



MOKAU

TOWN CONCEPT PLAN

Executive summary

This is your plan generated to guide the changes that Mokau faces over the next 15 years.

Mokau is a special place where the natural elements - coast, river and hills are not far away.

At the most recent census, Mokau had a total of 102 permanent residents which has remained relatively steady. However, it is likely that the population will change and a factor influencing this is Mokau's popularity for holiday houses and weekend retreats.

Looking into the future and in the face of changes, we heard from you:

- that it is important to retain the special character of Mokau; and
- that there are areas where small changes would make a large improvement, whether you are visiting or make Mokau your home.

Mokau Today

Captured in this Concept Plan are the features and issues of Mokau which we know about and those that you shared with us:

- History tied to the river and the significance of history of place to mana whenua
- Location as the gateway to the King Country
- Benefits and issues of being located on the State Highway
- Issues and effect of coastal erosion
- The contained nature and size of the village is a defining character.

Key Moves

We have represented your ideas for how Mokau could be improved or strengthened as a place in the following four Key Moves:

- Create attractive, safe gateway entrances and public spaces in Mokau
- Mokau is changing - how do we protect its character
- Improve the footpath connections and access
- Improve viewpoints and access to the coast and river.

Future Mokau

These Key Moves will shape the Mokau of the future as a village with a well defined entry - and a place to stop and experience the wildness of the West Coast.

The open exposed coast will be contrasted with places to stay and explore like the museum and cafes within the central part of Mokau - where people and the place come to life. Getting around Mokau will be made easy through new signage and a network of paths that take you to points on the coast or river.

It will be a contained village where the presence of the natural environment is not far away and the qualities that make it a village today, are retained.

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What you love about Mokau...



"We love the beach, the driftwood, the fishing, whitebaiting and sunsets"



"Nice people that care about this town"
"It's a small community that still has respect for people and the land"

"Relaxed village atmosphere - not overdeveloped"



"Beach is always changing - wild and full of interest and not too many people"



"Best swimming in the world!!"
"Swimming down the river (or up)"

01

Introduction

What's the Vision?

The Council's Vision for the Waitomo District is "Creating a better future with vibrant communities and thriving business". The intent of the vision is to make the District an attractive place that people will want to come and visit, work and live in. The Moves, Actions and Plans (MAP) in this document provide direction on 'how' this Vision can be achieved in Mokau. The Key Moves align with the community outcomes identified in the Long Term Plan to meet Council's vision. A summary of these community outcomes is contained in the Appendix at the back of this plan.

How has this concept plan come about?

The Council identified early on in the District Plan review process that it was important to have a strategic approach. This plan provides this approach for Mokau.

The plan has been developed in conjunction with the community, tangata whenua, Council staff, Councillors and stakeholders.

A MAP for the future:

This Concept Plan identifies the key features of Mokau and the known challenges / issues. Using this information as a starting point, 4 key strategic Moves/directions have been identified. The Moves are as follows:

- Move 1: Create attractive, safe gateway entrances and public spaces in Mokau
- Move 2: Mokau is changing - how do we protect it's character?
- Move 3: Improve footpath connections and access
- Move 4: Improve viewpoints and access to the coast and river

For each Move, several Actions have been suggested. A Plan for how each of the actions will be realised is also presented. The Plan is prioritised

in terms of what actions can happen soon and which actions are likely to happen later.

Underpinning these moves, actions, and plans is the need for infrastructure (including electricity supply) that is well planned, safe, and resilient.

How will the MAP be used?

The MAP will be used to provide a cohesive way forward for Mokau. It provides direction for Council on how public areas (such as parks, roads, and walkways) can be developed. It also tells Council which areas the community of Mokau want to develop and in what order. This helps Council, and other infrastructure providers, to plan for infrastructure in an integrated manner. It provides community groups with a common basis for community projects. For people who are wishing to develop in Mokau, it provides a blueprint for where and what the community want to see developed. In addition to all of these things it will help both the Council and the community develop our new District Plan. It is a launch pad for the future!

Timeframes

It is anticipated that the Concept Plan will run for the life of the District Plan ie: 15 year framework with the ability to update if needed.



Context: Location and History

Key features are:

- Mokau is a coastal settlement 5 kilometres south of Awakino and 83 kilometres south-west of Te Kuiti. It sits halfway between New Plymouth and Te Kuiti.
- Mokau abuts the northern bank of the Mokau River and is renowned for its whitebait, beautiful beaches, fishing and fascinating history.
- Mokau has a long history back to the arrival of the Tainui Waka - historic stories and artifacts are held and displayed in the Mokau Museum and Gallery.
- Life in Mokau revolved around the river, both before and after European settlement. It was the traditional boundary between the Taranaki and Waikato tribes. People and goods were transported on the river, which flows down to the sea from the Rangitoto Range to the east.
- Maori settlements were located at the river mouth and inland along its banks. The first bridge over the river opened for traffic in 1927.
- Up the river, sawmillers felled native bush from the 1840s and coal mines were worked from the 1880s. The township was laid out in 1896.

Pages 15-29 suggest how we implement this, pages 33-37 give detailed information.

Some of the issues are:

- Due to its location adjoining the coast, there is evidence of coastal erosion.
- The State Highway runs through the village with high heavy vehicle volumes and large trucks.
- Improved reference to the Maori history is required.



Fishing on the Mokau River with the Flowerpot in the background



Whitebait stands along the lower reaches of the Mokau River

Context: Mana whenua

Key features are:

- Māori first arrived at the mouth of the Mokau River on the Tainui waka, which rested here before its final voyage to Kawhia Harbour.
- Prior to the arrival of Europeans, the Mokau River mouth was solely under the guardianship of Māori.
- The Mokau River mouth was an abundant source of food. The sea and the river provided a ready source of tuna, shellfish and mussels, and the nearby forests and swamps were home to a variety of bird life including water fowl, kereru, kaka and kiwi .
- The Mokau River mouth was also important to Māori for strategic reasons. It was a vital link in a communication and transport system that stretched from Waikato in the north to Taranaki in the south.
- Southern entry point into the King Country.

Some of the issues are:

- Strong emphasis on precedence of the environment/naturalness.
- Focus on people and their interactions with the environment.
- Improved reference to Māori history and sites of significance is required.
- Erosion is a major issue on the spit, which is the location of an important Māori urupa known as Te Naunau. Private sections were developed in the late 1950's.

Pages 15-29 suggest how we implement this, pages 33-37 give detailed information.



- 1 Old pilot station on Mokau-Mohakatino block, where a flag pole once stood to guide ships into the harbour. Also the location of an urupa.
- 2 Motutawa Island, the site of a major battle between Ngati Tama and nga hapu o Mokau around 1812
- 3 Te Kauri - a former Māori settlement
- 4 Te Naunau - Māori urupa

Context: Natural Environment

Key features are:

- The sand dunes, beach, Mokau River and the planted gully that runs between State Highway 3 and the coastal edge.
- High energy coastline is subject to erosion and accretion.
- Mokau village is defined and enclosed by a series of large sand dunes to the west fronting the Tasman Sea, elevated hill country behind the settlement to the east, and the mouth of the Mokau River to the south.
- The scale of the landscape, the roar of the ocean, smell of salt spray, sound of waves crashing and the whitebaiting activity along the river define Mokau.

Some of the issues are:

- Ongoing coastal erosion.
- Low areas subject to flooding and inundation.
- Areas of slips/instability.
- Development is physically constrained by the environment and topography.

