

## 4. CONCEPT PLANS

### Ngā Mahere o te Āpōpō'

Concept plans help define each town's point of difference, its priorities and how Council can work with the community to help create vibrancy within and direction for each town. Maintaining each community's individuality and special character is another key element of these plans. Concept plans are an integral part of informing Council's LTP. They consider the key facilities and services Council provides while supporting the social fabric of towns.

Moving forward into the next ten years the concept plans for Tokoroa, Tīrau and Arapuni will be redeveloped over the two years starting 2018-19 working closely with the communities.

Tokoroa is currently implementing the plan for the redevelopment of the town centre focussing on Leith Place. Council is proposing the employment of a Town Centre Manager function to help activate and support economic and community development in Tokoroa. The concept plan for Tokoroa will include identifying and prioritising both short and long term actions for the community. One of the key objectives of this plan is to consider ways of building community sustainability.

The basis for the revised Putāruru Concept plan has been completed in partnership with Pride in Putāruru and Putāruru Moving Forward. The remaining work required for the concept plan is the development of the detailed content and specific actions with the plan to be finalised by mid-2018. As part of the concept plan process a significant amount of work was completed in the 2017 year to develop a growth plan for the Putāruru community. The implementation of this plan, including its inclusion in the District Plan, is a key component of the LTP actions for Putāruru.

The concept plans for Tīrau and Arapuni will be redeveloped over the two years starting in 2018-19 working closely with the communities. The Tīrau Community Board has considered the current Tīrau Concept plan (Tīrau 2020) and decided that the Plan is largely sound and provides a solid basis for an update to reflect current priorities. Detailed actions will be developed with the community over the next year.

Arapuni is developing a Residents' Association which will have clear views on important issues that require discussion as this community continues to develop into an attractive lifestyle destination. Council is working with the community to update previous plans and help define future actions for Arapuni while protecting its special character.

The Long Term Plan provides an opportunity to update our concept plans by incorporating them formally into the Long Term Plan process and document. The advantage of this is that it allows the concept plans to link to our Council outcomes and strategies and it also means that the future actions recommended by the concept plans have money and resourcing allocated to them.

### 4.1. Status of the existing concept plans

These plans were reviewed and considered as part of the District Plan Review which became operative in 2015. Many of the concepts were incorporated into the Zone Statements, Anticipated Environmental Results, performance standards and other methods.

Each concept plan had principles and an action plan which described what activities were going to be undertaken and what agency (or agencies) were going to be responsible for undertaking the actions. The tables below present the actions, whether they have been done and if not, why not.

**4.1.1. Tokoroa****Principles:**

- Celebrating diversity (cultural well-being)
- Attractive, thriving town (urban beautification)
- A prosperous community (economic development)
- Keeping it green (environmental enhancement)
- Healthy, happy and safe (social well-being)

Action Plan	Leader	Current LTP Status
Consider options for redesigning Leith Place to make it more appealing to visitors and residents	Council	Construction for Leith Place began in April 2018 with the removal of street trees. The completion of the new information centre, landscaping and paving is scheduled to be completed in early 2019. The project is being led by DCA Architects and includes an iconic building housing the i-site and toilet facilities, and the creation of a wider plaza area and relocation of a number of talking poles.
Increased promotion of adopt-a-street initiatives and CBD beautification, including tidy-up of derelict and run-down commercial buildings	Council (lead only), residents and businesses	\$20,000 has been put into the budget to support the tidy-up or demolition of derelict buildings. This project is ongoing. Funds to date have been used for court enforcement and offered to landowners for landfill fees if buildings demolished. In future, this fund may be used to subsidise purchase of unkempt land and buildings to enhance the neighbourhood.  Additional funding has been added to the LTP to improve the maintenance of our towns.
Complete and implement the Transport Corridor (SH1) Strategy to attract increased numbers of travellers into Tokoroa's CBD	Council and NZTA	Funds have been allocated by NZTA for the redevelopment of SH1 through Tokoroa as part of the Leith Place/CBD upgrade to improve the traffic movement between SH1 and Leith Place. This is due to be completed in 2018/19.  Council will continue to work with NZTA on the SH1 corridor strategy with particular reference to how SH1 integrates and impacts on our towns.
Construct and establish the South Waikato Sport and Events Centre as the key facility for community recreation events in Tokoroa and surrounding areas	Council, Sports and Leisure Board	The South Waikato Sport and Events Centre is now firmly established as a key facility for sport and events here in the South Waikato. In this LTP there is to be further development of the Centre with the addition of an emergency generator
Establish a prominent 'What's On In Tokoroa' sign for the benefit of visitors and residents	Council, mainstreet organisation, service clubs, Sports and Leisure Board	Currently being effectively utilised and providing information to visitors and resident on the Northern and Southern entrances into Tokoroa.

