

Council Briefing Supplementary Agenda

Date: 18 May, 2021

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

Elected Members: Her Worship the Mayor Sheryl Mai
(Chairperson)

Cr Gavin Benney

Cr Vince Cocurullo

Cr Nicholas Connop

Cr Ken Couper

Cr Tricia Cutforth

Cr Shelley Deeming

Cr Jayne Golightly

Cr Phil Halse

Cr Greg Innes

Cr Greg Martin

Cr Anna Murphy

Cr Carol Peters

Cr Simon Reid

For any queries regarding this meeting please contact
the Whangarei District Council on (09) 430-4200.

2. Reports

2.2. *Draft Waterfront Precinct Plan*

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2.2 Waterfront Precinct Plan Update

Meeting: Council Briefing
Date of meeting: 18 May 2021
Reporting officer: Injoo Riehl (Strategic Planner)

1. Purpose

The purpose of this meeting is to seek:

- comfort in proceed to the next stage of the plan process which will be public consultation on the draft Waterfront Precinct Plan.
- feedback on the proposed engagement approach.
- feedback on the draft Waterfront Precinct Plan

2. Background

At the Council Briefing on 25 August 2020, elected members expressed comfort to start the Waterfront Precinct Plan. The development of the Waterfront Precinct Plan is an action from the Whangārei City Centre Plan 2017, which was adopted by Council at the Planning and Development Committee on 13 December 2017.

The aim of the Waterfront Precinct Plan is to create a cohesive integrated plan which outlines our 20-30-year shared vision for how the waterfront will change and develop. It will also be a key tool to bring together the numerous waterfront related projects which Council has already committed to, such as Pohe Island development, Hātea Loop and the new Town Basin Park and guide future development, public improvements and projects.

This type of spatial planning is also becoming increasingly important to support partnerships, leverage funding and puts us in could position to respond to RMA reforms and possible future Spatial Planning for Northland.

3. Discussion

1.1 Drafting Process

Following the Council Briefing on 25 August 2020 work began on the development of the Waterfront Precinct Plan. This started with an interactive workshop with Councillors on 11 November 2020 followed by discussions/feedback with the community, hapū and key stakeholders. The first round of public engagement was held for one month, from 18 November to 16 December 2020. We received 2,228 items of feedback using a range of communicative tools including social media, face to face meetings and activations. The feedback from the first round of engagement, direction from Councillors as well as drawing

from previous Council plans, strategies and studies have guided the drafting of the Waterfront Precinct Plan.

A briefing was held with elected members on 7 April 2021 to workshop priority actions. This workshop was an opportunity to shape, discuss and provide feedback on the draft priority actions. The feedback received from the November and April workshops has informed the latest draft of the Precinct Plan included in Attachment 1.

At the briefing on 7 April a number of different views were expressed on key issues such as transport. Staff have attempted to accommodate the feedback received. However, this briefing is another opportunity for Councillors to comment on the draft Plan if further changes are needed prior to consultation

It is proposed that this draft will be released for public consultation. Prior to release it will be proof-read and have graphic design input.

There are also a number areas of the plan that are dependant on Council decision-making through the 2021-2031. These will be updated after the deliberations meeting on 12 May or 24 June if necessary.

1.2 Proposed approach to engagement

If Council is supportive of further consultation on this plan, it is proposed that the consultation will be open for a 4-week period from the 02-30 June 2021. Our engagement methods will include:

- targeted meetings or workshops with key stakeholders
- meetings with Council's advisory groups
- meetings on request to interested persons or groups
- an open form submission on Councils website
- article in Council News and social media posts
- drop in sessions in the Waterfront (location and times TBC).

Staff seek feedback on this proposed approach and whether Councillors are aware of any key stakeholders which we should be engaging directly with.

All feedback received will be reported back to Council along with a recommendation of any necessary changes to the plan.

The briefing will be supported by a presentation which will run through:

- The plan making process
- The draft Waterfront Precinct Plan
- The proposed engagement approach

Through the briefing the following feedback will be sought:

- comfort in proceed to the next stage of the plan process which will be public consultation on the draft Waterfront Precinct Plan.
- feedback on the proposed engagement approach.
- feedback on the draft Waterfront Precinct Plan

4. Next steps

The next steps of the Waterfront Precinct Plan are as proposed;

- Undertake second round of engagement and receive feedback on the draft Waterfront Precinct Plan.
- Prepare a summary of feedback including recommendations/relief sought for elected members to consider.

5. Attachments

Attachment 1: Draft Waterfront Precinct Plan for Consultation

**Title placeholder: “Draft Waterfront Precinct Plan for
consultation”**

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Introduction

Our waterfront is the jewel of Whangārei City. Placed on a network of waterways, positioned against Parihaka maunga, the waterfront is a destination and a gateway to the Town Basin and Whangārei City Centre. It is a meeting place, a place for all to visit, gather, play, work, learn and live. The waterfront is one of Whangārei's most loved places, with its appealing waterfront location, restaurants/cafes, arts, cultural and heritage focus and its unique Maori and European history.

What is the Waterfront Precinct Plan?

Planning for the waterfront begins with the Whangārei City Centre Plan and planning for Whangārei's future. The Whangārei City Centre Plan sets a shared strategic vision for Whangārei City over the next 30 years. Approved by Whangārei District Council in 2017, it actioned the development of the Waterfront Precinct Plan. It is the second of three Precinct Plans actioned, with the forth existing Hīhīāua Precinct Plan.

The aim of the Waterfront Precinct Plan is to create a cohesive integrated plan which outlines our 20-30-year shared vision for how the waterfront will change and develop. It will also be a key tool to bring together the numerous waterfront related projects which Council has already committed to, and inform future projects, public space improvements, infrastructure and guide future development.

Key outcomes

The Waterfront Plan is structured around eight key outcomes. These key outcomes form the vision of the Waterfront over the next thirty years and are consistent with the Whangārei City Centre Plan and City Core Precinct Plan.



OUTCOME 1 Experience

- Meeting place
- Vibrant and diverse mix of activities and attractions
- Destination for all
- High quality public and private places
- Generous, ample room to gather/move
- Celebrate arts, cultural and heritage
- Strong identity and sense of place
- Spaces for civic, sports, and recreational activities



OUTCOME 3 Waterfront Living

- High quality waterfront living
- Mixed use development
- Active frontage (street/water)
- Services and facilities to meet the needs of the community
- World class design and architecture which reflects our local context
- Coordinated development with high public domain



OUTCOME 2 Well connected

- Connected to water and surrounding environment
- Easily accessible by all transport modes
- Safe and all user friendly
- Interconnected shared path network
- Multi-modal transport choice & E Mobility
- Accessible and legible parking
- Enhanced public transport including water-based transport



OUTCOME 4 Employment & Education

- Innovation and creativity
- Strong and diverse economy
- Employment and educational opportunities
- Marine activities
- Cluster similar employment/businesses into hubs



OUTCOME 5 Design and development

- Signature development
- Inclusive and safe streets, parks and places for all ages and abilities
- Universal design
- Design led- buildings, urban spaces, parks and play areas
- Incorporate urban design and Te Aranga Design Principles
- Adaptive and responsive
- Vistas and view shafts protected



Outcome 7 Environment

- Enhance Blue Green Network
- Active and passive recreation opportunities
- Clean and healthy waterways
- Generous green spaces and parks
- Resilience infrastructure, buildings and structures
- Responsive to climate change
- Restore 'Mahinga Kai' areas



