



**Far North
District Council**



Te Kaunihera o Te Hiku o te Ika SUPPLEMENTARY AGENDA



Friday, 8 August 2025

Time: 10:00 AM
Location: Council Chamber
Memorial Avenue
Kaikohe

Membership:

Member Chicky Rudkin - Chairperson
Member Tanya Fila
Member Mike Edmonds
Member Trinity Edwards
Member Harmonie Gundry
Member Jessie McVeagh
Cr John Vujcich

Te Paeroa Mahi / Order of Business

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7 NGĀ PŪRONGO / REPORTS

7.5 BROADWAY KAIKOHE PLACEMAKING PLAN

File Number: A5275399

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TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek endorsement of the Broadway Kaikohe Placemaking Plan from the Kaikohe-Hokianga Community Board.

WHAKARĀPOPO MATUA / EXECUTIVE SUMMARY

- This report:
 - provides a summary of the recommendations contained in the Broadway Kaikohe Placemaking Plan (the Plan) prepared by consultants ĀKAU as part of the Broadway Placemaking Project,
 - provides a summary of the progress made towards implementation of the 'Painting the Town' concept, which was endorsed by the Kaikohe-Hokianga Community Board (KHCB) in May 2025,
 - provides a summary of the progress made towards identifying the best use of the town beautification funding, *and*
 - recommends that the KHCB:
 - endorse the Broadway Kaikohe Placemaking Plan,
 - incorporates the Plan into the Kaikohe-Hokianga Community Board Strategic Plan 2023-2025, and
 - recommends that Councils also endorse the Broadway Kaikohe Placemaking Plan and approve its inclusion in the 2027-2037 Long-Term Plan.

TŪTOHUNGA / RECOMMENDATION

That the Kaikohe-Hokianga Community Board:

- a) endorse the Broadway Kaikohe Placemaking Plan in Attachment 1,**
- b) approve incorporating the Broadway Kaikohe Placemaking Plan into the Kaikohe-Hokianga Community Board Strategic Plan 2023-2025, and**
- c) recommend that Council also endorse the Broadway Kaikohe Placemaking Plan and approve its inclusion in the 2027-2037 Long-Term Plan.**

1) TĀHUHU KŌRERO / BACKGROUND

At its meeting held on 19 July 2024, the KHCB resolved (Resolution 2024/74) that a sum of \$50,000 be awarded from the Pride of Place Grant Fund to implement priority outcomes resulting from engagement with the Kaikohe community, and that they supported a placemaking plan being developed for the general Broadway area of Kaikohe. A Project Steering Group (PSG) was formed in August 2024, to provide community leadership throughout the project which includes KHCB Chair Chicky Rudkin, Cr Babe Kapa, and Cr John Vujcich.

In November 2024, external consultants ĀKAU were engaged to:

- a) establish relationships with relevant Kaikohe town stakeholder groups,*
- b) undertake engagement with stakeholders and hapū to explore relevant cultural and historical narratives and use those to inform concept ideas, and*
- c) develop a placemaking plan for Broadway, Kaikohe and its immediate environs.*

Since February 2025, ĀKAU have undertaken a number of consultation events, which are detailed in the Plan. At the end of the engagement phase, ĀKAU presented six concepts to the Project Steering Group which encapsulated the priorities of the community arising out of that engagement process. The below concepts are detailed in the Plan in Attachment 1:

1. Hapū Markers
2. Broadway Streetscape Upgrade
3. Tāheke Road Entrance to Twin Coast Cycleway
4. Library Square connection to Broadway
5. Kaikohe Market Place
6. Painting the Town including design guidelines for restoration works.

In May 2025 staff sought approval from the KHCB for the funds to be transferred to Far North Holdings Limited (FNHL) in escrow until the Plan was finalised. This was because the \$50,000 Community Board grant funding, allocated for implementation of priority outcomes, would have been lost if not allocated to a project before the end of the 2024/2025 financial year.

At that May 2025 meeting, the KHCB was advised by staff that ĀKAU, supported by FNHL, would be developing a plan for works to the value of \$107,000 (*includes the \$50,000 KHCB grant*) be spent on implementation of the “Painting the Town” concept.

Due to the constraints around the requirement for the \$57,000 in Town Beautification funding to be spent on Capital Assets constructed on council-owned land, ĀKAU worked with FNHL and the Kaikohe Business Association (KBA) to develop the “Painting the Town” concept utilising the available \$50,000 in KHCB Grant Funding.

The additional \$57,000 needed for this placemaking project has not yet been allocated.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Town Beautification Funding \$57,000

The Plan does not include costings, nor could any of the six concepts be realised for \$57,000. Therefore, upon reviewing the Plan, staff have recommended to the PSG that the most impactful use of this funding would be to remove the street trees and pit guards under the canopies along Broadway and replace these with planters. This suggestion was derived from observations in the Plan that *“current street trees are in poor condition because of small tree pits and being positioned under buildings”*.

Staff advised the PSG that it would improve the Broadway streetscape to remove the tree pit guards, trees and vegetation under the canopies and develop a consistent landscape design. The PSG were generally supportive of removing the tree pit guards and later developing a landscape design that complements the new library because five street trees are touching privately owned canopies. However, they raised concerns with the existing tree pits and street trees being replaced with planters due to a history of planters not being well maintained.

Concerns were also raised over removing the trees and then no replacement landscaping being done.

Separately, District Facilities staff have raised concerns about trip hazards caused by removing street trees and tree pit guards if there is no suitable replacements.

Given the reservations of the Project Steering Group, staff will continue to work with the Project Steering Group to identify capital assets improvement that allows for the town beautification funds.

Kaikohe Broadway Placemaking Plan

The Kaikohe Broadway Placemaking Plan prepared by ĀKAU is in essence professional advice. Based on what ĀKAU learnt through the targeted community engagement process which they undertook, ĀKAU are recommending upgrades to improve Kaikohe. The Plan includes six major projects which encompass a range of localised improvements to Kaikohe and a summary of the engagements which informed those concepts. There are no costings in the report. The Plan was reviewed and has been endorsed by the PSG.

The below summary outlines the staff assessment of the viability of each of the proposals:

1. Hapū Markers

The Hapū Markers concept creates a tourist trail which depicts places of significance to hapū in Kaikohe and surrounds. In the long term, once constructed, the markers would become council assets to be maintained by Council. Some markers would potentially need to be located on private land if the item/place of significance is on private land.

ĀKAU's preliminary advice to staff indicated that this concept could be realised for approximately \$300,000. The costings were based on four markers, with costs mainly relating to supporting extensive engagement with the hapū to determine which places of significance should be celebrated. Engagement costs will be variable depending on the scale of the tourist trail and if the focus is on places of significance not already identified by hapū.

Council's Te Hono team have reviewed the proposal and advise that there may need to be some revisions to which of the hapū should be involved in deciding what places and stories are significant. Staff have been advised, via the PSG, that there is support for this proposal from hapū and in the community.

To implement this concept, further consultation with hapū would be recommended, in addition to working with key stakeholder such as landowners and Heritage New Zealand Pouhere Toanga.

2. Broadway Streetscape Upgrade

The Plan includes a map which visually depicts five recommendations to upgrade the central retail core of Broadway including moving street trees onto islands built within the carriageway, widening the footpath, redesigning the Raihara Street intersection, relocating pedestrian crossings, and decreasing the speed limit.

These high-level recommendations do not include any design advice in relation to upgrades to civil amenities or assets on Broadway which are within the scope of the KHCB's delegations. Also adopting any recommendation relating to redesigning the Raihara Street intersection with Broadway would need to integrate with the new Library site, which has not been constructed yet.

Separately, New Zealand Transport Agency Waka Kotahi (NZTA) have reviewed the Plan and advised their interest is in the State Highway and its operation through town. Specifically, any changes to the operation, speed or capacity for the highway. Any streetscape upgrade that proposes to alter speeds limits, the number or location of the pedestrian crossings and anything that will affect the intersections or operations along the highway would need to be reviewed by NZTA's operational teams. This is because NZTA needs to consider any effects relating to maintaining the customer experience and travel time for all users of the State Highway network.

Any proposal of this scale could only be undertaken by Council after significant design work, in conjunction with NZTA (because Broadway is a State Highway) and further consultation with the community. Business cases documented in the *Kaikohe Township Plan 2019* estimate a proposal of this scale would cost around \$10 million in real terms. Public engagement may be required for this concept, if it involves changes to speed limits for example.

3. Tāheke Road Entrance Way and Cycle Trail

The Plan includes a comprehensive plan for upgrades to the Tāheke Road entrance to the Twin Coast Cycle Trail. This plan is fully developed, and the concepts and design can be closely linked back to the Tamariki Engagement Session. ĀKAU also worked closely with representatives from the Twin Coast Cycle Trail during the engagement.

This concept responds to one of the priorities of the *Kaikohe-Hokianga Community Board Strategic Plan 2023-2025*, however the land in question is not owned by Council, it is partially in a rail reserve owned by Kiwirail (north of Tāheke Road) and is partially a road within the State Highway corridor which is managed by NZTA (carriageway and south of Tāheke Road). The land on which the Cycle Trail is located is leased from KiwiRail by the Council.

Also, there are significant issues with flooding at the entrance to the Cycle Trail that would need to be investigated and further mitigated before any works could be undertaken. Depending on the end

design and works that may be required, staff would have to give consideration to whether any further consultation would need to be undertaken. This work should be done in partnership with the Twin Coast Cycle Trail group.

4. Library Square

The Plan includes a comprehensive plan for the redevelopment of the laneway between Broadway and New World and land adjacent to Library Square. Council will need to make a decision about what to do with the existing Kaikohe Library building once the library facilities are relocated to the new Library being constructed on the corner of Broadway and Raihara Street. Therefore, staff do not recommend investing any funds in replacing or upgrading assets at this location until Council has decided what will happen with the old Library site. Separately, part of the land included in this concept is in private ownership.

With the closing of the old library, this concept may also need to be adapted to reflect future development decisions on Council land. It has been recommended that Council also endorses this Plan, to ensure that when decisions are made on the future of the old library building that the Plan is taken into consideration.

5. Kaikohe Market Place

The Plan explores developing a dedicated market site in Kaikohe. The Plan also explores options for locations and potential partners for a marketplace in Kaikohe and ultimately suggests further engagement be undertaken.

Northland Inc have been involved in discussions with the Kaikohe Business Association (KBA), in the context of the Kaikohe Broadway Placemaking Project, and have noted the benefits of a weekend market for bespoke Māori products potentially attracting domestic tourism to Kaikohe. This proposal is distinctly different from the existing Thursday farmers market for fresh produce and food held on the vacant land at 65-67 Broadway owned by the Ngāpuhi Rūnanga. Therefore, staff acknowledge the economic benefits that could be achieved if this concept were realised.

6. Painting the Town

This concept is being advanced as per the Community Board's decision on 16 May 2025, and is discussed below. The below renewal programme is proposed in three stages and can be closely linked back to the KBA Engagement Session undertaken with ĀKAU.

Staff will be involved in the Refresh stage, after which the KBA will implement the Repair and Revitalise stages:

- **Refresh** – paid for by \$50,000 KHCB Grant Funding. KBA will hand deliver a letter co-signed with the Community Board advising the tenants of the opportunity to have their shop cleaned for free, and in return the tenant/owner can make a contribution to KBA to fund the 'Renewal' stage. Staff will support the KBA by contacting owners of vacant properties.
- **Repair** – painting shop fronts, fixing up verandas, and general shopfront maintenance will be facilitated by the KBA. This could include providing introductions between service providers and tenants, helping to fund upgrades and advice and support.
- **Revitalise** – relates to ongoing maintenance to the upkeep of Broadway including building a new culture of taking responsibility for keeping Broadway clean, teaching businesses about maintenance of the adjacent public land and encouraging businesses to clean, maintain, weed public spaces.

KBA has reached out to other government agencies and Northland Inc for advice and support. Advice is also being provided by our Strategic Relationships group.

Funding and Implementation

This Plan contains concepts that require private and public investment for it to be realised. It is not financially viable for Council to fund this solely via rates, as some concepts are estimated to be in the range of \$10 million. Nor would Council be able to implement all projects, as some concepts relate to land or buildings in private ownership.

As demonstrated by the Painting the Town concept, some of these concepts may also be better led by other groups or the private sector, with Council supporting where applicable. As a result staff are recommending that the KHCB seeks endorsement from the Council for the Plan, rather than it just sit at community board level.

Option 1: Endorse the Kaikohe Broadway Placemaking Plan at both Community Board and Council level of the organisation

Advantages: the PSG have considered the Plan and are broadly supportive of the findings, however, they have concerns about anti-social behaviour and the quality of maintenance of existing public spaces in Kaikohe. Therefore, it may be appropriate for Council to undertake further consultation with the community before committing to funding any of the other five concepts outlined in the Plan because the Plan may not reflect the community's priorities for the use of Council's limited resources more broadly. However, it is also noted that some of these concepts have been identified in other plans that have gone already gone through a public consultation process, and Council may have confidence that this endorsement already exists.

Regardless, the Kaikohe Broadway Placemaking Plan emulates the aspirations of the Kaikohe community for its public spaces to be upgraded and developed. The proposals are also generally in line with the Kaikohe-Hokianga Community Board's Strategic Plan 2023-2025 but in practical terms implementation would mostly fall outside the delegations of the Community Board, hence recommending that Council also endorses the Plan.

Disadvantages: as public consultation has not occurred, staff are not able to advise as to the overall level of community support for each of the proposals in the Plan. Funding is not secured for the six concepts and frustration may be created in the community that yet another plan is adopted and does not proceed to implementation.

Staff Recommendation option 1 as the Kaikohe Broadway Placemaking Plan is supported by the PSG and many other community groups. Hapū have also participated in the engagement activities undertaken by ĀKAU. While lack of funding is a potential barrier, by having this Plan adopted by Council in addition to the KHCB it can also be an opportunity to enable investment into Kaikohe, similar to the placemaking funding that was invested in Kaitia by the Government under the Provincial Growth Fund.

Option 2: Reject the Kaikohe Broadway Placemaking Plan

Advantages: Council would not have any obligations financing or helping to implement the concepts outlined in the Plan.

Disadvantages: given the extent of the community who participated in engagement events that contributed to the development of the Plan, rejecting the Plan may be disheartening for the community who invested their time to help shape the future of the town and make it a better place to live. It will also be a missed opportunity to get potential private and other investment into the town.

Staff Recommendation: Staff do not recommend this option.

Option 3: Endorse the Kaikohe Broadway Placemaking Plan only at the Community Board level

Advantages: This would signal that the Plan is a document created to enable the Community to activate these concepts, rather than it being the role of Council to implement. This would be consistent with how other placemaking plans have been endorsed.

Disadvantages: This placemaking differs from Russell and Taipa which were recently endorsed by the relevant community boards, as it relates to one of our main towns, and involves private and public land and commercial developments. Because of this a different approach may be required to help achieve much needed re-development of the main business area of Kaikohe. It may put an unreasonable level of expectation on Council to fund or support these concepts.

Staff Recommendation: Staff do not recommend this option.

Next steps

1. Staff are currently working with the KBA, PSG and KHCB to realise the Painting the Town three stage concept.
2. If the KHCB are supportive of the Broadway Kaikohe Placemaking Plan, the recommendation will go to the Council for consideration, *and*
3. Staff will continue working with the KHCB, Project Steering Group, hapū, and stakeholders to identify a suitable capital works projects to be implemented by FNHL with the town beautification funding.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The Kaikohe Broadway Placemaking Plan was the culmination of community engagement activities that enabled the Kaikohe community to identify ways to improve the public realm in Kaikohe. The public realm relates to the spaces people use, regardless of ownership. While there are technical, financial and legal (ownership and delegation) limitations to advancing all of the concepts in the Plan to implementation stage, the Plan communicates to the Community Board and, if applicable the Council, ways to improve Kaikohe which it could adopt after consultation with the community.

PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

All funds associated with the priority implementation of the Plan concept have been transferred to FNHL. This includes \$50,000 of KHCB grant funding for implementation, \$57,000 Town Beautification capital assets funding for implementation and \$10,000 of KHCB grant funding for professional services fees totalling \$117,000.

No other funds have been committed in the endorsing of this plan, however by adopting it Council will be seen as having a role to help facilitate its implementation, which will require significant investment.

ĀPITI HANGA / ATTACHMENTS

1. **Broadway Kaikohe Placemaking Plan - A5295916**  

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
 - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
 - b) Assess the options in terms of their advantages and disadvantages; and
 - c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Due to the importance of Broadway to the users of Kaikohe, implementation of the unfunded concepts would have high public interest. Therefore, staff recommend consultation as part of the Long-Term Plan (LTP) process if Council were to decide to progress any of the unfunded concepts for inclusion in the LTP.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Accessibility Policy (2022) Art and Memorials in Public Places Policy (2017) Community Gardens Policy (2013) Community Grant Policy (2018, currently under review) Parks and Reserves Policy (2022) Footpath Policy (2016) Iwi/Hapu Environmental Management Plans Policy (2016) Procurement Policy (2020) Public Toilets Policy (2011) Street Lighting Policy (2014) Long Term Plan (2024-2027) Sustainable Procurement Policy (2020)
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	Due to the importance of Kaikohe as the hub of the north, and its placement on the Twin Coast Cycle Trail and Twin Coast Highway, improving the aesthetic of Kaikohe has District wide relevance. As a result, the Project Steering Group includes the KHCB Board Chair and two Councillors.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	ĀKAU engaged widely throughout the engagement phase, this included: <ul style="list-style-type: none"> - Officers presenting the project to a hapū rūpū including Ngāpuhi Rūnanga, Hauāuru Takiwā, Ngā Hapū o Kaikohe, and Te Uri o Hua - Hapū representation on the Project Steering Group - Engagement sessions at Marae - Hapū representation at the Tamariki and KBA Engagement Sessions.

Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	ĀKAU engaged widely throughout the engagement phase. However, as no public consultation has been undertaken on the Plan, staff are not able to provide advice on the level of community support for each proposal. Therefore, consideration of whether there is a need for further consultation is recommended prior to implementation of any of the unfunded concepts which is conducted in line with the requirement of s82 of the Local Government Act 2002.
State the financial implications and where budgetary provisions have been made to support this decision.	All funds associated with the priority implementation of the Plan have been transferred to FNHL. This includes \$50,000 of KHCB grant funding for implementation, \$57,000 Town Beautification capital assets funding for implementation and \$10,000 for KHCB professional services grant funding for implementation totalling \$117,000.
Chief Financial Officer review.	This report has been reviewed by the CFO



**Broadway Kaikohe
Placemaking Plan**
Kaikohe Community Strategy
10 July 2025

ÄKAU

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Document Control				
Revision	No.	Date	By/Check	
Draft Report	1	23/06/2025	HP/JW	
Final Report	1	07/07/2025	HP/JW	
Final Report	1	10/07/2025	HP/MH/JW	

Project Background

This project was initiated by the Kaikohe-Hokianga Community Board, whom represent, and act as an advocate for, the interests of its community. The Council delegations to the Community Boards include (specific to this kaupapa and the placemaking plan).

The Kaikohe-Hokianga Community Board are tasked with setting local priorities for minor capital works in accordance with existing strategies and can, where appropriate:

- i. Recommend local service levels and asset development priorities for civic amenities as part of the Annual Plan and Long Term Plan processes.
- ii. Make grants from allocated Community Funds
- iii. Provide comment to council staff on resource consent application, when significant to community, including provision of land for reserves or other public purposes.
- iv. To review all proposed public art projects on a project-by-project basis.
- v. To make decisions in respect to civil amenities.

In the terms of reference Community Boards are expected to:

Assist communities in the development of community development plans and assist communities to set priorities for Pride of Place programmes. They should have special regard to the views of Māori, and the views of special interest groups including disabled, youth and aged. They should actively participate in community consultation and advocacy in all spaces.

In support of this kaupapa - Broadway Kaikohe Placemaking Plan, the council has appointed ĀKAU to provide a report that engages with the community of Kaikohe, to find a number of potential community projects for consideration. In this report, guided by the Broadway Kaikohe Steering Committee (which appointed both Community Board, FNDC and relevant important community stakeholder representation), there are summaries and context to multiple engagements and six potential recommendations for development.

Project Steering Group

In August 2024 the Broadway Kaikohe Placemaking Project Steering Group was formed.

The group included the Kaikohe-Hokianga Community Board Chair Chicky Rudkin, Cr Babe Kapa, and Cr John Vujcich.