Pages 15-29 suggest how we implement this, pages 33-37 give detailed information.



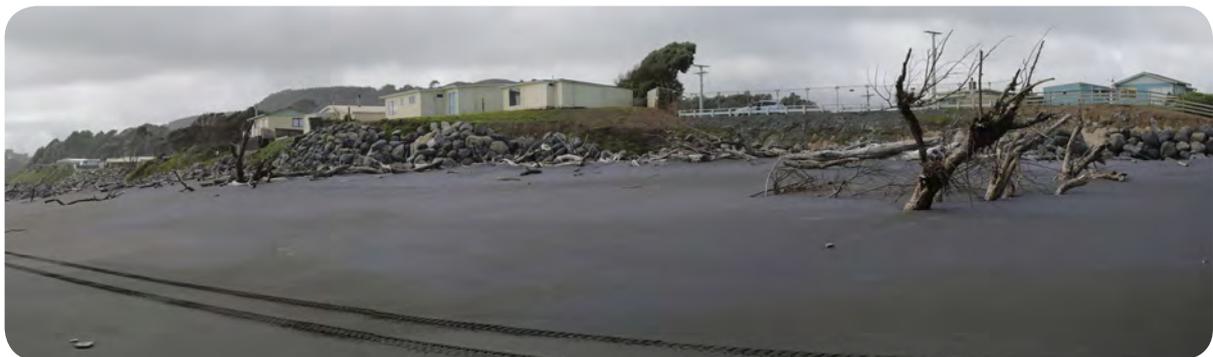
Spit at the mouth of Mokau River



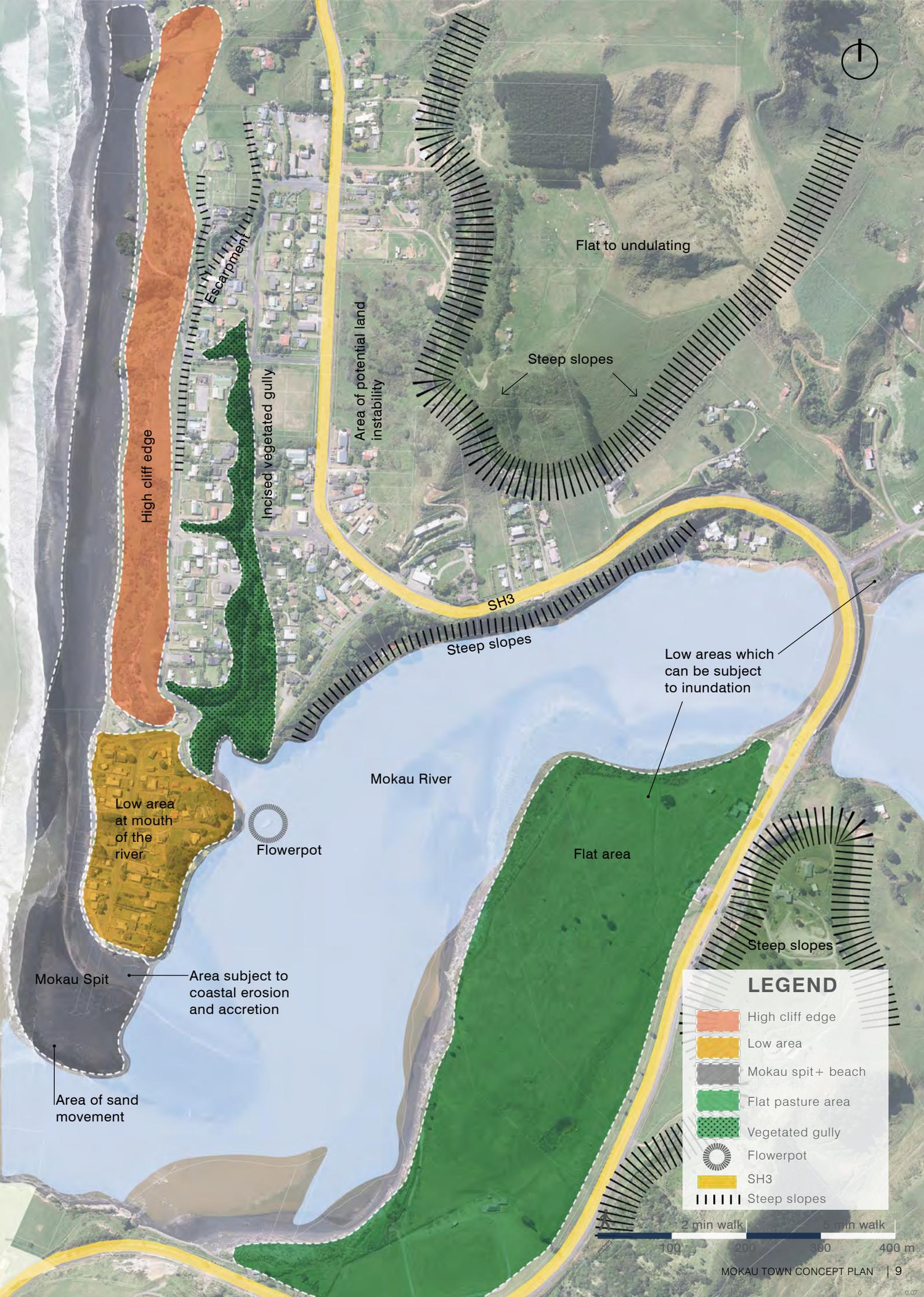
Fishing amongst washed up debris



Evidence of coastal erosion



Location of existing development in proximity to the coast



High cliff edge

Escarpment

Inclined vegetated gully

Area of potential land instability

Flat to undulating

Steep slopes

SH3

Steep slopes

Low areas which can be subject to inundation

Mokau River

Flat area

Steep slopes

Mokau Spit

Area subject to coastal erosion and accretion

Area of sand movement

Flowerpot

LEGEND

- High cliff edge
- Low area
- Mokau spit+ beach
- Flat pasture area
- Vegetated gully
- Flowerpot
- SH3
- Steep slopes

2 min walk 5 min walk

100 200 300 400 m

Context: Built Environment

Key features are:

- Key built features are the single level retail shops that line SH3, the Mokau Museum and Art Gallery and the Memorial Hall. The old dairy factory, on the river edge, is a hidden gem.
- Hard to find features include the bamboo forest, the caves and paths that access the river and coastal edge.
- The narrow streets, lack of kerbs and grassed berms are a feature of most of the main streets.
- The small residential population increases during the whitebait season and in summer months due to the influx of visitors to the region. The area is a destination with its location at the river mouth.
- The township and surrounding environments offer stunning views of the river, coast and escarpments.
- The public toilets are popular for people passing through.
- Colours of buildings are muted and the age of the buildings mean they are charming/quaint.



Mokau historical Pa



The narrow streets in places do not offer a footpath for pedestrians



Mokau Museum

Some of the issues are:

- SH3 cuts through the centre of Mokau with associated through traffic.
- High traffic speeds in the township and heavy vehicles make crossing SH3 between the rest area and the Whitebait Inn and campground very difficult.
- Lack of truck pull off areas and blocking of views by parked heavy vehicles.
- Lack of playground facilities.
- Limited and/or narrow footpath access alongside the State Highway.
- Street width at the northern entrance on SH3 is very wide and is not at the same scale as the village.
- Low lighting environment.
- Few shops and limited retail and services.
- Parking in town, at beach access and boat ramps.
- Beach access is an issue and access to boatramps.
- Need to contain the town and not let it sprawl northwards along the coast.
- The existing environment places restrictions on where development can go.

