

Prepared for



Kaipara District
Council

42 Hokianga Rd,
Dargaville 0310

+0800 727 059

By



AR & Associates

Level 2, 129 Hurstmere Road
Takapuna
Auckland 0622

www.arassociates.co.nz

North Island:

Contact_ Joao Machado
+64 272 950 386

Joao.Machado@arassociates.co.nz

South Island:

Contact_ Gavin Flynn
+64 21 704 332

gavin.flynn@arassociates.co.nz



Resilio Limited

10 West Terrace
Newton
Auckland 1010

www.resilio.nz

Contact_ Gary Marshall

+64 21 591 279
gary@resilio.nz

MIHI

*Whakatōngia te kākano ki a tipu ia ngā
māramatanga.*

*Mā te ako ka mōhio,
mā mōhio ka mārama,
mā te mārama ka mātau,*

mā te mātau ka ora e!

Sow the seed to nurture understanding.

*With learning comes knowledge,
with knowledge comes understanding,
with understanding comes awareness,
with awareness comes wisdom,*

with wisdom comes wellness!

FOREWORD

It is my pleasure to present the Kaipara Key Urban Areas Spatial Plan, our guide for how we plan for growing the historic towns of Dargaville, Maungatūroto and Kaiwaka.

This is planning of a shape, size and scale never undertaken before in Kaipara District. Thanks to all who have contributed to the collaborative engagement approach of this spatial planning process. For some this has been an ‘eye-opener’ on how to locate where appropriate development could occur and what are the important parts we cherish in each of the towns; it has given us new ways to see our familiar places. With these spatial plans, we now have a solid blueprint for sustainable development in each of these towns, so that we can create space for future jobs, attractive homes, great community facilities and connections like new and exciting walking and cycling trails. Through this, we will grow and nurture our communities with resilience through challenges and opportunities that lie ahead.

This is what has been needed for a long time, and has extra relevance especially as we plan and pursue our recovery from the impact of the COVID 19 pandemic. Kaipara is a safe haven for companies to establish and is set to continue to serve as the Food Bowl for New Zealand.

This document sends a clear signal to our community that Kaipara’s key towns are ready for town centre improvements, have the space available for new commercial and industrial endeavours, and are open to attracting a variety of people to energise our workforce and enliven our historic communities. However, the Council cannot afford to lead development alone. We need to attract commercial enterprises to play a key part in developing quality design in keeping with the Community Design and Te Aranga Design Principles discussed within this document. We will need to encourage our infrastructure partners in the Northland Transportation Alliance (including the New Zealand Transport Agency), Northpower, Chorus and others to assist with aligning their forward investment strategies to enable the right development so that we can prosper here in Kaipara.

The next step will be to convert the intent of this spatial plan into statutory plan changes in the Kaipara District Plan. The Council recognises the importance of these plan changes to legally provide the appropriate conditions for quality development to occur. It also needs to consider alongside the plan changes infrastructure upgrades to key intersections, water supply, wastewater, stormwater and stopbank protection. This aligned infrastructure strategy will all be released early next year to show what needs to happen, when, what the cost is estimated to be and how it is intended to be funded.

This spatial plan is an important first step to how we encourage the towns of the Dargaville, Maungatūroto and Kaiwaka to enter a new chapter in their history and grow to benefit each of these communities and the wider Kaipara District, helping fulfil the promise of abundant wellbeing of ‘Kaipara te Oranganui’.

Nga mihi nui ki a koutou katoa



Dr Jason Smith
Mayor of Kaipara District

CONTENTS

Part 1 | The Spatial Framework Overview

- 1.0 | Introduction
- 1.1 | Planning For the Future
- 1.2 | Purpose of the Spatial Plan
- 1.3 | Engagement Process
- 1.4 | Design Principles
- 1.5 | Overview of Land Uses and Building Typologies
- 1.6 | Spatial Plan Strategic Directions

Part 2 | The Spatial Plan_Dargaville

- 2.0 | Site Location & Context
- 2.1 | Local & Historical Context
- 2.2 | The Future of Dargaville
- 2.3 | Engagement
- 2.4 | Key Moves | Town Wide
- 2.5 | Key Moves | Town Centre
- 2.6 | Future Assessed Yields
- 2.7 | Neighbourhoods - Growth & Infrastructure
- 2.8 | Implementation Plan

Part 3 | The Spatial Plan_Maungatūroto

- 3.0 | Site Location & Context
- 3.1 | Local & Historical Context
- 3.2 | The Future of Maungatūroto
- 3.3 | Engagement
- 3.4 | Key Moves | Town Wide
- 3.5 | Key Moves | Town Centre
- 3.6 | Future Assessed Yields
- 3.7 | Neighbourhoods - Growth & Infrastructure
- 3.8 | Implementation Plan

Part 4 | The Spatial Plan_Kaiwaka

- 4.0 | Site Location & Context
- 4.1 | Local & Historical Context
- 4.2 | The Future of Kaiwaka
- 4.3 | Engagement
- 4.4 | Key Moves | Town Wide
- 4.5 | Key Moves | Town Centre
- 4.6 | Future Assessed Yields
- 4.7 | Neighbourhoods - Growth & Infrastructure
- 4.8 | Implementation Plan

Part 5 | Land-Use & Infrastructure Alignment

Part 1 | The Spatial Framework Overview

1.0 | Introduction

The Kaipara District Council (the Council) wishes to enable sustainable development for the communities of Dargaville, Maungatūroto and Kaiwaka through spatial planning. This spatial plan is a holistic approach to facilitate and improve each town to enhance future social, economic, cultural and environmental wellbeing. The wellbeing indicators for each of the towns are proposed to be measured annually and every three years through Council resident surveys, health data, environmental monitoring and economic information.

The Kaipara District has seen a relatively fast-paced growth in the last five years, driven mainly through a significant amount of rural living subdivisions and sustained growth in the Mangawhai urban area. Unfortunately, historical decisions around the Mangawhai Treatment Plant resulted in years of high Council debt levels, thus preventing very little infrastructure investment in these key urban towns. This effectively pushed residential and industrial activities to the rural areas where it was easier and cheaper to develop. The availability of zoned land for appropriate development in the towns was also not available.

Navigating through the Spatial Plan

This Spatial plan is set out in five parts. Part One - 'The Spatial Framework' provides an overview of the spatial plan framework including project objectives, outcomes, background and history providing the overall context for how the spatial plan has reached the recommended direction and supporting key moves required to achieve the desired growth for these three key urban areas in the Kaipara District. Parts Two, Three and Four focus on the town centres and growth nodes of Dargaville, Maungatūroto and Kaiwaka respectively. In each of these sections, the towns are divided into neighbourhoods within a spatial framework to guide the future outcomes and necessary infrastructure required to sustainably achieve the collective visions for Kaipara District. Bringing it all together, Part Five - 'Implementation' signals the further work needed to achieve the vision for each of these three towns and supporting key moves.

1.0 | Introduction

Setting the direction - Key Urban Areas

The preferred option for each key urban area is a result of the five phases which looked at the constraints, challenges, insights, and opportunities, as well as responding to the rich engagement from workshops and community open days. The first five phases looked at the big issues that each town needed to face to enable ongoing sustainable development, environmental enhancements and community wellbeing.

This spatial plan for each town enables Kaipara District Council to now consider new areas for housing, commercial and industrial type businesses and community infrastructure like parks and trails for each town. The Council will work closely with potential developers (big and small) to align their development intentions with the necessary infrastructure upgrades required for each town. Each development or project be it private or Council driven needs to be judging its success back to whether the town vision and Te Aranga / Community Design Principles are being achieved through this enterprise.