Action Plan	Leader	Current LTP Status
Future Talking Poles events and development of Talking Poles Trail	Council	With the redevelopment of Leith Place/CBD led by DCA Architects this includes the creation of a Talking Pole 'forest' in the south-east corner (opposite McDonalds), incorporating existing talking poles moved to the site and potentially some new poles, conversing with each other and with visitors to tell the story of Tokoroa. On top of the cultural and heritage significance of the new forest, a mighty stand of pou will be a strong visual reference for passers-by on SH1.
Work together as a community to fulfil the aspirations of hapū and whānau (eg, Raukawa Reo Strategy)	Raukawa Trust Board, schools, wider community	Council has and will continue to put significant effort into the development of our relationship with Iwi. The development of an engagement strategy and the practical engagement such as joint Hui with Raukawa on the Wastewater plant upgrades and the Te Waihou development all support this closer relationship.
Economic development projects (eg, Dairy Push, trades training, tourism and investment promotion)	Council, industry	With the employment of an Economic Development Manager and initiatives from the SWIF Trust it is expected that business in the South Waikato will steadily increase.
Develop walkways and cycleways, particularly along streams and close to bush areas (eg, following Whakauru Stream)	Council	Ongoing. Council is continuing to fund Waikato River Trails.
Reduce the amount of litter around town entranceways, parks and reserves	Council and Contractors	Council is continuing to fund a litter collection contract and a staff member is partially employed to support this cause.
Maintain and further develop anti-graffiti initiatives	Council	Council continues to employ a staff member to undertake graffiti removal.
Replant CBD gardens	Council	This is considered to be a part of the Leith Place/CBD redevelopment. As such this is due to be completed by early 2019.
Implement Tokoroa Airport Strategic Plan	Council	Council considers the airport to be of economic importance to the district. Council plans to consider the potential options for future development of the airport moving forward.
Improve student engagement and achievement	Schools, communities, Ministry of Education, Youth Council, Toi Ohomai (Waiariki), Raukawa Trust Board, Te Wananga O Aotearoa	Council continues to support the Trades Training Centre.
Ensure local organisations that address community safety are sufficiently supported to address domestic violence, youth offending and other concerns	Police, Council, South Waikato Safer Community Council, local communities	Council has purchased and manages a network of CCTV cameras in the Tokoroa CBD