OUTCOME 6 Arts, culture and heritage

- Strong cultural identity and practicing Te Ao Maori values
- Embrace diversity and inclusiveness
- Innovative and creative
- Showcase local talent, art and people
- Community led

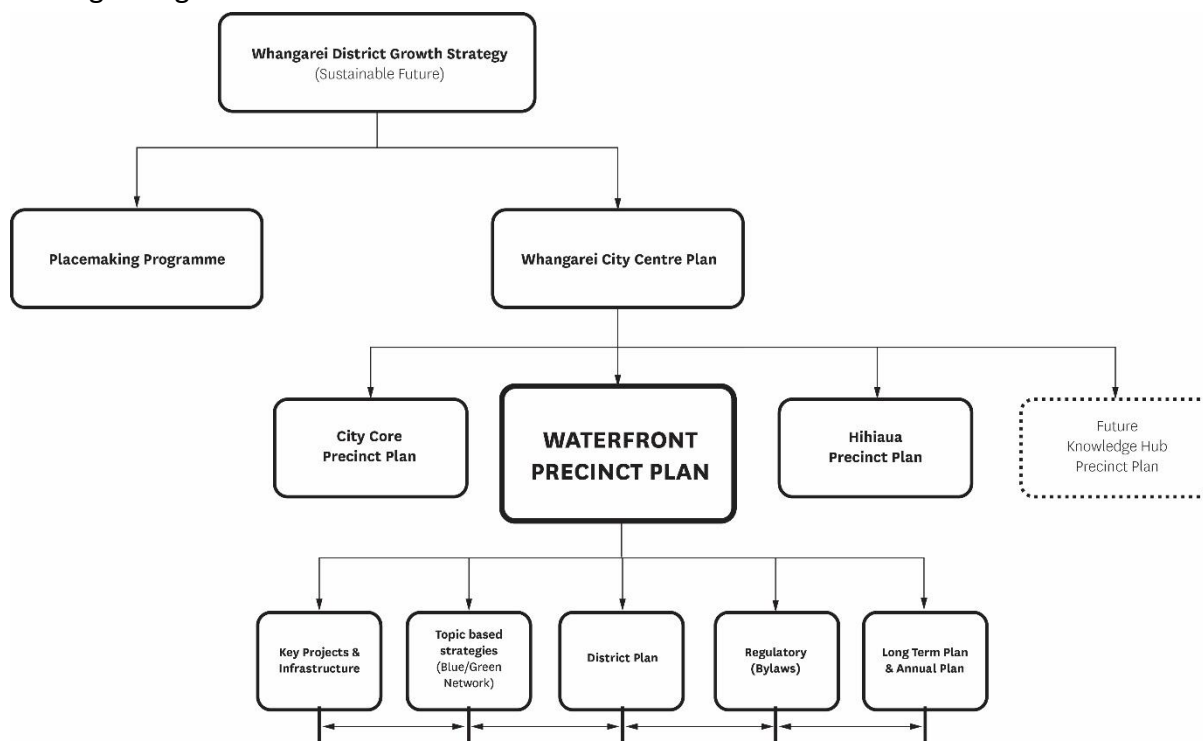


OUTCOME 8 Working together

- Honouring Te Tiriti o Waitangi
- Working together/partnership
- Community wellbeing and resilience
- Alignment
- Coordinated development
- Leveraging investment
- Support local

Plan hierarchy-where does the plan fit in?

The Waterfront Precinct Plan is a non-statutory spatial plan which resets the direction for the waterfront for the next 20-30 years. It sits under the Whangārei City Centre Plan (2017) and alongside other Precinct Plans. The diagram shows the relationship and interconnection between our various strategies and plan and where the Waterfront Precinct Plan fits in. The Waterfront Precinct Plan will connect our key projects, plans and strategies together.



Waterfront Plans timeline

Over the past 20 years, meaningful progress has been made which has aligned with our vision for Whangārei. The Waterfront Precinct Plan leverages off the work we have completed and creates a shared the vision for the 20-30 years.

1993	Town Basin Development Plan
1996	Whangārei 20/20 Central Area Concept Plan
2003	Urban Growth Strategy
2004	Town Basin Environment adopted into the District Plan
2006	20/20 Plus Whangārei CBD Development Guide
2014	Hihiaua Precinct Plan
2016	Whangārei 20/20 Momentum
2017	Whangārei City Centre Plan
2019	City Core Precinct Plan
2021	Urban and Services Plan Change- Waterfront Zone
2021	draft Waterfront Precinct Plan

Waterfront Precinct Plan boundary

The Waterfront Precinct boundary area includes land and properties with direct river frontage extending north of the Whangārei Aquatic Centre to south of Te Matau ā Pohe, William Fraser Memorial Park on Pohe Island and the old Fertiliser site (Ballance site) on Port Road.

The wider area and their relationships to the Waterfront are considered important too. The Waterfront Precinct Plan considers neighbouring areas and their relationships including; Whangārei City Centre (City Core Precinct), Mair town, Parihaka, Northland Events Centre, Okara, Whangārei Harbour, Kissing Point, and Onerahi.



Engagement

The development of the Waterfront Precinct Plan is a collaborative process. Early engagement with the community, Tangata Whenua, hapū and key stakeholders was undertaken to build a shared vision for our waterfront and shape the development of the Waterfront Precinct Plan.

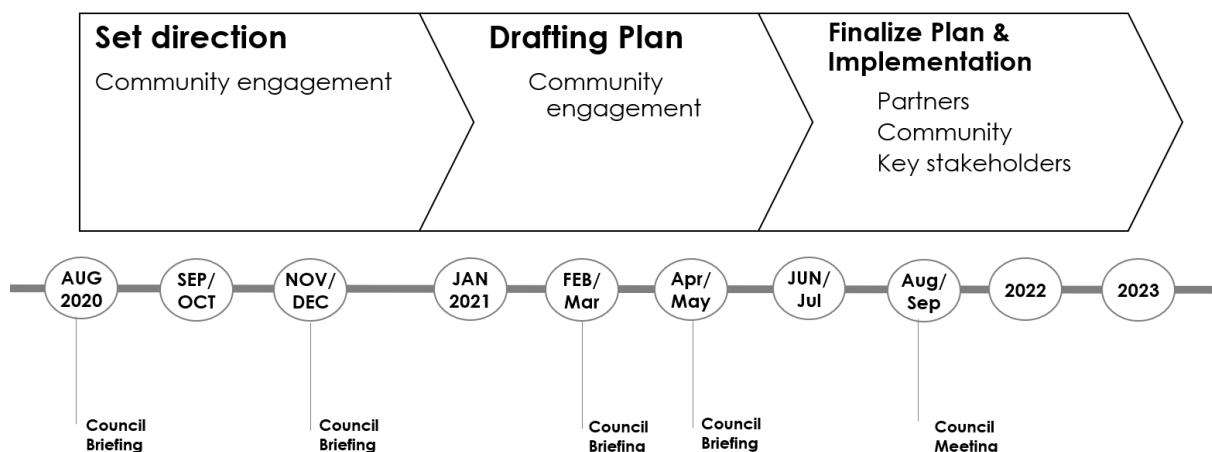
The first round of engagement was held over a five-week period from November 18-January 10, 2021. The purpose for engagement was to build a shared vision for the Waterfront, direction setting, educate why we are developing the Waterfront Precinct Plan and receive feedback to understand the community, hapū and key stakeholder's values, issues and opportunities. We explored a mixture of online and face to face tools.



