



# ***Waterfront*** **PRECINCT PLAN**



# ***Acknowledgements***

The development of the Waterfront Precinct Plan has involved valued input from hapū/hapori Maori, the community, stakeholders and Elected Members. The advice and contributions from the following contributors are particularly acknowledged: Elected Members, WDC staff working group, Waterfront Roopu Kaumātua and Landform Consulting.

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# Mihimihi

Kake tātou mā runga e te manu tipua, kia titiro ki te rohe o Whangārei Terenga Parāoa.

Ka keokeo, ka rere te manu, titiro ki Manaia ki tai, ki Parihaka ki uta, ko Hōteoro te awa e rere ana, e rere ana. Mai Ahi-pūpū-rangi ka rere ki te wāhi tapu, te pou herenga a Hīhīaua. Ka rere te tai tapu, ka tūtaki te tai, ki ngā paripari o Matakoho me ōna nei kōrero, titiro ki Motu o Taua, te kāhui o ngā tohorā, te tere o ngā parāoa, i haere mai rātou i runga te hau o te marangai. Ka rere ngā ngaru, ka titiro ngā ngaru ki Rahui Kuri e whakangau te tai, ki Poupouwhenua. Ka karekare te wai kei raro ngā rekereke o te maunga Manaia e titiro ana i waho ki ngā motu a Tāranga me āna nei tamariki, Maui i roto! Maui i waho! Maui i runga! Maui i raro! Maui ki te taha! Maui Tikitiki a Tāranga. Ka rere, ka whakatau i runga Te Nohonga o Torongare. Ka titiro matakite te kaumātua ki te wahapū o Whangārei Terenga Parāoa. Nā te rarangi o ngā waka ka mohio ia he hoa, he rāwaho rānei. Ko ngā hapū e karanga ana ki a koutou haere mai ra, haere mai, haere mai, whakatau mai ra. Haere mai te toki! Haumi ē, hui ē, tāiki ē!

E ngā mana, me ngā kaimahi o Te Kaunihera ā Rohe o Whangārei tēnā koutou katoa!

The kōrero shared in this preface describes key natural features of significance to the many hapū of Whangārei. From Whangārei Terenga Parāoa to Manaia, Parihaka, Hōteoro, Ahi-pūpū-rangi, Hīhīaua, Matakoho, Motu o Taua, Rahui Kuri, Poupouwhenua, Tāranga, Maui i roto, Maui i waho, Maui i runga, Maui i raro, Maui ki te taha, Maui Tikitiki a Tāranga and Te Nohonga o Torongare. These features capture diverse stories about our ancestors, the time periods in which they existed and the important cultural knowledges that have subsequently been passed down to us, their uri whakaheke. This knowledge that is embedded into our natural features reminds us of our responsibilities to our rohe and the future generations to come. Our rohe has experienced increasing changes overtime with the migration of tauwiwi into our region and the accelerated building of the Whangārei township. Today, our whenua and moana face new challenges, from increased development, environmental trials to climatic changes. Our responsibility to our tūpuna and future generations to come is still maintained through our commitment and collective actions as hapū in the development and progress of Whangārei Terenga Parāoa. We now have the opportunity to work in unison with local councils to achieve progress for our rohe that recognises the inherent connections we share to the lands and waters of Whangārei and ensure the enhancement of well-being for all those who reside within our respective boundaries. This precinct plan allows the coming together of our many hapū, council and community to develop Whangārei that acknowledges not only our responsibility to our region but also our responsibility to our future generations to come.

We would like to acknowledge all those who have gifted their time and taken part in shaping this project. Your contribution to this project is invaluable.

Nō reira, tēnā rā koutou katoa

Roopu Kaumātua of the Whangārei Waterfront Precinct Plan

# Mayor's message

## TĒNĀ KOUTOU KATOĀ,

I am proud to present this Waterfront Precinct Plan, a shared vision for our inner-city waterfront area created in collaboration with hapū, community, Council and stakeholders.

The Waterfront Precinct Plan gives us a cohesive, integrated and clear road map of what we want to achieve over the next 20-30 years, and how we want to achieve it. This document also provides strategic direction for our Council, with short term actions and long-term aspirations of how the waterfront will change and develop over the next few decades.

Most importantly, this Plan will inform future projects, public space improvements and infrastructure, and guide all future development impacting our city's waterfront area. These pages contain the blueprint for one of our most valued public spaces, connecting the Hātea Loop shared path with wider networks, expanding green areas and making the most of this wonderful asset to our city.

This Waterfront Precinct Plan is the result of many voices coming together to create a joint vision, developing a vibrant city for our growing community to thrive now and for generations to come.



Sheryl Mai

Mayor of Whangārei



# Waterfront PRECINCT PLAN at a glance



Our waterfront is the jewel of Whangārei City. Placed on a network of waterways, positioned against Parihaka, 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.

## What is the Waterfront 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.

## Review and monitoring

A monitoring and review process has 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.

## Vision

Our waterfront is inclusive, connected and a thriving destination to work, play, live and gather.

## Key outcomes

The Waterfront Precinct Plan has nine key outcomes outlining what this plan seeks to achieve.



## Implementation – ‘Action Register’

We are aiming for a small number of actions. The responsibility (including lead), key outcomes achieved, and timing/funding is outlined for each action. Some actions have funding secured in the Long-Term Plan with some currently underway (0-3 years). Other actions are categorized as planned (3-10 years) and strategic (10-30 years).

Actions which related to the whole waterfront area are grouped by themes (identified from engagement) and by ‘areas of focus’, which are actions that relate to a specific spatial area. This map shows the 29 priority actions in the Waterfront Precinct Plan. Priority actions indicate a higher level of importance, although may not have funding secured and implemented in the short term.



**Priority actions**

**KEY**

- Waterfront stitch
- Hihiaua Cultural Centre - stage 2
- Active transport
- New Marina
- Water connection
- Port Road Bridge
- Transport choice
- Ballance site
- Vibrant places
- Master Plan

- Well designed
- Urban Park
- Blue/Green Network
- Intersection upgrades
- Improve stormwater management
- Town Basin redevelopment opportunity
- Mair's landing
- Hundertwasser

**APPLIES TO ENTIRE AREA**

- Parking
- Enable development
- Celebrate heritage
- Responsive to climate change and flooding
- Cultural Environmental Design Framework (CEDF)
- Review land and assets
- Management Plan
- Housing Strategy



# Introduction

Our waterfront is the jewel of Whangārei City. Placed on a network of waterways, positioned against Parihaka, 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 an appealing waterfront location, restaurants/cafes, arts, cultural and heritage focus and unique Māori and European history.



## WHAT IS THE WATERFRONT PRECINCT PLAN?

Planning for the waterfront begins with the Whangārei City Centre Plan which 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 third of four Precinct Plans, following the Hihiaua Precinct Plan (2015) and the City Core Precinct Plan (2019).

The Waterfront Precinct Plan aims to create a cohesive integrated plan outlining a 20-30-year shared vision for our waterfront. It will also be a key tool for bringing together the numerous waterfront projects to which Council has already committed. It will inform future projects, public space improvements and infrastructure, and guide future development.

The Waterfront Precinct Plan is a collaborative plan developed through engagement with the community, stakeholders and hapū/hapori Māori.

## VISION

Our waterfront is inclusive, connected and a thriving destination to work, play, live and gather.



# KEY OUTCOMES

The Waterfront Precinct Plan has nine key outcomes outlining what this plan seeks to achieve. These outcomes support our vision for the Waterfront over the next thirty years. They are consistent with the Whangārei City Centre Plan and City Core Precinct Plan.



## **Experience**

**Our waterfront is unique, vibrant, and flourishing, offering a range of eateries, entertainment, recreation, arts and cultural experiences.**

- Generous public place that offer a diverse range of spaces with ample room to gather/move or play.
  - vibrant and diverse mix of activities and attractions
  - destination for all
  - high quality public and private places
  - celebrating arts, culture and heritage
  - strong identity and sense of place
  - spaces for civic, sports, recreational, and cultural activities.
- .....



## **Employment & education**

**Our waterfront attracts employment and educational opportunities and thrives through job creation, sharing knowledge and learning.**

- Enable innovation and creativity
  - support a strong and diverse economy
  - support marine activities
  - cluster similar employment/businesses into hubs
  - celebrate the waterfronts heritage and culture through informal learning, storytelling and design.
  - enhance opportunities for mātauranga Māori.
- .....



## **Well connected**

**Our waterfront is easily accessible and well connected to our City Centre and the surrounding area by multiple transport modes.**

- Built form and users (people) have a strong connection with the water
  - easily accessible by multiple transport modes
  - public spaces and parks are safe, accessible and user friendly
  - shared path network is well-connected to/between key facilities/amenities
  - multi-modal transport choice including E-Mobility
  - accessible and legible parking
  - enhanced public transport including water-based transport.
- .....



## **Environment**

**Our waterfront's natural environment is protected, enhanced, and restores the mauri.**

- Responsive to climate change and hazards
  - strengthened connections to the water
  - active and passive recreation opportunities
  - clean and healthy land and waterways
  - generous green spaces and parks
  - resilient social and physical infrastructure
  - kaitiakitanga/ stewardship of the environment.
- .....



## Arts, culture and heritage

Our waterfront celebrates the arts, our unique heritage and culture.

- Strengthen our unique cultural identity and upholding tikanga Māori, Māori values and aspirations
- embrace diversity and inclusiveness
- support innovative and creative initiatives
- showcase local talent, art and people
- support local artists and community initiatives/projects.



## Working together

Our Waterfront is a treasured space for all and fosters partnership and local pride through working collaboratively towards the shared vision.

- Honouring Te Tiriti o Waitangi
- work in partnership with hapū/iwi
- align with Māori aspirations
- work collaboratively and leverage opportunities
- community wellbeing and resilience
- well-coordinated development
- support local and proud to be local.



## Te Ao Māori values

Our Waterfront is a place where Hapū and hapori Māori are enabled to use Te Ao Māori values to improve physical, social, cultural and spiritual wellbeing.

- Enable hapū as kaitiaki
- restore the mauri of the waterways
- restore areas of mahinga kai
- support hapū/hapori Māori to achieve their aspirations
- early engagement with hapū/hapori Māori.



## Waterfront living

Our waterfront provides for our changing housing needs and creates a strong sense of community.

- High quality waterfront living and mixed-use development
- living spaces that meet more than just basic human needs, that instead create thriving communities
- active frontages creating a relationship between the built form and the street and/or water
- infrastructure and services to meet the needs of the changing community
- equitable access to housing
- quality design and architecture reflecting the local context and culture
- coordinated developments.



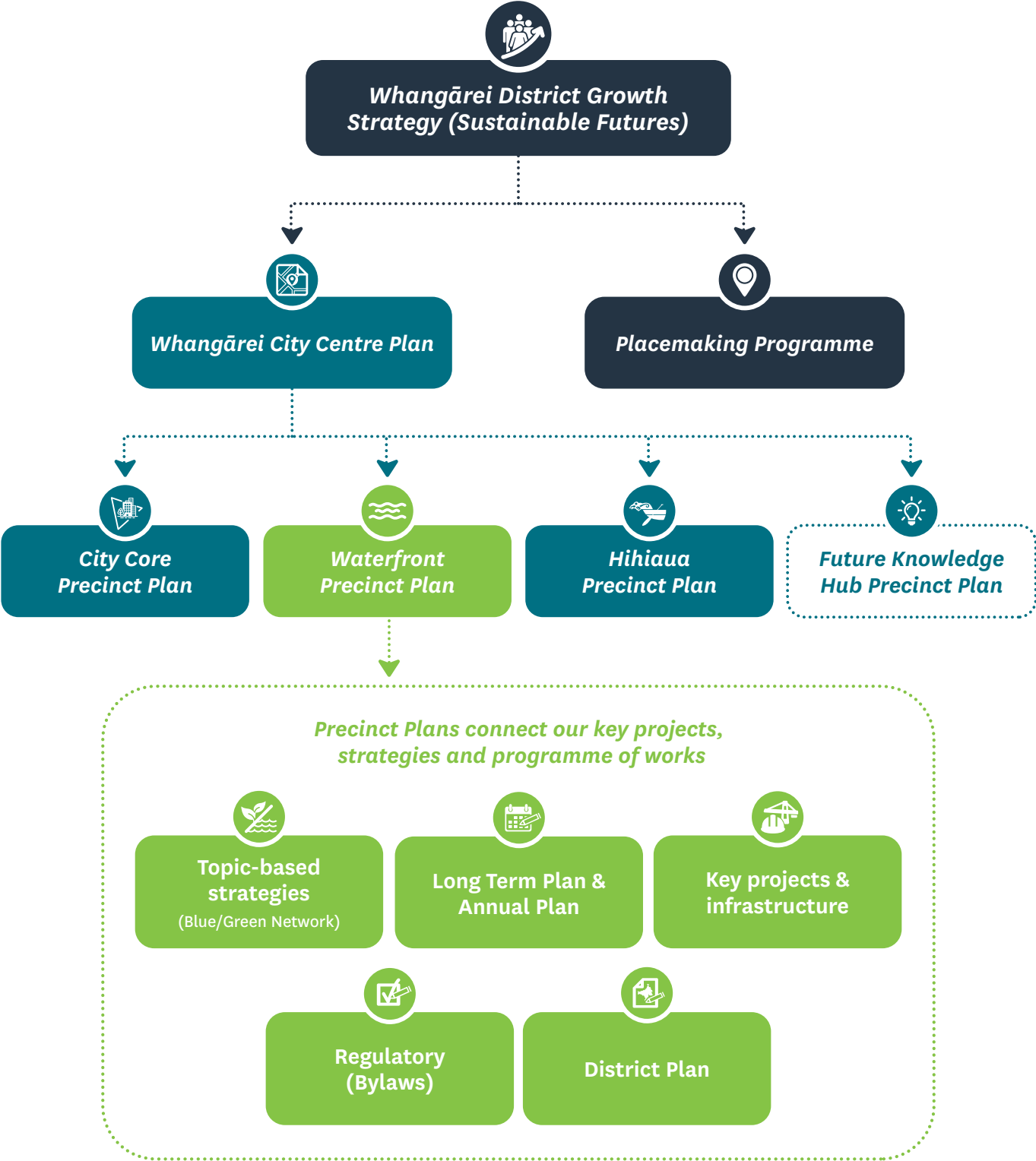
## Design and development

Our waterfront is celebrated for its unique and design-led buildings and spaces.

