



# KIHIKIHI TOWN CONCEPT PLAN

*Draft Analysis*

October 2009

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for Waipa District Council*

## Kihikihi: PART 1 ANALYSIS

This analysis report summarises the findings of fieldwork carried out in January 2009. Streets were driven and walked, photographs taken, and notes made on base maps reflecting observations and discussions during this exercise.

The following diagrams and comments reflect the community and consultant team's view of the important elements and issues for Kihikihi. These are supplemented by future character statements and strategies developed from the outcomes of the community workshop in May / June 2009.

The staged analysis (including community feedback) that has formed the foundation for the design stages of the Town Concept Plan has included:

- Step 1, identification of the urban framework (land uses including character areas and activity nodes, vehicle and pedestrian networks, public open space, building (built form) scale, and significant opportunity sites).
- Step 2, consideration of the appropriate building (built form) character for Kihikihi.

This report comments on:

- Land Use and Zoning
- Views and Vistas
- Buildings (built form) and Streetscape Character
- Issues and Opportunities
- A suggested Spatial Vision



# Kihikihi land use

The land use plan reflects the land uses identified in the site visit in January 2009.

- The grid layout of the original settlement which was sub-divided for militia after 1864 is still evident.
- The town has grown along the State Highway, which follows a narrow ridge that constrains development on the sloping sites adjacent to it.
- Narrow retail buildings along the main street between two areas of public open space create a strong sense of the 'centre' of Kihikihi. Industrial uses are grouped to the west while there are some large vacant sites to the east of the centre.
- Very large residential lots and side streets with no kerb and gutter reinforce the rural character of Kihikihi immediately away from the main street.
- The large square block pattern has resulted in very deep lots or, when subdivided, lots with no street frontage - a less than desirable outcome. The combination of the grid pattern with the ridge road - the highway - that responds to the topography has resulted in distinctive long views down straight, undulating streets.



KEY	
	Open Space
	Education Facilities
	Playground
	Public Services
	Retirement Facilities
	Industrial
	Retail / Town Centre
	Other
	Vacant
	Parking
	One-Storey
	Two-Storey
	State Highway
	Footpath
	Formal Pedestrian Crossing
	Informal Crossing / Desire Line
	Through Site Link
	Awnings
	Railway Line
	Historic Buildings / Elements
	Archaeological sites
	Character Buildings / Elements
	Vista
	400m radius indicative 5 minute walk

## Kihikihi views and vistas

### Views and vistas

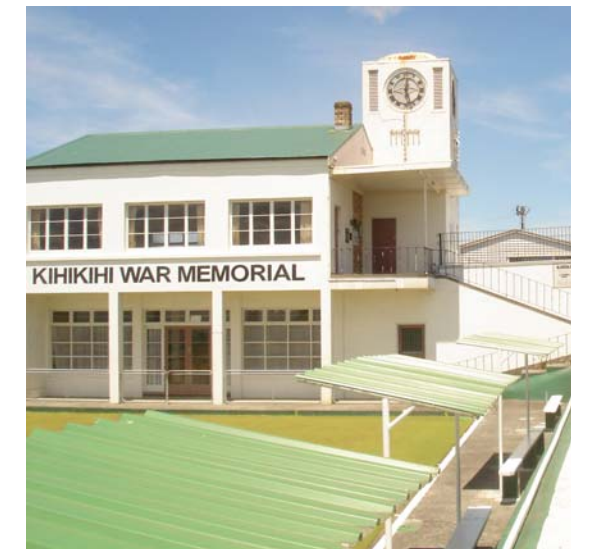
- Elevated views from the ridge along Lyon Street to the surrounding countryside reveal the flat to undulating topography, the rural hinterland and the mountains against the skyline in the distance.
- The view from many of Kihikihi's local streets is of the surrounding rural landscape, so that even in the most developed parts of the town there is the sense that Kihikihi is a rural community, separate and distinct from Te Awamutu.



# Kihikihi history and heritage

## History and heritage

- Kihikihi has a strong sense of history with both ends of its main street marked by historic church buildings and old hotels. There is also an historic town hall, a war memorial and water tower in between.
- There is a strong Maori presence in the community, most visible in the Rewi Maniapoto Reserve at the corner of State Highway 3 and Whitmore Street.



