

TOKOMARU BAY
TOWNSHIP DEVELOPMENT PLAN

**GISBORNE DISTRICT
COUNCIL**

APRIL 2007

EXECUTIVE SUMMARY

This draft plan has been prepared for the Tokomaru Bay township on behalf of the Gisborne District Council (GDC). Its purpose is to provide a desired direction for the future development of Tokomaru Bay. Information in this plan can be broadly grouped into population demographics, business and employment information, existing facilities and infrastructure, proposed capital projects, potential issues, previous community consultation, a detailed action plan and a recommended process for the future of the plan.

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. The same will apply to other agencies and organisations that have abilities to contribute to those ambitions. However, the plan is intended to be used by GDC when decisions affecting this community are made. It is hoped that other organisations will use it for the same purpose.

Population Demographics of Tokomaru Bay Township

	Tokomaru Bay	Gisborne District
Population		
Resident population	459	43,974
Male proportion of residents	50.0%	48.9%
Residents aged 14 years or under	28.1%	27.5%
Residents aged 65 years and over	10.5%	11.7%
Residents identifying as Maori	78.7%	46.2%
Residents identifying as European	39.3%	63.1%
Families		
Number of families	126	11,118
Solo parent households	40.5%	27.6%
Couples with no children	28.6%	32.7%
Households		
Number of households	162	15,195
Average household size	2.7	2.8
Dwellings owned (with or without mortgage)	62.7%	62.9%
Annual average household spending	\$29,562	\$35,874
Access to a telephone	76.5%	91.3%
Access to the internet	17.6%	24.9%
Access to a motor vehicle	84.3%	86.7%

** Information sources from Census 2001.*

Business and Employment Information

	Tokomaru Bay	Gisborne District
Business		
Business locations	33	2,780
Number of people per business location	13.9	15.8
Qualifications		
Residents** with no qualifications	44.4%	36.2%
Residents** with a post school qualification	27.8%	26.8%
Employment		
Residents** employed (part-time or full-time)	46.8%	56.2%
Residents** not in the labour force	39.6%	34.5%
Unemployment rate	20.0%	10.4%
Most popular occupation group for residents**	Professionals - 15.4%	Ag. and fisheries workers -17.6%
Most popular industry type for residents**	Education - 21.2%	Ag., forestry and fishing -22.2%
Residents earning \$30,000 or less per annum	85.5%	76.9%
Median income per annum	\$13,000	\$15,300

* Information sourced from Census 2001.

** Residents aged 15 years and over.

Existing Facilities and Infrastructure in Tokomaru Bay

Gisborne District Council Provided Facilities

- One toilet block.
- One long drop toilet (at wharf).
- A skate park.
- Play equipment.
- Basketball hoop and pad.
- A boat ramp.
- Sports fields (Hatearangi Domain).
- Freedom camping sites (Beach Road and Waiotu Road).
- One cemetery (fully maintained to high standard – 1.22ha).
- A transfer station.

Roading Infrastructure

Roads maintained by GDC include 4.837 km of sealed roads and 1.710 km of unsealed roads (6.547 kms in total).

Water Services

An assessment of water services (ie, stormwater, wastewater and drinking water) was undertaken in 2005 for Tokomaru Bay township.

Council Services	Key Findings
No GDC water or wastewater services	Status quo for current levels of service.
Reactive maintenance of roadside	Survey dwellings to check adequacy of existing water and gutters and stormwater drains wastewater systems, and develop strategy to ensure minimum standards can be met

It is understood that GDC generally has no plans to provide water or wastewater services to the rural towns beyond what is already there.

Proposed Capital Projects

GDC proposes to undertake the following capital projects in Tokomaru Bay over the next ten-year period:

- Public conveniences (Tokomaru Bay) - \$15,000 (2009), \$85,000 (2016).
- Public conveniences (Tokomaru Bay Wharf) - \$25,000 (2009).
- Tokomaru Bay Reserve (play equipment) - \$10,000 (2009).

Potential Issues Facing the Community

The issues listed below were obtained from a desktop exercise undertaken prior to the community meeting held in Tokomaru Bay in June 2006.

- Roading Infrastructure.
- Environmental health including lack of available data, inadequate stormwater control and below standard wastewater systems.
- Possible changes to rural fire services.
- Coastal hazards and flooding.

Previous Community Consultation

Several submissions were received by GDC as part of the Community Plan process. The information contained in these submissions include:

- Lack of maintenance of rural drainage infrastructure.
- Lack of road maintenance in rural areas.
- Lack of footpath maintenance, curbing and channeling in rural areas.
- Three Waters initiatives do not apply.
- Redevelop the East Coast railway.
- Retain rural fire services.

- Poll beach communities to ask whether or not they want water and sewerage schemes.
- Community outcomes process is flawed.
- Needs to be less focus on infrastructure.
- Supports the continuation of freedom camping.

One submission was received based on the Tokomaru Bay Summary Township Plan and outlined the following:

- More roadside rubbish bins.
- Trim back the pohutukawa on the roadside near the boat ramp.
- Hotel car park and frontage sealed.
- Gisborne toilets are great in stainless pans. All toilets within GDC reflect high standard of hygiene.

Action Plan

The following information was obtained from community members at the Tokomaru Bay community meeting held in June 2006. From the meeting it was determined that the main issues for the township at present are infrastructure and community services and facilities.

From this the following overarching goal for the township have been developed:

“Tokomaru Bay to have facilities, services and infrastructure that meets the needs of both residents and visitors”.