Future Implementation

This spatial plan will be used as a tool to review the Kaipara District Plan policies and zones for the three towns. It is proposed that the Council will undertake the District Plan review in one comprehensive review process, or alternatively release a staged or rolling District Plan review through multiple plan changes. This spatial plan, the Mangawhai Spatial Plan, and the upcoming Sub Regional Spatial Plan will guide the Council. In particular, the policy and infrastructure teams, to what areas will be considered in the first tranche of District Plan changes (or the comprehensive review with a draft district plan issued for consultation) - this is scheduled to be released for initial feedback in June 2021.

1.1 | Planning for the Future

| Project Outcomes

The purpose of the spatial plan is to create a framework for future development in these three Kaipara District towns and to help leverage growth and development opportunities associated with the overflow of the Auckland region's growth and the latent tourism potential. This spatial plan will enable and support Māori organisations and other agencies in health, education and business to provide the right services at the right time. The spatial plan intends to support the future wellbeing of existing residents and future residents who may make the choice to live in these centres, including those who have not been born yet.

| Project Objectives

- Assess the key constraints, challenges and opportunities for urban development within the district including environmental and landscape values
- Balance the cultural, social, environmental, and economic drivers in each centre
- Address the needs and aspirations of the community, council and partners for how growth and regeneration can be accommodated and leveraged
- Engage with project partners, stakeholders and the wider community to understand, evaluate and consider all views
- Provide a level of certainty for infrastructure providers, communities and potential developers while allowing enough flexibility to respond to changing demands and circumstances

| A Living Document

This spatial plan has a 30-year planning horizon to not only align with Council's 30-year Infrastructure Strategy (2021-51) but allows the land-use changes to evolve in a staged and considered manner. This spatial plan is intended to be monitored, reviewed and updated as required to ensure it remains current and continues to provide community and decision-makers with the information required to make informed decisions about these Kaipara centres. The relationship and integration of this adopted document with other planning processes is described in the diagram below. It shows the inputs (i.e The Sub Regional Spatial Plan) and the outputs (District Plan review) from this spatial plan process. It also shows the alignment and close relationship with infrastructure planning and delivery to enable the key upgrades required to implement the spatial plan.

| Development Potential

This spatial plan attempts to indicate where appropriate, sustainable land development could take place in the future. The process of rezoning land does not necessarily result in the type of land development happening on the ground. It is a complicated investment model where often factors outside the control of Council influence development. Simplifying this into four main ingredients of a successful land development project, the right conditions are considered to be:

1. Operative land zoning that enables development to occur under specific policies and rules
2. Being infrastructure ready - the bulk infrastructure is in place at the time when developers are ready to hook in and there are no delays
3. Land developers who have the experience and the funding to be able to undertake the subdivision or building enterprise
4. The customer who takes the property or building and invests to make a house or operate a business

| Relationship to Infrastructure + Economic Strategy + Long Term Plan



The success of any property development is about de-risking each stage, be it; consenting, land remediation, upgrading infrastructure and construction, so that the land becomes investment-ready. Most land subdivision developments do not turn a profit until the final stage of development which is often multiple years from the original land purchase.

1.1 | The Kaipara Context - Regional

The Kaipara District sits between two large population centres in Whangārei (as the largest of Northland's centres) and Auckland, New Zealand's largest city. This map aims to show the significance of Auckland's economic-base and the large and small projects that will influence the Kaipara District over the coming decades. The upgrades to the North Auckland Rail Line (\$94m), the addition of a Marsden Industrial area spur train line and road upgrade and additional capacity roading upgrades to State Highway 1 will all make the transport connectivity that much more efficient and attractive. The think big proposal to transfer some of Ports of Auckland freight activity to Northport is also an exciting proposition for Kaipara businesses especially those that are export driven.

Legend

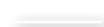
-  Kaipara District
-  Main Trunk Rail Line
-  Main Highway connections
-  Metal Poutō Road
-  Cycle Route
-  Twin Coast Discovery
-  Twin Coast Discovery Detours
-  Major Port
-  Airport
-  Industrial Centre



1.1 | The Kaipara Context - District

This map shows the main towns and centres that surround the key urban areas. It also shows the plans for cycle trail projects which are an aspirational goal to secure more of the tourism pie by encouraging domestic and international visitors to stay longer and spend more. It also provides the opportunity to connect settlements and villages that are not currently connected other than by a State Highway.

Legend

-  Main Arterial Road (SH 1, 12, 14, 16)
-  Secondary Roads
-  Twin Coast Discovery
-  Proposed Kaihū Rail Cycle Trail
-  Puhoi to Warkworth Motorway Upgrade
-  Dargaville Branch Line (Closed)
-  Dargaville Branch Line (Open)
-  North Auckland Line (Freight Only)
-  Okaihau Branch (Track Uplifted)
-  Marsden Point Link (Proposed)



1.2 | Purpose of the Spatial Plan

Building Consents & Industry Employment

This table shows a quick analysis of the recent building consents for new residential dwellings in Kaipara (in the town and rural areas). This has been taken directly from Kaipara District Council's consent system.

The data shows that, over the past five years, Mangawhai has nearly two-thirds of the district's residential building consents. However, Kaiwaka, Dargaville and Maungatūroto have bubbled away at an average of 26, 14 and 12 building consents per year, respectively combining to nearly 20% of the district's development.

BUILDING CONSENTS FOR NEW RESIDENTIAL DWELLINGS IN KAIPARA TABLE

LOCATION	2015	2016	2017	2018	2019	TOTAL
Mangawhai	100	144	159	146	127	676
Mangawhai Heads	16	36	66	56	55	229
Kaiwaka	14	30	24	31	33	132
Dargaville	9	13	12	15	22	71
Maungatūroto	7	12	12	13	14	58
Baylys Beach	2	1	7	15	11	36
Paparoa	1	5	7	7	7	27
Remainder (45 areas)	28	47	50	40	25	190

INDUSTRY EMPLOYMENT COUNT IN KAIPARA DISTRICT TABLE

ANZSIC06 Measure	Total Industry Employee Count																			
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Area/Year																				
Kaipara District	4450	4650	4900	5100	5100	5300	5500	5500	5600	5500	5400	5400	5400	5300	5500	5700	5900	6100	6600	
Kaipara Coastal	470	510	550	660	640	670	680	700	710	740	660	670	690	660	620	640	640	630	680	
Maungaru	320	390	430	420	450	440	460	470	460	430	400	420	410	430	460	440	450	430	510	
Dargaville	2100	2000	2050	2050	2100	2050	2150	2100	2250	2250	2250	2300	2200	2150	2200	2200	2250	2300	2450	
Maungatūroto	500	550	520	580	560	590	700	700	540	520	540	560	520	390	520	510	500	540	610	
Kaiwaka	230	290	300	310	320	360	380	390	390	370	330	320	350	330	370	400	440	480	490	
Ruāwai-Matakohe	440	470	530	540	530	550	540	550	610	560	530	510	520	570	580	530	580	560	510	
Otamatea	170	160	180	160	140	190	210	210	220	170	170	190	190	180	200	230	230	240	240	
Mangawhai Rural	55	40	50	65	90	100	90	70	80	80	80	65	90	140	140	300	280	280	420	
Mangawhai Heads	85	120	130	140	140	150	160	150	170	170	190	200	200	210	210	220	240	300	350	

| Development conditions

There are limited spatial guidelines outside the Kaipara District Plan policy and rules that encourage quality residential and business development. One of the prime reasons for this spatial planning exercise is to investigate what development conditions and enabling infrastructure will be required to turn the rural land subdivisions development trend from dispersed to one where development is attracted to the centres. By attracting the right type of development and/or growth to the centres, this can reinvigorate them with quality housing and more business opportunities. By having the clear spatial and design guidance for residential, business and community spaces, people who are wishing to invest will be able to realise the current potential and the future District Plan direction.

