

# TE KARAKA



township  
development  
plan

April 2008

## **Tena koutou**

Township development plans are an important tool for our community. It was pleasing to see a good number of interested community people participate in the township meetings, and I thank you all for the wonderful ideas you have contributed. I am particularly pleased to see so many of our young people making a contribution. As we say, they are our future and what a wonderful opportunity for them to get involved now. The Councillors and I appreciated your ideas and we say thank you, you make our job easier by telling us what you hope for.

It is great to dream and put those ideas onto paper. We need to have courage to explore new ideas that will meet the needs of the township, ones that will allow us to stand out as a unique and special community in which to live and visit.

From now it takes action - an action plan I am committed to with your agreement. I look forward to the progress we are going to make in your township, and we hope that your community will be inspired to do more and complement what has been proposed.

Be inspired, be courageous, and most importantly of all, take action.

Thank you all, we look forward to working with you.



Meng Foon  
Mayor, Gisborne District





## Acknowledgements

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Many thanks to APR Consultants Ltd for assisting with the preparation of the Te Karaka Township Development Plan.



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## **Introduction**

The Te Karaka Township Development Plan (2008) captures the Te Karaka community's long-term vision for Te Karaka township. The Plan is a living document with the potential to evolve with the support of the Te Karaka community.

## **Community engagement**

The Gisborne District Council (GDC) wanted to draw on the knowledge and experience of the Te Karaka community in preparing the Plan, so several consultation tools were used to encourage a range of people to take part in the process:

- open day
- strategic planning workshop
- ideas box at the service station
- children's art competition through local schools
- an opportunity for written submissions.

GDC sought out the thoughts of Te Karaka community members on several questions:

- what are the key values that make Te Karaka a great place to live and what do you want to protect about your town
- what would you like to see change about your town
- what do you want Te Karaka to be like in 20 years?

## **Content of the Plan**

The Te Karaka community has identified three Vision Statements that form the basis of the Township Development Plan.

- A community committed to its young people
- An attractive and vibrant town
- A natural environment to support community needs

The Plan describes each Vision Statement in terms of Key Goals with some specific actions for completion over the next few years.

### **Community commitment**

This is an expression of the community's aspirations for the future and will need to be driven by a cohesive and concerted community effort.

### **Gisborne District Council commitment**

The Plan will guide GDC in planning for the future development and viability of Te Karaka over the next 20 years. The Plan will be an important consideration in the development of Council's Long Term Council Community Plan and will also be considered by all GDC staff where their activities may have an effect on the Te Karaka community.

Appendix 1 is a table of GDC implementation estimates. For each priority project/action, it identifies if there is funding available in the LTCCP. It also identifies which department within Council is responsible for implementation. Where no funding is currently allocated, this will need to be included during future reviews of the LTCCP and Annual Plan.

Where GDC can work with the community and other agencies to meet the goals, it will.

A lot of ideas were submitted that are beyond the capability and mandate of GDC alone. GDC will forward copies of the Plan to relevant agencies to encourage them to follow up in areas where they may be able to work with the community or other agencies to help achieve the community priorities.





Vision Statements  
Key Goals  
Actions

## Vision Statement

**A Community Committed to its Young People**

## Key Goals

- Regular activities that promote healthy and happy young people.
- A safe place for young people to meet and hang out.

## Actions

- |  |                  |
|--|------------------|
| • Use existing run-down buildings as a youth drop-in centre designed and managed by local youth. Look at what is being done in other communities | <i>Community</i> |
| • Seek funding for the employment of a co-ordinator to assist local youth with the management of the drop-in centre                              | <i>Community</i> |
| • Upgrade existing children's play facilities to include play equipment that encourage active children e.g. monkey bars, rock-climbing wall      | <i>GDC</i>       |
| • Improve safety to children around bus stops from passing traffic e.g. increased visibility, decreased speed limit                              | <i>GDC</i>       |
| • Improve existing footpaths in the town to a safe standard  | <i>GDC</i>       |





## Vision Statement

### An Attractive and Vibrant Town

For the Te Karaka community, an attractive and vibrant town is one the community is proud of and would involve the following Key Goals:

## Key Goals

- Entrances to the town that invite visitors in.
- A town centre that draws community members to it to interact.
- Well-maintained landscape features in the main street.