Pages 15-29 suggest how we implement this, pages 33-37 give detailed information.



Lookout Point

Cemetery

Beach Access

Mokau School

Memorial Hall
Public Toilets

Level Ground /
Open Space

Museum /
Art Gallery

Landmark palm
tree and mine

Whitebait Inn

SH3

Narrow access
to Boat Ramp

Old dairy
factory

Old Wharf

Mokau Bridge

Site of Old
Bridge

Boat Ramp

Views

Bamboo Forest

Swimming Area

Mokau River

Flowerpot

Views

Lookout Point

Surfcasting

Views

LEGEND

-  Community
-  Retail/Accommodation
-  Activity destination
-  Open Space
-  Roads
-  Views
-  Lookout points



2 min walk

5 min walk

100

200

300

400 m

03

What you told us.....

"Add 50km flashing signs at both ends of Mokau"

"Point Road river access track needs to be maintained, mowed and signposted"

"Reinstate the walkway from the village to the boat ramp"

"Speed is a major issue"

"Mokau School paddock could be a truck stop, picnic area, playground"



"Easy safe access to the beach and river"

"Please give us better access to the Flowerpot from Tokopapa and Tainui Street"

Community Involvement

Two open days were held at the Memorial Hall on the 4th and 5th January 2018. A third open day was held on 8th February 2019 to receive further feedback on this document. Maps, posters of the features, issues and opportunities for shaping Mokau into the future were displayed. Council staff were present to assist with any questions and receive feedback from residents and the public.

Ideas boards captured thoughts and suggestions for the Mokau township. People also filled in individual feedback slips. These responses have helped determine the future character of Mokau and what Key Moves are required to get there. The main issues raised are summarised below with the corresponding Key Move; these are expanded on and illustrated in Section 4:

- Access to the river and beach. [Key Move 4](#)
- Managing speed through the township. [Key Move 1](#)
- Improving key pedestrian paths. [Key Move 3](#)
- Rubbish collection in summer. [SWaMMP](#)
- Parking space around the jetty. [Key Move 4](#)
- Pressure and taste of the water, and acknowledging it is a precious resource. [LTP](#)
- Climate change and erosion. [PDP](#)
- Better signage. [Key Move 1](#)

Some of the issues are being addressed through other Council processes including:

Long Term Plan (LTP) - outlines what will be done over the plan's 10 year period, including key projects such as infrastructure upgrades to parks and other public facilities, the reasons for Council to do these projects and their cost.

Proposed District Plan (PDP) - The operative District Plan is currently being reviewed and modified. This document sets the framework for managing land use and development within Waitomo District. The MAPS identify where actions are being addressed through the LTP and PDP.

Solid Waste Management (Asset) and Minimisation Plan (SWaMMP) - It promotes effective and efficient waste management and minimisation in the District.

Iwi Engagement

A meeting was held with representatives from Mokau ki Runga on 4 January 2018. Key points raised for consideration in the Concept Plan were:

- The impact of additional land development, the location of buildings outside of sensitive areas such as ridges and hilltops and understanding how new areas were identified. ([Key Move 2](#))
- Concerns over the long term development of infrastructure and the impact of allowing additional septic tanks on the environment. ([LTP + PDP](#))
- Long term water and wastewater infrastructure should be a priority for Council spending. ([LTP](#))
- Concerns about the impact of the State Highway on the township. ([Key Move 1](#))
- Agree that Mokau needs a greater emphasis on the Māori history of the area – extremely significant and rich history. ([Key Move 2 + PDP](#))
- Concern to protect the kaitiaki which resides in the river. ([Key Move 2 + PDP](#))

Key Moves

How do the Key Moves work?

The Key Moves provide themes that capture the Actions and Plans which were identified by the community as being important to support future development and growth in Mokau. The following section provides further details on what has been identified as the MAP for Mokau, with related plans and ideas of how these could be applied.

All of the identified Key Moves are equally important and need to be considered in unison to meet Council's Vision of "Creating a better future with vibrant communities and thriving business".



How will we do it?

Section 5 provides details on what methods will be used to implement Mokau's MAP and the priority that has been given to each of these.

There are also opportunities for some of the identified Actions and Plans to be led by the community where appropriate.

Key Move 1

Create attractive, safe gateway entrances and public spaces in Mokau

The community suggested these actions to implement Key Move 1:

Action A:

Assess the best location, types of intervention required and treatment improvement for the northern and southern entries

The suggested plan is:

- i. Recognise that Mokau is the gateway to both the King Country, Waikato and to Taranaki.

Action B:

Review and refresh the existing information and interpretive signs

The suggested plan is:

- i. Relate the history of the area and its significance within public spaces.

Action C:

Provide an alternative location for truck parking

The suggested plan is:

- i. Consider the options available and propose some suggested locations to the community.

Action D:

Address the speed issues in the village

The suggested plan is:

- i. Promote lower speeds at gateway entrances.

Pages 16-17 suggest how we implement this. Page 33 provides detailed information.



Existing entry into Mokau from the North



Rest area opposite the Whitebait Inn



Generally straight road to Awakino

100 70

50

Northern gateway zone

State Highway 3

Truck parking outside of the central area

Memorial Hall

Museum and Art Gallery

Whitebait Inn

Road slopes up hill to village

50kmph warning

50

100

Southern gateway zone

50

70

50kmph warning

Mokau River

LEGEND

-  Landscape strategies to narrow entry
-  Central commercial area
-  Gateway zone
-  Truck parking outside central area
-  Existing speed limits through village
-  SH3
-  Sign review - location & information provided
-  Existing speed limit
-  Suggested speed limit
-  Proposed speed limits through the village

Some ideas for Action A, B, C & D

2 min walk 5 min walk

100 200 300 400 m

Some ideas

Action A:

Improve the northern and southern entries through landscape and active signage strategies that assist in defining the northern entrance and slow traffic to the posted 50kmph. Below is an example of how landscaping can be used to signal the entrance to Mokau.



Action D:

Address the speed issues in the village by planting trees and widening the footpath in the central commercial area.



Key Move 2

Mokau is changing - how do we protect it's character?

The community suggested these actions to implement Key Move 2:

Action A:

Consider where additional development could occur – residential, visitor accommodation or shops that support Mokau as a destination.

The suggested plan is:

- i. Explore land use opportunities to the south of the bridge.
- ii. Define where the edges of development should extend to so that Mokau continues to retain its character and sense of place as a village settlement.
- iii. Define the extent of Awakino.
- iv. Identify a location for any additional residential areas.
- v. Identify a location for any papakaainga areas.
- vi. Consider the location of a future playground and reserve/rest area destination.
- vii. Enable and support commercial development in Mokau.

Action B:

Positively reinforce the cultural heritage of the area.

The suggested plan is:

- i. Find ways to place a greater emphasis on the Maori history of the area which is extremely significant and rich, extending back for many centuries.
- ii. Consider ideas for Mokau to better reflect its rich cultural history.
- iii. Actively protect the kaitiaki which resides in the river.

Action C:

Consider how the character and physical environment of Mokau can be strengthened.

The suggested plan is:

- i. Promote trees and landscaping in the village centre.
- ii. Provide a consistent colour palette that enhances Mokau as a destination.
- iii. Consider low key lighting options to retain the coastal character of the village.
- iv. Strengthen the Memorial Hall and Museum as focal points of the community.
- v. Tidy some of the sections in the village.
- vi. Better protect the environment and physical setting.

