

Title: Township Plan Upgrade Programme
Section: Strategic Planning
Prepared by: Te Rina Whaanga (Policy Advisor) and Keriana Wilcox-Taylor (Senior Planner)
Meeting Date: 25 October 2018

Legal Financial Significance = low

Report to COUNCIL for information

SUMMARY

The purpose of this report is to update Council about the Township Plan programme over the next two financial years.

The next round of Township Planning and Upgrades

The 2018-2028 Long Term Plan (LTP) includes a township planning framework that incorporates:

- A more realistic implementation timeframe – 24 months instead of 12 months.
- Improved internal funding processes and the opportunity to seek external funding.
- \$100k for plan review and \$500k for plan implementation.
- Prioritisation of townships that require upgrades as opposed to a plan schedule in the Long Term Plan – this differs from the 2015-2025 Long Term Plan approach of an implementation schedule

The next township plan in the programme is the East Cape townships which includes Wharekahika / Potaka, Rangitukia / Tikitiki and Te Araroa. This round will consist of:

- 2018-2019 Engagement and plan review; and
- 2019- 2020 Implementation and upgrade.

Community engagement has begun with some of the East Cape communities; however, hui need to be arranged with Rangitukia and Tikitiki.

RECOMMENDATION

That the Council:

1. **Notes the contents of this report;**

Authorised by:



Jo Noble
Strategic Planning Manager



Keita Kohere
Director Transformation & Relationships

Keywords: Township, planning, upgrade, improvements, community development, communications, consultation, schedule, LTP, East Cape

BACKGROUND

1. Township Plans are community led expressions of desired local outcomes. They contribute to Council's strategic priorities, cutting across the full range of community needs and aspirations.
2. In January 2006, Council approved the preparation of Township Plans for three rural communities a year, over three years. Since 2006, we have worked with rural communities to develop and implement eleven Township Plans. These Plans were developed to guide Council in preparing for the future of our rural communities. Importantly, they are led by the community and capture the community's vision for their place.
3. Township Plan actions are implemented across Council. The budget for Township upgrades is held by departments that implement the capital works. Council has undertaken the review and implementation of four Plans, the most recent being Tokomaru Bay in 2016-2017. Implementation of the Manutuke Township Plan is being progressed this financial year (refer report 18-324 to the Community Development & Services Committee).

DISCUSSION

Timeframes and Capacity

4. During the process of planning for the 2018-2028 Long Term Plan, Council staff began looking at a more resilient way to roll out the upgrades to address issues with short review and implementation timeframes, financial constraints and construction delays.
5. The 2015-2025 Long Term Plan schedule required Council to deliver the plan review and implementation over twelve months. This stretched staff and community capacity and increased the chance of non-delivery, or delivery of a final product less likely to meet community expectations. Both Te Karaka and Tokomaru Bay were reviewed and implemented over two years and reflected a better quality review, engagement and implementation process.
6. With more time, Council and the community can work together to identify a wider range of opportunities with the aim of getting the greatest 'bang for buck' during the plan review and implementation process. In the 2018-2028 Long Term Plan, all Township Plan upgrades, (including East Cape townships), are planned to be delivered over two years. This will provide better Council and community outcomes.

The next round for implementation – East Cape

7. Planning for the East Cape round has commenced. This round will include:
 - Wharekahika and Potaka - combined Township Plan created in 2014.
 - Te Araroa - Township Plan created in 2007 and updated in 2011.
 - Rangitukia and Tikitiki - combined Township Plan created in 2011.
8. Timing for delivery of this round of township planning is:
 - 2018-2019 Engagement and plan review; and
 - 2019- 2020 East Cape Township Plan implementation.
9. A study is being scoped to look at the potential future uses of the Hicks Bay wharf. This could leverage tourism opportunities which will complement the township upgrade.

Township Plan review and implementation

10. Township Plans are allocated \$600k for plan review and implementation of upgrades. This includes \$100k (review) and \$500k (construction).

11. The funding for the review period covers a variety of costs, such as:
 - Engagement costs;
 - Design and construction drawings;
 - Planning and engineering expertise – this can include archeological assessments, resource and building consent advice and preparation; and
 - Procurement and tendering costs.
12. If projected construction costs for the East Cape townships exceed the \$500k budget, staff will try and find the extra funding from other existing budgets or seek external funding (for example, through grants).

ASSESSMENT of SIGNIFICANCE

Criteria	This Report	The Process Overall
The effects on all or a large part of the Gisborne district	Low	Low
The effects on individuals or specific communities	Low	Medium
The level or history of public interest in the matter or issue	Low	Medium
Inconsistency with Council's current strategy and policy	Low	Low
Impacts on Council's delivery of its Financial Strategy and Long Term Plan.	Low	Low

13. The decisions or matters in this report are considered to be of **low** significance in accordance with Council's Significance and Engagement Policy.

COMMUNITY ENGAGEMENT

14. Community engagement with Wharekahika and Te Araroa has already begun. Engagement with Rangitukia and Tikitiki will commence in the next month.
15. Further consultation will likely include an engagement and communications plan being developed, with the view of utilising social media, the Council website and community meetings.
16. Communities will identify the most effective means for their input, alongside leveraging existing forum through which to korero with Council regarding information, planning or projects and services.

CONSIDERATIONS

Financial/Budget

17. Changes to Council's approach to Township Plans were taken into account during affordability considerations in the 2018-2028 Long Term Plan. The approach to Township Planning for the East Cape is consistent with the Long Term Plan.
18. For every dollar spent on a capital project or permanent asset, a % of that value is required on an annual basis for its future maintenance and upkeep, and that the asset will eventually need to be repurposed, removed or replaced in the future. Changes to levels of service, including an increase in operational costs resulting from this will continue to be considered as part of planning for future upgrades.

Legal

19. There are no current legal implications identified for the matters discussed in this report.

POLICY and PLANNING IMPLICATIONS

20. Council's delivery of township upgrades aligns with the objectives and outcomes sought in our core plans and strategies. These include the 2018-2028 Long Term Plan (including the Infrastructure Strategy and Financial Strategy), Regional Land Transport Plan, Waste Minimisation Strategy and Urban Development Strategy.
21. Development and implementation of Township Plans supports the health of our people through improved local infrastructure and outdoor spaces (Tairāwhiti Tangata), improvements to our environment (Tairāwhiti Taonga) and provide the opportunity for community-led decision-making, and the realisation of our community's aspirations (Tairāwhiti Wawata).

RISKS

Timeframe for delivery

22. Timeframes for the delivery of the township upgrades will include a contingency for project delays. This will take account of things such as wet weather events, shipping delays and changes in project costs and resources.
23. The proposed approach spreads the former 12 month delivery period over two years to ensure delays and expectations can be managed, and to proactively mitigate this risk.

NEXT STEPS

Date	Action/Milestone	Comments
2018-2020	Undertake planning and Implementation for Wharekahika, Potaka, Te Araroa, Rangitukia and Tikitiki township Upgrades	