

Putāruru

Growth Plan Newsletter



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Newsletter 2 December 2017

Guesstimating the Future Population of Putāruru

Council normally relies on the Department of Statistics to provide statistics and projections for current and future populations in the District. However, its projections for some time have indicated continuing overall decline in population.

To create a customised set of projections that reflect a more positive and buoyant future for Putāruru, Council has reviewed recent data for building consents, anecdotal evidence from the community consultation and from Putāruru Moving Forward (PMF) along with data provided by Infometrics*

“November has been a busy month... population data, site inspections, modelling... it's coming together.”

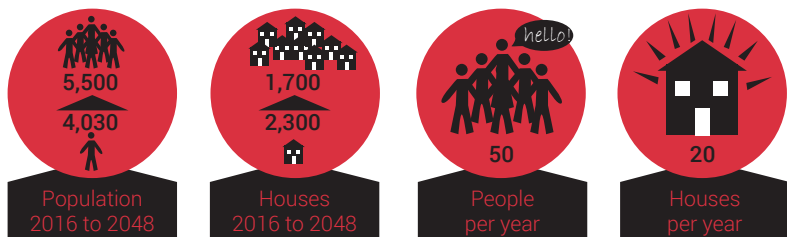
Jenny Shattock
Mayor

* Infometrics prepare an Annual Economic Profile of the District

The scenario adopted by Council is based on an assumption that the town will experience, on average, up to a 1% annual average increase in population over the next 30 years (out to 2048). Some years, the town may experience more new residents than other years, but for planning purposes this seems a reasonable assumption. This could translate to:

- The town's population growing from an estimated 4,030 in 2016 to about 5,500 in 2048 – an increase of 1,500 people.
- The number of houses would increase over the same period from about 1,700 to 2,300 houses – an increase of 600 houses.
- Each year about 50 new residents would settle in Putāruru.
- Each year about 20 new houses would be built on new residential lots.

This scenario is being factored in to estimate the need for new residentially zoned land and to assess the performance of the infrastructure such as water and wastewater services to support this new development.



Consulting with Tangata Whenua

Council continues to strengthen its working relationships with tangata whenua groups in the District. Council was pleased to be able to discuss the project with the Raukawa Trustees at a meeting on 23 November, and TARIT (Te Arawa River Iwi Trust) on 20 November.

Resulting from those meetings, ongoing engagement processes will be set up to ensure that Council can meet expectations of Iwi and legislation.

We will work together to ensure that proposed development will not adversely impact the quality of waterways in the vicinity.

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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Project Team Visits to the Development Areas proposed for rezoning

On Thursday 2 November, the project team completed site visits, walkovers where possible and inspections of the infrastructure services network in Putāruru. This exercise is bringing together planning, engineering and modelling information to assess the future performance of the existing public services along with the suitability of the proposed development areas to support new settlement over the next 30 years.



The eight Development Areas visited were those identified in the Urbanism Plus Summary Report 'Putaruru Growth Plan Community Engagement Sessions' completed in July 2017.

Two landowners took time out to take the team over their properties that have been earmarked for rezoning off Lichfield Road and Overdale Road respectively. The team appreciated this opportunity.

The engineering consultancy team is proposing a workshop in early December to provide their overview of the present system's performance after having built a computer model for the town's networks that has included the data files and plans provided by Council. This will provide a 'sensitivity check' and establish the best baseline for the modelling to assess the capacity of the networks to cater for the population growth anticipated.

Attendance at the Putāruru Moving Forward (PMF) meeting

The Community Group Manager and Planning Manager attended the November PMF meeting to update the group on progress with the project.

Raewyn Whiteman-Thorne says PMF has been working alongside Council from the beginning, understand that it is a process, appreciate continuing to work together and the updates.

Meetings of the Steering Group

Mayor Jenny Shattock chaired the first monthly meeting of the Steering Group on Wednesday 25 October. The Group comprises key members of the project team (who meet fortnightly) including the Chief Executive, Councillor Van Rooijen and Bruce Sherman representing PMF.

Mayor Jenny emphasized the need for urgency to get through the resource management planning process and to do it properly. The desire for further future public consultation and allowing the market to dictate affordable housing was discussed. The team continues to assess the merits of a **PLAN CHANGE** to follow the Streamlined Planning Process established by government earlier this year, as one way to get to the goal quicker of getting new house building underway in the town.

At the second meeting on Friday 24 November where Raewyn represented PMF, the topics of conversation included updates on site visits, infrastructure modelling, Iwi engagement, land suitability obligations, balancing the cost to ratepayers and the developers, and enhancing promotion and communications to keep the community of Putāruru informed.

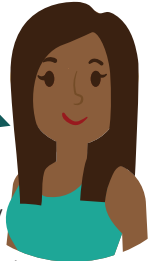
Mayor Jenny and Cr Van Rooijen said, "We are doing everything that we can, to do it right, as quickly as we possibly can."

To keep the re-zoning project a priority, the Steering Group will meet again in December before the close of the year.

Enquires from developers

The project team members continue to get direct queries from those wishing to discuss or progress subdivision and development projects on land yet to be re-zoned. To ensure that no conflict arises, planning staff that are not part of the re-zoning project team are able to assess, advise and respond to these enquires. Please contact Council and ask for the duty planner.

I want to be kept in the loop



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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
Our Council - Major Projects - Putāruru Growth Plan