In addition a series of objectives have been developed with a number of associated actions for each. These objectives are:

Infrastructure:

- *Ensure Tokomaru Bay has appropriate infrastructure for the safety and development of the township and to support community activities.*

Council Services:

- *Ensure services provided by GDC are appropriate for the needs of the Tokomaru Bay community.*

Township Beautification:

- *Development of a “point of difference” for Tokomaru Bay.*

Environmental Concerns:

- *Ensure Tokomaru Bay has appropriate strategies in place to deal with any environmental concerns relating to potential soil and water contamination.*

Land and Rates:

- *Effective and efficient land information and management.*

Community Facilities:

- *Ongoing development and maintenance of community facilities.*

Business, Business Opportunities and Employment:

- *Provision of support for local initiatives.*

Tokomaru Bay / GDC Relationships:

- *Greater connectivity between the people of Tokomaru Bay and GDC.*
- *Development of meaningful relationships within and between the people of Tokomaru Bay and GDC staff on an ongoing basis.*

Recommended Process for the Future

The recommended process for the ongoing implementation and development of the Tokomaru Bay township plan includes the following:

- Final township plan presented to GDC to be ratified (2006).
- Township plan implemented as deemed appropriate by GDC (2006 onwards).
- Implementation progress of township plan reviewed on an annual basis (2007 and 2008).
- Statistics updated and community revisited for follow on consultation (2009).

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1.0 INTRODUCTION

This draft township report has been prepared for the Tokomaru Bay township on behalf of the Gisborne District Council (GDC). The idea for the development of this plan came about through community consultation by GDC, which placed emphasis on certain areas of economic development, including the 'development of plans for the future of rural towns of the district.'

While this plan is separate to other projects being run by GDC, it will provide input into and link with the GDC District Plan and the Long Term Council Community Plan (LTCCP).

This plan contains the following information:

- Brief outline information on both the Gisborne Region and Tokomaru Bay township.
- Population demographics and information on households and families in Tokomaru Bay as at the 2001 Census.
- Business, employment, education and income information for Tokomaru Bay as at the 2001 Census.
- An outline of existing facilities and infrastructure within the township (including roading infrastructure and water services).
- An outline of the proposed capital projects for the township by GDC.
- An outline of potential issues facing the community including roading, environmental health, the local fire service, coastal hazards and flooding.
- An overview of previous community consultation undertaken.
- A detailed action plan, based on information obtained at a community meeting in Tokomaru Bay in June 2006.
- The recommended process for the future review and updating of the township plan.

2.0 BACKGROUND INFORMATION

2.1 Gisborne Region

Gisborne Region covers a land area of 8,265km² on the east coast of the North Island and has the smallest population of any region in the North Island. The region stretches from just north of the Mahia peninsula in the south, and north to include the East Cape and Potaka to the east of Opotiki, and includes all the marine coastal area extending out to the twelve nautical mile territorial limit.

The Gisborne Region generally has warm summers and mild winters. It is recognised as one of the sunniest places in New Zealand with average yearly sunshine of around 2,200 hours. The region's annual rainfall varies from about 1,000mm near the coast to over 2,500mm in the higher inland country. On

average 65 days a year have a maximum of over 24°C and temperatures of 38°C have been recorded.

Natural features include long, sunshine hours, an extensive coastline, offshore islands and reefs, natural bush, mountains and river areas. The region consists mainly of steep hill country with many small areas of rolling land on hilltops and strips of terrace and river flats in the valleys. The Gisborne Region is recognised as presenting some of the most complex and challenging issues in New Zealand geology due to its placement on the boundary of the Australian and Pacific tectonic plates, while the topography of the district makes it one of New Zealand's most isolated.

Sources: *Gisborne District Council, Community Plan 2006 – 2016 (Vol 1) (2006); Ministry for the Environment, Ecological Footprints of New Zealand and its Regions (2003).*

2.2 Tokomaru Bay

Tokomaru Bay is a coastal township located approximately 92 kilometres north of Gisborne City and is close to Mount Hikurangi. The area was originally known as Toka-a-namu, but was altered to Tokomaru Bay over the years. The area around the bay has long been a Maori stronghold – there are four active marae in Tokomaru Bay, while early European settlement included a whaling station.

Today, Tokomaru Bay is known for its temperate climate, eight kilometre long coastline, beaches for fishing, swimming and surfing, strong Maori history and culture and prominent art and craft culture, including potters, artists, musicians and glass workers.

3.0 THE PEOPLE

This section is concerned primarily with demographic statistics taken from the 2001 Census, sourced from either Statistics New Zealand or the Gisborne District Council. Please note that all census data is now five years old. The 2006 Census was undertaken in March 2006, however the first results will not be made available until November 2006.

3.1 Population Demographics

3.1.1 Population

As at the 2001 Census, the resident population of Tokomaru Bay Township was 459, making up 1.04% of the Gisborne District. Both the Tokomaru Bay Township and Gisborne District populations decreased in 2001 compared with the 1996 Census, while the overall New Zealand population recorded an increase.

At this time, the Tokomaru Bay township population was proportionately split 50.0% male and 50.0% female. Comparatively, the male populations of Gisborne District and New Zealand were slightly lower (48.9% and 48.8% respectively) and the female populations therefore slightly higher (refer to Table 1).

Table 1: Population of Tokomaru Bay Township (2001)

Population (usually resident population count)

	Tokomaru Bay	Gisborne District	New Zealand
Males	231	21,510	1,823,007
Females	231	22,461	1,914,273
Total	459	43,974	3,737,277
Change*	-3.2%	-3.9%	3.3%

* percentage change since 1996 Census

Source: Statistics New Zealand

Medium population projections show a slow decline is expected for the Gisborne District population to 2016.

3.1.2 Age Profile

As at the 2001 Census, the resident population of Tokomaru Bay township had 28.1% of the population aged 14 years or under. This can be compared to Gisborne District and New Zealand, which during the same period had 27.5% and 22.7% of their respective populations aged 14 years and under.

In addition, 10.5% of the Tokomaru Bay township population was aged 65 and over in 2001, compared with 11.7% in Gisborne District and 12.1% in New Zealand.

