law Enforcement - Police station

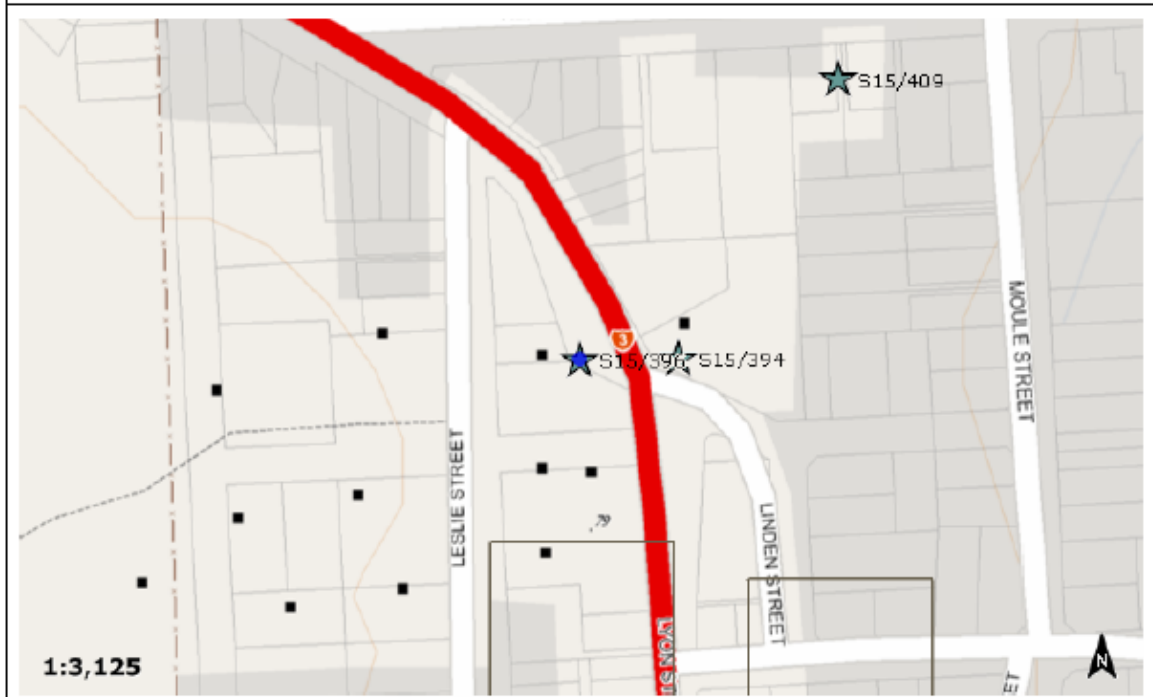
Information on this page is correct to the best of the Trust's knowledge. If you have any additional information you would like to share with the Trust, please contact the Registrar. You may wish to contact the Trust to view our paper records.

Information supplied courtesy of the New Zealand Historic Places Trust (viewed 2013)
<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=4331#>

| | |
|--|---|
|  <p>Site Record Form</p> | <p>NZAA SITE NUMBER: S15/396</p> |
| | <p>SITE TYPE: Administrative</p> <p>SITE NAME(s): Andersons Hotel Kihikihi Hotel</p> <p>DATE RECORDED:</p> |

SITE COORDINATES (NZTM) Easting: 1805747 Northing: 5787670 Source: Site Record Form

IMPERIAL SITE NUMBER: N74/? **METRIC SITE NUMBER:** S15/396



| |
|---|
| <p>Finding aids to the location of the site</p> |
| <p>Brief description Hotel.</p> |
| <p>Recorded features Building - hotel, Rubbish dump/ pit</p> |
| <p>Other sites associated with this site</p> |

| SITE RECORD HISTORY | NZAA SITE NUMBER: S15/396 |
|---|---------------------------|
| <p>Site description Updated: 12/07/2011 - Grid coordinates amended to E1805747 / N5787670 as per 2005-2006 site record form. Updated by: Molloy, Nicola.</p> <p>Condition of the site</p> <p>Statement of condition</p> <p>Current land use:</p> <p>Threats:</p> | |
| | |

| | |
|------------------------------|----------------------------------|
| SITE RECORD INVENTORY | NZAA SITE NUMBER: S15/396 |
|------------------------------|----------------------------------|

Observations about this site made in

| Author | Year | Title | Publication Details |
|--------|------|-------|---------------------|
|--------|------|-------|---------------------|

Supporting documentation held in ArchSite

| | | | |
|--|--|--|--|
| NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (NZMS260) | | NZAA METRIC SITE NUMBER 815/396 | |
| NZMS 260 map number S15 | | DATE VISITED 2005-2006 | |
| NZMS 260 map name Te Awamutu | | SITE TYPE Andersons or Kihikihi Hotel | |
| NZMS 260 map edition 2003 | | SITE NAME: MAORI OTHER | |
| Grid Reference Easting <u>2711595.0</u> | | Northing <u>6349310.0</u> | |
| <p>1. Aids to relocation of site (attach a sketch map) On opposite side of Lyon Street (Statehighway 3) from Alpha Hotel. House now built there.</p> | | | |
| <p>2. State of site and possible future damage House built on former hotel site. Likely to be many rubbish bits and possibly subsurface structural evidence subsurface. When the adjoining church hall was built it is reputed that the foundations went through a "sea of glass".</p> | | | |
| <p>3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) Hotel shifted to this site in the 1870s(?), originally stood on the corner of Galloway and Rolleston Streets (unsure which corner of the intersection). During monitoring of trenches some evidence found in topsoil as well as a rubbish pit. Believe it was known as both Andersons Hotel and Kihikihi Hotel. Evidence also found in the berm of Havelock Street adjacent. Eventually used as a boarding house until destroyed by fire. For further information refer, Druskovich, B. 2007 Archaeological Monitoring Results from the Kihikihi Wastewater Project:Kihikihi Township.</p> | | | |
| 4. Owner Address | | Tenant/Manager Address | |
| 5. Nature of information (hearsay, brief or extended visit, etc.) | | Brief visit, Monitoring | |
| Photographs (reference numbers and where they are held) Aerial photographs (reference numbers and clarity of site) | | | |
| 6. Reported by Address | | Filekeeper Date | |
| Brent Druskovich 10a Domett Avenue Epsom Auckland 1023 | | DR. NEVILLE A. RITCHIE REGIONAL ARCHAEOLOGIST DEPT. OF CONSERVATION PRIVATE BAG. HAMILTON 310107 | |
| 7. Key words Andersons Hotel, Kihikihi Hotel | | | |
| 8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code | | | |
| Latitude S | | Longitude E | |
| <input checked="" type="checkbox"/> Type of site | | <input checked="" type="checkbox"/> Present condition & future danger of destruction | |
| <input type="checkbox"/> Local environment today | | <input type="checkbox"/> Security code | |
| <input type="checkbox"/> Land classification | | <input checked="" type="checkbox"/> Local body | |