In November 2024, external consultants ĀKAU were engaged to:

- › Establish relationships with relevant Kaikohe town stakeholder groups
- › Undertake an engagement phase with stakeholders and hapū to explore relevant cultural and historical narratives, using them to inform ideas.
- › Following the engagement phase, develop a placemaking plan for Broadway, Kaikohe and its immediate environs.
- › Since February 2025, ĀKAU have undertaken an extensive range of consultation events including:
- › Compiling information from a Project Steering Group survey (80 submissions)
- › A Taitamariki Papamahi held at the Far North District Council which was attended by over 40 Tamariki from six schools, focused on the Tāheke Road Entrance Way / Pou Herenga Tai (Cycleway)
- › An event and wānanga with the Kaikohe Business Association, with over 45 people focused on the Broadway Streetscape upgrade, CCTV and safety and developing a market square concept.
- › Engagement with Kaumatua, Kuia, Marae and Ngā Hapū o Kaikohe
- › Engagement with officers from the Twin Coast Cycle Trail, Kaikohe Rotary, Pioneer Village amongst others.
- › Engagement with local community leaders

The report includes work and plans (high-level) developed to for six concepts:

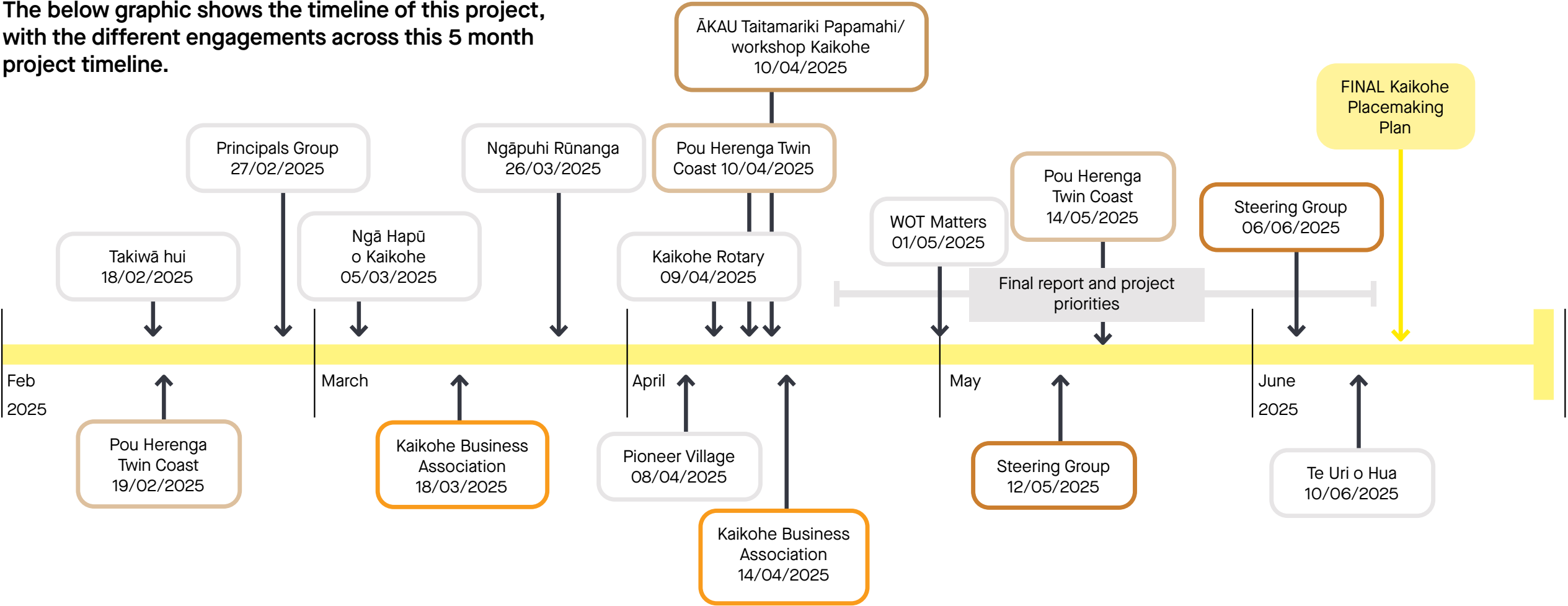
1. Hapu Markers (some private land use maybe required)
2. Street Scape Recommendations
3. Tāheke Road Entrance Way and Cycle Trail
4. Library Square
5. Kaikohe Market Place (sites identified external to Far North District Council Reserves)
6. Painting the Town (Private Business Properties)

The Community Board decided via Resolution 2024/74 to commence a placemaking project to assist them to make decisions about how to spend their Pride of Place Fund in line with the priorities in Kaikohe-Hokianga Community Board Strategic Plan 2023-2025.

As a result, the FNDC Growth Planning and Placemaking Team reviewed past Community Development plans and the Community Board's Strategic Plan and facilitated a Project Steering Group and engaged consultants for engagement.

Engagement Timeline

The below graphic shows the timeline of this project, with the different engagements across this 5 month project timeline.



Engagements

Takiwā engagement	Facilitated session on areas that are important to marae	Pioneer village	Committee hui. Connecting to Broadway in wider Placemaking Strategy
Steering Group hui	Monthly hui with the project steering group	Kaikohe Rotary	Signage discussion and contribution
Pou Herenga Twin Coast	Integration and relevance with this important part of our town and connection with ĀKAU papamahi	WOT Matters engagement	Shirleyanne Brown facilitated day at Te Wa with drop ins from the community to provide feedback on place and space
Ngā Hapū o Kaikohe	Expectations and contributions to Placemaking established	ĀKAU Papamahi/workshop	Full day workshop with 5 Kaikohe kura exploring how Kaikohe says WELCOME
Principals Group	To achieve agreed engagement for tamariki papamahi	Kaikohe Business Association	Papamahi/workshop to develop 3 areas 1.Market, 2.Placemaking & 3.CCTV
Kaikohe Business Association	Hosted brainstorm engagement event on 14/03 with business owners focusing on CCTV, Placemaking and Market options	Steering Group	Initial allocation of funds connected to 'Paint the town' kaupapa
Ngāpuhi Rūnanga	Hui high level discussion around market and use of rūnanga space	Pou Herenga Twin Coast	Presenting tamariki papamahi outcomes, adding and layering additional technical elements
		Te Uri o Hua	Confirming details for hapū markers

001
Placemaking Projects and Priorities



The following six projects were selected from the community, hapū and local business engagement sessions as priorities for placemaking.

These projects are developed further within the report.

Project:	Description
01: Hapū Markers	<ul style="list-style-type: none"> › To identify and map places of importance, through story telling & creation of a series of pou / signposts or structures for those places. › The initial future project is focused on the representation of tūpuna connected to Te Uri O Hua, Takotoke and Ngāti Kura. › Additional future projects should be engage for other hapū of Kaikohe including Ngāti Whakaeke, Matarahurahu and Ngāti Tautahi. › Considerations should be made for hāpu wananga, storytelling and digital platforms for pūrākau, to provide forms of kaitiaki for information and knowledge sharing with those that view the installations.
02: Streetscape Upgrade Recommendations	<ul style="list-style-type: none"> › To provide recommendations for the upgrade of Broadway Streetscape. Recommendations will include street planting plan, footpath extensions, roading improvements and consideration of pedestrian crossings and speed limits.
03: New Entrance Marker - Tāheke Road Entrance Pou Herenga Tai & Tamariki Project	<ul style="list-style-type: none"> › Developed through engagement and consultation with tamariki and community this concept provides some quick wins and future projects connected to creating an entrance way for Tāheke Road, weaving together community use of the area while considering manaakitanga, whānau, tamariki and hauora.
04: Library Square	<ul style="list-style-type: none"> › Developed through engagement and consultation with community this concept looks at how we can use our parks and rest area spaces better. › Consideration is given prioritising whānau and visitors, creating opportunities for people to spend more time in town and storytelling, seeing reflections of ourselves in the environment around us. › This kaupapa looks at new planting, increasing seating areas, brightening covered walkways through painting and a lighting strategy, extending the playgrounds and improvement of paving, surfaces and drainage.
05: Kaikohe Marketplace	<ul style="list-style-type: none"> › This kaupapa looks at high level parameters for development, options for location and potential partners for a marketplace in Kaikohe.
06: Painting the town	<ul style="list-style-type: none"> › Developed out of community papamahi and workshops, this kaupapa concept focuses on revitalising the outward appearance and visual aesthetic of Kaikohe township. The Kaikohe Business Association has identified a simple three step process to achieve this: REFRESH, REPAIR and REVITALISE.

	1. Hapū Markers	2. Streetscape	3. Tāheke Road	4. Library Square	5. Kaikohe Marketplace	6. Painting the Town
Amenity Lighting	X	X	X			
Drainage			X			
Footpaths, cycleways & walkways		X	X	X		
Public Toilets				X		
Reserves			X	X		
Town beautification and maintenance	X	X	X	X	X	X
Street furniture & public information signage	X	X	X	X	X	X
Street / Public Art	X		X	X		
Trees on Council Land			X	X		
Off-road public car parks			X	X		

“
In essence,
whakapapa is
the weaving of
the past, present,
and future—a
fundamental
concept that binds
Te Ao Māori through
whakapapa, whenua,
culture, and Atua.

Ngāti Tautahi

01
Hapū Markers

ÄKAU

Hapū Markers Engagement Kōrero

A placemaking trail to map the stories of our people in a way that connects place, kōrero and future generations.

How:

A series of markers in places of significance which highlight kōrero collected from hapū whānau.

Who:

Ngā Hapū o Kaikohe - Te Uri o Hua, Ngāti Whakaeke, Matarahurahu and Ngāti Tautahi. 2 sites of significance identified by each hapū – these might consider tupuna, events, landscape features and aspects of tāne/wāhine.

Ngā Hapū o Kaikohe have suggested that creating these places embrace māori traditions in community spaces, opening space for cultural integration. Cultural integration is a vital aspect of placemaking that fosters community development in the Far North District Council. By embracing Māori traditions, values and practices, we create spaces that resonate with the identity and heritage of the local populace.

This approach not only enriches the environment but also strengthens community bonds and enhances social well-being. Engaging with local iwi and hapū stakeholders ensures that the developments reflect the needs and aspirations of the hāpori, promoting inclusivity and respect.

While we navigated the complexities of modern urbanization, prioritizing cultural integration will allow for sustainable growth that honours our roots while addressing contemporary challenges.

In essence, whakapapa is the weaving of the past, present and future - a fundamental concept that binds us together

Outcomes:

- › To provide opportunity for hapū to identify and mark places of significance.
- › To map our stories in a connected landscape.
- › To create a valuable tool for hapū to share kōrero, knowledge and perspectives with future generations.
- › To inform understandings of significant locations and allow a foundation for future projects that add to existing values.

Representation:

The overall conceptual representation from kōrero has been identified as whakapapa, this serves as the foundational thread that links hāpu, grounding them in their shared hītori, whenua and hononga. It provides tangible connection to the whenua, enabling hāpu to understand their place within a broader context.

This can be depicted through:

- › Maps that identify significant sites and wāhi tapu, this may include marae, maunga (physical and visual expressions)
- › Marking each significant location with pou / pillars symbolically and physically anchoring hapū in their collective identity. Collectively, these pou and mapped landmarks create a structure - both literal and metaphorical - to unite the hapū of Kaikohe, reinforcing their mana, kotahitanga, and ongoing relationship with the whenua.
- › Whānau friendly spaces to pass through (for example) a grove of native trees (opposite Lens Pies) to sit and share kai, with lighting for night time.
- › Fixing lighting in the main town strip.

Places of significance

Maunga

- › Tokareireia
- › Pūtahi

Awa

- › Wairoro
- › Punakitere
- › Lake Omāpere

Pa

- › Pākinga Pā
- › Te Tahuna

The three main hapū of Kaikohe – Ngāti Whakaeke, Ngāti Tautahi and Te Uri o Hua are deeply interconnected through whakapapa, reflecting a tier of whakapapa that binds us together as whānau and kaitiaki of the whenua. This whakapapa links back to tupuna with whakapapa ties that extend through generations, establishing a strong familial and spiritual connetion in the Kaikohe rohe. These hapū work collectively to uphold their tino raNgātiratanga, identity and relationship with the whenua, weaving their histories, stories and traditions into one fabric that links them all within the whenua of Kaikohe. The united connetion through whakapapa is fundamental to their identity and resilience and ongoing commitment to their whānau, hapū and the whenua.

Group Engagement Priorities

Project:	Description
Hapū Markers	› 01
Streetscape	› 02
New Entrance Markers	› 03

Ngāti Tautahi Tupuna acknowledgment

Te Kahakaha

Te Kahakaha (uncle of Hone Heke), was one of the many chief’s of Ngāti Tautahi.

He signed He Whakaputanga on 25 June 1857. He joined the battle of Te Ahuahu forged with Hone Heke and died in the battle.

Te Kahakaha was an ally of Hongi Hika and took 4 waka to fight in Tauranga. His settlement was at the bottom of Kaikohe.

Ngahue

Ngahue, daughter of Mahia occupied Pākinga Pā. From on high, Pākinga Pā, can see the sand dunes of the Hokianga Harbour and looking east to the hill top of Tokareireia.

It became a place known for producing skilled fighters, and its excellence in military training set it apart in the north. The ‘Paki’ in its name was said by some to come from the clapping of fighting sticks as warriors trained.



02
Streetscape
Upgrade Recommendations



Broadway street upgrade - recommendations

1. Street trees

Current street trees are in poor condition because of small tree pits and being positioned under buildings. New trees could be planted in built-out planted areas within carriageway - would require removing small number of car parks.

2. Footpath width

Currently narrow - widen in places (by removing small number of car parks) to create more gathering/seating space.

3. Broadway/Raihara intersection

This intersection will have many more people walking across it once new library is built. It is also on the desire line to Lindvart Park.

Improve safety for pedestrians by:

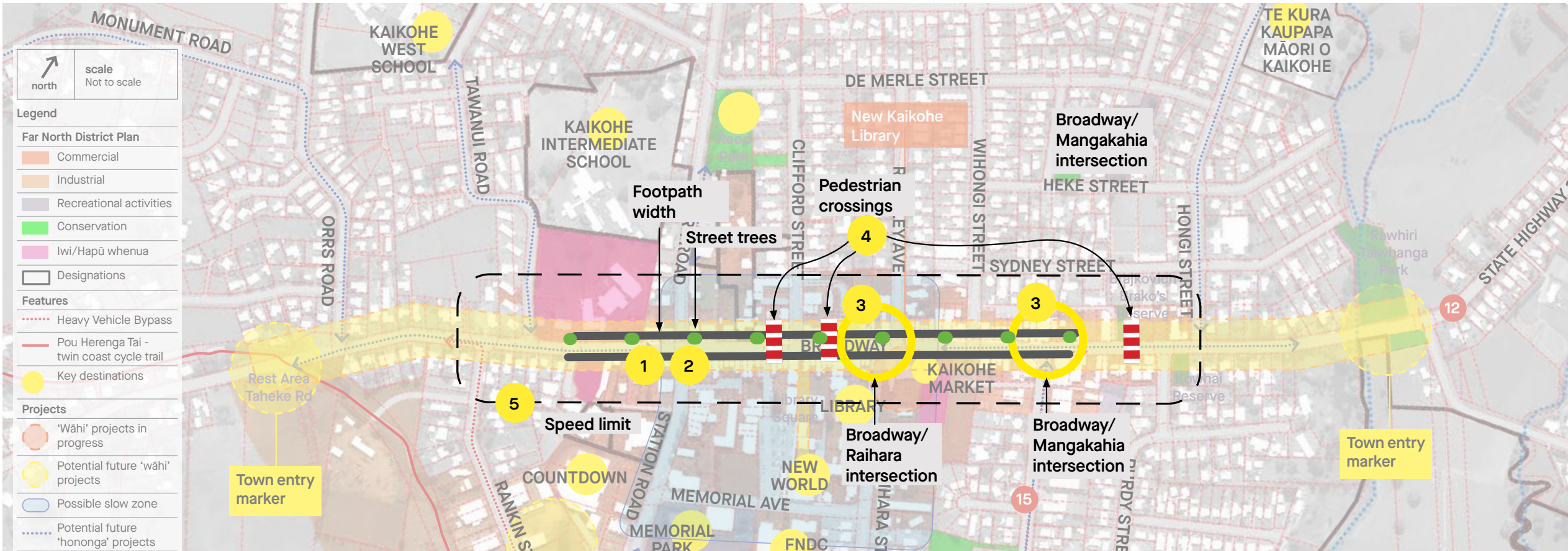
- › Narrowing turning space
- › Adding raised formal pedestrian crossing across top of Raihara st
- › Consider banning right turns in and out of Raihara - may require intersection treatment e.g. lights or mini roundabout at Broadway/Mangakahia

4. Pedestrian crossings

Several existing pedestrian crossings are close together. Consider location - should they be spread out more? Are they all required?

5. Speed limit

Already quite narrow and low speed, could formalise 30km/hr speed limit. Built-out kerbs and raised pedestrian crossings will help to reduce traffic speed.



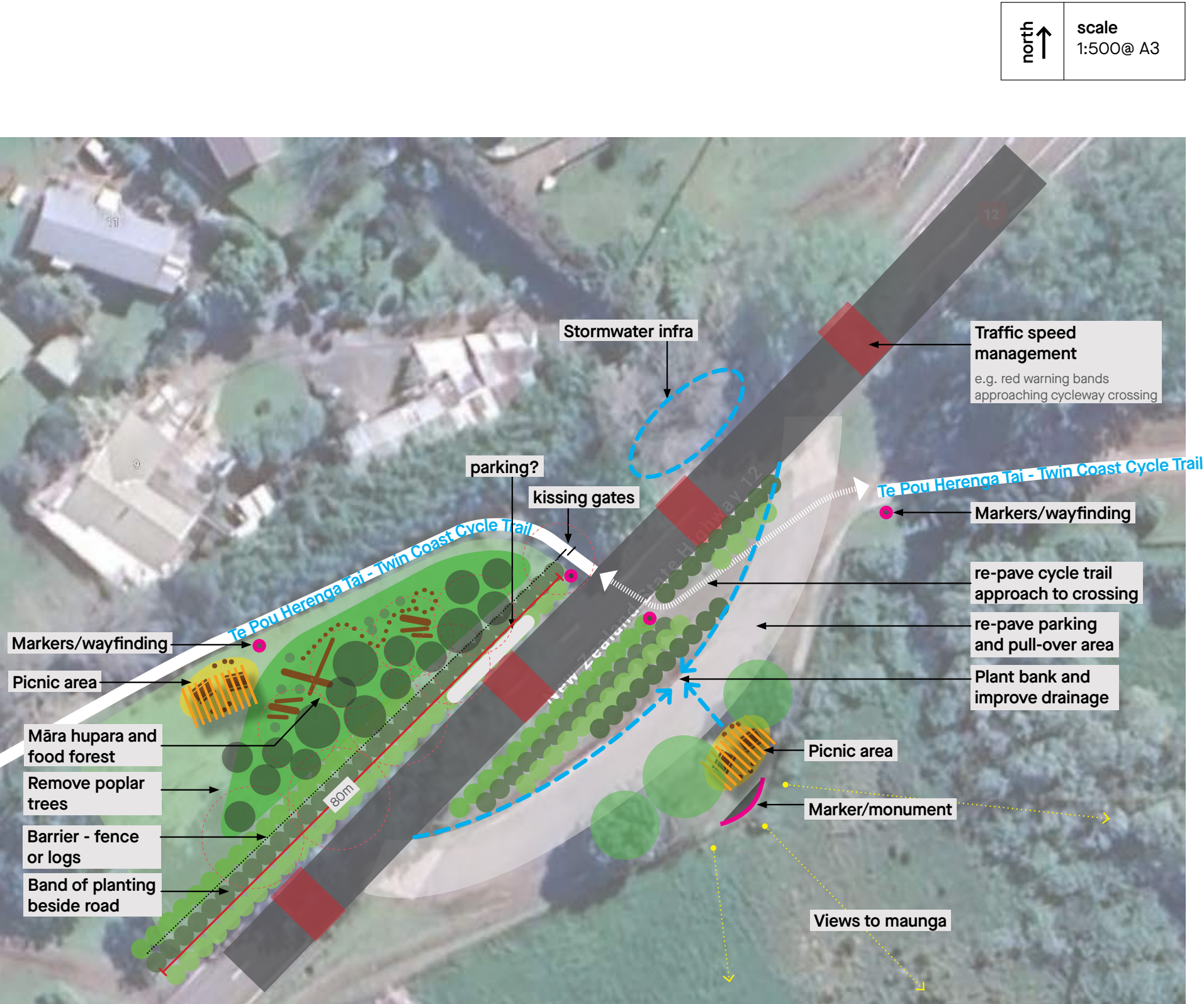
03
New Entrance Marker
Tāheke Road
Pou Herenga Tai & Tamariki Project



Tāheke Rd Town Entrance - master plan

Master plan key moves

- Edge planting and barrier:** dense shrub planting to side of road, including barrier to prevent dirt bikes (e.g. wire fence), replace bollards with kissing gates at cycle trail entrance
- Food forest:** remove existing poplar trees, develop food forest in large grassed area alongside cycle trail (west of road)
- Māra hupara:** re-use timber from poplars to create nature play area with balance and stepping logs, volcanic rocks, planting, softfall. Integrated with food forest.
- Picnic areas:** 2x picnic areas, one each side of road, with seating and shelters
- Marker opportunities:** for wayfinding along cycle trail, and orientation/kōrero about maunga
- Re-pave and improve surfaces:** re-pave pull-over area, use contrasting paving to mark cycle trail approach to road entrance
- Improve drainage and stormwater:** underground infrastructure upgrade? re-grade for better drainage to low point, plant bank between road and pull-over-area
- Slow the traffic:** interventions on state highway to warn cars they are approaching cycleway. Options include red warning marking, signage, centre refuge for bikes. Requires input from NZTA.



Tāheke Rd Town Entrance - quick wins

1. Edge planting and barrier

Purpose of this element:

- › A visual and sound barrier between the recreational space and the road,
- › Increase biodiversity,
- › Support biodiversity
- › Protect the area from motorbikes/dirt bikes

Project consists of:

Approximately 480m2 planted area (6m wide x 80m long band of planting), densely planted with shrubs and flaxes.

80m long simple post and wire fence within planting.



Preparation: Allow for site preparation: remove existing organic matter (grass, tree stumps, roots), dig ground to 30cm, screen topsoil on site.

Plants: Allow for 1500 seedlings, PB3 size. Allow for 10cm deep bark mulch over 480m2. Recommended species are hardy, fast-ground natives, eco-sourced from local nurseries. Species could include:

- › Harakeke (Phormium tenax)
- › Mānuka (Leptospermum scoparium)
- › Tī kouka (Cordyline australis)
- › Hebe (Hebe speciosa)
- › Rengarenga (Arthropodium cirratum)
- › Taupata (Coprosma repens)

Planting - bank planting

Mass planting with native plants sourced from local nurseries. Choose plants that grow fast and spread widely.



2. Food forest

Purpose of this element:

- › A community learning space
- › A community kai resource
- › Play and peaceful, natural gathering place.

Project consists of:

Approximately 300m2 food forest area. Mix of fruit tree species. Allow for 30-50 trees plus supporting plants.

Refer to this guide: <https://foodforestplants.co.nz/create-food-forest-new-zealand/>

Allow for ground preparation – remove weeds, kikuyu, roots – may take 6-12 months. Soil testing may be required. Allow for 20-30cm of mulch.

Allow for irrigation or watering first year of growth.

Ongoing maintenance/management plan required.

3. Māra hupara

Purpose of this element:

- › A play area for tamariki and rangatahi
- › Activate the Tāheke Rd section of the cycleway
- › Demonstrate traditional Māori takaro
- › A community gathering place

Project consists of:

Approximately 150m2 māra hupara (nature play area).

Consists of: stepping, balancing and climbing elements made from natural materials such as logs and boulders. Pockets of native planting through the space, using similar species to edge planting.

Repurpose trunks of removed poplar trees where possible.

Timber elements may be shaped and carved.

Allow for secure installation with dug-in footings and concrete foundations where required.

Consider soft fall and clear area requirements as per playground design standard NZS 5828:2015.

Māra Hupara

Natural materials, re-used or found timber and rocks from site. Lots of planting around play elements. Mostly low-level to avoid need for deep soft fall.

Potentially some off-the-shelf play that fits the nature play aesthetic.



4. Picnic areas

Purpose of this element:

- › A rest area for people using the cycle trail
- › A rest area / whānau picnic area for community
- › A place for parents to sit when tamariki are playing in the māra hupara

Project consists of:

Each picnic area includes two picnic tables, a compressed gravel surface, and a shelter structure to keep the area shaded and dry.

Allow for ground preparation, and timber edging around gravel area.

Picnic area, seating

Simple, robust off-the-shelf furniture elements. Steel framed, solid roof picnic shelter.

Heavyweight ground mounted macrocarpa picnic set.

