

VISION DOCUMENT



"Kohukohu, the heart of a harbourside community which values and promotes its people, heritage and environment."

Twelve publicly notified meetings were held from November 2006 to November 2007, facilitated by an agreed co-ordinator. A core-group maintained the continuity of the process throughout; meeting agendas and minutes were lodged in hard copy at Kohukohu Community Library and posted on <http://www.kohukohu.com/> each month.

Between November 2007 and January 2008 a draft Vision Kohukohu document was compiled by the core-group from all the meeting minutes and in mid-January posted to every household in the village and on Rural District 1 and parts of Rural District 2, taking in those areas identified as relating to Kohukohu as their 'centre'. The draft was made available at the Library and Village Arts gallery for collection.

On Friday 1 February 2007 (3pm - 7pm) and Saturday 2 February 2007 (10am - 2pm) Open Consultation Days were held at Kohukohu Firestation; each session attended by at least two core-group members. This allowed people to view all the available data at once, discuss ideas in person and make written or even oral submissions. 20 additional written submissions were received by noon on Monday 4 February.

A core-group again drafted this final Vision Kohukohu document after thoroughly examining and incorporating items and ideas contained in the additional submissions. Matters that had been discussed sometimes quite informally were considered oral submissions.

Vision Kohukohu represents hundreds if not thousands of hours of combined voluntary input by dozens of people and it also constitutes hundreds (if not thousands) of years of combined life experience as residents of Kohukohu and its environs.

20 February 2008

- **Heritage Town**
- **Social and Economic**
- **Harbour and the Environment**
- **MS Word version** (529kb)
- **Adobe Acrobat version** (197kb)

Key (relates to 'Goal' column):

C = Current

S = Short Term (2-4 years)

M = Medium Term (5-9 years)

L = Long Term (10-15 years)

Heritage Town		
<i>Kohukohu: A community that supports, maintains, defends and protects the historic integrity and landscape of the village and surrounding area.</i>		
<p>Kohukohu is a place steeped in important Maori and colonial history significant to the whole of New Zealand. The majority of the town is a registered Heritage Precinct "whose special heritage character is derived from the external appearance of the historic buildings and their association with the waterfront. The main residential area of Kohukohu is of colonial architectural significance, the buildings being of varied colonial style". * Whilst recognising that any healthy community continues to grow and evolve, radical change is neither expected nor desired.</p>		
Heritage Town Focus Area:	Mission:	Goal:
I: Preserving the historic buildings, places and features which are an essential part of the character and ambience of Kohukohu.	1: Clearly identify, define and record the buildings, their architectural characteristics, the historic sites and landscape features within the Heritage Precinct and its surrounds.	S
	2: Ensure the legal protection of the Heritage Precinct within the District Plan.	C S
	3: Ensure that building consent processes protect the Heritage Precinct, allowing for appropriate 'historic' renovation and empathetic contemporary design/construction using natural, recycled and modern building materials (see also <i>IV</i> below).	C S
	4: Ensure Town Planning processes protect and consider historic design, e.g. street arrangement; and maintain the integrity of Kohukohu's Heritage Precinct.	C S
	5: Produce a booklet - with the assistance of Historic Places Trust Pouhere Taonga and FNDC - to be given to existing, potential and new community members, planners, designers, builders, owner-builders and architects containing definite guidelines on heritage values and landscape, Vision, historic overview etc. and useful contemporary information.	S
	6: Encourage the ongoing protection, maintenance, improvement and restoration of historic buildings which are also public facilities, e.g. Kohukohu Town Hall, Kohukohu Community Library and The Old School Historic Reserve; the Masonic Lodge, St Mary's Church (and possibly others).	C S
II: Wahi Tapu - protect significant Maori cultural and spiritual sites.		C
III: Protect significant archaeological sites and		C