# Kihikihi buildings and streetscape character

## Streetscape character

- Along the main street there is an absence of consistent tree planting, however, there are some large old trees throughout Kihikihi and these could provide a species reference for more consistent landscape treatment.
- The “grid” pattern of the street system in Kihikihi is not obvious because of the hilly topography of the community and the meandering nature of the State Highway through it.
- Kihikihi is not intensively developed. It has large section sizes and many tracts of land only partially used. This contributes to a sense of an open rural character where streets are fully developed. The generous setback and large trees evident in residential streets reinforce the rural character of the town.
- The two storey hotels at each end of Lyon Street provide a significant built remnant from the 1880’s.
- The retail shops in the centre do not offer a continuous pedestrian environment; they are grouped, rather than running along the length of the State Highway through the town.
- Where posted awnings remain these make a positive contribution to the streetscape character
- Neighbourhood parks are maintained but limited in the range of local facilities and amenities they offer, such as children’s play equipment, walkways and games areas.



# Kihikihi buildings and streetscape character

- KEY**
- Open Space
  - Education Facilities
  - P Playground
  - Public Services
  - Retirement Facilities
  - Industrial
  - Retail / Town Centre
  - Other
  - Vacant
  - Parking
  - One-Storey
  - Two-Storey
  - State Highway
  - Footpath
  - Formal Pedestrian Crossing
  - Informal Crossing / Desire Line
  - Through Site Link
  - Awnings
  - Railway Line
  - 1 Historic Buildings / Elements
  - i Archaeological sites
  - a Character Buildings / Elements
  - Vista
  - 400m radius indicative 5 minute walk

The places numbered below are identified in Appendix 10 of the Waipa District Plan as 'Buildings, Civic Structures and Items of Cultural Value'.

**KIHIKIHI HISTORIC BUILDINGS / MONUMENTS, ARCHAEOLOGICAL SITES AND CHARACTER BUILDINGS**

- 1 Christ Church Anglican (opened 1881)
- 2 Alpha Hotel (1882, renovated 1900)
- 3 House (Isobel Temple - 1870)
- 4 Constable's House & Police Station
- 5 Kihikihi Town Hall (1904)
- 6 WW1 Memorial (1920)
- 7 Major Jackson's House
- 8 Star Hotel (1883)
- 9 Rewi Maniapoto Memorial (1894)
- 10 House (94 Lyon Street, 1878)
- i Kihikihi Military Stockade
- ii Kihikihi Military Redoubt
- a Water Supply Reservoir





# Kihikihi issues and opportunities

The following issues and opportunities were identified following the site visit in January 2009 and are outlined below. These along with the community vision workshops have informed the development of the Town Concept Plan. The issues and opportunities are shown in diagram form on the following page. These maps were presented as part of the public consultation/visioning workshop. The maps have not been updated following the workshop as their intended function was to stimulate discussion.