There is an appetite to develop in these areas, but investment is constrained by infrastructure at capacity for four waters, state highway policies and existing land-use zoning. Public - Private Partnerships (through infrastructure development agreements) can be successfully pursued and implemented in a local neighbourhood small-scale context where large landholdings in common ownership can be developed in a comprehensive manner.

The four waters infrastructure

- Water supply, wastewater, stormwater and drainage (stop bank) management are all needing significant upgrades through renewals and treatment plant

upgrades in future years - this is being addressed through the Long Term Plan (10-year plan) and Kaipara District Infrastructure Strategy (30-year plan). Dargaville needs to secure a quality water source that does not compete with other agricultural uses. Maungatūroto needs a staged upgrade of its wastewater treatment plant and potentially more space for treatment. It also needs to investigate increased capacity with its water supply. Kaiwaka does not have a public water supply which is critical to creating a safe and resilient future community.

Stormwater catchment management

- If all three towns are to develop sustainably, then a thorough stormwater catchment analysis is required to ensure that future development does not propagate the current siltation problems that are occurring in the Kaipara Harbour.

State Highway policies

- The New Zealand Transport Agency (NZTA) is the road controlling authority for all State Highways in New Zealand. All other roads are either managed by territorial councils or are private. All three towns have a State Highway traversing through their centre. Dargaville and Kaiwaka have proposed and adopted township plans designed to manage the effects that the state highway traffic has on them. Landowners who wish to develop in Maungatūroto and Kaiwaka have experienced difficulty in gaining access from NZTA in the past. Maungatūroto has a distinctive near 90-degree bend on the gateway to the town's mainstreet from the western side, which is problematic for large freight vehicles and poses a perceived risk to mainstreet safety and amenity.

Realising the areas' economic potential including, local production, industry and tourism

The three towns that are the focus of this spatial plan are some of the main employment drivers in the Kaipara District. Mangawhai has been growing faster in the past eight years, but these three urban towns account for over half of the jobs in the Kaipara District. Collectively they have grown by 720 jobs between 2000 and 2018, with Kaiwaka consisting of the highest growth rate with an annual rate of 4.3% per year. There is limited industrial zoned land within all three towns with many industrial businesses in the Kaiwaka area choosing to locate their business in the rural zoned land. This could be for a variety of reasons, however anecdotal evidence suggests that industrial land being offered in Wellsford and outside Whangārei is becoming a more viable option for certain types of businesses. Refer to the Industry Employment Count in Kaipara District table on the previous page.

Kaipara District at present does not have its own Economic Development Strategy or Tourism Strategy and is relying on the government and Northland Inc. Te Tai Tokerau - Northland Economic Development Strategy (and subsequent action plans). It therefore does not have a tailored strategy and associated promotions of infrastructure to harness and connect the domestic and international visitors to the many hidden charms and experiences that the district has to offer. The progress of the wharf and cycle trail Provincial Growth Fund bids (as part of the Kaipara Kickstart programme), is

part of enabling new or improved infrastructure in the district, but a wider strategy and tourism provider collaboration is needed (which could be community- or sector-led).

There are environmental, cultural and community concerns about development - where it could occur, the type of development that might occur and the change this could bring.

“The secret of change is to focus all your energy not on fighting the old but on building the new”
- Socrates

Everyone deals with change differently. For smaller communities, dramatic change can be difficult to adjust to. It is therefore important that clear communication channels and transparent processes are established and used to engage and involve people with key decisions about their place. The first engagement exercise was very important to start to build trust, find out where the environmental and community sensitivities are and use the knowledge of partners and stakeholders to shape the spatial options. The engagement themes are covered in each of the centres section further into this paper. The engagement themes are covered in each of the centres section further into this paper.

1.3 | Engagement Process

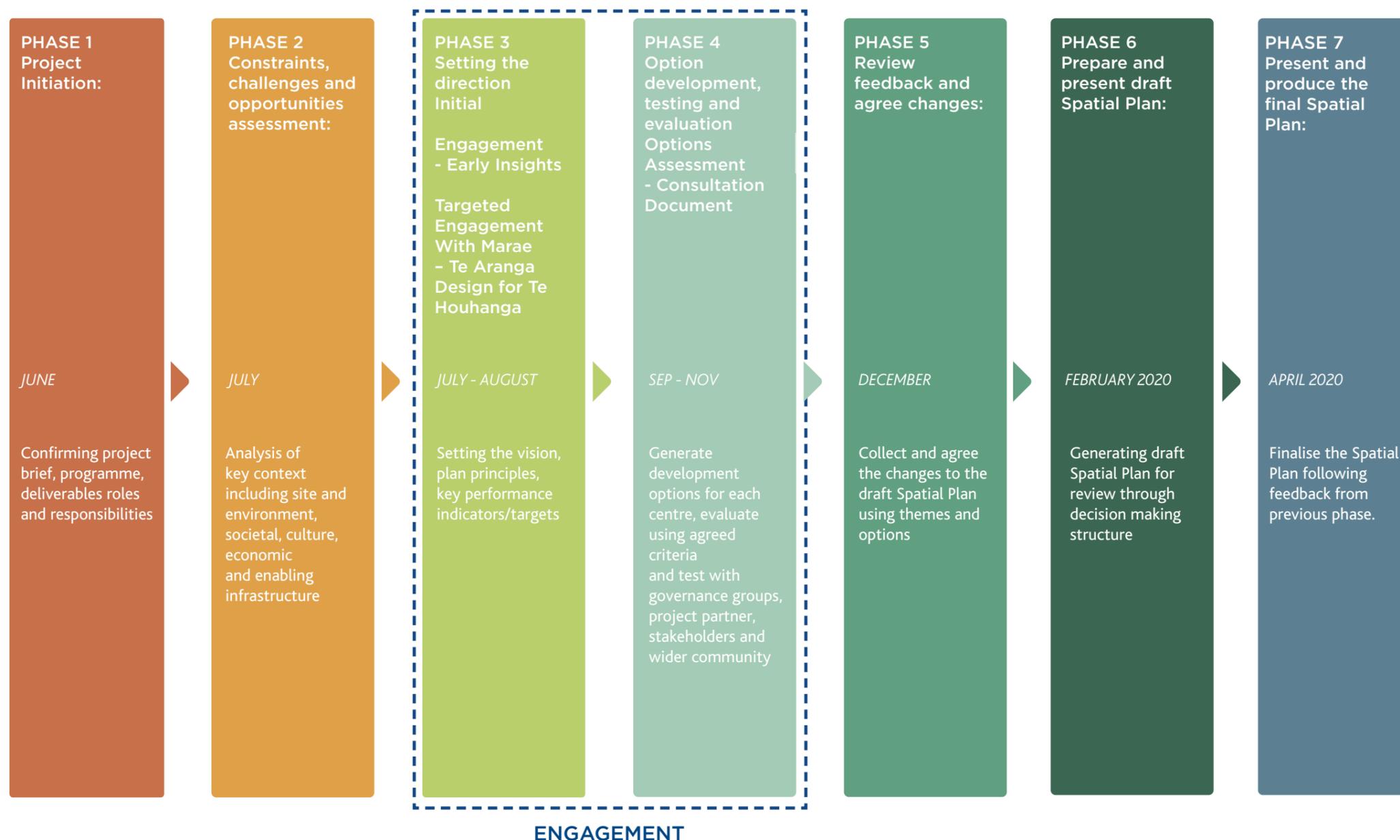
Public Participatory Spatial Planning

The Kaipara District Council has undertaken a public participatory style of spatial planning with involvement with each of the communities and the elected members at each critical decision point. By incorporating additional touch points than a more traditional approach, the community is able to input into the key changes especially in testing the options and firming up an agreed vision for Kaipara's key urban and civic centres. This gives more confidence that the statutory planning phase will run more smoothly with community support and understanding. This can lead to less adversarial litigation through the public hearings phase and subsequent appeals phase.

