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UPPER HUTT RURAL STRATEGY FOUNDATION REPORT – VOLUME I

Prepared for Upper Hutt City Council - October 2015

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1 EXECUTIVE SUMMARY

Upper Hutt City Council is developing an integrated Rural Strategy and Urban Growth Strategy to guide decisions on the future of Upper Hutt. The purpose of this Foundation Report is to identify characteristics and trends within rural Upper Hutt to inform the development of the Rural Strategy.

This report brings together information about the physical, social and economic attributes of rural Upper Hutt. Material from previous public consultation processes has been used to identify community values and outcomes. Legislation has been reviewed to ensure statutory requirements are considered. The report includes a comprehensive spatial assessment of past and present land use and looks at the economic drivers in the rural area.

Rural Upper Hutt is that part of Upper Hutt that is dominated by non-urban land uses and, for the large part, currently zoned Rural in the Upper Hutt District Plan. The extent of the rural area is shown by the rural zones on Map 1 below.

This report has been developed to answer four key questions about rural Upper Hutt. These are:

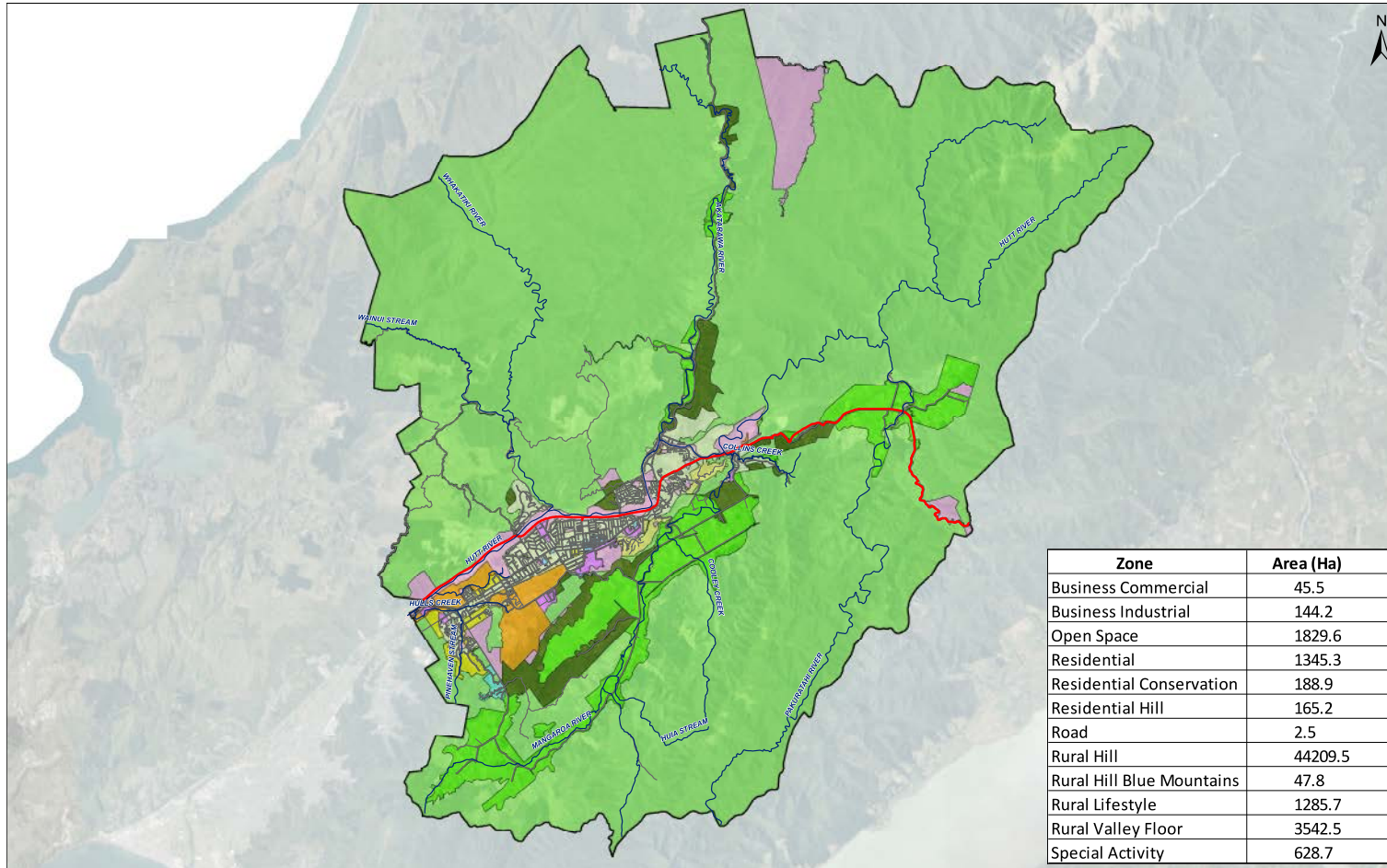
1. What does rural Upper Hutt look like?
2. What is happening in rural Upper Hutt now?
3. What does the community want to happen in rural Upper Hutt in the future?
4. What can we expect to happen in rural Upper Hutt in the future?

The report examines these questions as they relate to key attributes of the area, including culture and heritage, infrastructure, living, production,

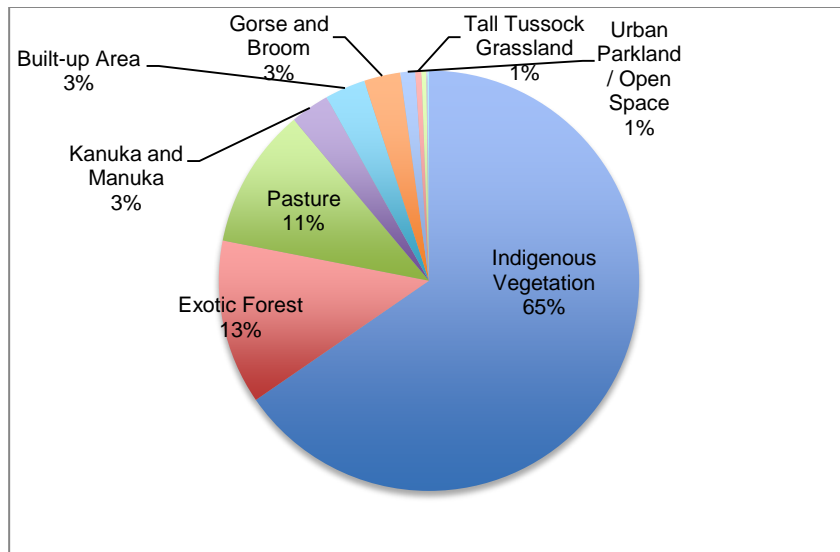
open space, and the environment. This assessment is undertaken with the City's vision of "Life. Leisure. Live It" firmly in mind. The Report concludes with a series of issues and observations to be considered when looking to the future of the rural Upper Hutt.

WHAT DOES UPPER HUTT'S RURAL ENVIRONMENT LOOK LIKE?

Rural Upper Hutt is dominated visually and geographically by steep hill country that is covered in native vegetation. Graph 1 below shows the landcover ratios for Upper Hutt. Indigenous vegetation makes up close to 70% of the District and the vast majority of this is on the hill country. Some of this forest is (i.e. Kaitoke Rainforest) of high ecological significance and is not found in many other locations in the lower North Island. Approximately 50,000 hectares of the rural environment is publically owned, mostly by Greater Wellington Regional Council (GWRC) and the Department of Conservation (DOC).



Map 1: Upper Hutt District Plan Zones



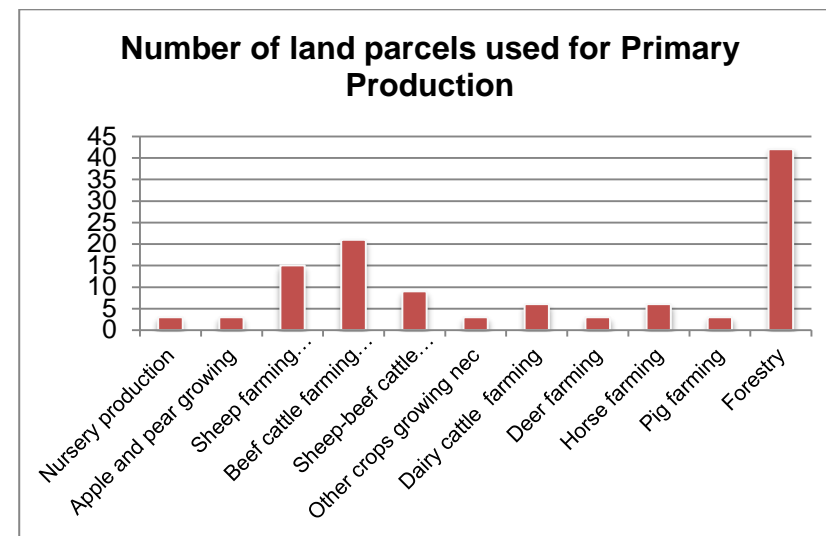
Graph 1: Land cover in Upper Hutt District 2012

The majority of privately owned land is on the valley floor and is mainly covered in pasture (which makes up 11% of the district's land cover). While there are no Class I soils there are areas of highly productive Class II soils and lesser productive Class III soils on the valley floors.

Graph 2 illustrates that there is a range of productive land uses in the rural environment with sheep and beef farming and forestry accounting for the most common uses.

The majority of the area of rural land in Upper Hutt is held in land parcels greater than 20ha. Most of this land is identified as being used for farming and forestry purposes. Graph 2 shows that 60 (20%) of the 288 parcels greater than 20ha are used for farming purposes. In contrast, land parcels smaller than 20ha make up the greatest number

of parcels (1,700 Rural zoned land parcels are smaller than 20 ha), however only 45 of these (2.6%) have been identified as being used for farming purposes.



Graph 2: Land parcels used for Primary Production and type

Approximately 4000 people live in rural Upper Hutt, which is 10% of the City's population. There has been a net increase of 636 (453 in Mangaroa) people living in this area between 2001-2013. Other key population statistics are shown in Table 1, below.

Rural Upper Hutt offers a diverse range of recreational pursuits. There is a range of biking and walking trails in the Akatarawa valley, above Mangaroa and in the Regional Parks. The Hutt River Trail and the Rimutaka Rail Trail are key walking and cycling routes in the area, which have wide appeal.

2013	New Zealand	Upper Hutt City TOTAL	Upper Hutt "Urban"	Upper Hutt "Rural"
Median Age	38.0	39.6	39.5	40.5
Percentage aged 65 and over	14.3%	14.5%	15.1%	9.46%
Percentage aged under 15	20.4%	20.3%	20.1%	21.3%
Total employed	47.1%	48.5%	48%	70%
Median Personal Income	\$28,500	\$32,000	\$31,000	\$39,580
TOTAL Population	4,242,048	40,182	36,162	4,026

Table 1: Key Population Statistics for Upper Hutt

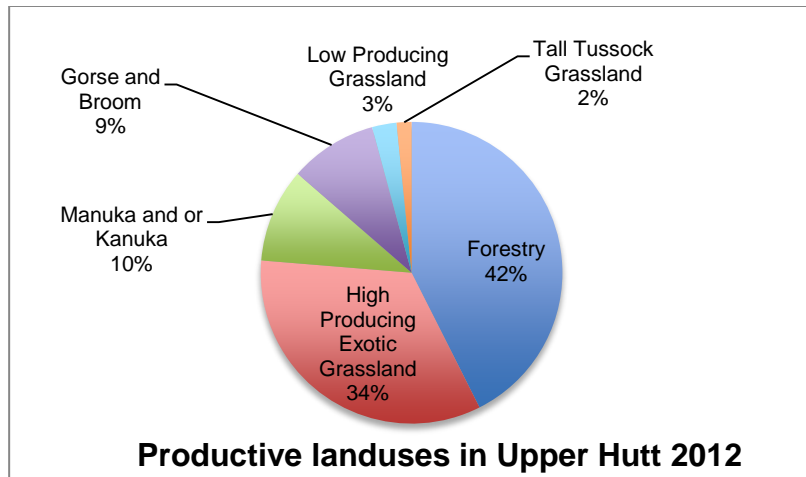
Parts of the Akatarawa and Kaitoke Regional Parks are also popular for motocross and 4WD enthusiasts. The Mangaroa valley is popular for horse riders, with a concentration of equestrian businesses and horse owners in that location. Hunting and camping are also popular, with the regional parks providing opportunities for both.

There are a number of heritage sites in the rural area, but they are not widely known about.

The hilly nature of the rural area, and the influence of rivers and streams in the more densely populated valley floor areas, means that there are parts of the rural environment that are susceptible to natural hazards, especially river flooding, landslides and wildfire.

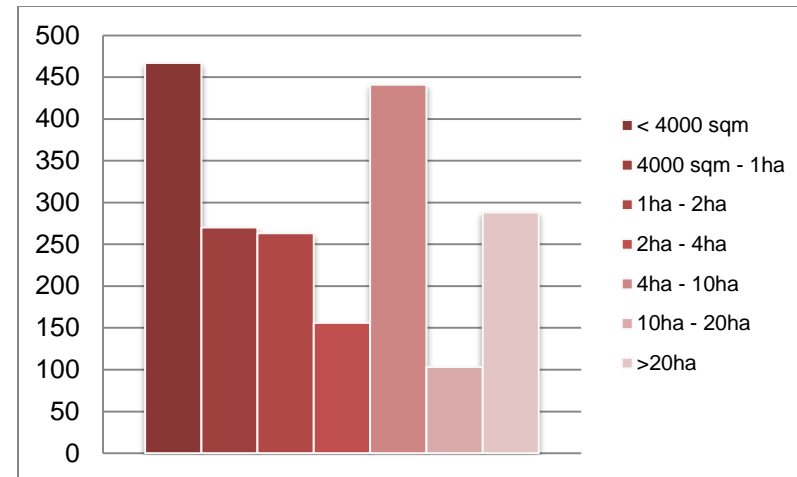
WHAT IS HAPPENING IN UPPER HUTT'S RURAL ENVIRONMENT NOW?

The area of rural Upper Hutt in private ownership is proportionally small and has a fragmented tenure. Economic activity from privately owned rural land makes only a minor contribution to the regional and national primary sector output. The area of land being used for primary production is decreasing as farms are subdivided and sold. The relatively small area of versatile soils (Class I to III) and the lack of supportive infrastructure (i.e. agricultural consultants, support services like large animal vets, distance to processing facilities, etc.) indicates that this decline will continue.



Graph 3: Productive land uses in upper Hutt 2012

There has been a strong trend of people moving to rural Upper Hutt for rural lifestyle opportunities. Subdivision patterns over the past 10 years appear to have been driven by subdivision rules in the District Plan; very few lots are subdivided below the relevant controlled activity lot area standards in the District Plan. Most parcels in the Rural zone (4,67 of them) are less than 4,000m² in size. Parcels of this size have also displayed the greatest relative increase in numbers since 2004 (9%).



Graph 4: Parcel Sizes in Rural Upper Hutt

The Mangaroa, Wallaceville and Whiteman areas have experienced the greatest increase in parcel numbers in the last 10 years along with a high level of building consent activity. Feedback from real estate agents spoken to has been that there is growing demand for parcels of approximately 1 ha in size. Parcels greater than 1 ha experience relatively high turn over as the reality of the work involved in managing larger lifestyle blocks becomes apparent to landowners.

Cycling (road and mountain biking) in Upper Hutt is popular with Upper Hutt locals and residents of the wider region. There are some issues relating to conflict between cyclists and other users, which is having a detrimental effect on mountain biking as a recreational activity in this area. Road riding is popular, but many rural roads are not designed for dual use with cars and user conflict is occurring. There is also a lack of bridle trails to accommodate the growing number of horse riders that are living and riding in the area. Motocross and 4-wheel driving are popular in the Akatarawa and Kaitoke areas.

While tourism is not a strength of the area, locations such as 'Rivendell', located near Kaitoke, are popular and located in proximity to a number of other recreation assets such as walking tracks.

WHAT DOES THE COMMUNITY WANT TO HAPPEN IN THIS AREA?

Feedback from previous consultation undertaken by the Council shows overall support for the amount and quality of recreation opportunities in the area including regional parks, walks, and cycling. The desired outcomes expressed by the community include lowering speed limits on rural roads to promote cycling, walking, the development of bridle trails, and tourism development that does not detract from the rural character (i.e. open space, naturalness, quiet, lifestyle blocks and a range of recreation activities).

The summary of feedback from the consultation indicates that agricultural use of the rural area (i.e. livestock, farming and forestry) will be an important part of any strategies developed. Some community members see these activities as 'the making of' the rural environment, along with lifestyle blocks. Community hubs (schools, community halls, etc.) are also seen as important for the rural area.

Concern was expressed by the community that a lot of heritage has disappeared, such as sawmills, and that non-regulatory methods of heritage protection are not adequate on their own.

There is community support for establishing and fostering growth of community groups, and promotion of community networks, and support for the Council to facilitate events promoting rural community spirit.

Community feedback also supports building on rural Upper Hutt's surrounding outstanding natural beauty, wide range of leisure and

recreational activities, and being a great place for family and people who enjoy the outdoors.

The new vision and five strategic priority areas singled out in the Council's Long Term Plan articulate the values and aspirations that the community associates with the District. These priorities (with the exception of the City Centre one) are very relevant to the qualities of rural Upper Hutt

WHAT CAN WE EXPECT TO HAPPEN IN THIS AREA INTO THE FUTURE?

Rural Upper Hutt is *immersed in natural values* that not only make it an ecologically important but also provide the scenic and physical attributes that enable a wide range of outdoor pursuits, rural living opportunities and lifestyle choices. These natural values do require active management to protect and enhance them, especially on the valley floor areas where development pressure is higher. Similarly, the heritage values of rural Upper Hutt present an opportunity to undertake some active enhancement and promotion of these sites to better 'celebrate' the district's heritage.

