NORTHLAND SIGNIFICANCE CRITERIA FROM THE RPS WITH ASSOCIATED GUIDELINES AND LIMITED EXAMPLES

Criteria	Guidelines	Examples
1. Representativeness		
1(a)(i) & (ii) Regardless of its size, the *ecological site* is largely indigenous vegetation or habitat of indigenous fauna that is representative, typical or characteristic of the natural diversity at the relevant and recognised ecological classification and scale to which the *ecological site* belongs: 1(a)(i) if the *ecological site* comprises largely indigenous vegetation types and 1(a)(ii) is typical of what would have existed circa 1840.	This assessment is undertaken at the ecological district scale. Representative vegetation and habitats are those that are typical of those that would have been present at a baseline of 1840, i.e. prior to the bulk of European settlement. At this time, the Northland Region would already have been affected by fires lit by Polynesian settlers in earlier periods. This means that representative indigenous vegetation and habitats will include successional vegetation types such as gumland and mānuka/kānuka scrub. Indigenous vegetation types or indigenous fauna assemblages that are the most similar in composition and structure to those that would have been present in 1840 are ranked the highest. As most indigenous vegetation types and fauna assemblages have been modified to some extent, modified examples will often be the closest in composition and structure to the 1840 condition, and thus rank highly for representativeness.	**High representativeness value (meets threshold):** Good quality examples of: • Kauri forest in Tutamoe Ecological District; coastal forest at Bream Head, Manaia Ecological District, and Whangaruru North Head, Whangaruru Ecological District. • Large raupō-dominant wetland systems in Tangihua Ecological District. • Dunelands in Te Paki Ecological District, Aupōuri Ecological District, and Kaipara Ecological District. • Riverine and alluvial kahikatea forest, e.g. Manganui River. • Wet heathlands including large intact gumland systems, e.g. Lake Ohia, Kaimaumau-Motutangi Wetlands, Ahipara Plateau (refer to Appendix 2 for definitions). • Lower montane and cloud forest habitats of the Waima Range, Tutamoe Ecological District. **Moderate representativeness value (modified but meets threshold):** • Wet heathlands, including gumlands and ironstone heaths, with some invasion of woody species (e.g. Kerikeri Airport). • Moderate to large wetland systems with some exotic component, e.g. Rototuna forestry supports extensive wetlands characterised by raupō and sedgeland, but they have been invaded to varying extents by pampas and willow. • Small to moderate sized remnants of kānuka forest and scrub on dunes (e.g. Poutō peninsula) with some exotic component, e.g. small amounts of wilding pine and/or pampas. • Moderate to large inland forest and scrub remnants, e.g. Maungapohatu Bush, Hokianga Ecological District. **Low representativeness value (does not meet threshold for this criterion):** • Isolated wetlands dominated by raupō (noting that these systems may still meet other criteria such as rarity and size). • Grazed remnants of kānuka forest and scrub, e.g. Poutō Peninsula.
1(a)(i) & (iii) Regardless of its size, the *ecological site* is	This assessment is undertaken at the ecological district or regional scale. This criterion relates specifically to the	**Highly typical and characteristics (meets threshold):**

Criteria	Guidelines	Examples
largely indigenous vegetation or habitat of indigenous fauna that is representative, typical or characteristic of the natural diversity at the relevant and recognised ecological classification and scale to which the *ecological site* belongs: 1(a)(i) if the *ecological site* comprises largely indigenous vegetation types, and 1(a)(iii) is represented by faunal assemblages in most of the guilds expected for the habitat type.	faunal assemblage of the site being assessed. The highest ranked sites would include habitats where the assemblage of a specific fauna group (e.g. beetles) was close to the composition and structure that would be expected, where representatives of the natural range of indigenous vertebrate fauna groups are present (e.g. indigenous birds, lizards, frogs, bats, fish) or where the assemblage contains representatives of each of the feeding guilds of a single fauna group (e.g. among birds, nectivorous, frugivorous, herbivorous, and insectivorous species).	• Estuaries that support natural assemblages of shore and wading birds such as Poutō estuaries within the Kaipara Harbour, Parengarenga Harbour. • Forest providing habitat for bellbird (*Anthornis melanura*), kūkupa/kererū (*Hemiphaga novaeseelandiae*), tomtit (*Petroica macrocephala*) or toutoutwai (North Island robin; *P. longipes*) in addition to more widely distributed indigenous forest bird species (e.g. pīwakawaka/*Rhipidura fuliginosa*, tūī/*Prosthemadera novaeseelandiae*). • Freshwater wetlands providing habitat for a wide range of indigenous fauna, including species now uncommon or of restricted distribution such as Waitangi Wetlands, Kerikeri Ecological District, which are habitat for spotless crake, and Northland mudfish. **Low (does not meet threshold for this criterion):** • Habitats where only one or two widely distributed indigenous bird species are present (e.g. grey warbler (*Gerygone igata*) and fantail (*Rhipidura fuliginosa*).
1(b)(i) The *ecological site* is a large example of indigenous vegetation or habitat of indigenous fauna.	This assessment focuses on large examples of types of indigenous vegetation and habitats of indigenous fauna assessed at the ecological district scale. Whether the vegetation is a large example of its type will depend on the pattern of vegetation remaining in the relevant ecological district. For example, a one-hectare example of indigenous swamp forest in Kaipara Ecological District might be considered large, whereas one hectare of indigenous forest in Tutamoe Ecological District might be considered small.	High - very large sites (meets threshold): • Dunelands in Te Paki Ecological District and Aupōuri Ecological District. • Large raupō-dominant wetland systems in Tangihua Ecological District. • Extensive secondary forest, including coastal forest and kauri forest, in the Whangaruru Ecological District (e.g. Russell Forest) and Whangaroa Ecological District, e.g. North Whangaroa. **Moderate - moderately large sites (meets threshold):** • Dunelands in the Waipū Ecological District, Rototuna wetlands and saltmarsh in Kaipara Ecological District. **Low representative value (does not meet threshold for this criterion):** • Small areas of indigenous forest and scrub.
1(b)(ii) The *ecological site* contains a combination of landform and indigenous vegetation and habitat of indigenous fauna, that is considered to be a good example of its type at the relevant and recognised ecological classification and scale.	This assessment is made at the ecological district scale and relates to indigenous vegetation and habitat for indigenous fauna that is of good quality and not substantially degraded by anthropogenic activities or exotic species (pest plants and animals). The ecological site should be representative of vegetation types and habitat of indigenous fauna that currently occur in the ecological district and not only historically, i.e. prior to 1840.	**High value - good example of type (meets threshold):** • Russel State Forest in Kerikeri Ecological District, Valley floor to ridge forest in Puketi Forest in Puketi Ecological District. **Moderate example of type (meets threshold):** • Lowland forest in the Brynderwyn Ranges in Waipū Ecological District. **Low representative value (does not meet threshold for this criterion):** • Sites that are significantly degraded by stock, pest plants or pest animals or other anthropogenic activities.

