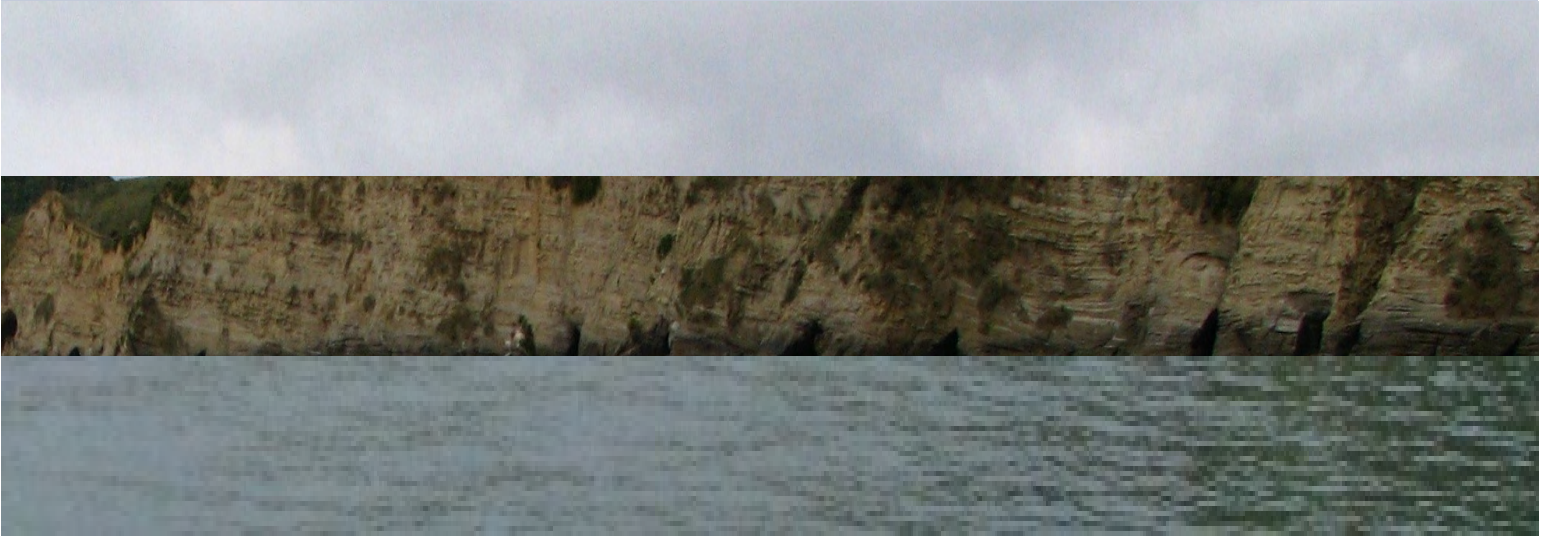


Tolaga Bay

Township Development Plan



April 2007

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.

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

Contents

Foreword _____	1
Introduction _____	3
Tolaga Bay Summary _____	5
Tolaga Bay Aerial Photos _____	6
Key Goals and Actions _____	8
❖ INFRASTRUCTURE AND FACILITIES TO MEET RESIDENTS' NEEDS _____	9
❖ DEVELOPMENT RETAINING TOWN CHARACTER AND LIVELIHOOD _____	11
❖ INNOVATIVE SOLUTIONS AND COMMUNITY ENGAGEMENT _____	13
Background Information _____	14
Appendix 1: GDC Implementation Estimates _____	19

Introduction

The Tolaga Bay Township Development Plan (2007) captures the community's long-term vision for Tolaga Bay township. The Plan is a living document with the potential to evolve with community support.