Action Plan	Leader	Current LTP Status
Investigate the potential to establish a South Waikato Community Foundation, to encourage local giving for local purposes	Council	Concept not developed
CBD market days, competitions, awards, events and street entertainment	Tokoroa mainstreet organisation and retailers	This work will be undertaken as a function of the Town Centre Manager role which is proposed to be advertised after the completion of the CBD/Leith Place redevelopment.
Implement South Waikato Local Action Plan for Climate Protection	Council, industry and other stakeholders	Council is currently considering the best strategic direction to undertake in terms of climate change. Council is aware of the new goals set at the Paris Agreement and the new policy direction of the Labour government will require Council to invest time and effort into addressing this important issue.
Urban tree beautification programme	Council	Council recently adopted the street trees policy with the aim of improving the quality of trees in our towns.
Investigate options for a more co-ordinated approach and incentives toward community environmental initiatives (eg, 'Adopt-a-Gully')	Council	Ongoing. Council continues to facilitate a number of environmental initiatives such as EnviroSchools.
Develop and enhance Lake Moananui	Council	Council undertook dam repairs, silt removal and silt trap projects and have been completed plantings. Council is looking at further options that could be consider to enhance this asset.
Maintain and develop Youth Council and implement other aspects of the South Waikato Youth Strategy	Council, Raukawa Trust Board, schools, others	The LTP includes a task to develop a Youth Strategy.
Investigate establishment of an Events Manager role for the district	Council	Council has chosen not to establish this position. Instead the proposed function of this position has been undertaken internally by members of the community team.
Pacific Arts Tourism Initiative	Local Pacific Islands stakeholders	This is not a Council-led initiative.

#### 4.1.2. Putāruru

Pride in Putāruru and Putāruru Moving Forward are currently working with Council on the development of a new Concept plan. The new concept plan for Putāruru has been out for public consultation and is to be endorsed by Council in July 2018.

A summary from the draft concept plan follows:

Putāruru is a great place to live. We enjoy wonderful natural surroundings and resources, we have a central location and we have an engaged and caring community. The Blue Springs/Te Waihou Walkway is at our doorstep and we have a number of unique, local businesses leveraging the purity of our surroundings and inspiring a growing interest in artisan food and beverages.

Putāruru is affordable relative to other parts of New Zealand making it attractive not only for people to live in, but for business development.

Our town is growing, and this concept plan is our blueprint for how we intend to direct that growth; activate business development and activity in our town; leverage opportunities arising from our natural assets as well as the increasing visitor and tourism trade.

For our town centre areas, this concept plan paints a vision for three distinct precincts, and how we see each of these developing. We want to celebrate the unique properties and purpose of each precinct, whether it be services to support our rural businesses, services to attract visitors to stop, or the essential services that our community need day-to-day

In order to manage our growth well, this concept plan identifies a number of challenges and opportunities that we are going to focus our attention on. These include:

- Managing the growth in a planned and staged manner
- Creating a more vibrant and appealing town centre to encourage people to stop in Putāruru
- Developing our existing businesses and attracting new businesses
- Managing vehicular traffic and ensuring that upgrades to the State Highway don't compromise the amenity and operation of our town, but instead enhance it
- Ensuring our young people feel a sense of connectedness; that they have a voice in decisions which affect them and that they have employment pathways locally
- Making good use of our recreation spaces, and ensuring their ongoing viability, and
- Ensuring that Te Waihou is protected, but that we also obtain positive economic benefits from the tourism associated with it.

We have all the elements in place to make our town more vibrant, to have successful businesses and be a welcoming and interesting place to visit. Our business community and local council have a good working relationship, and there is a desire to work together. The Concept plan contains a detailed action plan and whilst the plan doesn't commit each agency to these particular tasks, it provides a solid basis from which we can work together to help us achieve more for our people and our businesses, rather than leave it to chance.