Criteria	Guidelines	Examples
2. Rarity/Distinctiveness		
2(a)(i) The *ecological site* comprises indigenous ecosystems or indigenous vegetation types that are either 'Acutely Threatened' or 'Chronically Threatened' Land Environments associated with LENZ Level 4.	This assessment is made at the national scale of Level IV LENZ environment. The Threatened Environment Classification (Walker *et al.* 2015) provides information on land environments which retain less than 20% of their original indigenous cover, i.e. 'Acutely Threatened' and 'Chronically Threatened'.	**High values for rarity/distinctiveness (meets threshold):** • Indigenous vegetation within the site that occurs on 'Acutely Threatened' or 'Chronically Threatened' land environments as per LENZ Level IV, e.g. Ruakaka River forest remnants in the Waipū Ecological District and the Awanui River forest remnants in Aupōuri Ecological District. • **Does not meet threshold:** • No part of the site is situated on 'Acutely Threatened' or 'Chronically Threatened' land environments as per LENZ Level IV.
2(a)(ii) The *ecological site* comprises indigenous ecosystems or indigenous vegetation types that excluding wetlands, are now less than 20% of their original extent.	This assessment is made at the scale of the Northland Region, the relevant ecological district, and/or Level IV LENZ environment. Any example of an indigenous vegetation type or fauna habitat that is reduced to less than 20% of its original extent at any one or more of these scales would meet the threshold of this indicator.	**Ecosystems/vegetation types that are below 20% of their original extent (meet threshold):** • Coastal forest (e.g. Bream Head); gumlands, wet heathlands (including gumland); riparian kahikatea forest; dunelands. • **Ecosystems/vegetation types with over 20% remaining (does not meet threshold):** • Inland totara forest on hills. • Kānuka forest, e.g. Opua Forest, Kerikeri Ecological District and Russell Forest in Whangaruru Ecological District.
2(a)(iii) The *ecological site* comprises indigenous ecosystems or indigenous vegetation types that excluding *man made wetlands*, are examples of the wetland classes that either ~~otherwise~~[1] trigger any other criteria or exceed any of the area thresholds.	This criterion refers to wetlands dominated by indigenous vegetation that meet any other criteria within the RPS or exceed minimum area thresholds for wetland types as follows: saltmarsh (0.5 hectares), shallow water (0.5 hectares), swamp (0.4 hectares), bog (0.2 hectares), wet heathlands (0.2 hectares) and, marsh, fen, and ephemeral wetlands or seepage/flush (0.05 hectares). Wetland boundaries should be delineated using the Landcare Research/Manaaki Whenua wetland delineation tool.	**Good wetlands (meets threshold):** • A wetland that exceeds the relevant threshold for its class, or meets any one or more of the other criteria within the RPS. There are numerous examples of wetlands that meet the minimum size thresholds for their type. • **Does not meet threshold:** • A wetland smaller than the relevant threshold for its class that does not meet any of the other criteria within the RPS.
2(b) Indigenous vegetation or habitat of indigenous fauna that supports one or more indigenous taxa that are threatened, at risk, data deficient or uncommon,	This criterion refers to the presence of 'Threatened', 'At Risk', 'Data Deficient' or uncommon species. It should be assessed at a regional and national scale. A higher threshold is justifiable for mobile indigenous fauna such as birds and bats, as they tend not to depend on a single habitat patch, whereas the persistence of plants and less mobile fauna such as many invertebrates, lizards and some	**High rarity value for threatened taxa (meets threshold):** • Indigenous Plants and Fauna with Restricted Ranges: site contains one or more species that are 'Threatened' or 'At Risk' according to the threat system classification of Townsend et al. (2008); or are uncommon to the Northland Region. • Sites supporting flax snail, e.g. Te Paki.

[1] Wording taken from Northland RPS

Criteria	Guidelines	Examples
either nationally or at the relevant ecological scale.	fish species depends heavily on the maintenance of specific sites. National threat classifications of indigenous species are reviewed at approximately three-yearly intervals, but different groups tend to be reviewed at different times. The most recent threat classification for each species group should be referred to. Information on local rarity is likely to be available from the Department of Conservation, Regional and District Councils, and from PNAP survey reports. Note: All species within Myrtaceae have been classified as 'Threatened' or 'At Risk', including those that are relatively common in many areas (e.g. kānuka/*Kunzea robusta*, mānuka/*Leptospermum scoparium* var. *scoparium*, and rātā (*Metrosideros* spp.) species, due to the potential threat posed by myrtle rust. If one or more of these species is present at a site expert discretion should be applied and the site should not be classified as significant purely on the presence of one of those species. Several of the Myrtaceae present in Northland were previously classified as 'Threatened', 'At Risk' or regionally significant prior to myrtle rust being present in New Zealand. For example, Bartlett's rātā (*Metrosideros bartlettii*) is only known from three forest remnants near Spirits Bay and clearly triggers this criterion for significance. Likewise, regionally significant Myrtaceae include carmine rātā (*M. carminea*), southern rātā (*M. umbellata*), pōhutukawa × northern rātā hybrids (*M. excelsa* × *M. robusta*), *M. fulgens* (yellow flower), and maire tawake (*Syzygium maire*). Kauri has been classified as 'Threatened-Nationally Vulnerable' due to the threat posed by the kauri dieback. This is a precautionary approach; if kauri is present at a site expert discretion should be applied and the site should not be classified as significant purely on the presence of kauri.	• All wetlands with Northland mudfish in the Kaikohe and Kerikeri Ecological Districts. • Waima Forest - supports the only known population of *Ackama nubicola*. • Surville cliffs - many threatened endemic species adapted to ultramafic soils. • Lake Ohia - high diversity of threatened plant species including *Phylloglossum drummondii* (Threatened-Nationally Endangered), and the orchid *Calochilus* herbaceous (Threatened-Nationally Critical). • Whirinaki skink - only known from one hectare at Bream Head, Manaia Ecological District. • Mobile Indigenous Fauna: site contains one or more species that are 'Threatened' or 'At Risk' according to the threat system classification of Townsend et al. 2008. • Offshore islands that support 'Threatened' or 'At Risk' sea bird species. • Larger forest and shrubland tracts in the Kerikeri and Whangaruru Ecological Districts that are habitat for North Island brown kiwi. **Low rarity value for threatened taxa (does not meet threshold for this criterion):** • Site contains no 'Threatened', 'At Risk', or regionally significant species.
2(c)(i) The *ecological site* contains indigenous vegetation or an indigenous	This criterion refers to the presence of taxa classified as endemic to Northland-Auckland Region and therefore applied at the regional scale.	**High value for endemism (meets threshold):** • Site contains one or more species, or a vegetation type that are endemic to the Northland-Auckland region. For example: - Kauri snail (*Paraphanta busbyi*)

Criteria	Guidelines	Examples
taxon that is endemic to the Northland-Auckland region.		- Flax snail at Bream Head - Whirinaki skink - only known from one hectare at Bream Head, Manaia Ecological District • Many land snail species are endemic to small areas of Northland, such as Allodiscus camelinus which is endemic to a forest remnant on Mount Camel (Aupōuri Ecological District), and Hyalolaoma "Waimatenui" endemic to Mount Hikurangi (Whangarei Ecological District). • *Ackama nubicola, Coprosma waima, Olearia crebra* - all endemic to high peaks in Waima Forest. • *Veronica flavida* - endemic to upland forest in western Northland, from near Kaitaia, south to Tangihua. • *Veronica rivalis* - endemic to riverbanks in central Northland, from Waipoua Forest in the west to Kerikeri in the east. • Low value for endemism (does not meet threshold): no species endemic to the Northland-Auckland region occurs at the site.
2(c)(ii) The *ecological site* contains indigenous vegetation or an indigenous taxon that is at its distributional limit within the Northland region.	This criterion refers to the presence of taxa or vegetation type classified as at or near to its distributional limit in Northland Region and is therefore applied at the regional scale. A higher threshold is justifiable for mobile indigenous fauna such as birds and bats, as they tend not to depend on a single habitat patch, whereas the persistence of plants and less mobile fauna such as many invertebrates, lizards and some fish species depends heavily on the maintenance of specific sites. Information on distributional limits is likely to be available from the Department of Conservation, Regional and District Councils, and from PNAP survey reports.	**High value for distributional limits (meets threshold):** • Site contains one or more species or vegetation types that reach their distributional limit within Northland. • Te Paki Ecological District is at the northern tip of the North Island, thus • a significant proportion of New Zealand's endemic species reach their • northern limit of distribution here. The only opportunities for species • to occur further north in New Zealand are on the Three Kings and • Kermadec Islands. Species that reach their northern limit in Te Paki Ecological District include kauri, tānekaha, kawaka, the podocarps rimu, kahikatea, tōtara. • Hall's tōtara, miro, matai, manoao, and many broadleaf species such as • taraire, tawa, tītoki, and whauwhaupaku. • The high peaks of western Northland (primarily in the Tutamoe Ecological District) are the northern limit for a suite of plant species of montane or cloud forest habitats, including *Blechnum fluviatile, Dracophyllum traversii* and *Ascarina lucida*. • Mangonui is the northern limit for hard beech (*Fuscospora truncata*), Maungataniwha Ecological District. • Taraire forest reaches its northern distribution limit at Spirits Bay, Te Paki Ecological District. • Wet mixed podocarp forest reaches its northern distribution limit at Radar Bush, Te Paki Ecological District. • Forested hill country in Waipu Ecological District from North River south to the Brynderwyn Range is the northern limit for Hochstetter's frog in New Zealand. • Flax snail (*Placostylus* spp.) which is restricted to Northland reaches its southern limit in Whangaruru Ecological District.