A range of tools were used to encourage participation in the first round of engagement including the Council website, social media (Facebook & Instagram competition), posters, interactive workshops with stakeholders, community hui, market activations, library drop in sessions, email and Council news channels such as the Whangārei Leader. We received 2,228 items of feedback from the first round of feedback. This feedback as well as drawing from previous plans and strategies has been used to draft the Waterfront Precinct Plan.

Plan development timeline

At a Council Briefing on 25 August 2020, elected members expressed comfort to start the Waterfront Precinct Plan. It is envisioned the Waterfront Precinct Plan will take 12 months to develop with two rounds of community engagement.



Waterfront History

Whangārei -te-rerenga-parāoa, Whangārei's full name, has several interpretations, firstly, being the 'the gathering place of the whales' and 'the meeting place of the chiefs'.

Secondly, based on the legend of the two sisters Reitu and Reipae of the Waikato region. Both sisters travelling on the back of a Karearea (hawk), the two sisters were on their way to marry the chief called Ueoneone from the Te Rarawa region. After fighting on the back of the hawk, the sister, Reipae insisted on landing at the beach below, now known as Onerahi. Once landing upon the beach, she waited for her people and brothers. From this event, the name was interpreted 'Whanga' (to wait) and 'Rei' (to ambush), meaning to lie and wait.

This timeline highlights a high-level summary of historic events (*note: the history section is a work in progress awaiting hapū involvement):

Pre-1800

- ❖ In earlier times Whangārei was occupied by Ngai Tāhūhū who came on the waka Tūnuiārangi. Ngai Tāhūhū occupied the area stretching from Tāmaki (Auckland) to the Bay of Islands with many thriving Maori settlements.
- ❖ Whangārei became a staging post where taua (war parties) would gather before heading south in waka to take part in a series of inter-tribal conflicts.
- ❖ Whangārei, because of its coastal accessibility, bore the brunt of many retaliatory expeditions by the southern tribes of Waikato and Ngāti Paoa.

1800s

- ❖ The first recorded ship visit to the Whangārei Harbour was the Venus in 1806.
- ❖ Battles were fought at Parihaka, the most noted being the battle of Ōparakau in 1827.
- ❖ In May 1823, missionaries rowed up the harbour to the river. They met five chiefs but few other people.
- ❖ In 1830, the first permanent settler in Whangārei, William Carruth purchased land from Ngāti Kahu.
- ❖ In 1845, all the European families self-evacuated by sea to Auckland after the sacking of Kororāreka (Russell). They returned after the end of the Northern war in 1847.
- ❖ From the 1840s coastal sailing vessels carried freight (mail, produce and good) and passengers to and from Auckland.
- ❖ The second wave of settlers arrived in Auckland. In 1853, John Grant Johnson the Land Commissioner arrived in the district and brought large acreages from Māori.
- ❖ In the 1860s, the first Highways Trust Boards were established.

- ❖ In 1864, the materials for the first wharf were lying on the beach at Ahipupu awaited Government money.
- ❖ The McGregor steamships in 1881, provided comfortable travel and efficient transport of goods to/from Auckland.
- ❖ In 1877, the management and control of the Town Wharf was vested in the newly formed County Council.
- ❖ In 1880, the wharf was extended. For two years coal trains ran down Walton St from the mine at Whau Valley.
- ❖ In 1882, Whangārei became a town district governed by a Town Board.
- ❖ In 1896, Whangārei was proclaimed a Borough with a population of approximately 1,400.
- ❖ In January 1898, the first bridge, (a pivot bridge) was constructed at Te Ahipupurangi across the Hātea River from James St to the Old Onerahi Rd.

1900s

- ❖ In 1902, a fire brigade was formed after two very severe fires in Cameron Street.
- ❖ The town developed into two distinct areas, the original commercial area centred on the Town Basin and Walton Street and the residential area on the volcanic spur of Bank Street.
- ❖ The Whangārei Harbour Board Act of 1907, subsequent Acts and Orders-in-Council gave the Board jurisdiction over many acres of foreshore endowment lands. These paved the way for removing mangroves, dredging, stop banking and draining the tidal flats, and deepening and straightening channels to improve water access and provide large areas of land for industry.
- ❖ In 1914, Mair Park was gifted to the people of Whāngārei by Robert Mair.
- ❖ In 1920, the Harbour board accepted the Whangārei Harbour Improvement Plan.
- ❖ From the 1920s, the foreshore above Victoria Bridge along Drummond Creek, was leased to boat builders and for boat sheds. The area was headquarters of both the Rowing Club and the Whangārei Cruising Club.
- ❖ In 1923, the Harbour Board office on Walton St was completed and the Town Basin became a riverside marina.
- ❖ In 1925, the railway carrying freight and passengers, between Whangārei and Auckland, was completed. By the 1930s the era of shipping was over, replaced by the railway. An 'all-weather' road to Auckland was in place by 1934.
- ❖ In 1932, one of the first trans-tasman flight landed on Pohe Island.
- ❖ In 1936, the Victoria Bridge was built replacing the old structure.
- ❖ The Town Basin lost coastal shipping and large ships becoming a haven for fishermen and pleasure boats.
- ❖ After World War 2 economic growth resulted in a demand for light

industrial land and the low-lying area east of Walton Street was reclaimed.

- ❖ The Town Basin is an important maritime and social hub for the community including regattas and popular for yacht races.
- ❖ In March 1953, the Whangārei A&P Winter Show Building opened on Dent Street.
- ❖ In 1964, Whangārei with a population of 20,000 became officially a 'City'.
- ❖ In the 1970s, traffic patterns changed with the construction of the John

Street bridge parallel to the Victoria Bridge.

- ❖ A replica of the Bounty, built by local firm WECO, became a tourist attraction at the Town Wharf.
- ❖ By the 1980s the Whangārei Theatre Company built a geodesic-style theatre.
- ❖ In 1985, French agents moored their yacht Ouvea at the Town Basin, prior to sinking the Rainbow Warrior in Auckland.