Pages 19-21 suggest how we implement this. Pages 34-35 provide detailed information

Some ideas for Action A.



LEGEND

- Possible future residential
- Define area for any additional retail in the heart of Mokau
- Reserve area upgrade
- Opportunity to define edges of residential development
- Potential playground

Some ideas

Action C:

Strengthen the character of Mokau through a striking and distinctive colour palette.



Action C:

Strengthen the character and physical environment through active and vibrant uses.



Tirau as an example of a small town that has focused on being a distinctive stopping place for travellers.



Playground to provide a space for the community to gather and visitors to stop.



Motorhome camping - Mokau has potential to better support this facility.



Distinctive toilet in Benneydale - an approach for a new toilet facility.

Key Move 3

Improve footpath connections and access

The community suggested these actions to implement Key Move 3:

Action A:

Improve and widen popular footpaths and keep a berm/buffer between the footpath and road

The suggested plan is:

- i. Widen the pathway and create a berm on the eastern side of SH3 from the Whitebait Inn to the Museum.
- ii. Create a connection from the Museum and Gallery past the school to the lookout point on the cliff edge.

Action B:

Improve the pedestrian crossings over the State Highway

The suggested plan is:

- i. Improve the area where people can cross from the Whitebait Inn to the coastal edge lookout.
- ii. Improve the area where people can cross from the Museum and Gallery to the Memorial Hall/ public toilets/ River Run cafe.

Action C:

Create better connections between the village and the Mokau River, the area to the south of the river and along the river bank

The suggested plan is:

- i. Improve signage and visibility of pathways that access the river edge.
- ii. Consider the opportunities available along Te Mahoe Road.

Action D:

Allow for freedom camping in certain locations

The suggested plan is:

- i. Identify areas where freedom camping might be appropriate in Mokau and examine the infrastructure required to support this.

Pages 23-25 suggest how we implement this. Page 36 provides detailed information.



Clearer signage
 Lookout
 Mokau School
 Memorial Hall
 Explore playground location
 a) Better connection to lookout
 Explore playground location
 Museum / Art Gallery
 a) Widen footpath
 SH3
 Existing rest area and Lookout
 Mokau River
 Make access path / signs more visible

LEGEND

- Existing rest area
- Potential development of open space
- Longterm walking network
- Improve connections
- a) Widen popular footpath
- b) Clear crossing over SH3
- c) Explore connection to the bridge
- Potential playground locations

Some ideas for Action A,B,C & D.



Existing camping

Some ideas

Action C:

Improve footpath connections while retaining Mokau's relaxed character.



Action D:

Potential location for a playground and public toilets.





LEGEND

- ↔ Long term walking network
- ↔ New connections for pedestrians/cyclists
- ↔ New cycleway

Key Move 4

Improve viewpoints and access to the coast and river

The community suggested these actions to implement Key Move 4:

Action A:

Identify viewpoints of the coast and the inner harbour and places where people can stop

The suggested plan is:

- i. Identify a picnic location with views onto the coast and appropriate signage.
- ii. Improve car parking areas to facilitate access to the beach and river.

Action B:

Provide greater visibility to the bamboo path and the walkway to the boat ramp

The suggested plan is:

- i. Restore and improve the walking paths at these two sites.

Action C:

Consider where to provide quad bike access to the beach

The suggested plan is:

- i. Narrow the width of the beach access entrance “surfie’s track” on Aria Terrace to 2m (enough for quad rescue vehicles) and improve signage at this entrance.

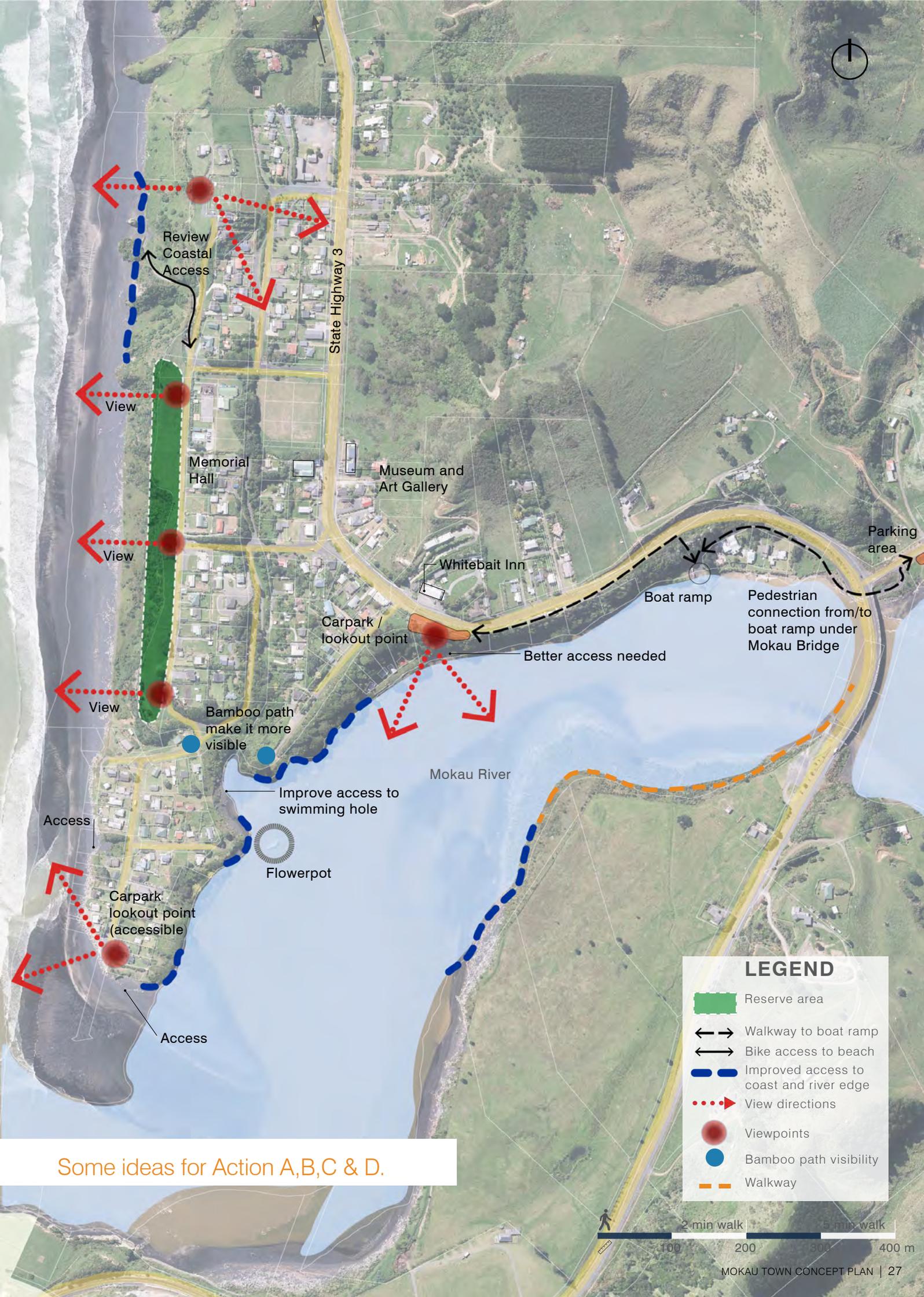
Action D:

Assess the current location and standard of access points to the coast and river

The suggested plan is:

- i. Restore beach access at the mouth of the Mokau River and provide for disabled access.
- ii. Examine the parking and street furniture requirements at Aria Terrace.
- iii. Improve signage and visibility of pathways that access the coast.