Criteria	Guidelines	Examples
		Low rarity value for distributional limits (does not meet threshold for this criterion): • Site contains no species or vegetation types that reach their distributional limit within Northland.
2(d)(i) The *ecological site* contains indigenous vegetation or an association of indigenous taxa that is distinctive [or] of a restricted occurrence.	This criterion should be applied at the ecological district, regional, and national scales.	**High distinctiveness value for indigenous vegetation or taxa (meets threshold):** Examples include: • Gumlands. • Cloud forest on Hauturu, Tutamoe Ecological District. • Lowland swamp forest remnants with *Astelia grandis* and *Syzygium maire* (e.g Puhipuhi, Whangaruru Ecological District). • Surville Cliff ultramafics. • Wet heathland on ironstone (e.g. Kerikeri Airport) **Low distinctiveness value for indigenous vegetation or taxa (does not meet threshold for this criterion):** • A site that doesn't contain vegetation or association of taxa that is distinctive or of restricted occurrence e.g. kānuka/mānuka scrub and forest.
2(d)(ii) The *ecological site* contains indigenous vegetation or an association of indigenous taxa that is part of an *ecological unit* that occurs on an originally rare ecosystem.	This assessment refers to any unusual natural biotic or abiotic characteristics of a site which contribute to its value, for example vegetation associated with unusual landforms such as dune slacks or gumlands. 'Originally rare' ecosystems should be assessed at the national scale classified by Williams *et al.* (2007). Twenty-eight are known to occur in Northland Region: **Rare indigenous ecosystems and vegetation types known or likely in Northland** **Coastal** **Active sand dunes** **Coastal rock stacks** Shell barrier beaches **Coastal turfs** Stony beach ridges **Shingle beaches** **Stable sand dunes** **Dune deflation hollows** Coastal cliffs on quartzose rocks	**High rarity value (meets threshold):** • 'Ultramafic seacliffs' such as Surville Cliffs are classified as historically rare ecosystems. The soils of Surville Cliffs at the northern tip of Te Hiku (formerly Aupōuri) Peninsula are sub-tropical laterites, derived from serpentine, and are unique. These serpentine soils have been created by the underling geology comprising Ophiolite which is an ultramafic rock, i.e. high in toxic heavy metals. These conditions have given rise to a unique assemblage of endemic plant species that are able to tolerate the toxic heavy metals such as *Veronica punicea, Carex ophiolitica*, and *Pittosporum serpentinum*. • Seabird-burrowed soils (Moturoa Islands). • Waimango Lagoon, Aupōuri Ecological District. • Ephemeral wetlands ponded by lava flows (Te Taro Pond, Kerikeri Ecological District). • Wet heathlands (e.g. Kerikeri Airport gumland, Kerikeri Ecological District. **Low distinctiveness value for indigenous vegetation or taxa (does not meet threshold for this criterion):** • The site does not occur on an originally rare ecosystem.

Criteria	Guidelines	Examples
	Coastal cliffs on acidic rocks **Basic coastal cliffs & rock outcrops** Calcareous coastal cliffs **Ultra-basic sea-cliffs** **screes & rock outcrops** **Seabird guano deposits** **Seabird-burrowed soils** **Marine mammal rookeries & haul-outs** damp sand-plains **Dune slacks** **Damp sand plains** **Wetlands** **Lake margins** **Bogs** **Lagoons** **Estuaries** **Seepages & flushes (including soda springs)** **Ephemeral wetlands including wet heathlands** *Note: Habitat that delineates as wetland and is wet heathland (including gumland and ironstone heathland) are included in wetlands because it is recognised that they are seasonally wet and are often mosaics including other low fertility habitat such as bogs and heathland.* **Inland** **Volcanic debris flows** **Volcanic boulder- fields** Basic cliffs scarps and tors **Ultra-basic hills** **Cloud forests** Vegetation on extremely low fertility soils **Geothermal systems** **Heated (dry) ground** Fumeroles Geothermal streamsides **Hydrothermally altered (now cool) ground**	

Criteria	Guidelines	Examples
	Subterranean or semi-subterranean **Cave entrances** Caves and cracks in karst Sinkholes Subterranean basalt fields	
2(d)(iii) The *ecological site* contains indigenous vegetation or an association of indigenous taxa that is an indigenous ecosystem and vegetation type that is naturally rare or has developed as a result of an unusual environmental factor(s) that occur or are likely to occur in Northland.	This criterion is applied at the regional scale and relates to the entire assemblage of taxa at a site. The assemblages may comprise plant or fauna species, although in most cases they will relate to plants.	**High value for naturally rare ecosystem or vegetation type (meets threshold):** • Fire induced gumland/heathland. • Waiomio Limestone Caves. • Exposures of subfossil kauri forests and stumps, with associated wetland flora at Lake Ohia margins. • Basalt karst at Waiere boulders in Kaikohe Ecological District. **Low value for naturally rare ecosystem or vegetation type (does not meet threshold for this criterion):** • No distinctive features present at the site.
2(d)(iv) The *ecological site* contains indigenous vegetation or an association of indigenous taxa that is an example of nationally or regionally rare habitat as recognised in the New Zealand Marine Protected Areas Policy.	This criterion is applied at the national and regional scale. The coastal marine environment is the responsibility of regional councils and is therefore outside of the scope of these guidelines. Northland Regional Council has already identified Significant Ecological Areas in the Proposed Regional Plan within the coastal and marine areas.	
3. Diversity and Pattern		
3(a)(i) Indigenous vegetation or habitat of indigenous fauna that contains a high diversity of indigenous ecosystem or habitat types.	This assessment is made at the scale of Northland Region and the relevant ecological district. Diversity is the number of indigenous habitats or ecosystem types contained within an area. Changes in the distribution and abundance of habitats across the site is driven by underlying variation in the environment, e.g. aspect differences, natural disturbance, altitudinal change, soil characteristics. It can be represented by successional sequences, vegetation mosaics, and ecological gradients. High habitat diversity allows ecological processes (e.g. dispersal, nutrient	**High diversity of indigenous ecosystems or habitats (meets threshold):** • Twenty-four vegetation types on the Ahipara Massif (Ahipara Ecological District) including coastal cliffs, dunes, sand flats, swamps, hillslope forest, and gumland plateaus. • Altitudinal changes in vegetation on Tutamoe Range - includes cloud forest at its summit together with areas of swamp forest. • Te Paki dunes and wetland complex - extensive areas of duneland that form a sequence with high quality wetland and lagoon systems, e.g. Paranoa Swamp, Waitahora Lagoon and Waitahora Lakes Wetland Complex, which is a large wetland complex that supports many Threatened, At Risk, and regionally significant plant and animal species.