Table 2: Age Profile of Tokomaru Bay Township Residents (2001)

	Tokomaru Bay	Gisborne District	New Zealand
0 - 14	28.1%	27.5%	22.7%
15 - 64	62.1%	60.8%	65.3%
65 +	10.5%	11.7%	12.1%

Source: Statistics New Zealand

3.1.3 Ethnic Groups

As at the 2001 Census, nearly eighty percent of Tokomaru Bay township residents identified themselves as Maori (78.7% of the population), followed by European (39.3%). (Please note ethnicities are not additive as respondents could identify more than one ethnic group.) This is a different pattern from that which occurred in Gisborne District and New Zealand. The Maori populations of Gisborne District and New Zealand at the time of the 2001 Census were 46.2% and 14.7% respectively, while the European populations were 63.1% and 80.1% respectively.

Table 3: Ethnic Groups of Tokomaru Bay Township (2001)

	Tokomaru Bay	Gisborne District	New Zealand
European	39.3%	63.1%	80.1%
Maori	78.7%	46.2%	14.7%
Pacifika	4.7%	2.7%	6.5%
Asian	1.3%	1.5%	6.6%
Other	0.0%	0.2%	0.7%

Please note ethnicities are not additive, as respondents may have identified more than one ethnic group.
Source: Statistics New Zealand

3.2 Households and Families

3.2.1 Family Structure

There were 126 families in Tokomaru Bay township for the 2001 Census, compared with 11,118 in Gisborne District and 967,617 in New Zealand.

Tokomaru Bay township has a higher number of solo parent households (40.5%) than either Gisborne District (27.6%) or New Zealand (18.9%) according to the 2001 Census. In addition, Tokomaru Bay township also has a lower number of households containing childless couples (28.6%), when compared with both Gisborne District (32.7%) and New Zealand (39.0%).

Table 4: Families (2001)

	Tokomaru Bay	Gisborne District	New Zealand
Couples with child(ren)	31.0%	39.7%	42.1%
Couples without child(ren)	28.6%	32.7%	39.0%
One parent with child(ren)	40.5%	27.6%	18.9%
Families in area	126	11,118	967,617

Source: Statistics New Zealand

3.2.2 Households

At the 2001 Census there were 162 households in Tokomaru Bay township with an average household size of 2.7. This is comparable to both Gisborne District and New Zealand, with an average of 2.8 and 2.7 persons per household respectively. Nearly two thirds (62.7%) of households in Tokomaru Bay township are owned (with or without a mortgage), compared with 62.9% in Gisborne District and 67.8% in New Zealand.

Table 5: Households (2001)

	Tokomaru Bay	Gisborne District	New Zealand
Average household size	2.7	2.8	2.7
Households	162	15,195	1,344,264

Source: Statistics New Zealand

Annual average household spending in 2001 was around \$30,000 per annum in Tokomaru Bay township, compared with nearly \$36,000 in Gisborne District and nearly \$44,000 in New Zealand. Nearly one-fifth (18.8%) of household spending in Tokomaru Bay township was used for food, followed by housing (17.5%), transport (16.9%) and housing operation (15.9%).

Table 6: Annual Average Household Spending (2001)

	Tokomaru Bay	Gisborne District	New Zealand
Food	\$5,557	\$6,291	\$7,004
Housing	\$5,169	\$7,282	\$10,159
Housing operation	\$4,687	\$5,040	\$5,472
Transportation	\$4,990	\$6,206	\$7,358
Total	\$29,562	\$35,874	\$43,682

Source: Statistics New Zealand

3.2.3 Access to Telecommunications and Motor Vehicles

Nearly a quarter (23.5%) of households in Tokomaru Bay township have no access to a telephone, compared with 8.7% in Gisborne District and 3.7% in New Zealand. In addition, just 17.6% of Tokomaru Bay households have access to the internet, compared with 24.9% and 37.4% in Gisborne District and New Zealand respectively.

Around fifteen percent (15.7%) of Tokomaru Bay households have no access to a motor vehicle compared with 13.3% and 10.1% in Gisborne District and New Zealand respectively.

Table 7: Access to Telecommunications and Motor Vehicles (2001)

	Tokomaru Bay	Gisborne District	New Zealand
Access to a telephone	76.5%	91.3%	96.3%
Access to the internet	17.6%	24.9%	37.4%
Access to a motor vehicle	84.3%	86.7%	89.9%

Source: Statistics New Zealand

4.0 BUSINESS AND EMPLOYMENT

The information in this section contains statistics sourced from Statistics New Zealand and is either Census 2001 data or Business Demographics data. Please note that all census data is now five years old. The 2006 Census was undertaken in March 2006, however the first results will not be made available until November 2006.

4.1 Businesses

According to the 2001 Census, Tokomaru Bay township has 33 business locations, which equates to one for every 13.9 people. This can be compared to Gisborne District's 2,780 business locations (or one for every 15.8 people) and New Zealand's 309,749 businesses (or one for every 12.1 people).

