

CONSULTATION DOCUMENT

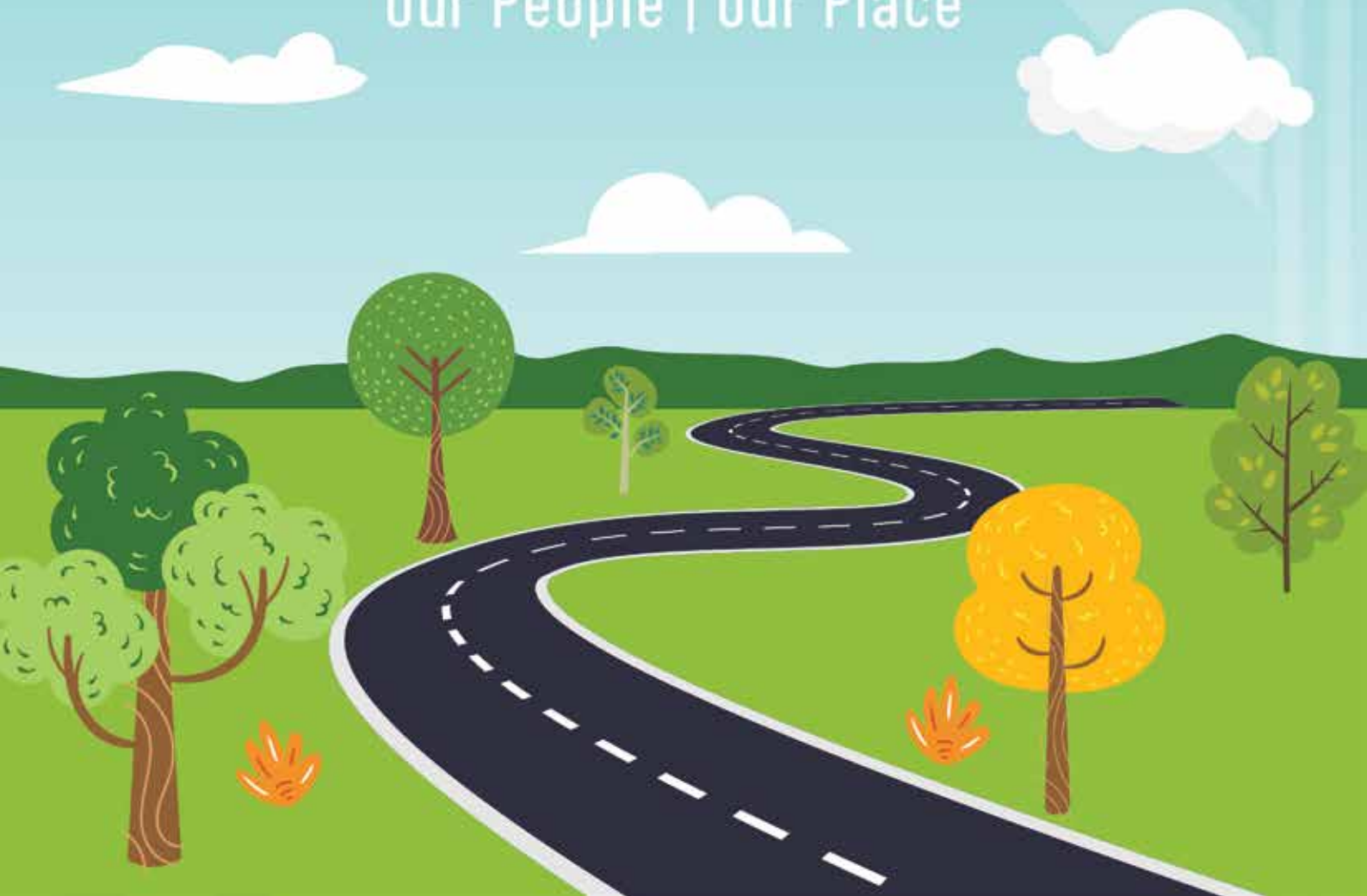
HAVE
YOUR
SAY



2024 – 2054

GROWTH PLAN

Ō tātou Tāngata | Tō tātou Rohe
Our People | Our Place



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Overview

Tirohanga whānui

As our population grows, we need to create space for more homes and businesses. Our communities can be prosperous and become enriched through opportunities that strategic and well-planned growth can bring.

Council is committed to ensuring that everyone in South Waikato has access to affordable housing that meets their needs and requirements. This means having diverse housing by type and location, safe neighbourhoods to live in and resilient infrastructure (pipes in the ground) in the right places.