Criteria	Guidelines	Examples
	transfer) to operate and resources (e.g. nesting and feeding habitat) to be shared across different ecosystems.	**Moderate diversity of indigenous ecosystems or habitats (meets threshold):** • Bream Head coastal forest - intact transition from pōhutukawa-dominant forest at sea level to mixed broadleaved species at higher altitudes. **Low (does not meet threshold for this criterion):** • Isolated patches of kānuka, e.g. Poutō Peninsula. • Small, isolated patches of raupō reedland that support only a few plant species. (noting that they could still meet other criteria, e.g. rarity).
3(a)(ii) Indigenous vegetation or habitat of indigenous fauna that contains a high diversity of indigenous taxa.	This assessment is made at the scale of Northland Region and the relevant ecological district. Diversity is the number of indigenous taxa contained in an area. Like habitats should be compared with like because diversity differs markedly between different habitats, e.g. indigenous sand dune vegetation has relatively low species diversity compared with indigenous broadleaved forest vegetation. Changes in the distribution and abundance of species across the site is driven by underlying variation in the environment, e.g. aspect differences, natural disturbance, altitudinal change, soil characteristics. High species diversity provides for greater interaction between species.	**High taxa diversity value (meets threshold):** • Surville Cliffs. • Te Paki duneland and wetland complexes. • Bream Head coastal forest. • Large, intact areas of gumland, e.g. Lake Ohia. • Large tracts of inland forest on hills, e.g. Puketi Forest, Tangihua Forest, Waima Forest. • Offshore islands, e.g. Poor Knights, Hen and Chickens - good example of interaction of tuatara and seabirds. **Moderate taxa diversity value (meets threshold):** • Areas of gumland that may have been adversely affected by invasive woody species. • Large, relatively intact area of kānuka on dunes, e.g. Poutō Peninsula. **Low taxa diversity value (does not meet threshold for this criterion):** • Small remnants of kānuka; raupō-dominant wetlands.
3(b) Changes in taxon composition reflecting the existence of diverse natural features or ecological gradients.	Changes in the distribution and abundance of species across the site, and is driven by underlying variation in the environment, e.g. aspect differences, natural disturbance, altitudinal change, soil characteristics. It can be represented by successional sequences, vegetation mosaics, and ecological gradients. This criterion may overlap substantially with Criteria 3(a)(i) and 3(c).	**High diversity of natural features or gradients (meets threshold):** • Saltmarsh to freshwater wetland, to riparian forest, e.g. Mangataipa Scenic Reserve, Hokianga Ecological District. **Moderate diversity of natural features or gradients (meets threshold):** • Forest tracts with transitions from lowland to lower montane forest, e.g. Mangakahia Forest, Tangihua Ecological District. **Low diversity of natural features or gradients (does not meet threshold for this criterion):** • Forest areas of similar altitude and geology with one or few vegetation types.
3(c) Intact ecological sequences.	Ecological sequences are spatial changes in occurrences of taxa, typically across environmental gradients. An example of an intact ecological sequence is the change in	**High value for intact ecological sequences (meets threshold):** • Te Paki dunes and wetland complex - extensive areas of duneland that form a sequence with high quality wetland and lagoon systems.

Criteria	Guidelines	Examples
	plant species composition from the sea shore through to coastal forest comprising saline wetland, brackish wetland and freshwater wetland to low-stature scrub and into forest. Intact ecological sequences are uninterrupted sequences where natural environmental gradients are maintained.	• Duneland-coastal kānuka forest sequence on Poutō Peninsula. **Moderate value for intact ecological sequences (meets threshold):** • Full sequences with less intact components. Vegetation types or invertebrate assemblages with a moderate degree of species richness for their type. e.g. transitions from mangroves and saltmarsh in the Bay of Islands to coastal forest remnants. **Low value for intact ecological sequences (does not meet threshold for this criterion):** • Ecologically isolated vegetation types with low species richness for their type (e.g. patches of isolated remnants of grazed kānuka forest, exotic-dominated sand dune vegetation backed by pasture).
4. Ecological Context		•
4(a) Indigenous vegetation or habitat of indigenous fauna is present that provides or contributes to an important ecological linkage or network, or provides an important buffering function.	The degree to which an area of indigenous habitat or vegetation links to other such areas or contributes to local ecological processes. Such areas have a significant ecological function if they are within the flying distance for most indigenous bird species (i.e. from their habitat areas) or if they provide a buffer from adverse effects such as predation, disturbance, or pollution. The intention of this criterion is to ensure that the ecological functions of areas of indigenous vegetation are taken into consideration. The criterion places buffering, or ecological linkages to maintain ecological processes in the surrounding environment at a higher priority than sites which are poorly buffered and do not contribute to the functioning of surrounding ecosystems. The values of the site itself may be relatively low (e.g. a small area of indigenous scrub) but its context may give the site a higher value (e.g. the scrub links two large and high value forest remnants). Degraded vegetation and habitat can nevertheless potentially have important ecological context value.	**High value for ecological linkage, buffer, or network (meets threshold):** • Continuous riparian forest; wetlands with direct links to river systems; forest areas that are important for kiwi dispersal; vegetation buffering wetlands from external influences such as sedimentation and excessive nutrient inputs; and regenerating kānuka forest surrounding old growth podocarp-hardwood forest. Also: • Bream Head coastal forest - likely to provide an important stepping stone/linkage between the mainland and the Hen and Chicken Islands. • Indigenous forest corridors alongside rivers in the Kerikeri Ecological District that links larger areas of kiwi habitat. • Tangihua Forest, Puketi Forest, Russell Forest. **Moderate value for ecological linkage, buffer, or network (may meet threshold):** • Moderate to large remnants of kānuka and secondary forest within a pastoral landscape or exotic forest provide linkages to larger tracts of indigenous forest. **Low value for ecological linkage, buffer, or network (unlikely to meet threshold for this criterion):** • Smaller and/or degraded remnants that are geographically isolated from larger areas of habitat. Note that many covenanted sites are very small and isolated, and are therefore unlikely to meet this criterion.
4(b) The *ecological site* plays an important	The assessment is made at the scale of Northland Region or the relevant ecological district. This criterion seeks to	**Important wetland functions (meets threshold):**

