

# Putāruru

## Growth Plan Newsletter

Update | News | Information | Milestones | Timeline | Contact



Newsletter 1 October 2017

### Background

After 20 years of population decline, the South Waikato is seeing an increase in population; but that comes with a shortage of houses and land on which to build new houses.

Council and the community group Putāruru Moving Forward (PMF) worked together on a Putāruru Growth Plan. The aim was to see what landowners on rural zoned areas adjacent to the township thought about re-zoning pockets of their land to urban land. Once re-zoned, subdivisions and further urban development would be easier and quicker... and then we can start to tackle the housing and land for housing shortage.

"We are very fortunate in having a supportive community that is passionate for progress to be made..."

Jenny Shattock  
Mayor

"Interest and support for the Putāruru Growth Plan has been exceptionally positive."

Stu Edmeades  
PMF

Critically, zoning land is Council's role so that desired development is as easy and quick as possible.

Through community consultation and significant engagement and support from the Putāruru community, Council and an urban planning consultant developed a Putāruru Growth Plan map outlining possible areas for development. In July this year, this part of the process was completed when Council confirmed go-ahead to fund and start an accelerated programme of work to 'change' the South Waikato Operative District Plan to re-zone selected areas of rural and rural-residential land in Putāruru for residential and business purposes. This is called a **PLAN CHANGE**.

The key documents that tell this full story are on our website - [www.southwaikato.govt.nz](http://www.southwaikato.govt.nz) - Our Council - Major Projects - Putāruru Growth Plan.

### Management

To oversee the management of this next stage - the **PLAN CHANGE** - Council has set up a small team of Councillors, staff and a Putāruru community representative to ensure that the interests of the people and groups are understood when making this **PLAN CHANGE** happen.

The **Steering Group** comprises: Mayor Jenny Shattock, Putāruru Ward Councillor Herman van Rooijen, community representative Raewyn Whiteman-Thorne (PMF) and Planning Consultant Murray Kivell; along with Council staff Craig Hobbs (Chief Executive), Sam Marshall (Community Group Manager), Sharon Robinson (Regulatory Group Manager), Patrick McHardy (Senior Planner) and Andrew Pascoe (Services Manager).

Meeting more regularly and managing the day to day process is the **Working Party** comprising the Planning Consultant and Council staff above, along with other staff as and when required.

### Understanding the Review process

Council has an existing District Plan

Council identifies changes required (ie, re-zoning parts of Putāruru to cater for growth). Need identified through feedback late 2016/early 2017

Council reviews existing plan. Council conducts complete technical study (underway). Plan changes that affect the Waikato River Catchment must be approved by joint committees between Council and Iwi.

Council approves a **PLAN CHANGE** for public consultation

### Two possible 'routes' ... to be decided...

#### **NORMAL** PLAN CHANGE process

Council notifies **PLAN CHANGE** for submissions

Council creates summary of submissions. Reviewed by submitters

Further submissions sought

Council reviews all submissions and produces a report for Council hearing

Submitters heard if they wish (public hearings)

Individual submission points and/or identified changes approved or declined

Public and submitters notified

**PLAN CHANGE** becomes operative and we have a new DISTRICT PLAN - if no appeals

#### **STREAMLINED** PLAN CHANGE process

Council applies to Minister for the Environment to use Streamlined Planning Process (SPP)

On Minister's approval, Council notifies the **PLAN CHANGE**, receives and reviews submissions and reports to Minister

Minister determines

If **DECLINED** Refers **PLAN CHANGE** back to Council for further discussion and Council re-submits **PLAN CHANGE**

#### **OR**

If **APPROVED** Decision published. **PLAN CHANGE** comes in to effect immediately and we have a new DISTRICT PLAN!

*No appeals under Streamlined process*



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## Council's obligations

When Council provides for new urban development we have obligations under three key pieces of legislation. These include the Resource Management Act 1991 (RMA), the Local Government Act 2002 (LGA) and the Ngati Tuwharetoa, Raukawa and Te Arawa Iwi Waikato River Act 2010 (the River Act).

Under the RMA we are required to take all land use re-zonings through a **PLAN CHANGE** process. But we don't do this alone. We do with with you. The standard **PLAN CHANGE** process enables the community to be involved throughout the process; up until when Council makes decisions on the planning details and planning maps that will be included in the 'new' District Plan. Even at that point, submitters may still be involved by their right to appeal all or some decisions to the Environment Court. Should this happen, those particular matters are considered again and a final decision is issued by the Court, not by Council.

Of course, Council's aim is to try and ensure we don't need to involve the Environment Court. This can be quite lengthy and costly to ratepayers. So, in order to achieve this, Council has a strong desire to make the process as quick as possible, while listening to potentially affected landowners and potential neighbours, the businesses, sports and community clubs and local Iwi among others.

An alternative process called the Streamlined Planning Process (SPP) is available to Council, so long as certain steps can be met to the satisfaction of the Minister for the Environment.

Under the SPP there is scope to achieve the re-zonings quicker.

Council is in ongoing discussion with Ministry staff to see if our **PLAN CHANGE** is suitable to go through this potentially quicker process.

## Coming in Newsletter 2...

- Progress on the modelling work for the three waters.
- Community consultation.
- The needs of 'Requiring Authorities' (government agencies such as Ministry of Education that may require sites for new facilities such as schools).

## Where we are at now

Over the coming months, the Working Party will carry out further technical and planning evaluations to those completed by Putāruru Moving Forward (PMF) for each of the nine selected sites identified in the Putāruru Growth Plan prepared between October 2016 and June 2017.

The group will continue to evaluate each site in terms of:

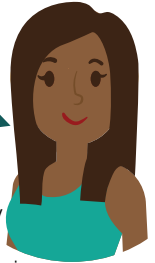
- ability to be serviced through extension to the town's three waters networks (water, wastewater, stormwater) and provide for roading network extensions, and
- establishment of overall network capacity and performance and general costings to achieve residential and business development over time.

Some sites may be better suited to development ahead of other sites, and decisions will then need to be made whether to earmark those other sites for development further into the future, but not right now.

To determine an area's suitability, each site will be 'planned out' at a high level to see what road and infrastructure services are required and where they might be located along with, for example, public parks and spaces that will 'wrap around' the new residential areas.

Modelling of the three waters needs to service each area and integration with the town's existing networks will be a critical task over the coming months. This exercise will be completed by Watershed Engineering Limited supported by Council's own engineering staff. This work kicked off this month.

I want to be kept in the loop



Sign up to our digital monthly newsletter to ensure you receive regular news updates.

I have a question



Contact Council's Senior Planner, Patrick McHardy on 07 885 0785

I want more information



Visit our website: [www.southwaikato.govt.nz](http://www.southwaikato.govt.nz)  
Our Council - Major Projects - Putāruru Growth Plan