other historic places.		
IV: Encouraging architecturally sympathetic residential and commercial development within the Heritage Precinct.		
	1: Expect new architectural development - modern, historically styled or relocated - to lend allegiance to the variety of colonial architecture in the commercial and residential areas of the Heritage Precinct.	C S
	2: Reconcile heritage elements with social and economic aspirations where commercial building is planned (see also <i>Social and Economic</i> section).	C S
	3: Encourage owners, designers, architects and builders to be aware of the historic and existing character of the town when planning construction or renovations; e.g. harmony with nearby existing buildings.	C S
	4: Empower the community to protect Kohukohu's character and heritage; e.g. ensure that building consent processes are logical, efficient and affordable.	C S
	5: Allow for the use of posted or suspended verandas to reduce the impact of large shop windows and provide shade and shelter (see also <i>1.3</i> above).	C S
	6: Use landscaping and plantings appropriate to the history and character of the village.	C S
	7: Avoid large advertising hoardings.	C
V: Retaining a coastal village atmosphere.		
	1: Preserve and enhance the existing landscape and streetscapes (see also <i>VI</i> below).	C S
	2: Protect views of important landscape features.	C S
	3: Call for streetlighting to be compatible with Kohukohu's character and scale as an historic coastal village.	C S
	4: Preserve the existing scale of lanes and narrow 'small' streets, original paths and soft or 'unofficial' road and footpath edges; an intimate residential quality where sometimes boundaries appear to blend informally.	C S
VI: Preserving and improving the pedestrian scale of the town.		
	1: Recognise that the Heritage Precinct is best appreciated on foot.	C S
	2: Use plantings, landscaping and street design to minimise the visual impact of vehicles, street width and car parks. Ensure that plantings do not obstruct vehicle or pedestrian access or compromise safety.	S M

	3: Create interesting and diverse walkways reinforced by signage and landscaping. Beautify and provide shade for pedestrian areas.	S M
	4: Continue to provide seating, resting and gathering places, particularly adjacent to or with views of the harbour.	S M
	5: Protect views visible from walkways.	S M
VII: Moderating land use both in and adjacent to the town to preserve harmony with the existing character.		
	1: Create a visual buffer zone in which any new development preserves the town's green backdrop.	S
	2: Avoid large buildings on significant slopes and skylines or on 'heritage sensitive' land. Set appropriate building height limits within and outside the township.	C S
	3: Recognise that extensive earthworks and substantial vegetation removal are potentially damaging to the town's character and the environment.	S
	4: Encourage natural re-vegetation processes where possible. This may include removing major infestations of invasive species and replanting in suitable natives and/or exotics.	S M L
	5: Improve areas where the land meets the harbour (see also <i>Harbour and Environment</i> section).	C S M L

Social and Economic		
<i>Kohukohu: A community which supports and empowers iwi - its people - and encourages sustainable industry based on its own natural resources.</i>		
The people of Kohukohu are passionate about their community and aware of its economic needs and pressures. They want to be the prime movers in shaping its future through 'natural' evolution, self-initiated change and by being consulted about externally generated issues.		
Social and Economic Focus Area:	Mission:	Goal:
I: Enhancing the sense of community and empowering collaborative decision making.	1: Invite, enable and empower a wide cross section of the community to participate in the development of Kohukohu.	C S
	2: Encourage and support local community groups and organisations.	C S
	3: Establish official, recognised channels of communication between FNDC (plus other agencies) and the citizens, groups and organisations in Kohukohu; e.g. create a register at FNDC	C S

