



Kaipara Kickstart

# KAIPARA HARBOUR WATER TRANSPORT AND WHARVES FEASIBILITY STUDY CONSULTATION DOCUMENT

APRIL 2020

Prepared for



PROVINCIAL  
GROWTH  
FUND  
TUAWHENUA

By



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## 1 | A WORD FROM THE MAYOR

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Kia ora

The Kaipara Harbour is the defining feature of Kaipara District, and its waterways and tributaries are the historic lifeblood of our District. It has been an abundant food source for Maori who settled on its shores and a superhighway for the significant kauri timber and gum industries. Since the 1950s however, following its official closure as a trading centre the Kaipara Harbour has been used less for transporting people and goods; roads and cars became the preferred mode of transport here.

Although our use of the harbour has evolved, I believe it can again become a thriving hub that connects people together and supports economic activity to benefit the region as a whole and northern New Zealand. Kaipara District joins with Auckland in sharing the Kaipara Harbour, and is a link between Auckland and other parts Northland. Better connections between Kaipara District and Auckland with sea travel can be possible, and better connections between communities within Kaipara District by sea, too. The old ways can be new again.

As a district, Kaipara has been lagging behind its neighbours. To help kickstart our economy in 2019 Kaipara District Council was gifted around \$20 million of Provincial Growth Funding to upgrade our roads, restore wharves and grow the value of our land use. Wharves help connect us, open the place and share our biggest feature – the one that for some people and some time has been “hiding in plain view”. This represents a unique opportunity for Kaipara to do something that we can continue to build upon, that will deliver ongoing and lasting benefits to this place.

The community conversations about wharves we’ve had in early 2020, and the analysis that’s been done to date have identified opportunities here. I am inspired by the passion our people have for their wharves and the strength of their engagement has shown that many, like me, believe our harbour has a big role to play in a revitalised future for Kaipara.

This document provides a summary of the analysis of wharf options showing what’s best value, affordable and sustainable for our district.

Now it’s your turn to help shape our direction. Normally we’d have public meetings to share and discuss ideas like these with the community, but at present public gatherings are forbidden so we need to spread this work electronically by email and website links. Please give us your thoughts and help us make the most of the opportunity here. Share this document within your networks and help make a better wharf network in Kaipara.

We need to maintain our progress towards investment in Kaipara wharves and this consultation document is the key to unlocking the abundant opportunity of the biggest harbour in the Southern Hemisphere that we’re lucky to have here. Let’s open it.

Kia kaha Kaipara, Kaipara te oranganui,

Nga mihi nui,



Dr Jason Smith  
Mayor of Kaipara District



## 2 | PURPOSE OF THE CONSULTATION

### Why is Kaipara District Council doing this?

This consultation is part of the Kaipara Kickstart programme which aims to grow the Kaipara economy, by improving wharf infrastructure and transport networks.

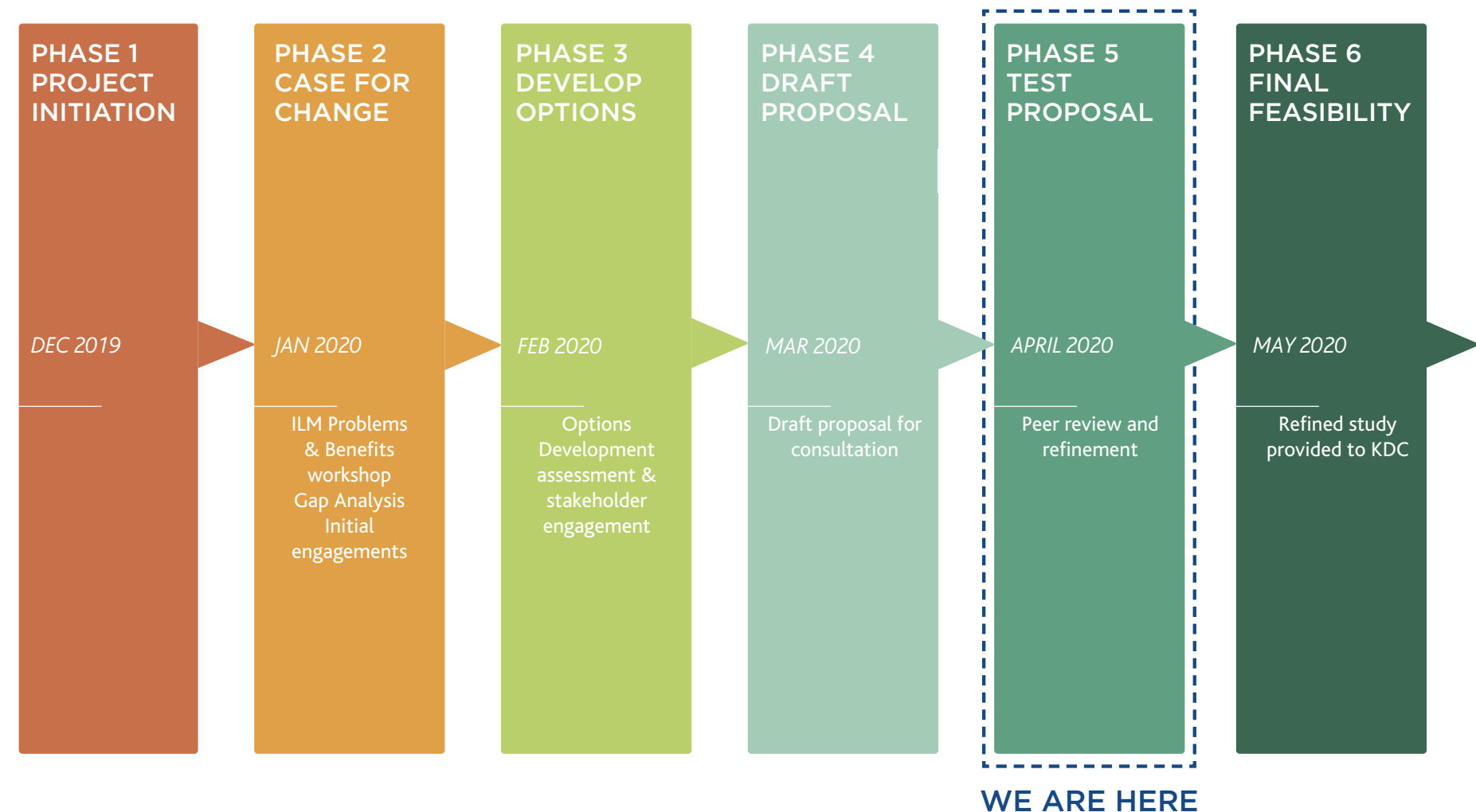
The Provincial Growth Fund has enabled the Kaipara District Council to invest in projects that will open up business opportunities and jobs. These investments can build over time as the economy grows.

