



Appendix 1: How we made sense of all the information

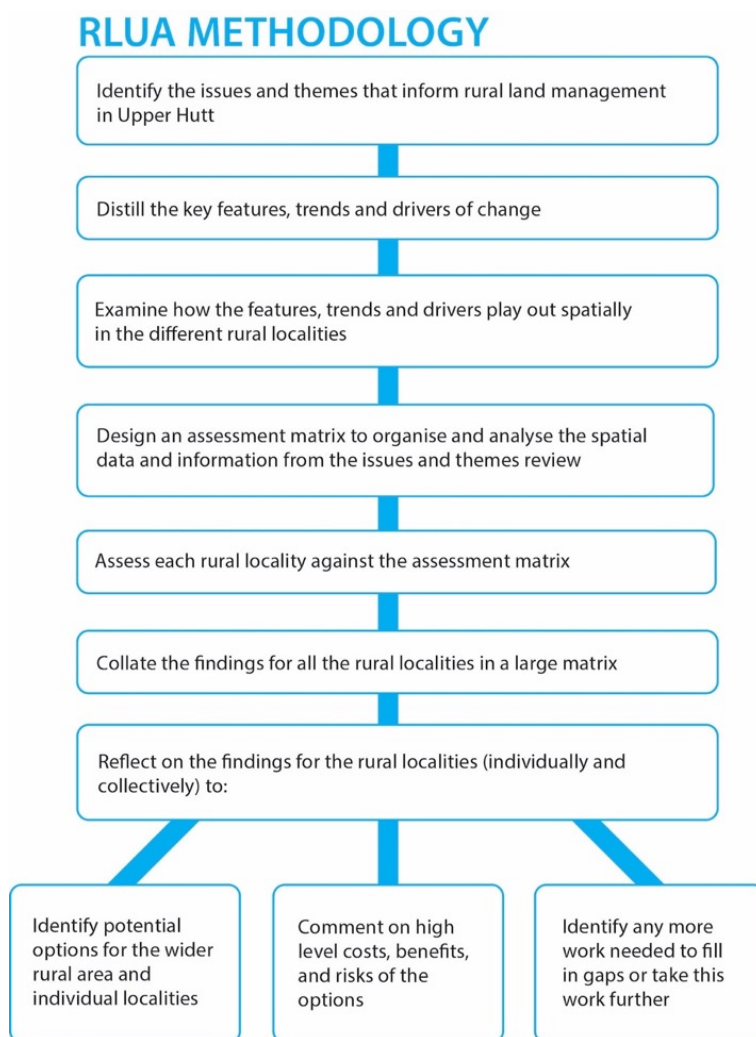
Rural Land Use Assessment for Upper Hutt

PREPARED FOR UPPER HUTT CITY COUNCIL

AUGUST 2019

How we tackled it

1. In order to answer the key questions posed in section 1 of the Rural Land Use Assessment report, we followed this process:



2. The flow diagram shows the way we worked through the information available to us.
3. We adopted a spatial approach to our assessment. This was informed by our findings from our assessment of Issues and Themes informing Rural Land Management in Upper Hutt and analysis of historic consenting and sales data (see Appendix 2). We also took advantage of the Council's

extensive GIS mapping information¹. We have captured the strengths/opportunities and weaknesses/threats (or constraints) of the different rural areas in a traffic light assessment matrix (see section 3.1 of the RLUA report, and Appendix 3), as a way of providing a quick visual comparison across the Upper Hutt rural area. Taken together, this information has helped us to put forward some wider recommendations as well as identify potential options for managing each area. We have reflected on these options with an eye to a future s32 analysis of benefits, costs and risks (see Appendix 4).

4. The Council have mapped many features of the rural environment using GIS. We have used these layers to interrogate and identify spatial patterns of development. For the purposes of making this analysis digestible, the Council have split the rural area into a series of ‘localities’. The boundaries of these areas were largely driven by the need to predict housing and employment needs and supply, under the NPS for UDC. The boundaries are broadly similar to the ‘visual character areas’ used in the 2015 report, but have a few minor differences.