**4.1.3. Tirau****Principles:**

Thriving retail village

Beautiful and unique

Planning for the future

Excellent services, facilities and infrastructure

Leisure for life

Friendly, engaged community

TCB = Tirau Community Board

Action Plan	Leader	Current LTP Status
Infrastructure planning	Council	Council continues to prepare Asset Management Plans regularly.
Voluntary design guide - non-binding document for new businesses about how to achieve the Tirau 'look and feel'	TCB/TBA	TCB initiative.
Review off-street parking signage	Council	Council has recently engaged Traffic Design Group to prepare a plan of parking, signage, the gateway into Tirau, and how to address safety
Develop a visitor survey as input to Tirau Marketing Plan	TBA/Council	Council has employed a Marketing Officer to facilitate the marketing of the district to outside visitors.
Complete the new access road to Tirau Dairy Factory	Council	This project was completed by the last LTP. The Transport and Roding team indicate that the project is functioning well.
Reserve Management Plan for Tirau Domain	Council	A Concept plan was developed by Boffa-Miskall in 2017, detailed costings for items/facilities were completed in August 2017 for TCB and Council consideration. The plan went out for public consultation at the same time as the Draft LTP 2018-2028.
Toilet block at Aniwaniwa Reserve and general upgrade including access and signage	Council	Council has decided that developing Aniwaniwa Reserve is not a priority at this stage because of the cost.
Negotiate development of new walkways: Walkway linking Church Street to Hillcrest Street Walkway and lookout above Bexhill Terrace walkway and lookout – Fairview Street Reservoir walkways along Oraka Stream Other walkways, including rural walkways	Council/TCB	Council and the TCB consider the development of the Tirau Domain to be the priority at this time.

Action Plan	Leader	Current LTP Status
Investigate additional off-street parking, and better lighting for the Station Road carpark	Council	Completed
Negotiate with specific land owners around potential location of a Village Green	TCB/Council	Completed.
Negotiate with businesses regarding potential toilets for the public at top of the hill	Council	Iconic corrugated iron public toilets were installed on Hillcrest Street.
Enhance existing walkway through Matamata County Reserve	Council	Platform constructed by railway crossing for access from Bridge Street to the Domain. Ramp now costed and to be constructed 2017/18, once completed the next stage is to construct a metalled path from ramp to sealed road and install a pedestrian gate to allow access into ex- landfill area. Existing Matamata County metalled track needs upgrading and clearance of poor specimen trees within the reserve.
Youth employment initiatives	TCB	TCB initiative.
Enhance Prospect Reserve for residents and visitors	Council	Ongoing maintenance ensures that the Prospect Reserve looks attractive.
Promote cultural awareness (eg. ethnic events)	TCB	TCB initiative.

**4.1.4. Arapuni****Principles:**

A pristine environment with abundant native flora and fauna, little pollution or waste, and attention to recycling

Providing for visitors including access, open space, seating and public conveniences

Maintaining and recognising historic buildings and sits, parks, reserves and walkways

Encouraging local food, arts and crafts

A village that is an outstanding example of community involvement and commitment

A village that provides employment opportunities for its residents.

MRP = Mighty River Power

ARA = Arapuni Residents Association

WRTT = Waikato River Trails Trust

Action	Leader	Status
Visitor café, visitor information, public toilets, and visitor transport	Private Investor	To date a café has opened in Arapuni. Council has built public toilets next to the swing bridge on Arapuni Road. The remaining and future projects will be considered as part of the concept plan development process for Arapuni.
Visitor parking	Council	Completed - carparking has been constructed outside the swing bridge.
Billboards	Council/ARA	Completed
Streetscape plan and landscaping of entranceways	MRP/Council/ARA	Trees were planted in road reserves 2015. Additionally, planted traffic Islands installed 2016.
Visitor marketing – signage, tourism maps and brochures	Council/ARA	Council has developed signage and brochures.
Feature map for the village	ARA/Council	Completed
Arapuni website	Council/ARA	Council has continued to maintain a section on Arapuni on the Council website.
Tourism cluster development	Council	Ongoing. The District Plan review will start during the first three years of the LTP
Waikato River Trails development	WRT	Council will continue to support and further the development of WRT.
Graffiti busting	ARA/Council	Ongoing. Staff member employed to undertake this.
Upgrade Jones' Landing boat ramp	Council	Completed
Aniwaniwa Reserve public access and signage	Council	Council has since decided not to develop Aniwaniwa Reserve.
Aniwaniwa Reserve landscaping	Council	Council has since decided not to develop Aniwaniwa Reserve
Rural Reserves Management Plan	Council	The current Rural Reserves Management Plan is due for review in the 2018/19 financial year.
Apply for Slow Town accreditation	ARA/Council	New concepts and initiatives will be developed in the new concept plan for Arapuni to see whether this is still a focus.