Content of the Plan

The Plan has three sections:

1. Key Goals and Actions lists the Key Goals that are the basis of the Township Development Plan. Each of these Goals has a series of Actions to help achieve it.
2. Background Information describes the community through demographic statistics and Council services.
3. GDC Implementation Estimates Appendix identifies if there is funding available in Council's Long Term Council Community Plan (LTCCP) for the Actions. Where no funding is currently allocated, this will need to be considered for inclusion during future reviews of the LTCCP and Annual Plan.

Community commitment

This Plan 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 Tolaga Bay over the next 20 years.

The Plan will be an important consideration in the development of the LTCCP and will also be considered by all GDC staff where their activities may have an effect on the Tolaga Bay community.

It must be noted that GDC has to deal with many competing interests, and will not always be able to deliver on all of the ambitions listed in this Plan.

A lot of ideas were submitted that are beyond the capability and mandate of GDC alone. Where GDC can work with the community and other agencies to meet the goals, it will.

GDC will encourage relevant agencies to follow up in areas where they may be able to work with the community to help achieve the community priorities.

Tolaga Bay Summary

Tolaga Bay is a coastal township located approximately 54 kilometres northeast of Gisborne City. In 1875, Tolaga Bay had an estimated population of 800 people, 52 of whom were European settlers, making it the largest European centre of the East Coast. Today, Tolaga Bay has a population of around 900 people.

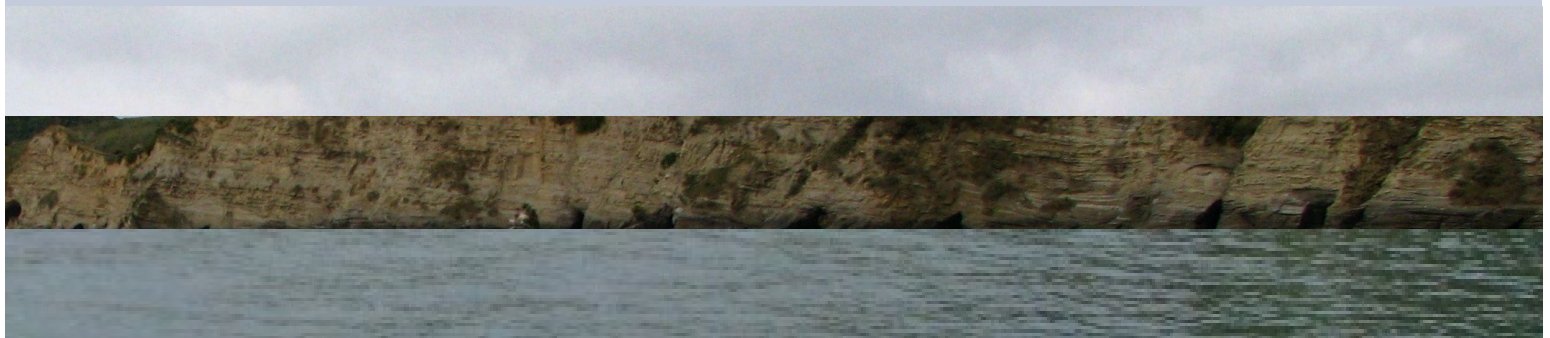


The sea has always been important to the township, firstly as a means of communication and transport, then for shipping from the Tolaga Bay wharf and now for tourism, particularly in the summer months.



