

Whitianga Town Centre Redevelopment Concept

TO Mercury Bay Community Board
FROM Allan Tiplady - Programme Manager
DATE 19 June 2015
SUBJECT Whitianga Town Centre Redevelopment Concept

1 Purpose of Report

The purpose of the report is to seek from the Community Board direction in relation to:

- The principles to be applied to Whitianga Town Centre Improvement Project.
- Identify issues that will require further consideration and guidance.
- The Project Governance structure.
- The outline Project Forward Path.

2 Background

Proposals for redevelopment of the Whitianga Town Centre have been ongoing for a number of years. The latest plans and consideration of the proposals was in April 2012 with plans and a report completed by Boffa Miskell. The Community Board now wish to progress the Project with the objective of substantially completing it by 2019, when the very significant event of the Cook bi-centennial is to be celebrated. The following report sets out the principles agreed, issues to be addressed, actions required and an outline plan to move forward to implementation. The documentation completed to date includes a high level Whitianga Town Centre Master Plan and a more detailed concept report for the possible development of Albert Street. Attachment A is key plans from the concept documents.

3 Issue

The following sets out the key principles, issues, governance, forward path and Long Term Plan financial provision in relation to the Project.

Principles

1. Approve in principle the Albert Street Concept Design Report and the Town Centre Master Plan dated July 2012 as the basis upon which the final concept will be developed.
2. Adopt a navigation theme based on the Kupe and Cook link to the heritage of the area, which distinguish it from other parts of New Zealand.
3. The project to be substantially completed by December 2018.
4. Develop an integrated town centre linking Albert Street and the traditional retail area to the waterfront.
5. Encouragement of visitor related development on the Waterfront area and the roads and public spaces linking it with Albert Street.
6. Recognition that the investment on public space is to be a catalyst for private sector investment in the economic development and growth of Whitianga Town and the Mercury Bay area.
7. Acknowledge and agree there will be a market led move toward a predominance of visitor related businesses and services in Albert Street and surrounding streets.
8. Development of the Waterfront area to provide passive recreation areas, including a children's play area with a long term aim to separate an integrated and safe boat launching, car and trailer parking area.

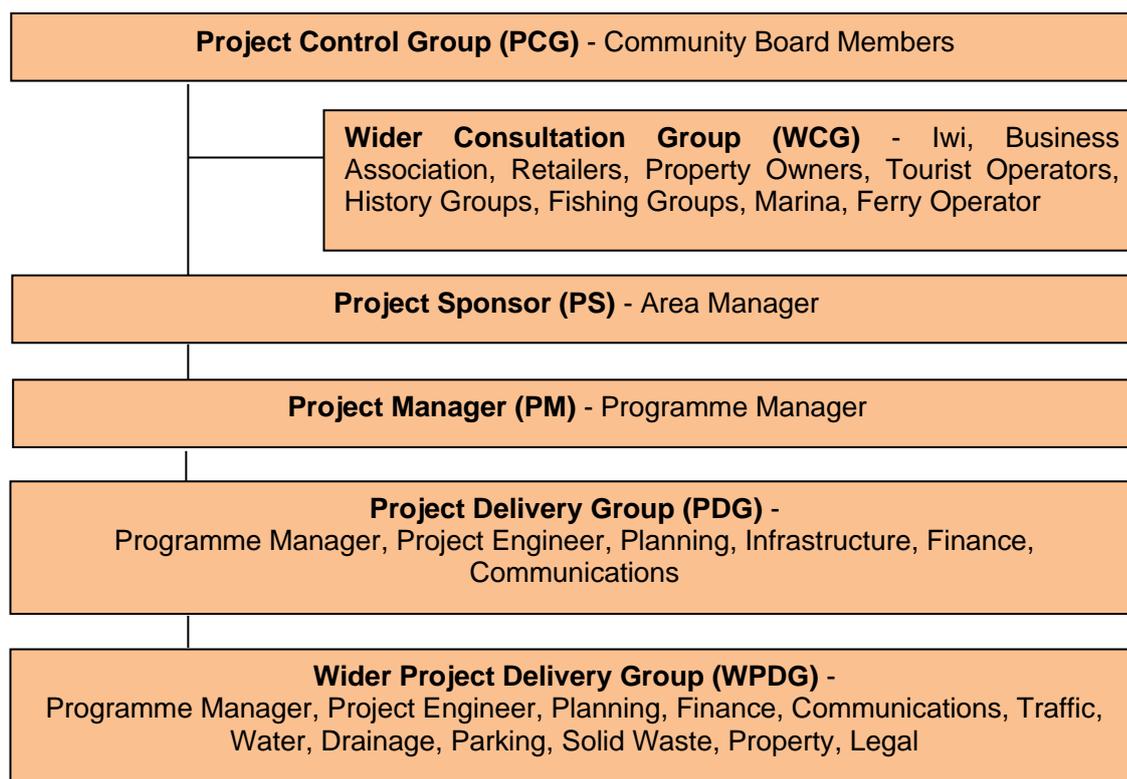
9. Provide a traffic movement environment which favours pedestrians ahead of vehicles and utilises traffic calming measures such as one way roads, raised pedestrian crossing points and closed off streets.
10. Provision of car parking, which could be reconfigured but maintains at least existing level of provision.
11. Provide a public environment that enables and, where feasible, facilitates provision of events, facilities, retail and services to increase visitor numbers in the off peak season with the objective of becoming a year round visitor destination.
12. Acknowledge that further consultation will be undertaken on the concept plan when an updated version is developed and at appropriate stages and times during the Project planning and implementation.