Chunky timber bench, type used at new Kaikohe Library.



Tāheke Rd Town Entrance - future projects

<p>5. Marker opportunities</p> <p>Purpose of this element:</p> <ul style="list-style-type: none">› Tell local hapū kōrero and hitori› Reveal significant landscape features› To add cultural narrative to the space› Wayfinding, to help visitors navigate into Kaikohe <p>Markers could be a combination of mahi toi and signage elements. Each marker to have an individual design, potentially with a consistent signage strategy across them all.</p> <p>Markers should be developed in collaboration with hapū and kaitoi.</p>	<p>6. Re-pave and improve surfaces</p> <p>Purpose of this element:</p> <ul style="list-style-type: none">› Improve cycleway infrastructure› Tidy up pull-over area› Make pull-over areas more resilient to weather events <p>Re-seal pull over area, and formalise parking along its edge. Clearly demarcate cycleway alignment across pull-over area with road paint.</p>	<p>7. Drainage and stormwater infrastructure</p> <p>Purpose of this element:</p> <ul style="list-style-type: none">› Protect new and existing spaces from flooding. <p>Requires an engineered solution. Grading in pull-over area improved to protect picnic area and cycleway, and underground stormwater to be upgraded on both sides of road.</p>	<p>8. Slow the traffic</p> <p>Purpose of this element:</p> <ul style="list-style-type: none">› Improve safety for people walking and on bikes crossing the road› Reduce noise and pollution effects on the recreational spaces either side of the road. <p>Ultimately, this section of road should be reduced from 70km/hr to 50km/hr.</p>
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04
Library Square

ÄKAU

Library Square Key Moves

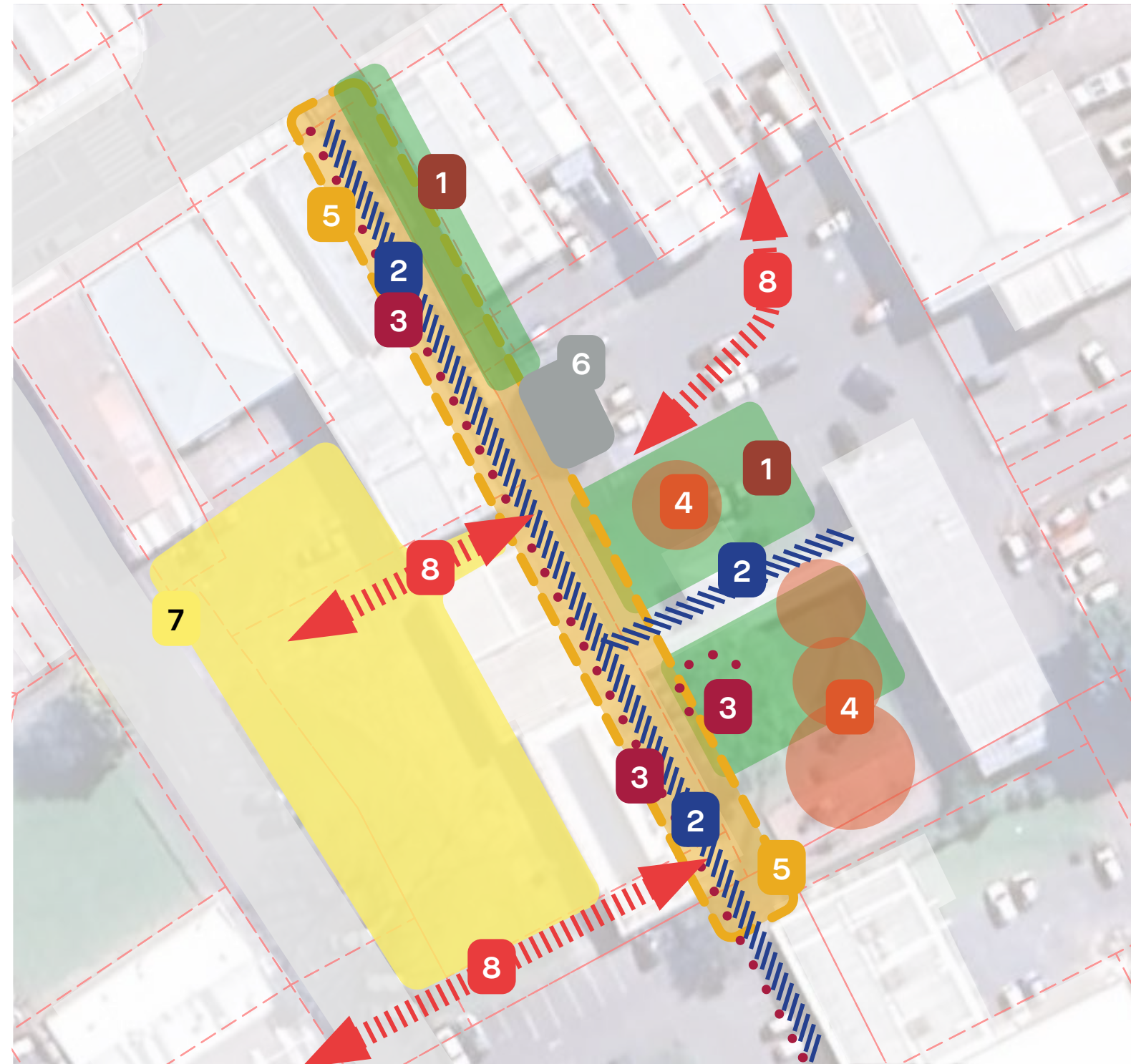
Master plan key moves

- New planting and seating in alley and square:** Replant alley to the east - reallocate ca. 4m walkway and 2-3m of planting. Remove the planters and seating there to simplify space. Continue planting towards the playground, softening the space, with opportunities for seating and play
- Cleaning and painting existing covered walkways - integrating toi:** colour palette for the underside of the covered walkways and/or toi. Clean and fix covered walkways including addressing any pipe issues
- Lighting strategy + installation:** install warm lighting to existing, install continuous LED within existing covered walkways as a way to connect the space/s. Design and install feature light in the deciduous oak tree
- Extend playground / breakdown the play edge:** remove current north edge of the playground and extend the softfall/bark into the proposed planting. Installing informal play (from reused poplar?) of stepping logs and balancing logs.
- Re-pave and improve surfaces / drainage:** re-pave the area using warm tones to separate the people spaces from the asphalt of the surrounding carparks
- Whareiti upgrade/move and addressing levels + drainage:** upgrade current whareiti and address access ramps/orientation. Validity of moving entire structure somewhere else in the square?
- Facelift for area to the east of Dickeson Street:** potential future project, extend the public space of the Library Square. Temporary food truck businesses in the space to activate. Requires private owner input.
- Address connections to the square - pedestrian and other:** connections to businesses (Cafe Malaahi) across the carpark, as well as connections to the businesses across Dickeson Street. Requires private/business owner input



north ↑	scale 1:500@ A3
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- 1 New planting and seating in alley and square:** Replant alley to the east - reallocate ca. 4m walkway and 2-3m of planting. Remove the planters and seating there to simplify space. Continue planting towards the playground, softening the space, with opportunities for seating and play
- 2 Cleaning and painting existing covered walkways - integrating toi:** colour palette for the underside of the covered walkways and/or toi. Clean and fix covered walkways including addressing any pipe issues
- 3 Lighting strategy + installation:** install warm lighting to existing, install continuous LED within existing covered walkways as a way to connect the space/s. Design and install feature light in the deciduous oak tree
- 4 Extend playground / breakdown the play edge:** remove current north edge of the playground and extend the softfall/bark into the proposed planting. Installing informal play (from reused poplar?) of stepping logs and balancing logs.
- 5 Re-pave and improve surfaces / drainage:** re-pave the area using warm tones to separate the people spaces from the asphalt of the surrounding carparks
- 6 Whareiti upgrade/move and addressing levels + drainage:** upgrade current whareiti and address access ramps/orientation. Validity of moving entire structure somewhere else in the square?
- 7 Facelift for area to the east of Dickeson Street:** potential future project, extend the public space of the Library Square. Temporary food truck businesses in the space to activate. Requires private owner input.
- 8 Address connections to the square - pedestrian and other:** connections to businesses (Cafe Malaahi) across the carpark, as well as connections to the businesses across Dickeson Street. Requires private/business owner input



Library Square - quick wins

1

New planting and seating in alley through to square

Purpose of this element:

- › Reorganise seating and movement patterns for a more user friendly space
- › Increase planting, creating visual coherence

Project consists of:

Approximately 280m2 planted area (between 2-8m wide for approx 55m), densely planted with low planting, natives and flowers.

35m long new hard edge (concrete or similar) along planting edge in alleyway.

6 seats either to match new library project seating or future Broadway upgrade.

6 areas of compacted gravel (perhaps with reused bricks from existing path through Square) for each new seating area - to be set back into the planting, off the side of the path/alleyway. Approx 24m2.

1 x long table approximately 4x1.2m with bench seats. This could be fabricated locally from sourced timber.

Approx. 82m2 (path width 1.5m) of compacted gravel for the proposed soft path through the planting plus 113 l/m (linear metres) of basic construction (timber) edging

Approx. 22 l/m of informal mānuka fence

Preparation: Breaking up existing hard surface to width required, dig ground to 30cm, screen topsoil on site.

Plants: Allow for 1000 seedlings (at 3-4 per m2), PB3 size with 10cm depth mulch throughout. Trees to be installed at minimum 2m height, nīkau at 1.5-2m height. Recommend species from library planting palette; and/or hardy, fast-ground natives, eco-sourced from local nurseries.

Plant species could include:

- › Wharariki (Phormium cookianum)
- › Hebe (Hebe Pretty in Pink)
- › Rengarenga (Arthropodium cirratum)
- › Taupata (Coprosma repens)
- › Carex buchannii
- › Coprosma taiko or black cloud
- › Rudbeckia fulgida
- › Gaura butterfly bush

Tree species could include:

- › Nīkau (Rhopalostylis sapida)
- › Kohekohe (Didymocheton spectabilis)
- › Tītoki (Alectryon excelsus)

Project steps:

1. Create plan for planting layout, seating areas, edges and soft path
2. Order/source plants and larger trees
3. Source materials and items (seating and tables) for designed elements
4. Site preparation including breaking out existing asphalt/ concrete surfaces
5. Install hardscape edge/s that will enable future upgrading of paving surface along alleyway
6. Install seating and tables in gathering areas with basic concrete footer details
7. Install soft path (compacted gravel or resin bound gravel) with timber edging
8. Plant and mulch
9. Maintenance required every month during establishment (1 year period) and trees watered weekly during summer period of establishment. Then for whole planting, maintenance only annually (weeding, mulching, trimming) after establishment.

Project team and suppliers

- › FNDC
- › Landscape Architect
- › Landscape Contractor
- › Civil Engineer (draining advice)
- › Materials: Plant supplier, Furniture supplier, Landscape Supplier



Low planting with soft compacted gravel path



Mānuka low fence (1m) as delineation in planting



Long table approx 4m long - reclaimed timber

Library Square - quick wins

2

Cleaning and painting existing covered walkways - integrating toi

Purpose of this element:

- › Clean and upgrade existing walkways to reuse without replacing
- › More legible and inviting thoroughfare
- › Integrating surrounding toi / installations into the walkway/s

Project consists of (from south to north):

All widths estimated to 3m wide for area calcs. Some walkway soffit will not require full area painting, for example the structural rafters of walkway C could be painted rather than the soffit itself. To be assessed.

A) Approx. 96m² (ca. 32 l/m) of existing covered walkway (New World property?)

B) Approx. 117m² (ca. 39 l/m) of underhang outside of Te Pū o te Wheke o Ngāpuhi

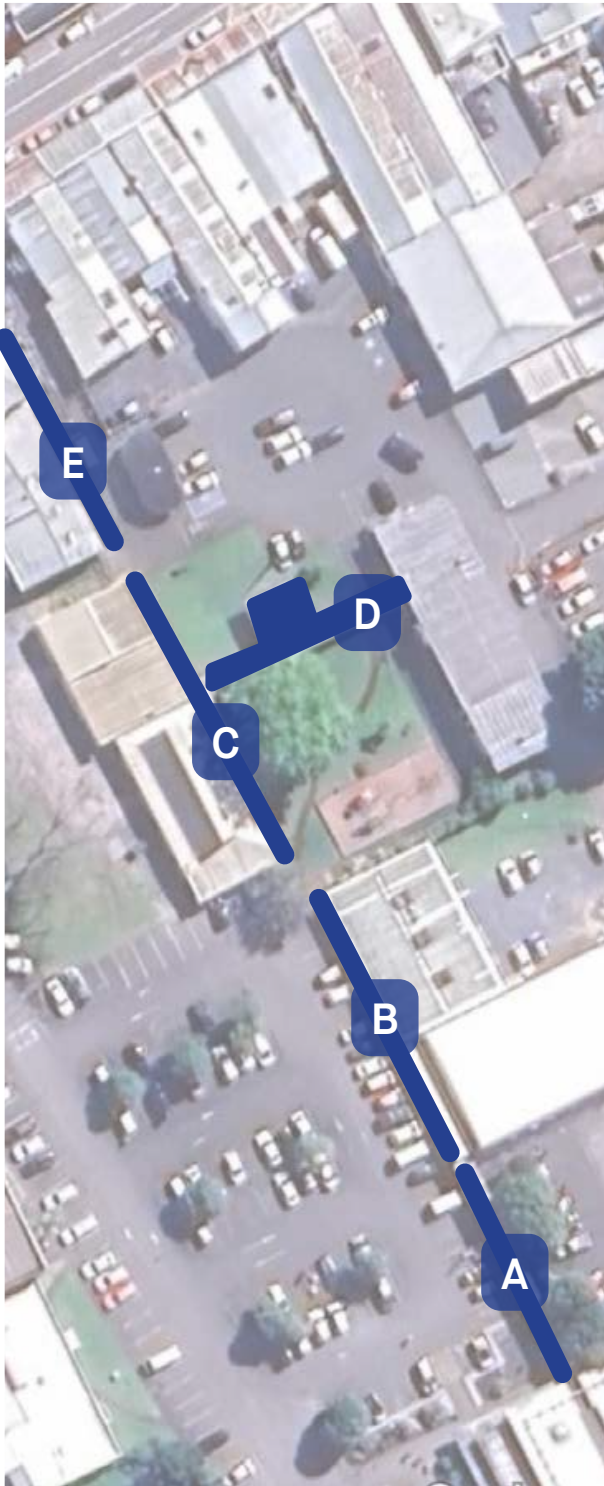
C) Approx. 126m² (ca. 42 l/m) of underhang adjacent to Liquor Store and Ākau

D) Approx. 84m² (ca. 28 l/m) of existing covered walkway adjacent to stepped entrances to gym and other businesses

E) Approx. 109m² (ca. 28 l/m + 25m² for pavilion) of existing covered walkway connecting old Library and Ākau

Project steps:

1. Assess existing infrastructure (extent to paint, where, what requires cleaning/fixing)
2. Develop design and painting palette
3. Engage local artist to develop toi
4. Clean - underside (and above if deemed necessary) via waterblasting
5. Paint underside of existing walkways as identified by design. Moveable scaffolding/ scissor lift may be required if painting crew requires



Project team and suppliers:

- › Design: Spatial Designer / Local Artist
- › Structural Review: Building Inspector
- › Building Maintenance: Builder
- › Building Consent: FNDC
- › Materials: Paint supplier / Building Material supplier / Scaffolding hire
- › Labour: Contractor / Artist

Library Square - quick wins

3

Lighting strategy and installation

Purpose of this element:

› Create a safe and pleasant pedestrian space during twilight and night

› Continuity through several different existing covered walkways through lighting

› Focus drawn to existing features (large deciduous tree) through feature lighting

Project consists of:

Replacing existing lightbulbs with warmer toned bulbs and replacing any overhead lights in covered walkways that don't allow warmer tones (assessment of current lights required)

Approx. 108 l/m (linear metres) of led strip with installation (bracket or shield) OR approx. 80 linear metres of fairy lights installed in grouped areas allow the covered walkways

Design and fabrication of bespoke hanging lighting feature (Kohekohe berry? Other marker/s hapū related?). Installation (wire rope and fixings) required and electrical connection

Additional option of adding 8 x new lights (bollard type) allow new soft path (quick win 1) and within planting

Project steps:

1. Assess current lighting situation

2. Develop lighting plan

3. Source simple lighting elements

4. Fabricate bespoke lighting feature item

5. Clean / maintain existing lighting and install new

Project team and suppliers:

› Design lighting scheme: Spatial designer / Landscape Architect / Specialised Lighting designer

› Asset / Products / Elements Purchase: Lighting supplier


› Installation: Electrician

› Building consent: FNDC

› Electricity Supply: Energy Supplier / Top Energy Engineer

› CCTV expert / specialist

› Solar Power Consultation (For feasibility and options)





4

Extend playground / breakdown the play edge

Purpose of this element:

› Create alternative play options - more informal and of māra hupara style

› A play area for tamariki and rangatahi that demonstrates traditional Māori takaro

› Allows for informal seating and other uses

Project consists of:

Two separate areas of māra hupara (nature play area) using approx. XXm2 of area.

Consists of: stepping, balancing and climbing elements made from natural materials such as logs and boulders. Pockets of native planting through the space, using similar species to new planting proposed

Repurpose trunks of removed poplar trees from Tāheke Rd where possible.

Timber elements may be shaped and carved.

Allow for secure installation with dug-in footings and concrete foundations where required.

Consider soft fall and clear area requirements as per playground design standard NZS 5828:2015.

Project steps:

1. Develop design concept plan

2. Process popular trunks from Tāheke Rd

3. Source other materials, such as boulders and other timber

4. Site preparation (including removing north edge of existing playground and expanding bark fall area)

5. Install māra hupara elements

Note: Hardscaping for playground area would ideally be installed before any planting (quick win 1) to mitigate plant loss

Project team and suppliers:

› Design: Landscape Architect / Mara Hūpara Consultant

› Materials & Installation: Landscape Contractor

› Materials: Planting, Bark and Potting mix, Manuka, boulders, timber

› Playground elements: Natural – locally sourced vs catalogue elements



ĀKAU › Broadway Kaikohe Placemaking Plan › 10 July 2025

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Item 7.1 - Attachment 1 - Broadway Kaikohe Placemaking Plan

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Library Square - future projects

<div>5</div> <div>Re-pave and improve surfaces plus drainage</div> <div>Purpose of this element:<ul style="list-style-type: none">› Uplift alley and adjoining areas› Visually link alley and square to other designed areas (future Broadway and the new Library)› Resolve minor drainage issues and level transitions between whareiti, building entrances and walking surface</div> <div><p>Existing alley and walkways between buildings are a mix match of asphalt, concrete and brick paving with varied levels, decay and quality.</p><p>Using similar paving to the new Library (brick or concrete brick look) in areas plus pouring continous new surface for the pedestrian areas.</p><p>This will need to be considered alongside Quick Win 1 as there will be some breaking out of existing surface to enable planting, parts of the future paving or edges could be installed as part of that project.</p><p>Approx. 150m2 of new paving area. This could be a mixture of higher spec paving (bands or radiating out from key areas) and fresh concrete with exposed aggregates.</p><p>Drainage will need to be considered and levels reviewed (to existing and any new culverts) along with any new paving work.</p><div>Project team and suppliers:<ul style="list-style-type: none">› FNDC› Civil Engineer› Landscape Architect› Civil Contractor – to include supply of materials and infrastructural elements</div></div>	<div>6</div> <div>Whareiti upgrade and/or move and addressing levels plus drainage</div> <div>Purpose of this element:<ul style="list-style-type: none">› Ensure whareiti is safe and comfortable to use as a key town resource for community</div> <div><p>Requires wider assessment of area and funds to ensure current location is the best place with respect to proposed quick win and future design concepts.</p><p>Specifically there is an issue with levels, including ramps and access nuances, around the whareiti. This could be resolved alongside future project 5, or if moved, as part of that project.</p><p>The community notes that the whareiti is not pleasant to use and would benefit from being upgraded completely.</p><div>Project team and suppliers:<ul style="list-style-type: none">› FNDC› Civil Engineer› Landscape Architect› Civil Contractor – to include supply of materials and infrastructural elements› Toilet Block Supplier – Customised like: ExeLoo</div></div>	<div>7</div> <div>Facelift for area to the east of Dickeson Street</div> <div>Purpose of this element:<ul style="list-style-type: none">› Connect the quick win projects of Library Square to the wider area› Create more open connections for pedestrians to move between public areas and businesses› Visually uplift a large area that interfaces with community› Potential for pop-up / business start ups and partnerships</div> <div><p>Simple moves such as planting underneath the large existing tree, installing screening hedges/ planting to necessary delivery/business areas, installing temporary seating or even a half court for basketball.</p><p>Opportunity to engage in pop-up business partnerships and have pop-up stalls (or even place fitted out containers) on site.</p><p>Requires conversation with several private landowners who own the land and/or back onto the land.</p><div>Project team and suppliers:<ul style="list-style-type: none">› Landlord› Landscape Architect› FNDC› Surrounding Business Community</div></div>	<div>8</div> <div>Address connections to the square - pedestrian and other</div> <div>Purpose of this element:<ul style="list-style-type: none">› Open up connections to and through Library Square› Prioritise pedestrian safety in carparking spaces through colour and paving› Create more legible spaces; both for pedestrians and cars</div> <div><p>Removing security fence between Dickeson Street and Library Square. Additional measures such as surface treatment (currently weeds and gravel) and potentially painting walls or mural to uplift and increase feeling of safety.</p><p>Raise pedestrian crossing across Dickenson Street and create new footpath to connect this to the Library Square/area outside the liquor store.</p><p>Consider surface treatment (painting or paving) to the carpark to slow cars, prioritise pedestrians and highlight business connections. This could include a partnership with businesses to invest in a communal seating area to the back of the businesses (Cafe Mahaali etc) and connecting to the existing mural by the electric car chargers.</p><p>Requires discussion with FNDC, particularly for pedestrian crossing at Dickeson Street and new footpath between this and Library Square.</p><div>Project team and suppliers:<ul style="list-style-type: none">› Landlords› Spatial designer / Ringa Toi / Artists› FNDC› Civil Engineer› Landscape Architect› Civil Contractor – to include supply of materials and infrastructural elements</div></div>
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05
Kaikohe Marketplace



Kaikohe Marketplace

This kaupapa looks at high level perimeters for development, options for location and potential partners for a marketplace in Kaikohe.