Tolaga Bay Aerial Photos





**Key Goals
and
Actions**

Key Goal

Infrastructure and facilities to meet residents' needs

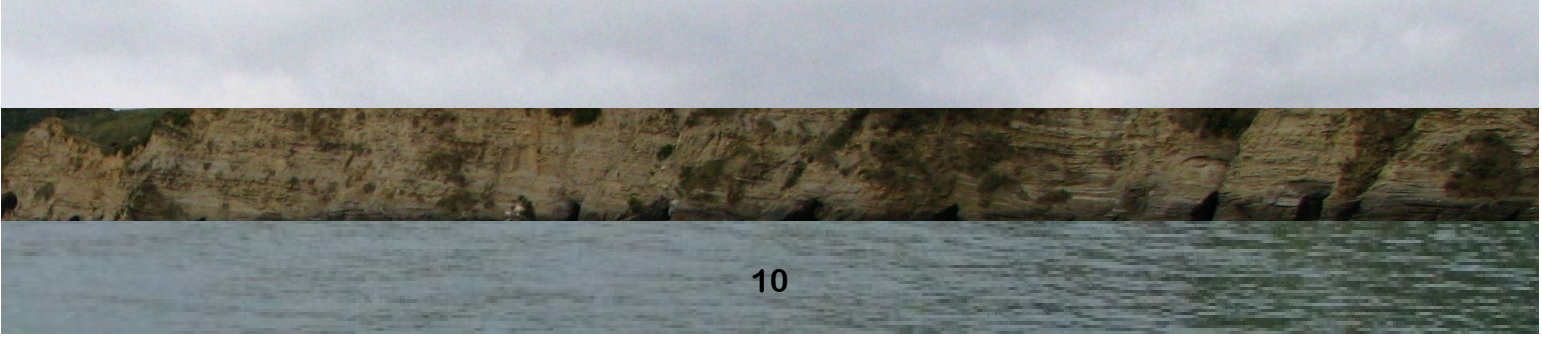
For the Tolaga Bay community, infrastructure that meets residents' needs would include:

- ❖ functioning drainage and stormwater systems
- ❖ sustainable and locally-generated energy supply
- ❖ infrastructure able to handle the added demands of tourists during the summer peak
- ❖ activities and facilities for children and young people

Actions

- | | |
|--|---|
| <ul style="list-style-type: none">• Drainage and stormwater issues need addressing urgently including:<ul style="list-style-type: none">○ rethink the design of culverts○ remedy the open drain on Parkinson Street○ consider underground culvert for the cemetery | <i>GDC</i> |
| <ul style="list-style-type: none">• Establish a community committee to investigate the development of improved sports and recreation facilities including:<ul style="list-style-type: none">○ netball courts○ gymnasium with weights○ skate park (current half-pipe is a hazard)○ basketball courts (need upgrading)○ surf club (not well equipped)○ long-term plan for the rugby club facilities | <i>Community/
Sport Gisborne/
GDC</i> |
| <ul style="list-style-type: none">• Increase the play facilities for children of all ages (particularly pre-schoolers) including lighting, fencing, picnic tables. (Uawa Community Association has raised \$1,300 so far) | <i>Community/
GDC</i> |

<ul style="list-style-type: none"> • Develop a secure waka ama facility for the boat ramp 	<i>Community</i>
<ul style="list-style-type: none"> • Install a public toilet at the boat ramp 	<i>GDC</i>
<ul style="list-style-type: none"> • Lobby to have a cash machine installed in the township 	<i>Community</i>
<ul style="list-style-type: none"> • Investigate opportunities for other education facilities for youth leaving the compulsory education sector 	<i>Ministry of Education</i>
<ul style="list-style-type: none"> • Ensure regular clean-ups of river debris and regular bridge inspections, particularly after flooding 	<i>GDC</i>
<ul style="list-style-type: none"> • Review speed control measures and pedestrian facilities on the main street including: <ul style="list-style-type: none"> ○ lowering the speed limit ○ installing pedestrian crossing islands ○ installing speed humps 	<i>Transit NZ</i>
<ul style="list-style-type: none"> • Review sewage system issues including: <ul style="list-style-type: none"> ○ potable water and on-site wastewater systems below standard, poorly maintained or situated on unsuitable or saturated soils ○ land in the commercial zone is on small sites with no ability to fit on-site wastewater treatment services. Consider rezone ○ develop community-based systems that service a small area 	<i>GDC</i>
<ul style="list-style-type: none"> • Consider the feasibility of a locally sourced power supply with priority given to sustainable modes of generation 	<i>Eastland Infrastructure/ GDC</i>
<ul style="list-style-type: none"> • Increase (unobtrusive) street lighting and footpaths – review the current locations of existing lights and paths 	<i>GDC</i>
<ul style="list-style-type: none"> • Retain rural fire service 	<i>NZ Fire Service</i>
<ul style="list-style-type: none"> • Funding for an extra week of lifeguarding at Tolaga Bay over the summer period 	<i>Surf Lifesaving NZ</i>