We have had a lot of feedback along this journey on priorities for the future and what our communities want for Tokoroa, Putāruru and Tīrau.

We have an opportunity to build a strong sense of place and a community that we are proud of, that meets our needs now and in future.

Shaping our future

Hangaia tā tātou anamata

The draft South Waikato Growth Plan sets out how the Tokoroa, Putāruru and Tīrau townships will grow over the next 30 years.

Planning for our future and ensuring that we provide the right opportunities for houses and businesses to meet demand. This is important for the community's wellbeing. Before the Growth Plan is adopted, we want to hear from you.

This is your opportunity to help shape the place you call home as it grows over the next 30 years.

Full document

Tuhinga katoa o te mahere whanaketanga

For more information, read the detailed proposal outlined in the full draft South Waikato Growth Plan. This can be found on our website. Please scan the QR code alongside.



What is a Growth Plan?

He aha te mahere whanaketanga?

The Growth Plan is a long-term blueprint for our future land use and development aspirations. It will help achieve a well-functioning urban environment that provides for the social, economic and cultural wellbeing of our people and considers the natural te taiao (natural environment). The draft Growth Plan will guide how and where growth will occur to ensure that we have sufficient land and infrastructure to meet both housing and business demand over the next 30 years:

- Short term – 3 years
- Medium term – 3 – 10 years
- Long term – 10 – 30 years

The draft Growth Plan outlines future growth for housing and business and will provide a guide for future decisions and investment across South Waikato*. The Plan will be supported by other documents including the District Plan, Long Term Plan and Town Concept Plans which we can use as levers to determine the nature of growth in the District and respond to growth and strategic opportunities. The Town Concept Plans will play an important role in considering how our urban areas will service the needs of the whole District.

** We used the 2023 Housing and Business Assessment and central Government national direction to draft the Plan.*

Why is a Growth Plan important for South Waikato?

He aha te mahere whanaketanga e hira ana ki Waikato ki te Tonga?

The South Waikato District is growing. We are expecting moderate and continual population growth over the next 30 years, particularly as the local economy expands and people discover South Waikato is a great place to live.

We need to ensure there is enough land available for housing and business activities to meet the increasing demand.

The draft Growth Plan will influence our collective future, where we will be able to live, the availability of housing and the types of housing we will be able to live in, and where business can occur.

How we grow and use our land impacts our communities. It impacts how we travel, what resources and services we access, the environment, where we work and the neighbourhoods we live in.

It is important to ensure growth is well-planned and located in the right places to improve our communities, protect te taiao (natural environment) and ensure we are resilient to the risk of natural hazards and the impact of climate change.



Background

How OLD
will they
be?

What
is their
ETHNICITY?

What
will their
INCOME be?

Tuarongo o te mahere whanaketanga

We need to plan effectively for our future which means we need to understand what our future communities in Tokoroa, Putāruru and Tīrau will look like in 30 years. This information will ensure we provide the right type of housing and business opportunities to meet our needs in the future.

We know from the South Waikato 2023 Housing and Business Assessment (2023 HBA) that our population is expected to grow and we will require at least 545 new homes and 24 hectares of business land by 2053 to meet the diverse needs of our community.

What we know

Housing (30 years)

- The current population of South Waikato is approximately 25,900. This is expected to increase to 34,350 by 2053.
- About 545 extra houses are needed equating to approximately 27 hectares across Tokoroa, Putāruru and Tīrau.
- There is an immediate housing capacity problem called a 'hidden shortfall' which means we likely need even more capacity.
- Despite the amount of land zoned and available for development in Tokoroa, Putāruru and Tīrau, this 'hidden shortfall' is caused by factors such as average incomes, average house prices and rents and the cost of developing new homes. While there is some land available for housing, it is not currently genuinely available as it cannot be realised by many people due to affordability constraints.
- More affordable housing needed.

Business (30 years)

- Employment and demand for business land will grow over the next 30 years across a range of sectors.
- Approximately 24 hectares of additional land is required across Tokoroa, Putāruru and Tīrau.
- More land is needed for industrial and commercial activities like manufacturing, warehousing, storage, processing, offices and retail shops.

Early Feedback

Key feedback themes:

- Refresh the existing housing stock.
- Make provision for affordable home ownership.
- Accommodate growth through a combination of greenfield expansion as well as infill and intensification.
- Support the development of vibrant and revitalised town centres.
- Protect the natural environment, parks and reserves as we grow.
- Improve safety along State Highway 1 to support growth.
- Invest in infrastructure to ensure there is sufficient capacity to support growth.
- Protect highly productive land.
- Allow for a mix of uses, including residential within the town centres.
- Develop land to support industry.