Criteria	Guidelines	Examples
hydrological, biological or ecological role in the natural functioning of riverine, lacustrine, palustine, estuarine, plutonic (including karst), geothermal or marine system.	identify examples of wetlands that provide wider benefits to areas and ecosystems beyond their immediate boundaries.	• Extensive floodplain swamp forest wetlands in the Manganui River Complex in Tokatoka Ecological District. • Wetlands on a river floodplain that are hydrologically connected to a river. • Riparian wetlands on streams that flow into a coastal lagoon. • Wetlands that provide an important seed source for other wetlands in the catchment. **Low wetland functionality (unlikely to meet threshold for this criterion):** • An isolated valley floor swamp in the catchment of a small second order stream. • Small ephemeral wetlands on terraces with no hydrological connections to streams or rivers. • Toe slope fens in intensively-farmed catchments, recognising that the size threshold may be met if the sites are characterised predominantly by indigenous vegetation.
4(c) The *ecological site* is an important habitat for critical life history stages of indigenous fauna including breeding/ spawning, roosting, nesting, resting, feeding, moulting, refugia or migration staging point (as used seasonally, temporarily or permanently).	This criterion places importance on areas of vegetation or habitat that provide important habitat for indigenous fauna. This can apply to common fauna, so long as the habitat is an important one, for example, an area of forest that supports a large number of indigenous species of avifauna or large numbers of particular species. Many indigenous fauna species congregate on a seasonal or daily basis and these congregation sites will often be important and rank as significant under this criterion.	**High fauna habitat value (meets threshold):** • Any site that supports seabird colonies, e.g. ōi (grey-faced petrel; *Pterodroma macroptera*) at Bream Head and Cape Reinga; spawning sites for indigenous fish, high tide bird roosts in estuaries, wetlands with habitat for black mudfish or Northland mudfish (*Neochanna heleios*); exotic trees that provide known roosting habitat for long-tailed bats (*Chalinolobus tuberculatus*). The Draft National Policy Statement on Indigenous Biodiversity suggests that exotic plantation forests should not be classified as being significant (BCG 2018). It is recognised, however, that exotic habitats in Northland can provide important habitat and corridors for mobile fauna, e.g. long-tailed bats in pine plantations and North Island brown kiwi in exotic forest and orchards in Kerikeri Ecological District. Rather than SNA status, such known habitats could potentially be subject to different District Plan provisions. For example, they might require: - Monitoring and maintenance to ensure that values are maintained or enhanced. - Changes to other land uses could become discretionary or non-complying. **Moderate fauna habitat value (meets threshold):** • For example, small saline-freshwater ecotones that supports vegetation used by inanga as spawning habitat, e.g. oioi salt meadow grading into *Bolboschoenus* and associated freshwater riparian sedges and grasses. **Low fauna habitat value (does not meet threshold for this criterion):** • Intensively grazed exotic pasture.

Wildlands

Providing outstanding ecological services to sustain and improve our environments

Call Free 0508 WILDNZ
Ph: +64 7 343 9017
Fax: +64 7 3439018
ecology@wildlands.co.nz

99 Sala Street
PO Box 7137, Te Ngae
Rotorua 3042,
New Zealand

Regional Offices located in
Auckland, Hamilton, Tauranga,
Whakatane, Wellington,
Christchurch and Dunedin

ECOLOGY RESTORATION BIODIVERSITY SUSTAINABILITY

www.wildlands.co.nz

Draft Spatial Plan for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka

Meeting: Council Briefing
Date of meeting: 6 May 2020
Reporting officer: Paul Waanders, District Planner

Purpose/Ngā whāinga

To firstly, obtain direction from Council on any necessary amendments to the Draft Spatial Plan for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka; and secondly, obtain support from Council for the adoption of the Final Spatial Plan without further consultation.

Context/Horopaki

Kaipara District Council has been working with AR & Associates and their partners Resilio Studio on the Draft Spatial Plan for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka, since June 2019. The purpose of the Spatial Plan is to inform our district planning, infrastructure, financial and economic strategies, with the aim of supporting sustainable development and managing growth in these key areas. The Draft Spatial Plan before Council today is the result of extensive internal and external engagement, bringing together Mana Whenua values, community and stakeholder aspirations, technical assessment and scientific data. Close to its final stage, the Draft Plan now requires Council direction on its content and whether there is any further need for consultation on the Spatial Plan.

Discussion/Ngā kōrerorero

In terms of the National Policy Statement on Urban Development Capacity 2016 it is expected that local authorities undertake spatial planning to guide and provide for growth in its area. The Operative Kaipara District Plan provides for a Land Use and Development Strategy (Chapter 3) but this chapter was not developed into an implementation strategy and is somewhat redundant.

AR & Associates were appointed to undertake spatial planning for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka. Council was briefed on the Project Plan and its execution on 1 August 2019, and 5 September 2019. Several engagement events were undertaken to obtain Mana Whenua, Community and stakeholder input and views.
On 26 September 2019 the alternative proposals were reported to Council and the alternative growth patterns for the three key urban areas were released for public comments and feedback.
On 4 March 2020 the Council was briefed on the outcomes of the consultation process and the preferred option for each area.
https://pub-kaipara.escribemeetings.com/filestream.ashx?DocumentId=676

The Elected Members' comments obtained during the meeting on 4 March 2020 were considered and some amendments to the Draft Spatial Plan were suggested. Ongoing discussions with the Infrastructure Group is to assist the strategic alignment of the Spatial Plan with the Infrastructure and Financial Strategies and ultimately with the LTP and future Annual Plans. As State Highway One plays a vital role in the development of Kaipara, further discussions are also being held to better align the Spatial Plan with the Northern Corridor planning and to influence decisions on highway planning.

The final Draft Spatial Plan is attached for discussion. Council's direction on whether formal consultation on the Final Spatial Plan is necessary is also required. The intention is to make any amendments suggested following this briefing and then bring a final document to the May Council Meeting for adoption.

The Draft Spatial Plan contains additional information, included from the discussions held with Elected Members on 4 March 2020 and as a result of final technical and engagement feedback assessment. Combined this information has led to:

- An overview and how to use the Spatial Plan section;
- An identification of issues that need to be considered for each urban centre;
- Description of extended engagement processes;
- Design Principles that will align with future Urban Design Guidelines (a project currently in progress);
- Detailed recommendations for each urban centre;
- Alignment of Spatial Plan to requirements of National Policy Statements and Regional Policy Statement;
- Future Housing Yield Assessment i.e. number of houses that could be built to meet population projections;
- Identification of site-specific neighbourhoods for each urban centre;
- Implementation Plan; and
- Appendices.

Direction is sought on whether Council wishes to adopt the Final Spatial Plan at the next Council Meeting without the need for formal consultation. The spatial planning for Dargaville, Maungatūroto, Kaiwaka has involved extensive particpatory process and may not require any more consultation, if Elected Members are satisfied this is the best way forward.

Next steps/E whaiake nei

The Elected Members' views on consultation and the content of the Draft Spatial Plan for the Key Urban Areas of Dargaville, Maungatūroto and Kaiwaka will be addressed and the Final Spatial Plan presented to Council for adoption at the May Council Meeting.

Attachments/Ngā tapiritanga

	Title
A	Dargaville | Maungatūroto | Kaiwaka Kaipara Spatial Plan

DARGAVILLE | MAUNGATŪROTO | KAIWAKA

KAIPARA SPATIAL PLAN

APRIL 2020 | DRAFT | Rev 12

Prepared for

KAIPARA DISTRICT

By

AR & ASSOCIATES CIVIL | ENVIRONMENT | PLANNING

RESILIOSTUDIO

Kaipara District
Council

42 Hokianga Rd,
Dargaville 0310

+0800 727 059

AR & Associates

Level 2, 129 Hurstmere Road,
Takapuna
Auckland 0622

www.arassociates.co.nz

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

Text to come...

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

3.0 | Site Location & Context
3.1 | Local & Historical Context
3.2 | The Future of Kaiwaka
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 5 | Implementation Strategy

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 is proposed to be measured annually and every 3 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 5 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.

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 is 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; and
- 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 Kaipara District spatial Planning workstreams are shown in the Relationships to Infrastructure, Economic Strategy and Long Term Plan diagram below and displays 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.