- Distinctive development
- inclusive and safe streets, parks and places for all ages and abilities
- design-led buildings, parks and public spaces.
- urban design and Māori design principles
- adaptive and responsive buildings and infrastructure
- vistas and view shafts to Parihaka, the water and other significant features protected.

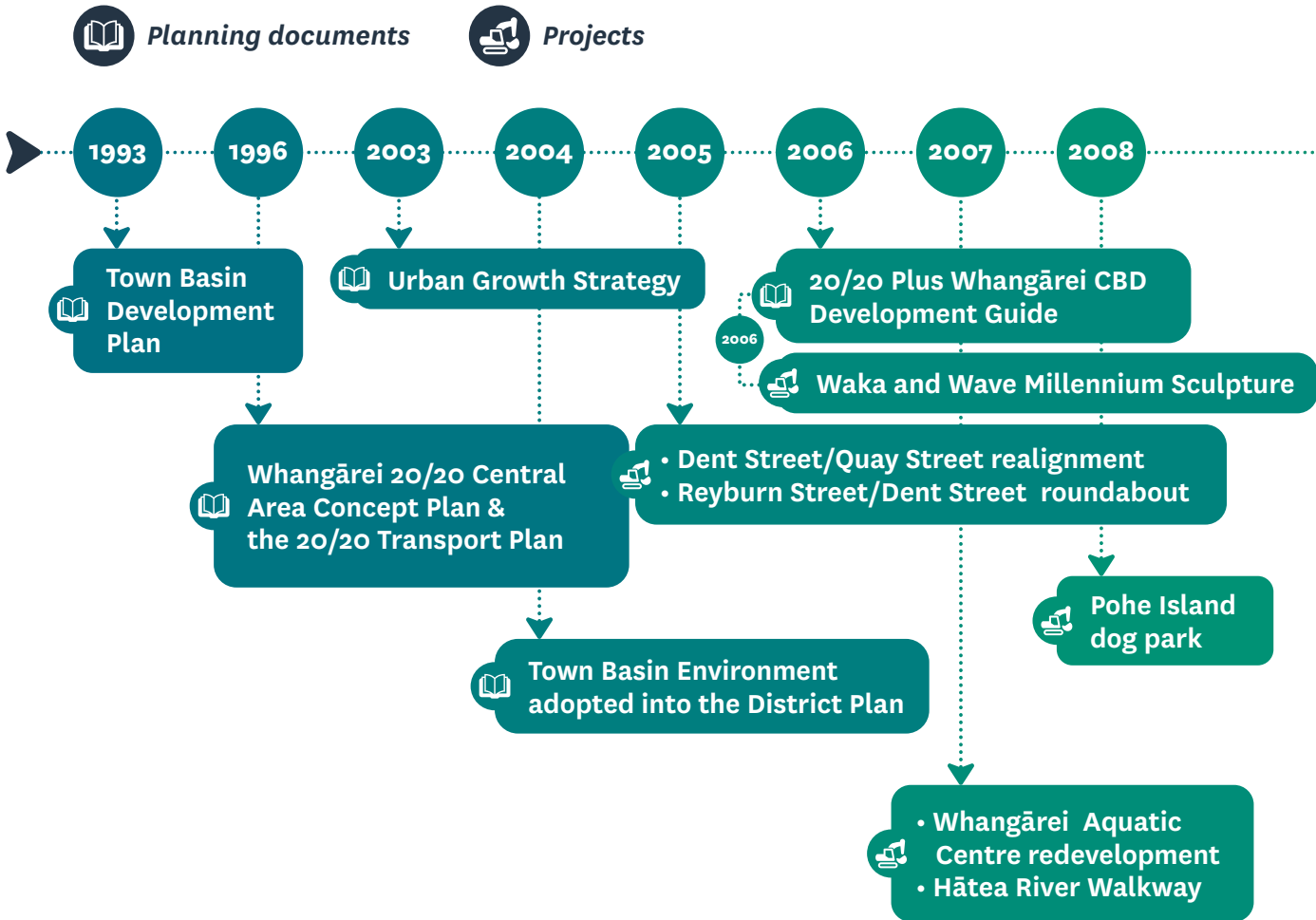
# PLAN HIERARCHY-WHERE DOES THE PLAN FIT IN?

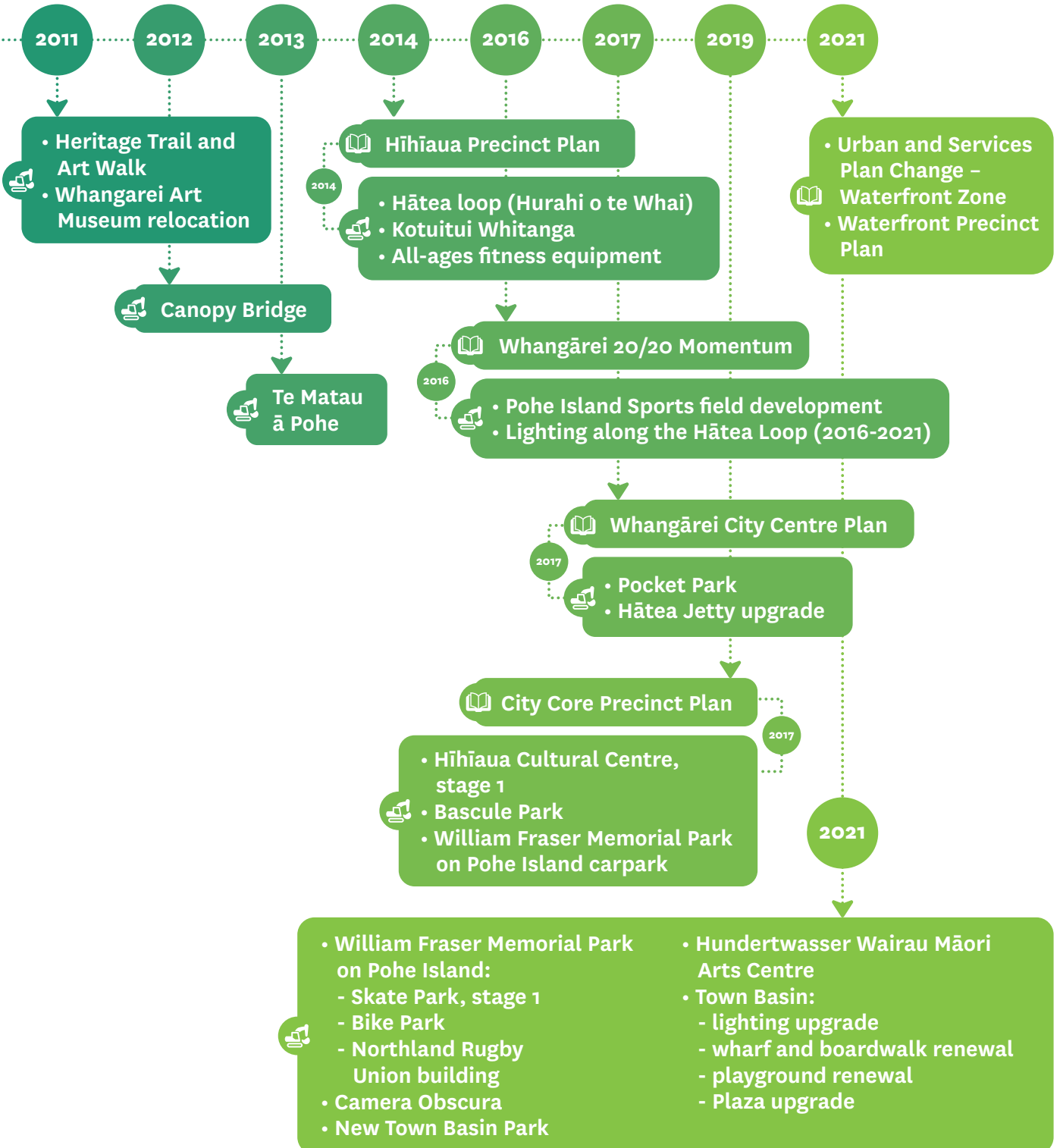
The Waterfront Precinct Plan is a non-statutory spatial plan that sets out the direction for the waterfront for the next 20-30 years. The diagram shows the relationship between our various strategies and plans.



# WATERFRONT PLANNING AND PROJECTS TIMELINE

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





## WHAT THE PLAN WILL AND WILL NOT DO



### *The Waterfront Plan* **WILL:**

- Provide a strategic and design-led framework for the waterfront
- assess and present the key qualities, constraints, and opportunities
- align planning with the infrastructure programme in the Long-Term Plan
- balance infrastructure, amenity and environmental outcomes
- provide a level of certainty for infrastructure providers, communities and potential developers and guide future investment in the waterfront
- identify and prioritize projects based on tangata whenua (hapū/iwi)/ community values
- provide a vehicle for community input into planning & development decisions
- acknowledge and incorporate existing and future planned and funded projects
- recognise the Waterfronts history and cultural significance.



### *The Waterfront Plan* **WILL NOT:**

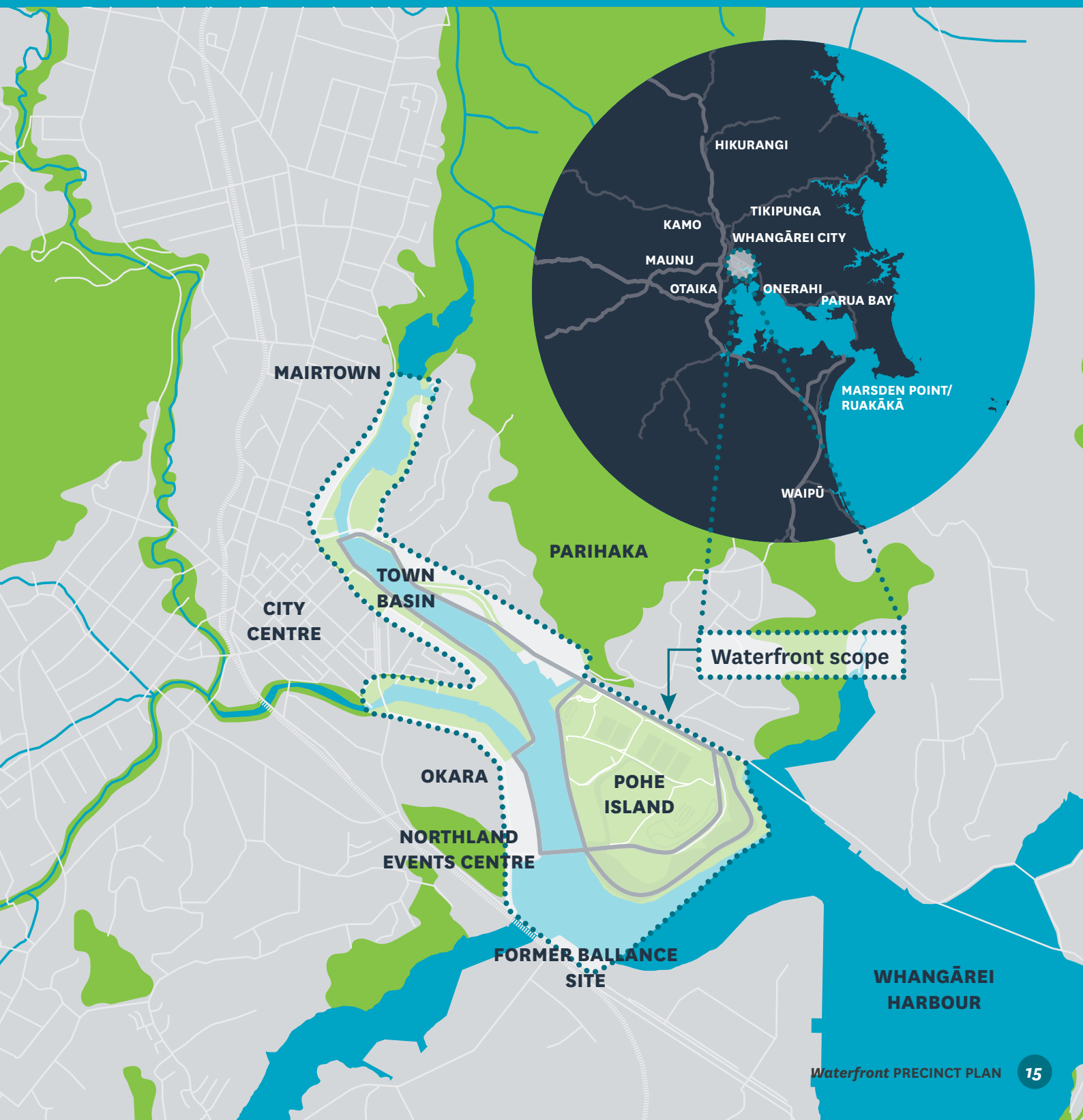
- Be a statutory plan which can be enforced
- address detailed operational matters or the management of specific assets
- look at detailed design of projects, but rather trigger projects and provide a brief
- be fully implemented or achieved in the short term.



# WATERFRONT PRECINCT PLAN SCOPE

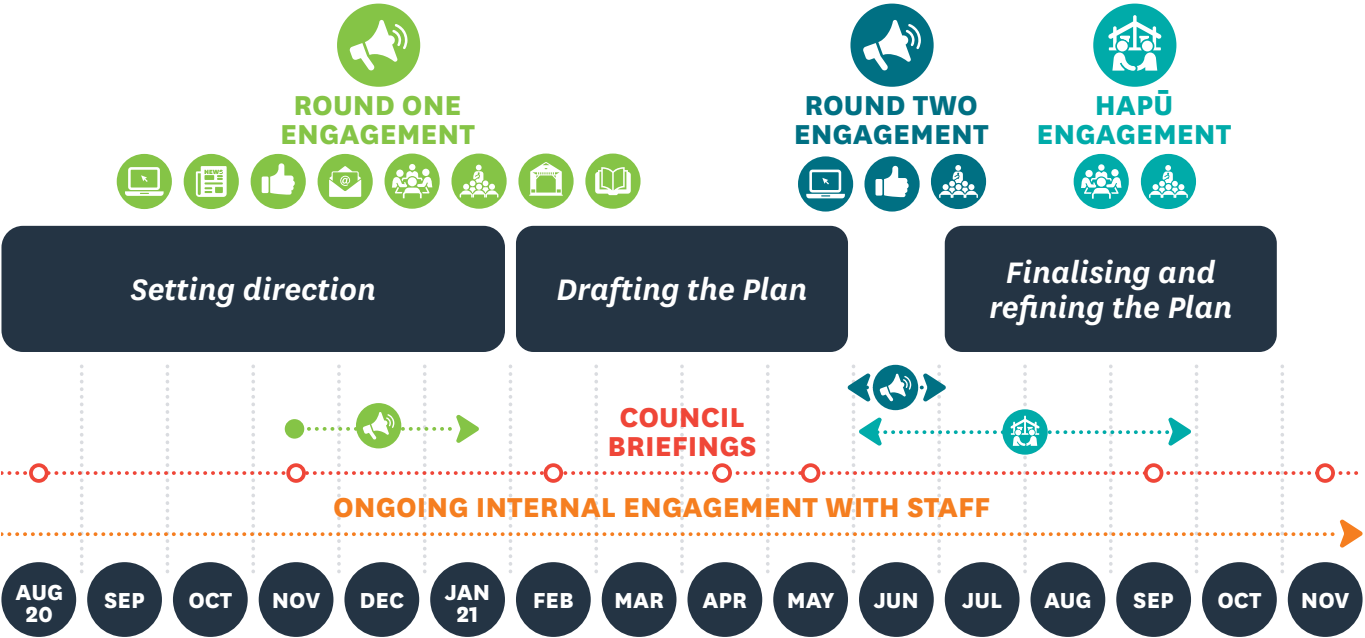
The Waterfront Precinct boundary area includes land and properties with direct river frontage. It extends north of the Whangārei Aquatic Centre, south of William Fraser Memorial Park on Pohe Island and Te Matau ā Pohe, to the old fertiliser site (Ballance site) on Port Road.