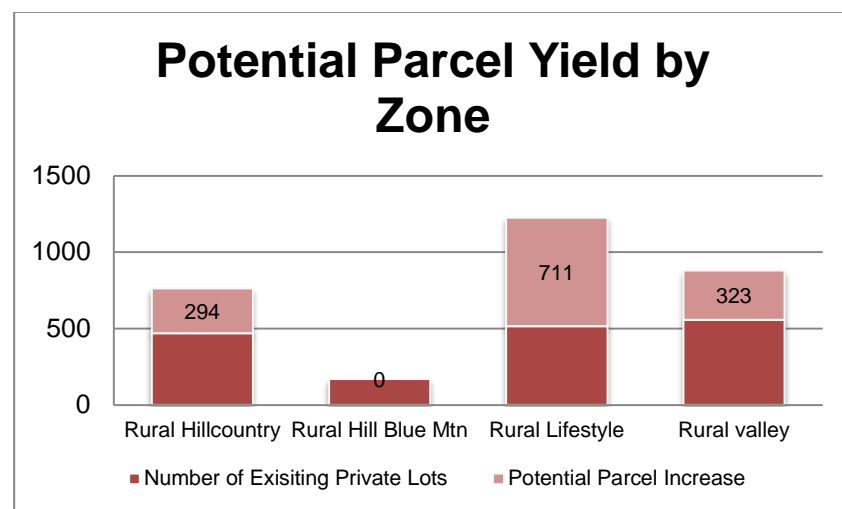
Recreation activities such as cycling (on and off road), walking, motocross, 4WD and horse riding are likely to be consistently popular into the future and demand for places to ride and drive will increase. This will be driven by population growth in the urban and rural areas of Upper Hutt and regionally. There is potential for conflict between uses and competing demand for infrastructure such as tracks and roads, so a strategic approach will be required.

Investment in key infrastructure is important for areas experiencing higher levels of residential development (i.e. Mangaroa). Roding infrastructure is already strained and will struggle with increased development pressure and the growing range of users (such as cyclists).

Subdivision will continue to follow the current patterns unless the planning framework is amended. The assessed gross lot yield (the maximum number of lots that could be created under the current District Plan rules) in the rural zone is 1,328. Development is very responsive to District Plan requirements, which provides an opportunity for the Plan to be more proactive in ensuring that development is aligned with market demand (i.e. more 1-2ha lots in a well designed rural setting) but in a manner that protects the important character of the area. Gaining a better understanding of the valued character in key development locations (i.e. through character assessments and structure planning) will assist in this process.

rural economy. However such growth will require infrastructure, initiative and active investment and would need to be supported and facilitated by both the private and public sector (i.e. such as the Economic Development Stimulus Policy) to create opportunities for people and business to prosper in the rural area.

The vision of “Life. Leisure. Live It”, is consistent with and acknowledges the qualities and strengths of rural Upper Hutt. A strategic approach that aligns with that vision will enable the rural Upper Hutt community to build on the opportunities associated with rural living, outdoor recreation, enhancement of rural values and associated economic development.



Graph 4: Potential Parcel Yield by Zone

It is likely that the decline of the rural based economy (in the traditional sense) will continue, but this will give rise to a more diverse economy with a potential growth in smaller scale cottage industries, given the right conditions. The compact and accessible (i.e. proximity to large regional population and markets) nature of rural Upper Hutt and the presence of some productive soils could support a more diverse and character-based

2 INTRODUCTION AND BACKGROUND

The purpose of this Foundation Report is to provide sound information relating to Upper Hutt’s rural environment. This will be used to develop the rural component of an integrated Rural and Urban Growth Strategy for Upper Hutt.

The Rural Strategy will complement and influence (and be influenced by) the review of the existing Urban Growth Strategy. Figure 2.1 shows this process and the relationship between the Rural Strategy and the Urban Growth Strategy.

The Upper Hutt Rural Environment is defined as those areas that are currently zoned for rural use and are dominated by rural landuses. This area is 49,130 Hectares and makes up approximately 91% of the Upper Hutt District. Figure 4.3 shows an overview of this area.

The strategy will draw on this report and other urban information about the City to identify a range of social, economic and environmental issues, based on the vision for Upper Hutt, “Life, Leisure, Live it”.

The information underpinning this report primarily comes from published documents and previous consultation or information gathering exercises undertaken by the Council.

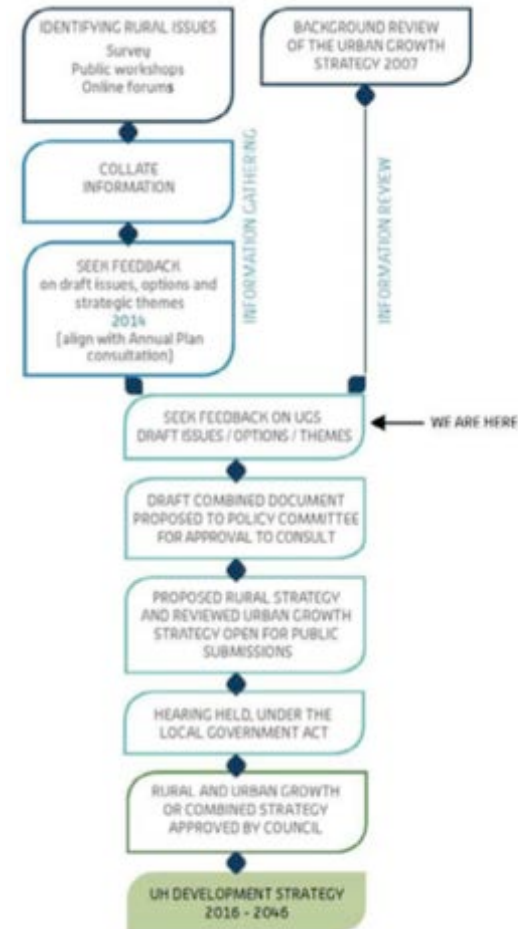


FIGURE 2.1 - RURAL STRATEGY DEVELOPMENT

2.1 REPORT CONTEXT

The Rural Strategy will identify a range of social, economic and environmental trends to help create a 30-year vision for rural Upper

Hutt. It will also create a roadmap, outlining how Upper Hutt City Council could implement this vision.

Upper Hutt City Council started developing a Rural Strategy in 2013. The first round of consultation occurred between November 2013 and February 2014. During that time, the Council held nine public workshops and received almost 250 responses to surveys.

The purpose of the first round of consultation was to identify what the community's key rural issues and desired outcomes were, and to guide what the Rural Strategy should address..

A second round of consultation was held between 26 March and 30 April 2014. The purpose of the second round of consultation was to get feedback from the community on whether the outcomes and options identified in the 'Developing the 2014 Rural Strategy' document are what the Rural Strategy should achieve. The second round of consultation comprised a survey only.

A summary of the feedback received on the issues, outcomes, and options was recorded in a report titled 'Summary of Feedback'¹. This feedback has informed the development of parts of this report, especially those parts summarising community values.

This Foundation Report provides data and information on the characteristics of the Upper Hutt rural environment, and will be considered along with the information collected in the two previous rounds of community consultation. This report also looks at current and future trends in rural land use and activities that could be realistically expected in this area. This report will be a 'base case' document that forms the last part of the 'information gathering' phase of the Rural Strategy development.

¹ Summary of feedback: 2014 Rural Strategy: Feedback Received on identified issues, outcomes, and Options – a Summary. Upper Hutt City Council

2.2 REPORT DEVELOPMENT

Four key questions have been identified to develop the Foundation Report. These are the questions that need to be answered to understand how the rural environment functions now and how it might function in the future.

1. What does the Upper Hutt's rural environment look like?
2. What is happening in Upper Hutt's rural environment now?
3. What does the community want to happen in this area?
4. What can we expect to happen in this area into the future?

The rural environment has a unique set of physical and social characteristics that need to be quantified and understood to be able to evaluate future land use trends and opportunities. Figure 2.2 shows the components that make up each of these questions and how they relate to this project.

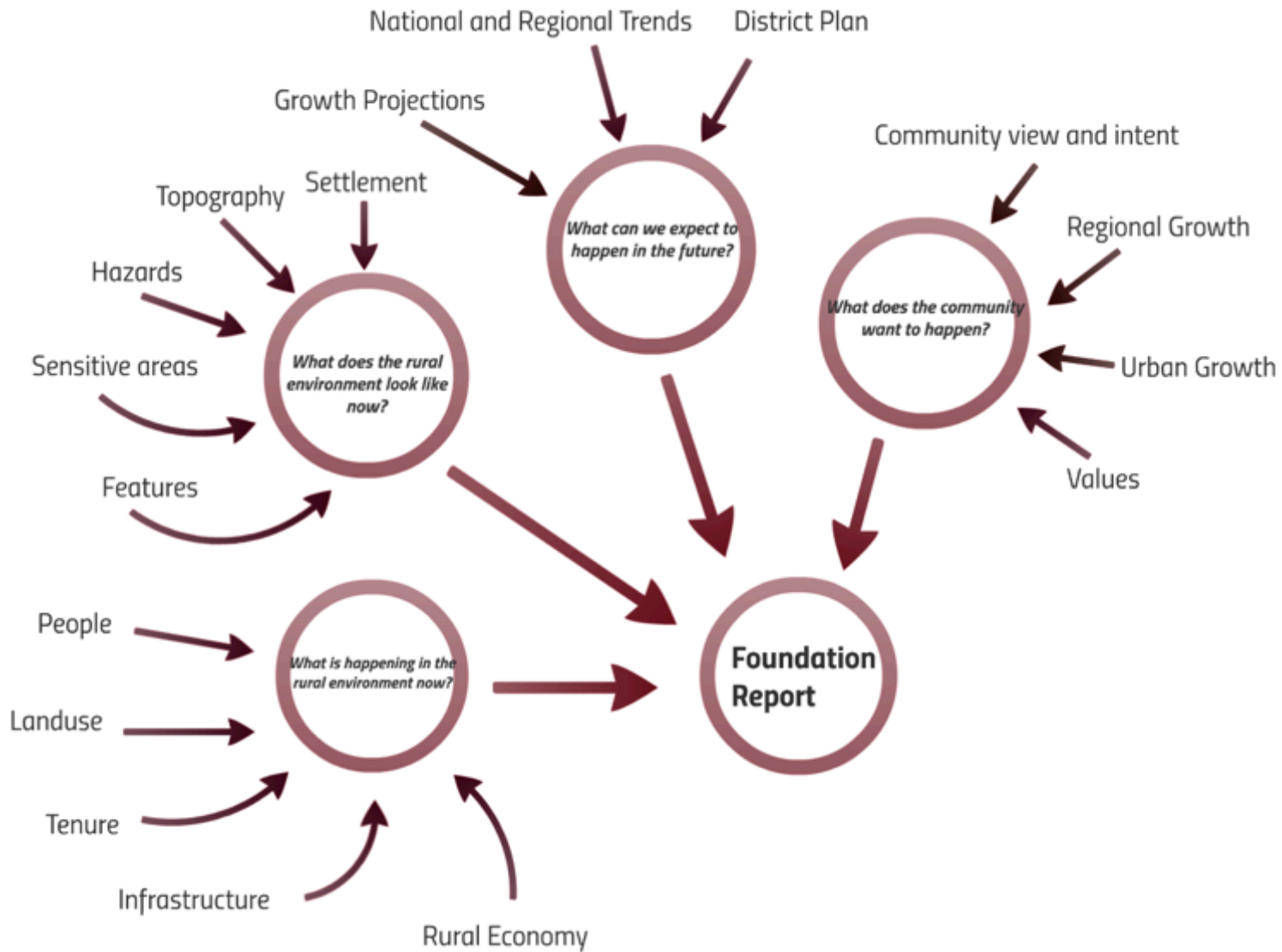


Figure 2.2 -Main Question Components

2.3 REPORT STRUCTURE

To answer the four questions about rural Upper Hutt, the key components and activities within this area were identified and assessed under the following headings:

1. Community and heritage
2. Land Use in Rural Upper Hutt
3. Open space, the environment and Recreation and Tourism
4. Natural Hazards
5. A productive rural environment
6. Living in the rural environment
7. Movement and infrastructure

Supporting this assessment is the tables and graphs of data in 'Appendix 1 Assessment Data' showing more detailed landuse, Agricultural production and population figures. Volume II of this report, contains the maps that were developed to undertake this report. Both the Appendices and Volume II form important resources that should be read with the report.

2.4 CATCHMENT ASSESSMENT

To facilitate assessment the rural area has been divided into seven rural catchments as follows:

1. Eastern Low Hills
2. South East Valleys
3. Kaitoke
4. Akatarawa
5. Moonshine

6. Whiteman's Valley
7. Hill Country

These catchments represent visually distinct character areas in the rural environment and are mapped in Figure 2.3

When necessary, this report assesses information at a sub-catchment or 'character area' scale instead of the catchment area approach outlined above. This more fine-grained approach means that more area specific trends can be identified to provide a picture of what is occurring in that particular part of rural Upper Hutt.

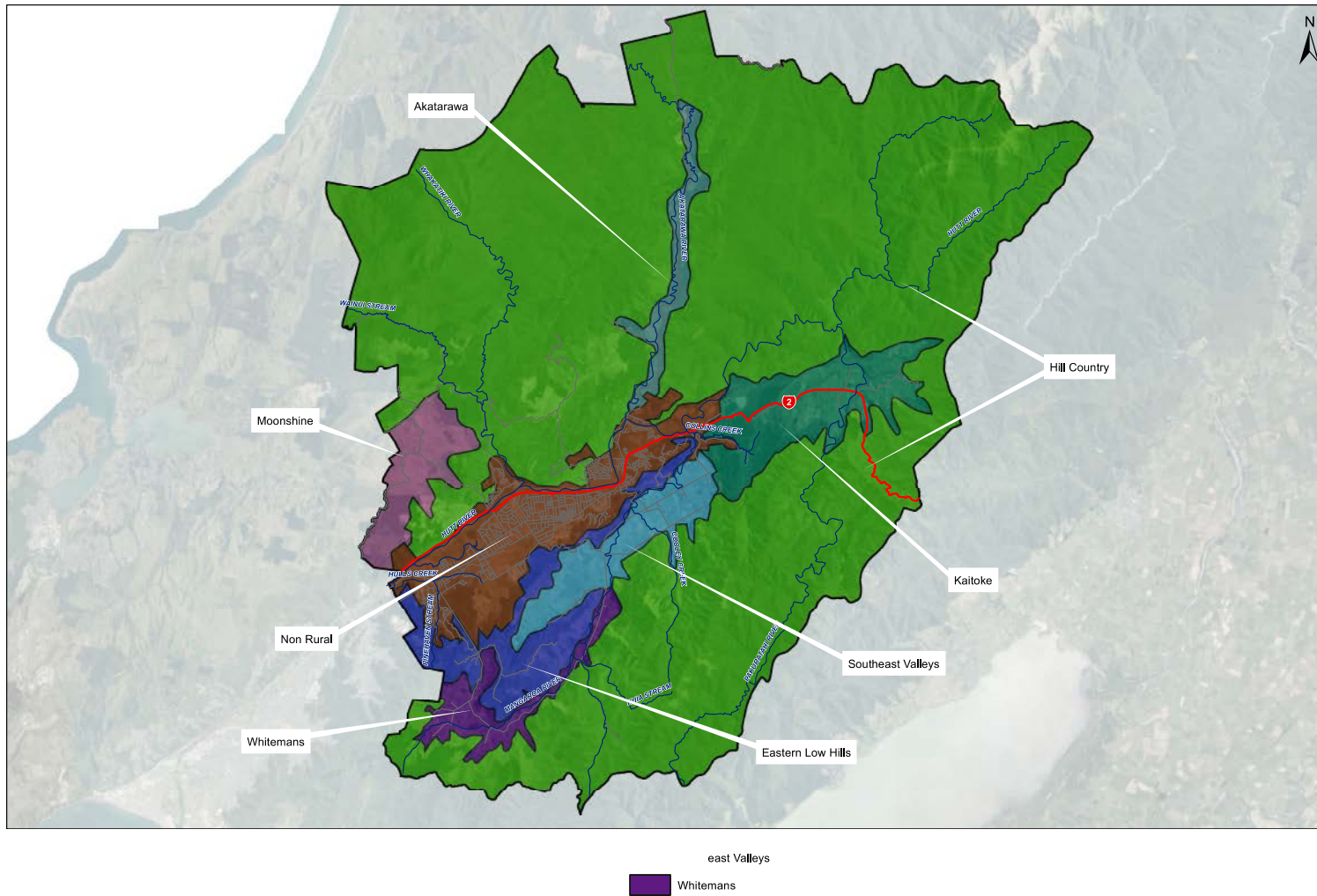


FIGURE 2.3 - CHARACTER AREAS

3 COMMUNITY AND HERITAGE

3.1 HISTORY

The first inhabitants of the area now known as Upper Hutt were the Ngati Tara iwi who referred to the area as Orongomai. At the time the first colonial settlers arrived in the area, it was part of the Te Atiawa rohe. Trentham was first established in 1841, and the area became the Upper Hutt town in 1848.

Whiteman's Valley was one of the first valleys in the Upper Hutt area to be cleared and the trees milled, beginning in the 1850s. The valley was settled by the Whiteman family in the 1870s and has been extensively farmed since, with much of the valley floor and lower slopes being utilised for grazing stock, and more recent rural lifestyle development on the upper part of the valley.

The area around Te Marua was settled by Europeans as early as 1820, although Maori inhabited the area before this time with Whakataka Pa. This area remains sparsely populated, apart from enclaves of settlement around the edges of State Highway 2 and Plateau Road.

The Akatarawa valley was historically used by early Maori travelling between the Hutt Valley and Kapiti coast. Archaeological artifacts have been located throughout the surrounding Hill Country, including adzes, obsidian flakes, and umu.