By adopting this approach, Kaipara District Council will strive to progress more efficiently towards an operative plan, with overall less cost to council and the community who partakes in that future process. It is often difficult to engage with smaller communities to keep them energised and interested in the future planning for their place. However, the experience in this process is that the communities in each of the towns have been highly engaged which has resulted in council and its partners finding a balance between economic and financial market dynamics, environmental concerns, and cultural and social considerations for sustainable development.

The public participatory spatial planning approach has been summarised in the graphic below which shows each of the steps taken.

INDICATIVE TIMELINE



1.3 | Mana Whenua Engagement

A hui with Kaipara settlement iwi, hapū and marae representatives, Kaipara District Council staff and the spatial planning project team was held on Tuesday 30 July 2019 at the Dargaville War Memorial Hall. The background and purpose of the Kaipara Spatial Plan in key urban areas and its role to assist decision making surrounding the future development of Dargaville, Maungatūroto and Kaiwaka was discussed initially. The floor was then open for Mana Whenua to speak and outline their concerns and aspirations.

1 | Overview

- The engagement event supported an honest exchange
- The engagement has opened the door for new and ongoing relationship with hapū/Mana Whenua at a marae level
- It is important to get the engagement process right that supports authentic relationships and partnerships
- This is the start of something exciting and marae representatives look forward to furthering engagement
- More information and understanding are needed on the District Plan, its policies, objectives and what the review holds for Mana Whenua
- Marae engagement will be an extensive process that will require greater resourcing beyond current Kaipara Spatial Planning - Dargaville, Maungatūroto and Kaiwaka
- A summary of the hui/forum was presented to the Kaipara District Council on Thursday 1st August 2019



2 | Key Themes

The conversation was wide-ranging, rather than a verbatim record of the discussion, this section attempts to distil the key themes that emerged:

- Developing and fostering relationships
- Bringing our people home
- Papakāinga, warm and dry homes
- Marae – restoration, appropriate zoning and infrastructure
- Education
- Industry and workplace opportunities

Rangapū | Partnership

Aspirations

- Iwi and hapū would like cultural input into all levels of governance within the Kaipara Spatial Plan project
- Inclusiveness to affirm partnership status with council – create stronger, fairer, and more inclusive relations with marae entities
- To see images that are important to Māori reflected in Kaipara Spatial Plan imagery – showing a consciousness of the partnership

Considerations

- Earlier notification of any further engagement expectations with a pre-meeting reading package where possible
- Visit marae for further engagement – important to reach out to whole iwi or hapū as opposed to only making contact with iwi chairperson and associated entities
- Understand and consider Māori “Lore” – legends and traditions specific to the Kaipara District
- Speak to Māori in clear uncomplicated language to avoid misunderstandings

Rāngatiratanga | Self Determination

Aspirations

- Kaipara Māori aspire to be comfortable in their own rohe.
- Create a process and systems that are for Māori by Māori which are also inclusive and effective for non-Māori.

Considerations

- Mana Whenua were initially unclear what a spatial plan was. On explanation, Mana Whenua recommended a spatial plan or masterplan be developed for Kaipara Marae. This would be an important and fruitful exercise to assist local iwi and hapū’s own growth and development.

Haukāinga | Home

Aspirations

- Warm, healthy and affordable housing - Provision for papakāinga and kaumātua housing
- Increasing housing choice, improving existing housing so that they are warm & dry and employment for residents and returning whanau - supporting Ahi Kā (keeping the home fires burning)

Considerations

- Pathways to develop Papakāinga are considered arduous and discouraging - involving complicated multi levelled land-use rules and regulations, funding guidelines and infrastructure challenges. This can be frustrating when attempting to progress initiatives in and around the marae. Mana Whenua would like to include in the Spatial Plan a framework that assists with the process of developing Papakāinga. The spatial planning framework could potentially provide the basis for a future regulatory framework to be considered through the district plan review.

Whenua | Land Taiao | Environment

Aspirations

- Self-sufficiency on own land.
- Protect the Northern Wairoa River edge and adjacent fertile land from the effects of climate change i.e. increased potential of extreme flooding.
- To keep culturally and environmentally insensitive development away from Māori land and waterways i.e. concerns over the adverse effects (known and unknown ones) of the proposed turbines in the mouth of the Kaipara Harbour, and conflicting land-use establishing in (or in the vicinity of) culturally sensitive areas such as water bodies, maunga and around Māori land / Marae.
- Make things visible so it can be seen and monitored, not underground and/or underwater.

Considerations

- Ensure Māori land is zoned properly i.e. appropriate to use/ Māori lore.
- More attention to land-use and protocols surrounding spatial relationships between various zones adjacent to Māori owned land and areas of significance to Māori.
- Support with issues surrounding impoverished marae, in particular noting those under threat of flooding and needing infrastructure servicing solutions.

- Mana Whenua do not want to see Kaipara being regarded as a testing ground for experimental development and become a dumping ground for failed infrastructure.
- Issues surrounding areas of Dargaville being located on low-lying, flat, flood-prone land and the demand for landowners to remedy situation i.e. Rising water table surrounding Te Houhanga marae and the requirement to fund connection to the public reticulated system as a septic system is no longer workable.

Mātauranga | Knowledge and Education Opportunities

Aspirations

- Formulation of educational programmes and opportunities that are directed towards young Māori men and returning whanau, based on Kaipara kaupapa and tikanga.

Considerations

- Increase signage written in Te reo - road, park, interpretive etc.
- Enquire into the Rangatahi voice - discover their aspirations.
- Populations with a high percentage of Māori generally consist of a high number of young people.

Mahi | Work and Employment Opportunities

Aspirations

- Become the food basket of the North with a focus on;
 - Fishing and kai moana industries
 - Market garden industries
 - Waipoua Forest, cultivation opportunities
- Tourism opportunities to showcase authentic Māori experiences
- Create more industry and workplace opportunities from a Māori perspective

Considerations

- Tinopai was professed as the centre of the universe - a locally devised resource management plan has been created to advise development in the area.
- The hui missed hearing voices of Rangatahi and employed workers due to the time of the day hui was held.