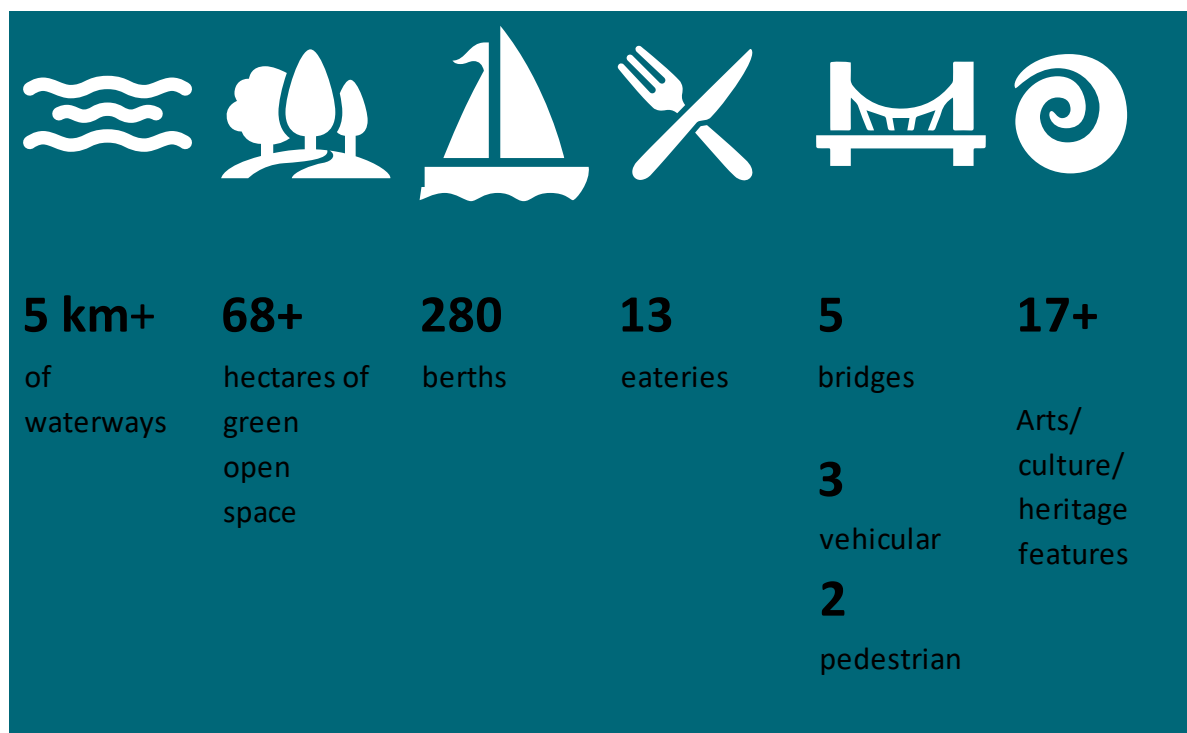
1990s

- ❖ In October 1995, the Town Basin development opened. The old wharf sheds were demolished, replaced with colonial styled buildings housed shops, eateries, a glass blowers' studio, doll and fish museums. Clapham's Clocks had a new home.

2000s

- ❖ In 2005, the Waka and Wave millennium sculpture was unveiled.
- ❖ In 2006, the Northland Regional Council vacated the old Harbour Board building, Dent and Quay Street roads were realigned, the A&P buildings were demolished, Victoria Bridge was widened, and John Street Bridge was closed.
- ❖ In 2013, Te Matau ā Pohe was built connecting the eastern and western sides of the lower Hātea River as a central lifting bridge allowing yachts to pass.
- ❖ In 2014 the Hātea loop, Huarahi o Te Whai a 4.2km loop shared path at the rivers edge was complete including related infrastructure projects such as the Kotuitui Whitinga bridge.
- ❖ In 2019, Hīhīāua Culture Centre Stage 1 was opened.

What makes our waterfront unique?



Landscape setting

Our outstanding natural assets are a key part of Whangārei's identity and the reason people choose to live, work and play here.



A sheltered harbour



Where two awa converge, giving the city mauri and mana



A city, rich with culture and people.

As identified in the Whangārei Complete Streets Master Plan (2020, page 16), Whangārei City Centre is located at the confluence of natural features - a sheltered harbour, framed by maunga, traversed by awa - the Hātea River and Waiarohia stream which were used by Māori for harvesting of kaimoana, and Māori and Pakeha for portage.

Art, culture and heritage hub

The waterfront is an attractive and vibrant destination which recognises and celebrates our unique Maori and European heritage. The waterfront has a concentration of art, cultural and heritage features including the iconic Hātea loop walkway. Key attractions on the Waterfront include Hihiaua Cultural Centre, Riverbank Theatre, Hundertwasser Arts Centre and Wairau Maori Art Gallery, Whangārei Art Museum, Camera Obscura, Northland Society of Arts and Reyburn House Art Gallery, Te Mātau a Pohe and the arts and heritage trail and the Ball Clock (in development).

Town Basin marina

The Town Basin is world famous amongst the yachting communities as a 'safe haven'. There are 280 yachts tied up in the marina, with flags on their masts representing many harbours around the world, they set sail from. This international community is special and brings a unique flavour to the Waterfront.


















Blue and green spaces

Green spaces play a number of roles in the urban environment. They can provide relief from the city, a quiet place to sit and relax, a place to meet and play. The awa (Hātea River and Waiarohia Stream) are distinctive features in the waterfront that connects the land and people together. The awa connect to the surrounding natural features, maunga and green recreation spaces and Whangārei Harbour with each other. These green and blue spaces give the Waterfront a strong sense of identity and place.

Sites of Significance

As part of the Whangārei Complete Streets Master Plan (2020, page 20), Matakohē Architecture and Urbanism on behalf of Council and the Project team facilitated workshops with local hapū to establish high-level cultural outcomes, values and places of significance. These sites of significance are mapped below and have assisted to guide the draft Waterfront Precinct Plan outcomes and actions. Continuing conversations and engagement with Tangata Whenua and hapū for this Plan is ongoing.

Legend

-  Views to Parihaka
-  Views to Onerahi
-  Views to Tārewa Pā
-  Ahipūpūrangi
-  Hīhīaua fishing reserves
-  Railways heritage line
-  Whangārei Terenga Parāoa Marae, Porowini
-  Innovation Precinct
-  Pīhoi Pā - Establishing a Maori Civic and Professional Precinct
-  Future Upper Tidal Range
-  Pedestrian & Cycleway Flow
-  Inanga Spawning Areas
-  Tauranga Waka
-  Tauranga Haku
-  Star Watching Areas
-  Natural Water Play Areas
-  Shade and Resting Areas



Implementation – ‘Action Register’

Many world class and uniquely Whangārei projects have recently been completed. We want to build on the success of what has already been achieved and the Waterfront Precinct Plan resets the vision for our Waterfront for the next 20/30 years.

The Waterfront Precinct Plan aims to reshape how residents and visitors experience, play, learn, work and live in the Waterfront. It contains recommendations for

- a. Future projects and development
- b. Publicrealm and open space improvements
- c. Connections and transport, all forms of movement and mobility.
- d. Caring for our environment
- e. Design

The actions set the direction to guide future development; infrastructure, transport, projects, urban design, or specify the action to be investigated further (these may be trigger based). Priority actions are indicated with a blue background. Actions which related to the whole waterfront area are grouped by themes (identified from the first round of engagement) and by ‘areas of focus’, which are actions that relate to a specific spatial area. The themed actions related to connectivity, destination and the environment. Actions are then grouped into six ‘areas of interest’ these are; the Town Basin, Hīhīaua, Okara Marina, Pohe Island, Upper Hātea and Oruku Landing. We are aiming for a small number of actions. The timing, responsibility (including lead) and funding is outlined for each action.

Funding and timing implications

Some actions have funding secured in the Whangārei District Council’s Long-Term Plan 2021-2031 or are currently underway with funding from the LTP 2018-2028. The Long-Term Plan (LTP) sets the strategic direction and priorities for the next 10 years. Some actions are unfunded sitting outside the LTP funding period. Funding may also be sourced privately, through community organisations/NGOs and/or community funding grants.

Priority actions indicate a higher level the importance of an action, although may not be implemented in the short term. Some projects within this plan, whose timeframe is within 0-2 years, are already underway. Some actions are ongoing as part of ongoing programmes such as the Blue Green Network. It is expected some of the actions will require further investigation such as a feasibility report or a business case process to implement these projects. Timeframes for the actions may be subject to change as implementation progresses and triggers have been noted that may bring an action forward.