What we heard?

Engagement sessions with iwi, key stakeholders and the community has helped us understand the key issues facing Tokoroa, Putāruru and Tīrau and how growth should occur. We've used this to help shape the draft Growth Plan.

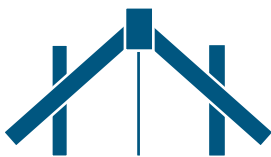
Our engagement included:

- Hui with iwi and hapū.
- Two workshops with a technical advisory group (eg Waikato Regional Council, Kāinga Ora, Sport Waikato, Waka Kotahi, KiwiRail).
- Six workshops with key stakeholders (eg community groups, schools, developers, infrastructure providers) across Tokoroa, Putāruru and Tīrau.
- Social Pinpoint – proposed growth areas.
- Community drop-in sessions.

Draft Growth Plan Statement and Objectives

Mahere whanaketanga tauāki me ngā tākunetanga hukihuki

The draft Growth Statement and Objectives outline what the plan is seeking to achieve, what we heard from iwi and hapū and the community, and Government policies that inform how we need to plan for growth.



Our commitment to Te Tiriti o Waitangi and Mana Whenua influence growth and is intertwined into our shared communities.

The diversity of our communities are acknowledged and celebrated.



Sufficient supply and a range of housing and accommodation choices by type and location to meet the diverse current and future needs of our community.



Enable business and industry to grow in locations that meet the current and future needs of the community and supports our people to thrive. We are committed to investing in diverse business and industry opportunities.



Our community is resilient to the risks and effects of climate change and natural hazards. We are proactive and can adapt to future effects of climate change.



We will protect and enhance our natural environment – the wellbeing of te taiao is connected to our communities overall wellbeing.



Our urban areas are highly accessible where people can easily and safely access jobs, services, community facilities, education and quality open space.



Our communities and towns are connected and provide centralised social, economic, educational and cultural hubs to support and meet current and future needs.



Infrastructure is planned to enable growth and development when and where it is needed. We focus investment into reliable, resilient and safe infrastructure.

The draft Growth Plan outlines a core proposal of how growth in Tokoroa, Putāruru and Tīrau should occur over the next 30 years.

The Proposal

It promotes a healthy combination of high quality and well-designed greenfield and infill options, over multiple land ownership land parcels, with a strong emphasis on providing additional greenfield development opportunities.

Infill development through the promotion of mixed-use development around highly accessible, high amenity areas can be enhanced through exploring future opportunities with public private partnerships to deliver affordable housing.