Action	Leader	Status
Arapuni Village Market	ARA/Council	This initiative will be reassessed as part of the development of a new concept plan for Arapuni.
Better linkages with Pride in Putāruru (PIP) and Putāruru Visitor Information Centre	ARA/PIP	ARA/PIP initiative
Rubbish bins	Council	Two additional litter bins provided in 2017/18 Capex programme within Village Green/walkway to Swing bridge area.
District Plan review	Council	This project was completed on 1 July 2015 when the new District Plan provisions establishing the Arapuni Village zone became operative.
Sewerage upgrade to connect café and toilets and residents south of Coates Road	Council	Residents in the area still remain unconnected to a sewerage scheme.
Traffic safety measures	Council/ARA	Ongoing.
Extend kerbside refuse collection south of Coates Road	Council	Completed.
Trial of kerbside refuse and recycling service	Council	Completed.
Coates Road intersection	Council	Completed.
Tidy up existing recycling depot	ARA	Removed.
Increase water pressure in the village	Council	Completed.
Investigate sewage treatment capacity	Council	Community consultation in 2017 indicated that there are no capacity issues with sewage in the area and that there is still room to grow.
Arapuni Road deviation to correct dangerous "S" bend	Council	Completed
Rural road construction and maintenance	Council	Ongoing.
Tidy up walkways, parks and playgrounds	Council	This work is an ongoing project. It is part of the Northern Open Space Maintenance Contract work.
Address issues important to youth, including youth development programmes and recreational facilities	Ongoing	This LTP work plan has commitment to the development of a Youth Strategy.
Preserve and maintain Village Green, including Reserve Management Plan	Under investigation	The current Rural Reserves Management Plan is due for review in the 2018/19 financial year. Tree maintenance works within Village Green are to be undertaken in 2018/19 financial year. The instalment of replacement goalposts on rugby field is a part of this project.
Community events calendar	ARA/Council	In general, for the whole district there are two community event calendars maintained by Council. The first is a general calendar maintained by the Community team and is shared with the community via the work that the Communications team does through social media and the In Touch newsletter.

## 4.2. What are our plans going forward?

To update and incorporate the concept plans into the Long Term Plan so that we have one strategic document that identifies what our priorities and plans are for each community. We have also decided to do a 'concept plan' covering our rural area.

### 4.2.1. Tokoroa

The major projects planned for Tokoroa over the next ten years are shown below in two tables - the first, with an associated map showing where the projects are, details the Community and Councillor aspirations while the second table details council's more operational and replacement capital expenditure.

	Community and Councillor aspirations	Year/s	Cost \$000
1	Tokoroa CBD / Leith Place Upgrade	2019	1,572
2	Events Centre generator	2019	120
3	Review our customer service offering to provide a more effective experience	2022	107
3	Tokoroa Office utilisation	2019 & 2022	480
4	Lake Moananui toilet	2023	88
5	Memorial Sportsground field lighting renewal	2024	191
6	Stanley St Reserve new playground equipment	2024	90
7	Strathmore Park fence replacement	2022	50
8	Tokoroa skatepark basketball 1/2 court	2020	102
9	Tokoroa Indoor pool upgrade	2018-28	3,878
10	Memorial Sportsground building rationalisation	2022	54
11	Tokoroa Library reroofing and water tightness	2019	400
12	Solid Waste disposable - landfill future	2019-2020	4,805