Funding/timing key:

Abbreviation	Description
Ongoing	Part of an ongoing programme of works
Underway	Underway or soon to start, timeframe 0-2 years
Committed	Committed in the Long-Term Plan, timeframe 2-10 years
Strategic	Concept or strategic idea, timeframe 10-30 years (*typically, unfunded)

Lastly, the action register outlines an action lead. This is typically the responsible organisation/ group/trust that will lead an action with the support of or in collaboration with other organisation/groups. Council is strengthening our relationship with hapū. It is envisioned for future projects; a co-design and partnership implementation process is undertaken.

Responsibility- lead key:

Abbreviation	Name
WDC	Whangarei District Council
NTA	Northland Transport Alliance
NRC	Northland Regional Council
CN	Creative Northland
SN	Sport Northland
WAMT	Whangarei Art Museum Trust

Review and monitoring










A monitoring and review process have been put in place to track actions. Once the Waterfront Precinct Plan is adopted, the actions from the Plan will be reviewed annually and will be formally updated every 3 years to inform the Long-Term Plan. Monitoring the actions will keep the Waterfront Precinct Plan a living document.

Themed Waterfront actions




Connection



The waterfront is easy to access and well-connected to Whangārei City Centre, waterways and to its surrounding environment. Our multi-modal transport systems are integrated and connect to the shared path network strengthening walking and cycling opportunities and enabling transport choice.





Legend

-  Water connection
-  Active transport
-  Hātea Loop- Huarahi o te Whai
-  Marina
-  Waterfront stitch
-  Transport choice
-  Transit/bus lane
-  Bike Hub
-  Wayfinding signage and consistent design palette



Legend	Action	Responsibility	Funded/ timing	Trigger(s)
	1. Physically strengthen pedestrian and cycling connections from the Waterfront to Whangārei City Centre (along James, John Street and Rathbone Street with James Street as the priority) as outlined in the Whangārei Complete Streets Masterplan.	Public- WDC lead	Ongoing	Funding Resourcing
	2. Encourage walking and cycling transport modes a. Review and update the 2018 Walking and Cycling Strategy b. Improve shared path (commuter) connections to i. interconnect the existing shared paths (Kamo and Onerahi shared paths) ii. to travel through Whangārei City, creating a link to the south of Whangārei (Raumaunga shared path). c. Improve the safety (design and materials) of transport infrastructure	Public- WDC lead	a.,b. Committed Partially funded c. ongoing	a. Walking and cycling strategy review b., c., d. Funding / resourcing b. ii. Public Space Bylaw review
	3. Strengthen the relationship to water/waterways by improving access to the Hātea River and Waiarohia Stream for passive and active water activities in the following areas a. Town Basin b. Hīhīāua Pensinula c. William Fraser Park on Pohe Island (Marina hub) d. Oruku Landing e. Upper Hātea (north of the Victorian Bridge). f. New Marina	Both- WDC lead	Ongoing a. Underway/funded	Re-development Public space improvements Funding/resourcing
Parking	4. Undertake a full review of the Parking Management Strategy including a study to identify the number of parks, mobility (disability) parks and their location.	Public- WDC lead	Underway Funded	

Legend	Action	Responsibility	Funded/ timing	Trigger(s)
	<p>5. Promote and support multi-modal transport options to/from and within the Waterfront area through</p> <p>a. Improving the bus network to service the Waterfront area</p> <ul style="list-style-type: none"> i. Encourage public transport usage (local and inter-regional services) by integrating local bus routes and connections to service the waterfront area (Dent Street/Town Basin area). ii. Work with Northland Regional Council to re-visit a 'Loop Bus' or an autonomous/'e' shuttle service that connects the waterfront to key destinations, such as employment/education hubs, shopping centres and Whāngārei City Centre. This could connect to a park and ride for workers/commuters. <p>b. Undertake a feasibility study to examine a water ferry service which could connect Whangārei Heads, One Tree Point area and the Port/Port Nikau area and the required supporting infrastructure for this service. Subject to the outcomes of the feasibility study:</p> <ul style="list-style-type: none"> i. Future-proof water mobility infrastructure and services at the Town Basin ii. Enable water-based transport (i.e. ferry service) <p>c. Promote and provide e-charging facilities for e-bikes and mobility scooters along the Hātea Loop and electric vehicle charging stations at Cobham Oval carpark, Hātea East carpark and Whangārei Aquatic Centre carpark.</p>	Public - NRC lead	Unfunded c. ongoing a., b. Strategic /	<ul style="list-style-type: none"> a. Population increase/ PT uptake b. Water taxi/ ferry service feasibility c. Resourcing/funding
	<p>6. Future development of streetscapes follows the Whangārei Complete Street Master Plan design palette for furniture, rubbish bins, landscaping (trees/planting) and wayfinding signage for future public space improvement in a consistent way.</p>	Both - WDC lead	Ongoing	<ul style="list-style-type: none"> Projects. Public space improvements

Legend	Action	Responsibility	Funded/ timing	Trigger(s)
	<p>7. a. Widen the Hātea Loop to a minimum of 4m and improve the experience (consistency and accessibility) of the Loop.</p> <p>i. Educate users on shared path</p> <p>ii. Consider methods to reduce conflict between multi-modal users such as tactical urbanism, signage/markings, and/or separate lanes.</p> <p>b. Create a wide low speed shared promenade in locations like the Town Basin, where there is a need to balance both movement and place making activities.</p> <p>c. Support action 9 in the Whangārei Arts, Cultural and Heritage Strategy, 2019-2029 to enhance art in public spaces including art, sculpture and lighting installations along the Hātea loop</p>	Public- WDC lead	a., c., ongoing b. Strategic unfunded	Re-development Public space improvements Resourcing/ funding
	8. Provide T2 lanes/bus lanes on key commuter corridors (along Riverside Drive) to reduce delays on buses and increase frequency of buses to make public transport more attractive.	Public - WDC	Committed Funded	
	<p>9. a. Support the development of a Bike Hub on Pohe Island which offers a diverse range of bike experiences and amenities such as a pump track, learn to ride, and BMX track.</p> <p>b. Provide cycling storage facilities and cycling amenities including unisex changing facilities and secure cycling storage areas in the Waterfront.</p> <p>c. Support multi-modal education and bike programmes</p>	Both- Bike Northland lead	a. Underway/Funded b. Strategic/unfunded c. Ongoing	Resourcing/funding
	10. Improve and coordinate consistent wayfinding signage to, from and within the Waterfront.	Public – WDC lead	Ongoing partially funded	Resourcing/ funding



Destination



Enhance the Waterfront's profile as a meeting place as well as a place to live, work, learn and play. The waterfront offers a range of activities, amenities and diverse experiences for all including locals, visitors, all ages and abilities. The waterfront is accessible, inclusive and distinctive with well-designed buildings and spaces to relax, sit, play, gather and interact in.