Marketplace potential perimeters discussion:

- › Covered shelter for minimum 20 spaces 5m x 5m plus walking lanes x 3
- › vehicle parking for 10 food trucks (what an average size might be).
- › A seated area with tables for 30 people
- › and a covered stage area for performance 30 people
- › Storage for 25 - 30 display tables
- › Lighting
- › Side Coverage for internal events
- › Accessibility considerations

Possible sites	
Site	Challenges
1. Ngāpuhi Rūnanga Site	Currently tagged for another project and issues with local shop owners – see market-town Thomas Fish Supply) Regulatory challenges from existing owner
2. Park (across from Mobil)	Not large enough Food challenges - (art/clothing OK) what are the offerings?
3. Pioneer Village	Refer Pioneer Village Report
4. Papa Hawaiki	Re-build customer base Not on the main road
5. Memorial Park	Funding and investment required
6. Tāheke Road (private)	Food track access issues



Kaikohe as a Market Town: Considerations and concerns

A local business owner took their time to share their considerations and suggestions around the idea of a market

Defining a Market Town

There is currently no shared definition provided for what constitutes a “market town” in the context of Kaikohe. Without a clear framework or example, any proposal to establish Kaikohe as such remains open to interpretation.

Impact on Existing Businesses

Businesses along Kaikohe’s main street have faced sustained economic pressure over recent years, influenced by factors such as government policy changes and advancements in technology. Concerns have been raised about whether the inclusion of casual vendors—who operate with lower overheads and regulatory obligations—may inadvertently increase competition and further challenge the viability of these long-standing businesses.

Informal observations from local retailers suggest that market activity on Thursday evenings has coincided with a noticeable drop in regular customer traffic. For example, one business reported a decrease in evening trade that directly coincided with the timing of the market. Similar effects were noted by larger retailers, including New World, during previous market trials in Library Square.

Kaikohe’s business environment has historically shown sensitivity to commercial shifts. The entry of large-format retailers, such as The Warehouse, resulted in the closure of several smaller businesses—despite differences in product range and quality. There is concern that a similar outcome may occur if casual vendors reduce profitability for existing stores.

Market Location and Value

The Packhouse Market in Kerikeri has been cited as a reference point. However, it is located some distance from the town centre and operates primarily as a destination venue. In contrast, Kaikohe’s businesses benefit from their centrality and connection to community activity. The value of this location is reflected in rental costs, rates, and ongoing investment—costs not borne by short-term or mobile vendors.

Concerns have been raised that without contributing to this shared infrastructure, casual vendors may extract value from the town centre without supporting its long-term sustainability. Permanent businesses offer consistent hours, maintain public-facing premises, and contribute through rates and compliance with local regulations.

Regulation and Compliance

Questions have also been raised regarding the regulation of casual vendors. Observations suggest that existing markets in Kaikohe operate with minimal oversight. For example, despite stated hours of operation (3pm to 6pm), vendors often begin earlier and remain beyond designated closing times.

There are further concerns about enforcement of health and safety standards. While established businesses must comply with regulations and follow formal processes to access public space, similar expectations may not be consistently applied to market vendors. This raises concerns about equity and the practicality of upscaling such operations without adequate enforcement mechanisms.

Clarifying the Benefits

The broader benefits of a regular market have yet to be clearly demonstrated. Some local stakeholders have questioned the financial model, particularly how collected vendor fees are managed and who ultimately benefits from their collection. Without transparent governance, questions remain about how such markets support the town’s overall economic goals.

Conclusion

While markets may contribute to vibrancy and community activity, careful planning is required to ensure they do not unintentionally undermine existing businesses. Stakeholders have expressed a need for clearer definitions, equitable regulation, and a balanced approach that reflects the perspectives of those operating retail businesses in Kaikohe’s town centre.

It is recommended that further engagement be undertaken with main street business owners to ensure their views are considered in future planning processes.

06
Painting the town



Painting the Town - Introduction and Quick-wins

Developed out of community papamahi & workshops, this kaupapa focuses on revitalising the outward appearance and visual aesthetic of Kaikohe township.

The Kaikohe Business Association has identified a simple three step process to achieve this: REFRESH, REPAIR and REVITALISE

STEP ONE REFRESH:

QUICK WINS: \$50,000.00 (TOTAL FUNDING AVAILABLE)

As part of the “quick wins” associated with Placemaking, shop owners will be offered an incentive to have their shops chemically cleaned for a discounted price. This will open discussions with shop owners to invest into the next phase.

There is some discussion around the potential for offering building owners supportive funding to have their verandah’s structural integrity checked by a building inspector.

The engagement process will be managed by KBA with the support of other strategic partners.

STEP TWO REPAIR: FUTURE PROJECTS

Capitalising off the positive engagement with commercial building owners and tenants and goodwill created by the offer to deep clean the properties on Broadway, KBA will promote the question, “What should the Main Street in the capital city of the Ngapuhi look like?” (It would not have buildings decaying and falling down.)

During the deep clean operation of REFRESH a plan will put in place to identify any immediate health and safety issues with the verandahs and Main Street properties.

Using existing by-laws and codes of compliance buildings in need of urgent repair will be notified of what needs to be done. Extra funding will be sought by external investors with a commission to build the local economy and attract business and tourism. This money will be budgeted to incentivise building owners to repair their buildings.

High level discussions have already been had with FNH, MSD, TRAION, FNDC community development, FNDC infrastructure and contractors on how this could be achieved. KBA and intermediaries have begun these talks.

Some buildings will ready to paint this summer after the clean. In which case the painting will follow the clean in logical order. Other buildings to repair will be the next obvious step.



Colour palette for
Kaikohe... Kohekohe
rākau flower/berries.

~Papamahi participant

Colour palette: Ngā Kaupeka o te Matiti

The revitalisation of Kaikohe’s Broadway embraces a uniquely local and cultural approach to colour, drawing inspiration from the eight segments of Matiti—the Tai Tokerau phases of summer. These guidelines provide a framework for using colour in a way that celebrates identity, enhances the built environment, and supports a vibrant, inclusive town centre.

1. Matiti-Inspired Palette

Each segment of Matiti reflects seasonal shifts in the natural world. Colours drawn from these stages—such as rich ochres, deep greens, bold reds, soft golds, and blues reflecting the sky and water —create a grounded palette that honours the landscape and climate of Te Kaikohekohe. These colours can be used to guide precinct identity or highlight seasonal narratives.

2. Cultural and Local Resonance

This colour palette reflects the whakapapa of Kaikohe—its people, whenua, and stories. This includes references to Ngāpuhi heritage, volcanic soils, native flora, and local landmarks throughout the phases of Matiti. Signage and murals may incorporate symbolic colours from Matiti to express mātauranga Māori and local histories.

3. Streetscape Cohesion with Flexibility

While encouraging individuality, buildings and shopfronts should maintain harmony by using complementary tones from the Matiti palette. Façades, trims, and awnings can reflect seasonal hues while keeping overall visual flow intact. Public elements like seating, bins, and paving should use base tones grounded in nature.

4. Functional and Identity Zones

Colour can help subtly signal different uses—retail, hospitality, civic space, green areas—while still blending into a cohesive whole. Distinctive colours from each Matiti phase can also be used to mark transitional areas or highlight cultural features, such as pou, paving designs, or community artworks.

5. Environmental Considerations

Colours should be durable and responsive to Kaikohe’s changing light and weather. Finishes must reduce glare and fading while respecting natural surroundings. Integrating colour with planting and green infrastructure supports a relaxed and climate-conscious feel.

6. Place-Making and Wellbeing

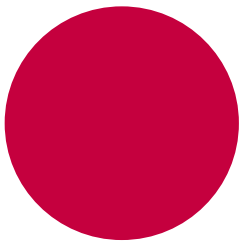
The colour approach aims to uplift the mauri of the town centre—creating a sense of belonging, beauty, and care. The Matiti-based palette connects people to the seasons and rhythms of life, reinforcing Kaikohe’s unique identity as a heartland community.



Reference imagery for the developed colour palette

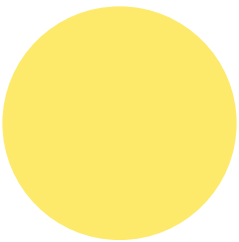
Colour palette: Ngā Kaupeka o te Matiti

This colour palette is a reflection of the Matiti (Summer) phases, specifically for Kaikohekohe. The colours are taken from different elements in nature and connections to landmarks and hapū kōrero significant to the area.



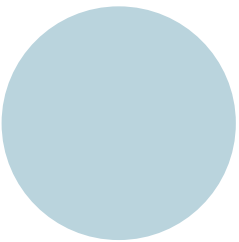
MATITI KURA

Te whero o ngā takatini` o ngā rākau - referencing the small, varied red berries available in this season.



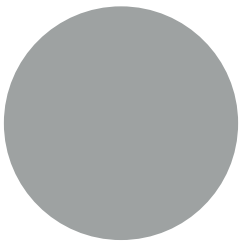
MATITI HANA

Referencing the stamen of putiputi, particularly the centre of Puawānanga (Clematis paniculata)



MATITI MURAMURA

The colours of the waters we are drawn to in this season, seeking refreshment in the puna, awa and wairere around Kaikohekohe.



MATITI KAIWAI

Te maroke o te whenua me tana hia inu - the dryness of the land and the layers of earth that show in this phase of summer.



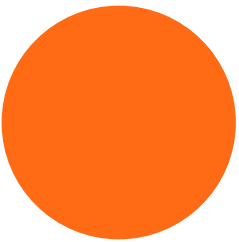
MATITI RAUREHU

Pollen/dew on the grass (in the morning); seeing layers of what's usually unseen to the human eye.



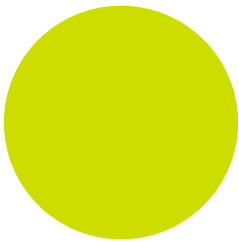
MATITI RAUREKE

The connection to our traditional agricultural practices, and the harvesting time of kūmara, taro and peruperu.



MATITI RAUTAPATA

Ngā kākano - the seeds and seed pods bursting
A colour reference from the Kohekohe berry.

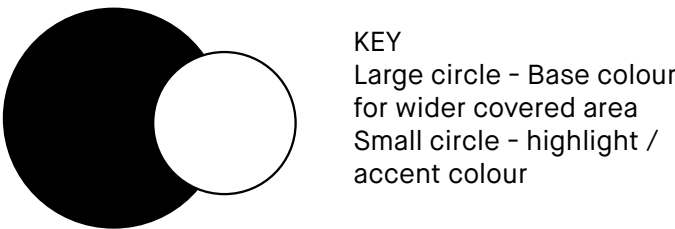


MATITI RAUANGINA

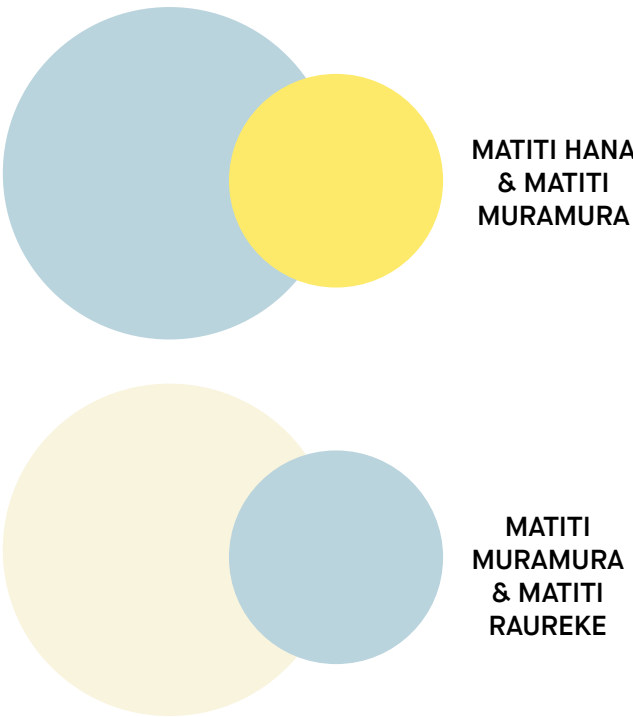
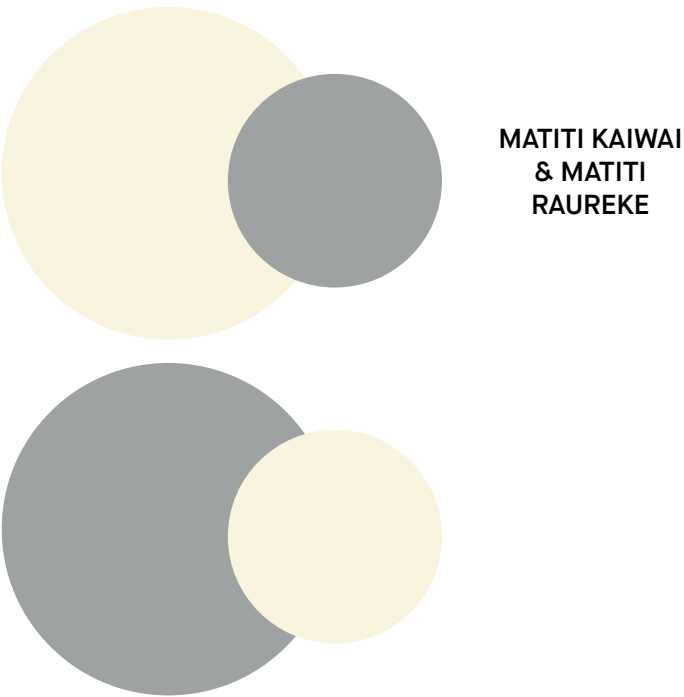
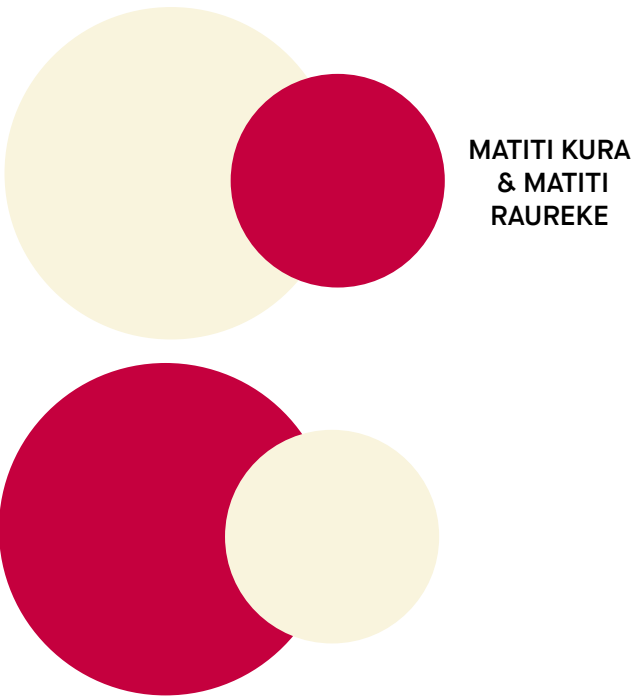
Leaves swinging and free falling, the last leaves of the season falling from the trees.

Colour use guidelines: Colour combinations

The preferred colour combinations for the Kaikohe streetscape have been selected to reflect the town's unique identity, cultural heritage, and natural environment. Informed by the eight segments of Matiti, these palettes promote visual cohesion and enhance the character of Broadway.



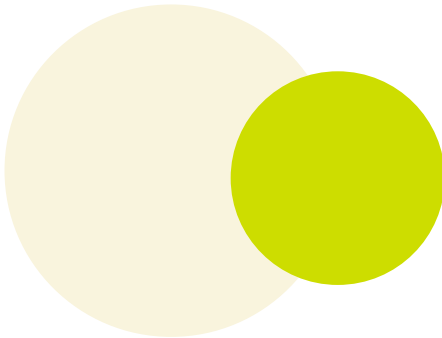
GUIDANCE:
Use of non-recommended colour pairings is discouraged, as it may compromise the overall cohesive aesthetic. These guidelines support a unified streetscape that contributes to the revitalisation of the town centre. Consistent application of the approved colour palette will ensure a well-integrated, culturally grounded, and visually appealing public space along Broadway.



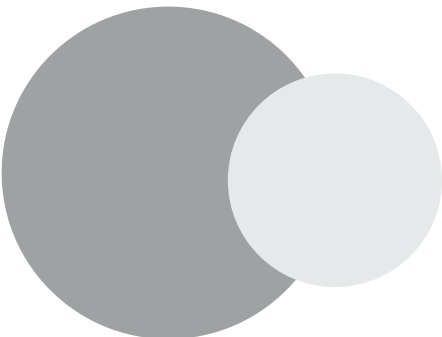
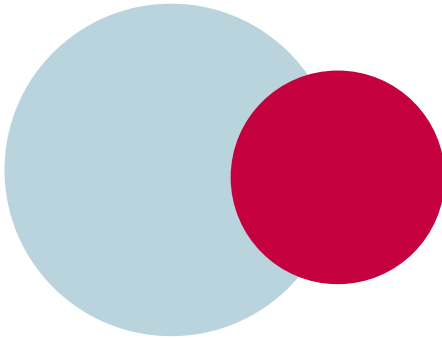
Colour use guidelines: Colour combinations



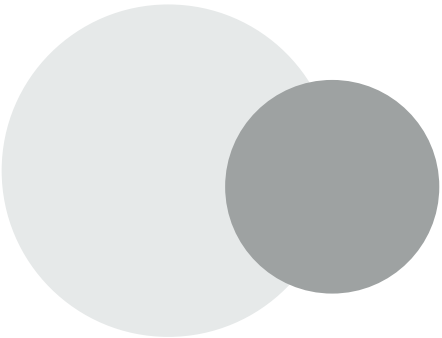
MATITI
RAUREKE
& MATITI
RAUANGINA



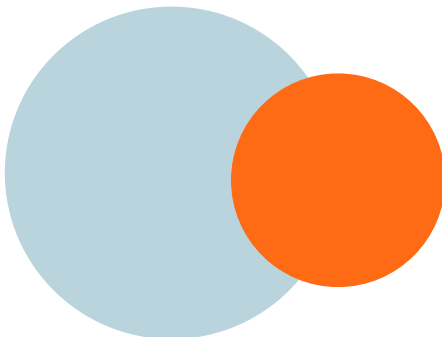
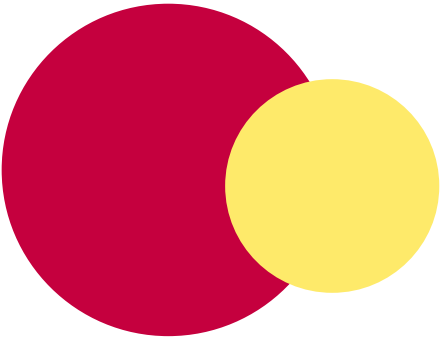
MATITI KURA
& MATITI
MURAMURA



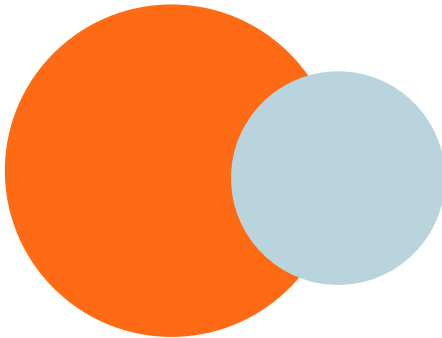
MATITI
RAUREHU &
MATITI KAIWAI



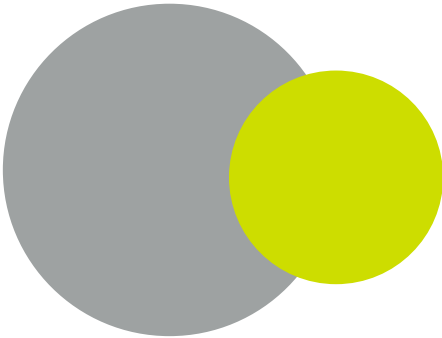
MATITI HANA &
MATITI KURA



MATITI
RAUTAPATA
& MATITI
RAUREHU

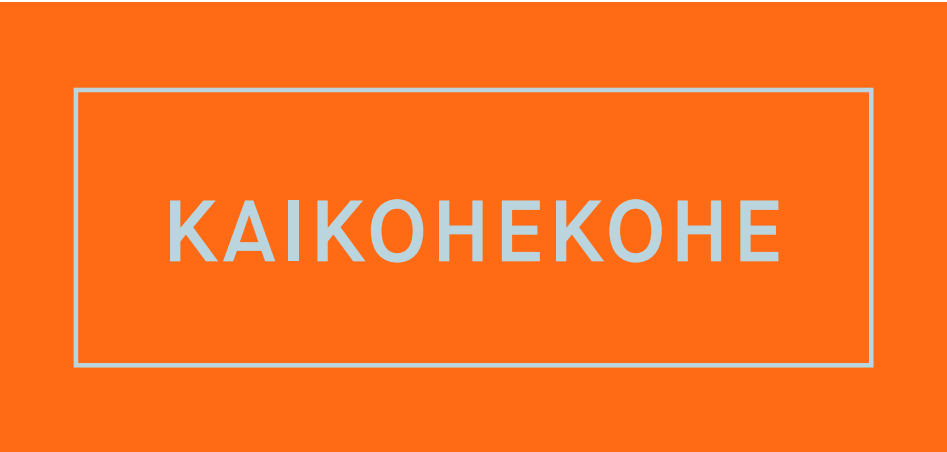
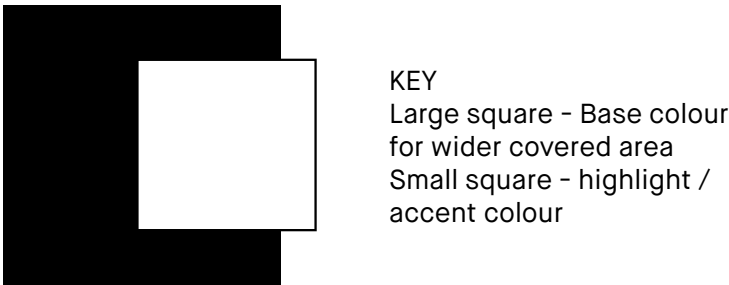


MATITI KAIWAI
& MATITI
RAUANGINA



Colour use examples

The following are examples of how the colour combinations can be used. Note the key shows colour hierarchy and use.