<b>Operational and Replacement Capital</b>			
<b>Activity</b>	<b>Project</b>	<b>Year</b>	<b>Cost \$000</b>
<b>Water - Tokoroa</b>	Programmed maintenance	2019-2028	167
<b>Water - Tokoroa</b>	Water plant and equipment replacement	2019-2028	402
<b>Water - Tokoroa</b>	Reticulation replacements	2019-2028	4,802
<b>Sewerage - Tokoroa</b>	Ultraviolet lamps	2019-2028	643
<b>Sewerage - Tokoroa</b>	Wastewater plant and equipment replacement	2019-2028	2,236
<b>Stormwater - Tokoroa</b>	Minor new works projects	2019-2028	125
<b>Stormwater - Tokoroa</b>	SH1 Stormwater	2019	180
<b>Waste Disposal - District Landfill</b>	Landfill capital programme	2019-2028	239
<b>Waste Disposal - District Landfill</b>	Landfill aftercare	2019-2028	609
<b>Cemeteries - Tokoroa</b>	Cemeteries - expansion and facilities	2021-2024	364
<b>Tokoroa Airport</b>	Reseal runway	2022	321
<b>Events Centre</b>	Plant replacement	2019-2028	112
<b>Pools - Tokoroa</b>	Capital programme	2019-2028	389
<b>Libraries - Tokoroa</b>	Capital programme	2019-2028	134
<b>Talking Poles</b>	Pole installation	2019-2028	112
<b>Mainstreet Tokoroa</b>	Community security camera replacement	2021 & 2027	113

#### 4.2.2. Putāruru

The major projects planned for Putāruru over the next ten years are shown below in two tables - the first, with an associated map showing where the projects are, details the Community and Councillor aspirations while the second table details Council's more operational and replacement capital expenditure.

<b>Community and Councillor aspirations</b>			
	<b>Project</b>	<b>Year/s</b>	<b>Cost</b>
<b>1</b>	Bent St skatepark	2021-2022	191,880
<b>2</b>	Glenshea Park netball court artificial surfacing	2021-2022	341,680
<b>3</b>	Putāruru Water park design and refurbishment	2019	400,000
<b>4</b>	Putāruru Pool upgrade	2019-2028	513,000
<b>5</b>	Putāruru water - Te Waihou screen	2019	105,000
<b>6</b>	Putāruru drinking water disinfection	2019	700,000





<b>Operational and Replacement Capital</b>			
<b>Activity</b>	<b>Project</b>	<b>Year</b>	<b>Cost \$000</b>
<b>Water - Putāruru</b>	Minor improvements	2019-2028	167
<b>Water - Putāruru</b>	Water plant and equipment replacement	2019-2028	600
<b>Water - Putāruru</b>	Reticulation replacements	2019-2028	618
<b>Sewerage - Putāruru</b>	Wastewater plant and equipment replacement	2019-2028	727
<b>Stormwater - Putāruru</b>	Minor new works projects	2019-2028	112
<b>Reserves</b>	Bent St skate park	2025	173
<b>Pokaiwhenua stream</b>	Walkway development	2021	448
<b>Putāruru CBD</b>	CCTV camera replacement	2022 & 2028	139

#### 4.2.3. Tīrau

The major projects planned for Tīrau over the next ten years are shown below in two tables - the first, with an associated map showing where the projects are, details the Community and Councillor aspirations while the second table details Council's more operational and replacement capital expenditure.

<b>Community and Councillor aspirations</b>			
	<b>Project</b>	<b>Year/s</b>	<b>Cost \$000</b>
<b>1</b>	Tīrau Domain upgrade	2021-2022	644
<b>2</b>	Tīrau walkway, bridge and rail crossing	2019-2020	402
<b>3</b>	Tīrau Pool upgrade	2019-2028	785