	Issue	Opportunity (refer diagram)
Kihikihi Town Centre	The town centre of Kihikihi contains a mixture of uses that are largely oriented to serve passing traffic. Some of the shop frontages have verandahs and there is one formal pedestrian crossing, but there is little to tie the shops together or make the commercial area feel welcoming to either motorists or local residents. The rugged topography on either side of the highways also appears to restrict development in this area.	The large under utilised lots and vacant land along the main highway combined with the large number of historic buildings, sites and landscaped areas, suggest Kihikihi has more opportunities than most communities to substantially improve the existing character of its main street (State Highway 3). Several areas along the main road offer the potential to be the “town square” but none now appears to act as such. However, any improvements will require community support, financial backing, and a well thought out implementation program, because they will take time to achieve.
Historic Buildings and Monuments	The historic nature of many buildings and sites in the town and the difficulty of improving them or otherwise more fully utilizing them would appear to be an impediment to new development in the area.	Kihikihi’s historic buildings and places could form the nucleus for future improvements and possibly provide the town centre with a marketable “theme”. The under utilised land around some of the historic buildings is a resource that could perhaps be incorporated within a future development, which is sympathetic to their history and compatible with their character and long term preservation.
Maori Culture and Local Presence	Despite the proportion of Maori in the community, the town’s history and significance of its settlement, there does not appear to be much recognition of Maori culture in the urban form of the community, or in the community spaces, buildings and facilities within it.	The town’s history of Maori settlement, culture and traditions is something that could be developed as a “theme” for any improvements to the town centre. Of course this would depend on interest in the idea. In any event, any effort to upgrade the town should make a point of involving tangata whenua.
Trees and Streetscape	While the many trees throughout Kihikihi give the community a sense of maturity, they are conspicuously absent from large sections of the State Highway through the town centre. It is this main street where the most significant impression of the community is gained (or lost) by those travelling through it.	A quick and relatively simple way to improve the appearance of Kihikihi’s main street would be to plant some reasonable sized “street trees” along the highway frontage. However, trees create problems for motorists and NZTA operations that must be resolved before any such “quick fix” solutions are contemplated. Other issues that would need to be resolved include how off street parking might be provided and how the highway might be made less of a pedestrian barrier without impeding through traffic movement.
The State Highway	The State Highway now divides the town rather than unites it. Parking for shops along the highway is almost entirely kerb-side. This is neither particularly safe nor inviting for local residents or those travelling through who would like to stop and shop.	The unique topography on either side of the main highway through Kihikihi would allow higher residential development in this area. Restricting housing development in the remainder of the town to low density residential would ensure the town’s strong rural character is retained.
Underutilised land	The town centre contains quite a few under utilised sites which reduce both the town centre’s attractiveness to potential users and the commercial viability of those activities that remain there. A more compact and accessible shopping environment could significantly alter the commercial dynamics of the town centre.	However, if high density housing was allowed along the highway (limited to a 2 storey street wall height datum with a maximum of 3 storeys above ground level (within the roof form) down the hilly slopes) the opportunity for more intensive development might stimulate new investment in the area, encourage a wider range of activities that take advantage of the new local residents and provide local businesses with better security because of longer public use of the area.
Race Track	The existing race track is both a positive and a potential negative for the community. On the one hand it attracts people to the community, both those who are spectators of the sport and those who wish to live near the facility so they can use it. This continues to be balanced with any noise issue, however this has not been noted as significant.	
Linkage to Te Awamutu	The community of Kihikihi is distinct from Te Awamutu in a number of ways, but physically this distinction is growing less and less as Te Awamutu develops to the south. Soon the two communities will merge into one unless there is a public desire to avoid this.	A strong characteristic of Kihikihi is its “rural community” feel, partly due to the size of the residential lots, the number of under utilized lots and the elevated views from the town of the rural landscape that surrounds it. This is a feature of the community that may be worth preserving, and why it may be desirable to ensure the long term separation of Kihikihi from Te Awamutu.  There may be opportunity through landscaping along the side of State Highway 3 to create a gateway to Kihikihi and celebrate its separate identity.