## Actions

- |  |                           |
|--|---------------------------|
| • Tidy up entranceways to town and other 'visible' sections e.g. owners planting screens of flax and Karaka trees  | <i>Community</i>          |
| • Ask GDC to improve signage at the entranceways to Te Karaka  | <i>Community/<br/>GDC</i> |
| • Create a point of difference for the town, something that builds on what we already have and distinguishes it as unique e.g. Karaka trees or home of every variety of flax | <i>Community/<br/>GDC</i> |
| • Create public spaces in the town centre where people can hang out and 'shoot the breeze'   | <i>GDC</i>                |
| • Landscape main street using appropriate species  | <i>GDC</i>                |

- Set appearance standards for business frontages on the main street
- Beautify town centre by developing gardens that include work by local artists, removing graffiti and restoring or demolishing old buildings
- Ensure those responsible for graffiti and vandalism play an active part in repairing damage
- Ensure stray dogs are kept out of the town centre
- Lobby Transit New Zealand/Gisborne District Council to divert large vehicles around town centre
- Lobby Gisborne District Council to rezone entranceways to residential
- Investigate viability and available funding for the development of a community radio station
- Foster local art by holding markets for cottage industries in town e.g. flax, bone and wood
- Hold a games weekend incorporating golf, lawn bowls, athletics, tennis, kayaking
- Use the river for waka ama, canoeing and boating – have a TK to the Coast race

*Community/  
GDC*

*Community/  
GDC*

*NZ Police/  
Community/  
GDC*

*GDC*

*Community/  
Transit*

*Community/  
GDC*

*Community*

*Community*

*Community/  
Sport  
Gisborne*

*Community/  
Sport  
Gisborne*





## Vision Statement

### An Environment to Support Community Needs

## Key Goals

- Natural environment for recreation.
- Natural environment for food and water.
- Protection of the community from flood risk.
- Excellent services and infrastructure.

## Actions

- |   |   |
|---|---|
| • Set up river access to facilitate use of the river for recreational activities such as swimming, kayaking and rafting | <i>NZ Water Safety Council/<br/>Community</i> |
| • Create river bank walkways and picnic spots   | <i>Community/<br/>GDC</i>                     |
| • Improve and protect water supply to the town  | <i>GDC</i>                                    |
| • Review the flood protection scheme  | <i>GDC</i>                                    |
| • Ensure regular maintenance of bridge  | <i>GDC</i>                                    |
| • Excellent drainage infrastructure (including maintenance)   | <i>GDC</i>                                    |
| • Improve standard of existing public toilets   | <i>GDC</i>                                    |
| • Hold a local garden competition to encourage local self-sufficiency and trade produce                                 | <i>Community</i>                              |

- Investigate viability of developing a cemetery to service Te Karaka and surrounding areas.
- Lobby New Zealand Police for a community constable to be stationed in Te Karaka.
- Investigate viability of relocating transfer station.
- Encourage residential housing development that is appropriate for the character of the town.

*GDC*

*Community/  
NZ Police*

*GDC*

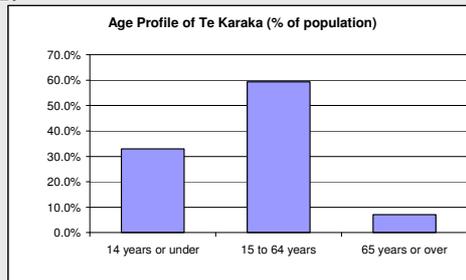
*GDC/  
Housing NZ*



## Background Statistics

### Population

- The population of Te Karaka township is 543 people.
- Te Karaka has a relatively young population with one third of the population aged 14 years or under.
- Around three quarters of the township residents identify themselves as Maori, while one quarter identify themselves as European.

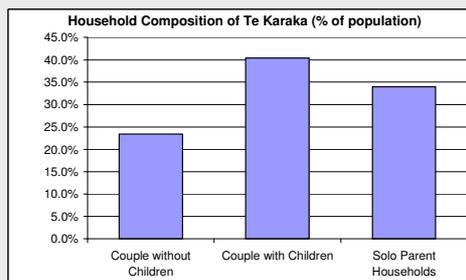


### Business and Employment

- There are a number of retail and service businesses in Te Karaka as well as community facilities such as schools, marae, churches and sports clubs.
- The main sectors of employment in the township are in the primary industries (eg, forestry, agriculture, cropping, horticulture and viticulture), local service outlets and education facilities.
- Some residents work in Gisborne and commute.

### Households

- There are 171 occupied dwellings in Te Karaka township.
- The majority of households are single family households.
- Nearly one quarter of Te Karaka households are couples with no children, while around one third are sole parent households.
- Total household income is under \$50,000 per year for less than half of all households, while a further quarter have a total household income of between \$50,000 and \$100,000 per year.
- More than one quarter of all households have access to the internet.