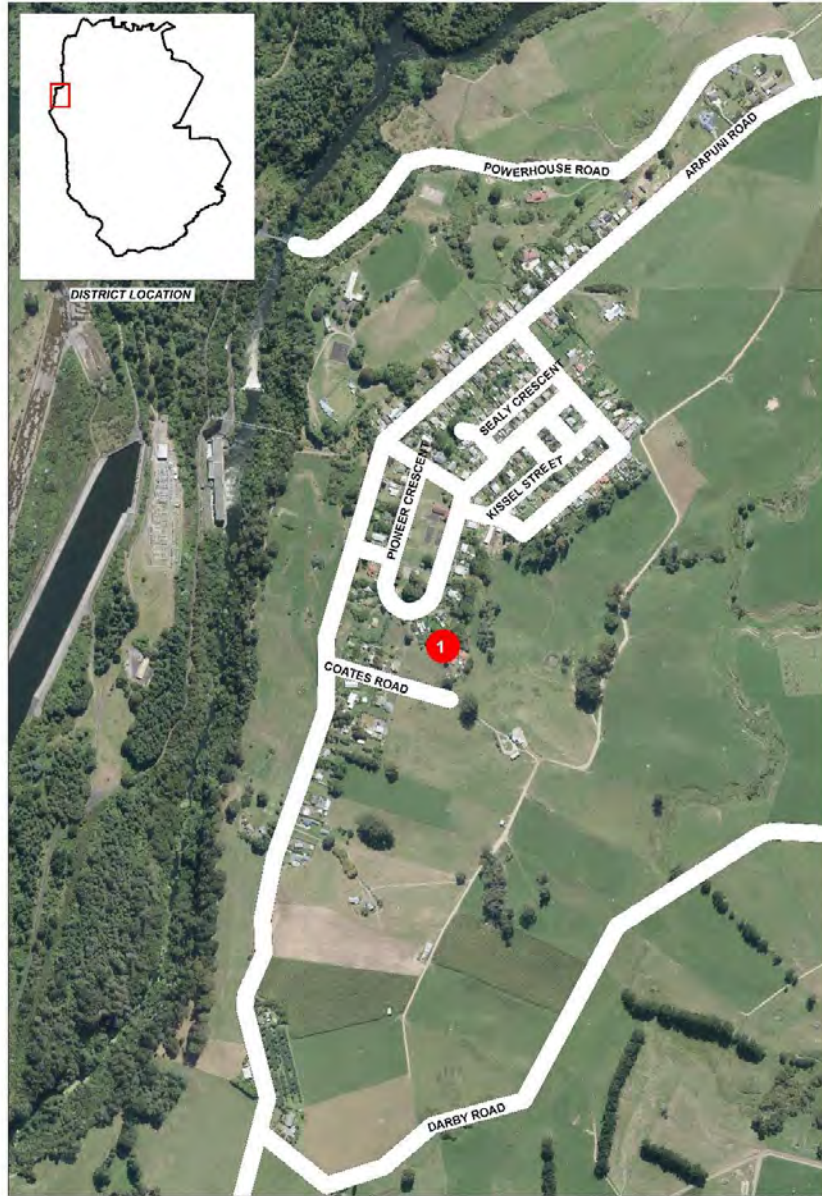
<b>Operational and Replacement Capital</b>			
<b>Activity</b>	<b>Project</b>	<b>Year</b>	<b>Cost \$000</b>
<b>Water - Tīrau</b>	Minor improvements	2019-2028	162
<b>Water - Tīrau</b>	Water plant and equipment replacement	2019-2028	199
<b>Water - Tīrau</b>	Reticulation replacements	2019-2028	446
<b>Sewerage - Tīrau</b>	Wastewater plant and equipment replacement	2019-2028	555
<b>Sewerage - Tīrau</b>	Tīrau WWTP membranes	2019-2028	433

#### 4.2.4. Arapuni

The major capital projects planned for Arapuni over the next ten years are shown on the next page.

<b>Community and Councillor aspirations</b>			
	<b>Project</b>	<b>Year/s</b>	<b>Cost \$000</b>
<b>1</b>	Arapuni bore replacement	2021-2022	162





Operational and Replacement Capital			
Activity	Project	Year	Cost \$000
Water - Arapuni	Arapuni reticulation renewal	2019-2028	312