# Kihikihi issues and opportunities






## Higher density development along the State Highway

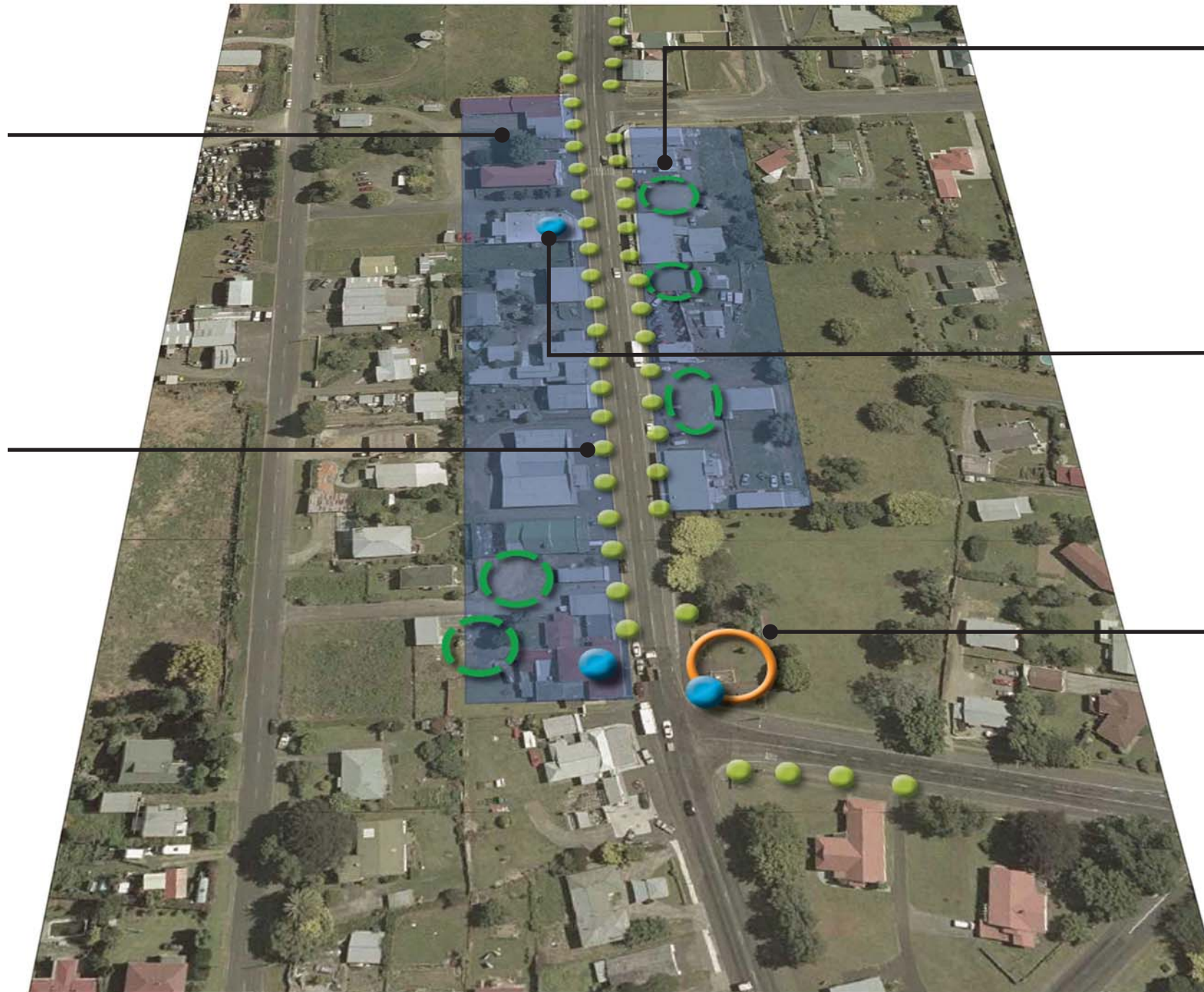
- Restricting housing development in the remainder of the town to low density residential would ensure the town's rural character is retained.
- Higher density development could occur along the highway. Such development could help to encourage a wider range of activities to take place and ensure better security for local businesses because of longer public use in the area.

## Trees and the State Highway

- A quick and relatively simple way to improve the appearance of Kihikihi's main street would be to plant some reasonable sized street trees along the highway frontage.

### KEY

-  Proposed gateway
-  Under-utilised lots
-  Historic building / monument
-  Landscape / streetscape opportunities
-  Potential for higher density residential



## Underutilised land

- Kihikihi has several large under utilised lots and vacant land along the main street. Due to this, it is considered that Kihikihi has more opportunities than most communities to substantially improve the existing character of its main street.

## Historic buildings and monuments

- Kihikihi's historic buildings and places could form a nucleus for future improvements and possibly provide the town centre with a marketable 'theme'.
- The under utilised lots around some of the historic buildings is a resource that could perhaps be incorporated within a future development, sympathetic to Kihikihi's history and compatible with long term preservation.

## Maori culture and local presence

- Local Maori history is something that could be developed as a 'theme' for any improvements to the town centre. This would depend on cultural interest in the area.
- Any effort to upgrade the town should be done in consultation with the local Maori community.

## Kihikihi spatial vision (desired future character)

The visioning workshop for Kihikihi was held in two parts. The first involved a table of 3 residents as part of the Te Awamutu visioning workshop on Monday 11th May 2009. The second workshop was held in the Kihikihi Church Hall on Wednesday 3rd June with 35 participants. The first part of each session comprised group discussions of key issues affecting the participants, with a focus on likes, dislikes, needs and challenges. The second part of the session led to vision statements being developed by each work table for the town. The vision statements were prompted by the phrase "In 40 years' time, Kihikihi will be / will have....."

The outcome of the workshop is summarised in Appendix A.