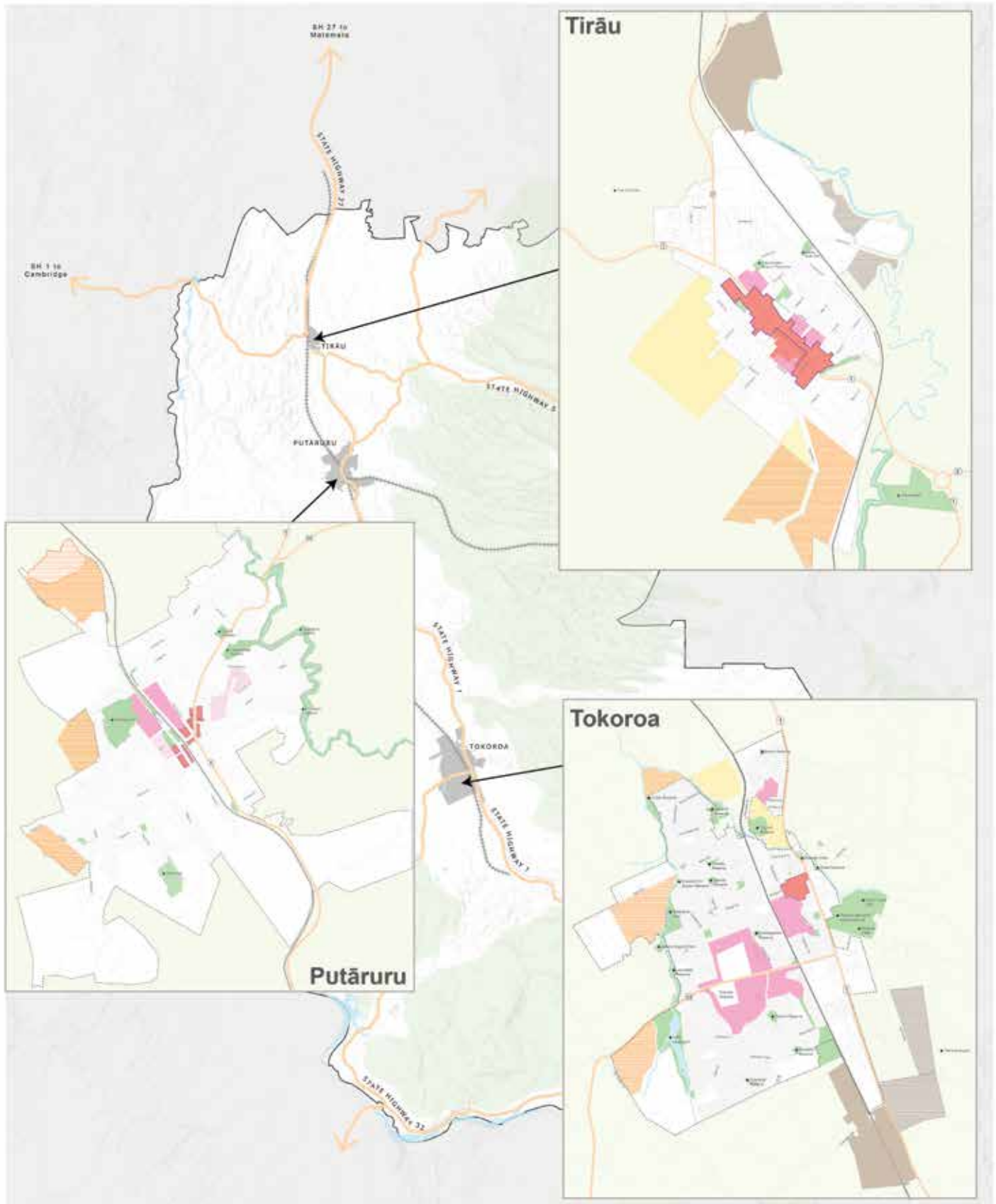
The draft Growth Plan enables a significant amount of capacity across the district - 3,309 homes, 611 mixed-use allotments, and 768 industrial allotments.

Collectively this exceeds what the market is likely to deliver over time, however the intent of the extra capacity is to address the hidden shortfall by providing housing choice, creating competition in the market to support affordability and enabling houses to grow and establish in the right locations.

This will look like:

- Intensification / infill within the existing urban environment, particularly around the town centre and where there is a strong employment base and the highest access to amenities, community facilities and quality public open space.
- Mixed use areas in and around the town centres encouraging commercial and residential uses.
- Greenfield residential areas on currently undeveloped and un-serviced rural land.
- Greenfield industrial /business areas on currently undeveloped and un-serviced rural land.
- Future urban areas for both residential and industrial activities which can be made available for development when there is supporting infrastructure available or additional demand for land.

Overall District Wide Growth Options



LEGEND	
	South Waikato District boundary
	Putāruru, Tokoroa and Tirāu Urban Areas
	Railway lines
	State Highways
	Water bodies
	Town Centre Zone
	Rural Zone
	Public Parks / Reserves
	Residential Greenfield
	Future Urban Zone
	Infill and Intensification
	Mixed-use
	Industrial
	Future Industrial

