

## Proposed new capital expenditure item

### Te Tumu Infrastructure Corridor Planning

Technical, engagement/communication and legal expenditure to aid in the progression of the delivery of infrastructure corridors. May also include land-use planning delivery and sustainable funding sources in accordance with the drafted Te Tumu Structure Plan.

#### About the opportunity:

The Te Tumu Kaituna 14 Trust has been working with TCC (and other landowners) on the rezoning of Te Tumu. A structure plan, and zoning plan has been drafted. The structure plan provides for a range of uses within the Te Tumu Kaituna 14 block which will provide for the aspirations of the Trust and including those of TCC such as infrastructure corridors, sportsfields, employment lands, and jobs, cultural, landscape, ecological and heritage site protection, and housing delivery.

For the Te Tumu Urban Growth Area to be able to progress, infrastructure corridors need to be brought to and through the Te Tumu Kaituna 14 landholding, to enable the realisation of the opportunities present with the block, and the wider Te Tumu proposal. The Trust has been progressing an application to provide for a key infrastructure corridor through its block, along with an additional 50ha of land which it wishes to generalise to be able to borrow against (not sell). The Trust has not been successful in its approach with the application to the Maori Land Court being dismissed, and an appeal to the Maori Appellate Court being declined. The Trust has since appealed to the Court of Appeal.

TCC investment is supported by staff to assess options for a pathway forward to provide for an infrastructure corridor and to progress options. There may be an opportunity of Central Government funding to support the Trust to plan, engage, communicate and progress the Trust's future aspirations for the land. Critical elements will include wider engagement/communication support and legal support for a potential new application can be provided which seeks to provide for all key infrastructure corridors, planning and land-use implementation and identification of sustainable funding sources, to provide for the long term delivery of this land-block within Te Tumu.

#### About the costs:

It is noted that there are a range of options that the Trust and TCC could pursue to progress the description of service, which range from 1 year to plus 24 months. Indicative costs for recommended processes which will need to be pursued are set at between \$200,000 (20/21 FY) to \$300,000 (for options which extend post the 20/21FY). As a result, whole-of-process costs could extend to plus \$300,000 over two years. Ongoing communication support may be required post any process to ensure project outcomes are appropriately being communicated.

Budget sought in 2020/21: \$200,000