Your feedback is important. It will help us finalise the preferred investment options.

### The purpose of this consultation is to give the Kaipara community:

- the opportunity to give feedback on the proposed wharves investments, outlined below.
- inform the Council of opportunities or issues they may need to consider.

### Indicative time-line





### 3 | THE CASE FOR CHANGE - THE SITUATION

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As a district, Kaipara is lagging behind its neighbours and it needs to generate new sustainable economic activity to bring it back to its former strength.

There is a strong local desire to support initiatives that can support job growth, retain youth and build local capability while nurturing the character and the health of the district.

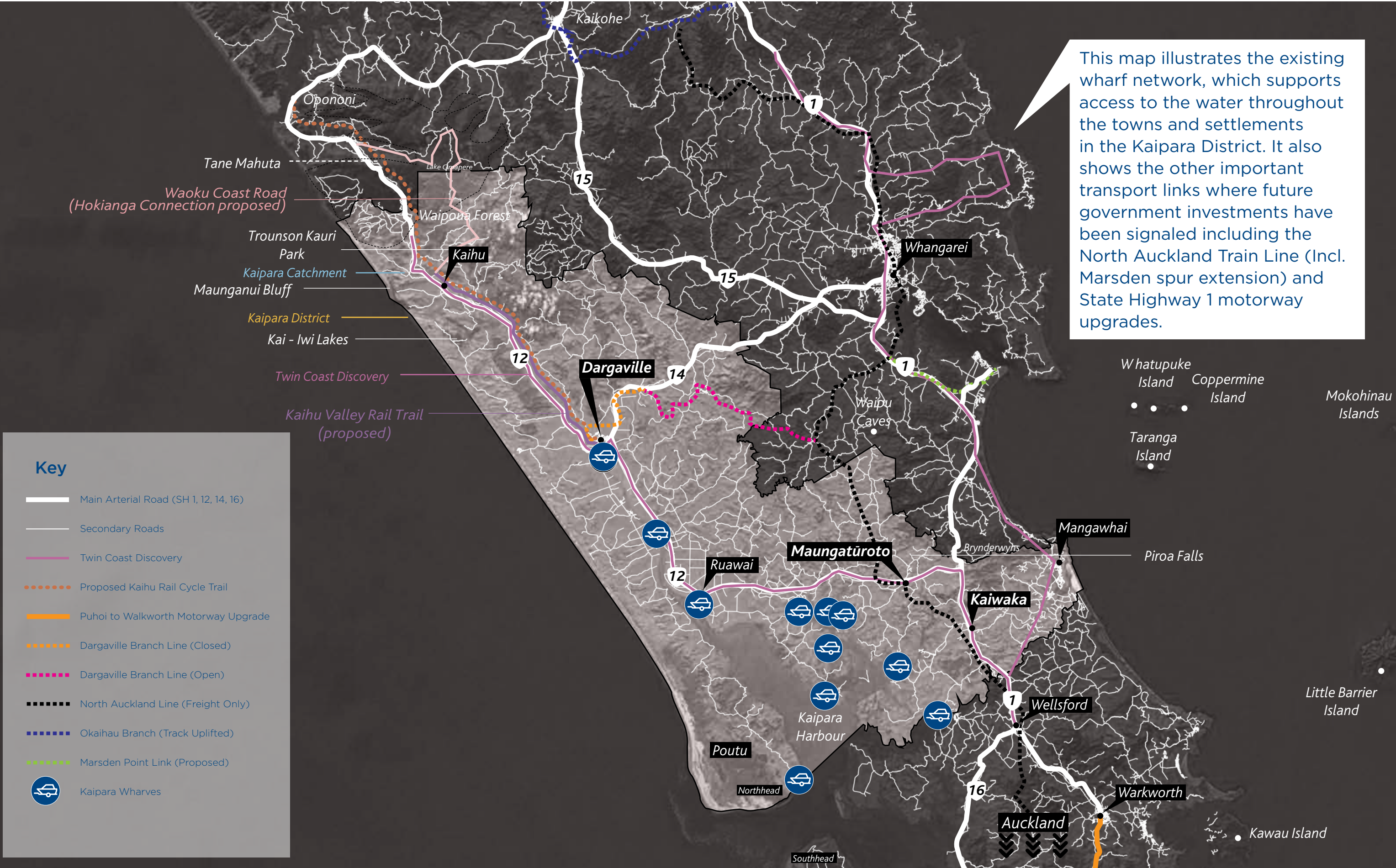
Without financially viable and commercial tourism activities, well promoted attractions, accessible outdoor recreation and efficient transport connections, opportunities for tourism spending and economic development opportunities are passing Kaipara by in favour of other, more advanced districts.

