

Putāruru

Growth Plan Newsletter



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Newsletter 3 March 2018

3 Waters Modelling

Water, stormwater and wastewater services to proposed re-zoned areas

The technical report awaited with keen interest is the 3-Waters Modelling Report prepared by Watershed Engineering Consultants. The team presented its technical assessments to Council's Working Party during February. The assessment detailed current performance and capability of the water, stormwater and wastewater networks to meet the future growth for Putāruru.

Currently the water supply system operates well, but an upgrade to the Glenshea pump station and improvements to sections of the pipe network will be required to meet the anticipated growth.



Water reservoir at Glenshea

Currently the stormwater system performs well when measured against the 10-year storm event but will be directly impacted by development of growth areas on the western side of town. This will

require upgrades to parts of the town's pipe, culvert and open channel systems with possibly water storage areas required to manage large (100-year) storm events.



Assessing stormwater

"Fast track for growth must be balanced with responsible investment of public money."

Bruce Sherman
PMF

For wastewater, upgrades will also be required to serve the growth areas in the south west of the town given the town's treatment plant is in the north east. Pump station upgrades are likely.

The findings and recommendations are now being reviewed in detail by staff and consultants. The Steering Committee, chaired by Mayor Jenny, will consider the funding impacts and timing associated with any upgrades to the networks, and how these costs might be met between the Council and developers in the future.

Over the page is the current map of Putāruru showing the pockets of possible development that Council is looking at. This work is in collaboration with current land owners.

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 a full 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...

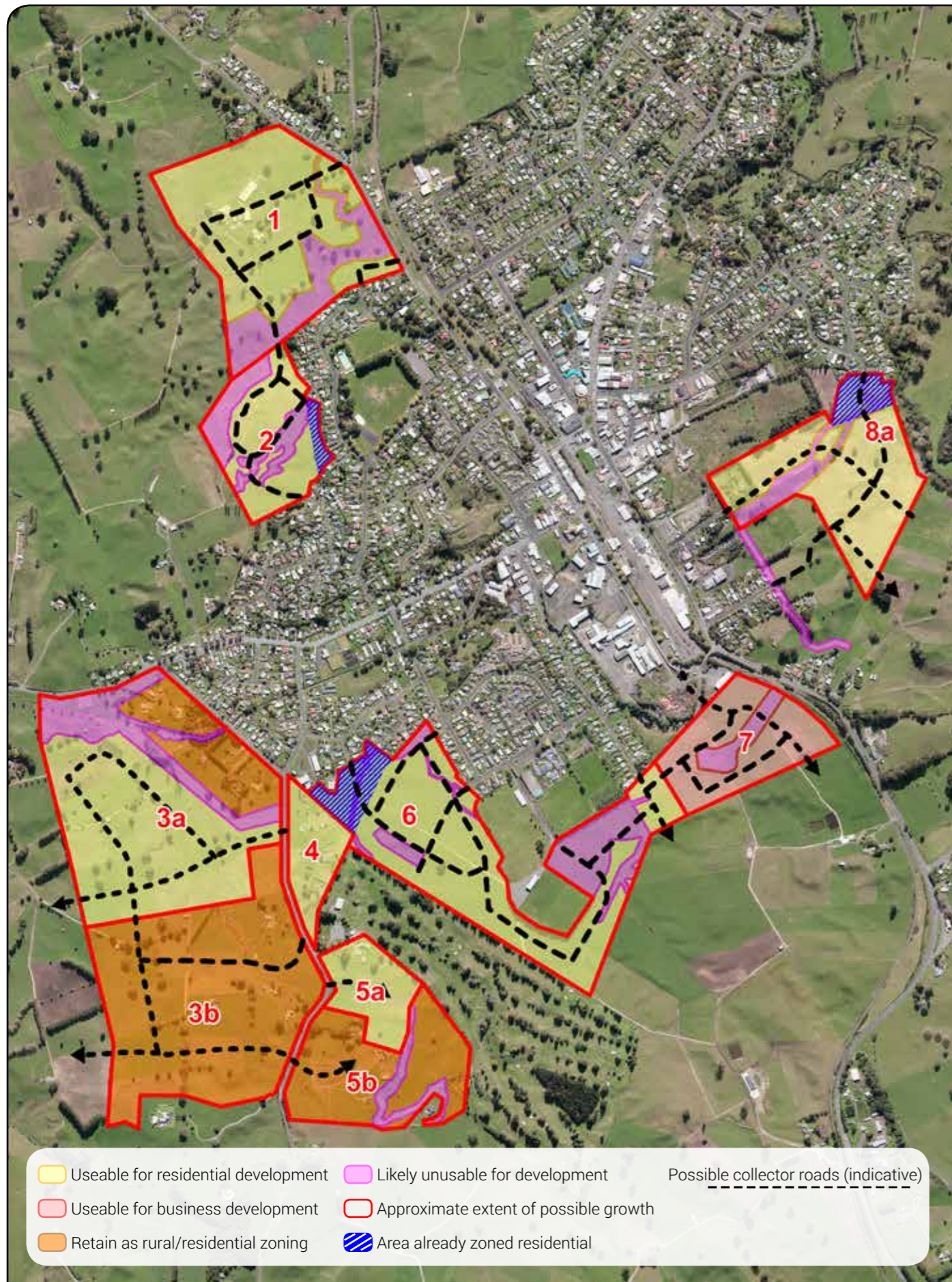
NORMAL PLAN CHANGE process

- 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*





Financial Contributions

How should we fund services to these new growth areas?

Council must consider how new urban development could be funded in a sustainable way. What is a 'fair share', between the Council (representing the interests of the ratepayer) and the developer, to cover the costs to upgrade the town's infrastructure to serve this new development.