Key Goal

Development retaining town character and livelihood

For the Tolaga Bay community, development retaining town character and livelihood is development that promotes:

- ❖ locally owned and operated businesses
- ❖ local history and traditions
- ❖ protection of natural assets

Actions

- | | |
|---|--|
| <ul style="list-style-type: none">• Showcase local traditions and history particularly the area from the river mouth to the school:<ul style="list-style-type: none">○ looped walkways○ access to accurate interpretation panels○ retain open space○ complete works in time for upcoming significant anniversaries (e.g. Transit of Venus, Cook's Landing) | <i>Community/
Department of
Conservation/
Historic Places
Trust/
GDC</i> |
| <ul style="list-style-type: none">• Restore the Tolaga Bay Wharf | <i>Community/
GDC</i> |
| <ul style="list-style-type: none">• Employ local contractors and staff where possible | <i>GDC</i> |
| <ul style="list-style-type: none">• Ensure development along State Highway 35 follows Transit's access limits. Currently these limits are exceeded | <i>Transit NZ</i> |
| <ul style="list-style-type: none">• Retain Council-owned land (foreshore and rugby league field) for community benefits | <i>GDC</i> |
| <ul style="list-style-type: none">• Develop a business incubator and support facility for new local businesses to access information and guidance | <i>Community/
GDC/
Internal Affairs</i> |

<ul style="list-style-type: none"> • Seek advice on community involvement in seaweed commercialisation venture 	<i>Community</i>
<ul style="list-style-type: none"> • Identify current section boundaries of properties in the township 	<i>Community</i>
<ul style="list-style-type: none"> • Protect the foreshore area to retain the natural character including ensuring the use of foreshore reserves as shingle dumps has stopped permanently 	<i>GDC</i>
<ul style="list-style-type: none"> • Consider the character of the township when assessing new developments 	<i>GDC</i>
<ul style="list-style-type: none"> • Ensure the freedom camping site remains for future generations and is maintained at a safe and comfortable standard including: <ul style="list-style-type: none"> ○ upgrade infrastructure (eg water system, septic tank, ablutions) ○ ensure appropriate site maintenance (eg tree pruning) 	<i>GDC</i>
<ul style="list-style-type: none"> • Beautification of the township including tree planting 	<i>GDC</i>
<ul style="list-style-type: none"> • Ensure beach clean-up occurs before the start of summer 	<i>Community/ GDC</i>
<ul style="list-style-type: none"> • Monitor the state of the beach including activities such as gravel and sand extraction 	<i>GDC</i>
<ul style="list-style-type: none"> • Improve resource and building consent processes to ensure minimum cost and delays for local landowners 	<i>GDC</i>
<ul style="list-style-type: none"> • Remove the car wrecks at the refuse station or screen them with further planting around the boundary 	<i>GDC</i>
<ul style="list-style-type: none"> • Upkeep and maintain the melia trees in the main street as they are an asset to the township 	<i>GDC</i>

Key Goal

Innovative solutions and community engagement

For the Tolaga Bay community, consultation that values local views would involve the following:

- ❖ develop innovative solutions to local issues
- ❖ consultation on all issues impacting locally
- ❖ ongoing consultation with tangata whenua