Table 8: Businesses (2001)

	Tokomaru Bay	Gisborne District	New Zealand
Business locations	33	2,780	309,749

Source: Statistics New Zealand

A search of the online New Zealand Business Directory identified 35 results for Tokomaru Bay township. These included retail businesses, service businesses and community facilities such as marae, schools and sports clubs. The following outlines all results listed in alphabetical order:

- Blue Marlin Motels
- Brian's Place
- Centennial Hall
- Church of England
- Church of Jesus Christ of Latter Day Saints
- Colin Peach (Accountant)
- Ernslaw One Ltd Mata Forest
- Hatea-a-Rangi School
- Hughes Electrical
- Mata School
- Mayfair Store and Cabins
- McClutchie Electrical
- New Zealand Fire Service
- New Zealand Police
- Nga Roimata Development
- Rob McKenzie (Apiarist)
- Te Ariuru Marae
- Te Kura Kaupapa Maori O Tokomaru
- Te Puka Tavern
- Tokomaru Bay Four Square
- Tokomaru Bay Bowling Club
- Tokomaru Bay Community Health Centre
- Tokomaru Bay Playcentre
- Tokomaru Bay Scout Hall
- Tokomaru Bay Tennis Club
- Tokomaru Bay United Sports Club
- Tokomaru Café and Takeaways
- Tuatini Marae
- Waiapu Bay Arts Council
- Waiapu Community Arts Council

- Pakirikiri Marae
- Rahiri (accommodation)
- Waiparapara Marae

4.2 Education, Employment and Income

4.2.1 Education

Almost half (44.4%) of Tokomaru Bay township residents aged 15 years and over had no qualifications at the time of the 2001 Census, compared with 36.2% in Gisborne District and 27.7% in New Zealand as a whole. Over one quarter (27.8%) of residents had a post school qualification, compared with 26.8% in Gisborne District and 32.2% in New Zealand.

Table 9: Education (2001)

	Tokomaru Bay	Gisborne District	New Zealand
No qualification	44.4%	36.2%	27.7%
School qual.	27.8%	36.9%	40.1%
Post school qual.	27.8%	26.8%	32.2%

* people aged 15 years and over
 Source: Statistics New Zealand

4.2.2 Employment and Unemployment

Nearly half (46.8%) the population of Tokomaru Bay township (aged 15 and over) was employed at the time of the 2001 Census, either full-time or part-time, while a further 39.6% were not in the labour force. Please note these figures include only residents aged 15 years and over. The unemployment rate at this time was 20.0% for Tokomaru Bay township, compared with 10.4% for Gisborne District and 7.5% for New Zealand.

Table 10: Employment (2001)

	Tokomaru Bay	% of Gisborne	Gisborne
Total Full-time Employed	120	0.9%	13,344
Total Part-time Employed	39	0.9%	4,563
Total Employed	156	0.9%	17,907
Unemployed	42	2.0%	2,073
Total Labour Force	195	1.0%	19,980
Not in Labour Force	132	1.2%	10,998
Total	333	1.0%	31,884

* people aged 15 years and over
 Source: Statistics New Zealand

Table 11: Employment by Occupation (2001)

Occupation	Tokomaru Bay	Tokomaru Bay %	Gisborne %
Legislators, Administrators and Managers	18	11.5%	9.6%
Professionals	24	15.4%	12.4%
Technicians and Associate Professionals	12	7.7%	8.1%
Clerks	18	11.5%	9.7%
Service and Sales Workers	18	11.5%	13.0%
Agriculture and Fishery Workers	18	11.5%	17.6%
Trades Workers	12	7.7%	7.5%
Plant and Machine Operators and Assemblers	18	11.5%	8.5%
Elementary Occupations	6	3.8%	6.7%
Not Elsewhere Included	12	7.7%	6.9%
Total	156	100.0%	100.0%

* people aged 15 years and over

Source: Statistics New Zealand

The above table outlines the number of people employed in Tokomaru Bay township by their occupation (for people aged 15 and over) as at the 2001 Census. The most popular occupational group in Tokomaru Bay township at this time was professionals (15.4% of full-time and part-time employment). The most popular occupation type in Gisborne for the same period was agriculture and fisheries workers with 17.6% of employment.

Table 12: Employment by Industry Type (2001)

Industry	Tokomaru Bay	Tokomaru Bay %	Gisborne %
Agriculture, Forestry and Fishing	27	17.3%	22.2%
Mining	0	0.0%	0.1%
Manufacturing	3	1.9%	9.2%
Electricity, Gas and Water Supply	0	0.0%	0.2%
Construction	12	7.7%	5.7%
Wholesale Trade	3	1.9%	3.6%
Retail Trade	12	7.7%	11.7%
Accommodation, Cafes and Restaurants	9	5.8%	3.6%
Transport and Storage	6	3.8%	3.1%
Communication Services	0	0.0%	0.7%
Finance and Insurance	0	0.0%	1.2%
Property and Business Services	9	5.8%	6.0%
Government Administration and Defence	3	1.9%	2.9%
Education	33	21.2%	9.4%
Health and Community Services	21	13.5%	9.1%
Cultural and Recreational Services	0	0.0%	1.3%
Personal and other Services	9	5.8%	3.6%
Not Elsewhere Included	9	5.8%	6.4%
Total	156	100.0%	100.0%

* people aged 15 years and over

Source: Statistics New Zealand

The above table outlines the number of people employed in Tokomaru Bay township by their industry type (for people aged 15 and over) as at the 2001 Census. The most popular industry type in Tokomaru Bay township at this time was education (21.2% of full-time and part-time employment), followed by agriculture, forestry and fishing (17.3%) and health and community services (13.5%). The three most popular industry types in Gisborne for the same period were agriculture, forestry and fishing (22.2%), retail trade (11.7%) and education (9.4%).

4.2.3 Income

The majority of Tokomaru Bay township residents (85.5%) earned \$30,000 or less (not including negative income) per annum at the time of the 2001 Census. Those who earned \$30,001 or more numbered 13.5%. The median income for Tokomaru Bay township residents was \$13,000 per annum.

In comparison, 22.3% of Gisborne District residents and 30.7% of New Zealand residents earned more than \$30,001 or more per annum at the time of the 2001 Census. The median income for these two areas was \$15,300 and \$18,500 per annum respectively.

