

Kaipara Urban Design Guide Discussion Document

Meeting: Council Briefing
Date of meeting: 1 July 2020
Reporting officer: Paul Waanders, District Planner

Purpose/Ngā whāinga

To discuss with elected members the need to improve urban design and seek direction on the development of a Kaipara Design Guide (the Design Guide) for Kaipara. It is envisaged the Design Guide will better inform Council's development and planning processes and outcomes.

Context/Horopaki

Urban design tools are specific techniques that can be applied at appropriate stages in the design or project planning process to facilitate quality outcomes. These tools support a better understanding of the urban context, encouraging community involvement, increasing the understanding of urban design issues, describe intended design outcomes, establish design processes, and organise people and resources. Used either individually or collectively, they are able to achieve quality urban design outcomes. Urban design is a collaborative and multi-disciplinary process.

Several legislative tools, including the Resource Management Act 1991, the Local Government Act 2002, and the Land Transport Management Act 2003, influence urban design. The urban design tools can help produce statutory and non-statutory plans and strategies under these statutes. Staff from the Policy, Planning and Infrastructure Teams have identified a need for design guidelines to facilitate quality planning and infrastructure outcomes for future development in the Kaipara District. It is intended that the Design Guide will therefore be an integral component of the new District Plan, influencing and aligning to KDC's revised environmental engineering standards. Improving urban form, reducing infrastructure servicing costs, sustainability, climate change resilience are key considerations. Additionally, existing urban design being implemented in Mangawhai will be addressed by the Design Guide to support a whole of district approach to urban design.

The Regional Policy Statement (RPS) refers to the improvement of 'poor urban design' in its chapter on Regional Form with Policy 5.1.1 directing councils to be guided by the Guidelines in Appendix 2 of the RPS in relation to:

- Context;
- Character;
- Choice;
- Connections;
- Creativity;
- Custodianship; and
- Collaboration.

Discussion/Ngā kōrerorero

The Design Guide is being designed to help those involved in every stage of the process to work together more effectively, by describing a wide variety of tools used commonly in urban design, and by providing a common vocabulary for talking about urban design issues. Careful selection and skilled application of appropriate tools and techniques will help achieve high-quality urban design in Kaipara's towns, villages and settlements.

AR Associates in partnership with Resilio Studios have been contracted to develop the Design Guide. Working collaboratively with the Iwi Relations Manager, Policy, Planning and Infrastructure Teams, we are now at a point to share with elected members a draft (work in progress) Kaipara Design Guide. AR Associates, Resilio Studios and staff are still working through the text, process recommendations, and the guidelines themselves in terms of each of the zone environments and development typologies.

The Introduction section of the Guide provides elected members with the strategic context and purpose of the Design Guide (pp 6-7). Whilst all parts of the Design Guide are a work in progress, the information provided in the draft is indicative of the general direction the Design Guide is heading in.

Mana Whenua Input

Key to the Design Guide is an important focus on Te Aranga design principles, recognising cultural origins and connections in Kaipara. These planning principles have been discussed with Mana Whenua and marae representatives from Te Houhanga, Ahikiwi and Kāpehu during spatial planning engagement events, with further feedback provided in response to the online surveys. Core to Te Aranga Design Principles are:

- Mana Rangatiranga - The status of iwi and hapū;
- Whakapapa - Māori names are celebrated;
- Taiao - The natural environment is protected, restored and / or enhanced;
- Mauri Tū - Environmental health is protected, maintained and / or enhanced;
- Mahi Toi - Iwi/hapū narratives are captured and expressed creatively and appropriately;
- Tohu - Mana Whenua significant sites and cultural landmarks are acknowledged; and
- Ahi Kā - Iwi/hapū have a living and enduring presence and are secure and valued within their rohe

Other Design Principles include:

- Accessibility and inclusiveness;
- Health and safety;
- Energy efficiency;
- Environmental protection and natural form;
- Respect and preservation of existing landscapes;
- Community identity and connection; and
- Signature or character of a place (the Kaipara way and look).

Direction needed from Council:

Whilst the consultants and staff will continue to work on the detail, there is a need to get a direction from elected members on the following matters:

1. What status the Design Guide should be given, statutory or non-statutory?
2. How should it be incorporated in the District Plan?
3. How should Council manage the implementation of the Design Guide?
4. What resources should be made available to ensure its successful implementation?

Statutory weighting

If the Design Guide has statutory weighting, it will be used to determine resource consent applications with direct reference to the activity status in the zoning rules of the District Plan.

Non-Statutory weighting

If the guidance is a non-statutory document separate from the District Plan, it will be used to promote good design outcomes and will have limited weight where there are contested

applications. The Design Guide will be an advocacy tool, seeking voluntary participation in preferred urban design.

Incorporation in the District Plan

The Design Guide could have its own chapter in the District Plan, or it could be presented as a document to consider linked as an Appendix or in some other manner e.g. codes of practice

Management of the Design Guide

Council's current capability and skills to manage the Design Guide are limited and there is the need to either upskill 'in house' and externally on how and when the guidelines are to be implemented. For staff to follow up completed developments to measure the effectiveness of the Design Guide on the built outcomes, training will be necessary.

Increasing resources to implement the Design Guide

It is possible that future implementation of the style guide could increase specialised training requirements for staff. There will also be a need to inform and educate the community and sectors on the guidelines. Specific expertise would be required for this. Any such need will be managed via the Long Term Plan or budgetary process.

Many Councils have constituted an urban design panel made of experts who provide advice in this area. This could be a possibility for Kaipara depending on need.

Next steps/E whaiake nei

Progress will continue with specific focus on the following tasks:

1. Define and understand the needs and wants of the target audience to ensure the Design Guide is fit for purpose.
2. Ensure the scope of the Design Guide focuses on the types of developments that will have greatest impact on land use.
3. Determine the relationship of the Design Guide to the District Plan and other documents.
4. Progress the Design Guide in light of statutory or non-statutory status.
5. Determine what land use activities the Design Guide will trigger e.g. restricted discretionary or discretionary activities.
6. Ensure the Design Guide builds on cultural values, aspirations and outcomes as part of the Dargaville spatial planning. Further engage Mana Whenua about using Te Aranga Principles as a starting point on how cultural values and aspirations can be integrated into the broader design guidelines.
7. Clearly define current and future council capability and resources to ensure that the Design Guide matches the current resources, and Council has effective tools to upskill staff and/or an expert Design Panel.
8. Present the Design Guide in a format that is accessible, inspirational and clearly comprehensible for the variety of audiences/users.
9. Monitor and review the effectiveness and efficiency of the Design Guide by evaluating completed developments. Include interviewing the designers/developers involved to get a user's perspective.

Attachments/Ngā tapiritanga

	Title
A	Urban Design Proposal
B	Kaipara Design Guide Position Paper
C	Draft Kaipara Design Guide