Currently, there is a 100% discount applied to some financial contributions based on Council's strong desire not to impede development through requiring 'high'

"It is about being fair - if it works for you, it will work for me. It has to be fair for everyone."
Dave McFarlane
 Developer

establishment costs to connect to existing services in all towns. This approach places a considerable burden on existing ratepayers. The discount rate is reviewed annually and what discount is to be applied in the new financial year 2018-2019 will be confirmed by Council over the coming months.

The financial contributions policy covers roading, reserves, stormwater, water supply and wastewater, and is required as part of forming new lots created through subdivision. The possibility is that the discounts will be reduced over the years, so there is benefit to land owners and developers completing their subdivision proposals sooner rather than later.

Less attractive to developers, better for ratepayers



More attractive to developers, harder on ratepayers



The attractiveness of Putāruru as a place for developers to invest in **decreases** as more of the financial contribution is put on developers. It is about balance and fairness.

The attractiveness of Putāruru as a place for developers to invest in **increases** as more of the financial contribution is put on rates BUT this needs to be balanced with fairness.

Starting to take shape

See map alongside

This review is a four step process. The District Plan Review involves significant investigative work and modelling.

Next comes the actual zoning **PLAN CHANGE**.

Once the land is appropriately zoned, it will need to be subdivided by a developer.

And then building consenting processes for individual sections can start.

If you have plans already in your mind, it is a good time to contact Council's Duty Planner (see back page for details).

It is important to note too that, of the possible areas identified on the map alongside, not all may ultimately be included in the District Plan Review and re-zoned. The modelling will identify preferred areas, as infrastructure capability is not the same throughout the town.

Positive Feedback from Iwi

Under the Resource Management Act (RMA), Council is required to consult with Iwi in the District before initiating any **PLAN CHANGE**. Raukawa and Te Arawa River Iwi Trust (TARIT) have a special relationship with Council under the Upper Waikato River legislation. This is cemented by the Joint Management Agreements (JMAs) that the two Iwi groups have entered into with Council. The JMAs aim to help achieve Te Ture Whaimana (the Vision and Strategy) for the Waikato River, which is to restore and protect the health and wellbeing of the River and its entire catchment.

TARIT gave the necessary approval under its JMA in December 2017 for Council to proceed with the Plan Change for Putāruru urban growth, as did the Raukawa Charitable Trust Board in February 2018. These approvals do not remove the right of both Iwi groups to make submissions later during the formal Plan Change process. Iwi will also be able to review the draft before public notification of the Plan Change later this year.

Conversations are also necessary with Ngāti Haua and Ngāti Koroki Kahukura.

Council is pleased to have worked constructively and collaboratively with each Iwi on the Plan Change to date.

Putāruru Growth Plan Newsletter



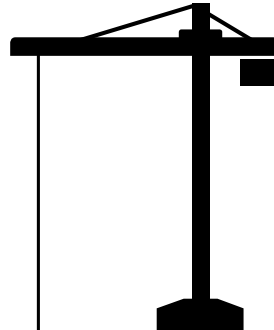
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The *PLAN CHANGE* documents

Any change to a District Plan is required to follow a publicly notified process.

The suggested new provisions to be incorporated into the District Plan must be accompanied by a Section 32 Evaluation Report to explain the reasons for the changes being proposed, the alternative approaches considered and why the suggested provisions are the preferred approach.

At present, both documents are in draft and under regular review by the Working Party to ensure that the 'best' approach is going to be achieved for the future growth of Putāruru.



Consultation with the Community

Once all the relevant information is available, Council will provide an opportunity for everyone interested to consider the draft provisions before starting the formal public notification planning process.

We will liaise with landowners initially to discuss if any of the concept areas are changing.

Council will then likely have an Open Day where maps and services plans for the proposed growth areas for residences and businesses

will be available. The new consent approval processes and planning rules that will govern the location and scale of new building development, and the open space areas and links to the existing networks in the town will also be presented.

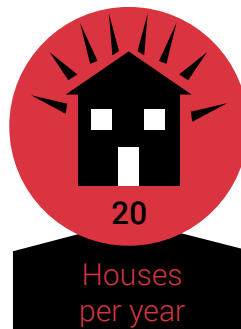
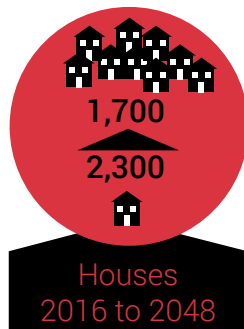
The date and venue for the Open Day has not yet been decided, but hopefully this can be confirmed in the next newsletter.



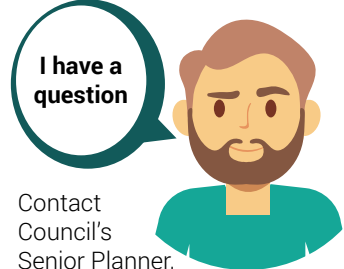
Best guess - what the growth could look like...

From anecdotal, building consenting and Infometrics data, Council has assumed a 1% annual average increase in population over the next 30 years (out to 2048). This will fluctuate with peaks and troughs as subdivisions become available.

- Population growth: estimated 4,030 in 2016 to about 5,500 in 2048 – an increase of 1,500 people.
- Number of houses: estimated to 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.



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



Contact Council's Senior Planner, Patrick McHardy on 07 885 0785 for information on the *PLAN CHANGE*.

Contact Council's Duty Planner on 07 885 0340 for specific subdivision/development queries.



Visit our website: www.southwaikato.govt.nz
Our Council - Major Projects - Putāruru Growth Plan