	- accessible by phone, mail and internet - for those who wish to be informed of and/or consulted about public works and other issues pertaining to the town.	
	4: Require that those agencies which can devise or implement changes in the town consult with the community early in any planning process.	C
II: Maintain and improve the health, wellbeing and safety of all people in the Kohukohu area.		
	1: Ensure the continued support and development of Hauora Hokianga: Hokianga Health Trust.	C S
	2: Support active recruitment, fundraising and related activities to ensure the continued existence of volunteer fire and ambulance services. Consider all ideas and suggestions on how to support emergency services.	C
	3: Provide access to information through a dedicated public notice board, public meetings, the Library and by the provision of both free public and affordable private broadband internet.	C S
	4: Create traffic calming in and approaching the village. Enhance the commercial zone to slow traffic and create a pedestrian friendly village centre where people can safely walk and gather. Develop new footpaths, make existing footpaths safe for pedestrians and wheelchair accessible. Provide an additional pedestrian crossing near the Health Clinic.	S M
	5: Improve pedestrian and vehicle safety on Rakautapu Road.	S M
	6: Improve the roading, traffic and pedestrian safety at the Narrows.	C S
	7: Create a safe pedestrian and cycle route from Kohukohu to the Narrows.	S M
	8: Support local sports clubs, culture, arts and activity groups whose pursuits have healthy outcomes.	S
III: Continue to provide suitable public facilities for a wide range of community activities.		
	1: Maintain and improve existing facilities: Kohukohu Town Hall, Library and Old School (see also <i>Heritage Town</i> section).	C S
	2: Support the efforts of Kohukohu School to provide facilities for the school and community, including the school swimming pool.	C S
	3: Develop appropriate new facilities if and as required.	S M L
	4: Support community and/or commercial activities in the Herald Building.	C

	<p>5: Maintain and develop diverse facilities for land and water-based sport and recreation.</p>	S M L
	<p>6: Investigate the establishment of a tidal swimming pool and the provision of walking tracks and bush walks (see also <i>VI.3</i> below).</p>	C S
	<p>7: Provide a bridge/platform from Beach Road across the stream for access to the School Marae and viewing the Old Stone Bridge.</p>	C S
	<p>8: Re-open and maintain Andrewes Park on Rakautapu Road for walking and recreation.</p>	C S
	<p>9: Establish a formal relationship with FNDC to acquire private land for community use when the need arises; e.g. by purchase, lease or rates relief.</p>	C S M L
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<i>IV:</i> Nurturing quality local education for children and adults.	<p>1: Ensure that all citizens can participate in the economic life of the town by providing local skills education and training; and by sourcing labour locally (see also <i>VI</i> below).</p>	S M L
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<i>V:</i> Advancing commercial activity and community life on the main street and waterfront.	<p>1: Lobby and make submissions to District Plan for re-zoning the commercial centre back to 'Commercial'.</p>	C
	<p>2: Investigate the creation of an identifiable 'Village Green'.</p>	C S
	<p>3: Develop and intensify a sense of arrival and quality of 'place' in the town centre.</p>	C S
	<p>4: Ensure that reserved public green areas are maintained now and in the future for public recreational activity.</p>	C S
	<p>5: Establish a formal relationship with FNDC to acquire private land for community use when the need arises; e.g. by purchase, lease or rates relief.</p>	C S M L
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<i>VI:</i> Maintaining existing and encouraging new sustainable industry and local economy in and around Kohukohu.	<p>1: Develop and support outlets for locally produced goods and services.</p>	C S M L
	<p>2: Install signs and possibly erect landmarks at the outskirts of the village to encourage visitors to stop, linger and stay.</p>	S L
	<p>3: Carefully encourage and nurture tourist industry businesses and initiatives; e.g. investigate tracks and paper roads that could be made available for public use and developed into a series of safe and enjoyable walks in the area.</p>	S M
	<p>4: Provide fast affordable internet access.</p>	C S

	<p>5: Investigate the development of a local, high-value, sustainable native timber industry.</p>	S
	<p>6: Investigate the local provision of some hitherto District-wide services, e.g. Council infrastructure services like lawn mowing, weed and pest control, rubbish and re-cycling, maintenance of the sewage system (see also <i>IV</i> above - 'source labour locally').</p>	S M
	<p>7: Investigate those local businesses, community ventures and industries which might develop in response to increased population, fuel/transport costs, global warming and/or other environmental issues (or other factors); e.g. local land and water transport initiatives, resource sharing, local produce markets and community co-ops or trusts; the re-establishment of businesses like bakeries, butchers and local professional offices or industries like boatbuilding, flax fibre or dairy processing plants; alternative energy etc. (see also <i>Harbour and Environment</i>).</p>	S M L
VII: Improving public transport (see also <i>Harbour and Environment</i>).		
	<p>1: Develop affordable public transport within the area and links to long-distance transport.</p>	S M
	<p>2: Improve the ferry timetable with earlier, later and more frequent sailings.</p>	C S
	<p>3: Re-instate an all-tide facility at the Narrows (pertains also to <i>II</i> above - <i>Safety and Wellbeing</i>).</p>	C