Early Upper Hutt was a rural service town supporting the surrounding rural farming and forestry community. Logging of the valley occurred extensively throughout the late 1800s to early 1900s bringing many families associated with logging and sawmilling to the area.

More intense urbanisation of the Upper Hutt area began in the 1920s, with a greater population increase from the late 1940s as people started to move from the more densely populated Wellington City. The railway line from Wellington reached upper Hutt in 1876 and continued over the Rimutaka Ranges via the Rimutaka incline to Featherston in 1878. Electrification of the railway line in the mid-1950s from Wellington to Upper Hutt saw the arrival of faster commuting trains along with the

opening of the Rimutaka Tunnel in 1955, reducing the travel time from Featherston to Wellington. The route of the disused Rimutaka incline is now open to the public as part of the Rimutaka Rail Trail. The railway, along with its associated tunnels and inclines, is amongst the earliest remaining built pieces of cultural history in the district.

By 1966 Upper Hutt reached city status. Urban subdivision continued into the 1980s with the establishment of suburbs such as Clouston Park, Maoribank, Totara Park, and Kingsley Heights. As the city grew, SH2 running through the city became congested, and the city council commissioned construction of a two-laned high-speed bypass.

Members of Orongomai marae can trace their origins back to those many tribes who came to the area as well as to other parts of New Zealand. There is now very little evidence of Maori settlement in Upper Hutt, either in terms of Maori land holding, waahi tapu, sites with physical taonga or identifiable Maori settlement. The local marae, Orongomai, is representative of many tribal affiliations.

3.2 ARTS, HERITAGE AND CULTURE

The Upper Hutt Arts Culture and Heritage Strategy has a goal to capitalise on the Districts rich history to enhance the District as a culturally rich destination and place to live. Another goal is to recognise and develop the role that arts, culture and heritage play in sustainable city and regional development.

The Council is required to recognise and provide for the protection of districts historic heritage². Chapter 26 of the District Plan³ lists 28 heritage features for the District with half of these located in the rural part of the District. These are primarily made up of features associated with the Rimutaka Rail trail, but Pa and Umu are also identified.

² Resource Management Act 1991 Section 6(f)

³ See section 26.8 of the UHCC DP

The protection and management of these features, and their importance to the community need to be considered when developing the rural strategy.

The Arts, Culture and Heritage Strategy⁴ vision for the district is; “Arts, culture and heritage are recognised and valued as vital to the identity and well-being of our community; our City is vibrant, inclusive and thriving.” The Heritage Strategy lists key cultural attributes such as: attracting new residents; promoting Upper Hutt as a place for families/whanau; instills a sense of local identity; development of community pride; a strong artisan community; collaboration across cultures and generations.

Cultural use also includes areas for rural lifestyle, passive and active recreation and leisure opportunities on private property and public land.

3.3 THE RURAL COMMUNITY

The City’s population is approximately 40,000 with the majority of the population living in the urban area located within the main valley floor. Full population tables can be found in Appendix 1 Assessment Data.

For the purpose of determining the population of rural Upper Hutt, the following census area units have been considered as Rural (given that they are partially or fully zoned Rural in the Upper Hutt District Plan):

- Moonshine Valley
- Te Marua
- Akatarawa
- Cloustonville
- Mangaroa

Given that the census units include some urban-zoned areas, the population statistics quoted are approximate.

⁴Arts, Culture and Heritage Strategy, 2014. Upper Hutt City Council

Census data from 2001, 2006 and 2013 shows that there has been a small increase in the usually resident population in rural Upper Hutt. Figure 3.1 shows the population changes in this area since 2001.

While both the Moonshine Valley and Akatarawa area units have experienced a decrease in population, the net increase of people in the Rural Area was 636, based largely on the increase in population in the Mangaroa area unit.

BERL’s 2015⁵ moderated growth scenario⁶ for Upper Hutt will see the City population grow considerably over the next 30 years. Population is projected to grow by 6,500 people by 2033 and 8,100 by 2043. BERL estimate that 2,500 new dwellings will be required to accommodate Upper Hutt City’s population to 2033 and 4,500 dwellings by 2043. The BERL report did not provide an estimated proportion of expected rural vs urban dwelling demand.

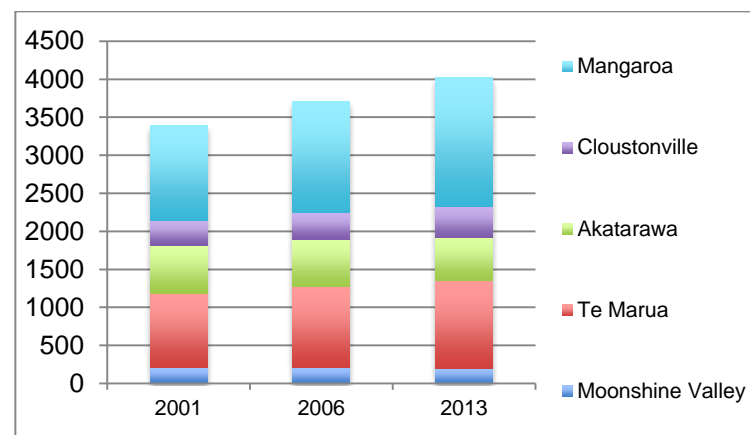


FIGURE 3.1- RURAL UPPER HUTT POPULATION CHANGE

Patterns observed for Rural Upper Hutt over the three census periods show a steady increase in both the median age of residents and the proportion of residents aged

⁵ Upper Hutt City Demographic & Housing Demand Analysis, 2014-2043 Update. August 2015. BERL

⁶ Which has been adopted by UHCC

65 and over. The population of rural Upper Hutt has had an increasing median age⁷ from 36.7 (2001) to 40.5 (2013). The aging population trend evident nationally is also evident in the population data for Upper Hutt. The percentage of the population over 65 has increased from 11.9% in 2001 to 14.5% in 2013 according to Statistics New Zealand census data.

While the percentage of population over 65 may have increased, rural Upper Hutt is still below the national and Upper Hutt urban⁸ percentages (see Figure 3.2 below). There is also a greater percentage of people aged under 15 in rural Upper Hutt, which combined with the average age, shows a trend for older parents with younger children lining in this area.

2013	New Zealand	Upper Hutt City ⁹	Upper Hutt "Urban" ¹⁰	Upper Hutt "Rural"
Median Age	38.0	39.6	39.5	40.5
Aged 65 and over	14.3%	14.5%	15.1%	9.46%
Percentage aged under 15	20.4%	20.3%	20.1%	21.3%
Male	49%	49%	49%	52%

⁷ half the people are older, half are younger than this age

⁸ 'Urban' Upper Hutt is made up of the following area units: Brentwood, Clouston Park, Ebdentown, Elderslea, Emerald Hill, Heretaunga, Heretaunga-Silverstream, Maidstone, Maoribank, Pinehaven, Poets Block, Riverstone Terraces, Trentham North, Trentham South, Upper Hutt Central, Wallaceville.

⁹ For entire District

Female	51%	51%	51%	48%
TOTAL Population	4,242,048	40,182	36,162	4,020

Figure 3.2 – Upper Hutt Age and gender Statistics

3.4 Employment

Employment levels in Upper Hutt have largely followed the national trends. There was a decrease in unemployment recorded in the 2006 census but an increase in unemployment to just below the national average in the 2013 census. The number of people in the workforce has remained relatively steady for Upper Hutt (see Figure 3.3)

Rural Upper Hutt has experienced a steady increase in the median personal income (half the residents earn more than this value and half earn less). The Moonshine Valley area unit has seen the greatest increase in median personal income, experiencing a 63% increase since 2001.

2013	Upper Hutt City	Upper Hutt "Urban"	Upper Hutt "Rural"	New Zealand
	TOTAL			
Employed Full Time	15,561 (79.8%)	12,174 (78.1%)	1761 (79.7%)	1,541,061 (77%)
Employed Part Time	3,939 (20.2%)	3,414 (21.9%)	447 (20.2%)	459,945 (22.9%)
Total Employed	19,500 (48.5%)	15,585 (48%)	2,208 (70%)	2,001,006 (47.1%)
Unemployed	1,419	1,134 (5%)	105 (3%)	153,210 (4.7%)

	(4.6%)			
Not in labour force	9,708 (31.7%)	8,430 (33%)	693(23%)	1,058,100 (32.9%)
Median personal income	\$32,000	\$31,000	\$39,580	\$28,500

Figure 3.3 – Upper Hutt Employment Statistics

The number of employed residents in Rural Upper Hutt has increased and accounts for roughly half of the population growth in each equivalent time period, (the other half being made up of unemployed and those not yet in the workforce or retirees). Unemployment has fluctuated in rural Upper Hutt, with the number of unemployed higher now than in 2001. This is consistent with the trends experienced nationally over the same period. The Te Marua area unit has continued to retain the highest number of unemployed residents over the three census periods.

3.5 COMMUNITY VALUES

A review of consultation to date shows overall support for the amount and quality of recreation opportunities in the area including regional parks, walks, and cycling. The desired community outcomes include lowering speed limits on rural roads to promote cycling, walking and the use of bridal trails and tourism that does not detract from the rural character.

Agricultural use of the rural area (i.e. livestock, farming and forestry) has been identified as being a key matter that should be dealt with in the strategy and not under separate topics. These activities are seen by the community as the making of the rural environment, along with lifestyle blocks. Community hubs are also seen as important for the rural area.

There is concern in the feedback that a lot of heritage has disappeared, such as sawmills, and that non-regulatory methods of heritage protection are not adequate on their own.

There is community support for establishing and fostering growth of community groups, and promotion of community networks, and support for the Council to facilitate events promoting rural community spirit.

Community feedback also supports the district building on its surrounding outstanding natural beauty, wide range of leisure and recreational activities, and being a great place for family and people who enjoy the outdoors. There is also a desire to maintain the surrounding tranquil qualities of the Akatarawa Cemetery for current users and future generations.

The recently adopted 2015 – 2025 Long Term Plan for Upper Hutt (LTP) contains a new vision of 'Life, Leisure' Live it'. The vision and five strategic priority areas singled out in the Council's Long Term Plan articulate the values and aspirations that the community associates with the District. The five strategic priorities are:

Environment: We're immersed in natural beauty, we love our river, our stunning parks, and we feel alive in our great outdoors – we're a scenic playground.

Community: We celebrate our heritage, culture, heroes and uniqueness. We are a caring safe and healthy community. – we're family.

City Centre: Our city centre is alive, attractive and vibrant – we're a centre for opportunity.

Economy: We attract new investment and offer opportunities for people and businesses to prosper – we're enabling growth and success.

Infrastructure: Built on stable foundations we have reliable and efficient networks supporting growth opportunities. – we're connected.

This vision and associated priorities are considered relevant to rural Upper Hutt, as they reflect the important qualities and characteristics of this area. The vision and associated priorities should be used to guide future planning for the area as they reflect Upper Hutt's strengths and provide a platform for growth and development.

In addition to the vision and strategic priorities, the LTP identifies¹¹ the following key issues for achieving sustainable development;

- balancing the demand for rural lifestyle developments against their effects on the rural environment including rural amenities, rural roading and other infrastructure, natural and physical resources or rural areas.
- Identifying new areas suitable for conventional residential development and associated infrastructure
- Managing the pressure for higher density and infill development within the existing urban area, and effects on existing urban amenity and urban services
- Promoting and balancing demands for employment growth and diversification
- Monitoring effects of development and anticipated environmental results
- Protecting and enhancing the city's heritage features, archaeological sites and significant landscape features

3.6 COMMUNITY AND HERITAGE KEY OBSERVATIONS

The following are the key observations of community use and values for rural Upper Hutt.

- This area is highly valued as a recreation and leisure resource by local communities. There is an associated concern that development within the area could impact on this.

¹¹ UHCC LTP Pg 67

- The rural amenity and character is valued, not just as a backdrop to the city but the area's intrinsic open space, quietness and naturalness qualities.
- Over half of the District's heritage sites are located in the rural area and there is concern about the loss of historic heritage within this area and a desire for its protection for the benefit of the wider district.
- The successful and effective application of the LTP Vision and associated priorities will facilitate a successful and effective rural area.

3.7 COMMUNITY AND HERITAGE KEY QUESTIONS:

1. What does rural Upper Hutt look like?

Approximately 4000 people live in rural Upper Hutt, which is 10% of the City's population. This population is family based, employed and has a higher income than urban. Over half of the District's heritage sites are located in the rural area but they are not widely known about.

Cultural use includes areas for rural lifestyle, passive and active recreation and leisure opportunities on private property and public land.

2. What is happening in rural Upper Hutt now?

Rural Upper Hutt has experienced a steady increase in population (plus 636 since 2001) the median personal income and the number of employed residents in Rural Upper Hutt has increased and accounts for roughly half of the population growth in each equivalent time period.

3. What does the community want to happen in rural Upper Hutt in the future?

This area is highly valued as a recreation and leisure resource by local communities however there is an associated concern that development within the area could adversely impact on this. The rural amenity and character is valued, not just as a backdrop to the city but the area's intrinsic open space, quietness and naturalness qualities. There is concern over the loss of rural historic heritage and a desire for its protection for the benefit of the wider district. The new vision and five strategic priority areas singled out in the Council's Long Term Plan articulate the values and aspirations that the community associates with the District. These priorities (with

the exception of the City Centre one) are very relevant to the qualities of rural Upper Hutt

What can we expect to happen in rural Upper Hutt in the future?

There is community support for establishing and fostering growth of community groups, and promotion of community networks, and support for the Council to facilitate events promoting rural community spirit.

The heritage values of rural Upper Hutt present an opportunity to undertake some active enhancement and promotion of these sites to better 'celebrate' the district's heritage. The LTP vision of "Life. Leisure. Live It", is consistent with and acknowledges the qualities and strengths of rural Upper Hutt. A strategic approach that aligns with that vision will enable the rural Upper Hutt community to build on the opportunities associated with rural living, outdoor recreation, enhancement of rural values and associated economic development

4 RURAL LANDUSE

Rural Upper Hutt is characterised by a diverse range of land uses. The landscape is dominated by the surrounding hill country, which provides a green backdrop to the city. The area has a number of valleys that are bounded by steep hill country, with land cover dominated by remnant and regenerating bush and some forestry. In contrast, the valley floors are home to a range of more intensive primary production and rural living land uses.

The following section looks in more detail at the land uses in rural Upper Hutt and the subdivision and development trends that are contributing to the current land use state.

4.1 LAND COVER AND SOILS

Figure 4.3 shows the district's land cover in 2012 as determined by the [Landcover Database 4 2012](#). The relative proportions of each landcover for the entire district is shown in Figure 4.1. The district is dominated by indigenous vegetation with nearly 70% of the District landcover being some form of indigenous vegetation. The indigenous landcover is primarily in the hill country with very little on the flatter valley floor areas. The valley floor areas are dominated by pasture (high and low producing), which make up the next most dominant land use accounting for just over 7% of the District.

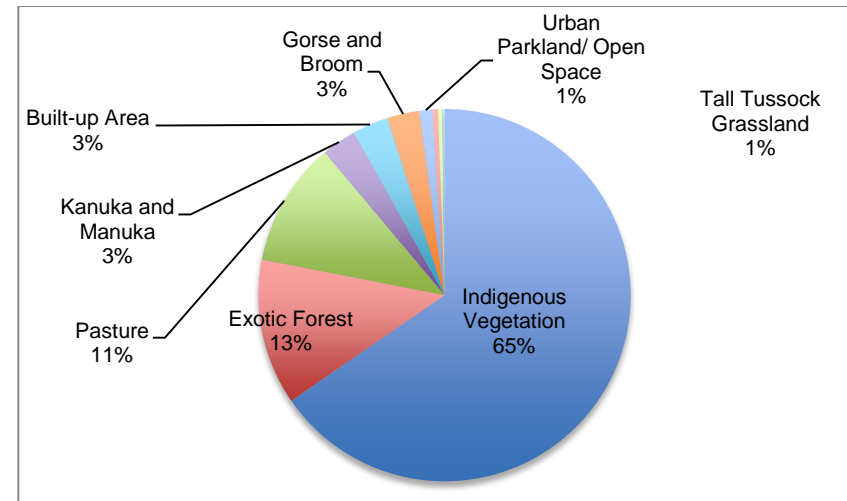


FIGURE 4.1- % LANDCOVER OF UPPER HUTT DISTRICT 2012

Figure 4.2 shows the relative change in landcover between 2004 and 2012¹².

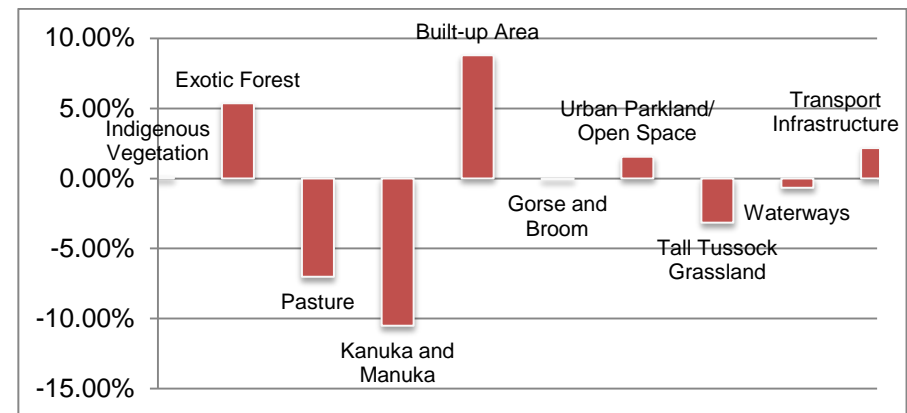


FIGURE 4.2- % CHANGE IN LANDCOVER BETWEEN 2004 AND 2012

¹² Which are the years that the land cover assessments are published.