1.3 | Mana Whenua - Further Engagement

After this initial hui, it was identified that further hui were needed with Kaipara settlement iwi, hapū and marae representatives in their own space, at more applicable times for them and through the tikanga of their marae. The Kaipara District Council invested in this opportunity with the desire to honour Te Tiriti o Waitangi and respect the responsibility of being in Rangapū - partnership. It was not possible to visit all Kaipara marae, however, under guidance, panui were sent to Te Houhanga Marae, Ahikiwi Marae and Kapehu Marae to capture the widest range of hapū involvement as possible. These follow up hui were held in the week of the 9th - 13th September 2019. In addition, further hui opportunities were captured through the Kaipara Wharves Feasibility Study between January and March 2020, which provided further learnings that enriched the Key Urban Areas and Sub-Regional spatial planning projects.



Kaipara Moana (Harbour) taken from the Waikaretu Marae ground

1.3 | Youth Engagement

Early in the engagement process, it was considered vital to gather a thorough perspective from all ages of the community to uncover an understanding of what their needs and aspirations were for their towns. In order to hear the youth voice, it was necessary to engage with them in a different way than public open days.

On the 9th, 10th and 13th of September 2019, a series of youth engagement workshops were held at Otamatea High, Dargaville High, Ruāwai College, North Tec Polytechnic and Westmount School in Maungatūroto. A selection of students from all ages and courses were invited to participate in the workshops.

The workshops involved discussions about what spatial planning is, what Kaipara District Council's role is and its influence through the District Plan. A survey was distributed at the workshop and also circulated around the wider school community through an online format. Students were given the opportunity to envision their perfect town and asked to share what activities they like to do, what places they like to go to and what facilities they feel are missing in their towns.

Following discussions and filling out the surveys, students were separated into small groups and given an interactive, 3-dimensional landscape 'board' as well as buildings and a range of other urban design elements such as key infrastructure and amenities like parks and community facilities. Students were asked to design their visionary town, keeping in mind the landscape form presented on their board, such as hills, rivers, plains and coastal edges. This design activity captured a range of densities, from rural lifestyle blocks through to apartment living and explored the interconnections between these different settlement patterns. The variety of ideas and information gathered from engaging with Kaipara youth was a valuable part of the Spatial Planning process.

Otamatea High School - Maungatūroto and Kaiwaka feedback summary

Youth in Maungatūroto and Kaiwaka would generally like more recreational activities and more places to go and eat. They would like to have more communal public areas and public events that are open at appropriate times for teenagers to participate. They are also interested in maintaining a native and natural landscape environment.

Dargaville High School feedback summary

The general theme gauged from Dargaville youth was that they would like a vibrant refreshed town that has good shops with a variety of places

to eat, fun places to gather and areas to be active both indoors and outdoors, such as bowling alleys and cinemas. They want to go on cycle and walking adventures and are into renewable energy. They are not really interested in higher density living arrangements however, there was some appeal for apartment living.

While the town design 'board game' activity was used, a slightly different survey was delivered to the students of North Tec as their age bracket was generally above 18 and included young adults and adults who had gone back to study after leaving school some time ago. The purpose of the survey was to get an understanding of how higher education could be further enhanced or expanded.

NorthTec Dargaville_ Summary of Feedback from Education and Training Survey

In the general discussion that preceded the session, it was evident that the North Tec re-structure was having a significant effect on the future of the campus in Dargaville. With limited leadership and low numbers for some courses, the campus courses are at risk of being transferred to Whangārei. There is also a disconnect between the large manufacturing firms needs in Kaipara District, and the types of courses being supplied by North Tec.

Westmount School feedback summary

Six groups of two-four students were asked to build their own town in a layered approach. The main difference between this group of students and others was their strong focus on business activities with the students introducing a gondola / luge attraction. The groups differed in their household choices with many groups thinking about pedestrian friendly areas away from vehicles.

The discussion that followed the activity and survey centred around how to grow Maungatūroto in an economically sustainable way by unlocking key parcels close to the town centre which at some stage may even support public transport services to other nearby towns and Whangārei or Auckland.

Ruāwai College feedback summary

The general theme from the survey and discussion following the board game exercise was that young people felt there were limited activities to keep them entertained in Ruāwai and that the majority were likely to leave next year for education courses outside the district. There was also a concern around climate change and the impact of flooding events on the town. They did not like living in wet housing and the potential health effects caused by that environment.

1.4 | Design Principles

Design principles help to guide the possible future development of Dargaville, Kaiwaka and Maungatūroto. The Design principles are organised under two headings, Te Aranga Design Principles and Community Design Principles.

1 | Core Māori Values

- **Rāngatiratanga** - Self determination
- **Kaitiakitanga** - Guardianship
- **Manaakitanga** - Hospitality
- **Wairuatanga** - Spirituality
- **Kōtahitanga** - Unity
- **Whānaungatanga** - Kinship
- **Mātauranga** - Māori world view

2 | Te Aranga Design Principles

-  Mana Rāngatiratanga
-  Whakapapa
-  Tohu
-  Taiao
-  Mauri Tū
-  Mahi Toi
-  Ahi Kā

3 | Community Design Principles

-  Kaitiakitanga / Guardianship / Stewardship
-  Engagement
-  Diversity
-  Integration of uses
-  Connectivity
-  Legibility
-  Accessibility
-  Resilience + adaptation
-  Celebration
-  Treasured
-  Safety
-  Revitalisation
-  Feasibility + viability

1 | Core Māori Values

The key objective of Te Aranga Māori Design values and principles is to enhance the protection, reinstatement, development and articulation of Mana Whenua cultural landscapes and to enable all of us (Mana Whenua, mataawaka, tauiwi and manuhiri) to connect with and to deepen our collective appreciation of 'sense of place'. The following core Māori values have informed the development of the outcome-oriented Te Aranga Māori Design Principles:

- **Rāngatiratanga - self determination**
- **Kaitiakitanga- guardianship**
- **Manaakitanga - hospitality**
- **Wairuatanga - spirituality**
- **Kōtahitanga - unity**
- **Whānaungatanga - kinship**
- **Mātauranga - Māori world view**

While Te Aranga Design Principles are well recognised throughout New Zealand, it is important to note that in keeping with the principle Mana Rāngatiratanga, it should not be assumed that Mana Whenua want to use these principles to inform their contribution to the spatial design process. Whether to use this framework or not, it should be confirmed as part of the initial engagement with the relevant iwi authorities.

Through engagement and detailed discussion with Mana Whenua, Te Aranga Principles have been adopted for this project. A range of opportunities have been identified and as the spatial plan develops these will be prioritised and refined

with guidance and involvement from Mana Whenua. Te Aranga Principles can be implemented in a number of Kaipara District projects such as new bridges, gateways, cycle and walking paths, public squares, parks, facilities such as public toilets, and public buildings such as new libraries.



2 | Te Aranga Design Principles

Mana Rāngatiratanga

The status of iwi and hapū as Mana Whenua is recognised, respected and appropriately addressed in the design environment.

Attributes:

- Provides a platform for working relationships where Mana Whenua values, world views, tikanga, cultural narratives and visual identity can be appropriately expressed in the design environment.
- High-quality treaty based relationships are fundamental to the application of the other Te Aranga principles

Examples

Dargaville |

Mana whenua working in partnership with Kaipara District Council. Kānohi ki te kānohi - regular, in person, in the flesh hui.

Mana Whenua Feedback

Te Houhanga Marae

Mana whenua work with autonomy on our land.

Te Uri o Hau Settlement Trust

Involve Māori at the very beginning, pre -design of 'how to engage with Māori'. For example, provide education surrounding spatial planning and to workshop with how engagement could be designed and implemented - 'allow us to deliver to us in a way that is meaningful to us, with guidance from Council'.