Table 13: Per Annum Income (2001)

	Tokomaru Bay	Gisborne District	New Zealand
100,001 or more	1.0%	1.4%	2.4%
70,001 - 100,000	0.0%	1.4%	2.7%
50,001 - 70,000	3.1%	4.1%	6.4%
40,001 - 50,000	4.2%	5.5%	7.1%
30,001 - 40,000	5.2%	9.9%	12.1%
20,001 - 30,000	13.5%	16.9%	16.5%
10,001 - 20,000	36.5%	29.7%	24.9%
1 - 10,000	31.3%	26.4%	22.5%
Nil	4.2%	3.9%	4.7%
Loss	1.0%	0.7%	0.7%
Median income	\$13,000	\$15,300	\$18,500

Source: Statistics New Zealand

5.0 EXISTING FACILITIES AND INFRASTRUCTURE

This section outlines the facilities currently provided by GDC in Tokomaru Bay township, any proposed capital expenditure, roading infrastructure and utilities information.

5.1 Gisborne District Council Provided Facilities

Information provided by GDC lists the following community facilities as being Council-provided facilities:

- One toilet block.
- One long drop toilet (at wharf).
- A skate park.
- Play equipment.
- Basketball hoop and pad.
- A boat ramp.
- Sports fields (Hatearangi Domain).
- Freedom camping sites (Beach Road and Waiotu Road).
- One cemetery (fully maintained to high standard – 1.22ha).
- A transfer station.

5.2 Proposed Capital Projects

The GDC Community Plan outlines proposed capital projects over the next ten year period. These include several specifically for Tokomaru Bay township and includes:

- Public conveniences (Tokomaru Bay) - \$15,000 (2009), \$85,000 (2016).
- Public conveniences (Tokomaru Bay Wharf) - \$25,000 (2009).
- Tokomaru Bay Reserve (play equipment) - \$10,000 (2009).

It must be noted that the 2007-year is the only year that has committed funding at this stage. Decisions to commit to projects and funding will be reviewed annually.

5.3 Roothing Infrastructure

The following table outlines the full lengths of sealed and unsealed roads in Tokomaru Bay. Please note this table includes only roads maintained by GDC.

Table 14: Tokomaru Bay Roothing Summary

Road Name	Sealed (km)	Unsealed (km)
Arthur Street	0.726	
Beach Road	0.750	
Hauini Street		0.078
Hikirangi Street	0.163	
Mangahauini Street	0.667	
Marotiri Street		0.160
Mere Street	0.090	
Moana Street	0.125	
Paikea Street		0.215
Pewhairangi Street		0.180
Potae Street	0.201	
Raiwai Street		0.678
Rimuroa Road	0.389	0.022
Romio Street		0.101
School Road	0.064	
Taro Street		0.180
Toa Street		0.096
Tokomaru Street	0.180	
Waiotu Road	1.381	
Wereta Street	0.101	
TOTAL	4.837	1.710
TOTAL ROADING*		6.547

* excludes roads not maintained by Gisborne District Council.

5.4 Water Services

An assessment of water services (ie, stormwater, wastewater and drinking water) was undertaken in 2005 and included the Tokomaru Bay township. The following information has been obtained from the Gisborne District Council Community Plan (2006 – 2016).

Table 15: Tokomaru Bay Three Waters Summary

Council Services	Key Findings
No GDC water or wastewater services.	Status quo for current levels of service.
Reactive maintenance of roadside of existing water and gutters and stormwater drains.	Survey dwellings to check adequacy of existing water and wastewater systems, and develop strategy to ensure minimum standards can be met.

The projected population of Gisborne District is forecast to decline. Given this and after public consultation, the assessment concluded that demand for improved levels of service was considered to be, at this time, cost prohibitive.

It is understood that GDC generally has no plans to provide water or wastewater services to the rural towns beyond what is already there.

6.0 POTENTIAL ISSUES FACING THE COMMUNITY

Please note that the issues listed in this section were obtained from a desktop exercise prior to the community meeting undertaken in Tokomaru Bay in June 2006.

6.1 Roading

It is stated in Volume One of the Gisborne District Council Community Plan (2006 – 2016) that “road maintenance and road construction will always be a major cost in this district.” The plan goes on to say that road development is required to support economic activity including pastoral and forestry industries, as well as passenger transport. While this is an issue for the whole district it is still an issue that should be considered by Tokomaru Bay residents.

Key issues listed in the plan with regard to roading for the district include:

- Isolated, rural nature of the district with difficult topography.
- High costs per kilometre of road, per vehicle-km, or per ratepayer/resident.
- Area vulnerable to periodic high intensity rainfall events.
- The only other land transport link outside the district is the Napier-Gisborne railway line.

6.2 Environmental Health

The following information has been obtained from the Gisborne District Council and relates mainly to stormwater, wastewater and drinking water. Please note that some of the information outlined below is general information relating to the three townships involved in this project, namely Tolaga Bay, Tokomaru Bay and Te Araroa.

- There is a general lack of available data about some of the issues around environmental health. Most information comes from complaints or information obtained during the building consent process, however there are potential issues relating to potable water, on-site wastewater systems and the condition of housing.
- Stormwater control is generally inadequate. During storm events the land becomes saturated and the resulting flooding can affect the on-site wastewater systems.
- Many on-site wastewater systems are below standard, are poorly maintained or are situated on unsuitable or saturated soils. The latter is a particular problem in Tokomaru Bay.
- There is potential for the development of community-based systems that service a small area.

6.3 Fire Service

As noted in the GDC Community Plan (2006 – 2016), Central Government is considering the future of all Fire Services for the country, and it is anticipated that the Council-operated Rural Fires function may be transferred into a new combined service at some time in the ten-year period. Currently the Tokomaru Bay Fire Service attends, on average, five rural fires annually. Major equipment items include a 1978 Bedford fire engine/tanker.

6.4 Coastal Hazards and Flooding

Appendix One contains a map of Tokomaru Bay that outlines coastal risk areas and liable flood zones for the township. While there are no coastal risk areas identified, flooding is a potential issue that should be considered.