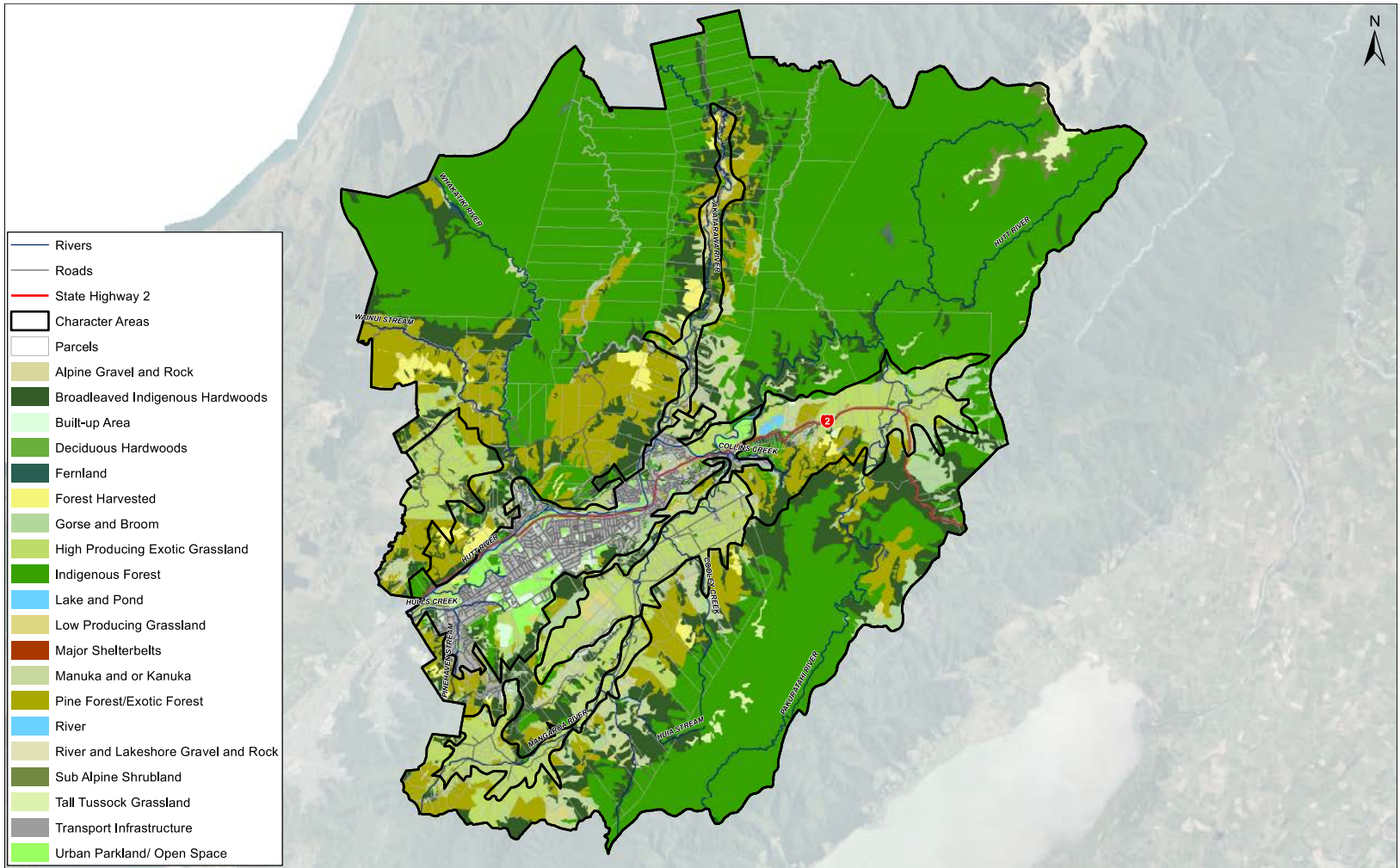


FIGURE 4.3 - LANDCOVER IN UPPER HUTT DISTRICT -

Of note is the reduction in pasture (a loss of 410.9 Ha) and Kanuka and Manuka (a loss of 170 Ha). Landcovers that have increased are forestry (365 ha) and urban landuses (148 Ha).

The valley floor areas are also typified by higher producing soils (Land Use Capability Class 2 and 3) compared to the steeper hill country, as is shown on Map 6 (Soil Versatility and Slope) in Volume II. There is no Class 1 (the most versatile soil class) in the District and the small area (262.8Ha) of Class 2 land is restricted to the Collins Creek Hutt River area in the upper valley. There are larger areas of Class 3 soils (2,627Ha) located in the Kaitoke Basin, lower Akatarawa Valley floor, Mangaroa and Whiteman’s valley. While Wallaceville has similar characteristics to these areas, the soil versatility and productive capability is limited by soil moisture levels.

4.2 SUBDIVISION AND DEVELOPMENT

The location and type of subdivision and development in rural Upper Hutt is driven by a number of factors including the characteristics of the land (which determines the potential use of the land), the desires of landowners (i.e. to farm, live or develop), supporting infrastructure (the availability and capacity of existing infrastructure such as roads, and the cost and feasibility of extending infrastructure) and the statutory restrictions placed on that land (i.e. zoning).

The statutory context, particularly the rules of the District Plan, is a major influence on land use and development patterns and intensity. It shapes the location and character of the built environment (through bulk and location controls) as well as the potential fragmentation of the land through subdivision controls.

A spatial assessment was undertaken of rural Upper Hutt, to better understand the current land tenure and development patterns. This information is discussed in this section and the more detailed tables and graphs can be found in Appendix 1 Assessment Data and Volume II of this report.

The current distribution of land parcels and their location in rural Upper Hutt is shown in Figure 4.5.

Figure 4.4 shows the number of lots by size for rural zoned land in Upper Hutt. The majority of these lots are under 4000m² or traditional lifestyle sized lots (4ha to 10ha). Land parcels over 20ha in size make up the next largest number and together constitute more than 70% of the land area of the District. These larger lots are generally located in the Hill Country.

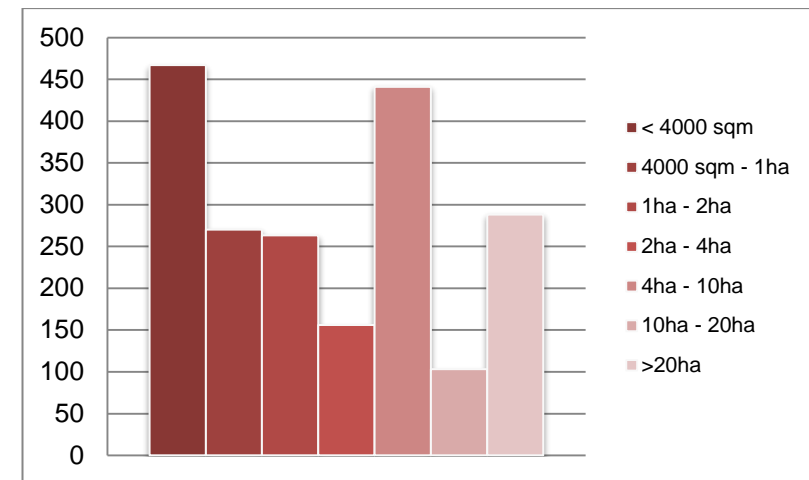


FIGURE 4.4 - RURAL PARCEL SIZES

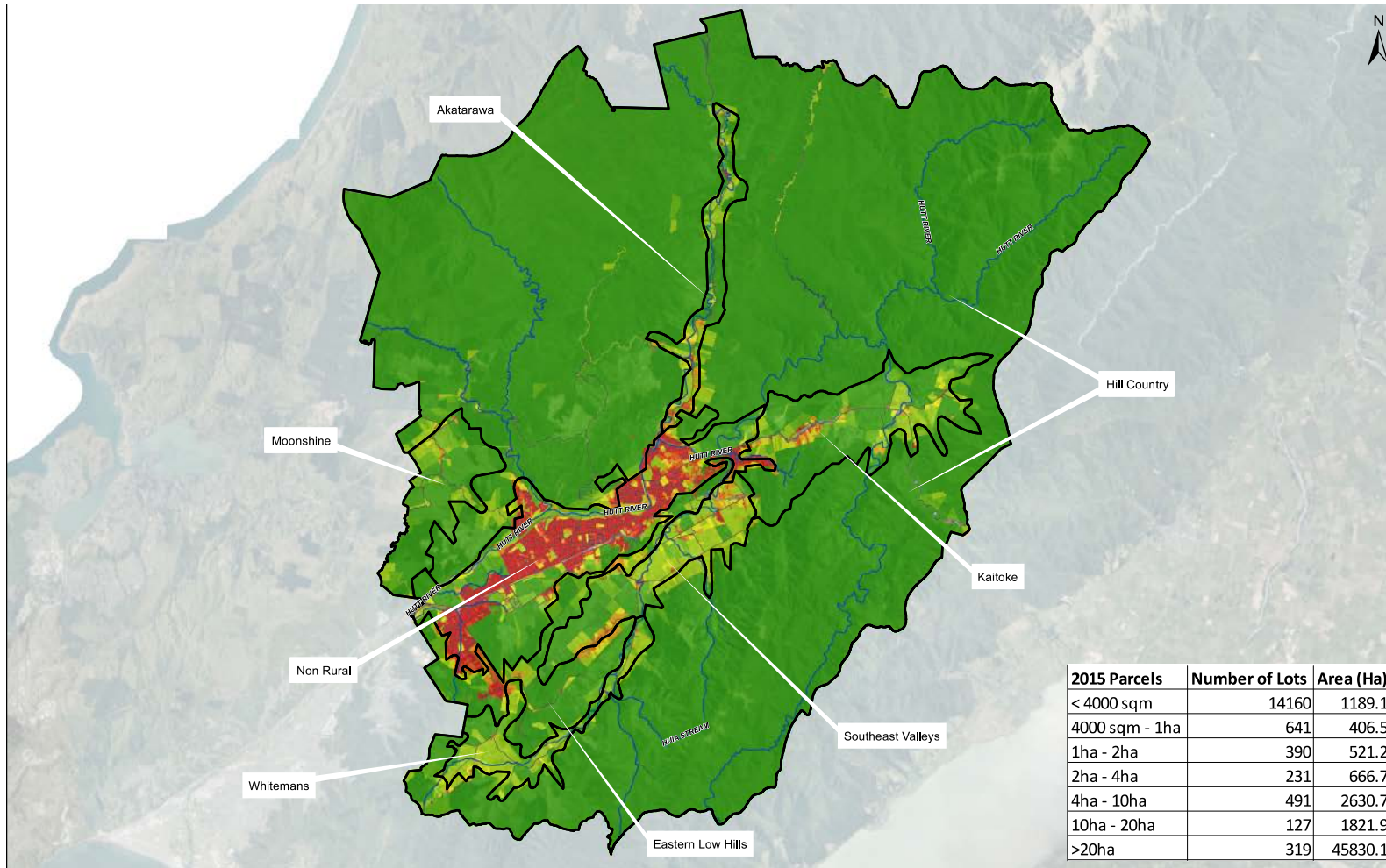


FIGURE 4.5 – PARCEL SIZE AND DISTRIBUTION

An analysis of change in land parcel sizes since 2004 (see Figure 4.6) shows that the recent trend in subdivision is approximately consistent with the established lot size pattern. However the number of parcels greater than 10 ha has reduced over that timeframe (most probably due to existing larger lots being subdivided for the creation of lifestyle blocks). There has also been a drop in number of parcels between 4,000m² and 1ha (albeit minor), which has most probably been due to subdivision into smaller, urban sized sections.

A further breakdown of land parcel areas by District Plan zone is set out in Figure 4.8.

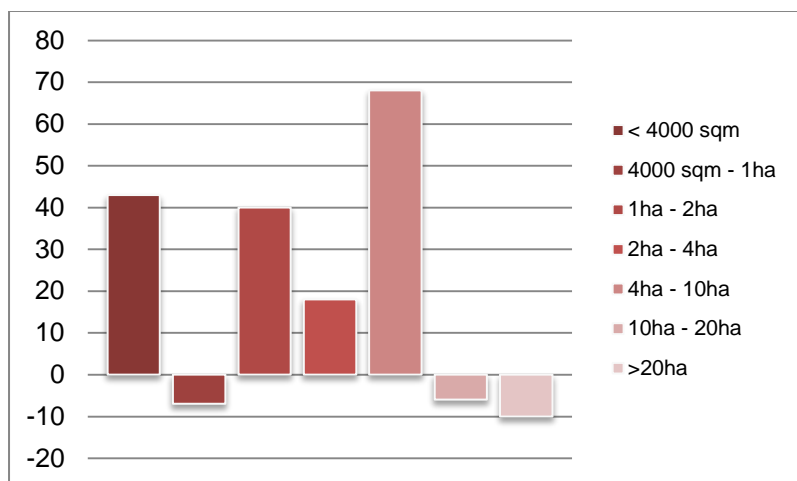


FIGURE 4.6 - CHANGES IN PARCEL SIZES FROM 2004 TO 2014

In addition to subdivision, building consent data has been mapped (Maps 8 and 9 in Volume II) to provide an indication as to where development has been concentrated in rural Upper Hutt¹³. Not only does this information show where this development is located but also on what size parcels, which provides an understanding of the preference for development on differing parcel sizes.

¹³ This information is for building consents generally and does not refer to specific types of building.

Figure 4.7 shows that the majority of this building activity has occurred on land parcels under 4000sqm.

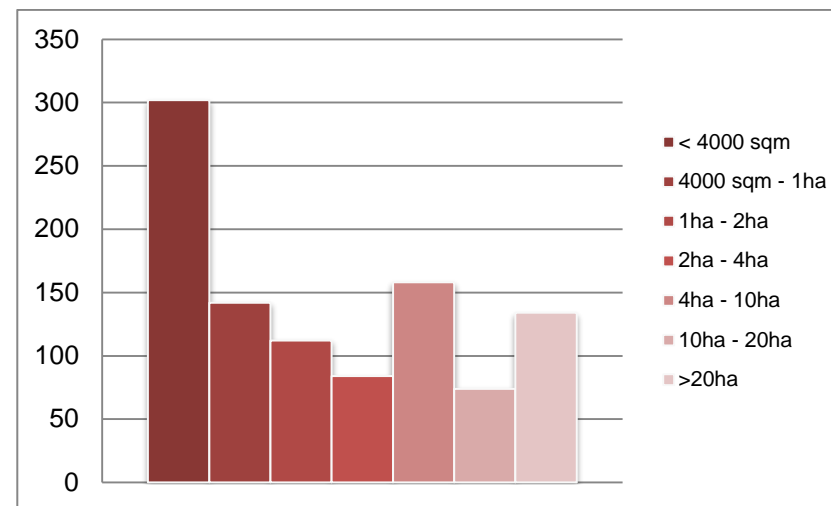


FIGURE 4.7 – BUILDING CONSENTS BY LOT SIZE SINCE 1993

4.3 CURRENT DISTRICT PLAN ZONES

The Upper Hutt District Plan (the District Plan) was made operative on 1 September 2004¹⁴. The District Plan has a strong influence on the development patterns in this area and it is important to understand and acknowledge the role which the current zoning and associated resource management policy has had on rural Upper Hutt.

The District Plan sets out the specific objectives, policies and methods (including rules) that control subdivision, land use and development. The District Plan divides rural Upper Hutt into two primary zones – the Rural Zone and the Open Space Zone. The majority of the rural environment is within the

¹⁴ The zones and associated subdivision rules would have been in effect from the time the plan was proposed.

Rural Zone and the District Plan identifies three sub-zones that form part of the Rural Zone:

- Rural Lifestyle
- Rural Valley; and
- Rural Hill Country (which includes the Blue Mountains Area)

For the purposes of this analysis, the Blue Mountains Area has been evaluated separately to the Rural Hill Country sub-zone, recognising its unique use and development constraints. The minimum controlled activity¹⁵ parcel sizes per zone are as follows:

Zone	Minimum net site area
Rural Hill Country	20ha
Rural Hill (Blue Mountain)	None all non complying ¹⁶
Rural Lifestyle	1ha
Rural valley	4ha

These sub-zones are mapped in Figure 4.10. Figure 4.8 shows the number of land parcels by sub-zone. The Rural Hill Country sub-zone, which is by far the largest zone by land area, has the most parcels but has experienced lower levels of subdivision over the last ten years compared with the Rural Lifestyle and Rural Valley Floor Sub-zones (See Figure 4.9).