The once flourishing Kaipara water transport that connected the district to itself, Auckland and the world, has diminished network and associated business activities as the economic environment has changed. People are seeking the opportunity to reconnect with the harbour and with each other through an integrated approach to water and land use.

Currently, Kaipara's small population and economy is unlikely to support a water passenger transport network commercially. However through targeted wharf investment, improved management of wharves and amenities and a new tourism direction, the Kaipara can create a sustainable tourism and recreation-focused water transport network.



3 | CASE FOR CHANGE  
- THE KAIPARA CONTEXT





## 4 | INVESTMENT OBJECTIVES

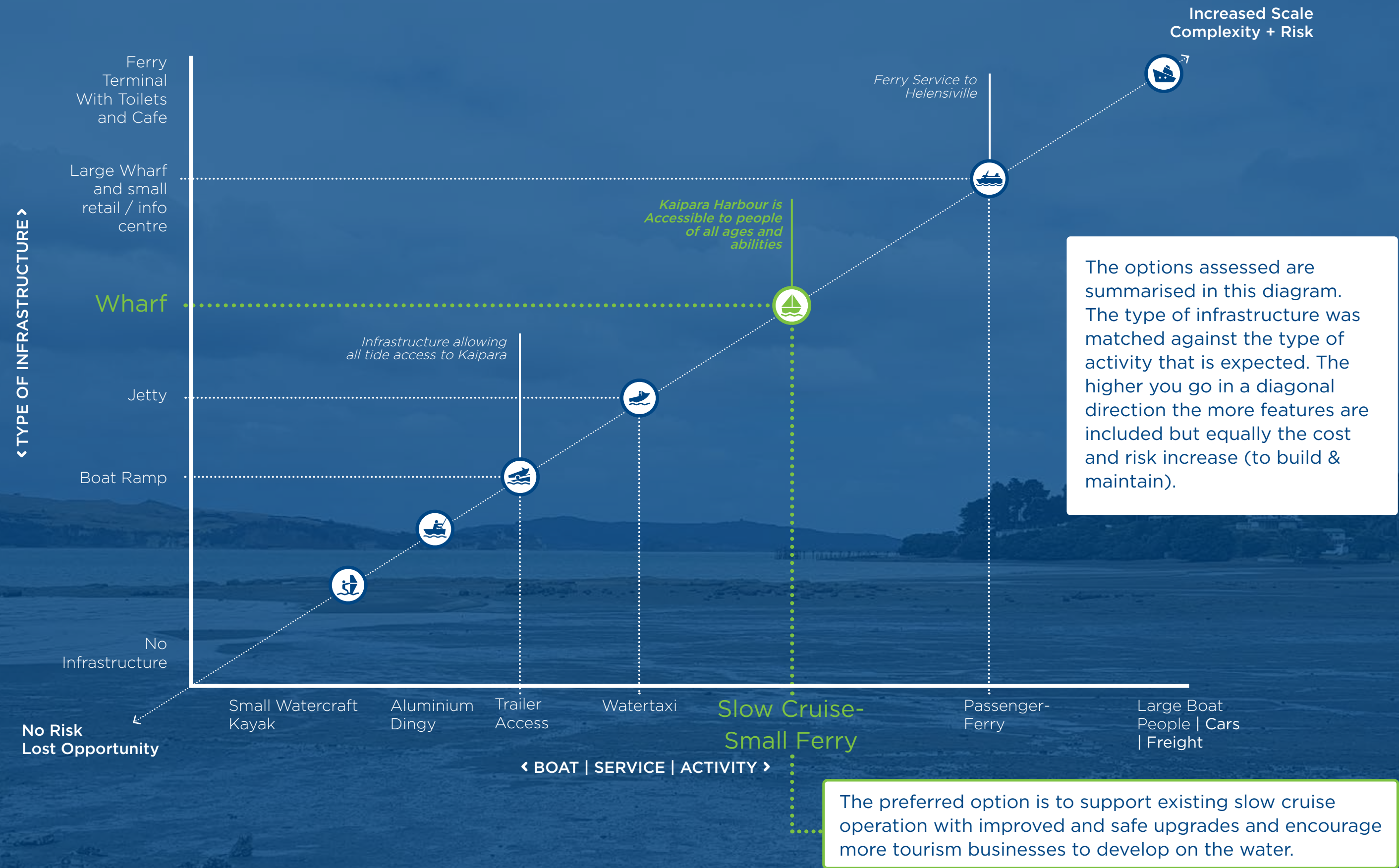
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We held a partner and stakeholder workshop in late January 2020, to identify the issues, problems, objectives and opportunities that this investment would address.