## Aerial Photo of Te Karaka



## Appendix 1: Gisborne District Council Implementation Estimates – April 2008

<b>Actions</b>	<b>Estimated Cost</b>	<b>Current LTCCP Funding</b>
<b>Community Development</b>		
<ul style="list-style-type: none"> <li>Establish a youth drop-in centre in an existing run-down building to be designed and managed by local youth</li> </ul>	\$100,000 (set up cost) (Funded from sale of land)	Nil
<ul style="list-style-type: none"> <li>Hold a games weekend – inter-township sports tournament and a Te Karaka to the Coast waka race</li> </ul>	\$2,000 (Support and prizes)	Nil
<ul style="list-style-type: none"> <li>Identify a point of difference for the town – what makes it unique? E.g. Karaka trees or the home of every species of flax</li> </ul>	\$2,000 (investigations)	Nil
<ul style="list-style-type: none"> <li>Investigate the viability of a community radio station</li> </ul>	\$5,000 (investigation)	Nil
<ul style="list-style-type: none"> <li>Seek funding for the employment of a part-time co-ordinator to assist with the management of the youth drop-in centre</li> </ul>	\$1,000 (application)	Nil
<b>Roading</b>		
<ul style="list-style-type: none"> <li>Improve safety to children around bus stops from passing traffic (eg, increased visibility, decreased speed limit)</li> </ul>	\$5,000 (sign cost) \$1,000 (annually)	Maintenance
<ul style="list-style-type: none"> <li>Investigate viability of relocating the transfer station</li> </ul>	-	Completed February 2007
<ul style="list-style-type: none"> <li>Improve existing footpaths in the town to a safe standard</li> </ul>		Footpath maintenance \$102,500 annually across the District
<ul style="list-style-type: none"> <li>Ensure regular maintenance of bridges</li> </ul>	Business as usual	Business as usual
<ul style="list-style-type: none"> <li>Divert large vehicles around the town centre</li> </ul>	New road required	Nil

<b>Actions</b>	<b>Estimated Cost</b>	<b>Current LTCCP Funding</b>
<b>Parks and Reserves</b>		
<ul style="list-style-type: none"> <li>Establish a cemetery to service Te Karaka area</li> </ul>	\$100,000 (set up cost)	Nil
<ul style="list-style-type: none"> <li>Improve signage at the entranceways to Te Karaka</li> </ul>	\$20,000 (set up cost) \$1,000 (annually)	Signage \$2,000 annually across the District
<ul style="list-style-type: none"> <li>Improve the standard of the existing toilets</li> </ul>	-	Te Karaka public amenities upgrade \$11,500 (2007/08)
<ul style="list-style-type: none"> <li>Set up river access to facilitate recreational use for kayaking, swimming, rafting etc. E.g. car park, footway, access points</li> </ul>	\$10,000 (set up cost) (Plus negotiating access)	Nil
<ul style="list-style-type: none"> <li>Upgrade main street: landscape with appropriate species; create public open space and a public garden in the town centre</li> </ul>	\$100,000 (set up cost) (Funded from sale of land)	Nil
<ul style="list-style-type: none"> <li>Upgrade existing children's play facilities to encourage active children e.g. monkey bars, rope-climbing wall</li> </ul>	\$30,000 (set up cost)	Nil
<ul style="list-style-type: none"> <li>Use tops of floodbanks for walk and cycle ways (could combine with river access points)</li> </ul>	\$10,000 (set up cost)	Nil
<b>Planning</b>		
<ul style="list-style-type: none"> <li>Encourage residential housing development appropriate for the town</li> </ul>	Business as usual	Business as usual
<ul style="list-style-type: none"> <li>Rezone entranceways to town to general residential</li> </ul>	Change to District Plan \$5,000	District Plan \$26,000 (2008) across the District
<ul style="list-style-type: none"> <li>Set appearance standards for business frontages on the main street</li> </ul>	\$5,000 (Education and Advocacy)	Nil

<b>Actions</b>	<b>Estimated Cost</b>	<b>Current LTCCP Funding</b>
<b>Utilities</b>		
• Improve and protect water supply to the town	-	<i>Nil</i>
<b>Animal Control</b>		
• Ensure stray dogs are kept out of the town centre	<i>Business as usual</i>	<i>Business as usual</i>
<b>Rivers and Drainage</b>		
• Review the Waipaoa Flood Control Scheme	<i>Business as usual</i>	<i>Business as usual</i>
• Ensure excellent drainage infrastructure	<i>Increase or level of service</i>	<i>Review WFCS \$60,000 (2007)</i>