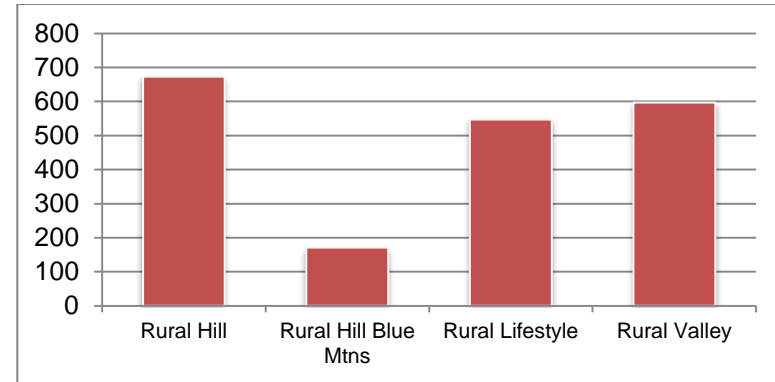


FIGURE 4.8 - LAND PARCELS BY ZONE

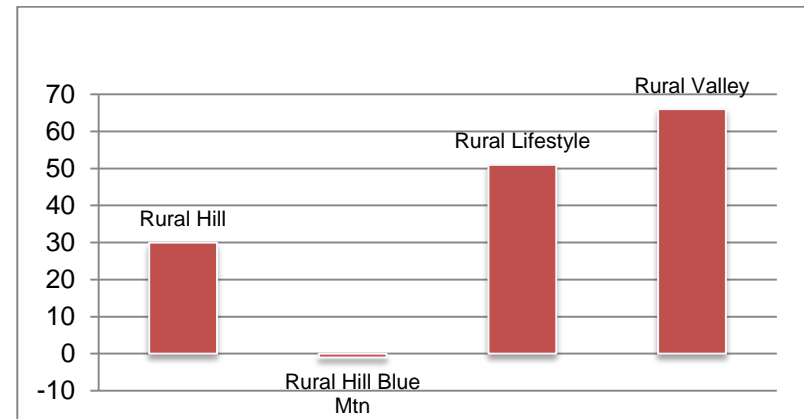


FIGURE 4.9 - CHANGE IN PARCEL NUMBERS 2004 - 2015

¹⁵ Consent will be granted but could be subject to conditions

¹⁶ Non Complying activities are not anticipated by the Plan and consent applications must be consistent with policy of have no more than minor effects

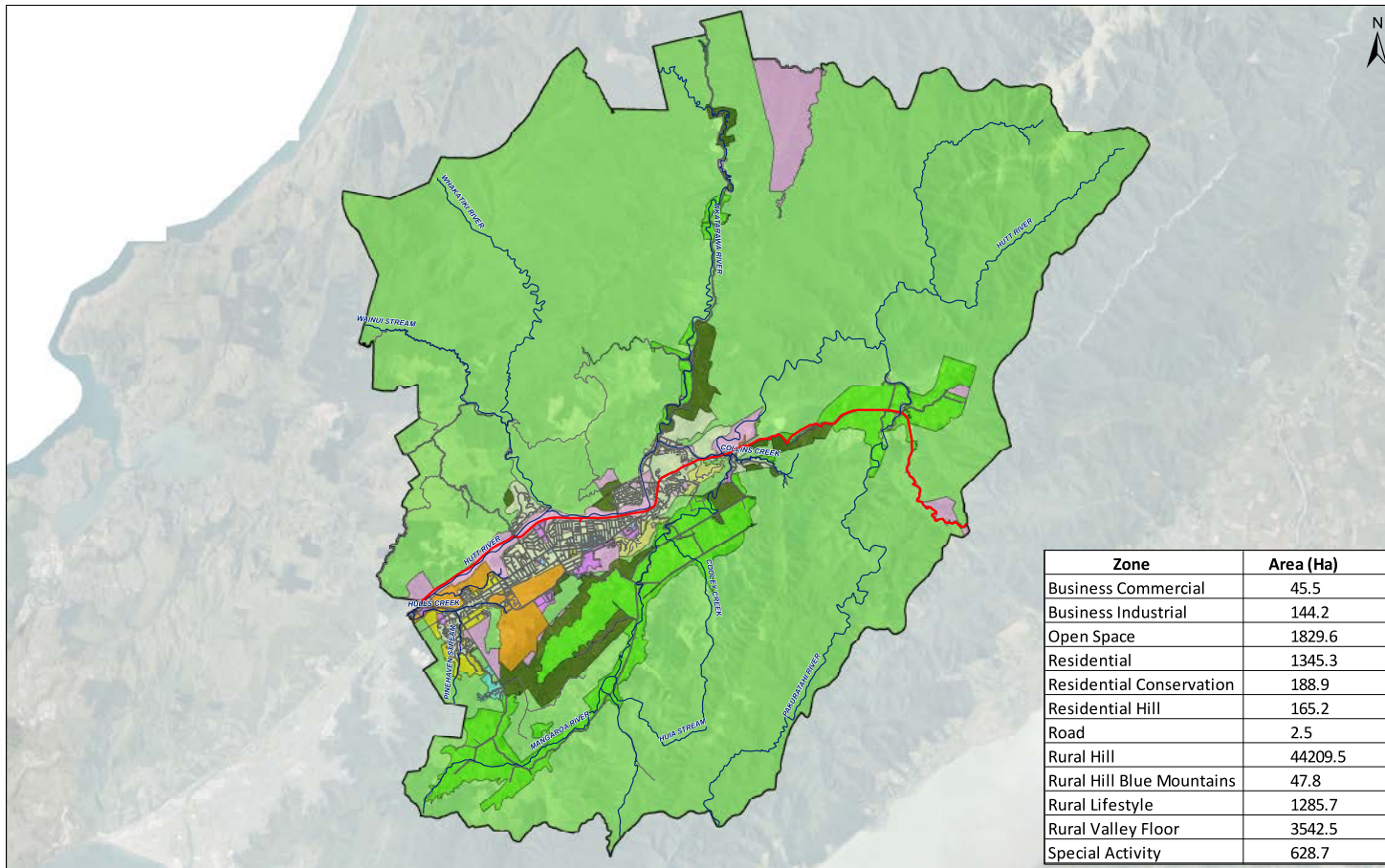


FIGURE 4.10 -UPPER HUTT PLANNING ZONES

Building consent activity¹⁷ varies across all zones over the last 22 years¹⁸. Figure 4.11 shows the number of building consents by zone since 1993. The building consent relationship between zones is approximately consistent with the number of lots in each sub-zone (the Blue Mountains Area has substantially fewer lots than the other three sub-zones and creation of new lots is inhibited by the non-complying activity status of subdivision in the area).

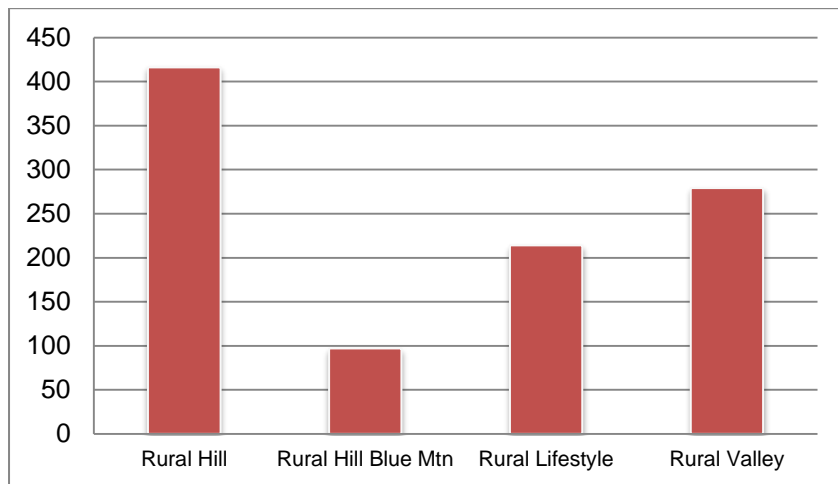


FIGURE 4.11 - BUILDING CONSENTS (SINCE 1993) BY ZONE

¹⁷ Building consent data is for all structures not just dwellings

¹⁸ Building consent data is available from 1993 and this has been used to inform the assessment of built development. Subdivision data is only available from xxxx. While the building consent and subdivision data sets are not identical, it still provides a valuable picture of the location of development in the District over that period.

RURAL (LIFESTYLE SUB-ZONE)

The Lifestyle Sub-zone provides for low-density rural-residential development and includes existing residential areas at MacLaren Street and Maymorn that were established during the construction of the Rimutaka Railway.

The District Plan requires that parcels within the Lifestyle Sub-zone are to be of a sufficient size to ensure that subsequent development provides for maintenance of rural character and amenity, is visually unobtrusive and potential natural hazards such as flooding and landslip are addressed. The Plan provides for the creation of lots down to 1 ha as a controlled activity, signalling the Council's current intention of making it the most intensive of all of the rural sub-zones.

While intensive farming is classified as a non-complying activity in the Lifestyle sub-zone, most other farming activities (including forestry) are permitted activities. Non-farming activities, such as tourism, community and active recreation activities are discretionary activities (resource consent is required).

The current lot size makeup reflects the zoning with the majority of parcels less than 2ha in area. Since 2004 there has been a significant increase in the number of parcels between 1-2ha in size (Figure 13).

Building consent activity has predominantly been on the smaller parcels in this zone. These areas have also seen relatively high levels of development over the last 20 years.

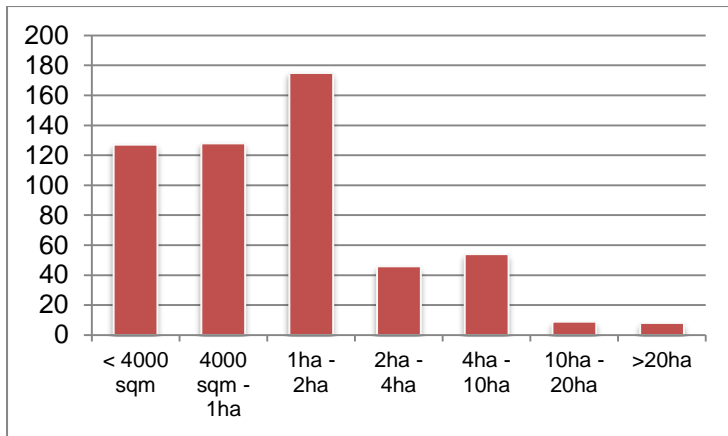


FIGURE 4.12 – CURRENT RURAL LIFESTYLE PARCEL SIZE DISTRIBUTION

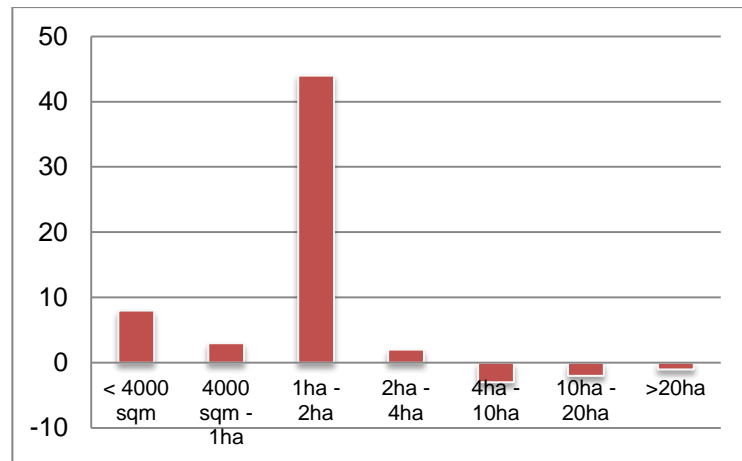


FIGURE 4.13 – CHANGE IN PARCEL NUMBERS IN RURAL LIFESTYLE ZONE SINCE 2004

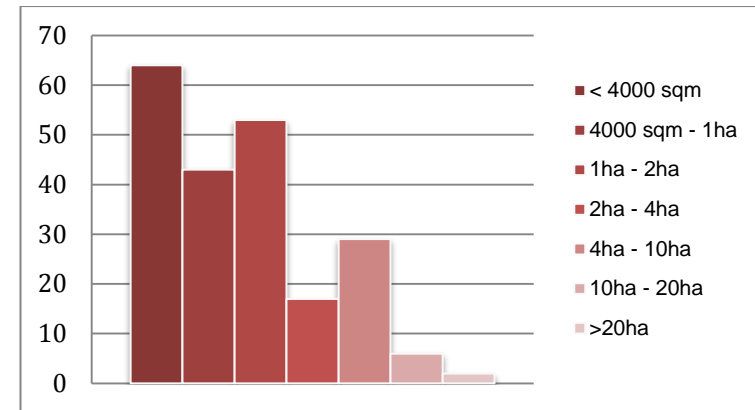


FIGURE 4.14 – BUILDING CONSENTS ON PARCELS IN THE RURAL LIFESTYLE ZONE SINCE 1993

4.3.1 RURAL (VALLEY FLOOR SUB-ZONE)

The District Plan's direction for the Valley Floor Sub-zone is for the area to be largely used for agricultural purposes. The sub-zone includes Mangaroa, Whiteman's Valley and Kaitoke and parts of Akatarawa and Karapoti valleys. It is characterised by a range of land uses that predominantly retain the open farmland characteristics of the location. The Valley Floor areas have a low level of building development. While there are some areas with a number of structures, there is generally a high degree of separation between clusters of buildings.

The Plan provides for the creation of lots down to 4 ha as a controlled activity. While intensive farming is classified as a non-complying activity, most other farming activities (including forestry) are permitted activities.

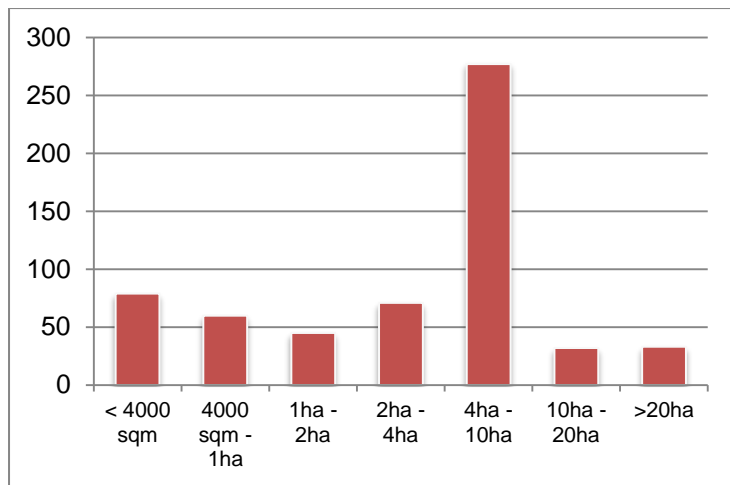


FIGURE 4.15 – CURRENT RURAL VALLEY PARCEL SIZE DISTRIBUTION

Non-farming activities, such as tourism and community facilities are discretionary activities and active recreation activities are controlled activities.

The distribution of parcel sizes in this zone reflects the associated planning provisions with a dominance of lots between 4 and 10ha in size. Since 2004 there has been a 20% increase in these lots with parcels greater than 10ha in size being subdivided into smaller lots. Of all of the rural zones, this zone has experienced the highest amount of subdivision along with relatively high levels of building development (building consents) over the past 20 years. As indicated by the development heat map in Volume II of this report, the majority of this development has been located in the Mangaroa Valley area on parcels between 4ha and 10ha.

4.3.2 RURAL (HILL SUB-ZONE)

The Hill Sub-zone is the largest by land area in rural Upper Hutt. Spaces in this sub-zone are largely undeveloped and valued for recreation, scenic, heritage, habitat, ecological, landscape and scientific values. The sub-zone encompasses the Tararua Forest Park, Wellington Regional Council water catchment areas, plantation forests and the Kaitoke Regional Park. These areas are used for both passive and active recreation, with some extensive primary production activities present.

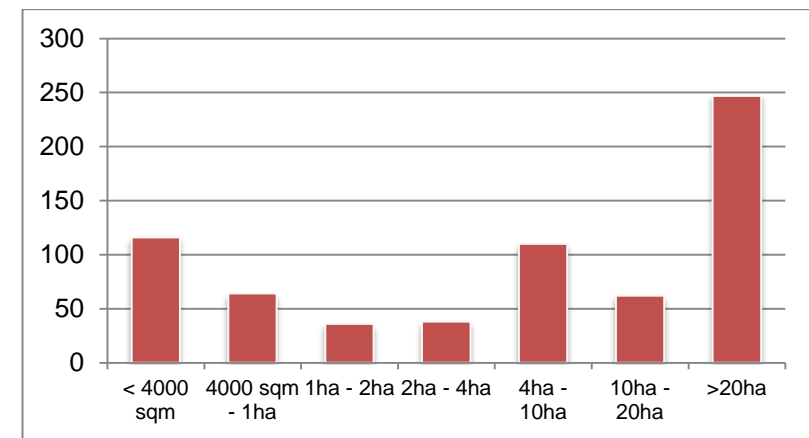


FIGURE 4.16 –CURRENT RURAL HILL PARCEL SIZES

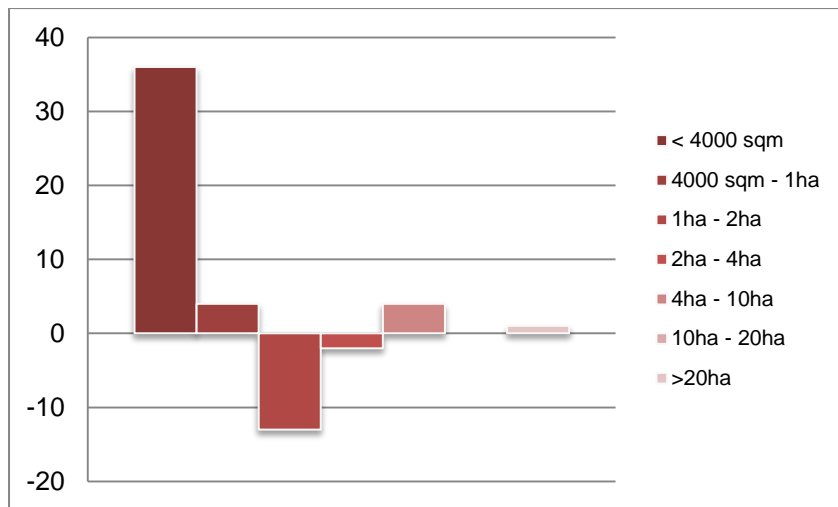


FIGURE 4.17 –CHANGE IN PARCEL NUMBERS IN RURAL HILL ZONE SINCE 2004

The Plan restricts subdivision to 20ha as a controlled activity. Most farming activities (including forestry) are permitted activities with intensive farming being a discretionary activity. Non-farming activities, such as tourism and community facilities are discretionary and active recreation activities are a Controlled Activity.

The sub-zone is dominated by large parcels (greater than 20ha in size), but there has been a 31% increase in urban sized parcels (less than 4000ha) since 2004 (see Figure 4.17). This appears to have resulted from an intensification (further subdivision) of 1ha-2ha parcels in the Whiteman’s Valley area.

This sub-zone has experienced the highest amount of building activity based on consent numbers, and this has largely been on the largest and smallest land parcels in the zone.