1. Improve connections to major centres, between marae and across the district.
2. Building Kaipara's unique value proposition (what is it that makes the area special and will encourage visitors to pay good money to do?).
3. Improve economic, social & environmental resilience.
4. Improve marine facilities and use.



5 | VALUE FOR MONEY DECISION  
- OPTIONS CONSIDERED







## 5 | VALUE FOR MONEY DECISION - THE PREFERRED OPTION

To reach the preferred option we considered:

- commercial viability
- sustainability
- environmental impact
- cost of ongoing operations, including maintenance

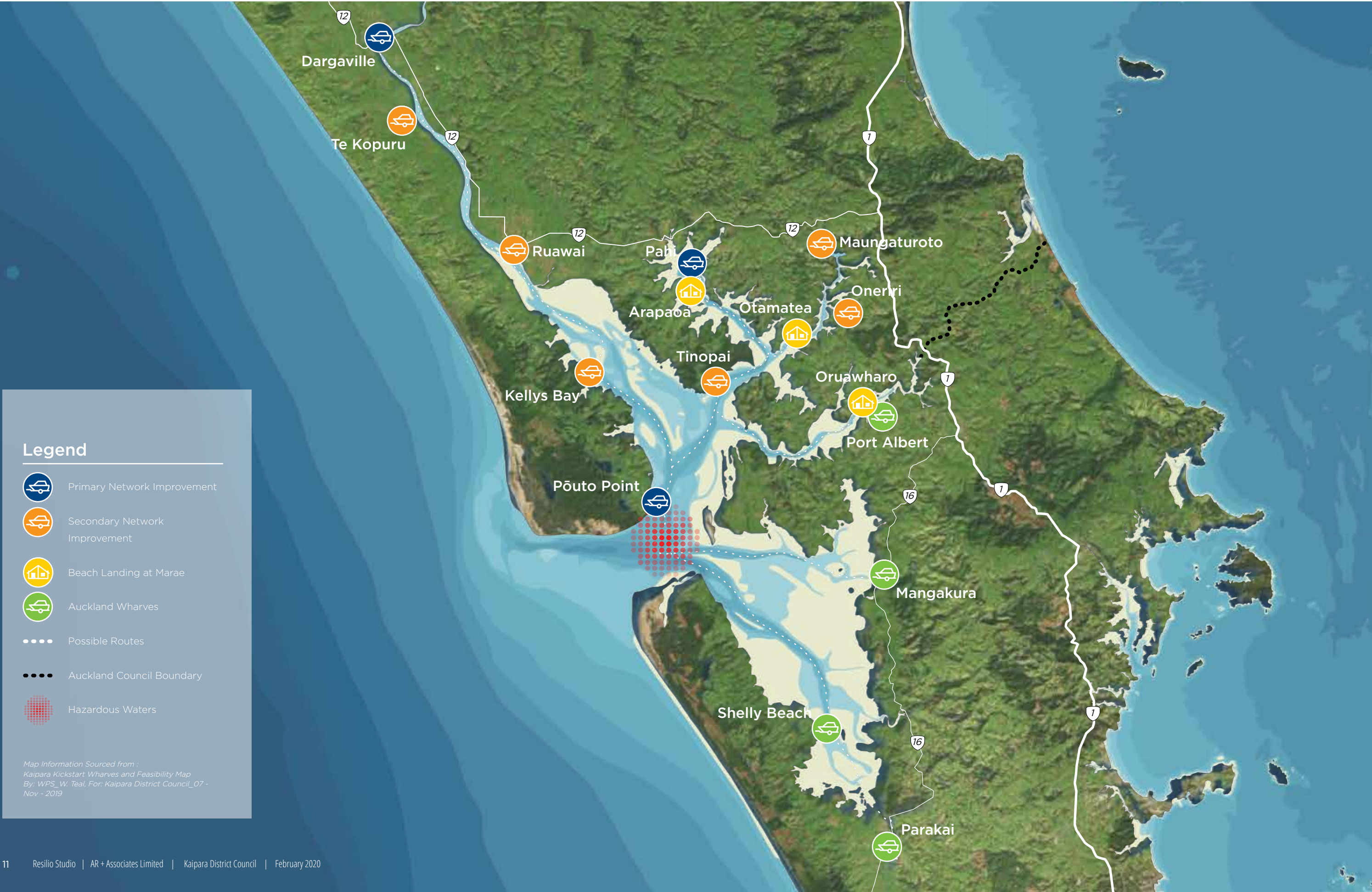
For more information on the assessment summary of the individual wharf locations please see the feasibility study on the Kaipara Kickstart website.