Actions

- | | |
|--|---------------------------|
| • Improve community consultation on resource consent issues: <ul style="list-style-type: none">○ early engagement○ methods beyond a public notice | <i>GDC</i> |
| • Ensure early and suitable consultation with tangata whenua, particularly regarding land and coastal issues and land claims | <i>GDC</i> |
| • Foster progressive technology and solutions to problems, particularly drainage and sewage | <i>Community/
GDC</i> |
| • Ensure development and environmental policy is implemented consistently across all parties, including GDC | <i>GDC</i> |
| • Ensure appropriate and ongoing consultation with the community regarding development within the township | <i>GDC</i> |

Background Information

Background information was sourced from the 2001 Census and GDC

Population

(as of 2001 Census)

The resident population of Tolaga Bay township is 867, making up 1.97% of the Gisborne District population. The Tolaga Bay population decreased from 1996 to 2001 while the overall New Zealand population recorded an increase.

The Tolaga Bay population is split 49% male and 51% female.

Over 30% of the population is aged 14 years or under compared with the New Zealand average of 22.7%. So this is a relatively 'young' town.

	Tolaga Bay	Gisborne District	New Zealand
0 - 14	30.1%	27.5%	22.7%
15 - 64	59.5%	60.8%	65.3%
65 +	10.7%	11.7%	12.1%

Nearly eighty percent of Tolaga Bay township residents identify themselves as Maori (78.4% of the population), followed by European (31.3%). In comparison the Maori populations of Gisborne District and New Zealand are 46.2% and 14.7% respectively.

	Tolaga Bay	Gisborne District	New Zealand
European	31.3%	63.1%	80.1%
Maori	78.4%	46.2%	14.7%
Pacifika	2.2%	2.7%	6.5%
Asian	0.4%	1.5%	6.6%
Other	0.4%	0.2%	0.7%

Please note people may have identified more than one ethnic group so totals do not add to 100%.

Households

(as of 2001 Census)

Tolaga Bay township has a higher number of sole parent households (35.3%) than either Gisborne District (27.6%) or New Zealand (18.9%). In addition, Tolaga Bay township has a lower number of households containing childless couples (30.9%), when compared with both Gisborne District (32.7%) and New Zealand (39.0%).

There are 276 households in Tolaga Bay township with an average household size of 2.9. Just over half (55.7%) of households in Tolaga Bay township are owned (with or without a mortgage), compared with 62.9% in Gisborne District and 67.8% in New Zealand.

Annual average household spending is around \$28,000 per annum in Tolaga Bay, compared with nearly \$36,000 in Gisborne District and nearly \$44,000 in New Zealand. Nearly 20 percent of household spending in Tolaga Bay is used for food, followed by housing (17.6%), housing operation (15.8%) and transport (15.4%).

Rates of access to telephones, internet and motor vehicles are lower in Tolaga Bay than in Gisborne District and New Zealand.

	Tolaga Bay	Gisborne District	New Zealand
Access to a telephone	75.3%	91.3%	96.3%
Access to the internet	14.6%	24.9%	37.4%
Access to a motor vehicle	79.8%	86.7%	89.9%

Employment

(as of 2001 Census)

Tolaga Bay has 60 business locations. These include retail and services and community facilities such as marae, schools and sports clubs.

The table below outlines the number of people (aged 15 and over) employed in Tolaga Bay by industry type. The most popular industry type is Agriculture, Forestry and Fishing (33.7%), then Retail Trade (11.2%) and Education (10.1%).

Industry	Tolaga Bay	Tolaga Bay %
Agriculture, Forestry and Fishing	90	33.7%
Mining	0	0.0%
Manufacturing	9	3.4%
Electricity, Gas and Water Supply	0	0.0%
Construction	6	2.2%
Wholesale Trade	0	0.0%
Retail Trade	30	11.2%
Accommodation, Cafes and Restaurants	18	6.7%
Transport and Storage	6	2.2%
Communication Services	0	0.0%
Finance and Insurance	0	0.0%
Property and Business Services	6	2.2%
Government Administration and Defence	3	1.1%
Education	27	10.1%
Health and Community Services	21	7.9%
Cultural and Recreational Services	6	2.2%
Personal and other Services	18	6.7%
Not Elsewhere Included	21	7.9%
Total	267	100.0%

Nearly half (44.3%) the population of Tolaga Bay township (aged 15 and over) is employed (full-time or part-time) while a further 41.4% are not in the labour force. The unemployment rate is 21.7% for Tolaga Bay township, compared with 10.4% for Gisborne District and 7.5% for New Zealand.