The wider areas 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), Mairtown, Parihaka, Northland Events Centre, Ōkara, Whangārei Harbour, Kissing Point, and Onerahi.



# PLAN DEVELOPMENT TIMELINE

At a Council Briefing on 25 August 2020, elected members supported developing the Waterfront Precinct Plan. The plan-making process has followed three stages with two rounds of community engagement as shown in the infographic below.





# ENGAGEMENT

Developing the Waterfront Precinct Plan was a collaborative process. Early engagement with the community, hapū/hapori Māori and key stakeholders sought to build a shared vision for our waterfront and shape the development of the Waterfront Precinct Plan.



## *First round of engagement*

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, set a direction, explain why we are developing the Waterfront Precinct Plan and generate feedback to improve understanding of the community, hapū and key stakeholder's values, issues and opportunities.

The range of face-to-face and online tools used to encourage participation in the first round of engagement included the Council website, social media (Facebook & Instagram competition), posters, interactive workshops with stakeholders, community hui, market activations, library drop in sessions, email and information via Council news channels such as the Whangārei Leader.

We received 2,228 items of feedback from the first round. This and information from previous plans and strategies was used to inform the draft Waterfront Precinct Plan.



## *Second round of engagement*

The second round of engagement was held over a four-week period from 2 June 2021 to 30 June 2021. Its purpose was to receive feedback on the draft Waterfront Precinct Plan to ensure we had set the right direction and captured the right priorities (priority actions). Community-wide engagement was undertaken through an online survey, social media, and meetings were available to the public/ key stakeholders upon request. Targeted workshops and discussions were held with key organisations and agencies. We received 777 items of feedback from the second round of feedback.



## *Hapū /hapori Māori engagement*

A series of hui were held to engage Hapū and hapori Māori in the Waterfront Precinct Plan. These included an introductory hui and two whakaaro sharing hui. Each hui was subject to an open panui to encourage as many as possible to attend and contribute. A roopu kaumatua was established for the project by an election process. The purpose of the roopu kaumatua was to guide hui and determine the whakaaro/content that should be integrated into the Waterfront Precinct Plan.

Those elected onto the Roopu Kaumatua were:

- Pari Walker – Te Parawhau
- Mira Norris – Te Parawhau
- Benjamin Pittman – Te Parawhau/ Ngati Hau
- Nicki Wakefield – Te Parawhau, Ngati Kahu o Torongare, Ngati Hau
- Waimarie Kingi – Ngati Kahu o Torongare, Te Parawhau
- Mike Kake – Ngati Hau/Te Parawhau

Whakaaro/ideas, aspirations and recommendations shared in the hui have been integrated into a 'Whakaaro Ahurea Summary Report' endorsed by the roopu kaumatua and found as an Appendix 1 to this Precinct Plan.

## WATERFRONT HISTORY

The waterfront area of Whangārei is important to the heritage of the city and therefore is the subject of many traditional stories. One such story is the naming of the Whangārei Harbour as Whangārei te-renga-parāoa, which can be translated as ‘the meeting place of whales’.

The name for the Whangārei Harbour was taken from the common presence of sperm whales that frequented the Harbour. The meeting of these sperm whales and the name Whangārei-te-renga-parāoa also came to be known as the ‘meeting place of chiefs’. The whales were thought to symbolise the earlier days of meetings between chiefs to discuss important matters at Motu A Taua, an island within the Whangārei Harbour/Whangārei-te-renga-parāoa.

Whangārei and its waterfront have a rich Māori (pre-European) and European history. The Māori (Pre-European) history extends many hundreds of years earlier than the first recorded European ship visit in 1806 (The Venus). Pre 1800 Whangārei was occupied by many thriving Māori settlements and the area was known to be desirable for its kai moana and fertile soils for growing kai (food).

Māori history is primarily an oral history and is often recalled through stories told from the perspective of individuals or hapū. There is not considered to be one definitive timeline/ narrative for the history of the Whangārei Waterfront. Similarly, it should be acknowledged that many of the events recorded since the arrival of Europeans in Whangārei portray history from a European perspective.

Below is a high-level summary of events after the arrival of Europeans to Whangārei from the early 1800’s. Despite the history provided here being largely focused on the European narrative, there are growing acknowledgements of the displacement of Māori from their ancestral lands and waterways throughout this time and the years that followed.

Therefore, this history should be read keeping in mind that other narratives exist and that each event has a much greater context than is able to be summarised here. For more detailed accounts of this history, there are a range of materials that are included as appendices to this Precinct Plan. Readers are encouraged to read these texts in full.



## 1800's



Pre 1800 Whangārei was occupied by many thriving Māori settlements.



Many battles were fought at Parihaka, one of the most noted being Ōparakau in 1827.



From the 1840s coastal sailing vessels carried freight and passengers to and from Auckland.



In 1880 the town wharf was extended

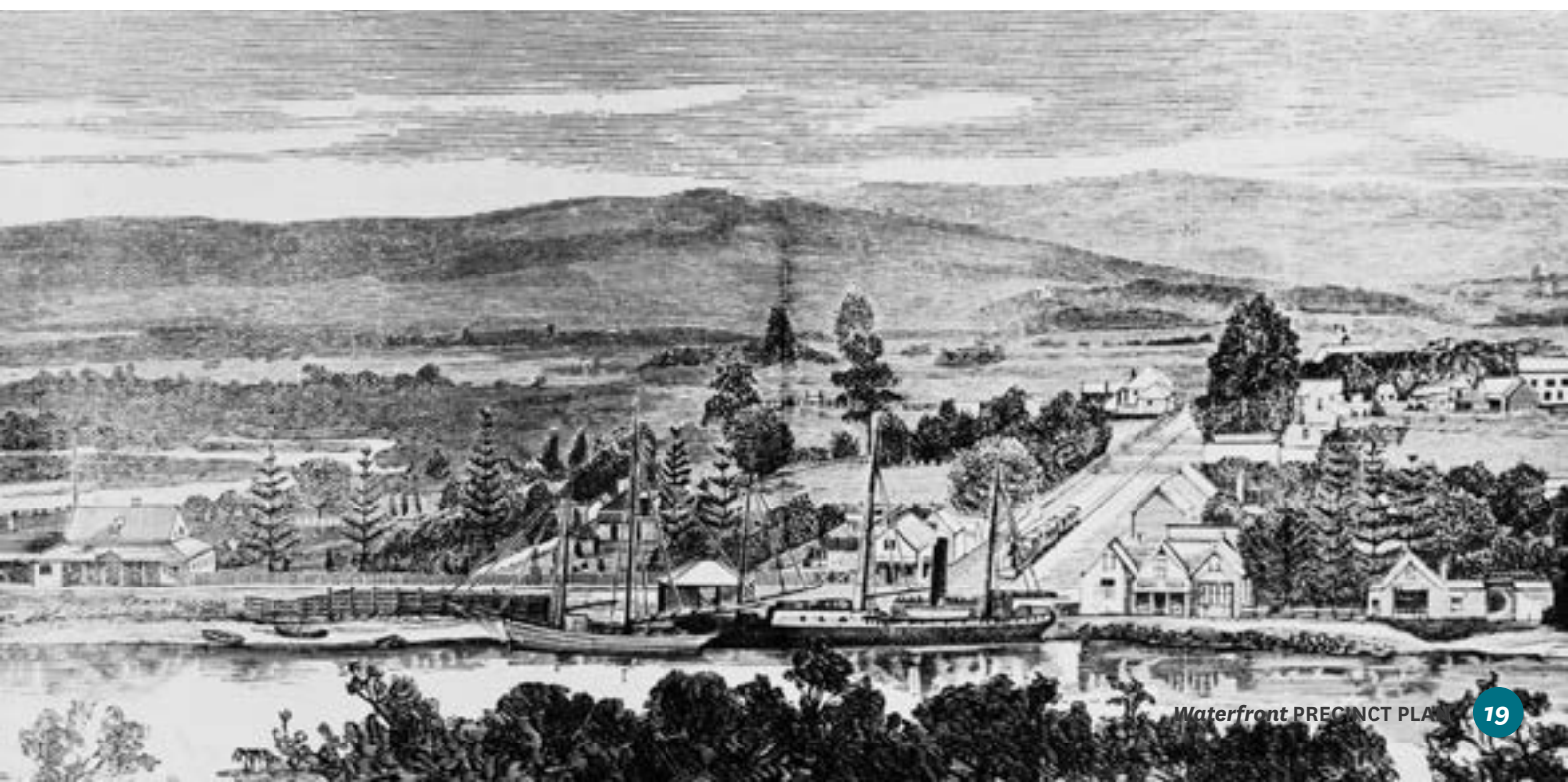


In 1898, the first bridge was constructed at Te Ahipupurangi A-Ihenga.

Many battles were fought at Parihaka, one of the most noted being Ōparakau in 1827. In 1823 missionaries are said to have rowed up the harbour and met with five chiefs. Few other people were present, and the missionaries saw burned/wrecked houses and cultivations, and the scatter of bones from a recent battle. It was thought the area was recently deserted.

Many formal and informal transactions saw the acquisition of land by European settlers throughout the area, including the first permanent European settler to Whangārei, William Carruth. From the 1840s coastal sailing vessels carried freight (mail, produce and goods) and passengers to and from Auckland. The second wave of settlers arrived in Auckland, including John Grant Johnson the Land Commissioner, in 1853.

In 1877, the management and control of the Town Wharf was vested in the newly formed County Council and in 1880 the wharf was extended. For two years coal trains ran down Walton Street from the mine at Whau Valley. In 1882, Whangārei became a town district governed by a Town Board and 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 A-Ihenga (meaning cooking place or fire of pupu/whelks) across the Hātea River from James St to the Old Onerahi Road.



## 1900's



In 1902, a fire brigade was formed after two very severe fires in Cameron Street.



The Harbour Board gained jurisdiction over foreshore lands leading to dredging and straightening of rivers, providing



In 1925, the railway, carrying freight and passengers between Whangārei and Auckland, was completed.



In 1964, Whangārei with a population of 20,000 officially became a 'City'.



In October 1995, the Town Basin development opened housing shops eateries and museums.

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 (Te-Ahipupurangi-A-Ihenga) and Walton Street and the residential area on the volcanic lahar of Bank Street.

The enactment of legislation, including the Whangārei Harbour Board Act of 1907, saw Council give the Harbour Board jurisdiction over many acres of foreshore endowment lands, traditionally Māori land. This resulted in the removal of mangroves, dredging, stop banking, drainage of the tidal flats, infilling of streams, deepening and straightening of river channels for water access and provided land for new European industries resulting in a further wave of land and seabed loss by hapū.

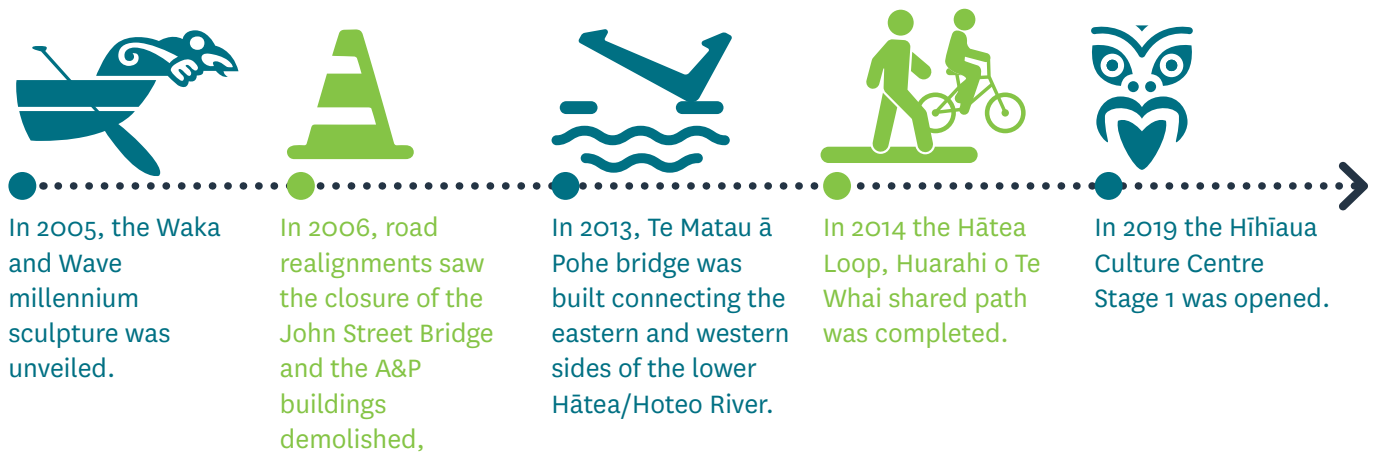
From the 1920s, the foreshore above Victoria Bridge along Drummond Creek, was leased to boat builders and for boat sheds. The area was headquarters of both the Rowing Club and the Whangārei Cruising Club. In 1923, the Harbour Board office on Walton St was completed and the Town Basin became a riverside marina. Shortly thereafter, 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 flights landed on land known as 'Pohe Island'. In 1936, the Victoria Bridge was built replacing the old structure. 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 became an important maritime and social hub for the community including regattas and 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 officially became 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 and in 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.