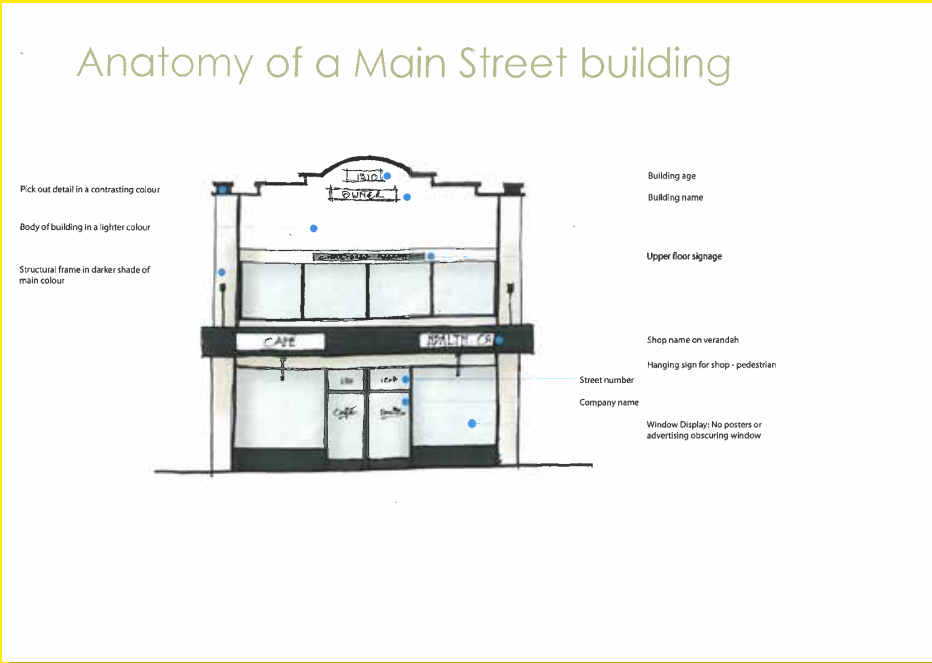
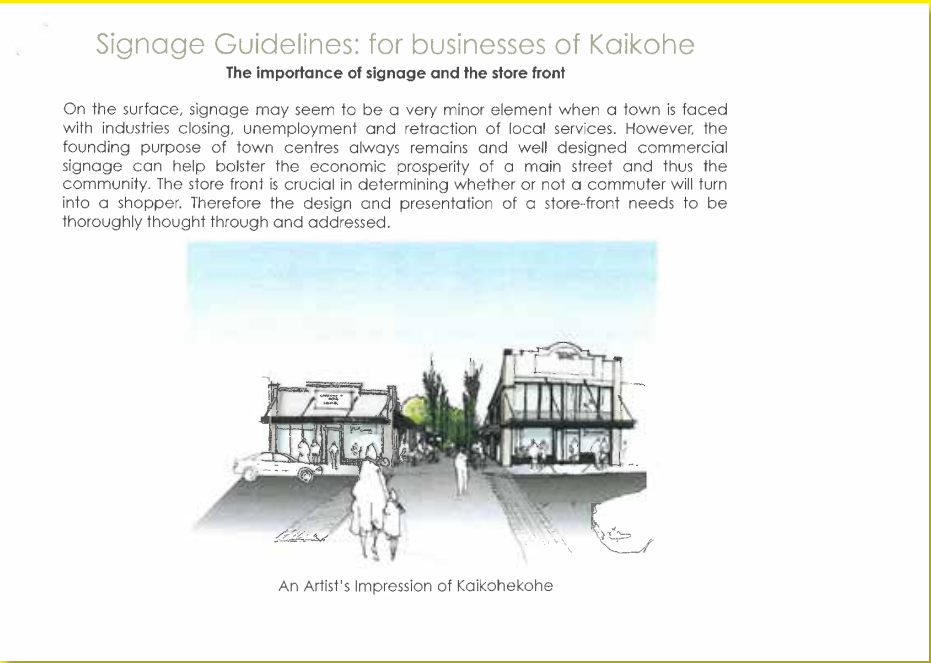
Painting the Town - Step Three Revitalise

STEP THREE REVITALISE: FUTURE PROJECTS

Engagement of shop owners to contribute to the streetscape is important. Having shop owners engage in this concept will then create more kōrero around colour palettes, feeding into the greater community, and helping to create a safer, better version of Kaikohe.

Once the ‘canvas’ is complete the REVITALISE stage can kick in with earnest. Mostly painting, funded and incentivised as in the earlier stage. It may include the colour palate that ĀKAU has already designed and kōwhaiwhai panels on the verandas, lights for Pūanga, kohekohe berry motifs etc. Enhancing and complementing Papa Hawaiki, the new library and planned developments on Ngāpuhi Green.

Outside of the brief but mentioned here is the desire for carved waharoa at the entrances to Kaikohekohe so that visitors get the impression of entering into the modern, high tech, prosperous, authentic Māori Ngāpuhi Kāinga of Kaikohekohe.



The above guidelines was part of a report prepared for the KBA around signage guidelines for Kaikohe

002
Project Engagements



01
Taitamariki Papamahi Summary



Papamahi Outline and Objectives

This papamahi (workshop) was part of the ĀKAU engagement process, gathering ideas from our taitamariki on how Kaikohe might say ‘Kia Ora’ with a design exploration for the western Cycle Trail entry to town. We got an amazing turn-out and many creative ideas

Group Engagement Priorities	
Project:	Description
New Entrance Markers	› 01
Hapū Markers	› 02
Streetscape	› 03

PAPAMAHI:

- › When: 10th April 2025, 9.00am - 3pm
- › Where: FNDC, Kaikohe offices

WHO:

- › Akonga participants: 48
- Facilitated by:
- › ĀKAU team: Joe Henare, Hope Pūiri, Gwena Gilbert
 - › Kaiāwhina: Manuao Hita and Temepara Hita

DESIGN WERO:

- The design challenge for the day was
- › Create a space of manaaki for manuhiri, whānau, hauora
- The location for this was the cycle trail entry at the west of Kaikohe, where there is a pull over bay and many established trees.

PAPAMAHI OUTCOMES:

- › Understand more history of the whenua of Kaikohe
- › To explore design solutions for the Cycle Trail Entry

THE PROCESS:

- The following activities were completed in the whānau papamahi:
- › Site visit and kōrero tuku iho at Tokareiareia/ Monument Hill
 - › Site visit Cycle Trail
 - › Rerenga kōrero - what’s important to you?
 - › Papa Kupu - Site Analysis and feedback
 - › Concept development and modeling these ideas



A group hikoi up Tokareireia to hear stories of the surrounding whenua



A group of Te Kura Kaupapa Māori o Kaikohe create their 3d model at the end of the day

“ I had fun because I got to build my ideas

~Papamahi participant

Site one: kōrero tuku iho + visit to Tokareireia

To start the day we went up Tokareiareia (Monument Hill) and Arama Tahere (Ngāti Tautahi) and James Kara (Matarahurahu) shared kōrero with the kura from this significant place

In Kaikohe there's multiple Hapū which we all hononga (connect) too. This is the make up of Te Pū Ō Te Wheke or the heart of the octopus. These Hapū consist of Ngāti Tautahi, Ngāti Whakaeke, Te Uri O Hua and Te Matarahurahu, and underneath those Tupuna Hapū is Te Pū o Te Wheke.

Matua Arama started our kōrero session with a mihi to all the rangatahi standing on Tokareireia with the goal of connecting everyone into the whakapapa of Te Pū o Te Wheke and the significance of te Kaikohekohe. As Matua Arama is Ngāti Tautahi, he'll be explaining the narrative from his hapū(s) point of view.

Looking into the distance, he points out Maunga Kawakawa, and along the mountain ranges to Hawera, Otane Iti and Kiri Oke which is the boundary of where Ngāti Tautahi reaches. Coming across Kiri Oke we find Pākinga Pā, a significant place in terms of whakapapa for Ngāpuhi, as just below Pākinga was the landing area of Rāhiri's Manu Aute, which represents the boundary between the Taitama Tāne (West territories) and Taitama Wāhine (East territories). This was the Strategy that Rāhiri used to separate his sons and stop them from feuding, giving Kaharau the Hokianga and Uenuku Taumārere. Pākinga Pā is the centre of those two sides. Pākinga was also a training ground for all warriors in Te Tai Tokerau, used for training and the place where the Northern Alliance was formed.

Ngāti Tautahi narrative also speaks of Hongi Hika, one of our past Rangātira, who was born in a puna residing in Tuhuna.



Site one: kōrero tuku iho + visit to Tokareireia

The original name of Kaikohe is Opango

~Papamahi participant

Tokareireia is significant because of Hone Heke. Hone Heke and his mother were captured by Rewharewha and bound to a tree; this tree still exists behind the warehouse building. Hone Heke's Grand Uncle, Te Hotete, freed them and they all took refuge at Tokareireia. All they had to survive on were Kohekohe berries, which are distasteful and bitter, however this shows the resilience of our people as they persevered for their survival. From that came our township's name Kaikohekohe. Relating back to today's time, Matua Arama poses the question, what's something that motivates us? What's something that keeps us moving? What can I do to survive in this world? As our Tupuna did.

Matua James begins his kōrero, speaking on how Hapū are all intertwined. He comments on all the major sights of interest of each hapū. Those who were from Tautoro, could see Tawanui standing in the distance. Those who are from Ngāti Hine, can see Maunga Hikurangi. When we go for a walk up Tokareireia we see more connections as well like Pūhanga Tohora. We also learn surround Iwi and Hapūl came here for hui because Kaikohe was geographically the centre of Ngā Puhi. There was also kōrero that Tokareireia was a comet and also a Pā site, a Pā of refuge.

During the times of war, Tokareireia was the place of refuge, and the people who didn't survive are buried in Marino, the urupā next to New World. Passing around the Kohekohe berries they picked, everyone got to experience what they looked like, felt like and some even tasted them.

After walking further up the path at Tokareireia, Matua James showed us the time capsule

that was buried there. It has history, letters, photos and all sorts of documents of our past with a 100-year time set on it. Once that 100th year is over, it will be dug up and opened to the community to come and learn. This was a strategy to preserve our history.

Finally ending our hikoi at the top, Matua James points out more areas that are visible from Tokareireia like Pūhanga Tohora and Whakatere. Also, in view behind the trees is Pūtahi and Te Ahuahu.

There was a Marae called Pā Te Aroha where Lens Pies now stands, that is where Hone Heke's tangi was held, and he was buried in Aperahama. Before he passed, he tried to establish sovereignty and our own Rangatiratanga within our own government.



Site two: visit to Cycle Trail Town Entry



Looking south-west along state highway 12, with existing signage and pull over area in the distance. Cycle trail track to the left of image.



Looking south-west along state highway 12, flooding evident in pull-over area



Northern cycle trail entry



One cycle track connection across state highway 12, the other is closer to Orrs Rd, this is also maintenance vehicle access.



Carved pou showing direction of cycle track



To the north of the state-highway, looking east from the current cycle track entry

Rerenga Kōrero

Back inside we encouraged each kura to reflect on key words they had heard from the earlier kōrero and to create their own whakataukī/proverb



I learnt the story behind how Kaikohe got it's name

~Papamahi participant

Kaikohe Christian School:

- › Opango
- › Kaikohekohe
- › Papatākoro
- › Te Kaikohekohe is my playground
- › Resilience
- › Hone Heke
- › Tokareireia
- › Pū ō te wheke
- › Whare iti
- › Pūtahi
- › Kohekohe berries
- › People had to eat Kohekohe berries to survive
- › Maunga is where i'm from
- › In the olden days our people survived on Kohekohe berries
- › All Blacks
- › Kaikohekohe has a lot of good Hapū
- › Whānau
- › Kaikohekohe the home to the resilient
- › Hapū
- › The original name of Kaikohe is Opango
- › Pou
- › We use pou to direct people to their destination

East School:

- › Kohekohe berries
- › Mountains
- › Te Pū ō te wheke
- › Center of the north
- › Hone Heke
- › Opango - old name for Kaikohe
- › Kaikohekohe
- › Maunga
- › Pūtahi
- › Kaikohe
- › 1840 there was baby
- › Otūa
- › Pūtahi
- › Hone Heke leadership, leaders then, leaders now
- › Fighting

Kaikohe Intermediate School

- › Te Pū ō te wheke
- › Cycle trail
- › Hone Heke toku tupuna
- › Ko Hone Heke toku tupuna
- › Kaikohekohe
- › Pūtahi
- › Ko Pūtahi te maunga
- › Maunga - Puhangatohora
- › Hone Heke

- › Waima
- › Hokianga
- › Whānau
- › Aroha
- › Kaikohe
- › Mountain names
- › Connections
- › Manu coming together making connections
- › Puhangatohora
- › Ko Puhangatohora toku maunga
- › Ko Hokianga toku moana
- › Hokianga is my ocean



Rerenga Kōrero

Tautoro School

- › Te Pū ō te wheke
- › Hapū
- › Hone Heke
- › Nau mai haere mai
- › Kaikohe
- › Opango
- › Kohekohe berries
- › Kaikohe the berries of the north
- › Kohekohe berries the bitterness of the forest
- › Connection
- › Ngāti Whakaeke
- › Ngāti Tautahi
- › Te Uri O Hua
- › Resilient
- › Hone Heke the resilient warrior
- › Whakapara

Te Kura Kaupapa Māori o Kaikohe

- › Opango
- › Hone Heke
- › Kaikohekohe
- › Pū ō te wheke
- › Bathroom
- › Te Pū ō te wheke
- › E rere ana ngā ringa o te wheke ki te Kaikohekohe/ Opango
- › Papa tākaro
- › Opango ki te ao
- › Whare iti
- › E rua ngā Hone Heke
- › Ngā mātua tupuna
- › Momo rākau

- › Ngā momo rākau e tupu ana, e tū kaha ana
- › Ngā kōrero mō Hone Heke
- › Te Pū ō te wheke, te hononga o ngā iwi
- › Te Pū ō te wheke, no Te Pū ō te wheke no Kaikohe e tu ana te wheke
- › Hongi Hika
- › E tū ana ki runga i a Tokareireia
- › E maha ngā momo rākau ki Kaikohekohe e tu kaha ana
- › Te Hotete
- › Matua Tupuna
- › Me kōrero i te reo ō ngā matua tupuna
- › Rāpihi

Kaikohe West School

- › Hone Heke
- › Pango
- › Te-Nui-O-Hua
- › Ngā tangata
- › Tautoro
- › Pūtahi
- › Ngāti Whakaeke
- › Tawanui
- › Parliament
- › Kohekohe

Whakatauki:

- › Te Kaikohekohe is my playground
- › Te Pū o Te Wheke
- › Pūtahi Maunga is where I'm from
- › Ko Pūhanga Tohoroa tōku maunga
- › Ko Hokianga tōku moana
- › In the older days our people survive on Kohe berries
- › Kaikohe has a lot of good hapū
- › The home of the resilient
- › The original name of kaikohe is Opango
- › We use pou to direct people to their destination
- › Centre of the North
- › Opango-the old place name for Kaikohe
- › 1840 there was a baby
- › Leadership, Leadership, Leadership
- › Ko Hone Heke tōku tupuna
- › Many coming together making connections

 We use pou to direct people to their destination

~Papamahi participant


Aspiration Boards/Papa Kupu

We asked the below five pātai/questions in regards to the western cycle trail entry and asked taitamariki to add their ideas under each heading with sticky notes. At the end they were able to select their top idea per board by adding a sticker, this way we could get a feel for priorities from their perspective

I learnt how to perform site observation so we know what our whānau need

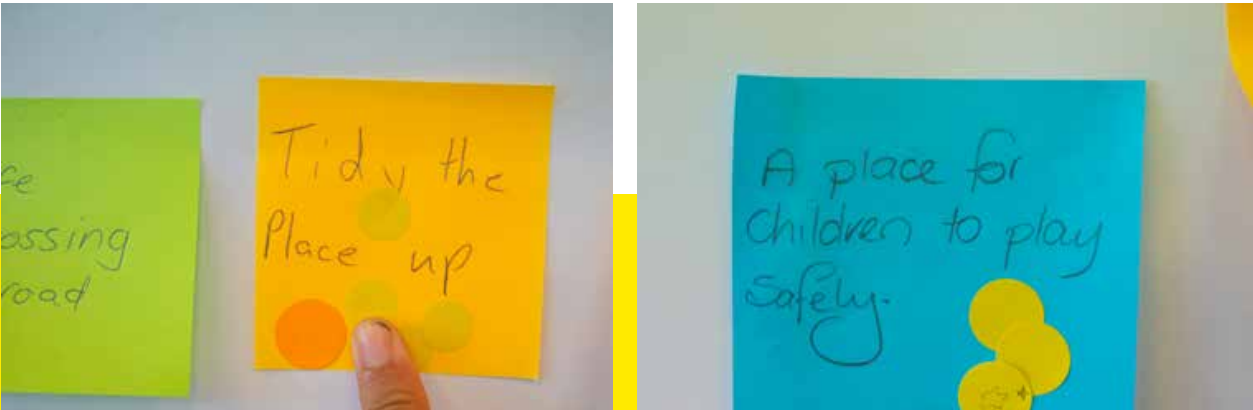
~Papamahi participant

What is the space currently being used for?	How can we make it a more manaaki space?	What is the space missing?	What could encourage more whānau to use this space?
<div><div>› To park</div><div>› To have a kai</div><div>› Looking at the view</div><div>› Running</div><div>› Coming together</div><div>› To have fun with your whānau Breaks from driving</div><div>› For fitness</div><div>› Peace</div><div>› Physical and spiritual</div><div>› Biking</div><div>› Kōrero about the powhiri</div></div>	<div><div>› Native trees / plants / fruit trees (10)</div><div>› Treat people how you want to be treated (3)</div><div>› A bridge over the road (7)</div><div>› Seating area and shelter for Kuia and Kaumatua (1)</div><div>› Rubbish bins (1)</div><div>› Better access (1)</div><div>› Better fence / gate (1)</div><div>› A wider pathway for families to walk</div><div>› Good vibes</div><div>› Less swearing</div><div>› Make sure the space is safe</div><div>› Information signs</div><div>› Make sure the whenua does not die</div><div>› Facilities that offers beverages</div><div>› More benches for picnics</div></div>	<div><div>› Basketball Court (23)</div><div>› Swimming Pool (2)</div><div>› Playground (Park) (3)</div><div>› BBQ (2)</div><div>› Better Grass (1)</div><div>› Better seating (1)</div><div>› Playground</div><div>› Drinking fountain</div><div>› Safe crossing of road</div><div>› Tables & Chairs</div><div>› Seats</div><div>› Rubbish Bins</div><div>› Waharoa Entry</div><div>› Whakapapa signage</div><div>› Toilets</div><div>› Slide</div><div>› Babies Area</div><div>› More parking</div><div>› Native plants</div></div>	<div><div>› Tidy the place up (5)</div><div>› Use a pou, signs & add more stuff (4)</div><div>› A place for children to play safely (3)</div><div>› A water fountain and gym stations (3)</div><div>› More caring and no fighting (2)</div><div>› Buildings / shelters (2)</div><div>› Make it a more relaxing area (1)</div><div>› Add things that make it safe and fun, a place to hang out</div><div>› Playgrounds</div><div>› Having a kids place</div><div>› A park for kids to play</div><div>› Advertising tours</div><div>› A park for kids to play on</div><div>› More cultural representation</div><div>› Tables</div><div>› Water Fountains</div><div>› Papa takaro</div><div>› Whānau hangout space</div><div>› A smooth road</div><div>› Sculptures</div><div>› Safe crossing on road</div><div>› Gym stations</div></div>



Note: **Bold** text and numbering is the amount of votes noted down for that idea i.e **Native trees (10). 9 votes!**

Aspiration Boards/Papa Kupu



AKAU › Broadway Kaikohe Placemaking Plan › 10 July 2025

Concept Ideas & Models

I learnt how to work with others

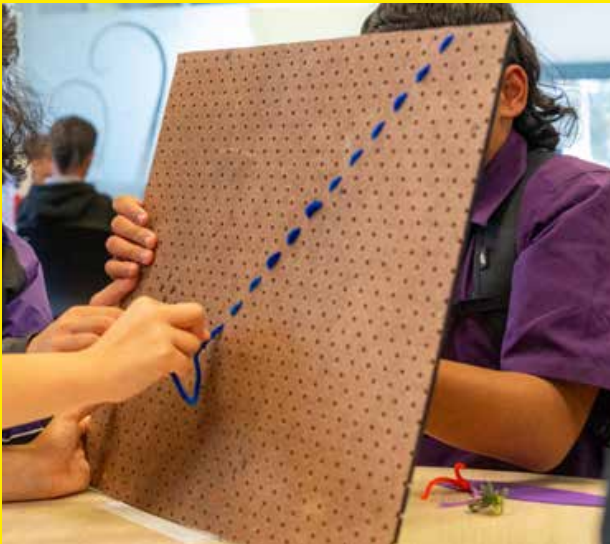
~Papamahi participant

Concept drawing and model making is where we challenge everyone to dream big! The design challenge for all rōpū was to come up with play ideas for the cycle trail entry to town

The earlier activities help guide the design ideas and each rōpū got given a big piece of tracing paper for conceptualising ideas and to create a play concept.

Model making follows this and is the fun part. Utilising all the resources that we bring with us, each rōpū worked with a base panel to make a quick, temporary model that resembled all or part of their concept.

We encouraged each group to consider the kōrero shared up Tokareiareia and incorporate this within their designs.