Relationship to Infrastructure + Economic Strategy + Long Term Plan

Development Potential

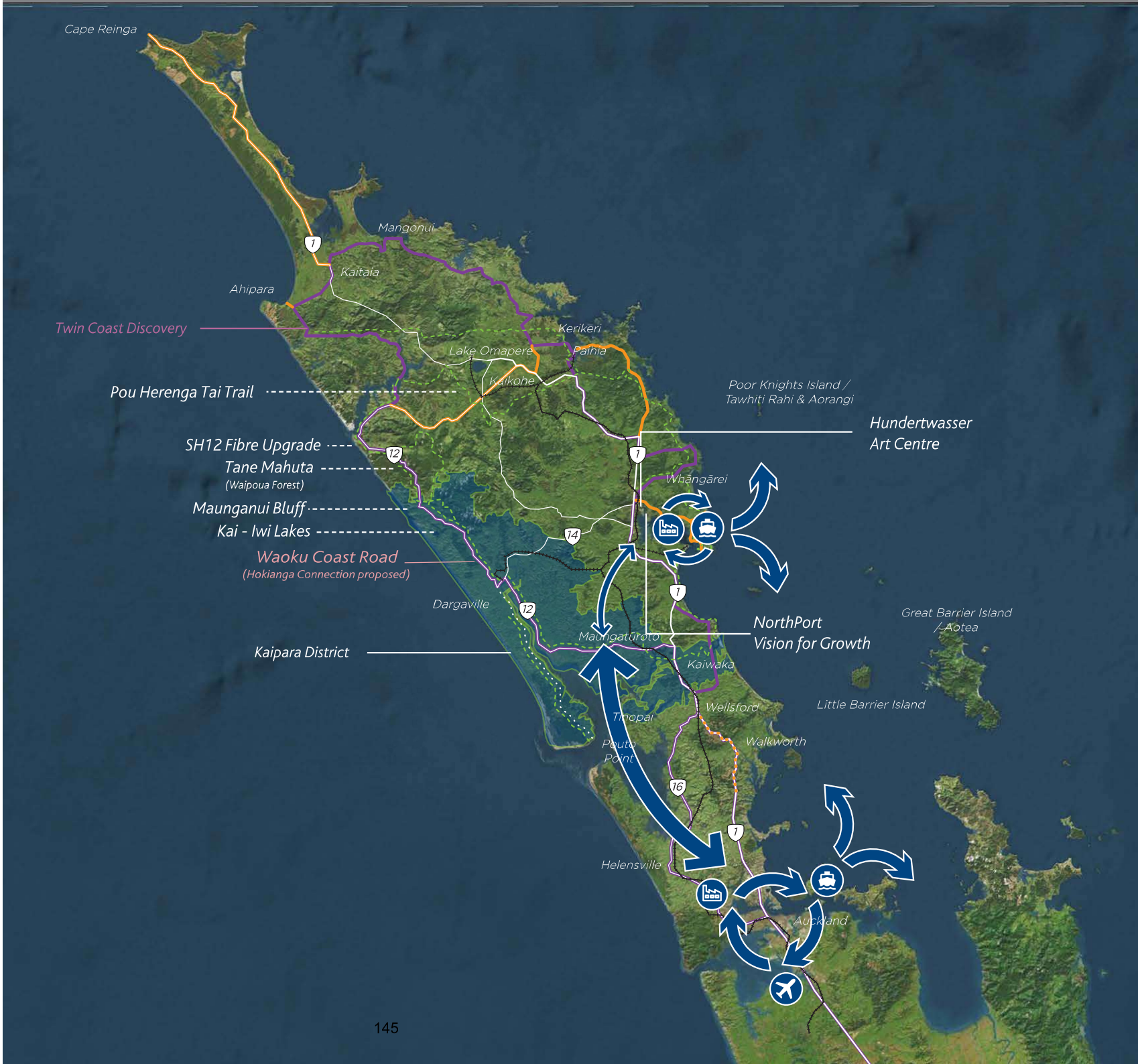
This spatial plan attempts to indicate where appropriate sustainable land development could take place in the future. The process of rezoning land does not necessarily result in the type of land development happening on ground. It is a complicated investment model where often factors outside the control of Council influence development. Simplifying this in to 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.

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.

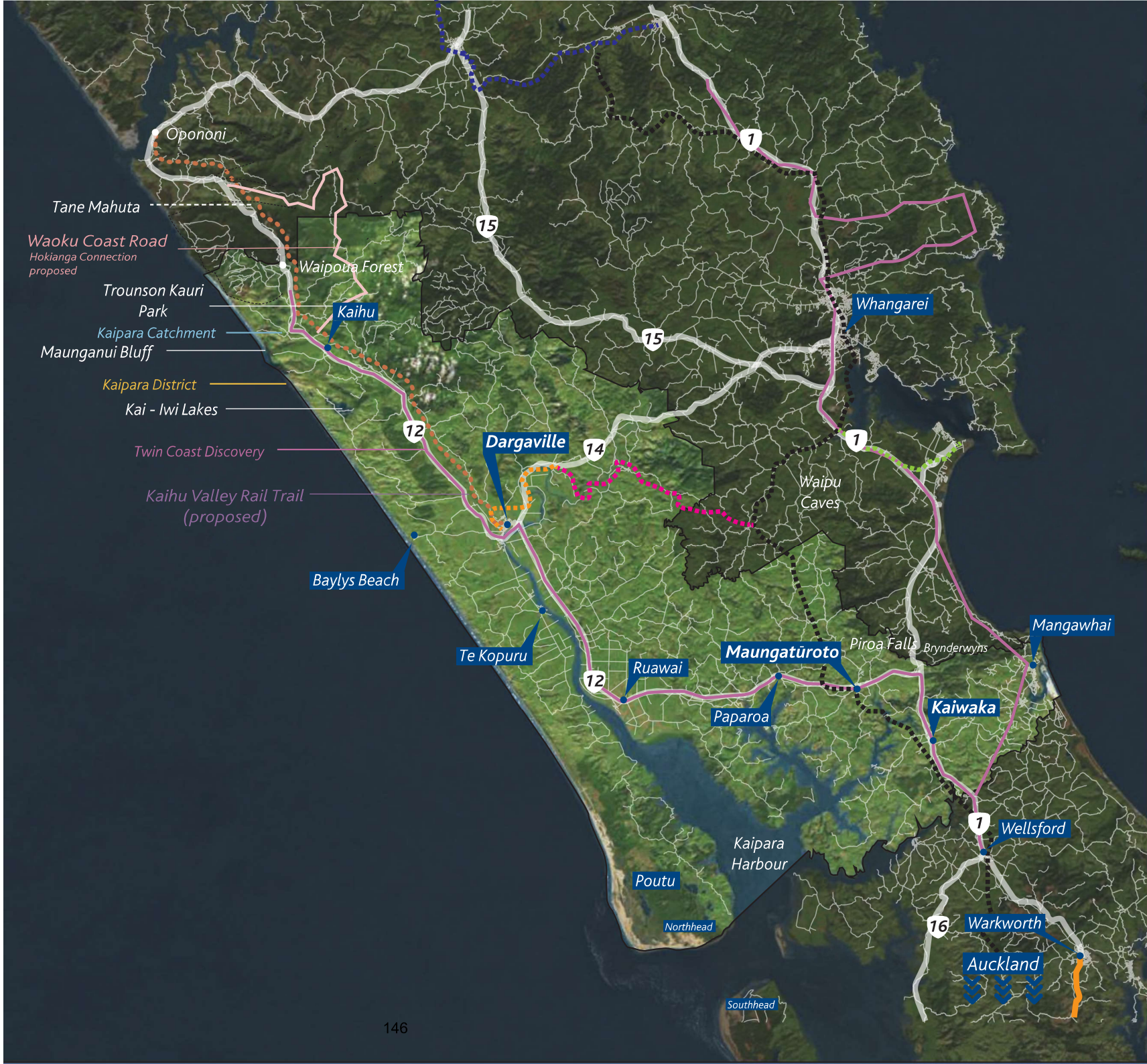
1.1 | The Kaipara Context - Regional

The Kaipara District sits between two large population centres in Whāngārei (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 big and small projects that will influence the Kaipara District over the coming decades. The upgrades to the North Auckland Rail Line ($94m), 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 ís also an exciting proposition for Kaipara businesses especially those that are export driven.