Component	Inclusions	Capital Cost Estimate	Delivery Timing
 Primary Marine Facility Developments	<p>Dargaville wharf upgrade, including:</p> <ul style="list-style-type: none"> <li>• Upgrade of existing jetty</li> <li>• New concrete ponton</li> <li>• Associated landside improvements</li> </ul> <p>Pahi wharf upgrade, including:</p> <ul style="list-style-type: none"> <li>• Upgrade of existing jetty (new railings, replace any deficient elements)</li> <li>• New concrete pontoon and associated gangway</li> <li>• Sealed car park</li> </ul> <p>Pōuto Point wharf development, including:</p> <ul style="list-style-type: none"> <li>• A new wharf structure</li> <li>• Sealed track to Proposed Wharf</li> </ul> <p>Improvement of Beach Landing Locations (further investigation to tease out possibilities), including:</p> <ul style="list-style-type: none"> <li>• Otamatea marae</li> <li>• Arapaoa marae</li> <li>• Oruawharo marae</li> </ul>	\$3,800,000	1-2 Years
Management Interventions	<ul style="list-style-type: none"> <li>• Development of a Tourism Destination Management Plan and supporting tools</li> <li>• Development of an agreed Marine Asset Management Plan and Operation Policy</li> <li>• Progress land use change opportunities through Spatial Planning, including supporting development of campgrounds, residential subdivisions and new office/commercial space.</li> </ul>	\$200,000	1-2 Years
 Secondary (progressive) network improvements	<ul style="list-style-type: none"> <li>• Minor upgrades to improve access and operations at Kelly's Bay</li> <li>• Investigations into improving the ramp, carparking, public toilet and reserve at Oneriri (preliminary scoping work underway)</li> <li>• Wharf and access road upgrades at Ruawai, Maungaturoto, Te Koporu and Tinopai.</li> </ul>	\$4,004,320	5-25 Years



6 | THE PREFERRED OPTION  
- PRIMARY & SECONDARY  
NETWORK LOCATIONS

Scale: 1\_500 000@A4



Legend

-  Primary Network Improvement
-  Secondary Network Improvement
-  Beach Landing at Marae
-  Auckland Wharves
-  Possible Routes
-  Auckland Council Boundary
-  Hazardous Waters

Map Information Sourced from :  
Kaipara Kickstart Wharves and Feasibility Map  
By: WPS\_W. Teal, For: Kaipara District Council\_07 -  
Nov - 2019

