

Putāruru

Growth Plan Newsletter



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Newsletter 5 March 2019

Understanding the current infrastructure

Staff and consultants have been active with various meetings, discussions, amendments, modelling and analysis to progress this very important project.

The draft Plan Change including edits and maps were circulated to landowners and potentially affected neighbours in October 2018.

Council received ten enquiries out of nearly 400 letters mailed out to residents adjoining the areas identified for possible re-zoning. Follow up discussions occurred and some amendments have been made to the Proposed Plan Change as a result.

Additional discussion with stakeholders and the affected landowners also continued.

Three Waters Planning for Putāruru

Phase 1 of the water, stormwater and wastewater basic modelling is complete. Basic modelling is done as a desk top exercise. Phase 2 will include field work to refine the basic modelling so that we can develop a more accurate picture of the impact of further development.

Phase 2 of the wastewater modelling has identified upgrades that are required for the reticulation, which now needs costing. What is evident is that the current system can likely cope with some further development. Now that this degree of spare capacity is understood, and given that development doesn't happen on day one, we can plan and fund infrastructure improvements over time.



Council's stormwater drain in Bent Street.

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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Phase 2 of the stormwater modelling is nearing completion. Council is currently working through draft plans and options regarding flood hazard areas. Once complete, the modelling is likely to highlight upgrades are required for the stormwater reticulation, including the creation of stormwater ponding areas and designated overland flow paths to support future development.

Field data collection is underway to calibrate the model for Phase 2 of the wastewater modelling. Once complete, the modelling will identify potential low pressure areas which will indicate what upgrades are required for water reticulation. The system needs to adequately supply both residential and business properties and firefighting flows linked to the new areas.

Transportation Modelling

Transportation modelling has also been undertaken to identify upgrade priorities at the SH1/Main Street roundabout and SH1/Princes Street intersection. The model shows upgrades without business and residential development and upgrades with business and residential development so that the impact of increased traffic movement can be identified. From there road upgrade programmes, if required, can be investigated.

Private Developer Agreement

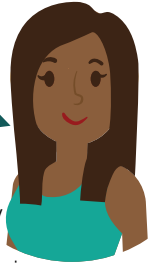
Staff have also had a workshop with legal advisers on the proposed Private Developer Agreement (PDA) mechanism that we intend to use. PDAs will enable subdivisions to occur with certainty regarding what Council and the Developer will pay for and when.

Questions we're asking include:

- What is an appropriate level of service for roading across the Putāruru network?
- What needs to happen to support wider network traffic demands regardless of development and when?
- How much can be developed without network upgrades and at what point do potential developers need to contribute to network upgrades?
- What effect will additional development have on the Main Street rail level crossing?

So plenty going on.

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



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