The majority of Tolaga Bay township residents (87.2%) earn \$30,000 or less. The median income for Tolaga Bay township residents is \$11,900 per annum.

Facilities and Infrastructure

The following community facilities are provided currently by Council:

- Four blocks of toilets (township, beachfront, Blue Waters and wharf)
- A skate park / playground / basketball hoop and pad
- A boat ramp
- Sports fields
- One freedom camping site (Blue Waters)
- Several picnic tables (around the beachfront area)
- One cemetery (fully maintained to a high standard – 5.14ha)
- A transfer station

Capital projects in Tolaga Bay that are currently proposed (subject to annual review) in the LTCCP include:

- Public conveniences (Tolaga Bay) - \$50,000 (2015), \$50,000 (2016)
- Public conveniences (Motorhome Dump Station) - \$20,000 (2009)
- Public conveniences (Tolaga Bay Wharf) - \$10,000 (2008)
- Tolaga Bay Reserve (toilets/grass playing surface) - \$40,000 (2010)

GDC has assumed the Tolaga Bay Wharf will not be replaced at the end of its useful life.

There are 8.718 kilometres of Council road in Tolaga Bay - this excludes State Highway 35. Of that total, about 95% is sealed.

The 'Three Waters' assessment of District water services (ie, stormwater, wastewater and drinking water) in 2005 summarised that there are currently no GDC water or wastewater services in Tolaga Bay. GDC generally has no plans to provide water or wastewater services to the rural towns beyond what is already there.

Appendix 1: Gisborne District Council Implementation Estimates – April 2008

<i>Actions</i>	<i>Current LTCCP Funding</i>
Chief Executive	
<ul style="list-style-type: none"> • Improve community consultation on resource consent issues including early engagement and methods beyond a public notice 	<p style="text-align: right;"><i>Increase level of service</i> <i>Change in business practice</i></p>
<ul style="list-style-type: none"> • Ensure early and suitable consultation with tangata whenua, particularly regarding land and coastal issues and land claims 	<p style="text-align: right;"><i>Increase level of service</i> <i>Change in business practice</i></p>
<ul style="list-style-type: none"> • Foster progressive technology and solutions to problems particularly drainage and sewage 	<p style="text-align: right;"><i>Increase level of service</i> <i>Change in business practice</i></p>
Rivers and Land Drainage	
<ul style="list-style-type: none"> • Drainage and stormwater issues need addressing urgently including: <ul style="list-style-type: none"> ○ rethink the design of culverts ○ remedy the open drain on Parkinson Street ○ consider underground culvert for the cemetery 	<p style="text-align: right;"><i>Nil</i></p>
<ul style="list-style-type: none"> • Ensure regular clean-ups of river debris and regular bridge inspections, particularly after flooding 	<p style="text-align: right;"><i>Increase level of service</i> <i>Change in business practice</i></p>
<ul style="list-style-type: none"> • Ensure beach clean-up occurs before the start of summer 	<p style="text-align: right;"><i>Nil</i></p>
Planning	
<ul style="list-style-type: none"> • Ensure development and environmental policy is implemented consistently across all parties, including GDC 	<p style="text-align: right;"><i>Business as usual</i></p>
<ul style="list-style-type: none"> • Ensure appropriate and ongoing consultation with community regarding development within the township 	<p style="text-align: right;"><i>Increase level of service</i> <i>Change in business practice</i></p>
<ul style="list-style-type: none"> • Consider the character of the township when assessing new developments 	<p style="text-align: right;"><i>Business as usual</i></p>
<ul style="list-style-type: none"> • Improve resource and building consent processes to ensure minimum cost and delays for local landowners 	<p style="text-align: right;"><i>Increase level of service</i> <i>Change in business practice</i></p>