The base of all models is the tukutuku panel, enabling materials to weave through and up



Tautoro School work together to create their model



Kaikohe Christian School with a welcome sign on entry to the town



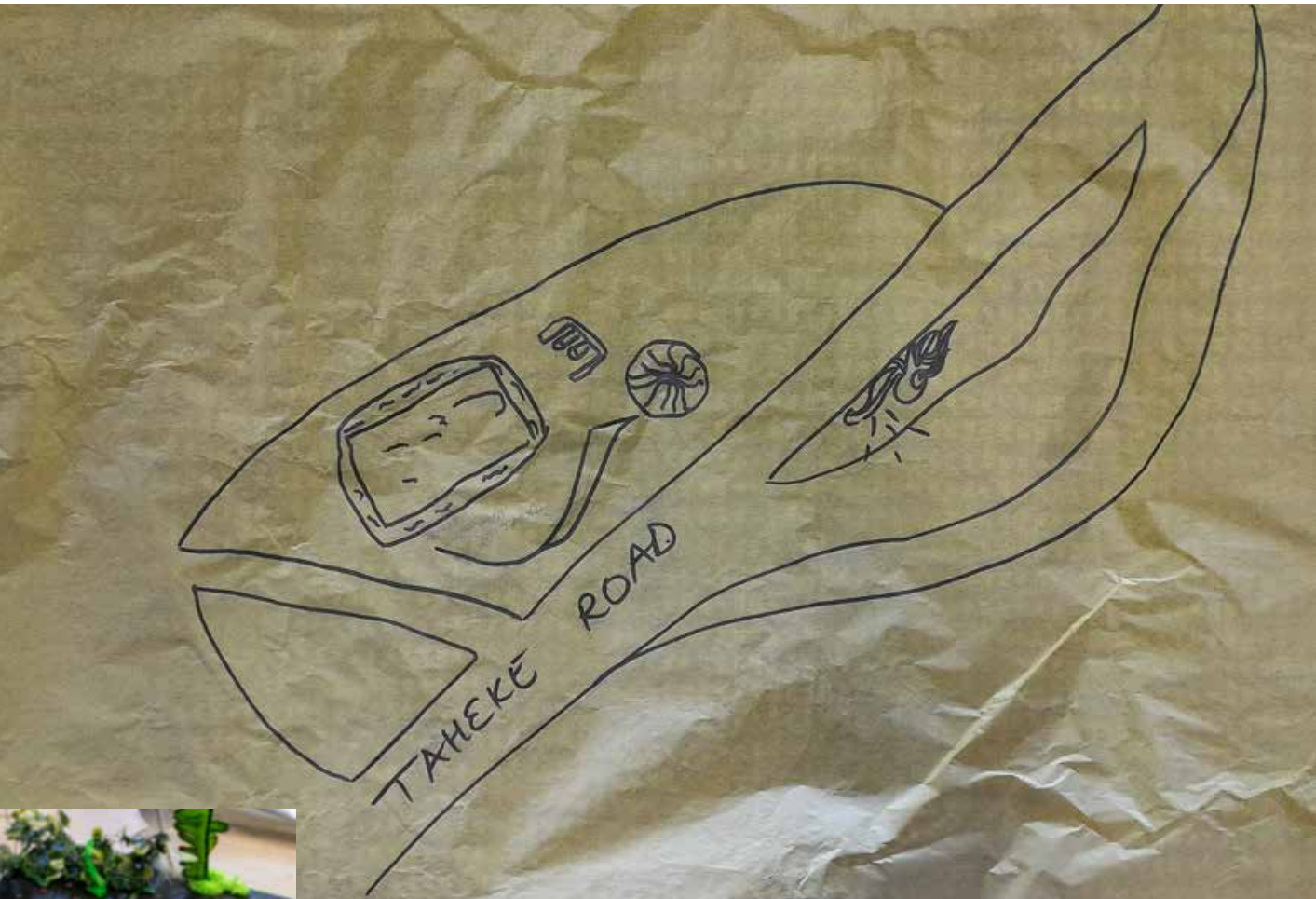
Sketching ideas out prior to model making

Kaikohe East Concept Idea

Concept Idea

This rōpū had a beautiful waharoa entry to their plays space which included:

- › Wheke water fountain and wheke spinning wheel
- › Pou
- › Kohekohe trees
- › Covered sandpit
- › A swing
- › A maunga to climb and have fun on with a slide off it
- › Covered seating



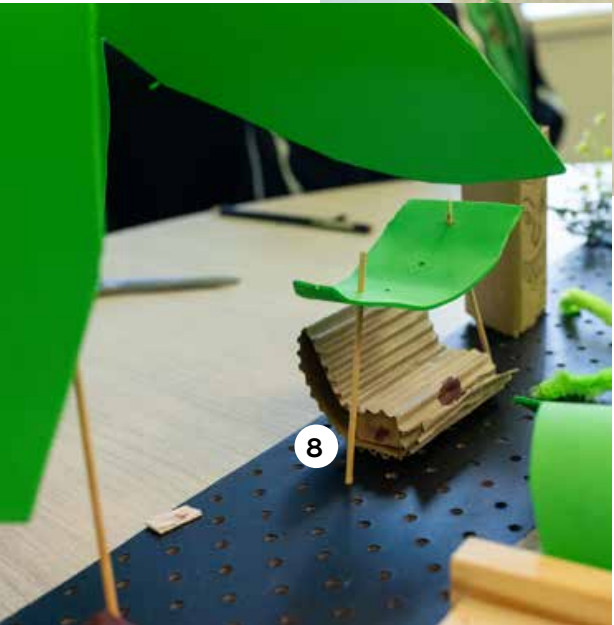
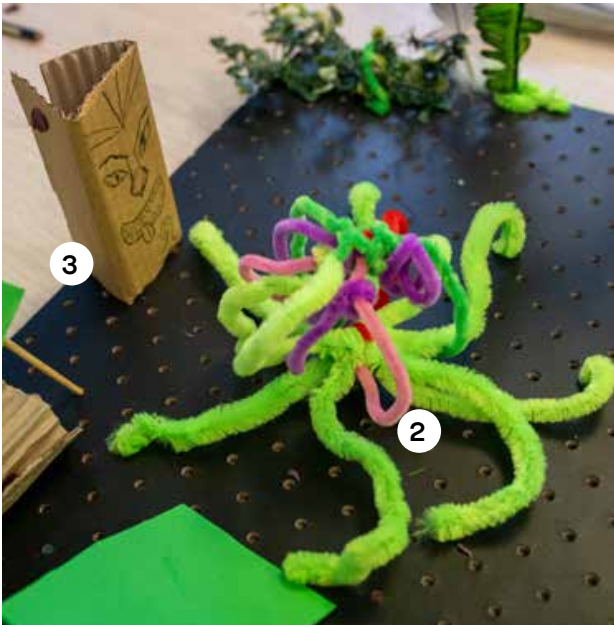
The site sketch with a wheke spinning wheel to play on



The wheke is incorporated as a water fountain in the final design

Kaikohe East Concept Model

- Final Model Key**
- 1. Waharoa/entry
 - 2. Wheke water fountain
 - 3. Pou
 - 4. Kohekohe trees
 - 5. Sandpit
 - 6. Swing
 - 7. Maunga to climb and have fun on with a slide off it
 - 8. Covered seating



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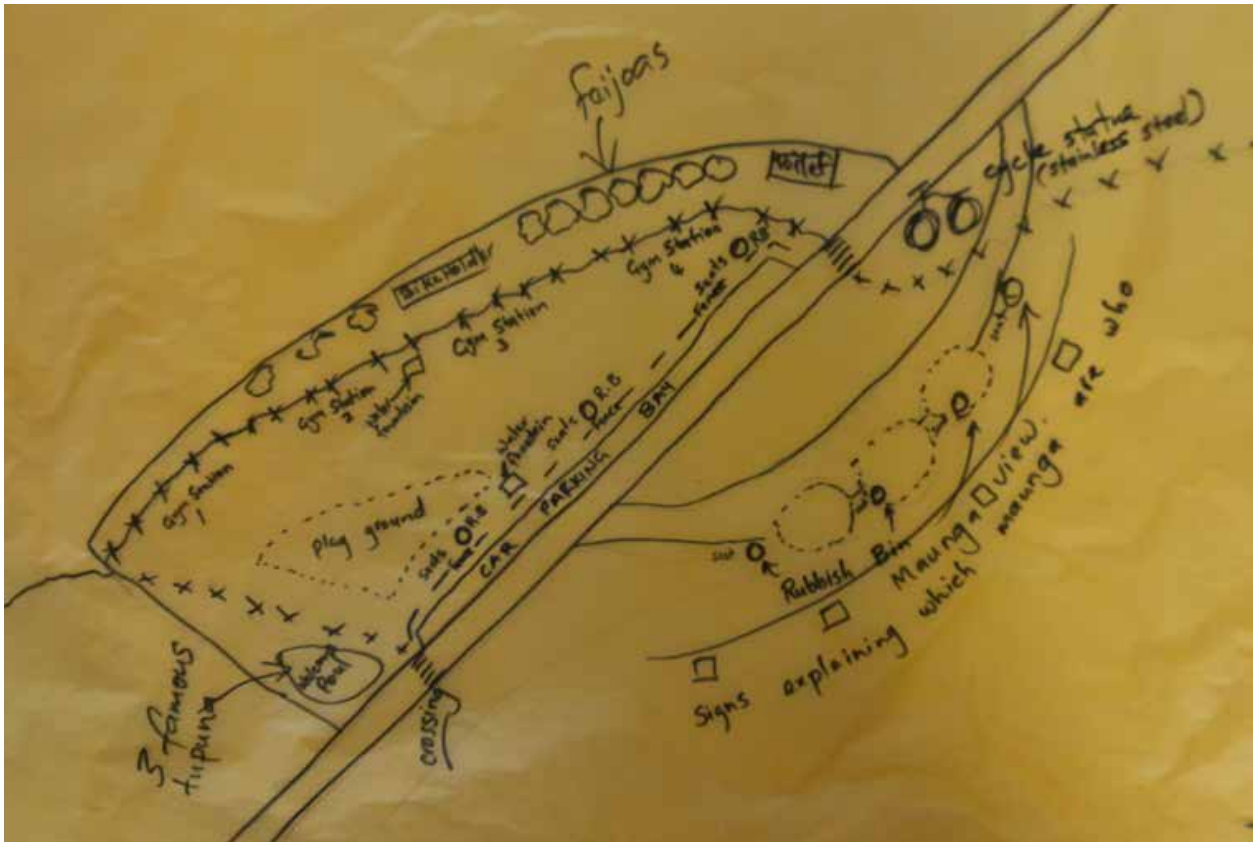
Tautoro School Concept Idea

Concept Idea

This rōpū had 3 welcome pou markers at the entry to the town representing 3 famous tupuna. They also added signage for all the surrounding maunga.

Other items included are:

- › a waharoa over the cycle trail
- › a pedestrian crossing across the state-highwa.
- › gym stations
- › a statue of a bike!
- › trees with seating and shade/rubbish bins
- › a public toilet
- › bike holder
- › feijoia trees
- › water fountain
- › seating under the trees.



Tautoro School presenting their model ideas

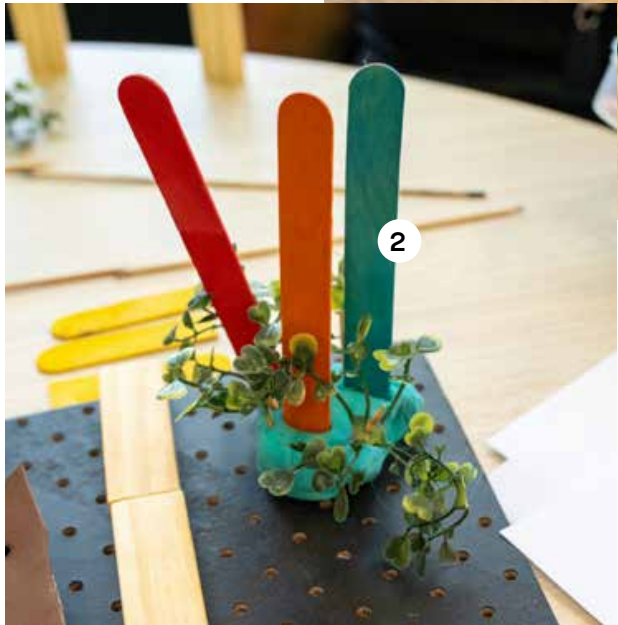


Model making with -

Tautoro School Concept Model

Final Model Key

- 1. A waharoa across the cycle trail
- 2. Pou at the entry to represent 3 famous tupuna
- 3. Pedestrian crossing
- 4. Seating under the shade of the trees
- 5. Signs for all the surrounding maunga
- 6. A park
- 7. A gym stations + water fountain
- 8. Feijoa trees
- 9. Bike stands
- 10. Toilets



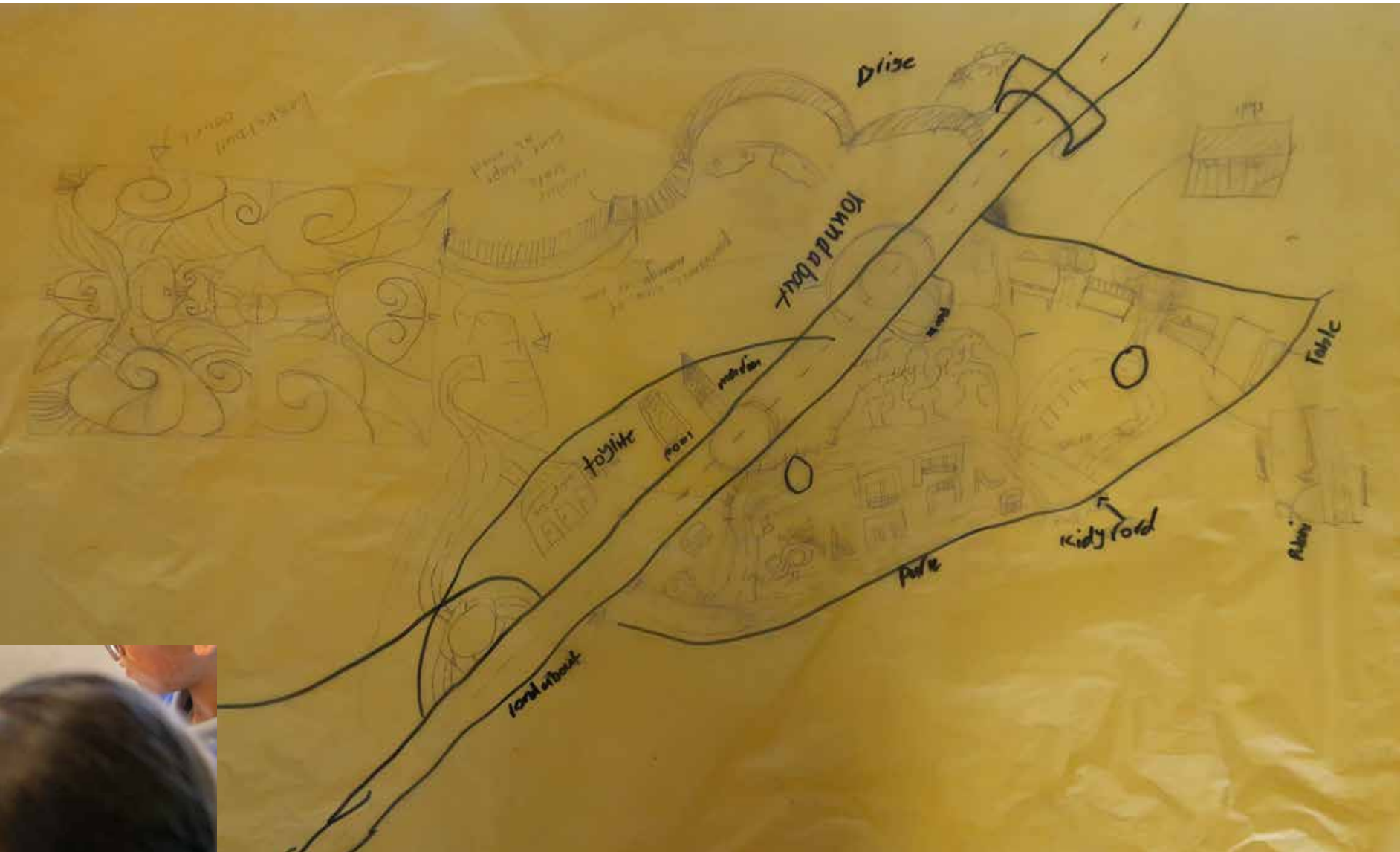
Kaikohe West Concept Idea

Concept Idea

This rōpū has a Playground which is at the centre of their design with trampolines, swings, slides.

Other concept items include:

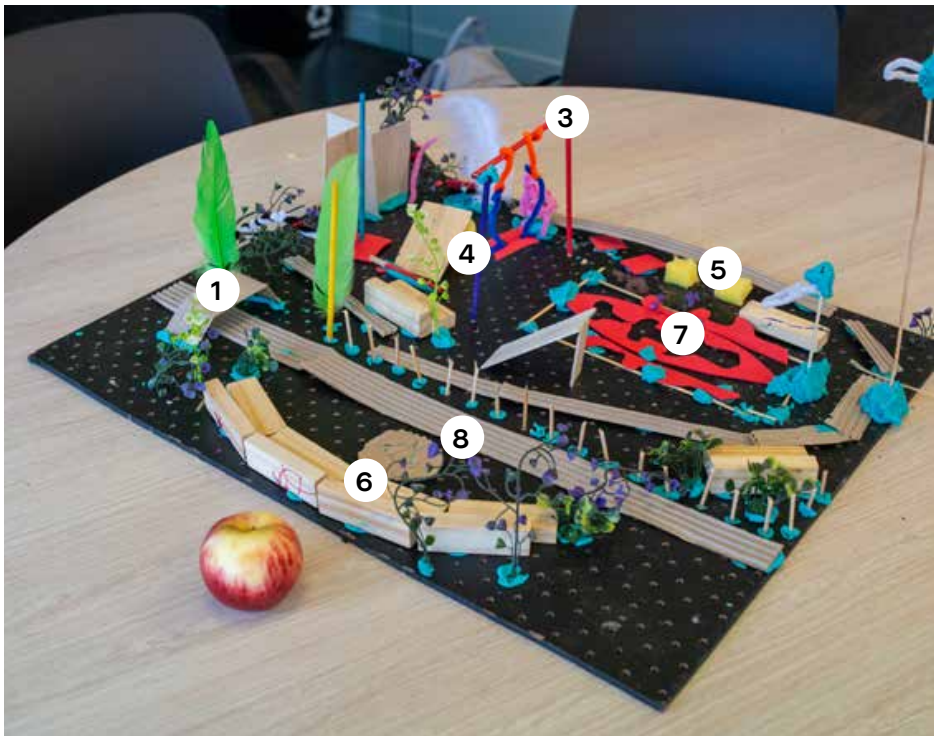
- › a pedestrian bridge across the state-highway
- › a custom basketball court with māori patterns and designs on it
- › seating
- › footpaths



A custom basketball court is part of this rōpū design

Kaikohe West Concept Model

- Final Model Key**
- 1. A pedestrian Bridge
 - 2. Public Toilet
 - 3. Swings
 - 4. Slides
 - 5. Trampolines
 - 6. Chairs for parents to sit
 - 7. Basketball court
 - 8. A footpath



A play area is central to Kaikohe West Concept model

Te Kura Kaupapa Māori o Kaikohe Concept Idea 01

Concept Idea

This concept builds on Te Pū o Te Wheke with a wheke welcoming people to Kaikohe. There is a pedestrian bridge over the state-highway leading across to a pump track and skate-park. Other concept items are:

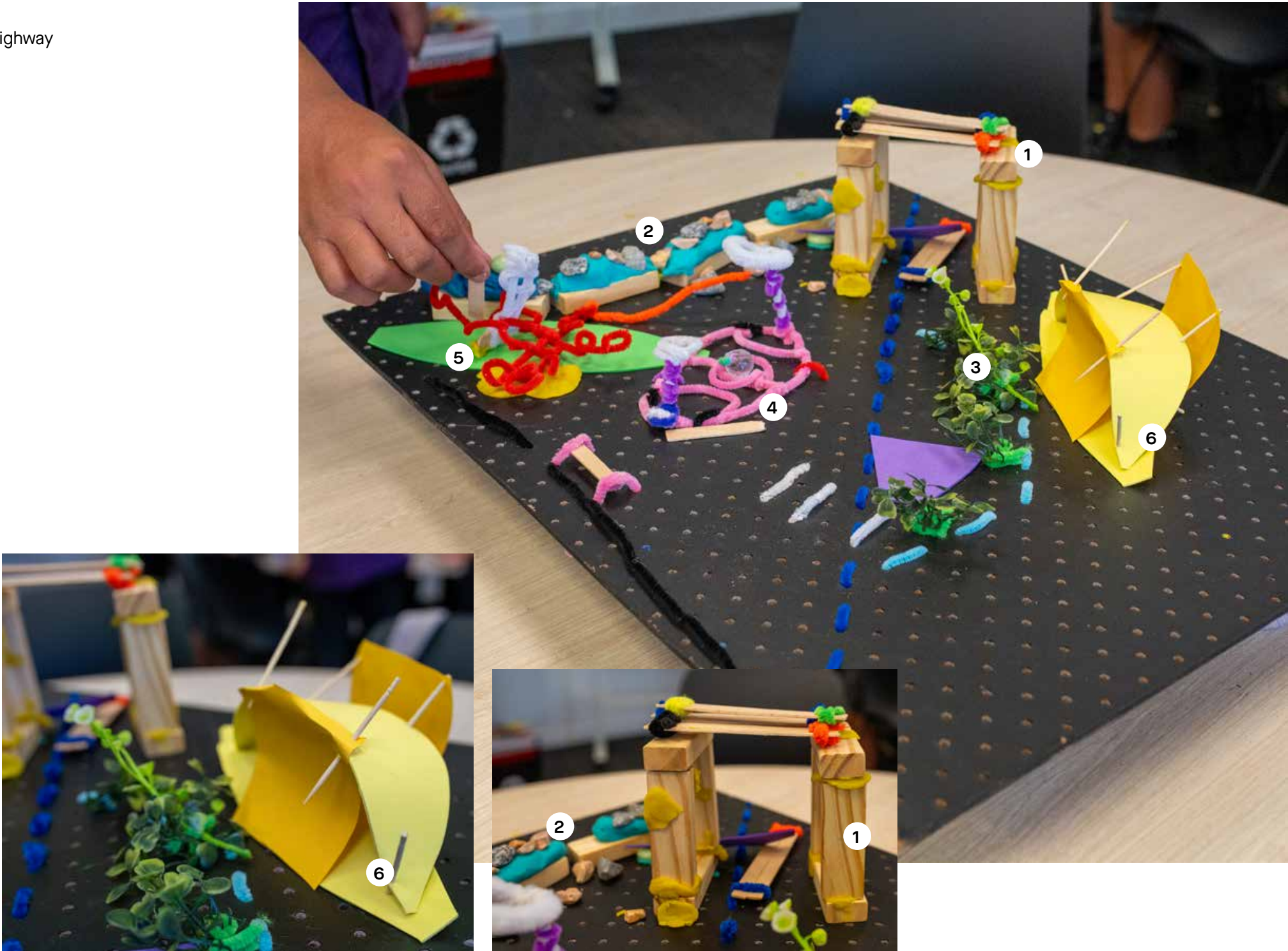
- › Fruit trees
- › Kohekohe trees
- › Seating
- › Basketball court



ĀKAU › Broadway Kaikohe Placemaking Plan › 10 July 2025

Te Kura Kaupapa Māori o Kaikohe Concept Model 01

- Final Model Key**
- 1. A pedestrian bridge across the state-highway
 - 2. A pump/skate area
 - 3. Kohekohe trees + fruit trees
 - 4. Basketball courts
 - 5. A wheke playground
 - 6. A picnic table



Te Kura Kaupapa Māori o Kaikohe Concept Idea 02

Concept idea

This rōpū were inspired by the Te Pū o Te Wheke and had a wheke inspired seating and eating area with colourful patterns on the ground. Other important aspects of their idea were:

- › A rock climbing wall inspired by the shape of a maunga
- › A gym area
- › A basketball court
- › A public toilet
- › Pohutakawa trees
- › Rubbish bins