Legend



-  Opportunity sites
-  Vibrant places
-  Mixed use
-  Structures
-  Play areas
-  Connectivity
-  Well designed (d)



Legend	Action	Responsibility	Funding/timing	Trigger
	11. Provide vibrant, accessible, multi-purpose and well-designed spaces that cater to all needs in the community as well as attract visitors. Focus initially on <ul style="list-style-type: none"> a. New Town Basin Park b. William Fraser Park on Pohe Island c. Blue Green Network implementation 	Public- WDC lead	a. Underway/ funded b., c. ongoing	Funding Public space improvements
Enable development	12. <ul style="list-style-type: none"> a. Develop and keep up to date the WDC Commercial Property Prospectus which identifies strategic sites, prepare these sites for investment and outline the redevelopment opportunities including the possible staging of development. b. Enable high quality, well designed development through working in partnership to redevelop council owned sites or enable development aligned with the WDC commercial Property Prospectus. c. As opportunities arise, undertake public private partnerships or joint ventures to enable development/redevelopment on Council owned land. 	Public- WDC lead	a. Underway b.,c., ongoing	
	13. <ul style="list-style-type: none"> a. Council takes a design-led approach to Council projects including public spaces, streets, structures and buildings. b. Design flexible spaces that can be used in multiple ways, in all seasons. c. Ensure all amenities/facilities are inclusively designed and accessible for all user groups and life scenarios such as pregnancy, childhood, injury, disability and old age. d. Strengthen and protect view shafts to Parihaka maunga, waterways and signature infrastructure including Te Matua o Pohe Bridge, Kotuitui Whitinga bridge and the Canopy Bridge e. Encourage the use of Council Urban Design guidelines for all future development and public space. 	Both - WDC lead	Ongoing	Re development Public space improvements

Legend	Action	Responsibility	Funding/timing	Trigger
Celebrate heritage	<p>14. Unlock and celebrate our Maori and European cultural heritage and multi-cultural communities;</p> <ul style="list-style-type: none"> a. Invigorate Tangata Whenua/Māori presence in waterfront area b. Weave cultural narratives (Maori, European and multi-cultural communities from Whangārei) into the placemaking of the Waterfront and the design of future development and urban spaces. c. Support action 3 in the Whangārei Arts, Cultural and Heritage Strategy, 2019-2029 to encourage and promote Ngā Toi Māori (Māori arts). d. Extend the heritage trail/boards to the whole waterfront area. 	<p>Both - WDC lead</p> <p>Both-Creative Northland</p>	Ongoing	Projects Development
	15. Identify strategic opportunity sites that can be catalyst sites for activation and achieve good connectivity and design outcomes.	Public-WDC lead	Ongoing	
Partnership	16. Build stronger partnership relationships with Tangata Whenua (hapū and iwi) to co-design and implement future infrastructure and public space projects.	Both - WDC lead	Ongoing	
Night life	<p>17.</p> <ul style="list-style-type: none"> a. Review and update the 'Weekend and Night Time Economy Strategy 2014' b. Host free family friendly activities/events in the waterfront to enable all people to participate and positively experience the waterfront. c. Implement actions in the '2019 Events Strategy' to encourage events, festivals and musical performances. 	Public-WDC lead	a. Committed b., c. Ongoing	
	<p>18. Continue to create play areas for diverse ages (youth and older/aged people) and uses.</p> <ul style="list-style-type: none"> a. Build the destination playground at William Fraser Memorial Park on Pohe Island. b. Investigate the possible location(s) for older people play areas and consider funding for these projects in future Long-Term Plans. 	Public - WDC lead	<p>a. Strategic Unfunded</p> <p>b. Committed Funded</p>	Funding/resourcing





Legend	Action	Responsibility	Funding/ timing	Trigger
	19. <ul style="list-style-type: none"> a. Enable residential and mixed-use development in the Waterfront. b. When opportunities arise, work with light industrial businesses to relocate out of the Waterfront to other appropriate sites. c. Through the resource consent process ensure urban design principles/Te Aranga design principles are incorporated into the development this should focus on active frontages, natural surveillance, enhance view shafts and the form and scale of development. 	Both - WDC lead	Ongoing	Relocation businesses District Plan Resource consents
Safety	20. Apply CPTED principles and WDC Urban Design guidelines when improving existing public spaces, streets and parks.	Both - WDC lead	Ongoing	New projects Public space improvement
Celebrate arts	21. Enhance art and culture in the waterfront by (using various Council tools such as, but not limited to); <ul style="list-style-type: none"> a. Supporting public arts initiatives through the Whangārei Creative Communities Scheme, Council's community funding scheme or community grants. b. Enabling and supporting events through the 'Event Development Fund'. c. Enhance the profile of Whangārei's waterfront as a visitor destination as well as a place to live, work and play by supporting the development and implementation of the relevant actions/programmes in the Destination Management Plan for Te Tai Tokerau (to be completed end of 2021). d. Promoting arts and culture through our destination marketing material such as the Whangārei Visitor Guide and Council social media/digital platforms. 	Both- WDC lead and Creative Northland	Ongoing	Events Projects Community initiatives

Legend	Action	Responsibility	Funding/ timing	Trigger
Noise	22. When District Plan noise provisions are reviewed, consider the growing demand for different types of events in and around the Waterfront.	Public- WDC lead	Committed	District Plan review
	23. Through projects such as the new Town Basin park enable easy, legible access to the Hundertwasser Art Centre and Wairau Maori Art Gallery and the surrounding public places.	Both- WDC lead	Underway Funded	
Activation	24. As part of the 'International Arts Festival', activate blank walls/building facades by using artwork, murals or green walls/planting in the Waterfront.	Both - Public	Ongoing	Festival Funding Community
	25. Improve existing structures/pontoons and provide additional structures such as wharfs, jetties and pontoons to interact better with the water and provide recreation opportunities.	Public- WDC lead	Ongoing Strategic Partially-funded	Re-development public space improvements





Environment

Whangārei's natural environment is one of the leading reasons people visit our District and why they choose to move here. The Waterfront is a unique and treasured place, the meeting point of the Hāter River and the Whangārei Harbour.

Legend

-  Green spaces
-  Blue green network
-  Improve stormwater management
-  Responsive to climate change and flooding