## Kihikihi: Appendix A

### Outcomes from Kihikihi– Town Plan Vision Workshop

Eight community visioning workshops were undertaken in the following towns / villages during the months of May and June with the following groups:

- Cambridge
- Te Awamutu / Kihikihi
- Ohaupo
- Pirongia
- Hui with iwi representatives
- Te Awamutu College
- Cambridge High School
- Kihikihi residents

The purpose of these workshops was to introduce the local communities to the Town Concept Plan phase of the Waipa 2050 Project.

The workshop agenda was as follows:

Overview of how the town concept plans fit with the Growth Strategy, by WDC (Fiona Hill – Project Manager Waipa District Plan Review)

Presentation by Beca summarising analysis / issues / opportunities of the town / village (Fiona Murray)

### PART A – KEY ISSUES

Workshop participants were split into groups (each group at a separate table). They were asked to discuss what they see as the major issues affecting their area.

Workshop participants were asked to answer the following questions:

- What do you like most about your area?
- What do you like least?
- What do you think the town needs – and where?
- What are the barriers or challenges to achieving improvements?

A facilitator recorded the discussion and reported back at the end of the session.

### PART B – DESIRED FUTURE CHARACTER

Vision statements

Individuals were asked to record their own ‘wish list’ for the future, focusing on the issue that’s most important to them. This could take the form of “In 40 years’ time [my town or area] will be / will have...”

The facilitator put all the vision statements on a large piece of paper.

### Workshop discussion

Groups were then asked to discuss how they see the issues they identified being addressed – how can we get from ‘now’ to the future that’s described in the vision statement? What specific measures do they suggest?

### Report back

### Conclusion and Thanks

## Results from the Workshop

The outcomes from the visioning workshops, including the key issues (likes and dislikes), needs and challenges, and the desired future character, are outlined below.

### Attendees

A combined Te Awamutu / Kihikihi Visioning Workshop was held, as well as an independent Kihikihi Visioning Workshop. This independent visioning workshop focused on Kihikihi only. A total of 35 Kihikihi residents attended this workshop.

The results reported below reflect both the independent Kihikihi workshop as well as the feedback from the Kihikihi table at the Te Awamutu workshop.

It should be noted that the overall Town Concept Plan will group Te Awamutu and Kihikihi together however Kihikihi will have a separate section on key outcomes and its own vision statement. As such, the differing needs, wants and future visions have been separated through this analysis process.

### Key Issues

All groups were asked to identify the key issues currently affecting their town. This was broken down into a list of both likes and dislikes. The information below gives a general outline of the key issues raised, before outlining the key likes and dislikes of their towns / areas as identified by participants.

The participants had many good things to say about Kihikihi; however some common themes did appear across all of the groups. The Domain (which includes Equestrian Park, polo grounds, speedway and tennis courts) was mentioned by almost all groups as a very positive aspect of Kihikihi. It is perceived to be one of the best sports and recreation areas in NZ. The Domain sparked a strong sense of pride amongst residents. Traffic speeds through the village and the general untidiness of the main street were aspects of concern for the majority of the participants.

## Likes and Dislikes

### Land Uses

The land use patterns in Kihikihi are generally liked by residents. As mentioned above, the domain was seen to be the heart of the village. The large section sizes and development that has been driven by families in the area and the golf course on the outskirts of town were noted as positive land uses by participants. Empty shops and vacant sections along the main street were a major concern. Other dislikes included the Industrial area in Leslie St facing west and on a hill.

### Built Form

A number of aspects were identified by residents as being positive, including; the historic site

around the community house, Jean Sutton Reserve, the local shops, Maori Women's House, the public toilets and Kihikihi School and Kindergarten. Again, the large section sizes and easy access to shops was attributed to the low density built form of the village. The sense of history brought about by the churches, monuments and old cottages was identified as adding to the village feel here. The compact nature of the village is an attractive element for many residents. Unfortunately the lack of signage, the residential houses along main street and 'holes' in the shopping area were all identified as dislikes of Kihikihi's built form. Graffiti on buildings was also identified as a major issue.

### Natural Character

The large expanses of green space, rural and mountain views and the quiet environment were all identified as contributing towards the natural character of Kihikihi. The views of the mountain and surrounding rural areas were mentioned by most groups as aspects of the natural character that were most liked. No negative aspects of the natural character were identified specifically, although the combination of derelict shops, rubbish throughout the village and the highway does add an element of negativity amongst some residents.