Te Iwi o Te Roroa

Recognise our Mana Rāngatiratanga over our natural, physical, spiritual and other taonga/resources including our knowledge/Matauranga of the natural world (cycles, plant sourcing, whenua etc).

We should always be included in any planning, especially if it concerns land, water, sea and air.

Whakapapa

Māori names, Tūpuna, narratives and customary practices are celebrated and honoured to enhance the sense of place connections.

Attributes:

- Recognises and celebrates the significance of Mana Whenua ancestral names.
- Recognises ancestral names as entry points for exploring and honouring tūpuna, historical narratives and customary practises associated with development sites and their ability to enhance sense of place connections.

Examples

Dargaville |

Apply dual naming to Dargaville / to reinstate traditional Māori name. Present and promote dual naming for signage and location names. Te reo name for spatial plan / district plan which reflects a māori worldview approach to a long-term local plan. Rename places of significance.

Mana Whenua Feedback

Te Houhanga Marae

Rename Station Road to reflect the traditional / cultural narrative of Te Houhanga marae.

Te Uri o Hau Settlement Trust

It is important to those that live within te rohe o Te Uri o Hau, that they know who maintains Ahi Kā and exercises manawhenua. Extensive research needs to be undertaken to locate former names.

Hold workshops that highlight the history of the hapū and Iwi and the early pioneers to see how names could be designated for areas of significance along with appropriate summaries of the associated events.

Te Iwi o Te Roroa

Reclaim historical areas within the Kaipara District through changing names and places back to their traditional/original names.

2 | Te Aranga Design Principles



Tohu

Mana Whenua sites and cultural landmarks are acknowledged, managed, protected and enhanced, where appropriate, to reinforce a sense of place and identity.

Attributes:

- Acknowledges a Māori world view of the wider significance of tohu / landmarks and their ability to inform the design of specific development sites.
- Supports a process whereby significant sites can be identified, managed, protected and enhanced.
- Celebrates local and wider unique cultural heritage and community characteristics that reinforce a sense of place and identity.

Examples

Dargaville |

Development of interpretive signage for sites of cultural significance.

All sites of significance are recognised and protected through the district plan, including significant view-shafts, neighbouring properties and adjacent land-holdings. Take stock of not only land plots and their fit for purpose, but also adjacent land uses and how to zone them for compatibility. Support the development of Mana Whenua interpretive signage strategy.

Mana Whenua Feedback

Te Uri o Hau Settlement Trust

Cultural Landscape could provide for protection of tapu sites and give

awareness when resource consent applications are made. Adopting Tohu has potential to develop unique tourism experiences of an educational & spiritual nature, that could result in a tourism destination that connects into a network of destinations both tangata whenua and other.

Te Iwi o Te Roroa

Raise Pou around the District. Erect a lunar calendar in Dargaville and Kai Iwi Lakes to enable the Māori world view, historical events and connections to be showcased.



Taiao

The natural environment is protected, revitalised and/or enhanced to levels where Mana Whenua harvesting is possible and native ecosystems restored to clean and acceptable levels.

Attributes:

- Sustains and enhances the natural environment.
- Local flora and fauna which are familiar and significant to Mana Whenua are key natural landscape elements within urban and / or modified areas.
- Natural environments are protected, restored or enhanced to levels where sustainable Mana Whenua harvesting is possible.

Examples

Dargaville |

Stream side planting of Wairoa and Kaihū waterways to improve water quality and ecological connectivity. Native planting is incorporated into streetscapes, parks and reserves. Work with Mana Whenua to develop planting plans for the revitalisation of stream and native ecosystems. This could include flora that is familiar and significant to Mana Whenua and native species eco-sourced from the Kaipara area.

Mana Whenua Feedback

Te Houhanga Marae

Produce a masterplan that assumes a worst-case scenario

Te Uri o Hau Settlement Trust

Building capacity for our Kaitaki and whanau around scientific approaches to enhance and maintain the mauri of te taiao is key.

Develop this into a botanicals/ nutraceuticals business opportunity utilising mana whenua with Callaghan Innovation Research and New Zealand Trade & Enterprise for global network connections

Te Iwi o Te Roroa

Working in partnership to identify and assist with design elements that will compliment/ enhance a site before and after development.

Mauri Tū

Ecology, water and soils are recognised and protected. The quality of wai, whenua, ngahere and hau takiwā are actively monitored, and community wellbeing is enhanced.

Attributes:

- The wider development area and all elements and developments within the site are considered on the basis of protecting, maintaining or enhancing mauri.
- The quality of wai, whenua, ngahere and hau takiwā are actively monitored.
- Community well-being is enhanced.

Examples

Dargaville |

Productive soils are recognised and protected.

Mana Whenua Feedback

Te Houhanga Marae

- Net-zero energy - passive design & solar energy for lighting, space heating, water heating and appliances.
- Net-zero water - water sensitive design, water harvesting and filtration and ecological wastewater systems.
- Productive landscapes - e.g. mara rongoa, mara kai, pā harakeke (medicine, food, fibre).
- Shared / community food systems.

Te Uri o Hau Settlement Trust

The value of a rahui, a Māori concept to forbid, for whatever reason, is a mechanism that the Council could explore and support. Potentially Council could use the term and explore how mana whenua can be empowered through the use of rahui. Establishes our mana whenua to the general public.

Te Iwi o Te Roroa

Identify future projects in which Māori can contribute matauranga to raise the Mauri of the natural areas within the planning and design phase.

Mahi Toi

Iwi / hapū narratives are captured and expressed creatively and appropriately into the design by iwi mandated design / art professionals.

Attributes:

- Ancestral names, local tohu and iwi narratives are creatively reinscribed into the design environment including landscape; architecture; interior design and public art.
- Iwi / hapū mandated design professionals and artists are appropriately engaged in such processes.

Examples

Dargaville |

- Create cultural markers at the entrance to town (gateways) by local artists.
- Support for local iwi artists to present a unique local body of work.
- Development of a Dargaville cultural art strategy.
- Investment in artistic representation of sites of cultural significance.

Mana Whenua Feedback

Te Uri o Hau Settlement Trust

Mahi Toi is the embodiment of our identity.

Te Iwi o Te Roroa

Allow for input at the planning and design phases to ensure that Māori presence and narratives are part of the project/development.

Ahi Kā

Iwi / hapū have a living and enduring presence that is secure and valued within their rohe - this can be through customary, cultural and commercial dimensions and delivered through kaitiaki roles.

Attributes:

- Mana Whenua live, work and play within their own rohe.
- Acknowledges the post-Treaty of Waitangi settlement environment where iwi living presences can include customary, cultural and commercial dimensions.
- Living iwi / hapū presence and associated kaitiaki roles are resumed within urban areas

Examples

Dargaville |

- Information centre and highlight the cultural, historical and living presence of Mana Whenua in this rohe.
- Employment opportunities for local Mana Whenua. Upgraded public toilets to encourage greater use of public space for locals and visitors.
- Camping to encourage structured and well-maintained spots for visitors and locals to enjoy the natural surroundings.
- Education opportunities for Mana Whenua are enabled through the spatial plan.
- Papakāinga housing is recognised and provided for in the spatial plan.