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.



1.2 | Purpose of the Spatial Plan

This spatial plan sets out a framework for future development in these three Kaipara District towns. This framework will help leverage growth and development opportunities associated with the overflow of the Auckland region's growth and the latent tourism potential. The Kaipara District also offers an attractive living opportunity in small communities, which may be seen to provide a safer and more resilient living option in a post Covid-19 pandemic world. This planning will also enable and support other agencies in health, education and business to provide the right services at the right time.

The spatial plan intends to support the future well being of existing residents and future residents who may make the choice to live in these centres, including those who have not been born yet.

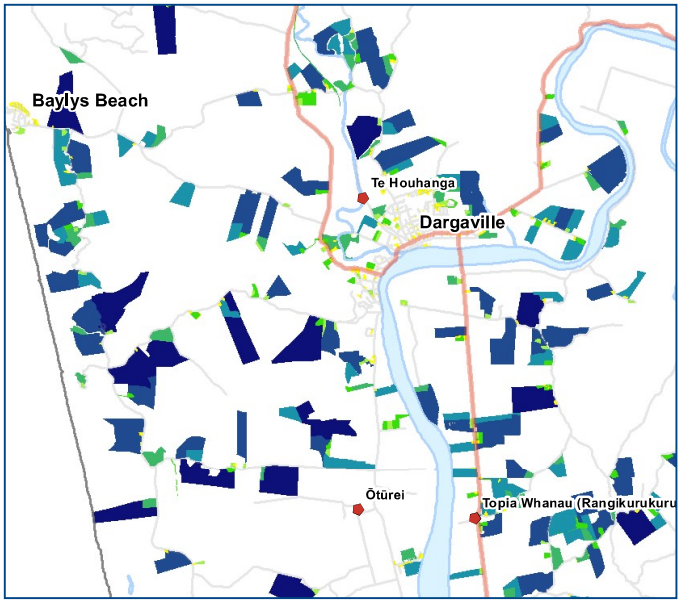
What is the problem we are attempting to fix?

Subdivisions that are occurring are often on the edge of the urban area and present difficulties with integrating into a future urban form and pattern.

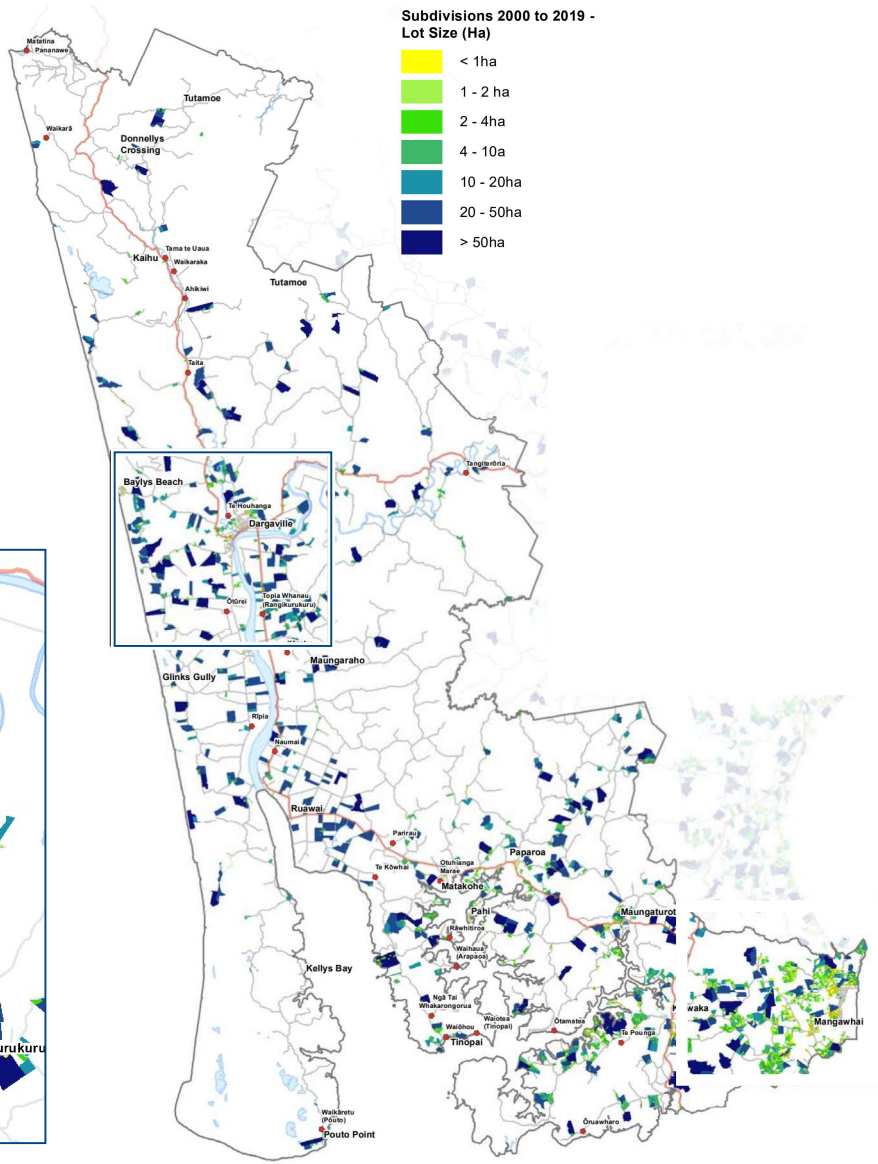
In the past 9 years, the development pattern in the Kaipara District has been centred on the growth of Mangawhai (Heads, village and countryside) and in rural land subdivisions.

The towns of Dargaville, Maungatūroto and Kaiwaka have had small subdivisions but these have generally been on the outer edge, with large 1200m2 sections. Refer to subdivisions map from 2000 to 2019.

As a result of this trend, the additional capacity in the infrastructure to support growth in the towns has not been created. This cyclic effect unfortunately has caused potential subdivision activity within the towns, in recent times, to be turned down.



Subdivision Map



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																		
Area/Year	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**
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
Ruawai-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 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. 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 - 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 the three 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 Whāngārei 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 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 infrastructure 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 community's 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.
options. The engagement themes are covered in each of the centres section further into this paper.