### Trees and Landscaping

Street trees were listed as a like by one group, however in general the lack of trees and landscaping was noted. Improved landscaping and overall beautification of the village is seen as an important step for the future. It was also noted by one group that trees should be encouraged on residential streets to increase the value of houses. Trees along the main street were not perceived as a good idea due to the assumed difficulty of establishing them within the paved street.

### Traffic and Parking

Wide roads and plentiful parking was seen as making Kihikihi an accessible place to visit. However, the presence of the state highway through the main street is one of the most disliked aspects of the village. Traffic speeds through the town were identified as being too fast and seen as making it unsafe for pedestrians to cross while heavy vehicles through the main street cause noise and vibration problems for some residents. A lack of parking by the Memorial Hall was also raised.

### Pedestrian safety and amenity

A lack of footpaths, unfinished kerbs / channels and footpaths as well as the traffic speed through the village casts a negative light on pedestrian safety and amenity in Kihikihi. The position of the pedestrian crossing was raised a number of times, with residents saying that it is in a poor position particularly in situations where cars heading north speed round the corner and cannot see the crossing until they are virtually on top of it. This problem has resulted in some pedestrians feeling unsafe crossing the road, or choosing to cross in other areas. The compact nature of Kihikihi however does enable fast access to all shops in the area. Dog walking areas at the Domain were also liked by a number of residents.

### Access to surrounds

Easy access to shops was noted by one group and the centrality of Kihikihi to other towns and destinations was noted by many. This is a common theme throughout the towns and villages in the Waipa District. No specific access issues were raised.

### Village Character

All members of the Kihikihi workshop identified a strong sense of community in the village. This was reinforced by the strong turn out to the Community Workshop. The friendliness of residents and strong village identity was brought up by participants throughout the workshop. The history and Maori culture was attributed to adding to the positive community feel, ensuring Kihikihi retains a distinct cultural and historical identity. Despite these views a number of participants also felt that Kihikihi was treated as second rate to Te Awamutu. A lack of cohesion between shopkeepers and the public has meant the village does not work together as well as it should. There is a belief that the village has had a negative stigma attached to the village by outsiders. Changing these negative views of Kihikihi is seen as one of the most important things to achieve through the Town Concept Plan and Growth Strategy process.

### Other issues

A few other issues were raised by participants, including:

- A dislike of the development at Brills Road
- A dislike of roosters
- Issues with sewerage reticulation to the village.
- Greedy landlords

### Needs and Challenges

Along with the likes and dislikes, participants were asked to identify what they thought their town / villages needs. They were also asked to identify the barriers or challenges to achieving these improvements.

#### Needs

A number of needs were identified by participants. These needs include:

- More street lights
- More police and community patrols
- Investment in the domain
- Playground at the domain – fenced
- Alternative activities – such as table tennis and more activities for youth
- Completion of the footpaths and curbing
- Put in speed bumps to slow traffic
- Make main street more attractive

- Relocate the Museum to Kihikihi
- Improve the Memorial Hall / Town Hall
- Maintain historic sites, including access to them
- Plant trees on residential streets not the main street
- Encourage more businesses – such as a chemist
- Connections to broadband to encourage business
- Create a historical uniqueness – give people a reason to stop

#### Challenges

The challenges and barriers identified by workshop participants were similar across the groups. A lack of community spirit and the fact Kihikihi is being grouped under Te Awamutu are thought to be the main challenges to be faced before Kihikihi can develop how they would like. Other challenges and barriers to achieving the visions identified are:

- Lack of encouragement for commercial ventures
- Unattractive main street
- Traffic speed around the school and through the main street
- Lack of funding
- Kihikihi's needs being grouped as part of Te Awamutu in the Growth Strategy
- Lack of a community vision for Kihikihi
- Lack of ownership in the village
- The ready availability of drugs, unemployment and local crime
- The perception that Kihikihi is a 'second rate community' or low socio economic community
- People who are adverse to change
- Lack of commercial development sites
- Sewerage cut off points
- Council who doesn't recognize the village as a separate entity

### Desired Future Character

Participants were asked to draft up a vision statement for their town / village. The vision statement looks towards the future and provides a statement which represents how they want their town / village to look and feel in 40 years time. The following is a list of vision statements produced by individuals.