Pages 27-29 suggest how we implement this. Page 37 provides detailed information.



Review Coastal Access

State Highway 3

View

Memorial Hall

Museum and Art Gallery

View

Whitebait Inn

Carpark / lookout point

Boat ramp

Pedestrian connection from/to boat ramp under Mokau Bridge

Better access needed

View

Bamboo path make it more visible

Mokau River

Improve access to swimming hole

Access

Flowerpot

Carpark lookout point (accessible)

Access

LEGEND

- Reserve area
- Walkway to boat ramp
- Bike access to beach
- Improved access to coast and river edge
- View directions
- Viewpoints
- Bamboo path visibility
- Walkway

Some ideas for Action A,B,C & D.



Some ideas

Action D

Strengthen the physical and visual access to coastal and river edge



1 - Existing access to Mokau Spit which has been successful.



2 - Existing access to boat ramp which needs improvement.



Possible option to provide controlled access at designated locations in Mokau.

Awakino



Awakino Heads



Seaview campground



Mokau



2



LEGEND



Access points to coast



Access points to river

Key Points for District Plan Implementation

Mokau is defined by its spectacular setting; cliffs and sand dunes fronting the Tasman Sea, the river edges and the elevated hill country behind the settlement. Development is physically constrained by the environment and topography. Council asked the community what the District Plan needed to deliver so it could guide future development that respected Mokau's unique features and beautiful setting. This is what the community said:

- The District Plan should define where the edges of development should extend to so that Mokau continues to retain its character and sense of place as a village settlement.
- The District Plan should define the boundary of the township of Awakino and limit further development.
- New development must make adequate provision for wastewater management (through density provisions) and issues associated with coastal hazards.
- The District Plan should identify locations for additional residential areas (including papakaainga) so that their effects (particularly visual effects and issues around wastewater disposal) and can be managed.
- The District Plan must enable and support commercial development in Mokau.
- The Settlement Zone should make provision for home businesses including activities like Airbnb.
- There are a number of very important cultural and heritage sites in Mokau which deserve protection under the District Plan.
- Because Mokau is in a coastal environment, new development must be sympathetic and existing commercial development should be supported with a colour palette, to protect the amenity of the area.
- The District Plan should control shipping containers and relocated buildings so they are either finished to a high standard or not permitted.
- Access to the coast and river margins is very important and needs to be protected.
- Areas of open space need to be multipurpose to meet the needs of both locals and visitors.

Implementation Plan

How will the MAP's be implemented?

This section of the Report provides further detail on how the Key Moves identified in Section 4 of this document will be carried out. This includes:

- i. An implementation plan for each of the Key Moves, Actions and Plans identified in Section 4. It also provides an indication of priority based on community feedback and cost to undertake. This plan also recognises which projects have been identified in the current Long Term Plan and which matters will be addressed in the District Plan review.
- ii. Assessment of the infrastructure requirements for potential future residential areas as identified in Key Move 2.
- iii. The draft zoning proposed as per Key Move 2.

The wider statutory framework that this Concept Plan with its Moves, Actions and Plans fits into, is illustrated in the Appendix on page 41.

When will the Mokau Concept Plan be reviewed?

The Concept Plan will be reviewed in full prior to the preparation of the next District Plan.

MAP (Moves, Actions, Plans)

What are the Priorities?

The priorities identified in this Section are based on the following timeframes:

- 1= Urgent, quick win (1-2 years).
- 2= Urgent, more complex issues require addressing (2-3 years)
- 3= Medium term priority (3-5 years).
- 4= Longer term priority (5-7 years).

In the preparation of this Concept Plan there are already some projects that have been able to be incorporated into the Long Term Plan (LTP) - these are in green text in the following implementation tables.

-  Projects that will form part of the proposed District Plan (PDP) are outlined in blue; and
-  Projects that are incorporated into the Long Term Plan (LTP) are outlined in green.

Other sources of Funding

There are multiple ways that the Actions and Plans identified in this document can be achieved, other than the Long Term Plan. These include:

- Community led.
- Fundraising.
- Funding/grants.

When will the implementation table be reviewed?

The implementation actions will be reviewed annually, with an update on the Waitomo District Council website on the projects that have been completed.

Key Move 1

Create attractive, safe gateway entrances and public spaces in Mokau

The community suggested these actions to implement Key Move 1:

ACTION + PLAN		PRIORITY
ACTION A) Assess the best location, types of intervention required and treatment improvement for the northern and southern entries		
PLAN	i) Recognise that Mokau is the Gateway to both the Waikato and to Taranaki <ul style="list-style-type: none"> The community signalled that they would prefer that the board announcing that they are entering the Waikato (particularly the King Country) and the Welcome to Mokau sign was a more vibrant Mokau scene To discuss with both the Waikato and Taranaki Regional Councils about their gateway signs. 	1
ACTION B) Review and refresh the existing information and interpretive signs		
PLAN	i) Relate the history of the area and its significance within public spaces <ul style="list-style-type: none"> Opportunity to refresh the heritage trail and to seek some external funding for a project with the Mokau Museum to better relate the history of Mokau with current public spaces. 	1
ACTION C) Provide an alternative location for truck parking		
PLAN	i) Consider the options available and propose some suggested locations to the community <ul style="list-style-type: none"> There are limited opportunities for trucks to stop in Mokau It is understood that the community has no issue with trucks stopping but would like to see some areas where they can safely stop and access services. This may need to be considered as part of the Safe Roads Alliance. 	1
ACTION D) Address the speed issues in the village		
PLAN	i) Promote lower speeds at gateway entrances. <ul style="list-style-type: none"> Ask the community for their views on this Many complaints regarding the speed through Mokau on the State Highway. This may need to be considered as part of the Safe Roads Alliance Wider discussion with NZTA is required to potentially lower the speed limit before the gateways from 100km to 70km and to extend the length of the 50km zone in the village. Community suggestions were: <ul style="list-style-type: none"> A fixed speed camera in 50km zone Works to make turning into and out of Te Mahoe Road safer A flashing sign to alert people that they are entering a 50km zone Support to narrow the entrance ways into Mokau at both points to slow traffic down A median strip to stop the overtaking Provision of passing lanes to alleviate the build-up of traffic through Mokau Concern about a 50km zone on the main hill and trucks using engine brakes 	2

Key Move 2

Mokau is changing - how do we protect it's character?