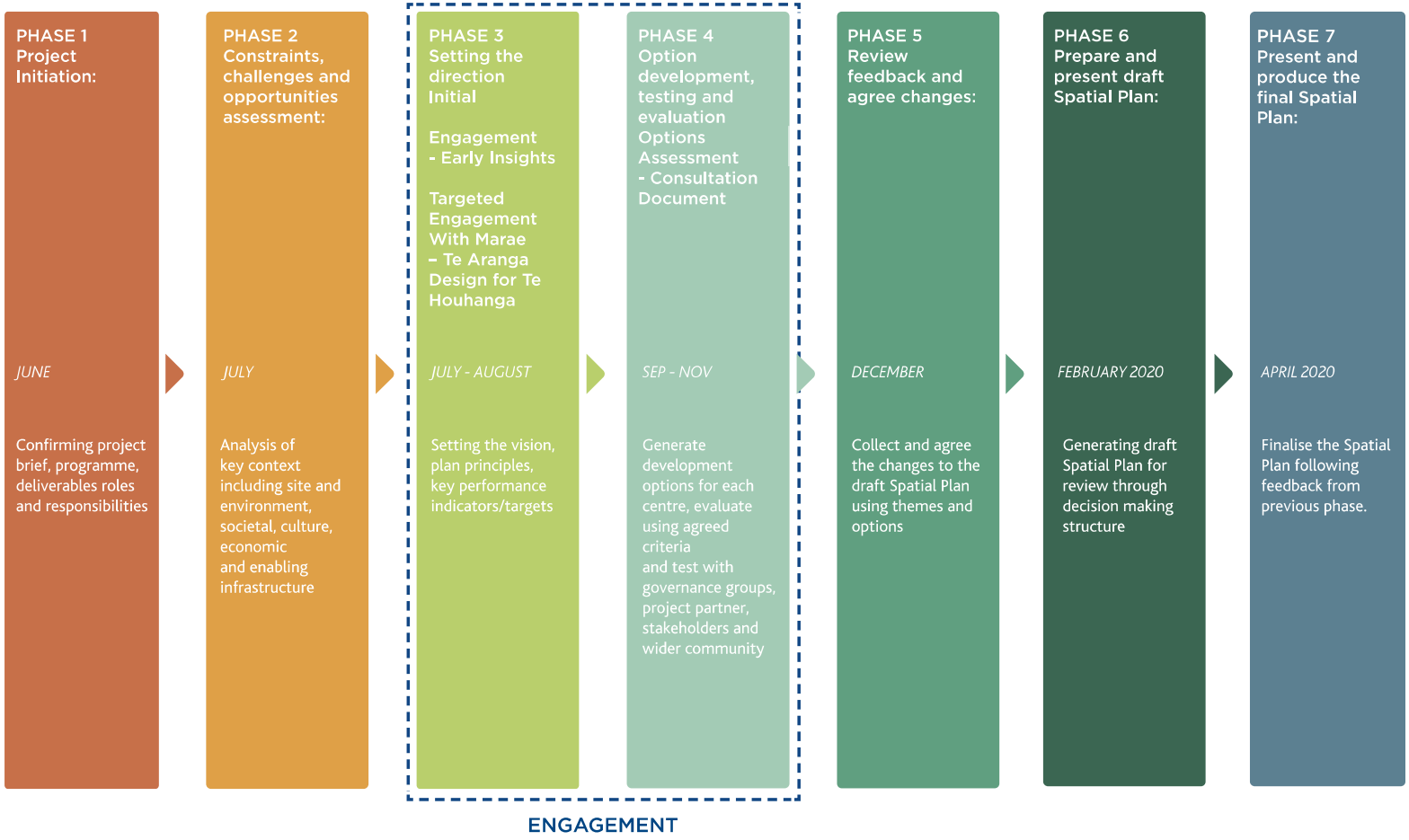
1.3 | Engagement Process

| 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 the 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 TIME-LINE

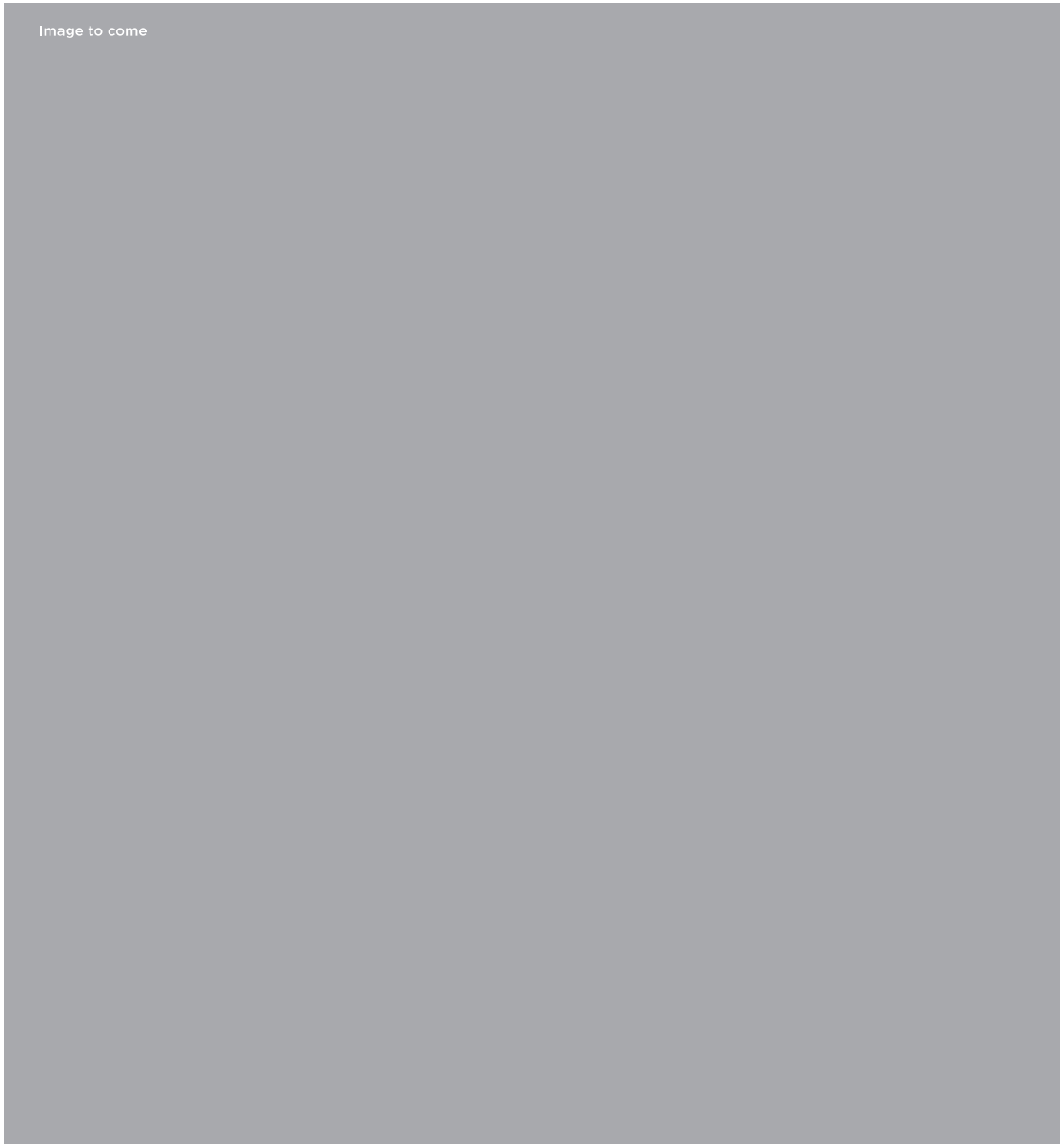


1.3 | Mana Whenua Engagement

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 distill the key themes that emerged:

- Developing and fostering relationships
- Brining our people home
- Papakāinga and 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 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 water ways 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 - Attend upcoming Rangatahi Conference? High School workshop planned for future engagement period.
- Populations with 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.

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, Ruawai College, North Tec Polytechnic, Westmount School in Maungatūroto and Ruawai College. 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 things to do 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, like 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 sometime 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 Whāngārei. There is also a disconnect between the large manufacturing firms needs in Kaipara District, and 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 Whāngārei or Auckland.

Ruawai College feedback summary

The general theme from the survey and discussion following the board game exercise was that young people felt there was limited activities to keep them entertained in Ruawai 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, 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 and 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.
Kaānohi 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 hapu 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 Kaihu 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 waste water 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 Maori 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 manawhenua can be empowered through the use of rahui. Establishes our manawhenua to the general public.

Te Iwi o Te Roroa
Identify future projects in which Maori 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 Maori 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.

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 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 Whāngārei 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.

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.