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

## 2000's



In 2005, the Wave and Waka millennium sculpture was unveiled at Hihiaua Peninsula. In 2006, the Northland Regional Council vacated the old Harbour Board building, Dent and Quay Street roads were realigned and the A&P buildings were demolished. Victoria Bridge was widened, and John Street Bridge was closed.

In 2013, Te Matau ā Pohe bridge was built connecting the eastern and western sides of the lower Hātea/ Hoteo River, featuring a central lifting platform allowing yachts to pass. In 2014 the Hātea Loop, Huarahi o Te Whai, a 4.2km shared path loop at the river's edge, was completed, including related infrastructure projects such as the Kotuitui Whitinga pedestrian bridge. In 2019 the Hihiaua Culture Centre Stage 1 was opened.





# What makes our waterfront unique?



**5km+**  
of waterways



**280**  
berths



**67+**  
hectares of green open space



**51%**  
Arts, culture & heritage features



**5**  
bridges



**17+**  
eateries

**3**   **2**  
vehicular   pedestrian



## LANDSCAPE SETTING

Our outstanding natural assets are a key part of Whangārei's identity and key reasons for many people choosing to live, work and play here.

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 mountains, traversed by waterways - the Hotoe/Hātea River and Waiharahia/Waiarohia Stream which were used by Māori for harvesting of kaimoana, and Māori and Pakeha for portage.

### A sheltered harbour



*Where two waterways converge, giving the city mauri and mana*



*A city, rich with culture and people*





## ART, CULTURE AND HERITAGE HUB

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



## BLUE AND GREEN SPACES

Green spaces play many roles in the urban environment. They provide essential ecological corridors as well as offering people relief from the city, quiet places to sit and relax, places to meet and play. Our waterfront provides opportunities for passive and active recreation. There are numerous health and wellbeing benefits of undertaking daily exercise (30 minutes a day) for individuals and our collective society.

The waterways (Hātea/Hoteo River and Waiarohia/Waiharahia Stream) are distinctive features of the waterfront that connects the land and people together. The waterways connect the surrounding natural features, mountains 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.



## TOWN BASIN MARINA

The Town Basin is world famous as a 'safe haven' for the yachting community. There are 280 yachts tied up in the marina, with flags on their masts representing many nations. This international community is historical, special and brings a unique flavour to the Waterfront. Use of the Hoteo River as a marina has the potential to cause environmental degradation which requires careful management and monitoring. The Whangārei Marina provides positive economic benefits to our City Centre and District.
























## AREAS OF IMPORTANCE

Many areas within the Waterfront hold important value to hapū and hapori Māori. The areas are based on their ancestral lands and waterways. The areas do not have hard defined boundaries, rather they are indicative. The significance of each area is knowledge that is held by hapū and may be shared with others through engagement.

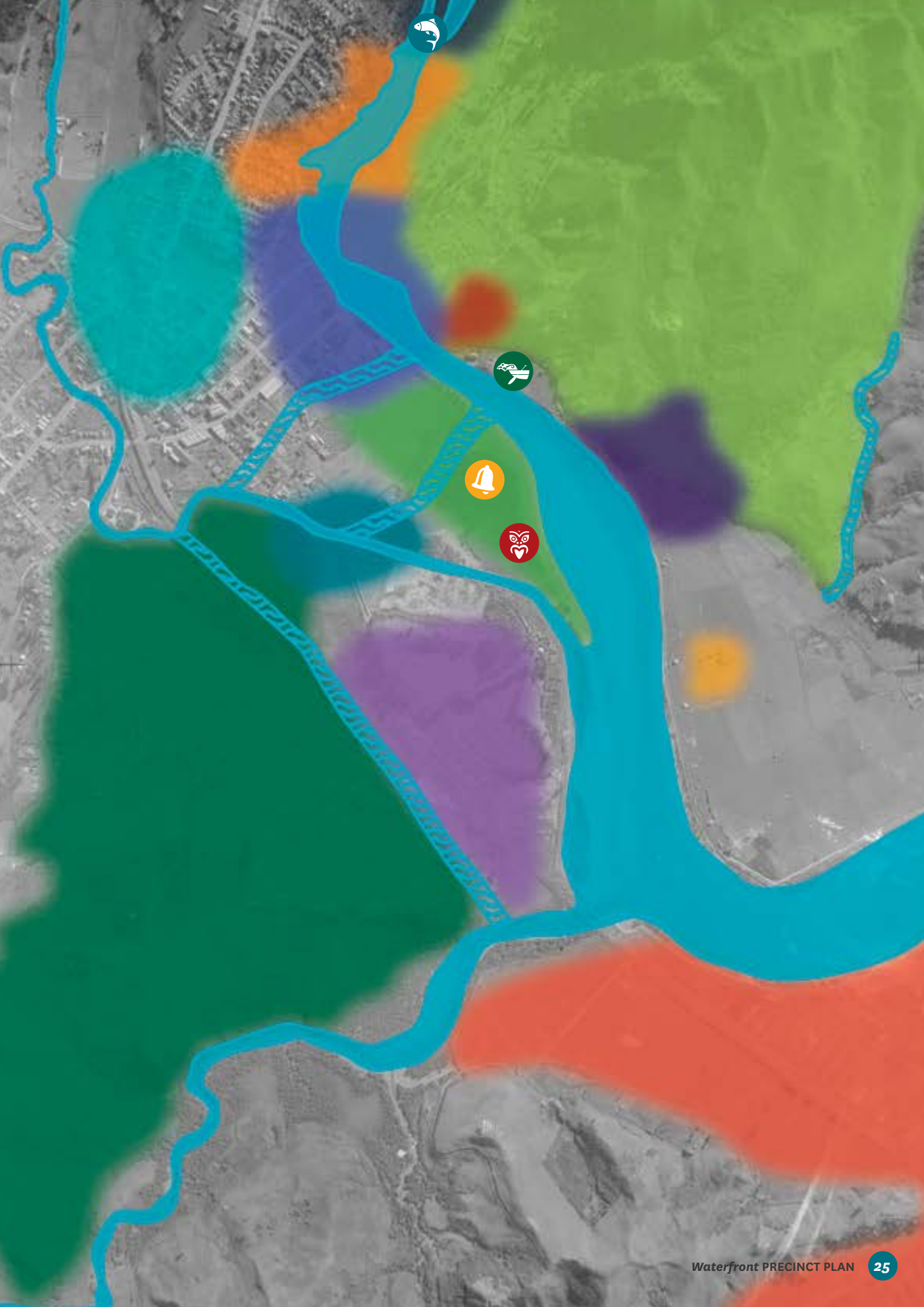
The Areas of Importance shown in this map include historically important sites such as traditional land blocks, pā sites, waka landing sites or food gathering sites.

In addition to the areas of importance shown on this map, is the need to recognize the importance of the names used for traditional lands and waterways. Similar to the recent recognition and change of the name from Mount Parahaki to Mount Parihaka, there are a number of place names that need further rangahau (research) to understand the appropriate, original 'ingoa' (names). Two such examples are use of the name 'Hoteo', which is known by the name 'Hātea' and the use of 'Waiharahia' which is known as the 'Waiarohia'. These names have been used in tandem throughout this Precinct Plan to encourage more open conversation about the original ingoa (names).

### KEY

-  Te Herenga Waka – a traditional waka mooring site
-  Tauranga Haku - the northernmost breeding ground for the yellow-tailed fish (kingfish) on the Hoteo/Hātea
-  Hihiaua Cultural Centre – a hub for the celebration of Māori culture
-  Te Kapehu Whetu or the Māori Star Compass is the name of a bilingual Māori education service covering early childhood through to young adults
-  Location of the original ancestral watercourses, now filled in or piped
-  Existing ancestral watercourses
-  Tawatawhiti traditional Māori Land block
-  Parihaka mountain/maunga and traditional land block with an extensive, fortified pā complex
-  Oruku Pā site
-  Māori Reserve
-  Original site of Pohe Island before land was filled in around it
-  Opau traditional Māori Land Block, fishing villages, matatai etc.
-  Tarewa Pā site
-  Okara traditional Māori land block and Pā
-  Hihiaua Māori Reserve, kāinga
-  Pihoi Pā site
-  Te Ahipūpūrangi A-Ihenga significant place/wāhi
-  Hihiaua Peninsula, an area of filled-in land on the Hoteo/Hātea
-  Historic Kāinga – traditional Māori villages along the banks of the Hoteo/ Hātea







# Implementation – ‘action register’

Many world-class and unique Whangārei projects have recently been completed. The Waterfront Precinct Plan builds on the success of the past and sets 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) public realm 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 for future development of infrastructure, transport, projects and urban design as well as outlining actions which need to be investigated further (these may be trigger based). Priority actions are indicated with a grey background .

The timing, responsibility (including lead) and funding is outlined for each action.

Actions which relate to the whole waterfront area are grouped by themes (identified from the first round of engagement). Actions are then grouped into five focus areas which are actions that relate to specific spatial areas.

## Themes

Apply to the whole waterfront



Connection



Destination



Environment



Manaakitanga

## Focus areas

Apply to specific spatial areas



Upper Hoteo/Hātea



Hihiaua Peninsula



Ōkara marina hub



William Fraser Memorial Park on Pohe Island



Town Basin –  
Te Ahipūpūrangi-a-Ihenga

# FUNDING AND TIMING IMPLICATIONS

## Implementation/timing

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

Priority actions indicate a higher level of importance for an action, although it might not be implemented in the short term. Priority actions were identified based on the outcomes achieved and support of community, stakeholder and hapū feedback. Some actions are part of ongoing programmes such as the Blue/Green Network Strategy. Some actions will require further investigation such as feasibility reports or business cases. Timeframes for the actions may be subject to change as implementation progresses and triggers or funding bring an action forward.

### IMPLEMENTATION/TIMING KEY:

	DESCRIPTION
ONGOING	Refers to projects or initiatives which have started or are a part of an ongoing programme of works
FUNDED	Projects which have funding within the Long-Term Plan (LTP). Timeframe is typically 0 - 3 years.
PLANNED	Projects which have been identified within the Long-Term Plan, or within other plans or strategies. Timeframe is typically 3 - 10 years.
STRATEGIC	Idea, concept and/or aspiration that requires further investigation. Not currently funded or planned for. Timeframe is typically 10 - 30 years, however further investigation can inform earlier timeframes. These may also include aspirations of hapū/hapori Māori and the community.



## Responsibility

The action register outlines an ‘Action Lead’. This is the organisation/ group/trust that will lead an action with the support of, or in collaboration with, other organisation/groups. Council is strengthening its relationship with hapū. It is envisioned for future projects; a co-design and partnership approach is undertaken.

### RESPONSIBILITY/LEAD KEY:

ABBREVIATION	NAME
WDC	Whangārei District Council
NTA	Northland Transport Alliance
NRC	Northland Regional Council
CN	Creative Northland
SN	Sport Northland
BN	Bike Northland
HAPŪ	Hapū/hapori Māori

## Triggers

The trigger register outlines a ‘trigger’ which may enable the action to be investigated or brought forward.

### TRIGGER KEY:

NAME	EXPLANATION
R&F	Resourcing and funding
POP	Population growth, increase demand and/or feasibility
REVIEW	The review of a policy, bylaw, strategy and/or plan
DEVELOPMENT	Development/redevelopment, instruction investment/upgrade
SUPPORT	Public /community and/or Hapū/hapori Māori support or drive
PUBLIC	Public space improvements and Council projects
INITIATIVES	Events, festivals and other initiatives

## REVIEW AND MONITORING



















A monitoring and review process has 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 three years to inform the Long Term Plan. Monitoring the actions will keep the Waterfront Precinct Plan a living document.











# WATERFRONT PRECINCT PLAN - PRIORITY ACTIONS OVERVIEW

This map provides an overview of the 29 priority actions in the Waterfront Precinct Plan.

## KEY

-  Waterfront stitch
-  Hihiaua Cultural Centre – stage 2
-  Active transport
-  New marina
-  Water connection
-  Port Road bridge
-  Transport choice
-  Ballance site
-  Vibrant places
-  Master plan
-  Well-designed
-  Urban park
-  Blue/Green Network
-  Intersection upgrades
-  Improve stormwater management
-  Town Basin redevelopment opportunity
-  Mair's Landing
-  Hundertwasser


























## APPLIES TO ENTIRE AREA

-  Parking
-  Enable development
-  Celebrate heritage
-  Responsive to climate change and flooding
-  Cultural Environmental Design Framework (CEDF)
-  Review land and assets
-  Management Plan
-  Housing Strategy



# ONGOING AND FUNDED ACTIONS

## KEY

-  Waterfront stitch
-  Active transport
-  Water connection
-  Transport choice
-  Hātea Loop- Huarahi o te Whai
-  Bike Hub
-  Vibrant places
-  Well-designed (d)
-  Opportunity sites
-  Play areas
-  Mixed-use
-  Connectivity
-  Structures
-  Green spaces
-  Blue/Green Network
-  Improve stormwater management
-  Areas of Importance
-  Hihiaua Cultural Centre - stage 2
-  Mixed-use
-  Former Ballance site
-  Cobham Oval carpark
-  Urban park
-  Intersection upgrades
-  Hundertwasser
-  Bus terminal

## APPLIES TO ENTIRE AREA

-  Parking
-  Consistent design palette
-  Wayfinding signage
-  Enable development
-  Celebrate heritage
-  Partnership
-  Night life
-  Safety
-  Celebrate arts
-  Activation
-  Working groups
-  Housing Strategy
-  Kaupapa Māori and Maturanga Māori Rangahau (Research) Place Names
-  Events
-  Pohe Island Master Plan
-  Temporary activities







# Themed waterfront actions

We have identified four themes among the actions which address key the issues and opportunities for the whole waterfront area. These are connection, destination, environment and manaakitanga



## CONNECTION

The waterfront is easy to access and well-connected to Whangārei's City Centre, waterways and 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.

### KEY

- Water connection
- Active transport
- Hātea Loop- Huarahi o te Whai
- Marina
- Waterfront stitch
- Transport choice
- Transit/bus lane
- Bike Hub
- New Marina

### APPLIES TO ENTIRE AREA

- Wayfinding signage
- Parking
- Consistent design palette

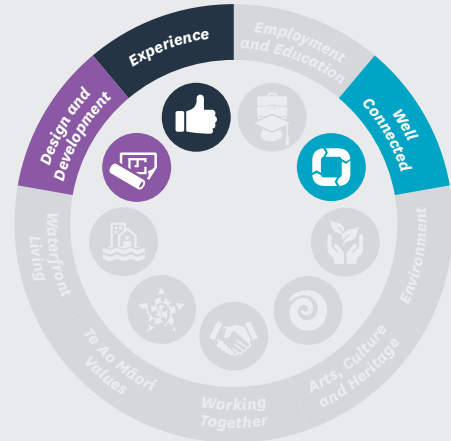




## Waterfront stitch (priority action)

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.

### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

Ongoing

#### TRIGGER(S)

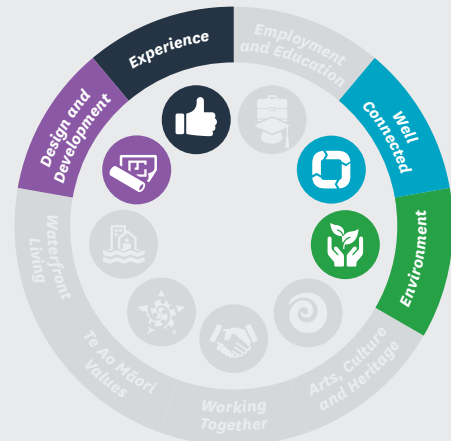
R&F



## Active transport (priority action)

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. 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
  - d. investigate best suited bike storage locations and install secure bike storage in the Waterfront.

### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

a. c. Ongoing  
b. Planned  
d. Funded

#### TRIGGER(S)

Review • R&F



**Waterfront stitch**  
(priority action)

3. Strengthen the relationship to water/ waterways by improving access to the Hātea/Hoteo River and Waiarohia/ Waiharahia ' Stream for passive and active water activities in the following areas:
  - a. Town Basin
  - b. Hīhīaua Peninsula
  - c. Waiarohia stream
  - d. William Fraser Park on Pohe Island (Marina hub)
  - e. Upper Hātea (north of Victoria Bridge).
  - f. New Marina
  - g. Hāhā creek inlet/ former Ballance site
  - h. Riverside Drive (opportunity site/ Oruku Landing Conference & Multi-Events Centre)

**KEY OUTCOMES ACHIEVED**



**RESPONSIBILITY**

Both – WDC lead

**FUNDED/TIMING**

Ongoing

**TRIGGER(S)**

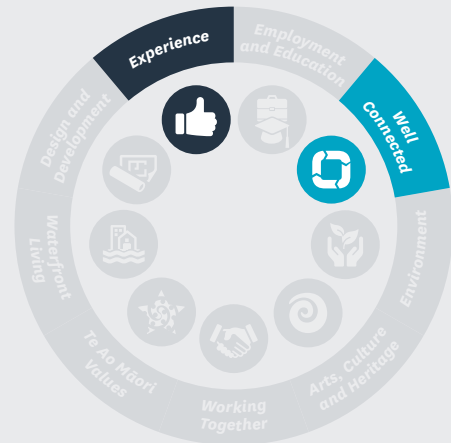
Development • Public • R&F



**Parking**  
(priority action)

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.

**KEY OUTCOMES ACHIEVED**



**RESPONSIBILITY**

Public – WDC lead

**FUNDED/TIMING**

Funded



## Transport choice (priority action)

5. Promote and support multi-modal transport options to/from and within the Waterfront area through:
  - a. Improve the bus network to service the Waterfront area
    - i. encourage public transport use (local and inter-regional services) by integrating local bus routes and connections to serve 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 Whangārei City Centre. This could connect to a park and ride for workers/commuters.
  - 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:
    - i. future-proof water mobility infrastructure and services at the Town Basin
    - ii. enable water-based transport (i.e. e-ferry service).
  - 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 and in other locations, where practicable.

## KEY OUTCOMES ACHIEVED



### RESPONSIBILITY

Public – WDC lead

### FUNDED/TIMING

Ongoing

### TRIGGER(S)

R&F



## Hātea Loop – Huarahi o te whai

### KEY OUTCOMES ACHIEVED

6. Continue to build on the experience, connectivity and design of the Hātea Loop.
  - a. Widen the Hātea Loop to a minimum of 4m and improve the experience (consistency and accessibility) of the Loop.
    - i. educate users on shared path
    - ii. consider methods such as tactical urbanism, signage/markings, and/or separate lanes to reduce conflict between multi-modal users
  - 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.
  - 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.



#### RESPONSIBILITY

Public – WDC lead  
c. Both (lead WDC and CN)

#### FUNDED/TIMING

Ongoing  
b. Strategic

#### TRIGGER(S)

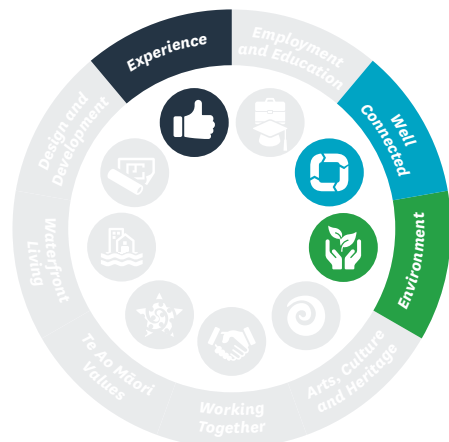
Development • Public • R&F



## Transit lane

### KEY OUTCOMES ACHIEVED

7. Provide transit 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.



#### RESPONSIBILITY

Public – WDC

#### FUNDED/TIMING

Planned

#### TRIGGER(S)

R&F



## Bike Hub

### KEY OUTCOMES ACHIEVED

8. Support the creation of an inclusive and accessible recreation hub.
  - 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.
  - b. Provide cycling storage facilities and cycling amenities including unisex changing facilities and secure cycling storage areas in the Waterfront.
  - c. Support multi-modal education and bike programmes.



#### RESPONSIBILITY

#### FUNDED/TIMING

Both – BN lead  
WDC lead

a. Funded  
b. Strategic  
c. Ongoing

#### TRIGGER(S)

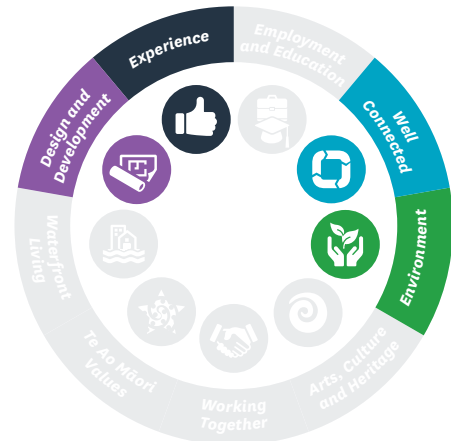
R&F • POP



## Wayfinding signage

### KEY OUTCOMES ACHIEVED

9. Improve and coordinate consistent wayfinding signage to, from and within the Waterfront that is legible, accessible, in English and te reo and includes the correct place names.



#### RESPONSIBILITY

#### FUNDED/TIMING

Public – WDC lead

Ongoing  
Strategic

#### TRIGGER(S)

R&F





## Consistent design palette

## KEY OUTCOMES ACHIEVED

- Develop streetscapes following 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.



### RESPONSIBILITY

Both – WDC lead

### FUNDED/TIMING

Ongoing

### TRIGGER(S)

Public




















## 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 and visitors of 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. As a gathering and event space, our waterfront will continue to host local, district, regional and national events such as the International Rally of Whangārei, Pasifika Fusion Festival and to be a hub for cultural events.

### KEY

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

### APPLIES TO ENTIRE AREA

-  Enable development
-  Celebrate heritage
-  Partnership
-  Night life
-  Safety
-  Celebrate arts
-  Noise
-  Activation





**Vibrant places**  
(priority action)

11. Provide vibrant, accessible, multi-purpose and well-designed spaces that cater to all needs in the community and attract visitors initially focusing on:
- a. New Town Basin Park
  - b. William Fraser Memorial Park on Pohe Island
  - c. Blue/Green Network implementation.

**KEY OUTCOMES ACHIEVED**



**RESPONSIBILITY**

Public – WDC lead

**FUNDED/TIMING**

Ongoing

**TRIGGER(S)**

R&F · Public



**Enable development**  
(priority action)

12. Enable and facilitate distinctive development in the Waterfront.
- 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 WDC 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.

**KEY OUTCOMES ACHIEVED**



**RESPONSIBILITY**

Public – WDC lead

**FUNDED/TIMING**

Ongoing

**TRIGGER(S)**

Development



**Well-designed  
(priority action)**

- 13. Ensure future projects and developments are well-designed, connect with the waterfront context, and consider urban design and universal design outcomes.
  - a. Ensure a design-led approach to Council projects including public spaces, streets, structures and buildings.
  - b. Enable tactical urbanism as a tool to beautify and mend our urban areas or to temporarily test opportunities.
  - c. Design flexible spaces that can be used in multiple ways in all seasons.
  - d. 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.
  - e. Strengthen and protect view shafts to Parihaka, waterways and signature infrastructure including Te Matau ā Pohe Bridge, Kotuitui Whitinga bridge and the Canopy Bridge.
  - f. Encourage the use of Council Urban Design guidelines and Māori design principles for all future development and public space.
  - g. Work with Hapū and the community to ensure the naming of future streets, urban spaces and infrastructure is reflective and inclusive of our indigenous and diverse cultural make up.

**KEY OUTCOMES ACHIEVED**



**RESPONSIBILITY**

Both – WDC lead

**FUNDED/TIMING**

Ongoing

**TRIGGER(S)**

Development · Public



## Celebrate heritage (priority action)

14. Unlock and celebrate our Māori and European cultural heritage and multi-cultural communities in Whangārei.
- Invigorate and provide opportunities for tangata whenua/Māori presence in the waterfront area
  - Weave cultural narratives (Māori, European and multi-cultural communities in Whangārei) into the placemaking of the Waterfront and the design of future development and urban spaces.
  - Support action 3 in the Whangārei Arts, Cultural and Heritage Strategy, 2019-2029 to encourage and promote Ngā Toi Māori (Māori arts).
  - Extend the heritage trail/boards to the whole waterfront area.
  - Support the positioning of our waterfront and city to creative arts and industries.

### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Both – WDC lead  
Both – CN

#### FUNDED/TIMING

Ongoing

#### TRIGGER(S)

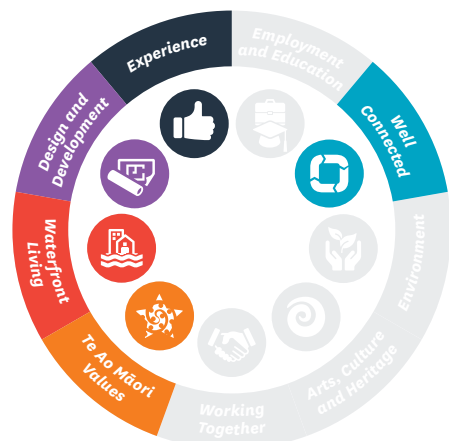
Public • Development



## Opportunity sites

15. Acknowledge strategic opportunity sites that can be catalyst sites for activation and achieve good connectivity outcomes.
- The following design outcomes should be achieved
    - Experience driven (diverse activities)
    - active frontages
    - mid-block connections and permeability
    - quality, consistent design
    - people and pedestrian focused with accessible active transport facilities.
  - Initially focus on the following opportunity sites
    - Hātea East, Hihiaua Cultural Centre, Ballance Site and Riverside Drive (Oruku Landing Conference & Multi-Events Centre).

### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

Ongoing

#### TRIGGER(S)

Public • Development • R&F



## Connectivity

### KEY OUTCOMES ACHIEVED

16. Through projects such as the new Town Basin park enable easy, legible access to the Hundertwasser Art Centre and Wairau Māori Art Gallery and the surrounding environment, including the Hihiaua Cultural Centre, Whangārei City Centre and Whangārei Aquatic Centre.



#### RESPONSIBILITY

#### FUNDED/TIMING

Both – WDC lead

Ongoing

#### TRIGGER(S)

Public • R&F



## Mixed-use

### KEY OUTCOMES ACHIEVED

17. Enable residential and mixed-use development in the Waterfront.
- When opportunities arise, work with light industrial businesses to relocate out of the Waterfront to other appropriate sites.
  - Through the resource consent process ensure urban design principles and Māori design principles are incorporated into development. This should focus on active frontages, natural surveillance, enhanced view shafts, the form and scale of development and avoid adverse effects on the environment.



#### RESPONSIBILITY

#### FUNDED/TIMING

Both – WDC lead

Ongoing

#### TRIGGER(S)

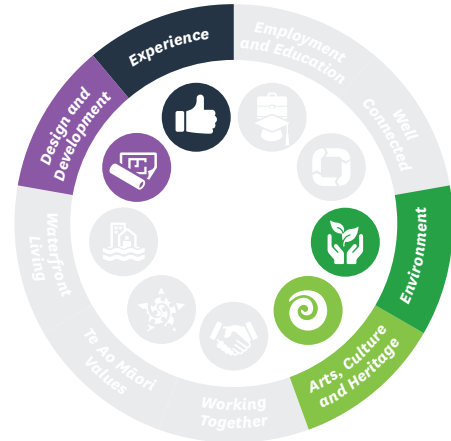
Development



## Structures

### KEY OUTCOMES ACHIEVED

18. Improve existing structures/pontoons and provide additional structures such as wharfs, jetties and pontoons to interact better with the water and provide recreation opportunities such as recreational fishing, ensuring structures are constructed in a manner that avoids any short or long term adverse environmental effects on the waterways they interact with.



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

Ongoing

#### TRIGGER(S)

Development · Public



## Play areas

### KEY OUTCOMES ACHIEVED

19. Continue to create play areas for diverse ages (youth and older/aged people) and uses.
- Build the destination playground at William Fraser Memorial Park on Pohe Island.
  - Investigate the possible location(s) for play areas for older people and consider funding for these projects in future Long-Term Plans.
  - As playgrounds are renewed, consider including play areas and equipment for older people (and other needs) to meet the needs of our changing population needs.



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

a. Funded  
b.,c., Strategic

#### TRIGGER(S)

R&F · Support





## Partnership

### KEY OUTCOMES ACHIEVED

20. Build stronger partnership relationships with tangata whenua (hapū and iwi).



#### RESPONSIBILITY

#### FUNDED/TIMING

Both – WDC lead

Ongoing



## Night life

### KEY OUTCOMES ACHIEVED

21. Support activities and events which enhance the weekend and night-time economy in the Waterfront.

- Review and update the 'Weekend and Night Time Economy Strategy 2014'.
- Host free family friendly activities/events in the waterfront to enable all people to participate and positively experience the waterfront.
- Implement actions in the Whangārei Events Strategy 2019-2024 to encourage events, festivals and musical performances.