The community suggested these actions to implement Key Move 2:

ACTION + PLAN		PRIORITY
ACTION A) Consider where additional development could occur – residential, visitor accommodation or shops that support Mokau as a destination.		
PLAN	i) Explore land use opportunities to the south of the bridge. <ul style="list-style-type: none"> The community made a number of suggestions relating to improved river access from the domain which included using a boardwalk system and access points to the river which could be explored Other people felt that the domain could be used for a nine-hole golf course General comments about upgrades and maintenance of the domain and southern boat ramp. 	2
	ii) Define where the edges of development should extend to so that Mokau continues to retain its character and sense of place as a village settlement. <ul style="list-style-type: none"> Council shared initial thoughts about where the extent of the community should be The second round of consultation will include the community's views and a first draft of rezoning the village. 	1
	iii) Define the extent of Awakino <ul style="list-style-type: none"> Ask the residents of Awakino what their aspirations are for their community. A number of people felt the village should limit further development and be required to be self-contained. What would this mean for the village? 	1
	iv) Identify a location for any additional residential areas. <ul style="list-style-type: none"> The second round of consultation considered a number of areas for potential development. Community views on these areas were supportive. Feedback included allowing development but avoiding intrusive buildings along ridgelines. 	1
	v) Identify a location for any papakaainga areas. <ul style="list-style-type: none"> Consultation with Iwi indicated that papakaainga and kaumatua housing was already in place around the Marae north of Mokau. Extension of this principle including papakaainga zoning options should be considered as part of wider development of this zone. 	1
	vi) Consider the location of a future playground and reserve/rest area destination. <ul style="list-style-type: none"> On the land that is owned by the Ministry of Education (to the east of the school fronting the State Highway) and McIndoe playground on Aria Terrace The community is keen to provide an area for trucks to park – multiple suggestions on location which should be referred back to the community The co-location of the toilets near a playground area which is central to the main part of the village was seen as desirable. There is good proximity to the cafes and museum at that site There was also support for the McIndoe playground on Aria Tce which was seen as a village resource rather than for travellers through Mokau. 	3
	vii) Enable and support commercial development in Mokau <ul style="list-style-type: none"> The community were positive about enabling commercial activities in some areas and enabling activities like Airbnb. Consider appropriate location for Airbnb and other commercial development (e.g. serviceability) Consultation with the community indicates that there is support for commercial zoning or a commercial overlay in the central part of town. Ensure adequate car parking is provided when new activities are introduced. 	1
ACTION B) Positively reinforce the cultural heritage of the area.		
PLAN	i) Find ways to place a greater emphasis on the Maori history of the area which is extremely significant and rich, extending back for many centuries. <ul style="list-style-type: none"> Further discussions are required with Iwi to consider options available to protect some of the sacred places that are highly valued by iwi. 	2
	ii) Consider ideas for Mokau to better reflect its rich cultural history. <ul style="list-style-type: none"> Map Te Kauri, Awakau Cave, Skyline Cave, the cave under State Highway 3 as potential cultural heritage sites Consultation with Iwi and historical documents indicate that the Point Road area is an Urupa. Further discussions are required with Iwi to consider options available to manage and/or protect these sites. Greater emphasis on the mooring spot for the Tainui canoe. Consult with local Hapū regarding the use of the old pilot station site. 	2
	iii) Actively protect the kaitiaki which resides in the river <ul style="list-style-type: none"> Further discussions are required with Iwi to consider the best way to acknowledge and protect the kaitiaki. 	2

ACTION C) Consider how the character and physical environment of Mokau can be strengthened.		
PLAN	i) Promote trees and landscaping in the village centre. <ul style="list-style-type: none"> • Good planting would enhance the central area of Mokau with an accompanying maintenance schedule • Making the area more attractive could encourage more visitors to stop there. This has a financial implication in terms of service provision. Many cited Paeroa, Waihi and the Wairarapa townships as very good examples of reinvention. 	3
	ii) Provide a consistent colour palette that enhances Mokau as a destination. <ul style="list-style-type: none"> • Significant community support for the proposed colour palette particularly for the hall and museum • Community to confirm colour palette and then be implemented through District Plan provision. 	2
	iii) Consider low key lighting options to retain the coastal character of the village. <ul style="list-style-type: none"> • Community agree that charm of Mokau was the “secret spaces” like the bamboo walkway and felt these could be enhanced. • Consider a wider review of the signage and street furniture (including bins, lighting, planting, bike racks etc.) and how this integrates into public spaces should be undertaken to tie together the elements to establish a sense of place. 	3
	iv) Strengthen the Memorial Hall and Museum as focal points of the community. <ul style="list-style-type: none"> • Community to confirm: a sign for the memorial hall; painting the hall and museum; providing benches outside the hall so that people can rest there rather than sitting on the steps (with rubbish bin) • Additional landscaping outside museum • Development of an I-Site at or near the museum and assistance to fund a staff member to run this. (i.e. front part of the hall). 	2
	v) Tidy some of the sections in the village. <ul style="list-style-type: none"> • Concerns about the use of shipping containers on highly visible sites and earthworks being partially completed and then left. These can be dealt with through the District Plan • Mokau is a sensitive coastal environment and development in prominent places that is left unfinished is viewed as an issue by the wider community. 	3
	vi) Better protect the environment and physical setting. <ul style="list-style-type: none"> • Concerns about increasing development, location and density can be dealt with through District Plan zoning (i.e. minimum land parcel size) • Concern from Iwi and many members of the community about increasing development –the long term development of infrastructure and the impact of allowing additional development, the visual impact of large houses on hilltops and hill sides along the state highway. 	3

Key Move 3

Improve footpath connections and access

The community suggested these actions to implement Key Move 3:

ACTION + PLAN		PRIORITY
ACTION A) Improve and widen popular footpaths and keep berm/buffer between the footpath and road		
PLAN	i) Widen the pathway and create a berm on the eastern side of SH3 from the Whitebait Inn to the Museum <ul style="list-style-type: none"> Ask the community if they would like this suggestion to form part of the Town Concept Plan and long term works for the community. 	3
	ii) Create a connection from the Museum and Gallery past the school to the lookout point on the cliff edge <ul style="list-style-type: none"> Ask the community if they would like this suggestion to form part of the Town Concept Plan and long term works for the community. 	3
ACTION B) Improve the pedestrian crossings over the State Highway		
PLAN	i) Improve the area where people can cross from the Whitebait Inn to the coastal edge lookout <ul style="list-style-type: none"> A discussion with NZTA is required about this site and the general speed environment. 	3
	ii) Improve the area where people can cross from the Museum and Gallery to the hall/ public toilets/ River Run cafe <ul style="list-style-type: none"> A discussion with NZTA is required about this site and the general speed environment. Community suggestion to paint diagonal parking spaces outside the Hall so that people don't park in multiple spaces outside the toilets 	3
ACTION C) Create better connections between the village and the Mokau River, and the area to the south over the river		
PLAN	i) Improve signage and visibility of pathways that access the river edge <ul style="list-style-type: none"> A strategy with consistent clear signage would be helpful 	2
	ii) Consider the opportunities available along Te Mahoe Road <ul style="list-style-type: none"> Multiple suggestions were received about developing a cycletrack or walkway along Te Mahoe Road. Suggestions that the track be developed through to the connection with Awakau Road. This would require conversations with both DoC and the Native Forest Restoration Trust. There is a pipeline easement through part of this area which may already be maintained. Multiple caves according to the Taranaki Caving Club, which could be easily accessible. Lots of suggestions to develop ecotourism opportunities particularly around walking and cycling tracks which encompass local historic landmarks from the village and along Te Mahoe Road – then linked to the national system. Work with the community to support the provision of a walking and cycle trail through to Ohura by signposting funding opportunities and contacts. 	4
ACTION D) Allow for freedom camping in certain locations.		
PLAN	i) Identify areas where freedom camping might be appropriate in Mokau and examine the infrastructure required to support this <ul style="list-style-type: none"> The freedom camping bylaw will be reviewed and this matter will be considered. Could also consider EV parking. It is likely to be not appropriate to encourage RVs into the village centre, given the lack of space currently, and noise from the state highway which might affect overnight parking. PODs (self-contained buildings which service freedom campers) may also be an option. 	4

Key Move 4

Improve viewpoints and access to the coast and river

The community suggested these actions to implement Key Move 4:

