



Kaipara District Urban Design Guidelines



Proposal prepared by Gavin Flynn
Ref: Project Plan

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1 // Project Appreciation

1.1 Introduction

AR & Associates Limited (ARAL) and Resilio Studio appreciate the opportunity to provide Kaipara District Council (KDC) with this proposal to collaborate on the Kaipara District Urban Design Guidelines. This proposal aims to set out the problem, objectives, project approach including deliverables and governance. Once the project plan has been agreed, an accompanying document the associated consultancy fees anticipated to undertake the work described here within will be supplied.

Project Problem, Background and Understanding

The KDC Policy and Infrastructure Departments have identified a need to provide urban design guidelines to facilitate quality planning and infrastructure outcomes in future built form developments in Kaipara District. The guidelines would link into the review of the District Plan, schedule for June 2021. It will need to align and influence the KDC revised engineering standards and promote efficient compact urban form aimed at reducing infrastructure servicing costs, when compared to out of town development. There is also a need to understand existing design guidelines which are operating in Mangawhai and evaluate how these are currently being utilised and monitored.

There is also a need to understand how historic and heritage areas will be treated when future restoration, redevelopment and reuse options to these buildings or developments nearby are proposed. This will be especially relevant in towns such as Dargaville and Paparoa which have examples of intact heritage quarters with feature buildings.

Through this work there is a need to understand the problem or outcome being sought. It is suggested to break the work into a position paper discussing a list of alternative ways to promote quality urban design and planning outcomes and tailor these to the Kaipara context and the anticipated development that is expected.

It is prudent to undertake these guidelines in conjunction with the key urban area and wider spatial planning as there does need to be thinking around how to size up the guidelines for the different areas and context. We are proposing to bring in further expertise, with an urban design and heritage planning practitioner Jason Evans from Etud Ltd. Jason has worked with Gavin and Joao whilst at Rodney District Council pre 2010, on several urban design guidelines and is familiar with the Kaipara District Plan having completed resource consents for clients. He will lend us advice around structure, design guidance, guideline implementation and drawings.

2 // Project Approach

2.1 Discovery phase:

Together with the Project Sponsor, we will:

- a. Confirm approach, scope, timings and update the Project Plan
- b. Develop a position paper outlining key options, methods, and what other similar size councils have done
- c. Follow a section 32 analysis (cost-benefit, consideration of alternatives) approach
- d. Include the application of cultural design guidelines such as the Te Aranga Design Principles
- e. Identify areas for the guidelines to be used – under each of the business (commercial & industrial), residential and rural chapters.

Key Deliverable – 7 February 2019

- *Agreed Position Paper*

2.2 Develop Design Principles presentation

Development of design guidelines presentation including Te Aranga Design Principles based on position paper recommendations to test the parameters with the project control group and elected members. We have assumed a presentation to elected members but will be guided by your team's advice.

Key Deliverable - Stage completed 6 March 2020

- *Design principles presentation utilising themes through plans, diagrams, photographs etc necessary to communicate the building blocks and parameters*

2.3 Draft Urban Design Guidelines

Develop Urban Design Guidelines for each area with clear criteria on how this will be administered and monitored.

Key Deliverables - Stage completed 27 March 2020.

- *Draft Urban Design Principles*

2.4 Testing and evaluation

It is important to get buy in to the new guidelines. It is proposed to host a facilitated half day workshop with development professionals including planning and design consultants that undertake work in the area to garner their ideas and critic of the draft guidelines.

Key Deliverable - Stage 8 May completed 2020.

- *Evaluation paper with recommendations on changes to the draft urban design guidelines*

2.5 Finalise Urban Design Guidelines

Address agreed recommendations from the evaluation paper and finalise urban design guidelines for inclusion in Council report or internal sign off.

Key Deliverable - Stage completed 12 June 2020.

- *Final Urban Design Guidelines document*

Note – the adoption of the Urban Design guidelines could be completed in two ways. One option is to present this in a Council report perhaps at the same time as the Kaipara Spatial Plan. The second option is to include the guidelines in the District Plan review where it would have the opportunity to be debated alongside the proposed policy and rules.

3 // Milestone Schedule

Milestone or deliverable	Date
Position Paper	7 February 2020
Design principles presentation	6 March 2020
Draft Urban Design Guidelines	27 March 2020
Evaluation paper on draft guidelines	8 May 2020
Finalise Urban Design Guidelines	12 June 2020

4 // Roles and Responsibilities

Key Personal	Role and Time % Allocated to project	Qualifications	Relevant Experience
Gavin Flynn (AR & Associates)	Programme Manager -50%	Bachelor of Parks, Recreation & Tourism Management Professional Project Manager (PMI)	Qualified Project Manager - Gavin has gained considerable experience pulling together planning and infrastructure alignment whilst in Council and consultant roles. He has previously led the urban design guidelines for Huapai North and coordinated the Aotea Quarter Framework whilst working for Auckland Council.
Joao Machado (AR & Associates)	Planning Lead- 20%	Bachelor of Resource Studies	Joao has over 17 years' experience as a planning practitioner and resource management specialist for Local Government and private sector, and is focused on outcomes-driven planning, strategic planning, major infrastructure planning and urban design policy.
Rakad Jaffar (AR & Associates)	Planning Support- 30%	Bachelor of Urban Planning (Hons. Second Class, First Division)	Rakad has over 3 years of planning experience in the private and public sectors, working in the field of transport and resource consent planning. Most recently, Rakad has focused on private land development projects across Auckland which include a range of land use, subdivision and mixed-use developments.

Gary Marshall (Resilio)	Design Lead - 30%	Masters Landscape Architecture	Gary is a registered landscape architect with 13 years' experience including in master planning, urban design for a wide range of public and private sector with a focus on ecological regeneration and genuine project partner and community engagement. Gary has also authored several design guidelines for residential masterplans and urban regeneration projects.
Freddie Bensemann (Resilio)	Design Support - 20%	Landscape Architect	Freddie is a landscape architect with over 2 years' experience working on a range of master planning and landscape projects for existing town and city centres.
Jason Evans (etud.co)	Urban Design assistance	Urban Design, Heritage & Planning quals	Jason is a planning commissioner who is passionate about good design especially in urban settings. He is very pragmatic and likes to apply equal measure of common sense and best practise to his work.



Figure 1: Kaipara Spatial Plan Decision Making Structure

We have proposed the same decision-making structure (governance) for this project as the Kaipara Spatial Plan. If there is a change of governance or any important stakeholders that we need to be aware of please let me know.