#### RESPONSIBILITY

#### FUNDED/TIMING

Public – WDC lead  
Community

Ongoing

#### TRIGGER(S)

R&F • Initiatives



## Safety

### KEY OUTCOMES ACHIEVED

22. Apply Crime Prevention Through Environmental Design (CPTED) principles, WDC Urban Design guidelines and Māori design principles when improving existing public spaces, streets and parks.



#### RESPONSIBILITY

Both -  
WDC lead

#### FUNDED/TIMING

Ongoing

#### TRIGGER(S)

Public



## Celebrate arts

### KEY OUTCOMES ACHIEVED

23. Enhance art and culture in the waterfront by using various tools such as:
- Supporting public arts initiatives through the Whangārei Creative Communities Scheme, Council's community funding scheme or community grants.
  - Enabling and supporting events through the 'Event Development Fund'.
  - Enhancing 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).
  - Promoting arts and culture through our destination marketing material such as the Whangārei Visitor Guide and Council social media/digital platforms.



#### RESPONSIBILITY

Both – WDC lead  
and CN

#### FUNDED/TIMING

Ongoing

#### TRIGGER(S)

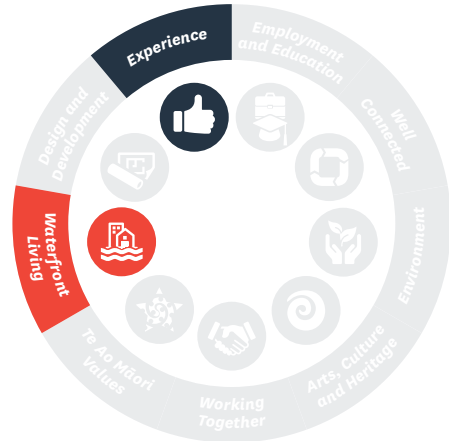
Events • Support



## Noise

### KEY OUTCOMES ACHIEVED

24. When the District Plan and Reserve Management Plans noise provisions are reviewed, consider the growing demand for different types of events in and around the Waterfront.



#### RESPONSIBILITY

#### FUNDED/TIMING

Public – WDC lead

Planned

#### TRIGGER(S)

Review



## Activation

### KEY OUTCOMES ACHIEVED

25. As part of the ‘International Arts Festival’ or other similar initiatives, activate blank walls/building facades by using artwork, murals or green walls/planting in the Waterfront.



#### RESPONSIBILITY

#### FUNDED/TIMING

Both – Public

Ongoing

#### TRIGGER(S)

Events • R&F



## 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 Hātea/Hoteo River, Waiarohia/Waiharahia Stream and the Whangārei Harbour.

### KEY



Green spaces



Blue/Green Network



Improve stormwater management

### APPLIES TO ENTIRE AREA



Responsive to climate change and flooding



Working groups







**Blue/Green Network**  
(priority action)

26. 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.



RESPONSIBILITY	FUNDED/TIMING
Public – WDC lead	Ongoing
TRIGGER(S)	
R&F	



**Improve environmental outcomes**  
(priority action)

27. Improve and enhance environmental outcomes in the Whangārei catchment .
- Reduce contaminants/pollutants entering our waterways by improving onsite stormwater management such as retention systems, stormwater filtration, soaking pits, swales, litter pits/traps and low impact urban design techniques for existing and future development.
  - Support actions in the Whangārei Harbour Catchment Management Plan to improve the quality of our waterways.
  - Enhance riparian restoration of waterways by planting locally-sourced native shrubs, flaxes and riparian planting to strengthen ecological connectivity allowing plants, birds, animals and insects to migrate between the areas and remove barriers to fish passage.



RESPONSIBILITY	FUNDED/TIMING
Both – NRC lead	Ongoing
TRIGGER(S)	
R&F • Support	



## Responsive to climate change and flooding (priority action)

28. Undertake climate change risk assessments (subject to funding through LTP processes) for the Waterfront to account for natural hazards such as flooding.
- After completing the Climate Change Risk Assessments, work towards enabling future development, infrastructure and public asset improvements to be responsive to climate change and hazards.

### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Both – WDC lead

#### FUNDED/TIMING

Planned

#### TRIGGER(S)

R&F



## Green spaces

29. Enhance green spaces with walking tracks/boardwalks, riparian/tree planting, landscaping and amenities such as shade, seating/picnic tables and rubbish/recycling at:
- Hīhīaqua Peninsula
  - William Fraser Memorial Park
  - Riverside Drive Park
  - Hātea Drive Reserve
  - Upper Hātea/Hoteo, alongside Whangārei Aquatic Centre.

### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

a. c. d. e.  
Strategic  
b. Ongoing

#### TRIGGER(S)

R&F • Support



## Working groups

## KEY OUTCOMES ACHIEVED

30. Provide staff support to existing working groups such as the Hātea Catchment/Otuihau working group and Whangārei Harbour Catchment group to improve and enhance environmental outcomes and support hapū representation/participation in these forums.



### RESPONSIBILITY

Public – WDC lead

### FUNDED/TIMING

Ongoing

### TRIGGER(S)

R&F • Support









## MANAAKITANGA


To honour commitments under Te Tiriti o Waitangi and to foster a positive relationship with hapū for the waterfront area there are certain aspirations requiring acknowledgement in this document. They each embody manaakitanga, meaning to share love and compassion between one another. The aspirations have been developed in engagement with Hapū and hapori Māori and are generally aimed at improving opportunities for Hapū/hapori Māori, particularly Māori who whakapapa or taatai (traditional or family) to the area, to live, work, eat and play in the Waterfront.


### KEY

 Areas of importance


### APPLIES TO ENTIRE AREA

 Cultural Environmental Design Framework (CEDF)

 Review land and assets

 Management Plan

 Housing Strategy

 Kaupapa Māori and Matauranga Māori

 Rangahau (research) place names

 Revitalise Mana o te Wai





**Cultural Environmental Design Framework (CEDF)**  
(priority action)

31. Seek funding/resourcing through the Long-Term Plan or other funding mechanisms to develop a Cultural Environmental Design Framework (CEDF) to establish a set of holistic Māori design principles that are unique to the Whangārei rohe and that can guide any future projects or plans in the waterfront area and wider Whangārei District (where appropriate).

**KEY OUTCOMES ACHIEVED**



**RESPONSIBILITY**

Public – Hapū

**FUNDED/TIMING**

Strategic

**TRIGGER(S)**

R&F • Support



**Review land and assets**  
(priority action)

32. Review Council land and asset holdings, Council policies and legal commitments to support discussions at a Governance level regarding:

- Hapū aspirations for the return of Council owned land to Maori/hapū and
- The various opportunities or arrangements that may be available.

**KEY OUTCOMES ACHIEVED**



**RESPONSIBILITY**

Public – WDC lead

**FUNDED/TIMING**

Strategic

**TRIGGER(S)**

R&F • Support



### Management Plan (priority action)

33. Seek funding/resourcing through the Long-Term Plan or other funding mechanisms to support the development of a Management Plan to be led by Hapū/Hapori Māori.

#### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Public – Hapū

#### FUNDED/TIMING

Strategic

#### TRIGGER(S)

R&F • Support



### Housing Strategy (priority action)

34. When developing the Housing Strategy:
- a. Explore opportunities for equitable access to housing for hapū/hapori Māori
  - b. Engage early with hapū/Māori /hapori Māori
  - c. Investigate equitable ownership models
  - d. Enabling housing developments that are aimed at providing affordable housing.

#### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

Funded

#### TRIGGER(S)

Support



## Areas of importance

### KEY OUTCOMES ACHIEVED

35. Acknowledge areas of importance in all future public projects, planning, strategy and policy documents.
- Engage early and co-design with hapū
  - Support hapū/hapori Māori to protect these areas and realise their aspirations in the waterfront to live, eat, work and/or play.
  - Recognise the areas of importance to hapū/hapori Māori through using information or storytelling boards/signs/markers and events.



### RESPONSIBILITY

### FUNDED/TIMING

Public – WDC lead

Ongoing

### TRIGGER(S)

R&F · Support



## Kaupapa Māori and Mātauranga Māori

### KEY OUTCOMES ACHIEVED

36. Support hapū/hapori Māori to practice Kaupapa Māori and Mātauranga Māori through access to traditional food, shelter and creative industry resources such as:
- Provide access to waterways for resources and recreation, such as waka ama, and practicing kaitiaki for our taonga.
  - Facilitate growing, trading and exchanging fresh, local produce, seafood and crafts.
  - Transfer of mātauranga to taitamariki and rangatahi (youth/ younger generation).



### RESPONSIBILITY

### FUNDED/TIMING

Public – Hapū

Ongoing  
Strategic

### TRIGGER(S)

R&F · Support



## Rangahau (research) place names

### KEY OUTCOMES ACHIEVED

37. Undertake research and wananga to determine the appropriate place names with the guidance and support of hapū/hapori Māori as part of future projects and plans.



### RESPONSIBILITY

### FUNDED/TIMING

Public – WDC lead  
Hapū

Ongoing



## Revitalise Mana o te Wai

### KEY OUTCOMES ACHIEVED

38. Support hapū/hapori Maori to revitalise the mauri and wairua of the waterways by applying Te Ao Maori values to future projects such as:
- Use of effective erosion and sediment controls.
  - Remediation of contaminated land.
  - Daylight streams (where practicable). →



### RESPONSIBILITY

### FUNDED/TIMING

Public – Hapū

Strategic

### TRIGGER(S)

R&F · Support








## Focus area actions

Five 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.



### AREAS OF INTEREST

#### KEY

-  Upper Hoteo/Hātea
-  Town Basin – Te Ahipūpūrangi-a-Ihenga
-  Hihīaua Peninsula
-  William Fraser Park on Pohe Island
-  Ōkara marine hub










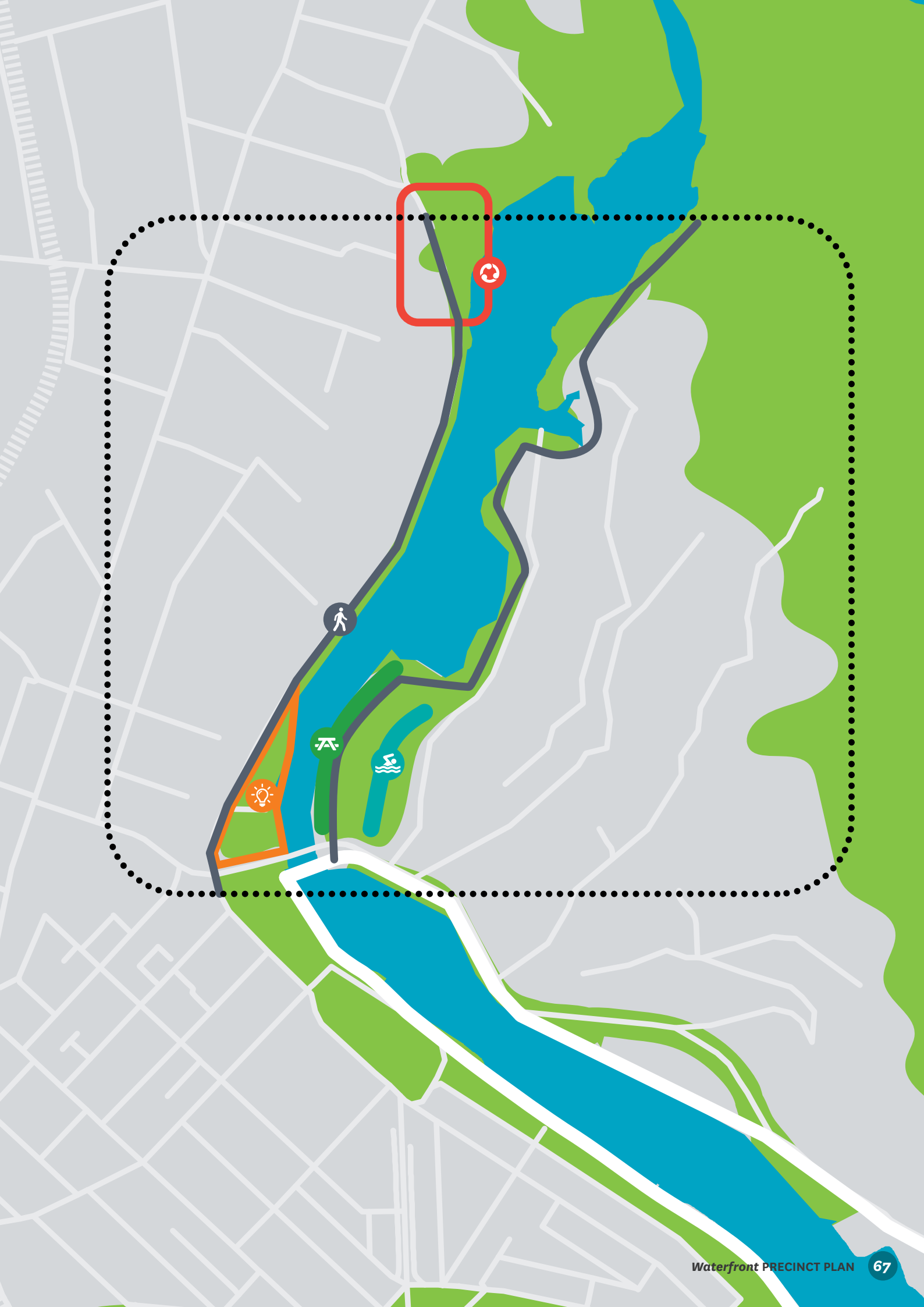


## UPPER HOTEQ/HĀTEA

The upper Hātea area is predominantly a natural area except for a number of houses located on Ewing Road. Historically, it was an area of early Māori and European occupation. Parihaka was a significant pa and the lower slopes and Hātea River used by Māori for gardening, collecting and storing food. Some consider early settlers such as the Mair family to have been pivotal in the early development of infrastructure such as Mair's landing. The landing was used to convey people and cargo from the river to land until the construction of Victoria Bridge which then prevented large vessels from accessing the site.

### KEY

-  Mair's Landing
-  Hātea East strategic site
-  Whangārei Aquatic Centre
-  Mair Park connections
-  Hātea Green





### Mair's Landing (priority action)

39. Recognise and celebrate Mair's Landing as an important cultural, historical and archaeological landscape.
- Improve public access to the Mair's Landing site, include this site into the Parihaka and Hātea River Reserve- Reserve Management Plan, when reviewed.
  - Promote European and Māori historical items (including the coal shute, terraces, historical kainga and boat sheds) and narratives through placemaking.

#### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

Strategic

#### TRIGGER(S)

Review • R&F



### Hoteo/Hātea East strategic site (priority action)

40. Investigate design opportunities to improve the public amenity and design of the parking layout, improve the functionality and number of parking spaces, to provide public access to and along the Hoteo/Hātea River.

#### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

Strategic

#### TRIGGER(S)

R&F



## Whangārei Aquatic Centre

### KEY OUTCOMES ACHIEVED

41. Develop a detailed district aquatic facility plan as outlined in action 17 of the Active Recreation and Sport Strategy (2019).
  - 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.
  - b. Investigate a new water connection to the Hātea River to enable access for water sport activities.



#### RESPONSIBILITY

Public – SN

#### FUNDED/TIMING

Planned

#### TRIGGER(S)

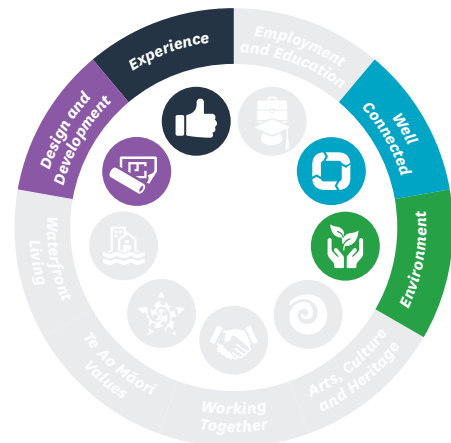
R&F • Support • POP



## Hoteo/Hātea Green

### KEY OUTCOMES ACHIEVED

42. Improve the ‘Hoteo/Hātea Green’ area as a passive recreation area.
  - a. Weave cultural narratives/stories into the landscape design and planting selection.
  - b. Improve seating and amenities such as a picnic or BBQ area with shade.



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

Strategic

#### TRIGGER(S)

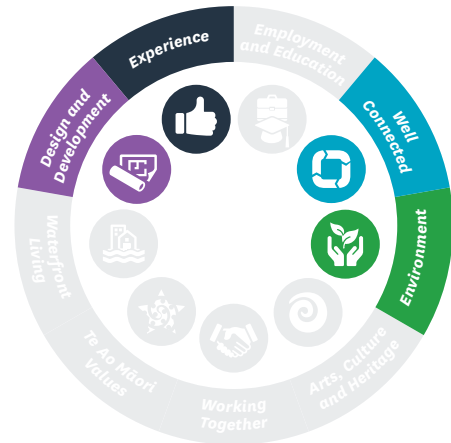
R&F



## New Hoteo/Hātea North-Western bank connection

### KEY OUTCOMES ACHIEVED

43. Improve walking and cycling connections north of the Canopy bridge to Mair Park, Tawatawhiti and beyond.
- Undertake a feasibility study to identify the best pedestrian/ trail cycling route / connection to Mair Park (eastern side of the Hātea River).
  - Undertake a business plan to connect the waterfront to the Tikipunga Shared Path along Hātea Drive which will inform the review of the Walking and Cycling Strategy and projects or vice versa.



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

Strategic

#### TRIGGER(S)

Review • R&F





## HĪHĪAUA PENINSULA

The Hihiaua Peninsula is situated at the confluence of two waterways, the Waiarohia/ Waiharahia Stream and Hātea/Hoteo River. Whilst the Hihiaua Peninsula is reclaimed land, the wider area has strong connections to early Māori and European settlement. In modern times, it is a cultural hub with the Hihiaua Cultural Centre, a world-class Māori arts and cultural experience, Waka and Wave sculpture, Te Marama Trust/Te Kāpehu Whetu education facility, Hātea loop (Huarahi o Te Whai) and Kotuitui Whitinga pedestrian bridge.

### KEY



Hihiaua Cultural Centre – stage 2



Blue/Green Network



Water access



Mixed-use



Shared lane



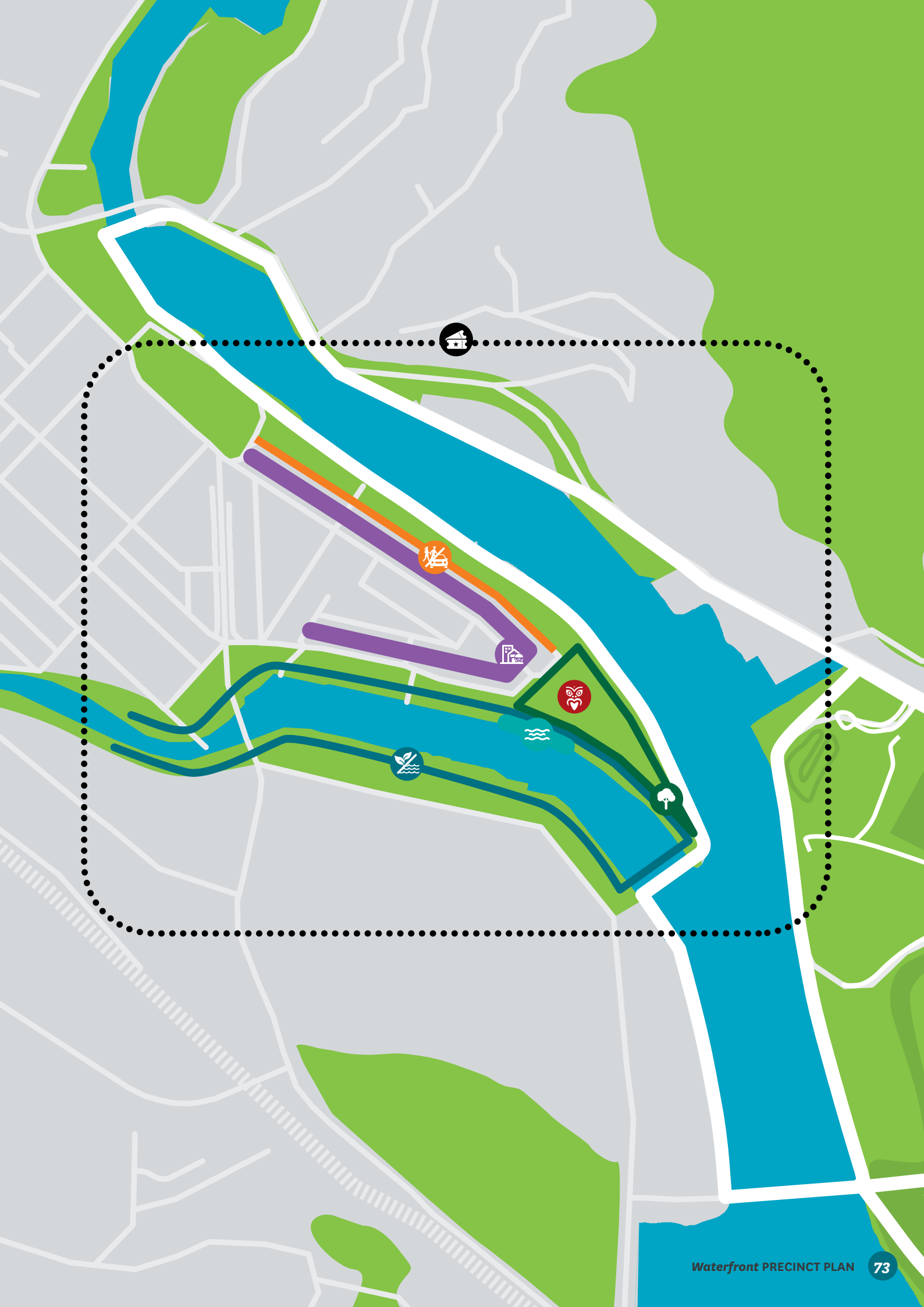
Hihiaua Green

### APPLIES TO ENTIRE AREA



Events







**Hihiaua Cultural Centre – stage 2**  
*(priority action)*

44. Support stage 2 of Hihiaua Cultural Centre with a \$5m grant through the 2021-31 Long-Term Plan.

**KEY OUTCOMES ACHIEVED**



**RESPONSIBILITY**

**FUNDED/TIMING**

Both – WDC lead

Funded



**Blue/Green Network**  
*(priority action)*

45. As part of the Blue/Green Network Implementation Plan, design and build the lower Waiarohia/Waiharahia loop (also known as the Hātea loop extension) and future proof connections upstream of the Waiarohia/Waiharahia Stream to Cafler Park.

**KEY OUTCOMES ACHIEVED**



**RESPONSIBILITY**

**FUNDED/TIMING**

Public – WDC lead

Funded

**TRIGGER(S)**

R&F



## Water access

### KEY OUTCOMES ACHIEVED

46. Investigate a new water connection to the Waiarohia/Waiharahia Stream to launch Waka and enable other water sport activities.



### RESPONSIBILITY

### FUNDED/TIMING

Both – WDC lead

Strategic

### TRIGGER(S)

R&F • Support



## Mixed-use development

### KEY OUTCOMES ACHIEVED

47. Partner or release WDC land to enable high amenity residential and mixed-use development.



### RESPONSIBILITY

### FUNDED/TIMING

Both – WDC lead

Ongoing

### TRIGGER(S)

Development



## Shared lane

### KEY OUTCOMES ACHIEVED

48. Design and transform Reyburn House Lane into a shared/slow street which prioritises pedestrians and slows/reduces traffic movements.



### RESPONSIBILITY

### FUNDED/TIMING

Public – NTA lead,  
WDC lead

Strategic

### TRIGGER(S)

R&F • Development



## Hihiaua Green

### KEY OUTCOMES ACHIEVED

49. Undertake a landscape concept plan for the Hihiaua Peninsula in partnership with the Hihiaua Culture Centre Trust, comprising which considers, shared path connections, landscaping, outdoor amphitheatre, water connection features and so on. Take into account the Maori design principles to guide best practice design of this space and make it inclusive of a diverse community.



### RESPONSIBILITY

### FUNDED/TIMING

Both – WDC lead

Strategic

### TRIGGER(S)

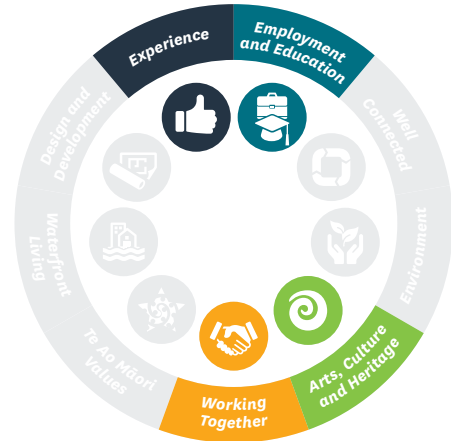
R&F • Development



## Events

## KEY OUTCOMES ACHIEVED

50. Enable and facilitate community, local and large events at the Hīhīaua Peninsula.



### RESPONSIBILITY

### FUNDED/TIMING

Both – WDC lead

Ongoing

### TRIGGER(S)

Initiatives










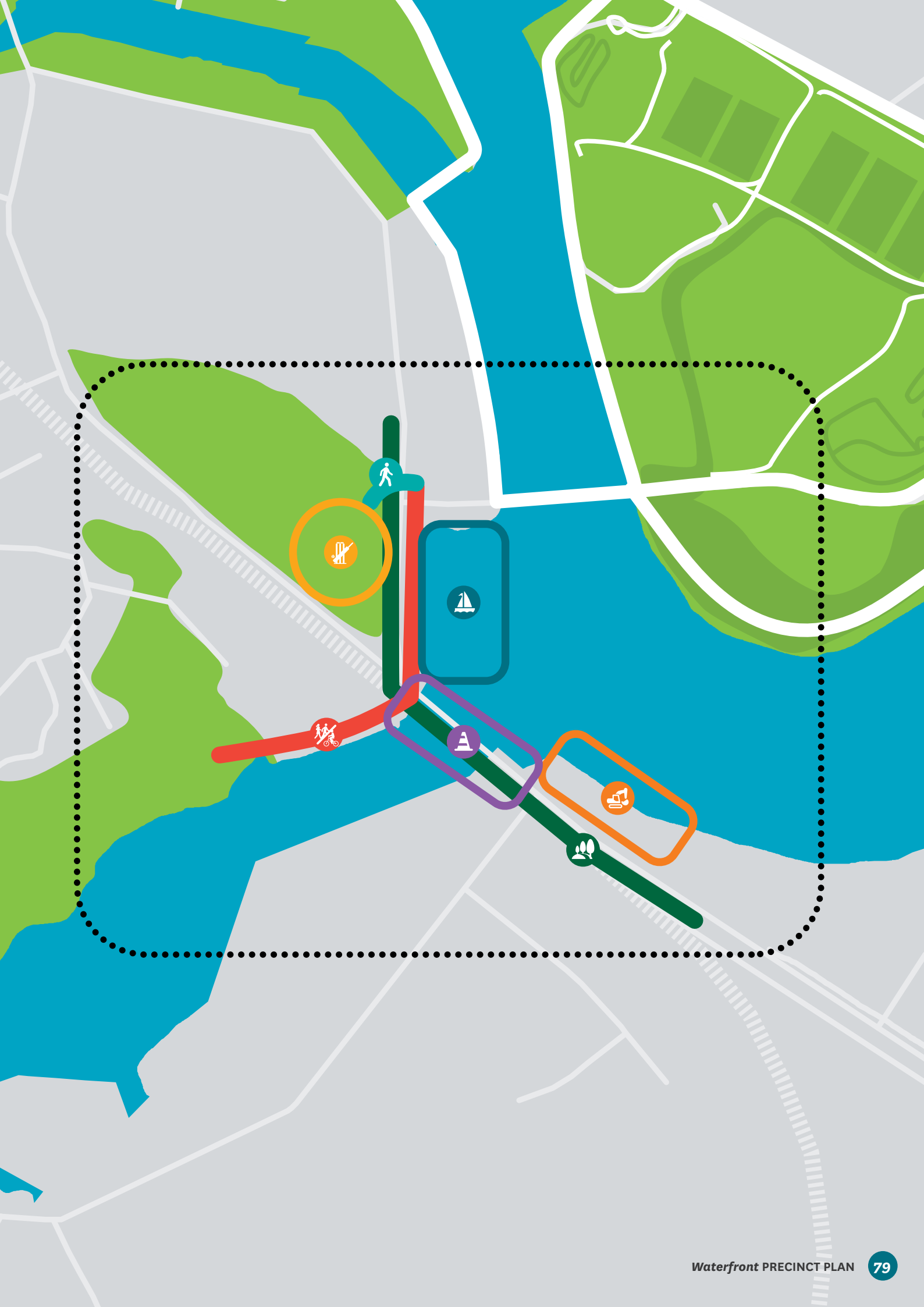


## ŌKARA MARINA HUB

Connecting the waterfront to the industrial area along Port Road by improving land uses and upgrading transport connections will transform this area as well as the strategic development opportunity presented by the development of the former Ballance site. 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.