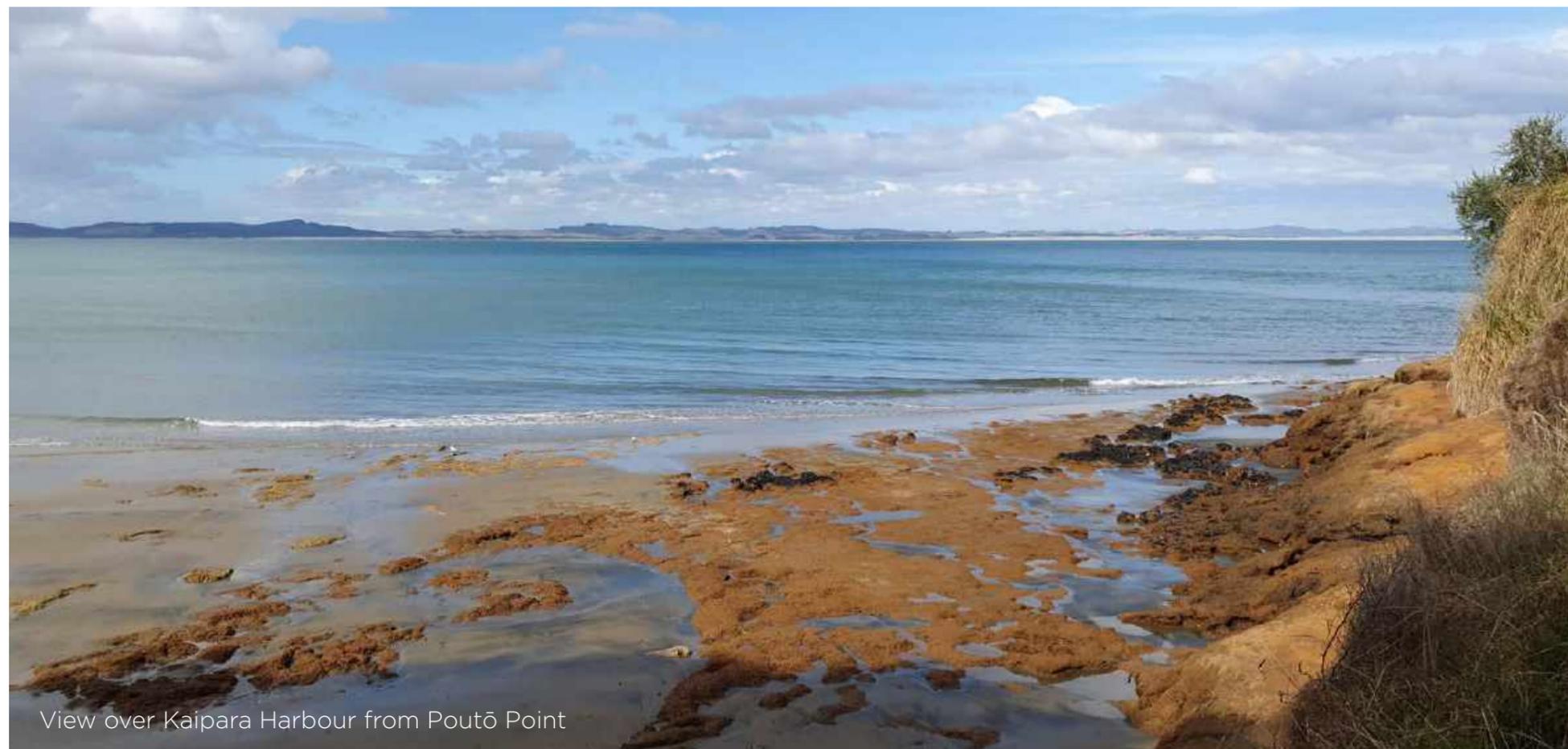
Mana Whenua Feedback

Te Uri o Hau Settlement Trust

The heart of Ahi Kā is the marae, it is a place we will return to when we have finished living, working and playing. The infrastructure for our marae, due to the remoteness, has been undeveloped.

Te Iwi o Te Roroa

The mauri of nature will mirror in the mauri of the people it attempts to sustain.



View over Kaipara Harbour from Poutō Point

3 | Community Design Principles

Kaitiakitanga / Guardianship / Stewardship

Local residents and community groups are encouraged/supported to lead community-wide initiatives including but not limited to community planting groups, citizen science programmes, cycle safety events etc.

Engagement

Work with the public throughout the development of the Kaipara Spatial Planning project process to ensure the public understands the complexity, constraints and challenges associated with their community and so that their concerns and aspirations are consistently understood and considered.

Diversity

Work towards developing a healthy, diverse and 'complete' community that allows all members to live, work, play and learn within the community as they choose.

Integration of uses

Ensure that uses are integrated together (rather than separated) to ensure that complemented uses are co-located and the town centre can become an appealing destination that encompasses the economic and social needs of residents and visitors.

Safety

Kaipara centres provide a safe network of paths, facilities and open spaces consistent with the Ministry of Justice's Seven Qualities of Safer Spaces: access; good surveillance and clear sightlines; clear and logical layout; a mix of activity; a sense of ownership; high-quality environments; and where necessary, active security measures.

Revitalisation

Recognise the importance of Kaipara centres heritage, conservation and landscapes, improving function and quality of life for local residents, whilst reinforcing the town's distinctive sense of place and community.

Feasibility + viability

The spatial plan provides value for money outlining a wide range of realistic development opportunities and regeneration projects with multiple pathways for implementation.

Connectivity

Connect the Kaipara centres to their landscapes, embracing their distinctive features. A connected network of walkways, cycleways and streets will allow for easy movement into and through the towns and the surrounding landscape.

Legibility

Create a network of streets, parks and civic spaces that are understandable and contribute to the visual character and legibility of the townscape.

Accessibility

Create barrier-free environments that enhance social interaction. Kaipara centres become accessible to as wide a user group as possible, including children, elderly and people with health conditions or impairments.

Resilience + adaptation

Kaipara centres are responsive to and have strategies in place to adapt to unforeseen / unexpected events including issues relating to sea level rise, extreme weather events, changing market conditions, economic contraction and changes in demographic trends.

Celebration

Places and spaces are provided for the community and cultural activation including activities such as community events, markets, and cultural and seasonal celebrations.

Treasured

The stories, unique elements and local identity are revealed, maintained and/or enhanced within the design and aesthetics of the townscape.

1.5 | Overview of Land Uses and Building Typologies

Housing in the Kaipara District tends to be traditional and stand-alone. We are used to large sections and houses with plenty of space. With social, demographic, financial and environmental changes, there is likely to be greater demand for more urban-style accommodation with a wider choice of housing options. This could include additional semi-detached houses, townhouses, duplexes and mixed-use developments including retail, office and living in the same block and building, with easy access to high-quality open spaces and facilities. A greater choice of housing options - size, cost, maintenance requirements - also provide a more accessible housing market for generational growth within the communities; as people move through each stage of their lives, from individuals or couples, to young families, to empty-nesters, and retirement.

The images adjacent show a range of housing choices, and different types of land zonings to promote business activities that we may consider for the future. The important public spaces and institutions that support the community are also represented.