7.0 PREVIOUS CONSULTATION

7.1 Community Outcomes

In 2004, following extensive consultation, the Gisborne District community developed six community outcomes. These six outcomes will assist as a starting point for the community consultation to be undertaken as part of the Tokomaru Bay Township Development Plan.

- Vibrant Communities
 - A variety of events and activities to inspire community participation and draw people to the area.
 - Town centres are alive and busy.

- A range of sport, recreation and leisure opportunities.
- Our heritage and uniqueness is celebrated through the arts, culture and spirituality.
- Connected Communities
 - Affordable, safe and reliable transport networks.
 - People feel connected and part of communities, locally, nationally and globally.
 - Access to all essential goods and services.
 - People have a link to their heritage.
- Prosperous Communities
 - A high standard of living.
 - A thriving economy that provides varied employment opportunities.
 - Future prosperity through investment in education and training.
 - Pride in self and community.
 - Communities are proud of their environment and willing and able to care for it for future generations.
- Safe and Healthy Haven
 - People feel safe to walk at night in the city centre.
 - Security of person and property.
 - Our footpaths and roads are safe to walk, cycle and drive on.
 - Freedom from health risks and harm.
 - People are well and active.
 - Guardianship of our environment for future generations.
- Positive Leadership
 - Businesses are leaders in their field.
 - Top quality health, education and social services.
 - People are able to reach their full potential.
 - Positive stewardship and improvements in environmental sustainability.
 - Individuals are responsible for their environment.
- Fair and Active Democracy.
 - People and organisations have confidence in the decision-making process.
 - People are inspired to actively participate in community affairs.
 - Open and transparent governance.
 - Entrepreneurial spirit is encouraged.

8.0 COMMUNITY MEETING OUTCOMES

8.1 Relevant Submissions on GDC Community Plan

The following table outlines a summary of submissions relevant to the Tokomaru Bay Township Development Plan that were received by GDC as part of their Community Plan process.

No.	Submission Content (Summary)
1.	<ul style="list-style-type: none"> • Lack of maintenance of rural drainage infrastructure. • Lack of road maintenance in rural areas. • Lack of footpath maintenance, curbing and channelling in rural areas. • Three Waters initiatives do not apply.
2.	<ul style="list-style-type: none"> • Redevelop the East Coast railway.
3.	<ul style="list-style-type: none"> • Retain rural fire services.
4.	<ul style="list-style-type: none"> • Poll beach communities to ask whether or not they want water and sewerage schemes.
5.	<ul style="list-style-type: none"> • Community outcomes process is flawed. • Needs to be less focus on infrastructure.
6.	<ul style="list-style-type: none"> • Supports the continuation of freedom camping.

8.2 Submissions Received on Summary Township Plan

One submission was received based on the Tokomaru Bay Summary Township Plan. This submission was posted and arrived shortly after the Tokomaru Bay community meeting, held in June 2006.

No.	Submission Content (Summary)
1.	<p><u>Facilities and Infrastructure</u></p> <ul style="list-style-type: none"> • More roadside rubbish bins. • Trim back pohutukawas on roadside near the boat ramp. • Hotel car park and frontage sealed. <p><u>Other Comments</u></p> <ul style="list-style-type: none"> • Gisborne toilets are great in stainless pans. • All toilets within GDC reflect high standard of hygiene.

8.3 Action Plan

The following information was obtained from community members at the Tokomaru Bay community meeting held in June 2006. From the meeting it was determined that the main issues for the township at present are infrastructure and community services and facilities. From this the following overarching goal for the township has been developed:

“Tokomaru Bay to have facilities, services and infrastructure that meets the needs of both residents and visitors”

8.3.1 Infrastructure

Issue(s) Raised:	Objective(s):	Response(s) Suggested by Community:
Lack of footpaths in the township. This is both a safety and a convenience issue.	<p><i>Ensure Tokomaru Bay has appropriate infrastructure for the safety and development of the township and to support community activities.</i></p> <p><i>Relevant Community Outcomes:</i> <i>Vibrant Communities.</i> <i>Connected Communities.</i> <i>Prosperous Communities.</i> <i>Safe and Health Haven.</i></p>	<ul style="list-style-type: none"> • Consider laying footpaths in all of Tokomaru Bay (at least on one side of the road). • Priority is the area between the kaumatua flats and the township centre.
Lack of maintenance of sea walls is causing road hazards. This will cost GDC more in the long- term.		Maintain the sea walls (especially those by the wharf).
No public transport service from Tokomaru Bay through to Gisborne. May be that people aren't aware of what is available.		<ul style="list-style-type: none"> • Initiate public transport (small mini bus) between Tokomaru Bay and Gisborne (this could follow from the pending review of passenger transport services in the district). • Advertise services that are currently available.

Issue(s) Raised (cont):	Objective(s) (cont):	Response(s) Suggested by Community (cont):
<ul style="list-style-type: none"> • Water tanks in the township are cracked and leaking. • The population grows in summer putting pressure on water supplies. Often run out of water in summer. • Cost of undertaking everything in Three Waters project would make rates too high 	<p><i>See previous page.</i></p>	<ul style="list-style-type: none"> • Consideration to be given to a reservoir for the township. • Need for a water supply at the marae (minimum), if not all households. • Alternative strategies to address summer water shortages to be considered (eg, central storage tanks).
<ul style="list-style-type: none"> • Price of electricity continues to rise. • Energy group in Gisborne looking at a number of initiatives. 		<ul style="list-style-type: none"> • Consideration to be given to alternative energy sources (ie, wind). • Ensure information regarding energy initiatives is circulated to the Tokomaru Bay community.
<ul style="list-style-type: none"> • The community queried: <ul style="list-style-type: none"> ○ What is happening with the wharf? ○ Is it past the point of repair? ○ How can it be used economically? • The community would like to see some effort to save the wharf as it is an icon and popular with visitors in the summer. • The road to the wharf has erosion problems. 		<ul style="list-style-type: none"> • GDC to poll Tokomaru Bay community to obtain a clear message about what the community wants for the future of the wharf. • Consideration to be given regarding the ongoing maintenance of the wharf and the road to the wharf.