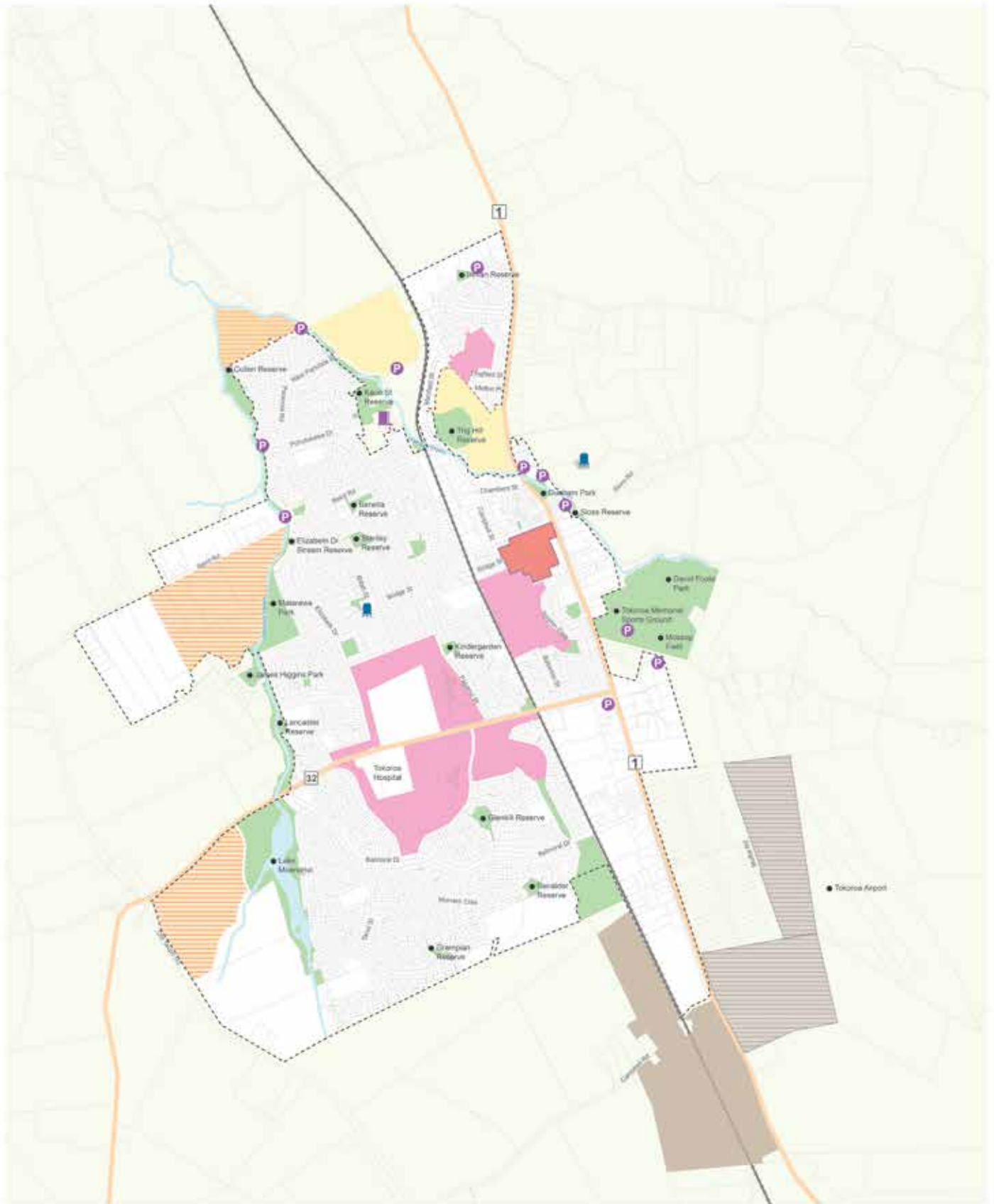
Tokoroa

Tokoroa could need an additional 295 homes (15.5 hectares) and 20 hectares for industry / business by 2053. The draft Growth Plan proposes to address this by:

- Providing a combination of greenfield residential, residential infill and industrial growth options in Tokoroa.
- Providing two greenfield growth areas which will be available for development to allow flexibility. Three future urban greenfield areas are also indicated which can be brought online when required by Council or in partnership with developers.
- Enabling residential infill / intensification in and around the town centre and in areas most accessible to jobs, services, community facilities and quality open space. Residential infill provides for housing with greater density of development, such as duplexes, terraced housing and apartment buildings (3-4 storeys).
- Providing for mixed-use development within Tokoroa's town centre which could be medium density development with ground-floor retail or commercial and above-ground residential.
- Providing a large greenfield industrial area which is an extension to the south of the existing industrial area. To allow flexibility, two future industrial areas are indicated which can be brought online when required by Council or in partnership with developers.



Tokoroa Growth Options



LEGEND			
	Tokoroa urban boundary		Wastewater Treatment Plant
	Railway lines		Wastewater Pump Station
	State Highways		Reservoir
	Water bodies: - Whakatu Stream - Matareka Stream - Lake Moehana		Tokoroa Town Centre Zone
			Rural Zone
			Public Parks / Reserves
			Residential Greenfield
			Future Urban Zone
			Mixed Use
			Industrial
			Future Industrial