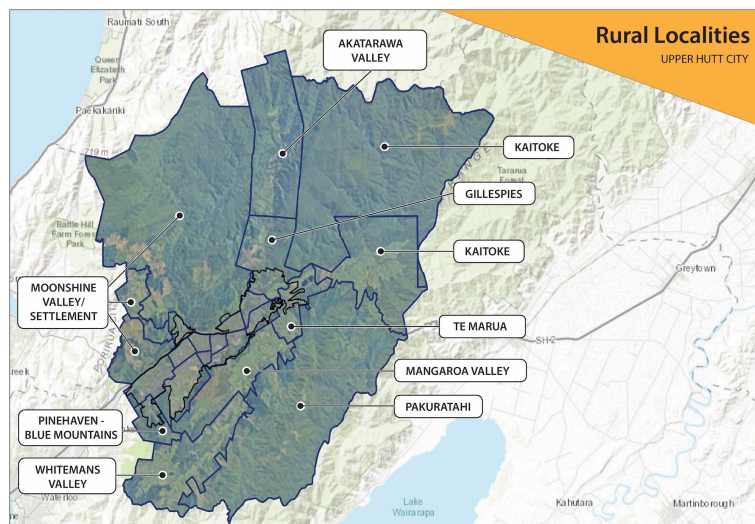


Figure 1: The Upper Hutt Rural Localities (more detailed maps are in the RLUA report)

¹ Mapping layers were provided by Upper Hutt District within an online webmap. The Council has access to ESRI ArcGIS Online Portal.

5. We have looked at each of these rural localities in turn, as well as comparing and contrasting localities where appropriate.
6. Our assessment looked at a wide range of features. Table 1 sets out each of these and what they can tell us about development in the rural environment.

Table 1: Spatial features and what they can tell us about the rural environment

WHAT WE LOOKED AT	WHY WE LOOKED AT IT
Current land use zoning	The operative district plan rural zone provisions have strongly influenced existing patterns of development, given the length of time it has been in force. We wanted to test if there were any areas where the current zoning might not be the best match in light of what was happening on the ground.
Growth areas (as identified in the LUS)	These are the areas which the Council has identified will become locations for future urban extensions.
Land parcels and existing 'infill' capacity	Looking at land parcels over a certain size (ie at least twice the minimum lot size) and their distribution indicate capacity for further 'infill' subdivision under the current zoning provisions. It indicates which areas have been popular for development and which have had less activity.
Building consent, resource consent and sales data	Consent data (particularly subdivision consents) gives an indication of the popular areas for development and the scale of development that has taken place. Sales data gives an indication of popularity, turnover and land values.

Land ownership	We wanted to understand what land is in public ownership and what is in private. As much of the public land forms a particular function (i.e. conservation or forestry), it is unlikely to be the primary focus of any amendments to the District Plan provisions.
Contours and topography	Contours show topography and the 'lay' of the land. They also give an indication of feasibility for development, potential hazard areas and visual prominence, both in terms of 'views' out and visual effects when viewed from other areas.
Presence of versatile and high class soils (LUC 1, 2 & 3)	Highly productive land that should be retained in productive uses. This anticipates the NPS on Versatile Land and High Class Soils which is being developed.
Potential areas to be identified as ONLS, SNAs and SALs	This preliminary desktop information helped us to understand the location of high value landscapes and significant habitats/indigenous vegetation, which are likely to receive greater protection in the District Plan through future plan changes.
Natural hazards	This includes seismic data on fault lines, liquefaction risk, flooding, ponding, risk of erosion or landslide and overland flow paths. Areas of high risk form a constraint to development.
Roading network	The existing network indicates the level of connectivity and capacity to accommodate further traffic, as well as any resilience issues. Planned upgrades or improvements may address existing performance issues, or provide capacity to accommodate further growth.

Non-motorised transport network	These networks include bridleways, cycleways, shared paths, tracks, esplanade strips. These networks provide additional ‘capacity’ for moving around, indicate connectivity for recreation and active travel and form a resource/attraction for visitors and residents. We looked for planned improvements, extensions, linkages or gaps.
Infrastructure (3 waters)	While rural areas are expected to be self-sufficient, there are some areas where reticulated systems are available in close proximity to currently zoned rural areas. We looked at capacity issues, planned upgrades and any resilience issues.
Presence of or proximity to community facilities and local services	Includes schools, community halls or churches, medical centres, pubs/cafes, community open space or recreation facilities. These facilities are important to community wellbeing and can form the basis for future development ‘hubs’.
Proximity to public transport hubs and/or the city centre	This gives an indication of proximity to work opportunities and likely commuting patterns.
Heritage features	Heritage features require protection from inappropriate subdivision or development. They also form an attraction for visitors/the community.
Cultural issues or constraints	Sites of significance to Maori, location within a Statutory Acknowledgement Area.