### KEY

-  New marina
-  Port Road bridge
-  Former Ballance site
-  Limeburner's/Hāhā Creek shared path
-  Pedestrian connections
-  Cobham Oval carpark
-  Streetscape





### **New marina (priority action)**

51. Marina Trust to develop the new Ōkara Marina, marina office and facility building. Council to support/enable the development and seek opportunities to enhance connections and public access.

#### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Private – Marina Trust

#### FUNDED/TIMING

Planned

#### TRIGGER(S)

R&F



### **Port Road bridge (priority action)**

52. Upgrade and widen the bridge at Port Road intersection to enable efficient movement of multi-modal transport.

#### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

Funded

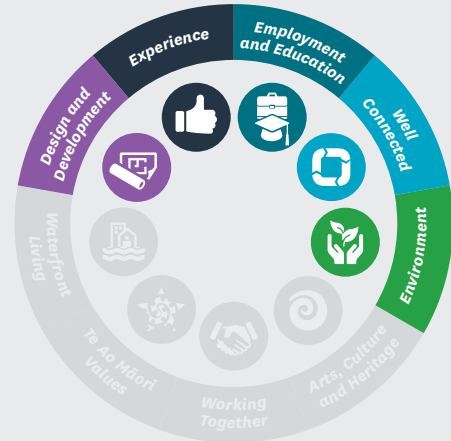




### Former Ballance site (priority action)

#### KEY OUTCOMES ACHIEVED

53. Make the Ballance site investment ready for future development.



#### RESPONSIBILITY

#### FUNDED/TIMING

Public – WDC lead

Ongoing

#### TRIGGER(S)

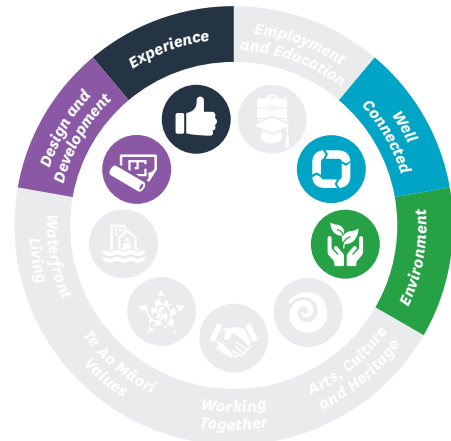
R&F



### Limeburner's/Hāhā Creek shared path

#### KEY OUTCOMES ACHIEVED

54. Upon review of the Walking and Cycling Strategy explore options and design of the Limeburner's shared walking and cycle path route.



#### RESPONSIBILITY

#### FUNDED/TIMING

Public – WDC lead

Strategic

#### TRIGGER(S)

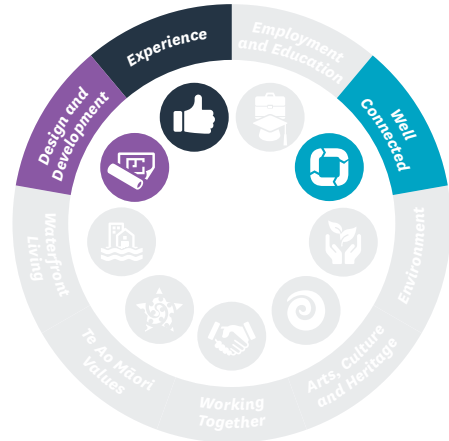
Review



## Pedestrian connections

### KEY OUTCOMES ACHIEVED

55. Provide safe crossing connections (for pedestrians and cyclists) from the waterfront to the stadium on Port Road and to the former Ballance (strategic development opportunity) site.



#### RESPONSIBILITY

#### FUNDED/TIMING

Public-  
WDC lead

Strategic

#### TRIGGER(S)

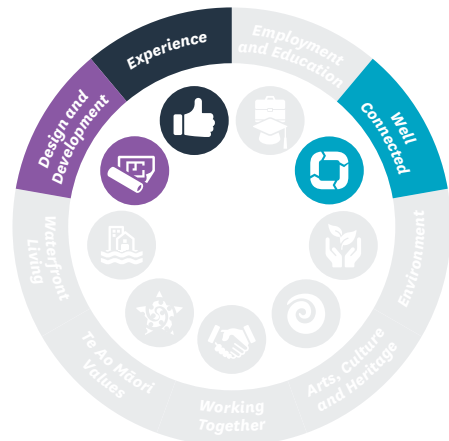
Development · R&F



## Cobham Oval carpark

### KEY OUTCOMES ACHIEVED

56. Complete the carpark upgrade including 184 car parks, rain gardens, new entrance and charging stations.



#### RESPONSIBILITY

#### FUNDED/TIMING

Public – WDC lead

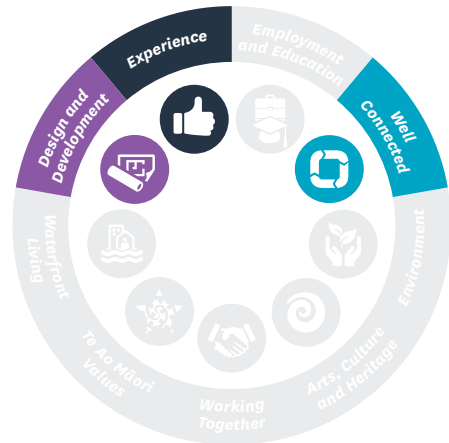
Funded



# Streetscape

## KEY OUTCOMES ACHIEVED

57. Improve streetscape amenity on Port Road.



### RESPONSIBILITY

### FUNDED/TIMING

Public – WDC lead

Strategic

### TRIGGER(S)

R&F





## WILLIAM FRASER MEMORIAL PARK ON POHE ISLAND

In 2019, a masterplan was developed for William Fraser Memorial Park on Pohe Island. The masterplan provides a blueprint 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 must be carefully considered and planned.

### KEY - APPLIES TO ENTIRE AREA



Pohe Island Master Plan



Temporary activities



Review and update





## Pohe Island Master Plan (priority action)

58. Consider funding through the Long-Term Plan to execute projects outlined in the William Fraser Memorial Park on Pohe Island Master Plan including, but not limited to, the Bike Park, Skate Park, Marine Hub, Destination Playground, Village green, riparian planting (and so on).
- a. As funding becomes available, work with clubs to ensure concerns regarding the Marine Hub are worked through and all tide access to the Hātea/Hoteo River is secured.

### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

#### FUNDED/TIMING

Both – WDC Lead

Ongoing

#### TRIGGER(S)

R&F



## Temporary activities

59. 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.

### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

#### FUNDED/TIMING

Both – WDC Lead

Ongoing

#### TRIGGER(S)

Initiatives • Support



## Review and update

## KEY OUTCOMES ACHIEVED

60. Review and update the William Fraser Memorial Park on Pohe Island Master Plan on Pohe Island Master Plan in conjunction with the review of the William Fraser Memorial Park Plan Pohe Island Reserve Management Plan.



### RESPONSIBILITY

### FUNDED/TIMING

Public – WDC lead

Planned

### TRIGGER(S)

Review











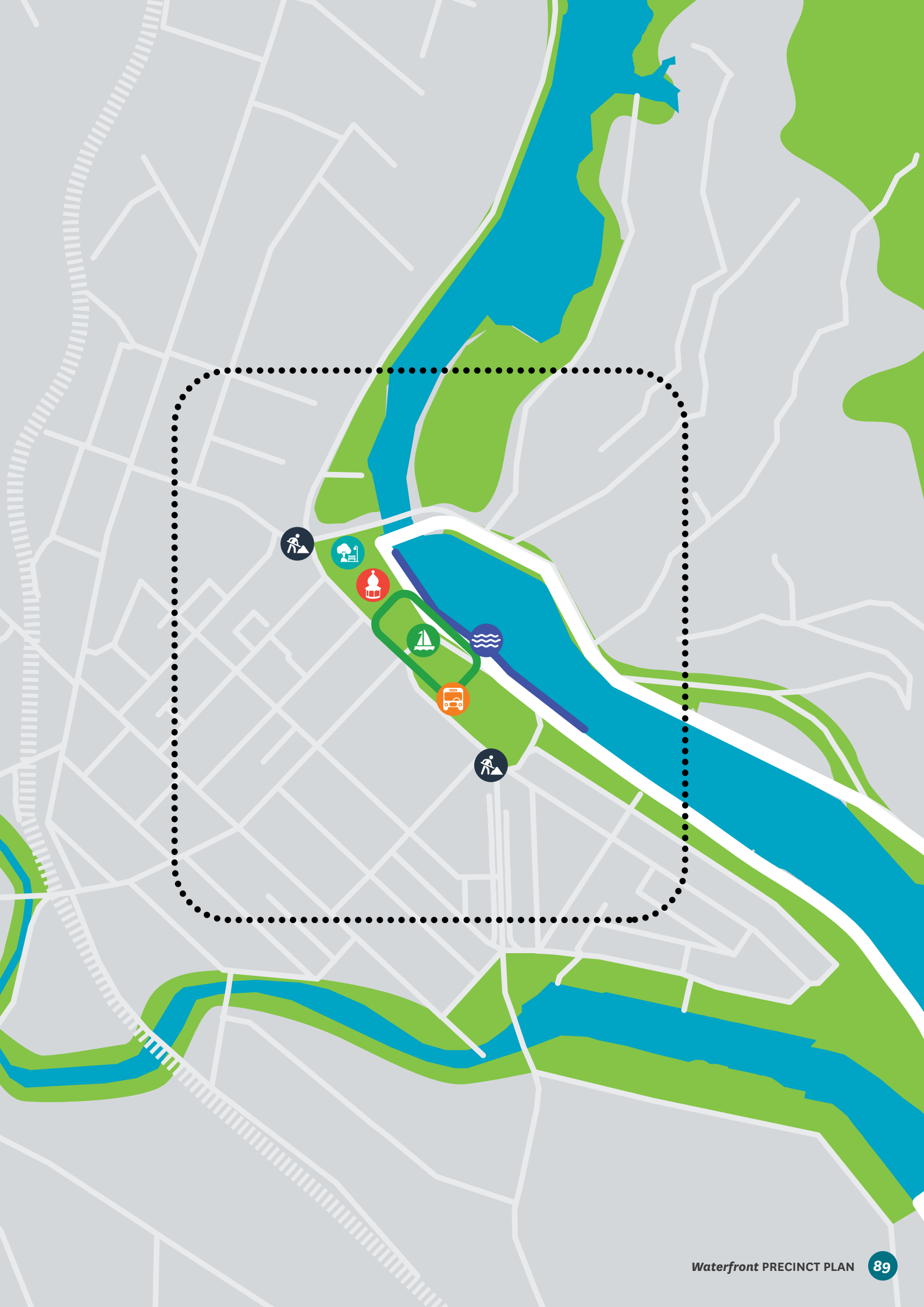
## TOWN BASIN - TE AHIPŪPŪRANGI-A- IHENGA

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, sailors and visitors.

### KEY

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







### Urban park (priority action)

61. Design and build a new Park for the waterfront, which links the Town Basin and Whangārei Centre City, and creates a versatile multi-purpose public space.

#### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

Funded

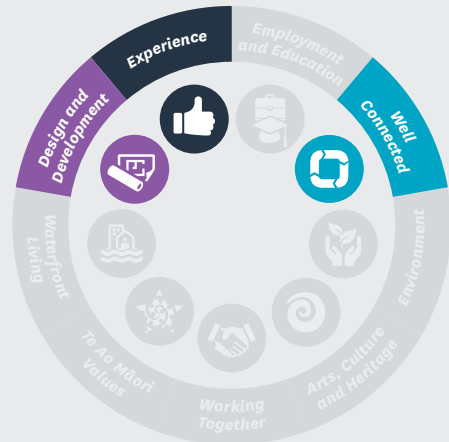


### Intersection upgrades (priority action)

62. Enable safe and efficient movement for all transport modes and balance the street network by upgrading:

- Dent Street and Rathbone intersection
- Hātea Drive and Dent Street intersection.

#### KEY OUTCOMES ACHIEVED



#### RESPONSIBILITY

Public – WDC lead

#### FUNDED/TIMING

Ongoing

#### TRIGGER(S)

R&F • Development



**Town Basin redevelopment opportunities**  
(priority action)

63. Explore opportunities to further develop and improve the Town Basin by undertaking a concept/master plan which seeks to achieve:
- Active frontage to Hātea/Hoteo River and Dent Street
  - Mid-block connections and permeability between Dent Street and the water's edge
  - Quality, consistent design
  - People and pedestrian focus
  - Redevelopment aligned with experience-focused use
  - Accessible drop off, public transport, and walking and cycling facilities
  - Improved access to services

**KEY OUTCOMES ACHIEVED**



**RESPONSIBILITY**

Public – WDC lead

**FUNDED/TIMING**

Strategic

**TRIGGER(S)**

R&F • Development



**Hundertwasser**  
(priority action)

64. Support Whangārei Art Museum Trust in the completion and opening of the Hundertwasser Art Centre and Wairau Māori Art Gallery.

**KEY OUTCOMES ACHIEVED**



**RESPONSIBILITY**

Public – WDC lead

**FUNDED/TIMING**

Funded



## Strengthen water connections

### KEY OUTCOMES ACHIEVED

- 65. Strengthen connections to rivers and natural features in the Waterfront.
  - a. Improve connections (visual and physical) to the Hātea/Hoteo river and/or Waiarohia/Waiharahia Stream.
  - b. Upgrade wharf structures to enable water connection.



### RESPONSIBILITY

### FUNDED/TIMING

Public – WDC lead

Ongoing

### TRIGGER(S)

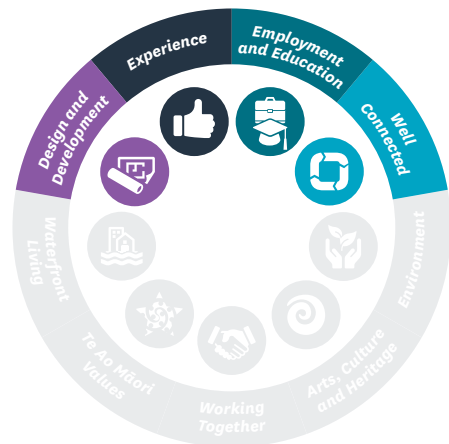
Development · Public



## Bus terminal

### KEY OUTCOMES ACHIEVED

- 66. Upgrade the bus terminal and visitor facility.



### RESPONSIBILITY

### FUNDED/TIMING

Public – WDC lead

Funded

### TRIGGER(S)

R&F





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