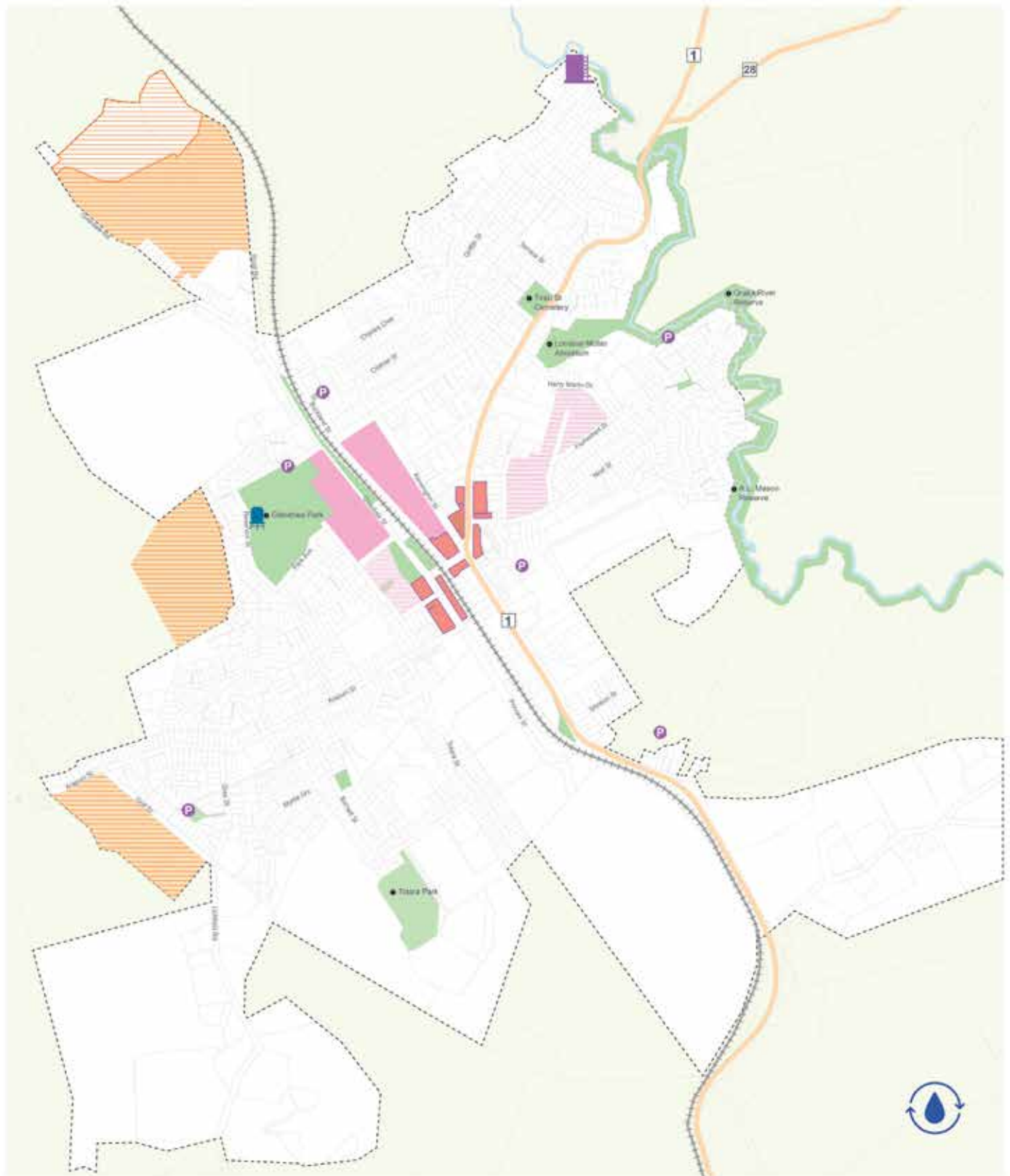
Putāruru

Putāruru could need an additional 160 homes (7.7 hectares) business by 2053. The 2023 study has determined that there is sufficient availability of land for business and industrial development over the short to long term. The draft Growth Plan proposes to address this by:

- Providing a combination of greenfield residential, residential infill, and industrial growth options in Putāruru largely through future urban zoning.
 - Addressing Putāruru's water and wastewater consents that do not provide enough capacity to support further residential growth currently. Given this, future urban zones have been applied in Putāruru for all greenfield areas, with no new growth being signaled outside the existing urban boundary in the short term. When we have more water and wastewater capacity, the future urban greenfield areas will be enabled.
 - Enabling a small amount of residential infill / intensification in and around the town centre in areas with high accessibility to jobs, services, amenities, community services and quality open space. These areas will enable medium density development such as duplexes, terraced housing and small apartment buildings.
- Given the water constraints, only two residential intensification areas are indicated to be available in the short term to ensure we are providing sufficient development capacity. Future residential infill areas can be enabled once greater water capacity is available to support residential demand.
- Providing for mixed-use development within Putāruru's town centre which could be medium density development with ground-floor retail or commercial and above-ground residential.
 - No additional business or industrial land is proposed in Putāruru due to there being more than sufficient capacity to accommodate industry and business in the town over the next 30 years.