Live - High-Density



Apartment



Retirement Village



Town Housing



Terrace Housing

Live - Medium-Density



Duplex Housing



Papakāinga



Single family house on a smaller section



Small lot Small House

Live - Low-Density



Single family home on large sections

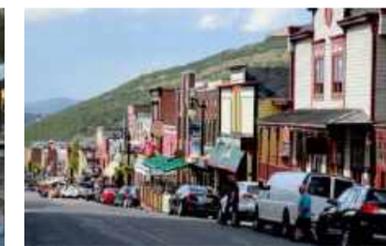


Countryside Living

Work - Mixed-Use



Work - Main Street



Work - Industry



Learn - Schools



Play - Recreational



1.6 | Spatial Plan Strategic Directions

Kaipara District's geographical location between Auckland and Whangārei and spanning across both west and east coasts places it in an economically and environmentally strong position to grow and support its communities. In order to promote sustainable growth for the Kaipara District, consistency with national and regional policy documents is fundamental so that an appropriate planning framework is put in place to enable the balance to be struck between growth potential, economic development opportunities, and protection of natural and cultural values.

Once adopted, this spatial plan can be considered when deciding on a resource consent application as providing strategic direction as an 'other document' under s104 of the Resource Management Act 1991. This is particularly useful in a transitional period between now, when the spatial plan is confirmed and sets out the future direction for these centres, and when the new planning rules, policies and zones are introduced to the new Kaipara District Plan enabling the outcomes identified in this spatial plan.

| National Policy Statements - national directions

National Policy Statements (NPS) are set by the New Zealand central government to provide direction to local government and decision-makers regarding matters of national significance which align in meeting the purpose of the Resource Management Act 1991. In producing this spatial plan, extensive consideration was given to the outcomes and objectives of the relevant NPS, including in particular:

- The New Zealand Coastal Policy Statement 2010
- National Policy Statement for Freshwater Management 2014 (amended 2017)
- National Policy Statement on Urban Development Capacity 2016

Furthermore, the spatial plan has been prepared having regards to proposed national policy statements, including in particular:

- Proposed National Policy Statement on Indigenous Biodiversity
- Proposed National Policy Statement on Urban Development (NPS-Urban Development)
- Proposed National Policy Statement for Highly Productive Land

The new NPS-Urban Development is intended to replace the existing National Policy Statement on Urban Development Capacity 2016 and to broaden its reach. As with the existing NPS, local authorities for urban areas experiencing high growth will be required to produce Future Development Strategies and Housing and Business Development Capacity Assessments. The new Future Development Strategy provisions are designed to achieve better spatial planning, including by identifying locations for future intensification, locations where urban development should be avoided, and infrastructure requirements to adequately service that growth.

Of particular relevance to Kaipara District is how the NPS-Urban Development also includes measures to support growth in existing urban areas by recognising that amenity values can change over time and enabling a range of dwelling types and locations. Furthermore, the NPS-Urban Development will sit alongside the proposed NPS on Highly Productive Land and the proposed NPS on Indigenous Biodiversity. The interaction between the three national policy statements will be of interest, in particular, the balance to be struck between growth potential, economic development opportunities for rural-production economic based districts such as the Kaipara, and protection of natural values.

| Regional directions

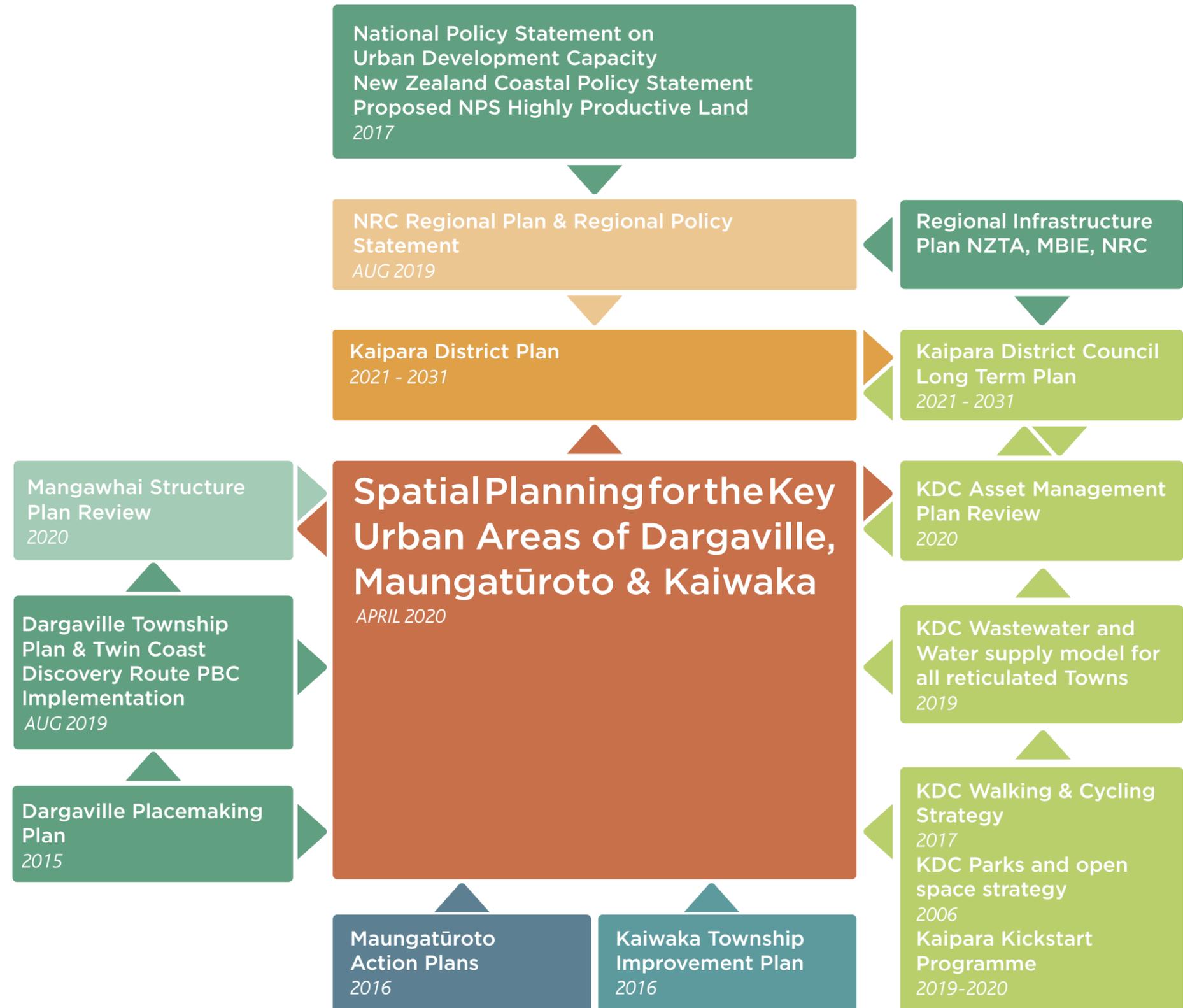
As a regional authority, Northland Regional Council must amend its regional policy statement and regional plans (air, land, water and coastal plan provisions) to deliver the outcomes prescribed in the various NPS's. The Northland Regional Policy Statement (NRPS) identifies those areas of regional significance which must be protected - including ecologically significant areas, sensitive riparian margins and rivers, as well as coastal and rural landscapes.

| Kaipara - local directions

As a local authority, the Kaipara District Council is legally required to update its own policy documents and district plans to give effect to the NPS. This is achieved through the district plan review and additional by-laws the council deems relevant to fulfill its obligations to the higher order regional and national policy documents. Further, decision-makers on plans, policy statements, resource consents and other matters must consider the NPS as part of their process.

1.6 | Spatial Plan Strategic Directions

This diagram shows all the inputs and outputs for this spatial plan including what documents it will influence in the future or function alongside with.



Part 2 | The Spatial Plan_Dargaville