Attachment B sets out a series of issues that have been raised to promote discussion and consideration of a range of possibilities in relation to the project. The intent is to ensure all issues are identified and discussed to ultimately gain clear guidance to accurately inform the Planning Process, Project Definition and subsequent Business Case and to avoid any future rework that could arise through misinterpretation of the intent.

4 Discussion

Governance

The following Governance structure is proposed. A wider consultation group is included to ensure there is engagement, input, buy in and ownership by the key stakeholders.



Forward Path

The following action plan is at a very high level with a chronology of only key milestones identified. The project will require extensive and intensive management and leadership to bring to fruition. This will involve a wide range of expertise both internal and external. In addition funding options will need to be explored with lottery / charities etc. as well as any commercial opportunities utilising Council assets / land. Timeframes will be subject to the detailed work to be completed, which may affect the time required for the actions listed below.

	Action	Date	Responsibility
1.	Community Board / Project Control Group approval.	30/06/15	PCG
2.	Report to the Council for approval to proceed to the stage of developing a full business case.	31/07/15	PM / PS
3.	Detailed concept plans for waterfront area and update of Town Centre plans.	31/09/15	PDG with designers
4.	Discuss with Wider Consultation Group.	15/12/15	PCG / WCG
5.	Community Board / Project Control Group approval - priorities / staging agreed.	31/01/16	PCG
6.	Detailed plans, costing and funding requirements, priorities, staging developed.	31/03/16	PM with Designers / Engineers
7.	Community Board / Project Control Group approval with priorities / staging / costs agreed.	30/06/16	PCG
8.	Business case developed.	31/07/16	PM / PDG
9.	Council approval.	31/08/16	TCDC / PCG
10.	Consents obtained for Stage 1 works.	31/12/16	PM
11.	Tender documents prepared - stage 1.	31/12/16	PM / Designers / Engineers
12.	Tender accepted.	31/03/16	PCG
13.	Stage 1 construction.	30/04/17	PM
14.	Subsequent stages - ongoing.	30/11/17	PM

Budget

The Council's Long Term Plan currently provides the following budgets related to the project.

Description	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
	\$1,000s						
Town Centre Upgrade	\$190	\$883	\$800	\$908	\$411		\$3,192
Taylor's Mistake/ Esplanade			\$270				\$270
Victoria Street Car Park		\$53					\$53
Whitianga Hall Redevelopment						\$164	\$164
Total	\$190	\$936	\$1,070	\$908	\$411	\$164	\$3,679

5 Suggested Resolution(s)

That the Mercury Bay Community Board:

- Receive the report.
- Approve the Principles, Governance, Forward Path and Budget proposals as contained in this report.
- Authorises the Mercury Bay Area Manager to implement the plan subject to reporting back as specified in the Forward Path set out in this report.

References-Tabled/Agenda Attachments

Attachment A Key plans from the concept documents

Attachment B Sets out a series of issues that have been raised

Attachment A - Key Plans for Concept Details

Attachment B Waterfront