Harbour and the Environment		
<i>Kohukohu: A community that protects and enhances the natural balance of the harbour and coastal environment and recognises our interdependent relationship.</i>		
<p>Kohukohu and the surrounding landscape is dominated by the Hokianga Harbour. The area's environment is still recovering from the last 150 years of the land being used for human activities. Mangrove (Manawa) encroachment are visible maritime examples while on land there are invasive plant species, feral animals and areas prone to erosion and/or landslip. Recent factors influencing the area's environmental future include fossil fuel prices and the search for possible alternative transport and energy sources.</p>		
Harbour and the Environment Focus Area:	Mission:	Goal:
I: Harbour.	<p>1: Initiate long term actions to monitor, raise awareness of and improve harbour water quality; e.g. publish or publicly post results of water quality measurements.</p>	S M L
	<p>2: Lobby for a study of silting in the harbour. Seek methods to slow siltation and restore the harbour by improved tidal flow.</p>	S M L

	3: Protect Kohukohu's old wharf piles and the adjoining wetlands opposite the school.	C S
	4: Maintain and improve all-tide access to the harbour for boating and both recreational and commercial fishing.	S M
	5: Plan for improvement of the maritime facilities, foreshore, parking, roading and structures at the Narrows ferry landing.	C S
	6: Lobby for the maintenance and restoration of harbourside stone retaining walls beside Kohukohu Road, West Coast Road, The Narrows ferry landing and Motukaraka area.	C S
	7: Seek regulations on the use of Jet-skis in the harbour (subject to community consultation).	S M
II: Manawa (mangrove) management.		
	1: The majority of participants in Vision Kohukohu would support careful, selective removal and environmentally appropriate management of mangroves in designated areas. This statement recognises that mangroves are a contentious issue. To some - who favour total removal next to the township - Manawa are an invasive weed that obstructs views and blocks access to the harbour. Others - a few of whom favour minimum intervention - perceive them as a natural reaction to human activity on land, a response to siltation, safe nursery or habitat for many varieties of fish, sea animals and birds. Careful, selective removal is the only zone of activity where all these opinions intersect.	S
III: Land.		
	1: Identify and if possible protect valued trees both native and exotic. These provide important landmarks, historic links and - in the case of deciduous varieties - shade in summer and light in winter.	S
	2: Maintain and improve reserves and parks (including cemeteries and the Triangle).	C S
	3: Ensure the town's green curtain or backdrop - it's setting - is preserved so the visibility of any development is minimised.	C S
	4: Control invasive/noxious plants and animal pests sustainably through community or Council management plans - preferably locally implemented (see also <i>Social and Economic</i> section).	C S M L
IV: Energy conservation and alternatives.		
	1: Reduce energy consumption; e.g. solar water heating. Encourage the use of alternative energy systems on-site; e.g. solar, wind or water generation per household.	S M L
	2: Develop less centralised means of public electricity generation such as tidal and wind power. The long-term	M

	objective being local electricity independence and possible community income from the sale of any excess.	
	3: Encourage the exploration and investigation of reducing energy needs and creating new alternatives.	S M
V: Transport.		
	1: Improve public transport for local and long distance travel (see also <i>Social and Economic</i> section).	S
	2: Encourage car-pooling and shared journeys to reduce fossil fuel consumption and pollution.	C
	3: Encourage bulk deliveries to the town rather than individual journeys elsewhere to collect things.	S
	4: Encourage local production and consumption of food, goods and services to reduce transport needs.	C S M L
	5: Encourage economic and environmentally safe water transport on the harbour.	M
VI: Recycling.		
	1: Lobby to increase the amount and types of plastic that can be recycled through current recycling facilities.	S
	2: Encourage households to reduce, reuse and recycle.	C

* The Far North District Council Partly Operative Plan 12.5a.

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