

Kokohinau Papakainga Trust

MASTER PLAN

KAUPAPA / PURPOSE



Ko te whare maire ka tu ki roto i te Pa-tuwatawata he tohu no te Rangatira.

A carved ancestral house standing within a fortified pa is a sign of chieftainship

RAUTAKI TŪĀPAPA / STRATEGIC FOUNDATIONS

Te Rautaki Tūāpapa / The Strategic Foundations:

By providing the opportunity to occupy this whenua our long term vision for our future generations that occupy the papakainga:

To mātou kaupapa nui ake / Our greater purpose:

“We are the descendants of our distant past,
to act as kaitiaki over our Kokohinau papakainga and to ensure what we have is preserved, protected and enhanced for the benefit of future
generations”.

Whāinga / Mission:

“To maintain the mana of our whenua,
by preserving our taonga and strengthening our capability to determine a sustainable future for those who live within our papakainga.
We will harness opportunities to achieve a self-determined destiny without compromising our tikanga, values, or the aspirations of our
whanau”.

UARA -MĀTĀPONO / VALUES & PRINCIPLES

Uara me ngā Mātāpono / Values & Principles:

Hono	- Our aim is to connect the whānau to the whenua – the whānau to the hapū
Whanaketanga	- To empower the whānau / hapu in their own development and to maintain their physical and cultural integrity of their marae
Whakapapa	- To promote the whānau / hapu connections to enhance the level of Te Reo with marae based initiatives.
Whare Oranga	- To support a Culture Well Being Centre that well accommodate the physical, spiritual, and mental well being of the hapū with a “Cradle to the Aged” concept and initiatives, that will promote a drug, alcohol, smoke and zero tolerance violence environment.
Kaitiakitanga	- Our role is one of guardianship over our papakainga, taonga and tikanga and all the things that we treasure, which makes us who we are and what we are.
Whanaungatanga	- We must develop relationships that are based on working co-operatively with ourselves and others who may make our vision become a reality.
Kotahitanga	- As a whanau living within the papakainga the need for unity is critical to ensure as one we pursue our dreams and realise our vision.
Wairuatanga	- The need to never lose sight of the wairua and spiritual influence within us.
Manaakitanga	- To care about our people, whanau, kaumatua and people who live in our papakainga and within the wider kainga.
Te Aroha	- We maintain the freedom to function effectively as valued and equal by the authority bestowed in each of us.
Ngākaunui	- To support a discretionary consideration of goodwill to other entities that will foster good relationship and contributions to the Kokohinau Papakainga Trust in the intent of investing financially or in kind to the growth betterment or profite, that will enhance the progress of development of the Kokohinau Papakianga Trust

WHAKAWHANAKETANGA WHĀINGA / DEVELOPMENT OBJECTIVES

Whakawhanaketanga Whāinga / Development Objectives:

1. A development that is affordable but does not compromise on good design and quality.
2. A community where the effective engagement and community participation will be encouraged especially in the long term stewardship of their community.
3. An environment with well-designed public spaces and green spaces that will promote health and safety.
4. A balance in design in terms of both scale and density, and the right layout to support, enhance and encourage wider community interaction with and within the Marae
5. The creation of homes that individually and collectively meet the different needs of community over time, and that minimise the use of resources creating a low impact, environmentally responsive and affordable outcome.
6. A well-integrated mix of homes that will meet the intergenerational needs of community and whanau.
7. A development outcome that will help to support the growth and development of our Kokohinau Papakainga as the centre of our Papakianga community.

TE MAHERE ARIKI / THE MASTER PLAN

1. Context - *How the development relates to its wider context and surroundings?*

The Kokohinau Papakainga Trust will seek to create an environment that will exemplify a contemporary Papakainga, becoming a landmark development for the beneficial owners of the Committee. This will be achieved through the creation of gateways signified by Contemporary Art 'Pou' representing the Hapu, associate Iwi and Manuhiri who pass through and may potentially reside in the Papakainga.

2. Character - *How does the development reinforce locally distinctive patterns of development and landscape features?*

The Kokohinau Papakainga Trust will compliment what has gone before and what will exist today with a degree of flexibility to meet the changing needs and requirements of its users into the future. Most importantly, the Kokohinau Papakainga Trust will create a place that the beneficial owners can relate to and use on a day to day basis as their own and to which community can associate the owners to in a manner that enhance their mana and status of mana whenua.

“Ahoka iti te koutou whenua e kore e tae ate parepare”

3. Connections - *Is it easy to move, does the development interconnect with existing amenity?*

Connections will be created from North to South of the development through the creation of gateways that will provide a ring road and nodes connected by vehicular and pedestrian links that will weave through the development.

4. Choice - *Is the design flexible and will it remain a good form of housing overtime?*

The proposed development provides a range of accommodation choices consisting of whanau housing lots and Kaumatua housing. Focus has been placed not only on household amenity, but also resident and community amenity through the creation of a mara kai and pocket parks 'paka' and linkages back to the Marae which will be the hub of the Papakainga.