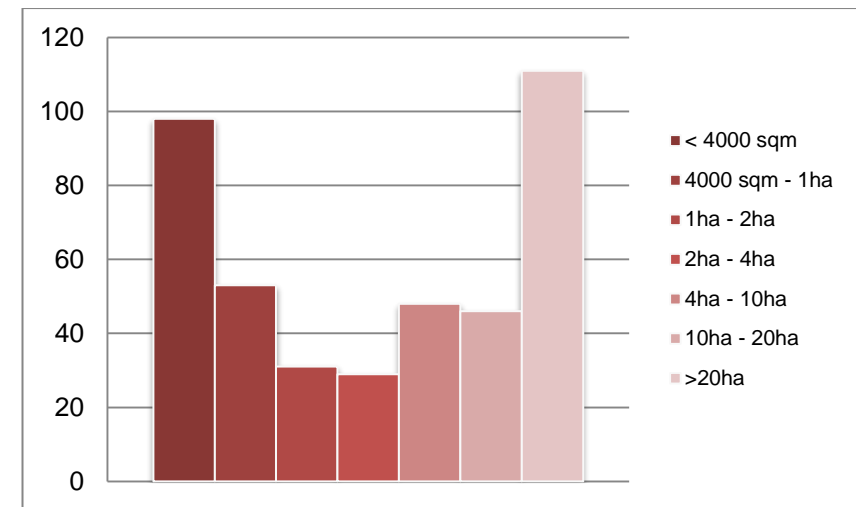


FIGURE 4.17 – BUILDING CONSENTS ON PARCELS IN THE RURAL HILL ZONE SINCE 1993

4.3.3 RURAL HILL (BLUE MOUNTAINS AREA)

Subdivision and development in the Blue Mountains Area is restricted due to constraints associated with land stability, drainage, existing lot sizes (too small to subdivide further) and roading and access. There is difficulty with sewage disposal due to poor soakage, as well as limited opportunities to draw groundwater¹⁹.

The Blue Mountains Area is part of the Rural Hill Sub-zone but is separately identified in the Plan because of its physical constraints. The present capacity of Blue Mountains Road is a limiting factor in considering

¹⁹ Upper Hutt District Plan, Section 5.2.3, pg 5/3

development proposals in the areas served by it. The zone is dominated by urban sized sections accessed off Avro and Avian Roads. Subdivision in the Blue Mountains Area is non-complying and the level of development in this zone has reflected the restrictive nature of these planning restrictions.

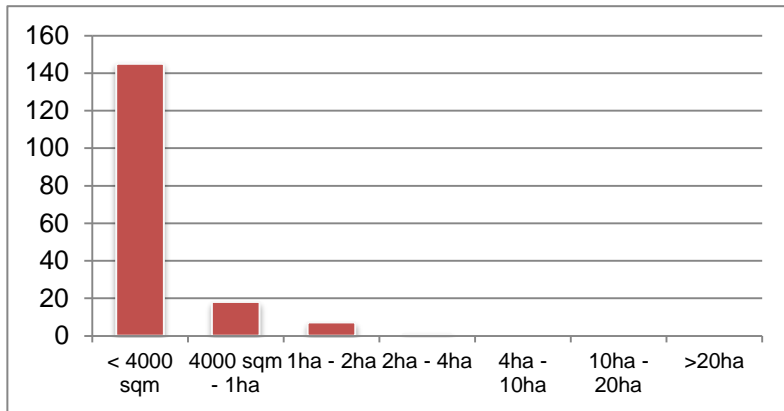


FIGURE 4.18 – CURRENT RURAL HILL BLUE MOUNTAIN PARCEL SIZES

The character of the area is typified by a relatively small amount of urban-sized parcels and there has been no growth in parcel numbers since 2004. Building consent activity has also been very low compared to the other zones (keeping in mind that it is also a small area).

4.4 CHARACTER AREAS

The character areas are made up of a mix of zones and, as a result, do not lend themselves well to the same type of assessment that the zones do. Figure 4.19 identifies that the South East Valleys character area has experienced the highest amount of subdivision over the last 11 years. This is

likely to be significantly influenced by the predominance of Lifestyle and Valley Floor Sub-zones within the area.

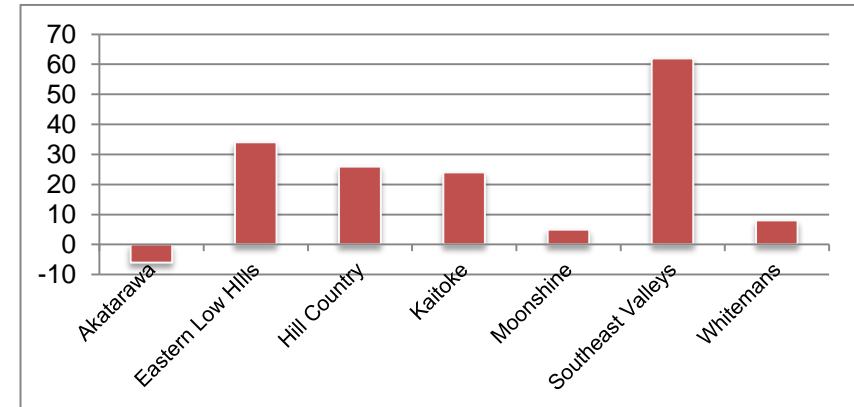


FIGURE 4.19 – CHANGE IN PARCEL NUMBERS BY CHARACTER AREA 2004-2015

Building consent data also shows that the South East Valley character area has been popular for development with the second highest amount of consenting activity.

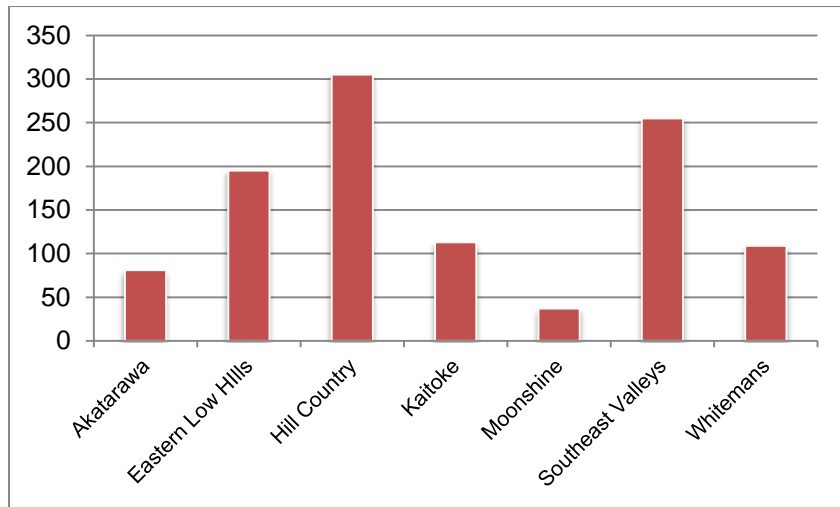


FIGURE 4.20 - BUILDING ACTIVITY BY CHARACTER AREA 2004 - 2015

4.5 YIELDS

As well as looking at current parcel distribution, analysis was also undertaken to understand what the potential development yield for the Rural sub-zones is. 'Yield' refers to the number of additional lots that could be created within each sub-zone without any changes to the District Plan. With the exception of the Blue Mountains Area, each Rural sub-zone has a minimum controlled activity lot size specified in the District Plan and subdividing land to parcels smaller than those lot sizes will be a Restricted Discretionary, Discretionary or in some cases Non-Complying activity. A potential yield was developed for each zone on the assumption that each parcel in private ownership would be subdivided into lots down to its minimum controlled activity size. This exercise used some very simple assumptions (i.e. only applies to private land and, for parcels that straddle

two zones, the dominant zone was used to define yield, although there were very few cross boundary lots). This exercise did not take into account other potential constraints to subdivision such as accessibility, hazards, tenure or servicing. It does however provide an indication of the maximum potential remaining yield associated with each sub-zone and character area. Figure 4.21 shows the results of this exercise for each sub-zone. The largest potential remaining yield is in 1ha parcels in the Lifestyle Sub-zone at 711 land parcels and 323 4 ha lots able to be created in the rural valley zone.

Across the entire Rural Zone, the maximum potential remaining parcel yield based on current zoning is 1328 extra land parcels.

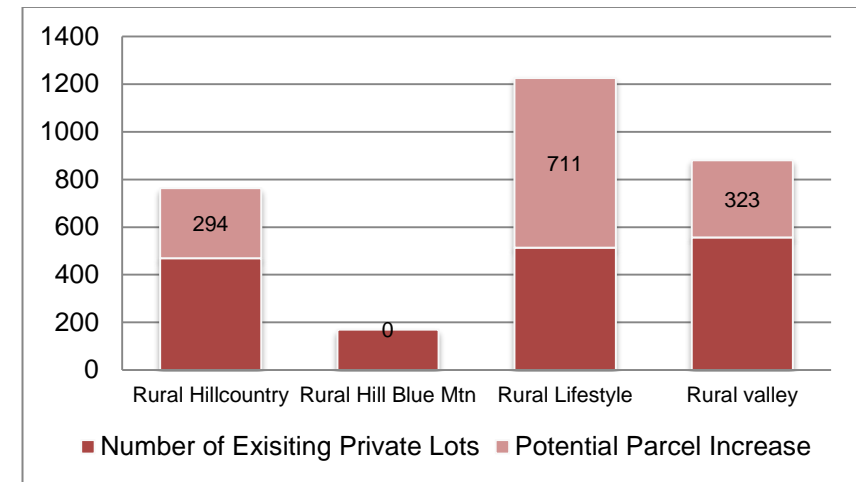


FIGURE 4.21 – POTENTIAL LAND PARCEL YIELD BY DISTRICT PLAN ZONE BASED ON CURRENT ZONING

Figure 4.22 shows the results of a similar assessment undertaken by character area. The parcel size and zone make up for each character area can be found in Appendix 1 Assessment Data.

Figure 4.22 illustrates that the majority of the potential yield is in the Eastern Low Hills and the Hill Country. This is due to the amount of undeveloped Lifestyle Sub-zone land on the edges of these areas.

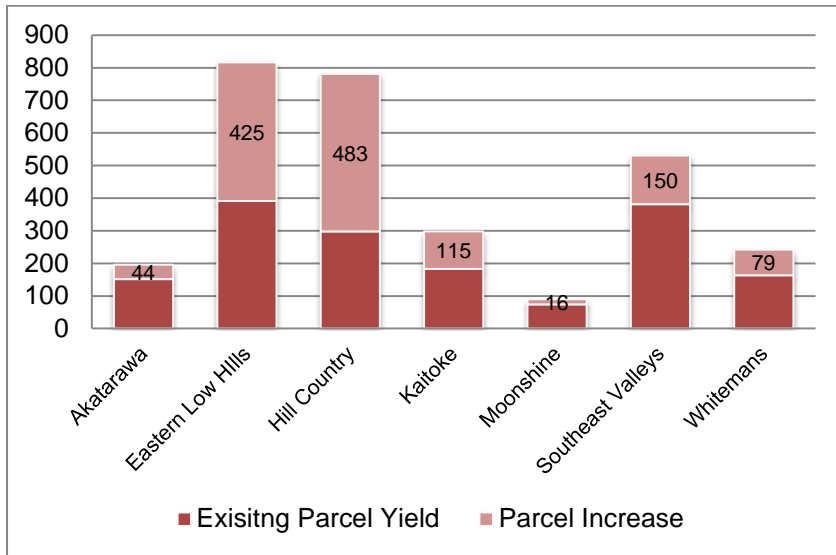


FIGURE 4.22 – POTENTIAL LAND PARCEL YIELD BY CHARACTER AREA

4.6 OBSERVATIONS: LAND USE AND DEVELOPMENT

The analysis of subdivision and development information summarised above leads to the following key observations:

- Indigenous vegetation makes up the vast majority (nearly 70%) of the Districts' land cover, and is largely located on hillsides, with very little located on the valley floor areas.
- Areas of pasture make up 11% of the District's land cover and are located in valley floor areas and this landcover type is in decline.
- There is no Class 1 land in the District, with one small area of Class 2 land (262.8 ha). There are areas of Class 3 land located in the Kaitoke, Mangaroa, Akatarawa and Whiteman's valleys.
- Subdivision patterns over the past 10 years have been consistent with subdivision directions articulated in the District Plan (controlled activity minimum lot area standards). The lot sizes may not, therefore, be reflecting market demand but rather an easy resource consenting pathway.
- The majority of parcels in the rural zone are less than 4000sqm in size (467) and these are spread throughout the zones. Parcels of this size have also experienced the greatest relative growth in number since 2004 (9%).
- Overall the Valley Floor Sub-zone has experienced the greatest level of subdivision of all the Rural sub-zones. This has resulted in an 11% net gain in parcels for that sub-zone.
- The Southeast valleys character area has experienced the greatest increase in parcel numbers over the last 10 years and a high level of building consent activity.
- Building consents for the Lifestyle Sub-zone were largely concentrated (299 out of 335) on lots smaller than 4ha.

- The Rural Lifestyle Sub-one has the highest potential maximum remaining parcel yield based on current zoning, with a potential yield increase of 711 parcels.
- Across the entire Rural Zone, the maximum potential remaining parcel yield based on current zoning is 1,328 extra land parcels.
- The Eastern Low Hills character Area has the highest potential parcel yield based on current zoning.
- The assessment indicates that there has been more subdivision in the areas closer to the City, the Eastern Lower Hills. South Eastern Valleys, Kaitoke and Hill Country.

4.7 LANDUSE AND DEVELOPMENT

1. What does rural Upper Hutt look like?

Rural Upper Hutt is dominated visually and geographically by steep hill country that is covered in native vegetation. Indigenous vegetation makes up close to 70% of the District and the vast majority of this is on the hill country. The majority of privately owned land is on the valley floor and is generally covered in pasture (which makes up 12% of the district's land cover). While there are no Class I soils there are areas of high productive soils Class II soils and lesser productive Class III soils on the valley floors.

There is a range of productive land uses in the rural environment with sheep and beef farming and forestry accounting for the most common uses.

The majority of the area of rural land in Upper Hutt is in land parcels greater than 20ha. Most of this land is identified as being used for farming purposes. In contrast, land parcels smaller than 20ha make up the greatest number of parcels (1,700 Rural zoned land parcels are smaller than 20 ha),

however, only 45 of these (2.6%) have been identified as being used for farming purposes.

Across the entire Rural Zone, the maximum potential remaining parcel yield based on current zoning is 1328 extra land parcels.

2. What is happening in rural Upper Hutt now?

Subdivision patterns over the past 10 years appear to have been driven by subdivision rules in the District Plan; very few lots are subdivided below the relevant controlled activity lot area standards in the District Plan. Most parcels in the Rural zone (467 of them) are less than 4000m² in size. Parcels of this size have also displayed the greatest relative increase in numbers since 2004 (9%).

The Mangaroa, Wallaceville and Whiteman areas have experienced the greatest increase in parcel numbers in the last 10 years and a high level of building consent activity. Feedback from real estate agents spoken to has been that there is growing demand for parcels of approximately 1 ha in size. Parcels greater than 1 ha experience relatively high turn over.

3. What does the community want to happen in rural Upper Hutt in the future?

The summary of feedback from the consultation indicates that agricultural use of the rural area (i.e. livestock, farming and forestry) will be an important part of any strategies developed. Some community members see these activities as 'the making of' the rural environment, along with lifestyle blocks. Community hubs (schools, community halls, etc.) are also seen as important for the rural area.

4. What can we expect to happen in rural Upper Hutt in the future?

Subdivision will continue to follow the current patterns unless the planning framework is amended. The assessed gross lot yield (the maximum number of lots that could be created under the current District Plan rules) in the rural zone is 1,328. Development is very responsive to District Plan requirements, which provides an opportunity for the Plan to be more proactive in ensuring that development is aligned with market demand (i.e. more 1-2ha lots in a well designed rural setting) but in a manner that protects the important character of the area. Gaining a better understanding of the valued character in key development locations (i.e. through character assessments and structure planning) will assist in this process.

5 LIVING IN RURAL UPPER HUTT

Rural living in rural Upper Hutt is focussed in the Blue Mountains, Whiteman's Valley, Mangaroa Valley, Kaitoke, Akatarawa, Cloustonville and Moonshine Valley. While Upper Hutt City as a whole has seen a reasonably steady increase in population between 2001 and 2013, the rural areas show a much more mixed picture. Notably, Mangaroa and Cloustonville have seen much higher percentage increases in population than the total Upper Hutt City area, with Te Marua not far behind, while Akatarawa has increased only slightly and Moonshine Valley has decreased slightly.

5.1 INFLUENCES

Nationally there continues to be demand for rural lifestyle living although this is spread unevenly around the country²⁰. Most of the New Zealand population is city-based and this will continue in the foreseeable future²¹.

Regionally, rural subdivision and demand for rural lifestyle blocks has been most noticeable in parts of Upper Hutt, Porirua (Pauatahanui, Whitby) and Kapiti (Otaki)²². Typically, these lifestyle locations provide the opportunity for working from home or a short drive to the nearest public transport for work in Wellington, the Hutt Valley or Porirua.

²⁰ Tony Pitiroj, Leaders Real Estate, personal communication

²¹ Inferred from Census Data and national estimates of population growth by region (Statistics NZ)

²² Tony Pitiroj, Leaders Real Estate, personal communication

5.2 COMMUNITY VALUES

BERL's 2012 analysis of community views on rural subdivision²³ for housing was that:

“A range of opinions about the subdivision potential in rural areas was expressed during consultation. Some people did not want more intensive development and wanted the ‘status quo’ to remain (according to existing provisions in the District Plan) and others wanted more provision for lifestyle blocks and the ability to subdivide their larger sections into smaller lot sizes.”

A Rural-Residential Land Use Strategy Discussion Document prepared for Palmerston North City Council²⁴ indicates that, for that district, there was some evidence that a lack of properties in the 0.5-1.0 hectares range was pushing people to purchase 4 hectare lots for rural living. This leaves some purchasers with excess land that they find difficult to manage, which drives more regular turnover of property ownership as the management burden of larger sections drives owner to sell and either return to urban living or purchase smaller rural lifestyle property.