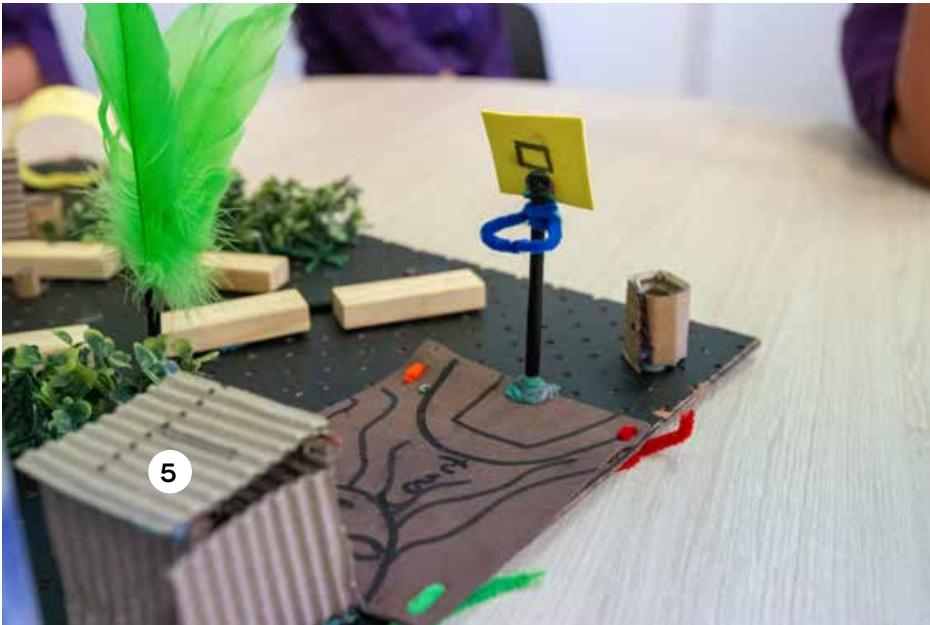
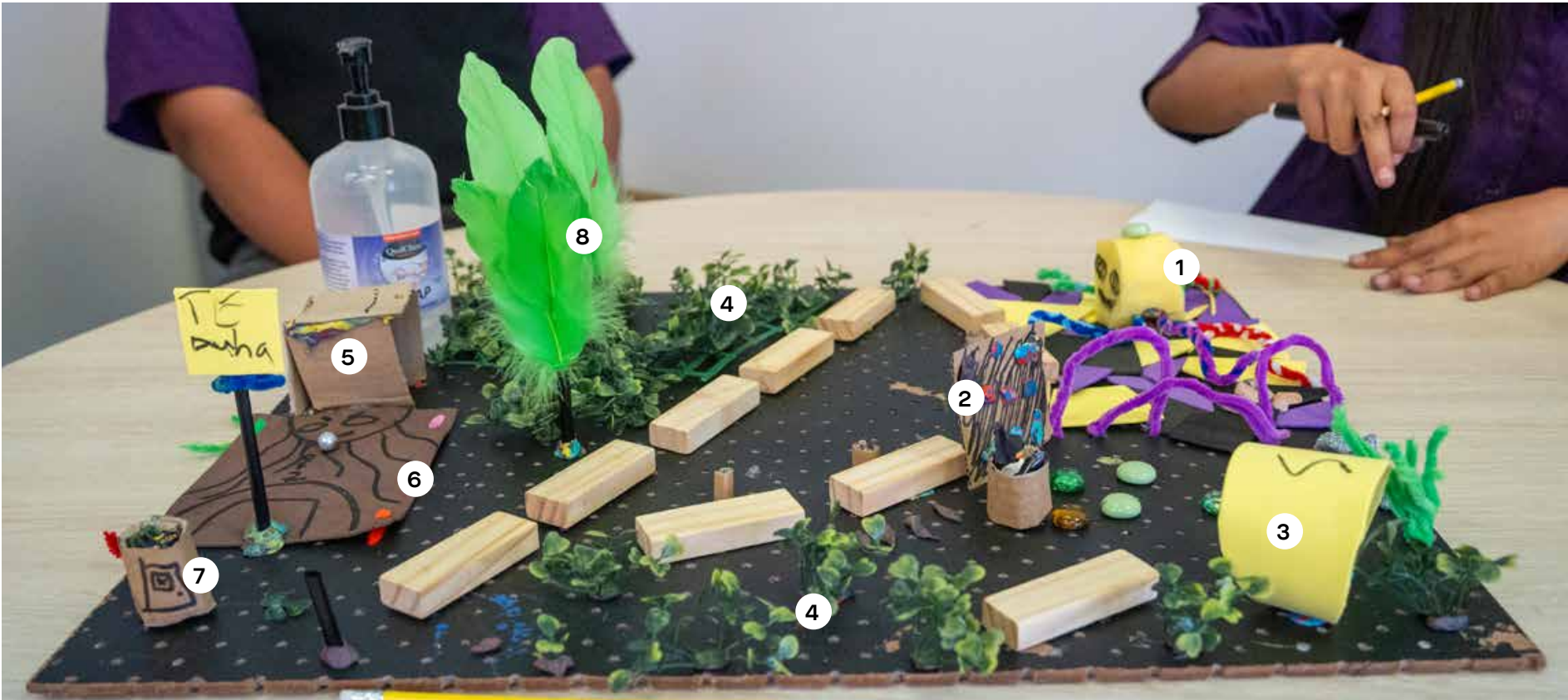
A wheke inspired seating area is a key part of this concept



Te Kura Kaupapa Māori o Kaikohe Concept Model 02

Final Model Key

- 1. A wheke seating and eating area with colourful patterns on the ground
- 2. Rock climbing wall shaped as a maunga with a gym area/workout area
- 3. Spinning wheel
- 4. Planting and rocks
- 5. Public toilet
- 6. Basketball court
- 7. Rubbish bins
- 8. Pohutakawa trees



Kaikohe Christian School Concept Idea

Concept idea

This rōpū had a welcome sign as the first marker of their design. Another great feature was a treehouse at the centre of their design with a slide off it.

Other items within their design are:

- › a public toilet
- › benches with flowers
- › citrus trees (orange and mandarin)
- › rubbish bins
- › a park
- › a BBQ

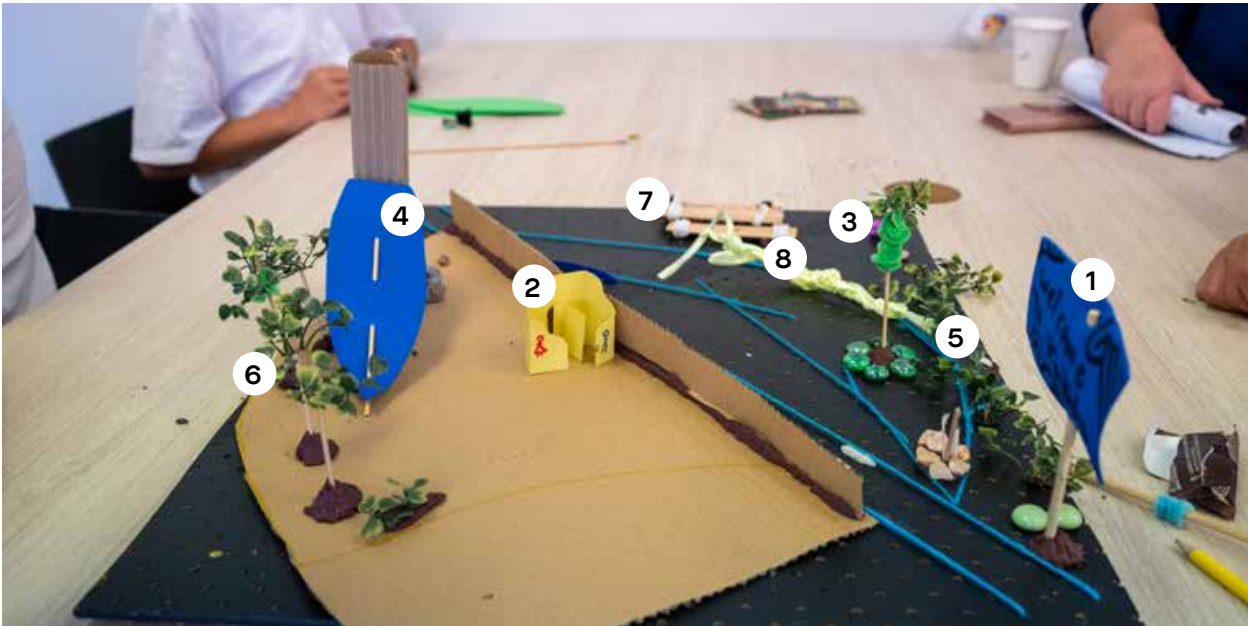


A treehouse with a slide sits at the cetnre of their design, along with a bbq and public toilet



Kaikohe Christian School Concept Model 02

- Final Model Key**
- 1. A welcome sign
 - 2. Toilets
 - 3. Rubbish bins x2
 - 4. A treehouse, with a slide
 - 5. Fruit trees - mandarin
 - 6. Fruit trees - orange
 - 7. Benches with flower planting
 - 8. A BBQ



Opportunities

The opportunities identified on this map are the ‘big ideas’ that came out of the papamahi model making from the different rangatahi rōpū.

Group Engagement Priorities	
Project:	Description
New Entrance Markers	› 01
Hapū Markers	› 02
Streetscape	› 03

- How we say welcome!
- › A welcome sign
 - › A welcome wheke
 - › 3 pou representing 3 famous tupuna
 - › A bike statue
 - › A waharoa

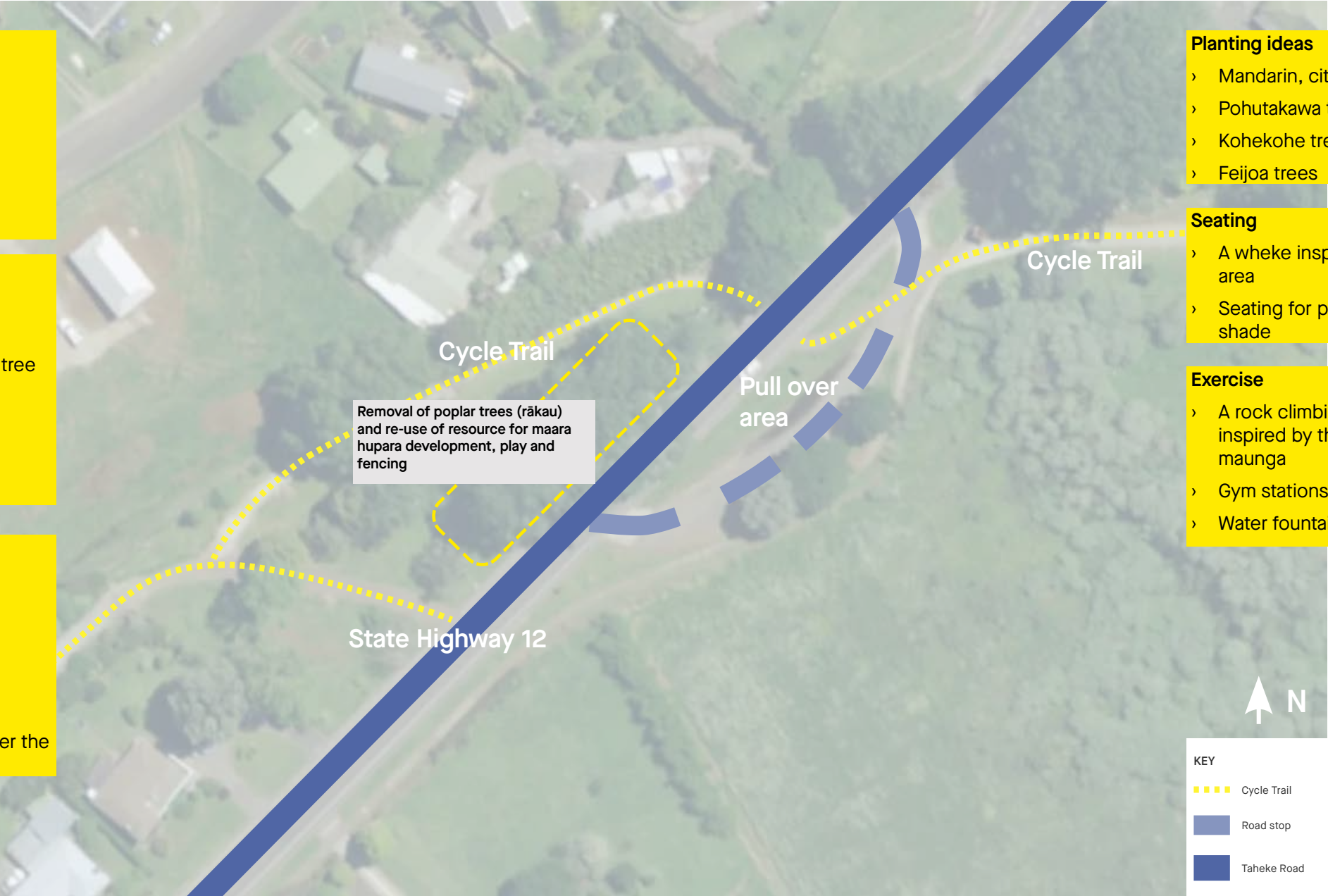
- Play!
- › Basketball court
 - › A treehouse
 - › A slide from an existing tree
 - › A spinning wheel
 - › Pump track/skate area
 - › Swings
 - › Trampolines

- Streetscape ideas
- › Improved footpath
 - › A public toilet
 - › A BBQ
 - › Rubbish bins
 - › A pedestrian crossing
 - › A pedestrian bridge over the state-highway

- Planting ideas
- › Mandarin, citrus trees
 - › Pohutakawa trees
 - › Kohekohe trees
 - › Feijoa trees

- Seating
- › A wheke inspired seating area
 - › Seating for parents in the shade

- Exercise
- › A rock climbing wall inspired by the shape of a maunga
 - › Gym stations
 - › Water fountains





Ka nui te mihi!

02
Kaikohe Business Association
Engagement



KBA Brainstorm Session

We met with business owners over a couple of hours one evening with a focus on three areas, Placemaking, CCTV and Market opportunities. Three different speakers presented and then we split into three groups to discuss these in further detail in break-out groups.

CCTV/Security
Presented by:
Key discussion points:

- › Form a group KHO, PAIHIA, KAWAKAWA
- › FEES to connect to main grid
- › Town is growing
- › Grow the system, crime zone moves
- › Upgrade Camera System - adequacy changes constantly
- › Tie town upgrade with improved security
- › Police station upgraded and staffed on a regular basis

Placemaking/Streetscape
Presented by: Emma Manning/FNDC
Key discussion points:

- › Public and Private interfaces
- › Thinking about everything in the street - participation for participation
- › Programme of upgrading
- › Design principals
- › Passive surveillance
- › Minimal maintenance
- › Dual Purpose
- › ResponsiveFun
- › Repurpose
- › Nikau Palms

- › Create a Low / No Traffic Zone, seating / play / connection
- › Promote our historical cultural, mahi tahi, kai, hapū, farming, timber

One thing you would change?

- › Define change? What's easy to achieve on public land..
- › Signage – work with landlords yes, paint jobs, cladding fixing, canopies. Discussion around how you make this cohesive? A collective approach with guiding design principles.
- › Painting shop fronts
- › Create a one way road on Broadway to slow people down and direct them past pioneer village, the park etc. –
- › Hanging baskets – discussion that has been done in the past and no one looks after them, look bad and water drips. Offer from member to build and install themselves, apparently there is existing sprinkler in canopy for this from the past
- › Bikes – motorbikes and push bikes on footpaths very dangerous. Passive design within streetscape can mitigate this. noted that where speed bumps have been put this has helped for roads where they have been going.
- › Lighting, cameras

Identity of Kaikohe in one word?

- › Te Pū o Te Wheke – the hub of the north. The centre.
- › The octopus – this isn't expressed

- › The food bowl of the north
- › There is a yearning for what is lost, lost identity
- › Hone Heke
- › Lost
- › Hub

Market Place Opportunities
Presented by: Jo Walsh/ĀKAU
Key discussion points:

- › Aesthetic Appeal - green space, paths, seating, shelter, shade, trees
- › Te Ao Maori influenced
- › Raised gardens / Hidden gardens
- › Hanging wall / Green Walls
- › Seating
- › Central location
- › Rubbish bins
- › Children's area / playspaces
- › Level walks
- › Proper entrance
- › Power to sites
- › Covered space / shelter
- › Reflection of the Town
- › Multi-generational

Group Engagement Priorities	
Project:	Description
Streetscape	› 01
Painting the town!	› 02
The Marketplace	› 03

- › Link to library design
- › Stage / Performance space
- › Heating
- › Lighting
- › Sound / Acoustic Shell /
- › Toilets / Rest Rooms / Facilities
- › Farmers Market
- › Food Court / Boot Sale / Rongoa
- › Nikau Palms
- › 94 Broadway
- › Mural Market Town



KBA Brainstorm Session Images



Jo Walsh from ĀKAU presenting market ideas



In the breakout group for Streetscape we learnt more about what people love, what people want to see changed and what's missing

“ We have many existing attractions (Pioneer village, Monument Hill, Kaikohe Tree), we need a way of leading people to these places

~Streetscape breakout discussion participant



What does Kaikohe already have?



Emma Manning talking to streetscape ideas for Kaikohe



We had a full house!

03
Kaikohe Takiwā Engagement



Takiwā Session

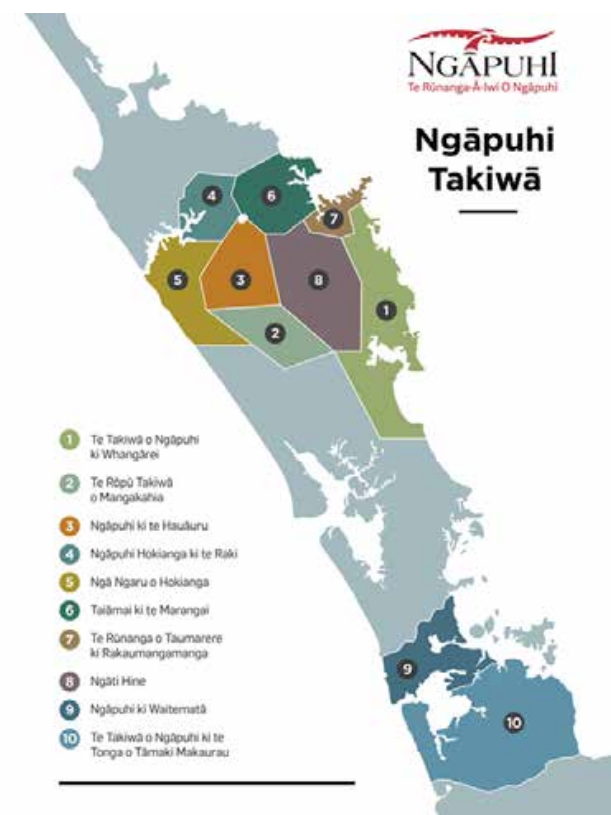
A session was held with the Takiwā on 18/02/2025 to gather ideas and opportunities for Broadway. We asked whānau to tell us their places of significance along Broadway and how the main street might be improved

About Takiwā from Ngāpuhi Rūnganga

Takiwā and their boundaries were established as part of the Rūnanga’s role and responsibility to manage assets and quota under the Māori Fisheries Act 2004, on behalf of all Ngāpuhi.

Our Trust Deed defines the purpose of Takiwā, which is to provide an opportunity for any person of Ngāpuhi descent to participate and provide input into the interests of all Ngāpuhi.

There are currently 10 Takiwā in Ngāpuhi.



Map from website: <https://ngapuhi.iwi.nz/>

Takiwā discussion and project ideas

Project:	Description
Street-scape	Seating/water fountains
	› More seating (x5 votes)
	› Whānau areas
	› Family Picnic areas
	› Tables, toilets, play areas
	› Water Fountains (x2 votes)
	Planting
	› Hanging Plants
	› More plants for health
	› Fruit trees (x5 votes)
	› Fruit tree in reserves and parks
	› Botanical Gardens
	› Gardens
	› Flowers and hanging baskets
	Parking and pedestrian
	› Wider parking spaces
	› No parking in town
	› Judder Bars Rankin Street.
	› Roundabouts and safety by hub
	› Speed Bumps
	› Raised pedestrian
	› Broadway roundabouts
	› Better Footpaths
	Streetlights
	› Street lights – Lights at pedestrian crossings (x2 votes)
	› Stop lights
	› Street lights – Lights at pedestrians
	› More lights/bright lights

Group Engagement Priorities

Project:	Description
Street-scape	› 01
Hapū Markers	› 02
Painting the town!	› 03

Hapū Markers	› Tupuna Pou representing Hāpu
	› Pou that represents every i along the walkway
	› The town needs a theme for instance our unique stories like Hone Heke Hongi Hika
	› Contemporary paintings and posts
	› Story plaques
	› Stories Pākinga Pa, follow on from Manea (Hokianga building)
	› Kōrero o Kaikohekohe
	› Red Blooms- Kupe arrive to pohutakawa in full bloom
	› Flag Te Kara should be painted and flying in Broadway
	› Memorials significant culturally significant areas
	› Hāpu space
	› Hāpu space
	› New Flag – Hāpu Flags or Takiwā
	› A monument for Hone Heke our own kōrero Purākau
	› Wakatauki about Ngapuhi
	› Alliance between the three hapū of Kaikohe
New Entrance Markers	› Welcoming all to Kaikohe
The Marketplace	› Seating around the market area
	› Local Produce
Painting the town!	› Shop front painted and updated
	› Colour & Light
	› Something to look at in the empty shops
	› Shops to have pride in their appearance
	› Get shops open
	› Tidy up