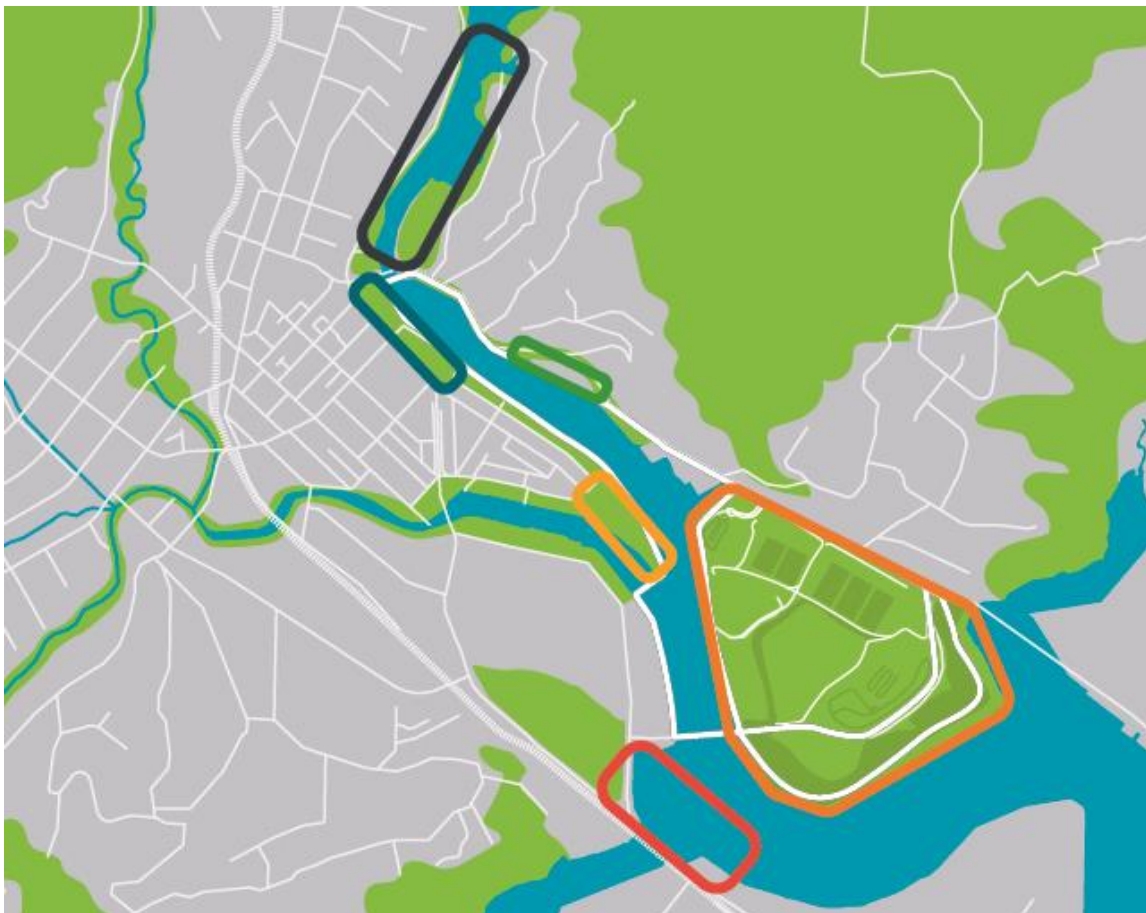
Legend	Action	Responsibility	Funding/ timing	Trigger
	<p>26. Undertake climate change risk assessments (subject to funding through LTP processes) for the Waterfront to account for natural hazards such as flooding.</p> <p>a. Following the completion of the Climate Change Risk Assessments, work towards enabling future development, infrastructure and public improvements to be responsive to climate change and hazards.</p>	Both- WDC lead	Committed	Funding Resourcing
	<p>27. As opportunities and funding becomes available, implement the Blue Green Network Implementation Plan including flood works, walkway /cycleway /shared use path extensions, infrastructure planning and riparian planting.</p>	Public- WDC lead	Ongoing	Funding Resourcing
	<p>28.</p> <p>a. Reduce containments/pollutants entering our waterways by improve onsite stormwater management for existing and future development such as retention systems, stormwater filtration, soaking pits, swales, litter pits/traps and low impact urban design techniques</p> <p>b. Support actions in the Whangārei Harbour Catchment Management Plan to improve the quality of our waterways.</p> <p>c. Enhance ecosystem services by planting scrubs, flaxes and riparian planting to strengthen ecological connectivity allowing plants, birds, animals and insects to migrate between the areas.</p>	Both – NRC lead	Ongoing	Funding Resourcing
	<p>29. Enhance green spaces with riparian/tree planting, landscaping and amenities such as shade, seating/picnic tables and rubbish/recycling in.</p> <p>a. Hīhīaia Peninsula</p> <p>b. Pohe Island</p> <p>c. Riverside Drive Park</p> <p>d. Hātea Drive Reserve</p> <p>e. Upper Hātea, alongside Aquatic Centre</p>	Public – WDC lead	(a,c,d,e) Strategic Unfunded (b) Ongoing	Funding/resourcing Community initiative

Focus areas

Six areas of interest or focus areas have been identified in the Waterfront Precinct Plan. The following actions relate to one of the specific geographical areas.

Legend

-  Upper Hātea
-  Town Basin Te Ahipūpūrangi -a-ihenga
-  Oruku Landing
-  Hīhīaua Peninsula
-  Pohe Island
-  Okara Marine Hub



Oruku Landing






Oruku landing is a proposed multi-purpose conference and events centre. It will host conferences, functions, and community events. There are also plans for a 4-star hotel, public plaza, apartments and waterfront promenade. The Government has offered a \$60m grant from the COVID-19 Response and Recovery Fund to build the Oruku Landing Conference and Events Centre on Riverside Drive. This presents a significant opportunity for our waterfront and District.

	Action	Responsibility	Funding/ timing	Trigger
Enable development	30. Subject to LTP deliberations and \$14m contribution from Northland Regional Council, fund \$23m in the 2021-2031 LTP to enable development and secure the \$60m Government grant.	Public – WDC lead	LTP deliberations	LTP deliberations
Oruku landing development	31. Support the completion of the Conference and Events Centre; a. As part of the Hātea loop, create a wide, continuous and unimpeded promenade that accommodates all users in a low speed environment. b. Provide a strong connection to the Hātea River and ensure public access to the water c. Ensure active street (Riverside Drive) and water frontage (Hātea River) is provided. d. Provide easy access to the site for multi modal transport options.	Both- WDC lead	LTP deliberations	LTP deliberations
Hotel	32. Support the development of a 4-star (or higher) Hotel to complement Oruku Landing Conference and Events Centre.	Private- Developer	Strategic Unfunded	Private developer





Upper Hātea

The upper Hātea area is presently predominately a recreation area with a small number of houses located on Ewing Road. Historically it was an area of early Maori and European occupation. Parihaka was a significant pa and the lower slopes and Hātea River used by Maori for gardening, food collection and storage. Early settlers such as the Mairs family, were pivotal in the early development of Whangārei and infrastructure such as Mair's landing. The Landing was used to convey people and cargo from the river to the land until the construction of the Victoria's Bridge which impeded access for large vessels to the site.

Legend

-  Tawatawhiti/Mair's landing
-  Hātea east strategic site
-  Whangārei Aquatic Centre
-  Mair Park connections
-  Hātea green









Legend	Action	Responsibility	Funding / timing	Trigger
	33. Recognize and celebrate Tawatawhiti/ Mairs Landing as an important cultural, historical and archaeological landscape. <ul style="list-style-type: none"> a. Improve public access to the site, include this site into the Parihaka and Hātea River Reserved- Reserve Management Plan, when reviewed. b. Promote European and Māori historical items (including the coal chute, terraces, Tawatawhiti and boat sheds) and narratives through placemaking. 	Public -WDC lead	Strategic Unfunded	Parihaka Reserve management Plan review Resourcing/ funding
	34. Investigate design opportunities to improve the public amenity and design of the parking layout, improving the functionality and number parking spaces, while providing public access to and along the Hātea River.	Public-WDC lead	Strategic Unfunded	Resourcing Funding
	35. Develop a detailed district aquatic facility plan as outlined in action 17 of the Action Recreation and Sport Strategy (2019). <ul style="list-style-type: none"> a. Based on the district aquatic facility plan, undertake a detailed concept/master plan for the Whangārei Aquatic Centre which considers, improving pedestrian access to the Centre, parking and multimodal transport amenities, strengthening connections to the Hātea River and public space, splash pad/water features and its facilities. 	Public- Sport Northland	Committed Partially funded	Resourcing Funding
	36. Improve the 'Hātea green' area as a passive recreation opportunity, picnic area with shade, seating (possible BBQ amenities) and ecological restoration.	Public- WDC lead	Strategic Unfunded	Resourcing Funding

Legend	Action	Responsibility	Funding / timing	Trigger
O	<p>37. Improve walking and cycling connections north of the Canopy bridge to Mair Park and beyond.</p> <p>a. Undertake a feasibility study to identify the best pedestrian/ trail cycling route /connection to Mair Park (eastern side of the Hātea River).</p> <p>b. Undertake a business plan to connect the waterfront to connect to the Tikipuna Shared Path along Hātea Drive which will in inform the review of the Walking and Cycling Strategy and projects or vice versa.</p>	Public- WDC lead	Strategic Unfunded	Walking and cycling strategy review Resourcing Funding







Hīhīaua Pensinula

The Hīhīaua Pensinula is situated at the confluence of two waterways, the Waiarohia Stream and Hātea River. Hīhīaua has strong connections to early European and Māori settlement, the Hīhīaua area once was occupied by local Māori and used as a busy canoe landing place, a shellfish gathering ground and a small fishing village with a pā built on the Ōkara hills. In modern times, it is a cultural hub with the Hīhīaua Cultural Centre, a world-class Maori arts and cultural experience, Waka and Wave sculpture, Te Marama Trust/Te Kāpehu Whetu, Hātea loop and Kotuitui Whitinga pedestrian bridge.