Anecdotal evidence from real estate agents suggests that the pattern for rural Upper Hutt lifestyle blocks is similar to that experience in Palmerston North City. Lifestyle blocks turnover quite rapidly as lifestyle commitments

²³ Analysis of Demographic Trends and Housing Demand in Upper Hutt City, January 2012. BERL Economics.

²⁴ Rural - Residential Land Use Strategy 2012, Palmerston North City Council.

and preferences change as families grow up. The demands of commuting for work, transporting children to after school activities, looking after livestock and maintaining a large lot size can become a burden on owners. Despite this, 20% of new housing in Upper Hutt has been in the rural area.

A 2014 Property Investors report²⁵ indicated that the national lifestyle market was very solid with most regions experiencing strong activity, although movement decreased as prices exceed \$1 to \$1.5 million.

Similar divergent comments arose during consultation on the Rural Strategy, summarised here as:

- Support for existing subdivision rules
- Opposition to intensive development in the rural zone
- Protection of the rural environment to provide certainty into future
- Review the District Plan's provisions to better manage "reverse sensitivity" – current spatial rules have failed to protect open character
- Change the District Plan to allow for additional residential development in rural areas
- No large scale subdivision

The key message from this consultation is that while there is broad agreement by communities over the appeal of Upper Hutt's semi-rural and rural character, there is a notable divergence of opinion, over how rural /

²⁵ Westpac, 2014 Property Investors Report

natural character could or should be managed and whether or not greater provision should be made for people to live within this environment.

5.3 FUTURE TRENDS

The past 10 years' housing trends in Upper Hutt indicate that around 60% of the new dwellings have been within larger scale city fringe areas or on urban redevelopment sites and almost 20% have been from development in the rural areas. Upper Hutt generally provides well for those seeking family-sized houses in suburban settings and the rural area appeals to those with young families. Most housing in Upper Hutt also compares favourably regionally in terms of value for money, with houses typically less expensive than in Wellington City, Lower Hutt, Porirua and Kapiti²⁶. Real estate agents spoken to note that 'good houses' in Upper Hutt are selling within reasonable timeframes.

Based on the premise that (i) Wellington City's economic performance will continue to strengthen (ii) Upper Hutt City will actively pursue a revival of economic activity in the City and strengthen its promotion of the benefits of rural living, it is expected that the appeal of rural living opportunities will continue into the future. Looking out thirty years there will be a district wide need for 4,500 extra households to cater for the projected population increase. While currently 10% of the District's population live rurally, 20% of the new builds have been in the rural area. If this trend continues, there would be a need to provide for between 450 and 900 new lots in rural Upper Hutt.

5.4 LIVING IN RURAL UPPER HUTT OBSERVATIONS

²⁶ Marc Walker, Leaders Real Estate, personal communication

Key observations are listed here are drawn from the Rural Strategy consultation process and associated assessment.

- Balancing the demand for rural lifestyle developments against their effects on the rural environment including rural amenities and character, rural roading and other infrastructure, natural and physical resource will prove a challenge to ensure that the important character and amenity which will attract people to live here is maintained.
- Opportunities for the enhancement of public access to waterways, reserves, parks and other recreational resources should be sought through the subdivision process and strategic planning.
- Protecting and enhancing the city's heritage features, archaeological sites and significant landscape features will assist in the protection of the important character and amenity of the area as well as making a richer place to live and play.
- Having more flexibility and versatility with subdivision rules for rural zones to allow for innovative housing concepts (clustered development with shared facilities through to more expansive concepts) to occur that will better meet the market demand and also reflect the character and amenity of the area which they are located.
- Reverse sensitivity between residential landuses and rural activities will need to be carefully managed to ensure that the productive landuses are still able to effectively occur.

5.5 LIVING IN RURAL UPPER HUTT KEY QUESTIONS

1. What does rural Upper Hutt look like?

Approximately 4,000 people live in rural Upper Hutt, which is 10% of the City's population. Residential lifestyle opportunities in this area provide the opportunity for working from home or a short drive to the nearest public transport for work in urban areas.

2. What is happening in rural Upper Hutt now?

There has been a strong trend of people moving to rural Upper Hutt for rural lifestyle opportunities.

3. What does the community want to happen in rural Upper Hutt in the future?

Reverse sensitivity between residential and other land uses will need to be carefully managed. Protection and enhancement of the areas heritage (cultural, historic and natural) will enhance the area and make it more attractive. The community desire is for a rural living environment that maintains the rural character, with a predominance of open space, productive land use and nearby recreational opportunities.

4. What can we expect to happen in rural Upper Hutt in the future?

It is expected that the demand for rural living opportunities continue and current trends indicate a need to provide for between 450 and 900 new lots in rural Upper Hutt over the next 30 years. This demand will need to be catered for in a manner that is relevant to the market and also to the character and amenity that attracts people to those areas.

6 OPEN SPACE, THE ENVIRONMENT, TOURISM AND RECREATION.

6.1 DISTRICT SCALE

Rural Upper Hutt is dominated by highly visible hill country, which is predominantly covered by indigenous forest, regenerating indigenous bush and scrub, and plantation forestry. As well as the hill country, the Upper Hutt rural environment is strongly influenced by water bodies that flow within and through it, the most prominent of which is the Hutt River.

The majority of Upper Hutt's rural environment is in public ownership See Figure 6.1), such as the 14,000 ha Akatarawa forest and the land used as parks or for water collection.

Upper Hutt is generally well endowed with opportunities for outdoor recreation and to a lesser extent tourism. Protection of substantial areas of native and exotic forest, rights of way and adaptive use of rail lines, forestry roads and river valleys have led the vast majority of the district being managed for conservation, water supply and recreation.

6.2 INDIGENOUS VEGETATION

87% of the district is covered in indigenous vegetation, made up primarily (91%) of indigenous forest. Figure 4.3 - LANDCOVER in Upper Hutt District - shows the distribution of this indigenous vegetation in the District.

Indigenous vegetation is predominantly located in hill country with some small discrete areas of significant indigenous vegetation remaining on valley floor areas. The majority of indigenous vegetation is on land managed by the Department of Conservation (Rimutaka Forest Park) and the Wellington Regional Council (Akatarawa Forest, and the Kaitoke Regional Park).

As noted above, the majority of this indigenous vegetation is on public land and receives protection by virtue of its tenure. Indigenous vegetation values on private land are managed through the District Plan process under the RMA. Part II of the RMA includes direction to Councils when developing their statutory plans to actively manage these values. This direction includes the need to safeguard the life supporting capacity of water, soil and ecosystems (Section 5(b)), preserve the natural character of rivers and their margins (Section 6(a)), protect areas of significant natural vegetation and habitats of fauna (Section 6(c)), and have regard to the intrinsic value of ecosystems (Section 7(d)).

The District Plan contains rules that manage the clearance of indigenous vegetation. These rules are threshold based (i.e. permitted on a conditional basis for clearing areas less than 500m² over a 5 year period) as opposed to referring to specific mapped areas. Within the Southern Hills Overlay Area, areas of high ecological value are mapped and building and subdivision in these areas is regulated they receive a higher degree of protection.

Clearance of areas of indigenous vegetation that is comprised predominantly of Manuka and Kanuka is receives less protection with clearance of 1ha permitted over a 5-year period.

There has been a reduction in indigenous landcover since 2004, primarily with the loss of 170ha of Kanuka and Manuka.

The Upper Hutt District Plan has also signalled that it will, "...introduce a Plan Change as soon as practicable to identify significant natural areas within the City..." as required by the Regional Policy Statement.

Council has already undertaken some work on identifying significant natural areas, so that they can be given formal protection. However, more detailed identification of the areas needs to be undertaken, in consultation with affected landowners and interested parties, prior to their inclusion in the Plan.

Policy 40 of the Proposed Greater Wellington Natural Resources Plan seeks to protect and restore ecosystems and habitats with significant indigenous biodiversity values, including:

- rivers and lakes with significant indigenous ecosystems identified in Schedule F1 – Rivers and Lakes (including Hutt River and all tributaries above and including the Pakuratahi River, Moonshine Stream, Whakatikei River, Akatarawa River], and
- significant natural wetlands, including the significant natural wetlands identified in Schedule F3 - significant wetlands (including Blue Mountain Bush Swamp Forest, Johnson's Road Wetland, Ladel Bend Wetland, Martin River Wetland, Stock car wetland, Whakarikei wetland, Whakatikei Headwater swamp]

No terrestrial ecosystems are identified under the Proposed Plan although there is direction that these areas need to be identified and protected by District Councils in their plans.

The Wellington Conservation Management Strategy (CMS) provides policy direction for the management of Public Conservation Estate in the area for conservation and recreation purposes.

The current CMS document was developed in 1996 and is currently under review. This review process will be important as it sets the overarching direction for the management of the Tararua and Rimutaka Forest Parks and those scenic reserves located in Upper Hutt.

6.3 LANDSCAPE AND CHARACTER

The RMA requires the consideration and protection of areas of important landscape and amenity. Part II of the Act seeks the preservation of the natural character of wetlands and rivers (Section 6(a)) and the protection of outstanding natural landscapes from inappropriate subdivision, use and development (Section 6(b)). Amenity values are also to be maintained and enhanced (Section 7(b)).

The Greater Wellington Regional Policy Statement notes that the RMA requires the identification and protection of 'outstanding natural features and landscapes' and that the management of landscape more generally is inherent in the concept of sustainable management and maintaining and enhancing amenity and the quality of the environment.

The RPS identifies that large-scale earthworks and rural residential developments are pressures on some of the Region's landscapes, which are seen as being at risk of being altered or degraded due to on-going pressure to utilise and develop the land resource. The RPS also directs Districts to map outstanding landscapes and natural features and provide for their protection in District Plans.

The Upper Hutt District Plan does not currently identify outstanding natural landscapes or features. However some discrete areas of high landscape and visual values in the Southern Hills area are identified on district planning maps and have associated regulatory protection. Landscape values of the

Southern Hills include the highly visible land either side of the ridgeline, including prominent and distinctive vegetated spurs, particularly where the hills form a backdrop to the suburbs and CBD of Upper Hutt. The identified value of the Southern Hills landscape is to provide a largely undeveloped, 'green' backdrop to the city, with areas with high levels of naturalness (high quality landcover, largely unmodified landform and the absence or unobtrusiveness of built elements). To ensure consistency with the new RPS, it will be necessary for UHCC to map and protect these important landscape areas.

The Maymorn Structure Plan report²⁷ identifies that Upper Hutt City features three broad landscape characters: basins, low lying hills and steeplands. The basins include valleys, rivers and waterways. Surrounding the basins are areas of rolling to moderately steep hills, which are covered in remnant and regenerating indigenous vegetation and some areas of commercial forestry. These scenic hillsides provide an important backdrop for the urban areas. The steeplands cover the steeper hills of the headwaters of the rivers in the upper valley catchment and the more rugged areas of the Rimutaka, Tararua and Akatarawa Ranges.

This description is consistent with the Urban Growth Strategy report that identifies green areas as contributing strongly to Upper Hutt's image and identity, with both the backdrop created by the bush-covered hills and mature trees in the residential areas being highly valued by residents. Consultation results consistently show that the quality of the environment and open spaces are considered by residents to be some of the best things about the city. The hills, parks, forests and rural areas surrounding the city

²⁷ Maymorn Structure Plan – Background Report. 2009. Prepared by Becca for Upper Hutt City Council.

are consistently mentioned; open space and the natural environment are important for Upper Hutt residents in terms of identity, opportunity and nature. That sentiment is reflected in the community's concerns and preferences that were recorded during the initial rounds of consultation earlier in the Rural Strategy development process as well as the LTP and annual community survey.

Consultation to date, including within the context of site specific investigations²⁸, have identified the importance of the hill country as providing an important green backdrop to Upper Hutt.

The development of the Maymorn Structure Plan has highlighted the importance of the open space character of this area. The low levels of development and the greater separation between buildings mean that the un-built open space character not only dominates but is valued. This is also reflected in the District Plan (Policy 5.4.2 and 5.4.3), which promotes the open farmland and low level of development within the valley floor zone, as follows:

"The Valley Floor Sub-zone is characterised by a range of land uses which generally retain the open farmland characteristics. The Valley Floor areas have a low level of building development. While there are some areas in which there are a number of structures, there is generally a high degree of separation between clusters of buildings.

The Hill Sub-zone comprises significant areas of both indigenous and exotic forest which will remain a dynamic environment as varying ages of forest are

²⁸ Southern Hills Environmental Management Strategy (2008) and the Maymorn Structure Plan.

harvested and planted. It also contains small areas of pastoral farming and areas in various states of reversion to indigenous vegetation.

Maintaining larger site sizes in the Valley Floor and Hill Sub-zones will generally ensure that the rural character is not compromised by numerous clusters of buildings spread across the landscape. It also provides greater opportunities for significant natural features and areas of indigenous flora and fauna to be retained. Larger sites also assist in avoiding the creation of nuisances resulting from inadequate separation between new dwellings and existing activities. Retaining openness maintains a rural character which distinguishes the areas from the more densely settled urban environment.”

6.4 RECREATION

The major recreation resources in the rural zone include Akatarawa, Kaitoke and Pakuratahi Regional Parks, Rimutaka Cycle Way, Hutt River Trail and Staglands Wildlife Park. Other popular recreation areas within and outside the rural zone include Trentham Memorial Park, Maidstone Park and Harcourt Park.

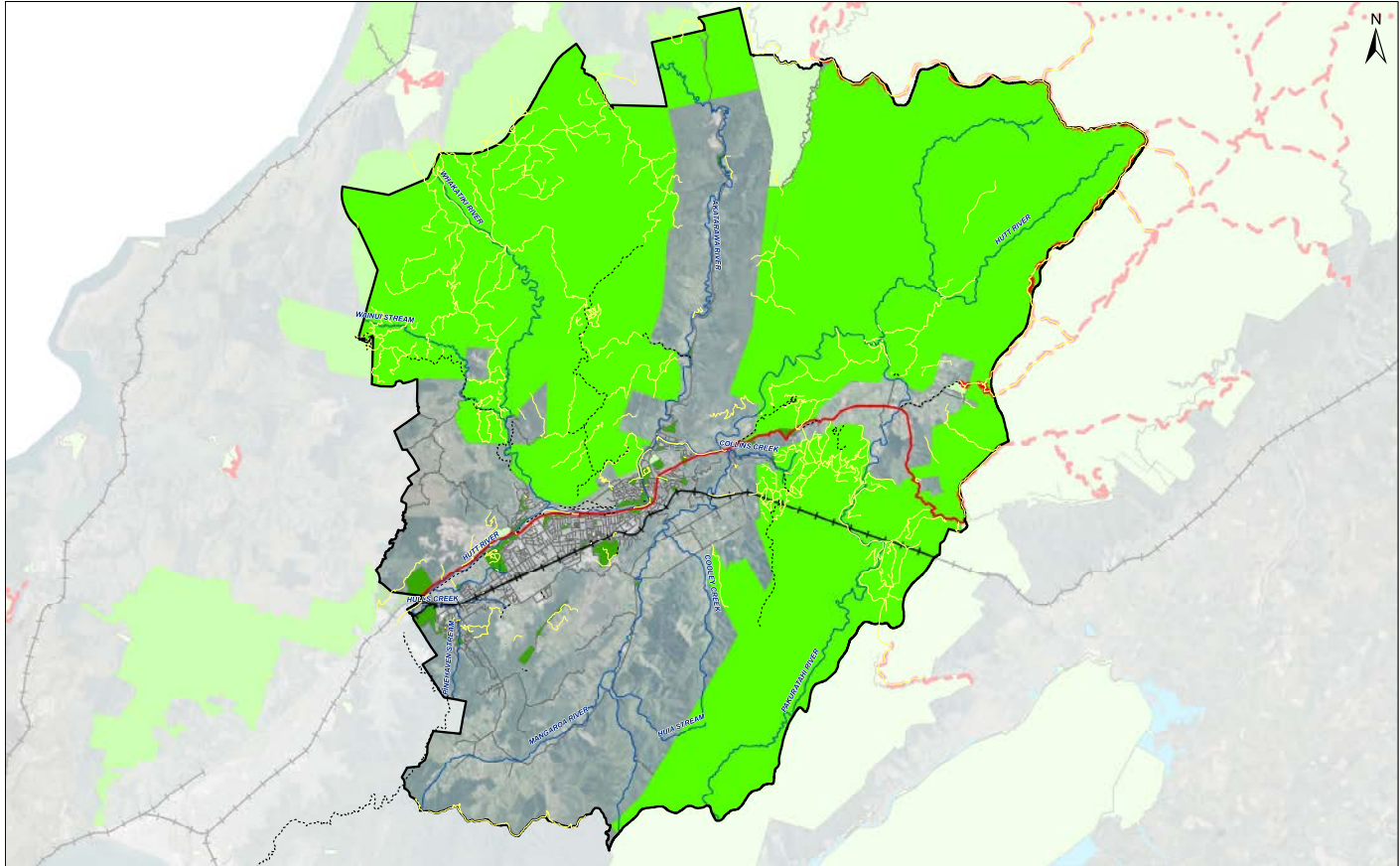


FIGURE 6.1 – RURAL RECREATION ASSETS AND PUBLIC LAND

A network of smaller parks throughout the city provides space for organized sport and casual recreation; Council manages 577 ha as parks and reserves across the city made up of sports fields, playgrounds and 20 km of walking and cycling tracks.

There are a number of organised recreation activities and clubs that are based in rural Upper Hutt. For example, the Hutt Valley Gun Club is based on a 63 acre property in Whitemans Valley and the Rainbow Valley Horse Centre in Mangaroa.

Very popular activities include off-road and road cycling, family camping, walking, hiking/tramping, motor cross four wheel driving and picnicking beside rivers. The Hutt River Trail gets over 1 million visits per annum.