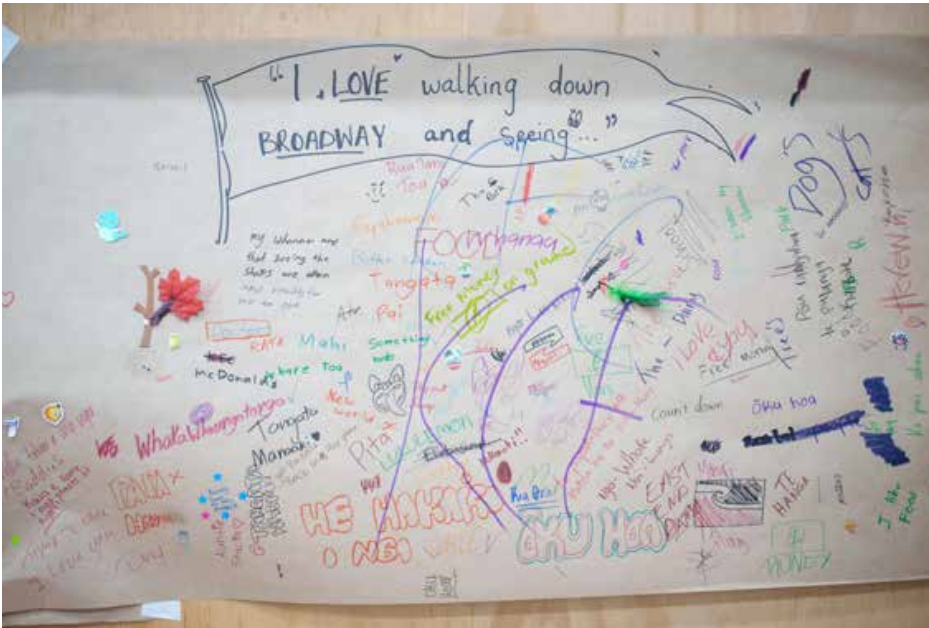
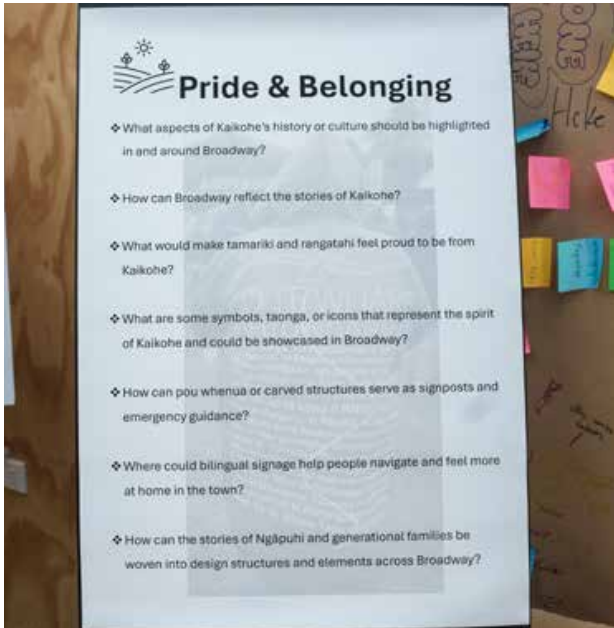
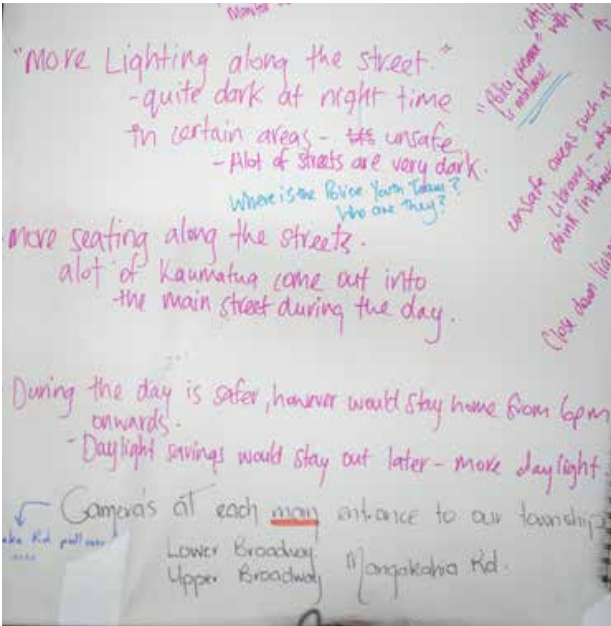
04
WOT Matters Kaikohe Engagement



Wotmatters Session at Te Wā Kaikohe

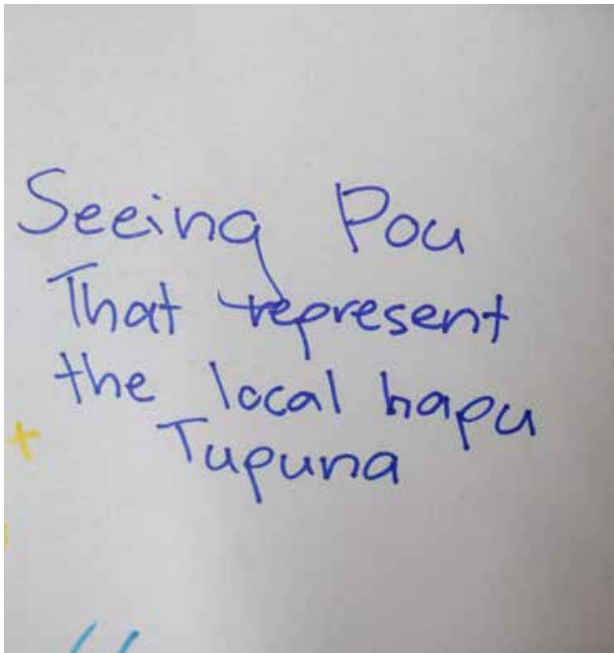
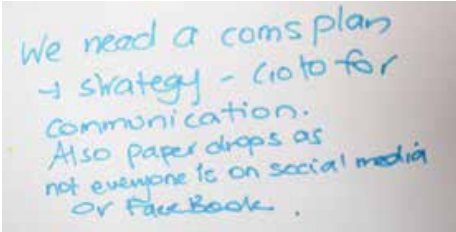
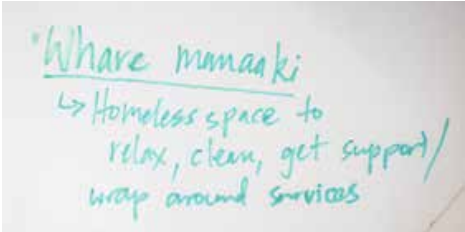
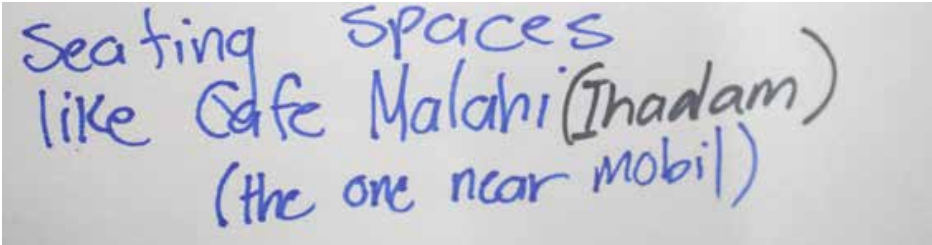
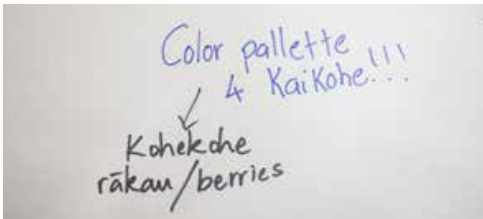
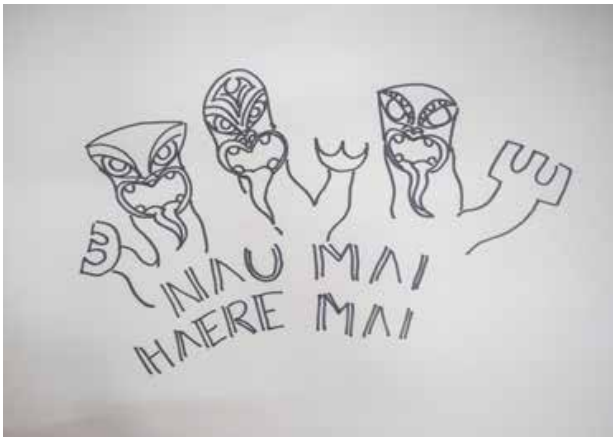
Wotmatters was able to reach deeper into our Kaikohe networks to connect with local groups of parents and health care providers, facilitating engagement with more voices that matter.

Group Engagement Priorities	
Project:	Description
Street-scape	› 01
Hapū Markers	› 02
Painting the town!	› 03



ĀKAU › Broadway Kaikohe Placemaking Plan › 10 July 2025

WOT Matters Session at Te Wa Kaikohe



05
FNDC Survey Results



FNDC Survey

FNDC ran a survey which pulled out previous ideas from other engagement pieces and asked specific questions around these items in connection with how Broadway may develop. Some of the results are displayed below:

Group Engagement Priorities

Project:	Description
Streetscape	› 01
Painting the town!	› 02
New Entrance Markers	› 03
Hapū Markers	› 04

In the survey there were 4 questions related to placemaking, first they were asked to rank 10 placemaking ideas in order of importance to them, and then these three further questions were asked:

- › What have we missed?
- › What spaces are important?
- › What important stories?

Limitations of data:

- › Values Of Scale Not Specified. ie 1 is best or 10 is best?
- › Survey responses not consistent. ie some people ranked all 10 in order from 1-10, some ranked on a spectrum from 1-10 for each individual box. Again value of numbers was not specified.
- › Some people used ticks not numbers.
- › Some numbers unclear/non-readable.
- › No raw data given for the online surveys. Data was given in its final processed form. Therefore, was hard to compare both sets of data retrieved.

Assumptions:

All responses assume that 10 is the most important. Responses with ticks have not been included

Question 01 - Ranking of Placemaking items

Based on the data received the 10 Placemaking ideas are listed below:

- › Landscaping/Planting On Broadway
- › More Seating On Broadway
- › Stories Of Ngaa Hapū O Kaikohe Throughout The Town/Parks
- › Continue The Visibility Of Te Reo On The Streets
- › Connect Cycle Trail To The Town
- › New Entrance Markers/Signs Into Kaikohe
- › A Town Square
- › Traffic Calming (speedbumps and narrowing of roads) on SH15 (Mangakahia Road) and Broadway
- › Buildings Painted/Maintained On Broadway
- › Additional Public Toilets

Kaikohe Kōrero

Share your thoughts

We'd like to hear your thoughts on how public places along Broadway could be improved. The ideas below are from previous plans, engagement, and kōrero, tell us which ideas you like the most and let us know if we have missed any big ideas?

1. Please rank the following placemaking ideas for Kaikohe from 1 – 10 (we are focusing on Broadway and including the old library site).

☐

New Entrance Markers/Signs into Kaikohe

☐

Additional Public Toilets

☐

Traffic calming (speedbumps and narrowing of road) on SH15 and Broadway

☐

Connect the cycle trail to the town

☐

Stories of Ngā hapū o Kaikohe throughout the town/parks

☐

A town square

☐

Continue the visibility of Te Reo on the street

☐

Buildings painted/maintained on Broadway

☐

More seating on Broadway

☐

Landscaping/planting on Broadway

Page 1 of 2

Te Kaitiaki
o Te Hira o te Moana
Te Kaitiaki

Page 01 of the survey

FNDC Survey

Question 02 - What have we missed? What else would you like included in Kaikohe?

- › More things for youth
- › A skateboard competition would be neat for the little ones
- › Events that bring social cohesion
- › Summer movies in the park
- › Flying fox at the park
- › More climbing activities
- › Clean Buildings
- › Bright and Colourful
- › Community
- › A Social Supermarket
- › More play areas and spaces for children
- › Water dispensers
- › Footpaths for students (down past Northland College to Cumber Road)
- › Pump Track
- › More activities for kids
- › Responsibility of building owners (Renovation of Buildings)
- › Kick the Vape Shops
- › More whānau events to connect with our own
- › A social centre
- › More rubbish bins
- › Water park for kids
- › No Tagging
- › Welcome Sign Easily Read
- › Carved Pou at Entrance
- › Clean and Sign Posted
- › Speedbumps / Stop Speeding De Merle Street
- › Modern
- › Manageable spaces

Question 03 - What spaces/places are important to you and why? (it can be more than one thing).

- › The parks and playgrounds
- › Lindvart Park
- › Safe gathering spaces
- › More whakairo carvings
- › The rugby club is important, where we play and feel safe
- › The Kura and Schools and connects to town
- › Road safety, monitor speed
- › Intersection Rahara and Broadway (108 Broadway parked cars)
- › Having a town to be proud of visually - enhancement makeover of main street.
- › Parks - More places to hang - out and have fun
- › Library
- › Art Places
- › Kaikohe is a beautiful community
- › Green Spaces

Question 04 - What important stories do you want shared from the past to connect people to Kaikohe? (eg Hone Heke Puriri Memorial / Te Herenga).

- › Te Tiriti o Waitangi
- › History
- › How did Kaikohe get its name?
- › Stories of Opango
- › Te Pū o Te Wheke
- › Hone Heke and the puriri tree by Warehouse
- › Kupe and his journey to Aotearoa
- › Atua in different areads of town telling us about their traits and power

- › Boundaries and stories from each hapū area
- › Tupaia, how our maori language was found
- › Maui
- › Dog War Taxes

2. What have we missed? What else would you like included in Kaikohe?

3. What spaces/places are important to you and why? (it can be more than one thing).

4. What important stories do you want shared from the past to connect people to Kaikohe? (eg Hone Heke Puriri Memorial / Te Herenga).

5. Please tell us a bit about yourself (tick those that apply). This is optional but we are keen to check we have a cross-section of the community.

Are you:

☐ Female

☐ Male

☐ Gender diverse

☐ Prefer not to say

6. Which age bracket do you belong to?

☐ Under 16

☐ 17 - 24

☐ 25 - 39

☐ 40 - 49

☐ 50 - 59

☐ 60 - 69

☐ 70+

7. Can you tell us if you:

☐ Live here

☐ Work here, but live out of Kaikohe

☐ Live in a surrounding community, Kaikohe is where I shop

☐ Visitor to town

Thanks for your feedback!

Please supply your email address if you would like a copy of the survey results:

Page 2 of 2

Te Kaitiaki
o Te Hōkio o Te Kaitiaki
o Te Hōkio o Te Kaitiaki

06
Kuia & Kaumatua Interviews



Kuia and Kaumatua Interviews

We conducted interviews with four local kuia and kaumatua and gave them space to share their memories of Kaikohe as well as their aspirations.

Kaikohe was the
hub of the North,
it was humming

~Matua Fred/interview 2025

Matua Fred

Ko Tautoro te maunga
Ko Punakitere te awa
Ko Te Hungaiti te marae
Ko Tautoro tōku tūrangawaewae
Ko Fred Wharemate Sadler tōku ingoa

Matua Fred shared memories of growing up in Kaikohe after moving from the whānau farm in Tautoro in the late 1950s. As the eldest sibling, he recalled more good times than bad—community dances at marae and halls, locally owned shops where everyone knew each other, and a strong sense of connection and justice.

However, things began to change with shifts in industry, the arrival of the prison, and Far North District Council relocating much of its operations to Kerikeri despite having buildings in Kaikohe. Larger chain stores pushed out local businesses, and changes to Broadway, like roadside parking, disrupted the once people-friendly town layout. Matua Fred believes community policing and reconnecting police with locals would be beneficial.

If he had a million dollars, he would revitalise Broadway with artworks that reflect Te Pū o Te Wheke and create a whare wānanga to strengthen Ngāpuhi tikanga. He also highlighted the names and locations along Broadway—Ōpango, Marino, and Te Ahi Kaa—and called for unity among Kaikohekohe hapū including Ngāti Tautahi, Ngāti Whakaeke, Te Matarahurahu, Te Uri o Hua, Ngāti Kura, and Ngāi Tāwake, to work together in restoring and uplifting their town.



“ We were so unified, we were one – horekau he whawhai, he ngāwari tō mātou noho.

~Matua Fred/interview 2025

Kuia and Kaumatua Interviews

Whaea Ana

E noho ana au ki waenganui i a Kaikohe
Ko Puhanga Tohora te maunga
Ko Punakitere te awa
Ko Okorihi te marae
Ko Tuhuna te turangawaewae
Ko Ana Dalton tōku ingoa

Whaea Ana grew up on her whānau farm at Tuhuna, Puketaururu, just outside Kaikohe. Life was rooted in whānaungatanga, hard work, and shared responsibility—milking cows, gardening, and gathering with whānau. The old home was always full, especially at Christmas. Those magical times shaped her deeply, reminding us what true connection once felt like.

Growing up in Kaikohe, Whaea Ana remembers a childhood full of fun and freedom—playing tennis, swimming, going to the pool club and rugby, and taking trips to the rere with all the local kids. They built huts in the bush, climbed trees, swam in the waterhole their dad made, and finished each day with shared kai. Whānaungatanga was everywhere, and there was a strong pride in being Māori.

Back then, Broadway was cleaner, full of character, and alive with tamariki walking to school. Historic buildings, like the hotel the Queen once stayed in, added charm, but many were later removed, and promised upgrades never came. It was a vibrant and special place—Kaikohe felt significant.

Today, Whaea Ana envisions a Kaikohe that honours its roots with a rongoā centre, a high-end Māori art gallery, papakāinga, and spaces to teach traditional practices. She believes tamariki should lead the way, with whānaungatanga as the foundation. Reclaiming pride, trust, and unity—like the ancestors had—is essential to building a strong Ngāpuhi future.

She also believes the whenua reflects the people, and vice versa. Despite challenges, places like Lake Ōmāpere hold healing potential. Collective karakia, belief, and a return to positive connection can restore hope and self-confidence.



“We need to believe in ourselves, be positive and have confidence in each other

~Whaea Ana/interview 2025

07
Pioneer Village Feedback



Pioneer Village Streetscape Feedback



Submission to Akau: April 2025

Strategic Street Scaping for Kaikohe’s Main Street and Linkages to Pioneer Village

Overview:
Integrating and strengthening pathways and connections through strategic street scaping along Kaikohe’s Main Street (Broadway) to Pioneer Village Kaikohe (PVK) will enhance a vibrant experience that celebrates culture, community pride, and support sustainable tourism. This proposal reflects Kaikohe’s commitment to honouring its historical roots while embracing modern aspirations.



- What We Have:**
- **Existing Assets:** Pioneer Village Kaikohe (PVK) provides immense cultural value with its historical collections, 5-acre site, and heritage buildings. Situated only 4 minutes’ walk from Broadway, it is a hub for local tourism, education, and cultural preservation. However, current connections to the main street are fragmented, with minimal functionality and limited aesthetic integration into broader community spaces.
 - **Current Streetscape:** Station Road, Library Lane and Raihara Street corridors serve as potential key pathways connecting the new Civic Centre, Papahawiki and Memorial Park to PVK, though enhancements are needed to maximize their utility and aesthetic appeal.



- What We Can Have:**
- **Enhanced Streetscape:** Transform Library Lane, Raihara Street, and Papahawiki into visually engaging corridors that seamlessly connect Pioneer Village with Kaikohe’s town centre. Implement design features such as:
 - 1) Interactive wayfinding signs.
 - 2) Art installations and cultural story steps.
 - 3) Self-guided discovery boards.
 - 4) Lighting improvements to ensure safety and boost attractiveness.
 - **Integrated Pathways:** Develop pedestrian-friendly walkways and bike trails linking PVK with Memorial Park and other nearby attractions. These enhancements will foster accessibility and encourage exploration by cyclists and walkers.

- **Collaborative Spaces:** Create community-focused zones along these pathways, including outdoor event areas, gathering spaces, and resting spots to complement PVK’s role as a cultural hub.
 - **Cultural Storytelling:** Transform the streetscape into an immersive journey that tells Kaikohe’s story. Include interpretative murals, sculptures, and storyboards to highlight the town’s rich heritage and connect the visitor experience to PVK’s historical narrative.
 - **Tourism Boost:** Establish Broadway as a welcoming gateway to PVK, driving visitor engagement and boosting economic growth. This integration will increase visibility for both the village and the town’s main street.
-
- **Creative Features:** Incorporate unique enhancements such as:
 - 1) **Pou with QR codes that share local stories and histories.**
Art and Cultural walking tours
 - 2) **Complementary Māori waharoa (entrances) at village access points.**
 - 3) **Curved pathways inspired by “Te Pu o te Wheke” (the octopus arms)**
 - 4) **Cycle racks for touring cyclists and inviting resting spaces.**

Conclusion:
This proposal envisions the pathway to Kaikohe’s Main Street as an interconnected, vibrant journey that strengthens ties to Pioneer Village Kaikohe. By weaving innovative streetscaping designs with cultural storytelling and enhanced community spaces, Kaikohe can create a unique destination that resonates with locals and visitors alike while supporting sustainable tourism and enriching the town’s identity.

Painting the big picture and linking all Kaikohe assets through and in the design process
Will create a stronger community and town worthy of becoming a destination.

Pioneer Village Streetscape Feedback



THE PATHWAY- Journey Forward

Integrating and strengthening pathways and connections through strategic street scaping along Kaikohe’s Main Street (Broadway) to Pioneer Village Kaikohe (PVK)

- 1. **Pou with QR codes that share local stories and histories.**
 - In Collaboration with local Iwi and hapu. Gather story tellers and carvers to create an interesting history lesson through the town that pieces together the story of Kaikohe and its significant spaces and the connections of the past to the present.
 - **Art and Cultural walking tours** (with the start/end at PVK)
 - **Celebrating Margert Coupe mosaic trail**
 - **Street art, Wall Poems celebrating Hone Tuwhare**
 - **PVK vintage sculptures - depicting wheels of time and the journey accompanied by QR code to tell its history and connection to the town and its people**
- 2. **Complementary Māori waharoa (entrances) at village access points.**
 - **Library lane through memorial park to PVK entrance**
 - **Recreation road main entrance to station house**
 - **Instal a third entrance gate along station road**
 - These waharoa can each tell a different story, or the same story. They could also be contemporary design or traditional.

3. **Curved pathways inspired by “Te Pu o te Wheke” (the octopus arms).**

Particularly through library lane a cobbled or paved curve, leading the journey to memorial hall and through the park linking the small section of pathway at the park entrance of pioneer village, winding through to the playground

- **Enhanced Visual Appeal:** Curved paths introduce dynamic, flowing lines that create a sense of movement and natural charm, making the space feel more organic and inviting.
- **Encouraging Exploration:** These paths spark curiosity, drawing visitors to follow and discover the journey ahead. Unlike straight paths that immediately reveal the destination, curved paths create intrigue and encourage people to engage more with their surroundings.
- **Illusion of Spaciousness:** By guiding movement in a meandering style, curved paths cleverly give the impression of a larger, more expansive space.
- **Zoning and Functionality:** They effectively divide areas into distinct functional zones, allowing for a more organized layout and greater versatility in how the space is used.
- **Enhanced Planting Design:** The curves provide opportunities for layered and diverse planting arrangements, adding richness and variety to the landscape while elevating the experience for visitors.

Curved paths can also reflect the personality and heritage of a location, enhancing storytelling and connection to its cultural identity. They are a wonderful design choice for making any space engaging, thoughtful, and memorable!

4. **Cycle racks for touring cyclists and inviting resting spaces.**

Reinforcing Kaikohe as a cyclist-friendly destination, also fosters sustainable travel and supports the town's broader tourism initiatives. Comfortable, well-designed resting spots create an inviting and communal atmosphere, encouraging both locals and visitors to pause, enjoy the surroundings, and connect with Kaikohe’s story.

Promoting exploration in these spaces naturally lead cyclists and walkers to linger longer, explore nearby attractions such as Pioneer Village, and engage with the town’s cultural narrative, enriching the visitor experience