Legend

-  Hīhīaua Cultural Centre – stage 2
-  Blue Green Network
-  Water access
-  Mixed use
-  Shared lane
-  Hīhīaua green



Legend	Action	Responsibility	Funding/ Timing	Trigger
	38. Support stage 2 of Hihiaua Cultural Centre by funding \$5m in the Long-Term Plan.	Both - Hihiaua Trust	LTP delibera tions	LTP delibera tions
	39. As part of the Blue Green Strategy Implementation Plan, detail design and build the Waiarohia loop and future proof connections upstream on the Waiarohia Stream to Cafler Park.	Public – WDC lead	Committed Partially funded	Resourcing Funding
	40. Investigate a new water connection to the Waiarohia stream to launch Waka and other water sport activities.	Both- WDC lead	Strategic unfunded	Resourcing Funding
	41. Partner or release land to developers to enable high amenity residential and mixed-use development.	Both- WDC lead	Ongoing	Light industry relocation
	42. Design and transform Reyburn house lane into a shared/slow street.	Public – NTA lead	Strategic Unfunded	MU re- development Funding
	43. Undertake a landscape concept plan for the Hihiaua Pensinsula in partnership with the Hihiaua Culture Centre Trust which considers, shared path connections, landscaping, outdoor amphitheatre, water connection features and so on.	Both- WDC lead	Strategic Unfunded	Hihiaua Cultural Centre stage 2 Resourcing /Funding
Events	44. Enable and facilitate community, local and large events at the Hihiaua Pensinsula.	Both- WDC lead	Ongoing	Events








Okara marina hub

Connecting the waterfront to the industrial area along Port Road through improving land uses and upgrading transport connections with transform this area. The current marina at the Town Basin is reaching capacity and demand for berths and land-based activities is rapidly increasing. The new Marina facility will create additional berths and more land for marina related activities.

Legend

-  New marina
-  Port Road bridge
-  Balance site
-  Limeburner's shared path
-  Pedestrian connections
-  Cobham oval car park
-  Streetscape



Legend	Action	Responsibility	Funding/ Timing	Trigger
	45. Support the new Okara Marina, marina office and facility building.	Private- Marina Trust	Committed Partially funded	Funding
	46. Upgrade and widen the bridge at Port Road intersection to enable efficient movement of intermodal transport.	Public- WDC lead	Under- way Funded	
	47. Get the Ballance site investment ready for future development.	Public- WDC lead	Under- way	
	48. Upon review of the Walking and Cycling Strategy explore options and design of the Limeburner's shared walking and cycle path route.	Public- WDC lead	Strategic unfunded	Walking and Cycling Strategy review
	49. Provide safe crossing connections (for pedestrian and cyclists) from the waterfront to the stadium on Port Road.	Public- WDC lead	Strategic Unfunded	Intersection upgrade Funding
	50. Complete the car park upgrade including 184 car parks, rain gardens, new entrance and charging stations.	Public- WDC lead	Underway Funded	
	51. Improve streetscape amenity on Port Road.	Public- WDC lead	Strategic Unfunded	Funding

William Fraser Park on Pohe Island








In 2019, a masterplan was developed for William Fraser Park on Pohe Island. The masterplan provides a blue print for the redevelopment of Pohe Island, transforming it from a closed landfill site to the 'great urban park of Whangārei', a world class passive and active recreation area. Due to the nature of Pohe Island as a capped landfill, development on the 54ha site has been carefully considered and planned.

	Action	Responsibility	Funding/ Timing	Trigger
Pohe Island Master Plan	52. Consider funding through the Long-Term Plan to execute projects outlined in the William Fraser Plan on Pohe Island Master Plan including, the Bike Park, Skate Park, Marine Hub, Destination Playground, Village green, riparian planting (and so on).	Both- WDC Lead	Ongoing	Resourcing/ Funding
Temporary activities	53. Encourage and facilitate temporary activities such as pop-up stalls, temporary markets, kayak and bicycle hire, and so on to take place in designated/assigned areas.	Both- WDC Lead	Ongoing	Events e.g. rally
Review and update	54. <ul style="list-style-type: none"> a. Update and review the William Fraser Plan Master Plan on Pohe Island Master Plan in conjunction with the review of the William Fraser Plan on Pohe Island Reserve Management Plan. b. Explore possible options of activation or uses for the open grassed area (central green) and eastern side of Pohe Island such as a viewing platform or art/sculpture trail as part of the above action. 	Public- WDC lead	<ul style="list-style-type: none"> a. Committed b. Strategic Unfunded 	Reserve Management Plan Review








Town Basin - Te Ahipūpūrangi

Whangārei's Town Basin is the beating heart of the Waterfront. It is a recreation, culture and tourism hub, hosting a range of eateries, specialist shops, museums and attractions. It offers a peaceful place to eat, have a coffee/drink or take in picturesque views. It is an attractive destination for families, locals, yachties and visitors alike.

Legend

-  Urban park
-  Intersection upgrades
-  Town Basin redevelopment opportunities
-  Hundertwasser
-  Strengthen water connections
-  Waterfront stitch
-  Bus terminal



Legend	Action	Responsibility	Funding/ Timing	Trigger
	55. Design and build a new Park for the waterfront, which links the Town Basin and Centre City, and creates a versatile multi-purpose public space.	Public - WDC lead	Underway Funded	
	56. Enable movement for all transport modes and balance the street network by upgrading a. Dent Street and Rathbone intersection b. Hātea Drive and Dent Street intersection	Public - WDC lead	Ongoing Partially funded	Resourcing Funding
	57. Obtain external advice on the redevelopment opportunities including a concept plan and sequencing/timing of development.	Public - WDC lead	Strategic unfunded	Resourcing Funding
	58. Support the completion and opening of the Hundertwasser Art Centre and Wairau Māori Art Gallery.	Both- WAMT lead	Underway Funded	
	59. a. Improve connections (visual and physical) to the Hātea river. b. Upgrade wharf structures to enable water connection.	Public – WDC lead	a. Ongoing b. Underway Funded	Development Public space
	60. Strengthen the pedestrian connection between the Waterfront and City Centre through a. John street b. James Street	Public – WDC lead	a. Underway b. committed	Resourcing Funding
	61. Upgrade the bus terminal and visitor facility (The Hub).	Public - WDC lead	Under- way funded	

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