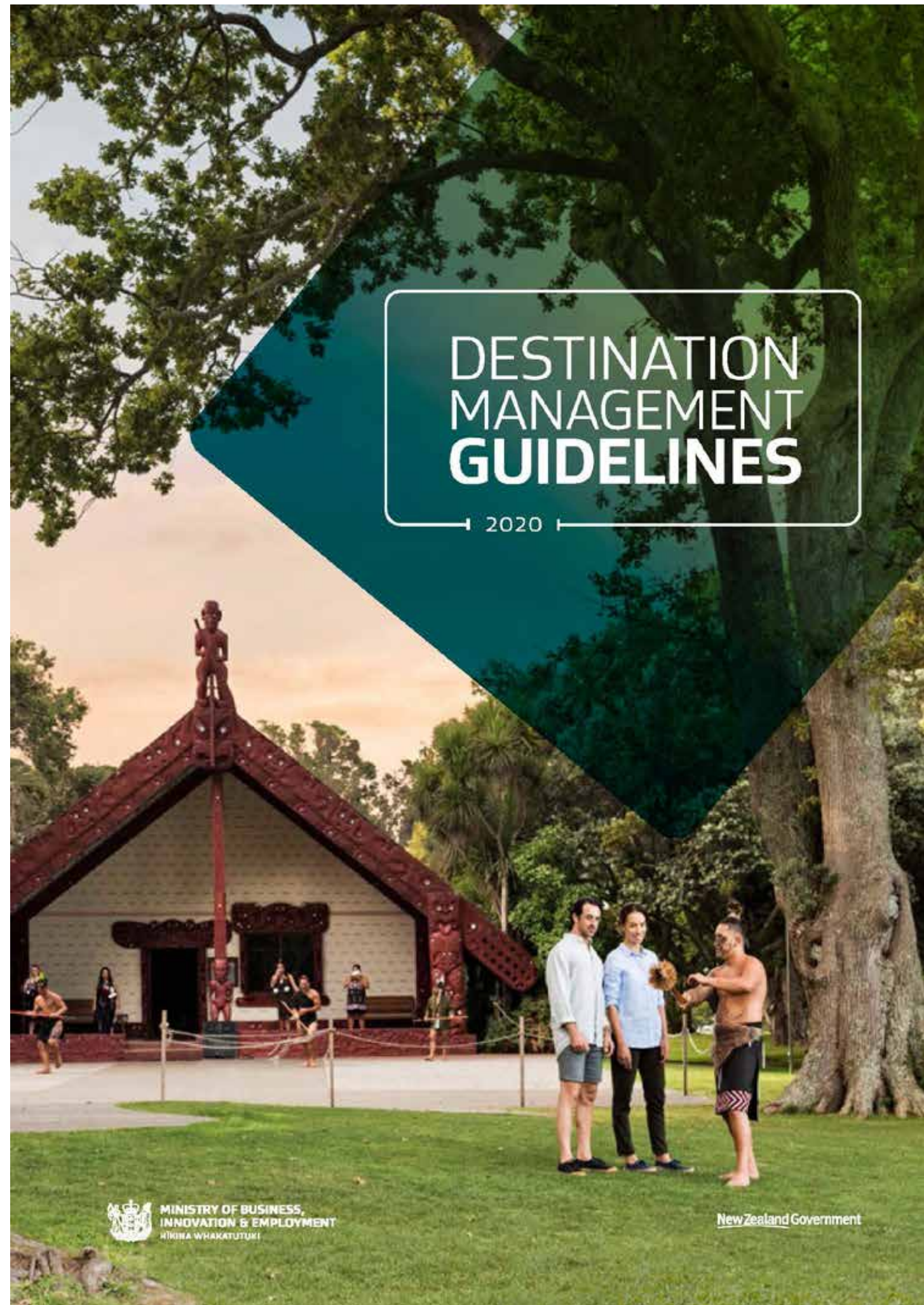


## 6 | MANAGEMENT INTERVENTIONS

Management interventions are the behavioral changes needed to improve a proposal. The feasibility study is recommended three management interventions (see value for money decision section). One of the key management interventions that Kaipara needs to promote and manage tourism is the creation of the Destination Management Strategy.

“Destination Management and planning is the mechanism by which New Zealanders can ensure that tourism in their region reflects their wishes and they have an agreed way to maximise the benefits that tourism brings whilst managing any negative impacts. It helps give greater certainty to the private sector that enables long term investment as well as confidence to the public sector about the facilities and services they need to provide.”