In 40 years time Kihikihi will be / will have:

Kihikihi will have a thriving, colourful central business area with planned community activities. It will keep its rural, friendly family atmosphere. It will be recognized for its facilities internationally in respect of the Domain and for business opportunities

Kihikihi will be a go ahead village with good shops, historic sites and a friendly community

A family friendly frontier village with passing people stopping at the many cafes and historical sites. It will grow as an international destination

A beautiful town providing services to the surrounding district, a gateway to the south, a shopping centre destination and a great place to live work and play

Kihikihi seen as a thriving, prosperous community with viable shops. Portraying its history

A family focused village

A Clean, happy town

Kihikihi will be a town that people will want to come and visit and live and will have its own unique identity

### How do we get there?

Participants were asked what actions need to be put in place to champion the visions. The following actions were identified:

- Finish the curbing, footpaths and planting
- Make the main street look prosperous and create a community spirit in the village
- Create fun festivities to bring the town alive, especially in the weekend
- Develop a landscape strategy plan
- Encourage owners of buildings to colour their shops and talk to one another about colours
- Create an entrance to the village using vegetation, signage and trees to soften the buildings in the main street
- Give people a reason to stop and shop and explore the heritage



# Kihikihi Wananga

## Draft Outcomes from Wananga – Town Plan Vision Workshop

A wananga was held at the Raukawa Trust Board offices in Te Awamutu on 12 June with approximately 15 members of local iwi. The purpose of this was to gather input on likes and dislikes, needs and challenges and vision for the future of each town. This workshop was organised and run in a similar way to the Town Concept Plan Vision Workshops with an overview of how the town concept plans fit with the Growth Strategy, by WDC (Fiona Hill – Project Manager Waipa District Plan Review) followed by a presentation by Beca summarising analysis / issues / opportunities of each of the towns / villages (Fiona Murray). The following is a summary of the outcome of the workshop;

### Likes and Dislikes

The Te Awamutu and Kihikihi group had a long list of positive things to say about this area. These included the shopping and medical centres, the Wananga and Schools, the Maori Catholic Service at the Church, Matariki Hospital and the Events Centre. Overall the facilities that are provided in Te Awamutu were considered to be really good. The small rural town character of this area was also noted, such as owner occupier shops, along with its proximity to larger areas. The acknowledgement of history in the town was perceived to be good.

Specific to Kihikihi, the following things were liked; the landmark statue Rewi Maniapoto, the size of the area and clean public toilets. It was noted that retaining a distinct identity for Kihikihi is very important.

The dislikes raised by the group predominantly centered on the lack of cultural awareness in the centre of town, the lack of carvings, the incorrect spelling of Maori names and the emphasis on military / colonization history. Other dislikes included the lack of public transport, empty buildings and the lack of residential living close to the town. The low social economies, a lack of jobs in the area and segregation between ethnic groups were also identified. The sewage ponds and dirty streams were also noted as concerns.

### Needs and Challenges

Acknowledgement of famous / influential Te Awamutu and Kihikihi people (past and present) was seen to be important. Other needs and wants included a Maori village / tourist centre, Kura Kaupapa, Maori education and a review of the history of rohe that acknowledges the tangata whenua history of the region. The identity of Kihikihi is an important matter to residents, and ensuring that Kihikihi remains a separate entity from Te Awamutu is essential. An accident and emergency centre and a better museum were also raised as potential wants / needs.

Funding and resourcing were identified as a major barrier. The fabric of the community was mentioned as a concern, with an aging population restricting the town in some ways. The idea of Maori Council members was discussed and seen to be a positive way to ensure some of these needs and wants are implemented.

### Vision for the the future

In 40 years time Te Awamutu will have more Maori education in schools, a better utilized Wananga which offers more subjects, and more Maori acknowledgement through carvings, place names and photos.

In 40 years time Te Awamutu will have a better utilized cultural centre, a better museum and library, more public transport including a railway. There will be a crematorium, activities and participation opportunities for youth and better residential care for the aged.

In 40 years time Kihikihi will be a vibrant thriving shopping centre which includes a post office with banking facilities, a medical centre, regular public transport for young and old and a good sporting centre for all sports. It will also celebrate its cultural historic sites and history and its uniqueness in Aotearoa.

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