<ul style="list-style-type: none"> • Need for increased public toilet facilities (especially in summer when the population increases, when a tour bus comes through or when there is a tangi at the marae). • Grassed area by public toilets is a liability.
<ul style="list-style-type: none"> • Lack of streetlights in the township.
<ul style="list-style-type: none"> • Lack of lighting at the RSA cenotaph.
<ul style="list-style-type: none"> • Need for increased tsunami warning awareness. • Currently communications are inadequate.
<ul style="list-style-type: none"> • The value of the Te Puia Springs hospital to the Tokomaru Bay community is enormous. • The upgrade of the water and wastewater reticulation pipes will affect the Tokomaru Bay community.

See previous page.

<ul style="list-style-type: none"> • Increase the amount of public toilets in the township. • Upgrade the existing public toilet facilities. • Ensure regular maintenance of public toilet facilities.
<ul style="list-style-type: none"> • GDC to consider the installation of more streetlights throughout the Tokomaru Bay community.
<ul style="list-style-type: none"> • GDC to install permanent lighting at the RSA cenotaph. <i>(It was later noted that this had already been completed).</i>
<ul style="list-style-type: none"> • Ensure communication systems are appropriate in terms of natural disaster warning systems.
<ul style="list-style-type: none"> • Availability of medical facilities close by is important for the community, particularly the young and aged. • GDC to continue to support provision of Te Puia Springs hospital.

Other Options for Further Investigation:

- Regular maintenance of roads, drains and culverts (eg, regularly grade roads and cut grass on verges).
- Sealing and maintenance of all unsealed roads (Kaiawha Road in particular).
- Install a judder bar by the hotel to slow down the traffic near the boat ramp and consider reducing speed limit to 30km/hr at this location.

8.3.2 Council Services

Issue(s) Raised:	Objective(s):	Response(s) Suggested by Community:
<ul style="list-style-type: none"> • Car wrecks from out of town are stockpiled at the local landfill until the crusher arrives. • Concern expressed over oil leaking into the waterway. 	<p><i>Ensure services provided by GDC are appropriate for the needs of the Tokomaru Bay community.</i></p> <p><i>Relevant Community Outcomes: Connected Communities. Safe and Healthy Haven.</i></p> <p><i>Fair and Active Democracy.</i></p>	<ul style="list-style-type: none"> • Ensure oil is drained from the vehicles before the crusher arrives. Possible job for a local person. • <i>It was noted that the person contracted to crush the cars is meant to drain the oil also.</i>
<ul style="list-style-type: none"> • Landfill is not open long enough. 		<ul style="list-style-type: none"> • Landfill to be open more regularly.
<ul style="list-style-type: none"> • Concern expressed over chemicals used by GDC to spray weeds in the drains. 		<ul style="list-style-type: none"> • GDC to consider non-chemical means to reduce the weeds in drains (eg, cleaning steam sprays).
<ul style="list-style-type: none"> • GDC to be commended on their service with regard to pest control (ie, rats and possums). • Problem with flying ants in some households. 		<ul style="list-style-type: none"> • GDC to continue the good work with regard to pest control. • GDC to consider control of flying ants.
<ul style="list-style-type: none"> • Inorganic waste removal. 		<ul style="list-style-type: none"> • Employ a 'roadman' to take away inorganic waste and other recycling materials from households.
<ul style="list-style-type: none"> • Long grass in summer. 		<ul style="list-style-type: none"> • Cut long dry grass over the summer months.

Other Options for Further Investigation:

- Awareness of increase in population over the summer months.

8.3.3 Township Beautification

Issue(s) Raised:	Objective(s):	Response(s) Suggested by Community:
<ul style="list-style-type: none"> • Graffiti is a problem in the township especially over peak holiday periods. • Locals are happy to paint over the graffiti but would appreciate a contribution towards paint costs. 	<p><i>Development of a “point of difference” for Tokomaru Bay (ie, the township could be renowned as a beautiful place to visit).</i></p> <p><i>Relevant Community Outcomes:</i></p>	<ul style="list-style-type: none"> • It was suggested that if youth were included in the decision making process, graffiti may not occur. • GDC to consider making a contribution towards the cost of paint used for painting over graffiti. • Determine who is responsible for tidying buildings and sections around the township. • GDC to enforce law if there is a legal requirement for properties to reach a certain standard of tidiness. • Put pressure on any absentee owners.
<ul style="list-style-type: none"> • Some buildings and sections in the township are an eyesore and need to be cleaned up (ie, yellow building on corner and Scout Hall). • Old cars on sections also need cleaning up (are owners required to do this?) 		
<ul style="list-style-type: none"> • The silver poplars that have been planted could be dangerous if they fall. • Trees are made available free from Department of Conservation (DOC). This would be useful for planting around the township (ie, reserves) however the trees are always offered in October, which is a bad time for water in Tokomaru Bay. 		<ul style="list-style-type: none"> • Ongoing assessments to determine whether the silver poplars pose any risk. • Increased tree planting around the township (especially in the reserves). • GDC to lobby to DOC to try to obtain trees after the summer months.
<ul style="list-style-type: none"> • Foreshore beautification 		<ul style="list-style-type: none"> • Increased beautification of foreshore at Tokomaru Bay, with facilities to support use of this area.

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Other Options for Further Investigation:

- Removal of old buildings.
- Increased facilities around the township that reflect the culture of the township (ie, signs showing places of cultural significance).