7. The scope of our assessment has been restricted by a number of assumptions:
- Land in public ownership forms a particular function (i.e. for conservation) and therefore is unlikely to be developed, or therefore managed, by rural provisions in the district plan. We have largely excluded these areas from our assessment.
 - Where urban areas (i.e. zoned for urban residential, including through identified 'future growth areas' which are not yet developed) 'encroach' into the rural locations, we have excluded these from our assessment, as they do not form part of the 'rural' environment.
 - Areas which are likely to be protected in the future as SNAs (Significant Natural Areas) are unlikely to be available for development. ONFLs (Outstanding Natural Features and Landscapes) are also likely to be restricted in terms of large scale rural residential development. However areas which are likely to fall within these designations are still at the early draft stage, and have not yet been discussed with the community, so we have kept our commentary high level at this stage.
8. We undertook our analysis in two parts. The first step was to analyse each location, using GIS 'layers' to identify any particular trends or patterns. The second step was to take these insights, alongside the information collated through our review of information and consenting/sales data, and bring this all together in a 'traffic light' assessment.
9. The traffic light assessment in Appendix 3 provides a readily digestible summary of the opportunities or constraints for each rural locality. The assessments do not capture every dimension of each rural location, but provide a quick visual aid to the 'highlights'. Broadly, this is what the ratings mean:

Table 2: Key to the traffic light assessment in Appendix 3

TRAFFIC LIGHT	WHAT THE RATING MEANS
Green	The feature is a 'strength' of this locality, or provides an opportunity to accommodate further development.
Amber	It isn't clear whether this feature will be an opportunity or a constraint to further development. It might be a bit of both.
Red	The feature could be perceived as a 'weakness' or a 'threat', and is a constraint to further development.
Pale blue	We don't have enough information to say much about this feature at the moment.
Pale yellow	This feature doesn't really have an influence on accommodating or restricting further growth. It's useful to know though.

10. The colour coding can be a crude tool in situations where different parts of the locality have different attributes. In these situations we have considered these differences 'on balance'.
11. An assessment matrix was completed for each of the localities, as well as a consolidated table to allow a quick comparison across localities. Due to the size of the individual matrices, we have set these out separately in Appendix 3.

RURAL LOCALITY	CURRENT DISTRICT PLAN ZONING	POTENTIAL GROWTH AREA (GSA)	LAND OWNERSHIP	IN-FILL CAPACITY	RESOURCE CONCENTRATION ACTIVITY AND SALES DATA	TOPOGRAPHY	NATURAL HAZARDS	ROADING NETWORK	NON-MOTORIZED TRANSPORT NETWORK	INFRASTRUCTURE (RED WATER)	PROXIMITY TO COMMUNITY FACILITIES/ OPEN SPACE	PROXIMITY TO PUBLIC TRANSPORT HUBS/CITY CENTRE	VERSATILE & HIGH CLASS SOIL	SIGNIFICANT INDIGENOUS VEGETATION VALUES	HERITAGE FEATURES	CULTURAL ISSUES/ CONSTRAINTS
Te Manua	Pale yellow	Green	Pale yellow	Red	Green	Pale yellow	Red	Green	Amber	Amber	Amber	Green	Amber	Green	Green	Pale blue
Mangaroa Valley	Pale yellow	Green	Green	Red	Amber	Pale yellow	Red	Green	Red	Green	Green	Green	Green	Amber	Green	Red
Whitemans Valley	Amber	Green	Green	Red	Green	Amber	Red	Green	Red	Amber	Amber	Red	Green	Amber	Green	Pale blue
Gillespies	Pale yellow	Green	Pale yellow	Red	Pale yellow	Pale yellow	Red	Red	Amber	Amber	Amber	Amber	Red	Red	Amber	Pale blue
Akatarawa Valley	Pale yellow	Red	Red	Amber	Amber	Red	Green	Red	Red	Red	Red	Red	Green	Red	Green	Pale blue
Kaitoke	Pale yellow	Red	Red	Amber	Pale yellow	Pale yellow	Amber	Red	Pale yellow	Amber	Amber	Red	Green	Amber	Green	Pale blue

Figure 2: An overview of the consolidated traffic light assessments in Appendix 3

Disclaimer

This report has been prepared by Perception Planning Ltd, with input from Peter McIntyre of Sapere Research Group on economic matters.

We used a lot of different sources of information to write this report. Where we could we tried to make sure that third party information was accurate, but we couldn't audit all those external reports, websites, people or organisations. If the information we used turns out to be wrong we can't accept any responsibility or liability if that affects our report or its conclusions. We might (but aren't required to) update our report if we find any additional information that was available when we wrote the report that affects its conclusions.

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