5. Creativity - *Will this be a memorable place?*

The Kokohinau Papakainga Trust, whilst designed to maximise the potential of the site, will become a memorable place within which to live. This will be achieved through the creation of resident and community amenity the paka, the marakai, the overarching relationship to the Marae and the amenity that will be achieved through a highly landscaped and finished environment.

TE MAHERE ARIKI / THE MASTER PLAN

6. Custodianship - *Does the design manage the use of resources carefully?*

The Kokohinau Papakainga Trust will utilise permanent and sustainable materials ensuring an environmentally responsive design solution for the site. Custodianship and a sense of ownership and belonging will be achieved through the creation of landscape features which the residents and occupants of the units will relate to and respect as their own. In ensuring the safety of those who will live and pass through the Papakainga, a full CPTED assessment of urban design issues has been undertaken and the following urban design solutions will be implemented:

- Pedestrian walkways, access points and the paka will be well lit and open.
- Passive observation out of all the living areas and private open spaces is a key element of design.
- Placement of key pieces of amenity will be strategically placed to ensure resident and community ownership.
- Walk up parking provisions will be within proximity to the units.
- The provision of private open space is a key element of the design.
- High quality materials will be used throughout the development; all provide a high degree of permanency and robustness in both the private and public places.

7. Collaboration - *Is the development an example of best practice?*

The Kokohinau Papakainga Trust will embody a best practice approach to affordable living. It is proposed the development will be completed in a staged manner. The staged approach will see the collaboration of Central Government and Council in facilitating Stage 1 as a catalyst project. The design and development of ensuing stages will be driven by the Committee in consultation with the beneficial owners of the Hapu elected to return to their whenua. The Stage 1 Emergency / Kaumatua housing (as to all ensuing rental housing owned by the Committee) will be managed by an independent manager, which will take the form of a registered Community Housing Provider (“CHP”). The CHP will be responsible for the day to day operation and management of all tenancies and will report back to the Kokohinau Papakainga Trust who will be responsible for the management performance of the CHP against an agreed set of management metrics and performance indicators. The CHP will receipt all rents and will be entitled to a management fee deducted from the Gross rental receipts at an agreed percentage of total rent plus any negotiated administration charges.



EXISTING
URUPA

APPROX 20m SETBACK FROM STOP BANK



- EXISTING MARAE
- 01 ENTRY
 - 02 ROHANGA
 - 03 WHAREKA/KITCHEN
 - 04 WHAREPAKU
 - 05 TE MAKARITA
 - 06 WHARENUI
 - 07 ABLUTION BLOCK

MARAE

EXISTING SITE PLAN
SCALE 1:1,500 @ A3

APPROX 20m SETBACK FROM STOP BANK

TE MAHERE ARIKI / THE MASTER PLAN

TE MAHERE ARIKI / THE MASTER PLAN

TE TEO ROAD

URUPA
EXPANSION
AREA

EXISTING
URUPA

NATIVE
PLANTING
BUFFER

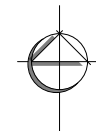
HEALTH
AND SOCIAL
AREA

OPEN
SPACE

CARPARK

ORCHARD
GARDEN
AREA

- EXISTING MARAE**
- 01 ENTRY
 - 02 ROHANGA
 - 03 WHAREKAI/KITCHEN
 - 04 WHAREPAKU
 - 05 TE MAKARITA
 - 06 WHARENUI
 - 07 ABLUTION BLOCK
 - 08 KAUMATUA UNITS (x10)



OPEN
SPACE

FUTURE OPEN
SPACE AREA

MARAE
RESERVE

MARAE

APPROX 20m SETBACK FROM STOP BANK

MASTER SITE PLAN
SCALE 1:1,500 @ A3

TE MAHERE ARIKI / THE MASTER PLAN



TE MAHERE ARIKI / THE MASTER PLAN



KAUMATUA UNITS



The proposed Kaumatua Units adopt a form that is familiar to the Kokohinau Marae. A single low pitched gable roof references the nearby buildings. The single-storied height and floating (piled) foundation ensures a modest impression is made on the landscape, in a setting bordering the established Marae. An open-aired carport provides a sheltered vehicle park and announces the entry to each unit, by way of a covered pedestrian entry.

Proposed materials also follow clear queues from the existing Marae. Corrugated colorsteel roofing will be paired with simple timber wall cladding. Clearlite corrugated roofing over the open-aired carport will allow sunlight to enter this area, while providing covered shelter.

Our key objective is create a comfortable and healthy living environment that provides uncompromised access to sunlight and external connections. These dwellings should outperform their size with flexible open space. Privacy is provided to the private bedroom areas, while the living spaces open to the surrounding outdoors.