ACTION + PLAN		PRIORITY
ACTION A) Identify viewpoints of the coast and the inner harbour and places where people can stop		
PLAN	i) Identify a picnic location with views onto the coast and appropriate signage <ul style="list-style-type: none"> Take some options for locations back to the community for their consideration. 	3
	ii) Improve car parking areas to facilitate access to the beach and river <ul style="list-style-type: none"> Currently the car parking is informal –the community signalled they would like more formalised parking – where should this be located? 	2
ACTION B) Provide greater visibility to the bamboo path and the walkway to the boat ramp		
PLAN	i) Restore and improve the walking paths at these two sites. <ul style="list-style-type: none"> The community signalled that these access points were a priority. A lot of concern about the loss of the track below the Whitebait Inn to the boatramp. 	2
ACTION C) Consider where to provide quad bike access to the beach and where this is best positioned		
PLAN	i) Narrow the width of the beach access entrance “surfie’s track” on Aria Terrace to 2m (enough for quad rescue vehicles) and improve signage at this entrance <ul style="list-style-type: none"> Currently cars and even camper vans are regularly towed out by locals. There is a need to consult with local fire & emergency, civil defence and police in advance of any action Lots of local opposition to vehicle access except for quad bikes – a general feeling that they needed access for quad bikes and maybe some emergency vehicles but that most vehicles on the beach were contributing to the erosion A St Johns volunteer suggested that 3 access point are important – Awakino heads, Seaview and the surfie’s track Replace the 20km sign at the surfie’s track on Aria Tce with a proper speed sign – not a council sign. 	2
ACTION D) Assess the current location and standard of access points to the coast and river.		
PLAN	i) Restore beach access at the mouth of the Mokau River and provide for disabled access <ul style="list-style-type: none"> Consider the best location and the potential longevity of any access point to the open coast. 	3
	ii) Examine the parking and street furniture requirements at Aria Terrace <ul style="list-style-type: none"> Community suggestion of adding a metallated parking area, picnic tables and rubbish bins at that access point so people park in a more orderly way. There are some issues around maintaining a parking area. 	3
	iii) Improve signage and visibility of pathways that access the coast <ul style="list-style-type: none"> Consider signposting and maintaining the access points on Point Road. At each access point the state of the physical access to the beach needs to be checked. Some of the access points may not be accessible. 	2

Infrastructure and deferred areas

The community signalled that any new development should be in keeping with Mokau's character. Two areas where residential development could occur were investigated. This involved a desktop study to assess things like topography, hazards, soil types, access and infrastructure. If development was to occur in these areas, Council would likely suggest that more in depth geotechnical assessment was undertaken.

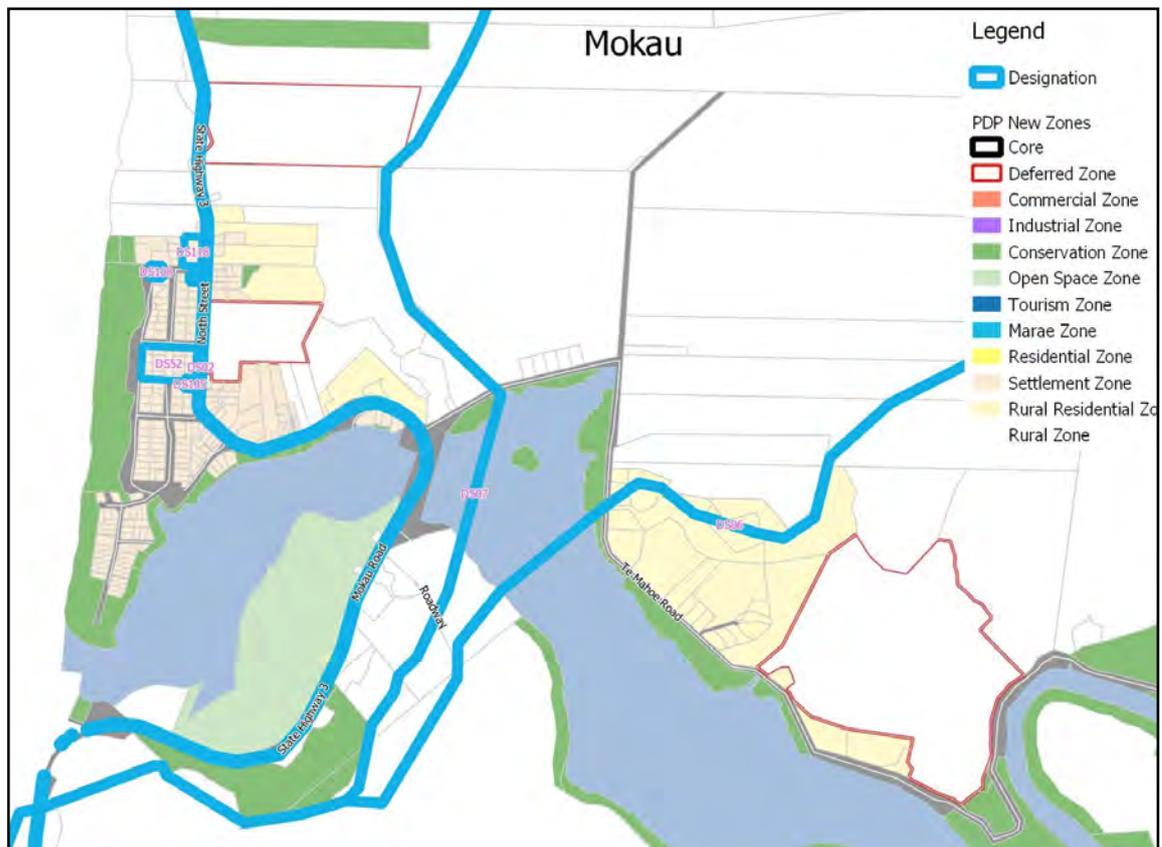
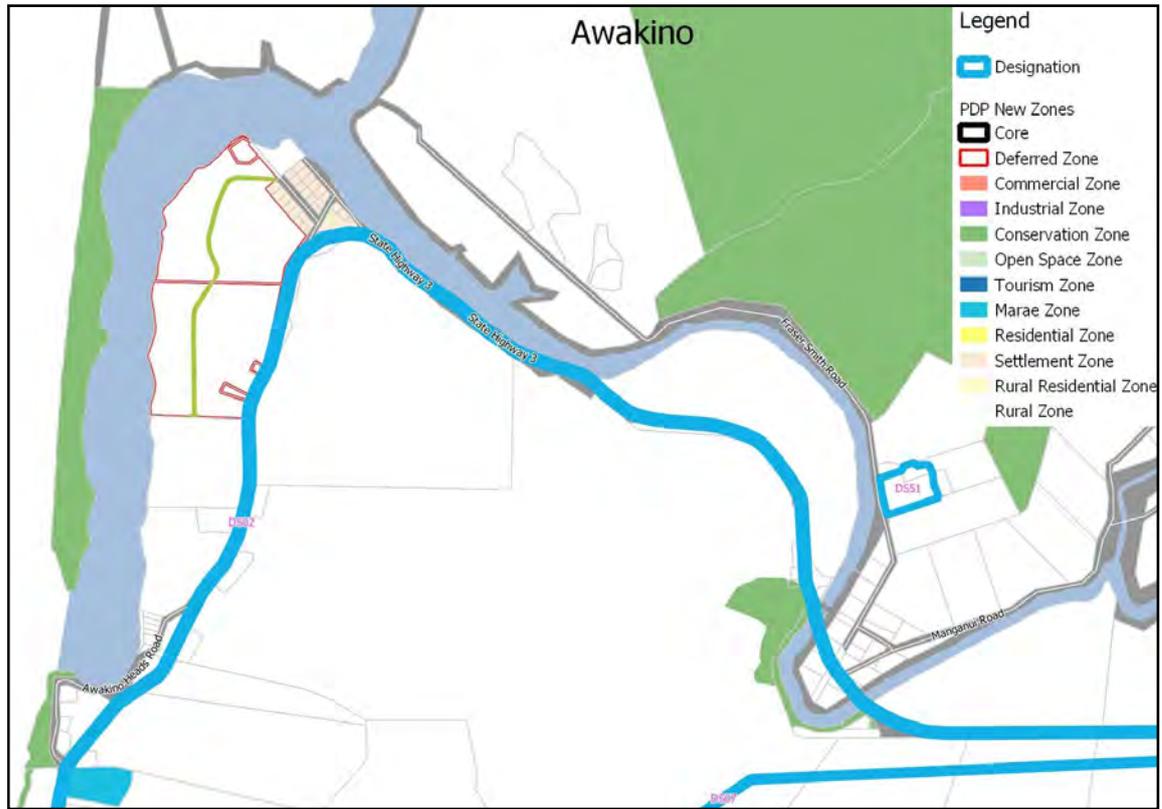


