

Putāruru

Growth Plan Newsletter



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Newsletter 4 September 2018

What have we been doing?

It's been a while since our last update in March this year but that doesn't mean we haven't made progress. While progress towards the start of the formal public notification process has been slower than anticipated, there has still been a lot on the go, including:

- Councillor workshop
- Steering Group meetings
- Project Team meetings
- Fortnightly Planners meetings incorporating writing and legal review of the draft District Plan change
- Landowner meetings
- Prospective developer meetings
- External infrastructure consultant discussions (including expansion of project scope)
- Liaison with government departments
- Staff collaboration on a Long Term Plan (LTP) submission (including the inclusion of additional funding in the LTP 2018-28).

"Further modelling is necessary to ensure we get it right. We can't get this wrong."

Jenny Shattock
Mayor

What's in it for me?

There are several key benefits to Council ensuring we are well placed to respond to the growth occurring in the district. These include sharing rates costs going forward as we increase our rating base, improved level of services for existing activities and the economic spin-off from population and district growth.

Why is it taking so long?

A summary was provided on the performance of the three Waters (water, wastewater, stormwater) networks in Putāruru in our last newsletter in March. However, after months of further evaluation of the Watershed Engineering reports it has become clear that the likely extent of the upgrade works needed to serve new residential development could be considerable.

This is disappointing news and not what we expected. Further investigations were necessary to ensure our modelling is as accurate as possible.

Staff, Mayor, Councillors, Putāruru Moving Forward (PMF) and external consultants are frustrated too, but we want to assure those interested in this project and those keen to drive Putāruru forward that this project remains a significant project to Council and others involved.

"The lack of data impeding progress is frustrating but taking the time to get the right data will ensure a better long term outcome."

Bruce Sherman
PMF

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**

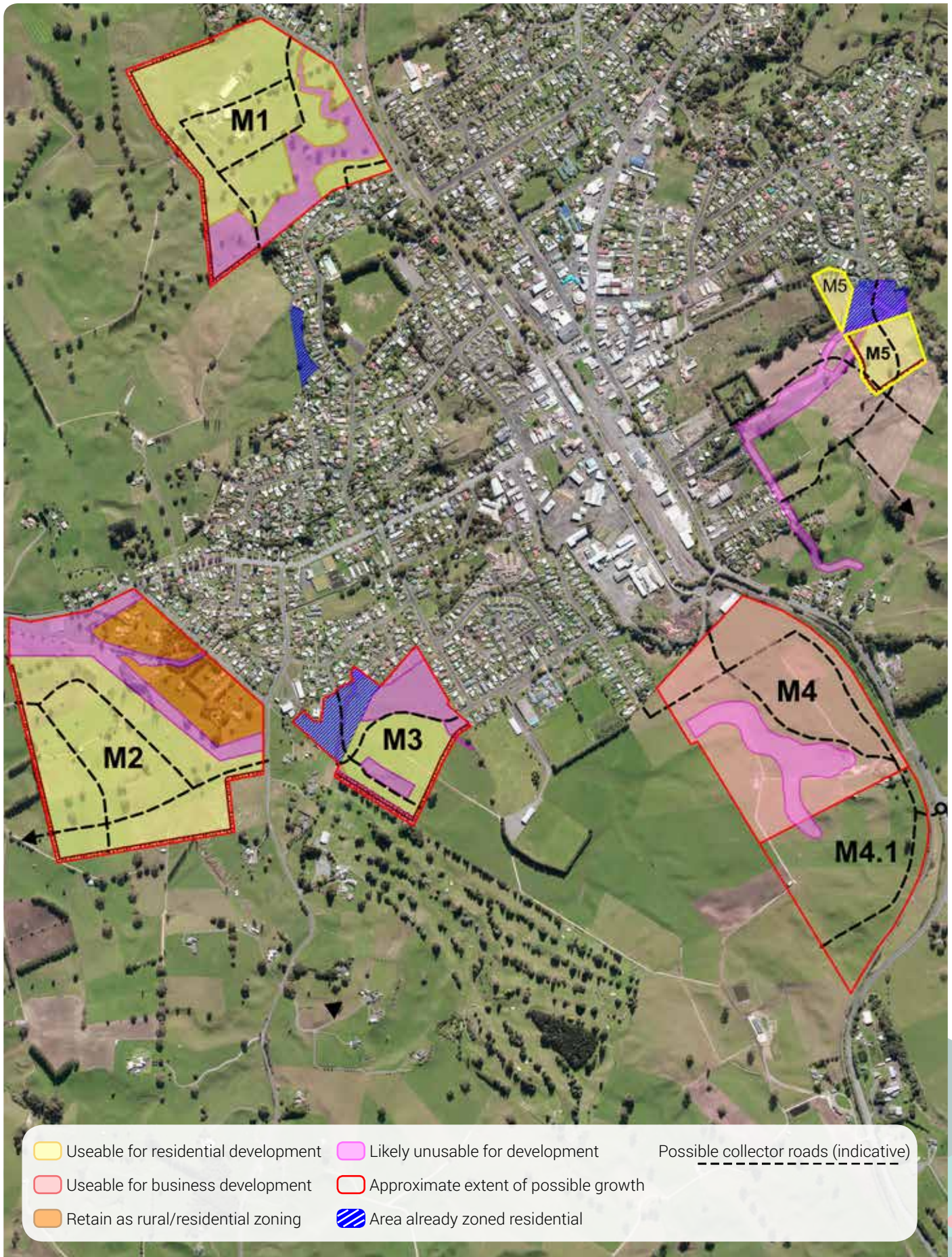
OR

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

No appeals under Streamlined process



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Facing the Funding Challenge

To better understand what this means for ratepayers, the community and prospective developers, it has been decided to collect further data on performance of the three waters networks to improve the reliability/accuracy of the modelling. The type of data collection includes water flow monitoring at two sources, waste pump tests at nine pumps, stormwater surveying and recalibration of the model developed earlier this year.