8.3.4 Environmental Concerns

Issue(s) Raised:	Objective(s):	Response(s) Suggested by Community:
<ul style="list-style-type: none"> Concern expressed over poisons and chemicals buried at the landfill over many years. 	<p><i>Ensure Tokomaru Bay has appropriate strategies in place to deal with any environmental concerns relating to potential soil and water contamination.</i></p> <p><i>Relevant Community Outcomes: Prosperous Communities. Safe and Healthy Haven. Fair and Active Democracy.</i></p>	<ul style="list-style-type: none"> GDC to undertake testing to determine levels of leaching from the landfill into the soil and waterways. Information to be provided to the community about the long-term effects of this.
<ul style="list-style-type: none"> Concern also expressed about possible chemicals in the soil and waterways in the area to the left of the bridge at Waima – previously used as an area to dump rubbish. 		<ul style="list-style-type: none"> GDC to undertake testing to determine levels of leaching from this area into the soil and waterways.

8.3.5 Land and Rates

Issue(s) Raised:	Objective(s):	Response(s) Suggested by Community:
<ul style="list-style-type: none"> • Sections are being sold to pay rates bills. • Does the community want increased development? • Holidaymakers use facilities but don't pay rates. 	<p style="text-align: center;"><i>Effective and efficient land information and management.</i></p> <p style="text-align: center;"><i>Relevant Community Outcomes : Connected Communities Prosperous Communities</i></p>	<ul style="list-style-type: none"> • GDC to re-evaluate its rating system. • GDC to determine whether the Tokomaru Bay community wants increased development in the township. • Development of businesses to support visitors on the coast.

Other Options for Further

Investigation:

- Concern was expressed that increased rates are charged when sections are developed. It was deemed to be not worth cleaning sections if rates go up. GDC to consider not increasing rates until the property sells.

8.3.6 Community Facilities

Issue(s) Raised:	Objective(s):	Response(s) Suggested by Community:
<ul style="list-style-type: none"> • There is a need for a community facility/gymnasium in the township. 	<p><i>Ongoing development and maintenance of community facilities.</i></p> <p><i>Relevant Community Outcomes: Vibrant Communities.</i></p>	<ul style="list-style-type: none"> • Consideration to be given to the development of a community facility/gymnasium in the township.
<ul style="list-style-type: none"> • Lack of reserve maintenance. • Reserve with palm trees at risk of erosion. 		<ul style="list-style-type: none"> • Ensure that current reserves are maintained and stabilised where appropriate. • Reserves in the township to be identified.
<ul style="list-style-type: none"> • Lack of phone booths in the township. • Some locals cannot afford landlines, so have mobile phones, which can be worse. • It is a toll call to phone the hospital. 		<ul style="list-style-type: none"> • GDC to lobby on behalf of the township for the installation of a phone booth. • GDC to lobby on behalf of the township for a toll free number for the hospital.
<ul style="list-style-type: none"> • Children's playground looking tired. • Water pooling around skateboard park. 		<ul style="list-style-type: none"> • Maintain and upgrade existing children's playground. • Consider drainage around skateboard park.
<ul style="list-style-type: none"> • Need for more space/facilities for young people. 		<ul style="list-style-type: none"> • Development of increased space/facilities for young people (including sealed/concreted area for games such as volleyball).

Other Options for Further Investigation:

- Increased housing for the ageing population.

8.3.7 Business, Business Opportunities and Employment

Issue(s) Raised:	Objective(s):	Response(s) Suggested by Community:
<ul style="list-style-type: none"> Higher costs paid due to distance tradespeople have to travel (usually come from Gisborne or Ruatoria). Tradespeople needed for tasks such as cleaning water and septic tanks). 	<p><i>Provision of support for local initiatives.</i></p>	<ul style="list-style-type: none"> Encourage the set up and development of tradespeople servicing East Coast activities.
<ul style="list-style-type: none"> Lack of ongoing general maintenance around the township. 	<p><i>Relevant Community Outcomes: Vibrant Communities. Prosperous Communities. Fair and Active Democracy.</i></p>	<ul style="list-style-type: none"> Consideration to be given to the employment of a resident 'roadman' to undertake general maintenance around the entire township. Possibility of extending the duties of the person currently working at the landfill.

8.3.8 Tokomaru Bay / GDC Relationships

Issue(s) Raised:	Objective(s):	Response(s) Suggested by Community:
<ul style="list-style-type: none"> • Do the tangata whenua currently have any say? • 	<p style="text-align: center;"><i>Greater connectivity between the people of Tokomaru Bay and GDC.</i></p> <p style="text-align: center;"><i>Development of meaningful relationships within and between the people of Tokomaru Bay and GDC staff on an ongoing basis.</i></p> <p style="text-align: center;"><i>Relevant Community Outcomes: Vibrant Communities. Prosperous Communities. Fair and Active Democracy.</i></p>	<ul style="list-style-type: none"> • Encourage the set up and development of tradespeople servicing East Coast activities.
<ul style="list-style-type: none"> • There is need for communication between the the Tokomaru Bay community and GDC on an ongoing basis • Communities need to be recognised. Two streams in the community: <ul style="list-style-type: none"> ○ Maori (issues discussed on marae and then brought to community meetings as appropriate). ○ Community (issues discussed at Tokomaru Bay) 		<ul style="list-style-type: none"> • Development of appropriate and meaningful relationships between community and GDC staff and councilors • This may include <ul style="list-style-type: none"> ○ Regular GDC meetings in Tokomaru Bay ○ Regular GDC visits to Tokomaru Bay to assess any problems ○ Improved communication between the different GDC departments and individual staff regarding community meetings • Information needs to be dispersed back into the community. • The community would just like to know that the issues are being looked at

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