- The site is underlain by sandstone
- The western part of the site contains steep slopes.
- The eastern part of the site is more gently sloped.
- Developing building platforms and managing access are issues for consideration.

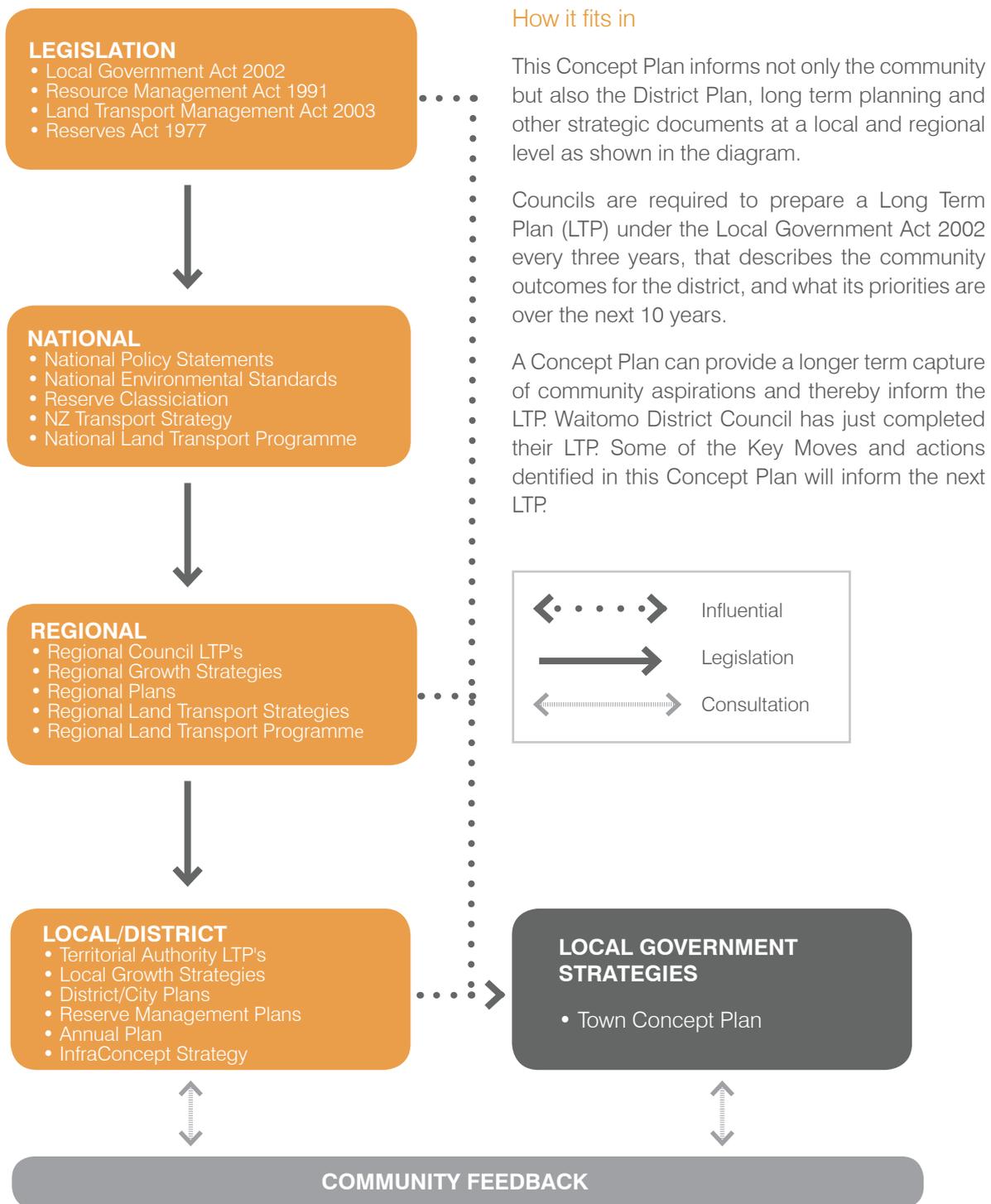
- The site is underlain by bedded sandstones and mudstones.
- The majority of the site is gently sloped towards the west.
- The effect on Te Mahoe Road is one issue for consideration.

Proposed re-zoning

The zoning suggested on the following maps is draft. It is being shared with the community in order to gather feedback about the zones proposed. The final zones will be determined through the formal part (submissions and hearings) of the proposed District Plan.



Appendix: Statutory Framework



Appendix: Community Outcomes

Waitomo District Community Outcomes

The Community Outcomes identified in Council's Long Term Plan provide an important framework for future planning and reflect the results that Council aims to achieve for the District in the future. Waitomo District Council's areas of focus are:

- Sustainable development.
- Community connectivity and development.
- Economic development.
- Good asset stewardship and management.

These focus areas and the projects and initiatives identified in each Key Move, are aimed at achieving Council's vision and community outcomes, following a sustainable development approach.

VISION	COMMUNITY OUTCOMES		FOCUS AREAS
Creating a better future with vibrant communities and thriving business.	Vibrant Communities 	1. A place where the multicultural values of all its people and, in particular, Māori heritage and culture is recognised and valued. 2. A place where all age groups have the opportunity to enjoy social, cultural and sporting activities within our District. 3. A place where young people have access to education, training and work opportunities. 4. A place where young people feel valued and have opportunities for input into the decisions for the District. 5. A place where we preserve the natural environment for future generations, ensuring that natural resources are used in a sustainable manner.	SUSTAINABLE DEVELOPMENT COMMUNITY CONNECTIVITY AND DEVELOPMENT ECONOMIC DEVELOPMENT GOOD ASSET STEWARDSHIP AND MANAGEMENT
	Thriving Business 	6. A place that attracts more people who want to live, work and play, and raise a family. 7. A place where wealth and employment are created through local businesses and tourism opportunities and facilities are developed, facilitated and encouraged.	
	Effective Leadership 	8. A place where the development of partnerships for the delivery of programmes and services is encouraged and pursued. 9. A place where the governance actively seeks to participate and take a leadership role in regional and national initiatives aimed at the development of the District.	
	Sustainable Infrastructure 	10. A place that provides safe, reliable and well managed infrastructure which meets the District community needs and supports maintenance of public health, provision of good connectivity and development of the District.	