- Destination Management Guidelines 2020
















6 | THE PREFERRED OPTION

# Dargaville

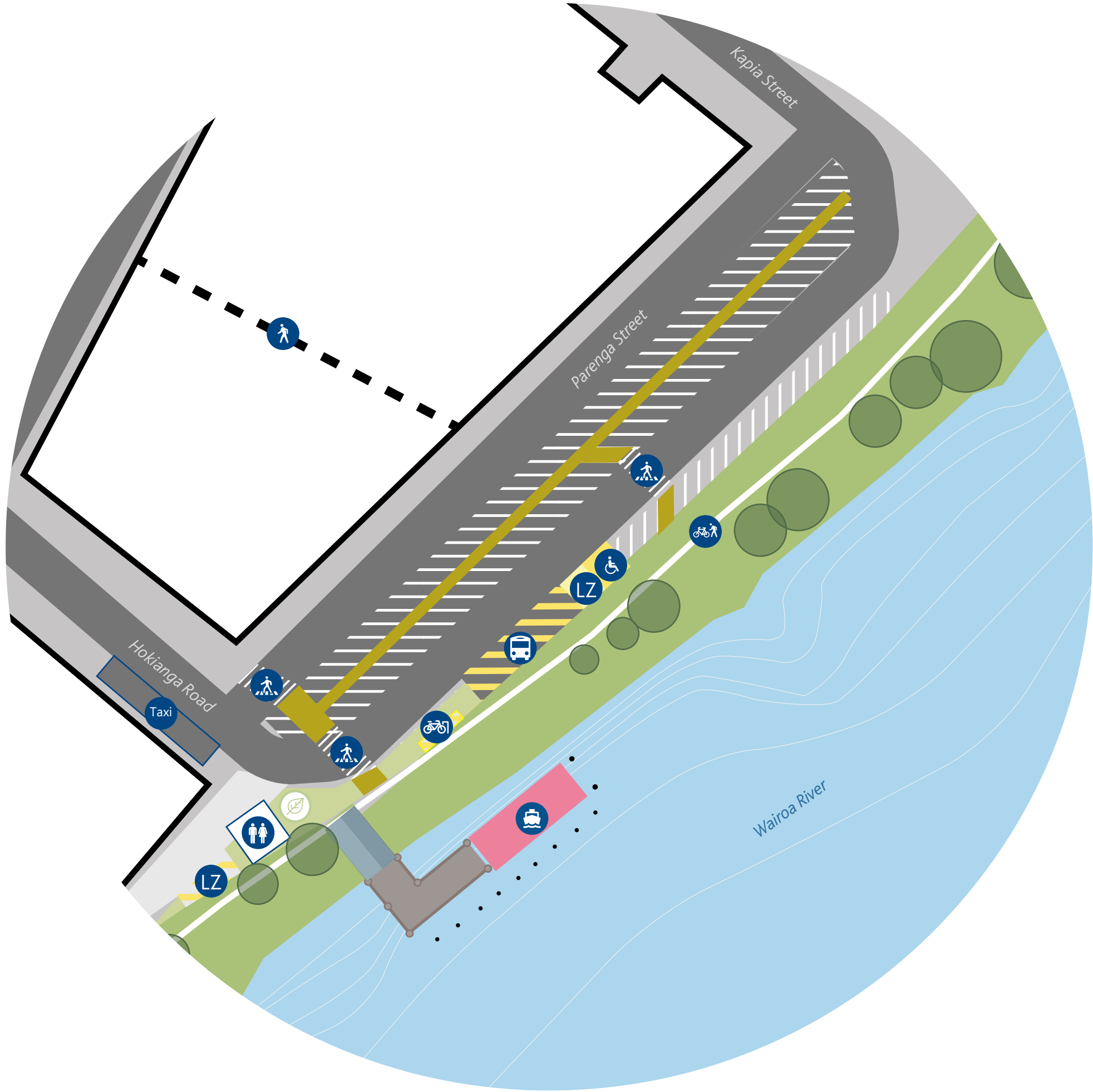
Key

-  Pedestrian Access
-  Accessibility Parking
-  Pedestrian Crossing
-  Public Conveniences
-  Taxi Stand
-  Bus Parking
-  Loading Zone
-  Bike Rack
-  Pontoon Addition to Wharf
-  Walking/Cycle Path
-  New Green Space

Notes

- this preferred option is a combination of this study and the Dargaville Spatial Plan town centre key move.

-design is indicative and still requires a future parking study to guide town centre parking provision.