This should better inform Council of what upgrade works are necessary to deliver on growth areas, the timing and possible costs. This additional step now envisages updated reporting during October, December and February on the network performance, servicing options and the required upgrades. This will again delay the notification of the **PLAN CHANGE**.



Council staff and landowners discuss options around key infrastructure.

These delays have resulted in unbudgeted costs for the project. Staff prepared a submission to include additional budget for further data gathering, modelling and some upgrade works to be considered by Council when formulating its LTP 2018-28.

Council resolved to continue to prioritise the growth of Putāruru and funded an additional \$320,000 for continued data collection and modelling to inform design in 2018-19 and \$250,000 in 2019-20 to start the design of critical network improvements to support proposed growth areas; for example, an upgrade to the Glenshea pump station and pipeline.

Council also supported the continued discounting of financial contributions with roading and reserves being reduced by 60% and water, wastewater and stormwater being discounted by 80%.

In addition, Council has created an additional staff role of Development Engineer Manager. This person (not yet advertised at the time of writing) will prioritise growth and development work through the consenting process.

Growth Cells Refined

To match the anticipated demand for new housing to the future supply of available, costed and serviced land, Council has focused on selecting only some of the nine areas originally identified by the initial Growth Concept Plan and Putāruru Moving Forward last year.

The question of servicing these areas is becoming an increasingly important criterion. To limit and group the locations we are able to better manage the anticipated network upgrade challenges. The five areas currently under consideration as the preferred growth cells are illustrated in the revised map alongside. Please take note of the key. There is existing pockets of land that are already zoned residential that have not to date been developed. These areas are proposed for further extended development.

Council has had further discussions with each landowner to check their general support for re-zoning their land reflected in the updated map.

These areas have been selected to provide growth opportunities for the next ten years. Any development of these areas will also need to consider the possibility of future expansion alongside.

Existing Land Supply

The situation today is that Putāruru town already has vacant, residential zoned land for possibly 45 new lots in the vicinity of Maple Drive and Ruru Crescent (greenfield sites) and approximately 150 sites capable of subdivision for smaller sections within the built-up residential areas (brownfield sites). However, there are a variety of constraints to some of these areas being developed for homes.

The growth scenario adopted for the town expects there to be about 20 new dwellings a year established over the foreseeable ten-year period. Once subdivided, Council anticipates that there will be a choice for home owners when selecting an area of town to build in, so the land supply should exceed the expected demand for this reason.



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Plan Change – Key Elements

While we wait more information regarding the three waters capacity and capability, we continue to make progress on the zoning change. The draft **PLAN CHANGE** has been written to manage the infrastructure gaps to ensure that unforeseen adverse impacts on the existing network don't occur as subdivisions take effect.

The draft **PLAN CHANGE** will provide:

- New and more liberal objectives and policies to provide for the outward expansion of all the towns in the district.
- Policies that enable new development accompanied by appropriate infrastructure services that is affordable to the community.
- Concept Plans for the growth cells selected to accommodate new development over the next ten years. Internal road layout, indicative areas set aside for stormwater management and reserves/walkways for example will also be included.
- Private Developer Agreements as a mechanism to speed up infrastructure improvement programmes and share costs with Council.

The subdivision process will continue to be used as the method to implement the development envisaged by a Concept Plan. As is already the case, detailed information will be required to support this new development either as a Restricted Activity when this is consistent with the Concept Plan or as a Discretionary Activity when the proposal differs to that of the Concept Plan.

Subdivision applications will be required to assess the geotechnical and land suitability of an area and address potential land contamination concerns where these have been identified.

The new Regional Technical Infrastructure Standards (RITS) will apply as means of compliance for the design and construction of new development and infrastructure services, as it has replaced the Council's Code of Practice - Subdivision and Development, 2009.



Landowner meetings are ongoing.

Section 32 Evaluation Report

Under the Resource Management Act, at the time of public notification, all changes to a District Plan must be accompanied by a Section 32 Report.

This report sets out the thinking behind the changes and confirms that the approach adopted (including rules) is the most effective and efficient.

This report sets out Council's obligation to consider that the proposed **PLAN CHANGE** is reasonably practicable and the appropriate way to achieve sustainable management of resources.

We must consider the overall costs, benefits and risks and if the information remains uncertain or insufficient. Council's legal advisors review the documentation to ensure it is sound.

The Section 32 Report must also record who has been consulted and their responses, including consultation with requiring authorities and iwi partners.



Infrastructure assessment is a critical component.

Next steps - what to look out for

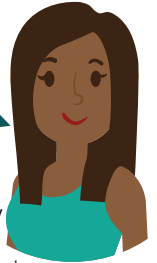
While the outcome of the additional modelling is still unknown, we are not slowing down.

We will be consulting on our Draft Plan Change over the coming months. It is a very complex set of objectives, policies and rules so several different types of opportunities to discuss will be arranged. **Your feedback is important to us!**

These are likely to include:

- Open day/s
- Continued iwi consultation
- Survey Monkey online feedback
- Landowner one on one meetings
- Directly affected neighbours mail drop and open meeting
- Direct stakeholder engagement and presentations

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 for information on the **PLAN CHANGE**.

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

I want more information



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