Putāruru Growth Options



LEGEND

- | | | |
|-------------------------------|----------------------------|-----------------------------------|
| Putāruru urban boundary | District Plan Zones | Future Growth Options |
| Railway lines | Putāruru Town Centre Zone | Future Urban Zone |
| State Highways | Rural Zone | Intill and Intensification |
| Water Bodies (Whakuru Stream) | Public Parks / Reserves | Future Intill and Intensification |
| Wastewater Treatment Plant | | Mixed Use |
| Wastewater Pump Station | | |
| Water Treatment Plant | | |
| Reservoir | | |



Scale: 1:5,000 at A3

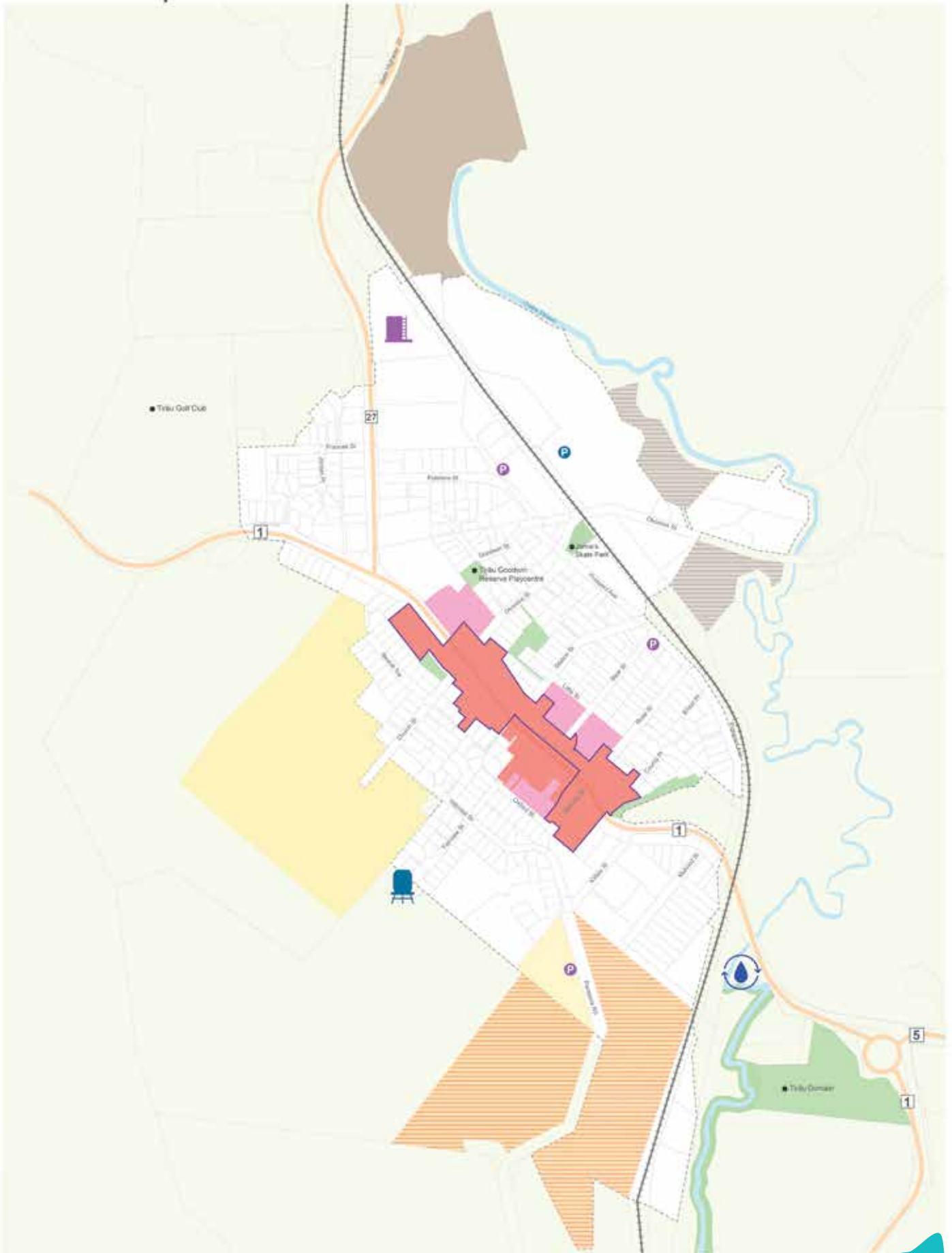
Tirau could need an additional 90 homes (4.3 hectares) and 5 hectares for industry / business by 2053. The draft Growth Plan proposes to address this by:

Tirau

- Providing a combination of greenfield residential, residential infill, and industrial growth options in Tirau.
- Providing two greenfield growth areas which will be available for development. To allow flexibility, two additional future urban greenfield areas are indicated which can be brought online when required by Council or in partnership with developers.
- Enabling residential infill / intensification in and around the town centre and in areas most accessible to jobs, services, community facilities and quality open space. Residential infill provides for housing with greater density of development, such as duplexes, terraced housing and apartment buildings (3-4 storeys).
- Providing for mixed-use development within the Tirau town centre which could be medium density development with ground-floor retail or commercial and above-ground residential.
- Providing a large 14 hectare greenfield industrial area located in the north of Tirau. To allow flexibility, two future industrial areas are indicated which can be brought online when required by Council or in partnership with developers.



Tirau Growth Options



LEGEND

- | | | | | | |
|----------------------|------------------------------|-----------------------|-------------------------|------------------------|-------------------|
| Tirau urban boundary | Water bodies (Orakei Stream) | Water Treatment Plant | Tirau Town Centre Zone | Residential Greenfield | Mixed-use |
| Railway Lines | Wastewater Treatment Plant | Water Pump Station | Rural Zone | Future Urban Zone | Industrial |
| State Highways | Wastewater Pump Station | Reservoir | Public Parks / Reserves | Int'l and Intercast | Future Industrial |

Implementing the Plan

Whakahaeretanga o te mahere

The draft Growth Plan is a long-term strategic document with a 30-year view of growth and development. It cannot be delivered all at once and will not result in immediate change. To achieve the draft growth statement and objectives and implement the Growth Plan, we need to take actions over a long period of time.

The draft Growth Plan won't be delivered by Council alone. Council will need to partner with iwi and hapū, the Government, non-government organisations, businesses and community groups to achieve it.

The Plan will set out the detailed actions to deliver the draft Growth Plan, including those relating to strategy and statutory planning, advocacy and research, other initiatives and infrastructure investment. It will also include details of who will be responsible for delivering each action, as well as supporting agencies and organisations.

Rārangi wā Time line

10 December 2022

South Waikato Growth Plan project begins
Site visits

January to March 2023

Review of background information and opportunities and constraints mapping

March to April 2023

Stakeholder engagement

July 2023

Initial growth proposals developed

September to October 2023

Development of draft South Waikato Growth Plan

Engagement on growth proposals

November 2023

Present draft growth plan to elected members and approval for formal public consultation

...e kore te whanaketanga e whakatutuki i te Kaunihera anake...

... growth can't be delivered by Council alone...

... he mahere toru tekau tau tēnei...

... it's a 30 year plan...

...me mahi tātou i tēnei rā, ā, hei ngā tau mamao e tū nei...

... we need to take actions over a long period...

Have Your Say

Kōrero mai

We want your feedback on the draft South Waikato Growth Plan. This will help us understand what's important to you and will inform what changes we should consider making to the draft before it's finalised.

Submission form | He puka tāpae kōrero

Name []

Surname: []

Street address: []

Town: []

Email: []

Phone: []

If your submission is on behalf of an organisation, please identify:

[]

Do you wish to speak to your submission at the hearings, please circle:

Yes No

Please let us have your thoughts (use a separate piece of paper if needed):

[]

The consultation period is open from Wed 22 Nov and closes on Fri 22 Dec 2023.

When you make a submission you can choose if you want to speak to Council at a public hearing which will be held on Tuesday 13 February. You will be given 10 minutes to share your views and additional time for questions if necessary.

If you don't wish to speak, your feedback will be presented to Councillors as part of the Hearings Agenda. Council will consider all submissions.

All submissions will be publicly available on Council's website (names and submission only, not contact details).

All submitters will receive a response after decisions.



Online submission - link at our website.

Email - info@southwaikato.govt.nz - please write Growth Plan 2024-54 in the SUBJECT bar.

Drop off - Council offices, libraries and The Dog

Phone - 07 885 0340 (8am - 5pm Monday to Friday).

Council's consultation process is public and your comments will be available for public inspection. Your submission won't be returned to you. If you require a copy, please make one before submitting.