<i>Actions</i>	<i>Current LTCCP Funding</i>
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Parks and Reserves

<ul style="list-style-type: none"> • Establish a community committee to investigate the development of improved sports and recreation facilities including: <ul style="list-style-type: none"> ○ netball courts ○ gymnasium with weights ○ skate park (current half-pipe is a hazard) ○ basketball courts (need upgrading) ○ surf club (not well equipped) ○ long-term plan for the rugby club facilities 	<i>Officer time</i>
<ul style="list-style-type: none"> • Increase the facilities for children of all ages (particularly pre-schoolers) including lighting, fencing, picnic tables. (Uawa Community Association has raised \$1,300 so far) 	<i>Nil</i>
<ul style="list-style-type: none"> • Install a public toilet at the boat ramp 	<i>Nil</i>
<ul style="list-style-type: none"> • Showcase local traditions and history particularly the area from the river mouth to the school: <ul style="list-style-type: none"> ○ looped walkways ○ access to accurate interpretation panels ○ retain open space ○ complete works in time for upcoming significant anniversaries (e.g. Transit of Venus, Cook's Landing) 	<i>Nil</i>
<ul style="list-style-type: none"> • Restore the Tolaga Bay Wharf 	<i>Nil</i>
<ul style="list-style-type: none"> • Retain Council-owned land (foreshore and rugby league field) for community benefits 	<i>Reserve upgrade \$40,000 (2009/10)</i>
<ul style="list-style-type: none"> • Ensure the freedom camping site remains for future generations and is maintained at a safe and comfortable standard including: <ul style="list-style-type: none"> ○ upgrade infrastructure (eg water system, septic tank, ablutions) ○ ensure appropriate site maintenance (eg tree pruning) 	<i>Increase level of service</i>
<ul style="list-style-type: none"> • Beautification of the township including tree planting 	<i>Nil</i>

<i>Actions</i>	<i>Current LTCCP Funding</i>
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Roading

<ul style="list-style-type: none"> • Increase (unobtrusive) street lighting and footpaths – review the current locations of existing lights and paths 	<i>Footpath improvements \$150,000 annually across the District</i>
<ul style="list-style-type: none"> • Employ local contractors and staff where possible 	<i>Business as usual</i>
<ul style="list-style-type: none"> • Remove the car wrecks at the refuse station or screen them with further planting around the boundary 	<i>Nil</i>
<ul style="list-style-type: none"> • Upkeep and maintain the melia trees in the main street as they are an asset to the township 	<i>Business as usual</i>

Economic Development

<ul style="list-style-type: none"> • Consider feasibility of a locally sourced power supply with priority given to sustainable modes of generation 	<i>Nil</i>
<ul style="list-style-type: none"> • Develop a business incubator / support facility for new local businesses to access information and guidance 	<i>Nil</i>

Utilities

<ul style="list-style-type: none"> • Review sewage system issues including: <ul style="list-style-type: none"> ○ sub-standard potable water and on-site wastewater systems ○ land in the commercial zone on small sites – can't fit on-site wastewater treatment. Consider rezone ○ develop community-based systems that service a small area 	<i>Nil</i>
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Conservation

<ul style="list-style-type: none"> • Protect the foreshore area to retain the natural character including ensuring the use of foreshore reserves as shingle dumps has stopped permanently 	<i>Business as usual</i>
<ul style="list-style-type: none"> • Monitor the state of the beach including activities such as gravel and sand extraction 	<i>Business as usual</i>

Community Development

<ul style="list-style-type: none"> • Establish a community committee to investigate the development of improved sports and recreation facilities 	<i>Officer time</i>
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