6 | THE PREFERRED OPTION

# Pahi

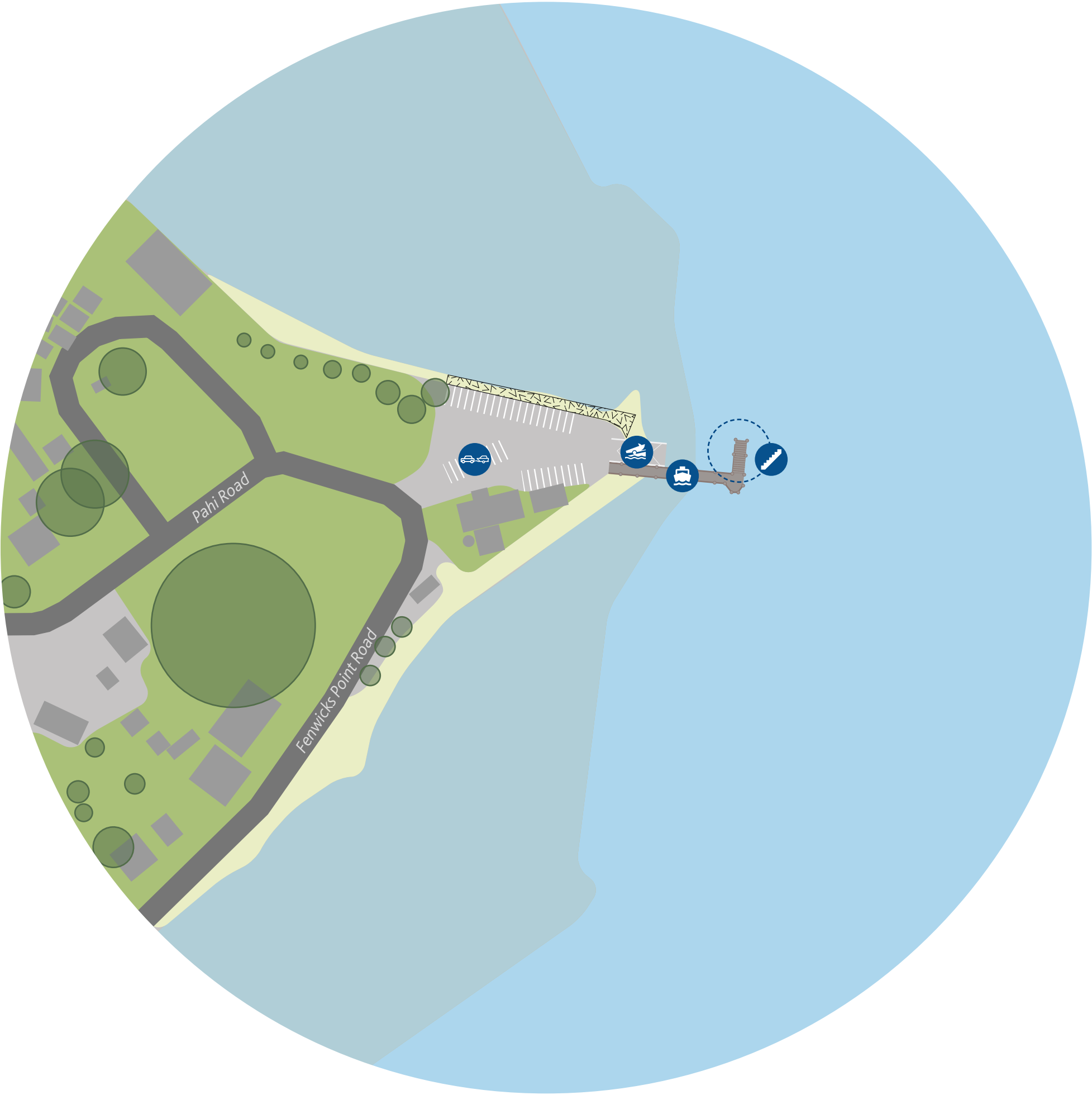
Key

-  Trailer Parking
-  Boat Ramp
-  Wharf & Jetty Access
-  Stepped Landing

Notes

Preferred option includes;

- Upgrade existing timber wharf (new railings, replace any deficient elements).
- New concrete pontoon and associated aluminium gangway.
- Sealed car park.



Kaipara Wharves & Water Transport Feasibility Study

# 6 | THE PREFERRED OPTION

## Pōuto

Key

- Boat Ramp
- Wharf & Jetty Access
- Pedestrian Access Option
- Turning Bay | Drop off Zone

Site	Pro	Con
1	<ul style="list-style-type: none"><li>Very good Existing Access</li><li>Existing legal “paper” road beach access.</li><li>Very good parking close</li><li>Existing public amenities and toilet</li><li>Site near level</li><li>Close to beach attractions</li><li>Functional for present</li><li>Close to deep water</li></ul>	<ul style="list-style-type: none"><li>Visual impact</li><li>Exposure</li><li>Strong currents</li></ul>
2	<ul style="list-style-type: none"><li>Sheltered from wind</li><li>Away from Fisherman’s rock</li><li>Close to Pouto Point</li></ul>	<ul style="list-style-type: none"><li>2 land purchases</li><li>Vehicle access not viable.</li><li>Cliff very steep walking track or stairs.</li><li>Very high cost</li></ul>
3	<ul style="list-style-type: none"><li>Less visual impact</li><li>Remote away from Fisherman’s rock</li></ul>	<ul style="list-style-type: none"><li>1 land purchase</li><li>Wharf 4X longer than option 1</li><li>Vehicle access difficult</li><li>Reclamation planning risks</li><li>Cost of reclamation</li><li>Steep walking track</li><li>Distant from Pouto Point</li><li>High cost</li></ul>





## 7 | QUESTIONS

Please give us your feedback to these questions in the questionnaire on [kaipara.govt.nz/kickstart](https://kaipara.govt.nz/kickstart) or email your comments to [kickstart@kaipara.govt.nz](mailto:kickstart@kaipara.govt.nz) or post to Kaipara Kickstart Private Bag 1001 Dargaville 0340.

### EMAIL

[kickstart@kaipara.govt.nz](mailto:kickstart@kaipara.govt.nz)

### WEBSITE

[kaipara.govt.nz/kickstart](https://kaipara.govt.nz/kickstart)

### POSTAL ADDRESS

Kaipara Kickstart  
Private Bag 1001  
Dargaville 0340.

1. Do you think we have selected the right locations for investment?

Yes/No

and why?

2. What else would you suggest?

3. Do you think you could benefit from increased tourism in Kaipara?

Yes/No

Please provide more detail.

4. What other investments related to the preferred option would you like to see in the Kaipara to ensure success, stimulate jobs and deliver economic development?

5. Do you think this plan is ambitious enough while managing future financial obligations?

Yes/No

What else would you suggest?