The steep and densely forested landscape of the Tararua Ranges has long attracted recreation such as tramping and hunting, with tramping tracks forming the only access to the area. Despite the rugged landscape and sometimes-severe climate, the ranges are now one of the most frequented alpine areas in the country²⁹. There are a number of organised groups and clubs in the Wellington area that use the Upper Hutt rural environment. For example, the Upper Hutt Walking and Tramping club organises 3-5 hour trips most weekends, with many of those being within the Upper Hutt area (9 of the 26 organised trips on the club's Trip List for 2015 were in the Upper Hutt area).

Upper Hutt has a number of mountain biking locations with a range of trail types and grades³⁰. The Karapoti Classic mountain bike event held in Akatarawa Forest attracts between 600 and 1,000 riders, some from

²⁹ Rural Area Summary Document

³⁰ <http://www.breakaway.org.nz/trails/>

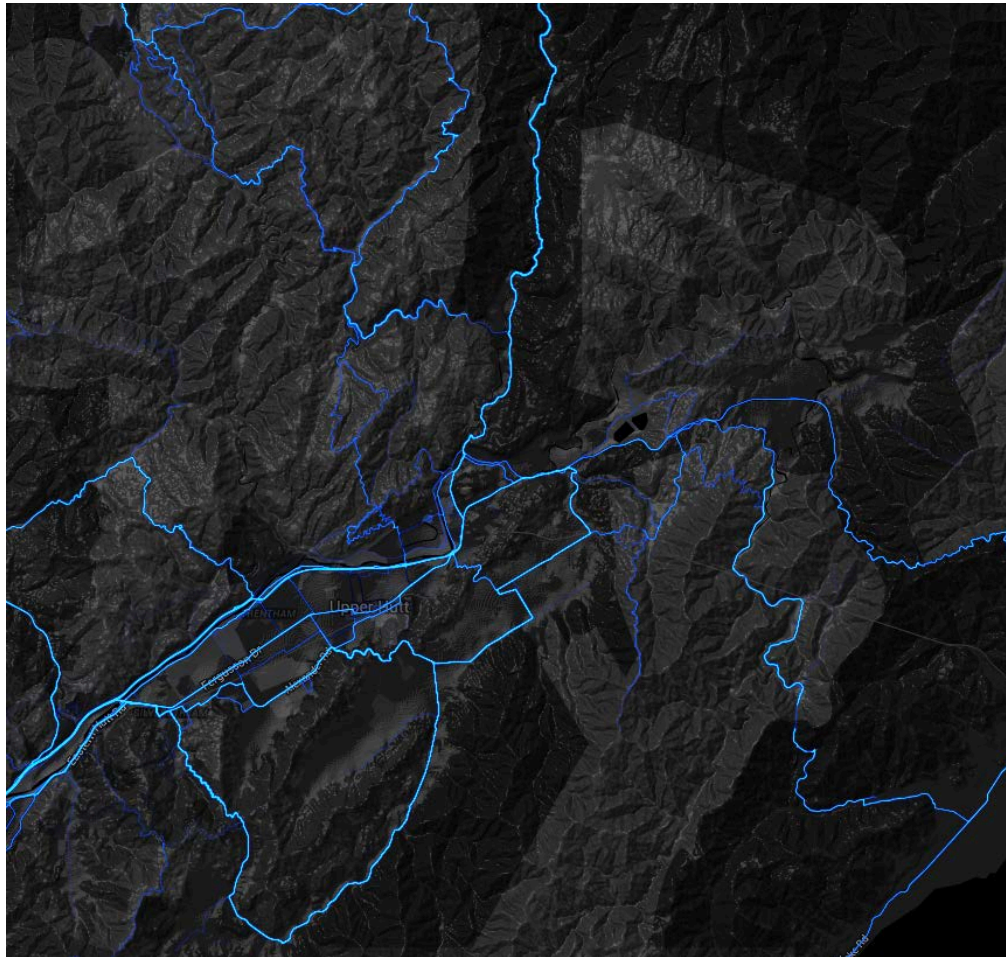
overseas and many from around New Zealand. Few of these trails are purpose built mountain biking trails, with a few areas of purpose built 'single track' in the Mt Climie area only. The Rimutaka Cycle Way is one of New Zealand's 22 cycle ways and one of 11 Great Rides promoted nationally and internationally.

Road cycling is also popular in rural Upper Hutt. The roads in the area are popular with riders from Wellington and Lower Hutt. There are good circuits and tours which provide a wide range of challenges to riders of all levels. There has been documented conflict between cyclists and other road users in the area. The narrow rural roads lack a proper shoulder which has resulted in an increased friction between riders and motorists of late. This friction will increase with more people living in these areas. Figure 6.1 shows the Strava Heat Map for the Upper Hutt area. Strava³¹, is an app used by some cyclists to map their rides. The brighter lines on the heat map are those routes which experience higher use by strava users.

FIGURE 6.1- STRAVA HEAT MAP FOR UPPER HUTT³²

³¹ <https://www.strava.com>

³² The brighter lines represent routes which are ridden by greater numbers of riders. Actual numbers are not provided by Strava.



The Akatarawa Forest and the Kaitoke area are regionally significant for trail bikes and 4WD vehicles, being the only extensive, forested area with a wide range of roads and tracks suitable for off-road vehicles in the Wellington region. The use of trail bikes is growing which has given rise to some conflict

with mountain bikers and horse riders. It is a popular and growing sport in the area.

The Te Marua Speedway is an important asset, which attracts drivers and spectators from around the Wellington region.

Horse riding is popular in the Mangaroa/Wallaceville area with a concentration of equestrian facilities in Leonard Road/Gorrie Road area. The larger (in excess of 4ha) lifestyle lots in this area are popular with horse owners as they provide the room required for horses and associated facilities.

6.5 TOURISM

Nationally tourism is currently strong with just on 3 million visitor arrivals in New Zealand for the year ended June 2015 with strong growth from China, US, UK and Germany. Australia remains the country's biggest market. Domestic tourism is up in virtually all regions after what has been described by the industry as one of the best summers ever. Auckland, Christchurch and Queenstown are the major gateways and visitor hubs that continue to drive growth into New Zealand.³³

Wellington City received more than 1.4 million domestic commercial guest nights and close to 734,000 international guest nights in 2014 (Commercial Accommodation Monitor, Statistics NZ). Australia is Wellington's largest international visitor market (200,000 Australian visitors spent at least one night in Wellington in 2014). Over 144,000 cruise passengers visit Wellington

³³ Ministry of Business Innovation and Employment, 2015 International Visitor Arrivals

each season³⁴. This level of demand suggests there is potential to explore how Upper Hutt could attract a greater share of Wellington's visitors. However, currently most domestic and international visitors do not see Upper Hutt as a visitor destination. Upper Hutt is not on the list of the Top 10 Things To Do in Wellington (that includes places like Te Papa, Oriental Parade, the Zoo, Cable Car, scenic tours and Weta Cave).

The most popular tourist attractions in Upper Hutt for international visitors are sites associated with the filming of Lord of the Rings, especially Rivendale within Kaitoke Regional Park. Other tourism activity in the rural zone include commercial tours and independent day trips to the Wairarapa, Waikanae and Whiteman's Valley, staying in rural B&B's and visiting boutique arts and craft galleries and farm-gate properties (such as blueberry farms in the Akatarawa Valley)³⁵

6.6 FUTURE TRENDS AND PROJECTS

Looking ahead the next 30 years, the following recreation trends will have an influence on participation in walking/hiking and cycling:

1. Two-thirds of the New Zealand population live in the North Island – from this it is reasonable to expect increasing demand for walking, tramping, biking and other outdoor opportunities in the North Island, close to the main centres.
2. Walking, jogging, cycling, swimming and hiking/tramping are among the top 10 most popular recreation activities undertaken by

³⁴ Positively Wellington Tourism, 2015 Key Tourism Statistics for Wellington

³⁵ (Upper Hutt I SITE).

the New Zealand population (by level of participation).³⁶ Thus it is fair to assume that these activities will remain popular in Upper Hutt due to its natural environment and provision of parks, trails and other recreation amenities

3. Use of easy to moderate walking and tramping tracks by international visitors can be expected to increase commensurate with the rising tide of inbound tourism to New Zealand.

Recreation projects given priority in the Upper Hutt Long Term Plan 2015 include:

- *Cruikshank Rail Tunnel walkway/cycleway*

This project will create a new walkway/cycleway from Park Street to Cruickshank Tunnel along the original route of the Upper Hutt to Featherston railway line. The trail will create a new recreational route for walkers and cyclists with historical interest.

- *National cycleway (Hutt River Trail – widening)*

Sections of the Hutt River Trail need to be upgraded and widened to bring it up to the standards of the Rimutaka Cycle Trail. Council notes: "Improving the trail along the Hutt River is expected to benefit not only cyclists, but also the local economy that services visitors to our city."

- *Citywide walkways/cycleways*

This project will establish a network of commuter and recreational walkways and cycleways through and around the city. It will benefit both locals and visitors by increasing opportunities for commuting and sightseeing. The

³⁶ Sport New Zealand, 2014, Sport and Active Recreation in the Lives of New Zealand Adults

network will start with the development of 10 trails that will radiate from a central point connecting common destinations and existing walkways and cycleways.

- *Urban Cycleways fund*

The Government has established an *Urban Cycleways Fund*, which in conjunction with other funding sources including the *National Land Transport Fund* and local government, is facilitating the implementation of various projects aimed at making cycling a safer, more attractive transport choice. The Fund will allow projects to be implemented sooner than may have otherwise been the case. In the case of Upper Hutt, this year the Council has received funding to bring forward the implementation of two cycling projects within the City –the widening and sealing of the Hutt River Trail (which forms part of the Rimutaka Cycle Trail) and the provision of a new rail corridor route to run from Silverstream to Upper Hutt City Centre.

While these projects are within the urban area, the funding is expected to also allow other cycling initiatives contained in the UHCC LTP be brought forward, including the Cruickshank Tunnel project. This connection would have the potential to make cycling from Mangaroa Valley to Upper Hutt CBD a more attractive option, as well as provide an alternative and potentially more direct connection to the Rimutaka Cycle Trail.

Apart from these projects, there are no other known major new developments in the pipeline. It is likely that existing trails for walking and biking – mainly the more popular routes such as the Hutt River Trail and Rimutaka Rail Trail – will receive steady increases in use. It is doubtful if the Karapoti Classic mountain bike event will increase its participation (which has been in slight decline for the last 3 – 4 years due to increased competition from other bike events).

At a regional level, there is an acknowledged lack of easy (grade 1 and 2) trails. Upper Hutt is well positioned to capitalise on this with the success of the existing easy grade trails such as the Hutt River Trails and the Rimutaka Rail Trail. The Cruickshank Tunnel, Mangaroa, Wallaceville and Whitemans valleys provide a great opportunity for the development of additional easy grade cycling opportunities. If linked to Upper Hutt City, the Mangaroa Train Station and complemented by well-designed rural living and small scale industry development, they will prove popular with the regional community.

6.7 COMMUNITY VALUES

The feedback documentation recording community views³⁷ shows general support for the continued maintenance of Upper Hutt’s existing open space rural character. The values associated with this area were constantly articulated through consultation material and included

- Quietness;
- biodiversity;
- high quality landscapes;
- low housing density;
- somewhere where people can walk cycle, and ride horses without busy traffic.

For many, the current open space and natural values of rural Upper Hutt are the reason for them living, working and recreating in the area. It was also identified that there would be value in undertaking a landscape character

³⁷ Reports summarising the first two rounds of community consultation for the Rural Strategy development process.

assessment of specific rural areas to better describe the actual rural character and amenity for each area. This work could be used as a basis for future planning in the area. Identifying the character which makes these areas special.

There are comments in the consultation feedback that support the provision of rural lifestyle development. There was an overall lack of support for further 'Maymorn' type proposals in the rural area.

The community members who participated in consultation were mostly supportive of an overall vision that the rural area is a place where open space and landscape character is maintained, the rural skyline is protected, and buildings, earthworks, and subdivision are managed appropriately. There was general agreement for desired outcomes to enhance biodiversity by planting native species, protecting native fauna, waterways, and undertake pest management. Some commented on establishing a continuous green belt around the Upper Hutt valleys that could link in with recreation and biodiversity corridors.

There is support in the community feedback for good water quality and a desire for improvement through management of erosion and contaminants, with a request for increased monitoring of existing waste water systems, and consideration of the relationship between aquifers and surface waterways. Other comments included consideration of options to purchase and restore the Wallaceville wetland.

The community feedback also highlighted a desire for better public access to waterways. There is also comment that Council could develop a rural subdivision guide and refer to Selwyn, Kapiti and Taupo District Council's as good examples.

For tourism and recreation matters the community places significant value on:

- Being able to easily access open space, waterways, parks, gardens, heritage sites, natural and cultural attractions such as Tunnel Gully, Kaitoke, Hutt River and so on. There is a view that improvements could be made, including clear and legal access to waterways to further enable the enjoyment of this resource.
- Not being excluded or displaced from accessing rural areas because of housing subdivisions
- Cycle, walking and bridle paths that connect communities with each other and to greenbelts, waterways, hill country
- Safe cycling on rural roads especially conflict between road users and cyclists in rural areas is growing.
- Horse riding is important and the establishment of additional bridle paths for horse riding (especially in the Maymorn/Walleceville area)

6.8 ENVIRONMENT, TOURISM AND RECREATION OBSERVATIONS

- While there is an abundance of indigenous vegetation in the hill country, very little exists on the valley floors. The protection and enhancement of remnants in the valley floor areas will be important. Council has indicated that it will prepare a Significant Natural Areas study that will map the values of significant indigenous vegetation in the district, which will provide structure to the protection of these areas as well as identifying opportunities for enhancement work.

- The bush and tree clad hill backdrop is an important part of the City's identity. While large parts of the backdrop are in Crown or Council ownership, areas of forestry and scrub in private ownership may be vulnerable to land use change. Protecting that backdrop will require a strategic approach to subdivision and land use in those prominent areas.
- The rural character and amenity, which is valued by the community, could be at risk from poorly planned and designed subdivision and development. Subdivision can lead to the fragmentation of areas of open space and change the character of these areas irreversibly. The community consultation process identified the values (i.e. open space, biodiversity, low density housing) but there does not appear to be an understanding of the actual character of some of the rural Upper Hutt (i.e. how these values combine at place). The development of site-specific character assessments (especially for those areas which are under greatest development pressure) will provide a clearer picture of the place-based qualities which are valued by the community.
- Recreation activities such as cycling, walking and horse riding are popular and likely to continue to be popular in the future. The development of easy grade trails for walking, cycling and horse riding will meet the growing demand for these experiences. This can include linking up existing trails to locations of interest (Maymorn train station, historic sites and waterways etc.) and development in the rural area. This should include investigating opportunities that may exist on private land.
- Safety for cycling and riding horses on or beside rural roads is a current concern of the community. The potential for conflict

between traffic and recreational road users may increase if development and use in the rural area also increases.

- Motorised recreation pursuits such as 4wd and trail biking is an important and growing recreation activity in Upper Hutt. Enabling these activities will cater to the growing local and regional participants in this activity.

6.9 OPEN SPACE, ENVIRONMENT, RECREATION AND TOURISM KEY QUESTIONS

1. What does rural Upper Hutt look like?

While there is an abundance of indigenous vegetation in the hill country, very little exists on the valley floors. Some of this forest is (i.e. Kaitoke Rainforest) of high ecological significance and is not found in many other locations in the lower North Island. Approximately 50,000 hectares of the rural environment is publically owned, mostly by Greater Wellington Regional Council (GWRC) and the Department of Conservation (DOC).

Rural Upper Hutt offers a diverse range of recreational pursuits. There is a range of biking and walking trails in the Akatarawa valley, above Mangaroa and in the Regional Parks. The Hutt River Trail and the Rimutaka Rail Trail are key walking and cycling routes in the area, which have wide appeal. Parts of the Akatarawa and Kaitoke Regional Parks are also popular for motocross and 4WD enthusiasts. The Mangaroa valley is popular for horse riders, with a concentration of equestrian businesses and horse owners in that location. Hunting and camping are also popular, with the regional parks providing opportunities for both.

2. What is happening in rural Upper Hutt now?

Biking (road and mountain biking) in Upper Hutt is popular with Upper Hutt locals and residents of the wider region. There are some issues relating to conflict between cyclists and other users, which is having a detrimental effect on mountain biking as a recreational activity in this area. Road riding is popular, but many rural roads are not designed for dual use with cars and user conflict is occurring. There is also a lack of bridle trails to accommodate the growing number of horse riders that are living and riding in the area. Motocross and 4-wheel driving are popular in the Akatarawa and Kaitoke areas.

While tourism is not a strength of the area, locations such as 'Rivendell', located near Kaitoke, are popular and located in proximity to a number of other recreation assets such as walking tracks.

3. What does the community want to happen in rural Upper Hutt in the future?

There is support for taking advantage of rural Upper Hutt's surrounding outstanding natural beauty, wide range of leisure and recreational activities, and being a great place for family and people who enjoy the outdoors.

There is overall support for the amount and quality of recreation opportunities in the area including regional parks, walks, and cycling. The desired outcomes expressed by the community include lowering speed limits on rural roads to promote cycling, walking, the development of bridle trails, and tourism development that does not detract from the rural character (i.e. open space, naturalness, quiet, lifestyle blocks and a range of recreation activities).

Safety for cycling and riding horses on or beside rural roads is a current concern of the community

4. What can we expect to happen in rural Upper Hutt in the future?

The District's natural values do require active management to protect and enhance them, especially on the valley floor areas where development pressure is higher. If not done it is expected that there will be a further decline in these values.

Recreation activities such as cycling, walking and horse riding are popular and likely to continue to be popular in the future. The development of easy grade trails for walking, cycling and horse riding will meet the growing demand for these experiences. This can include linking up existing trails to locations of interest (Maymorn train station, historic sites and waterways etc.) and development in the rural area. This should include investigating opportunities that may exist on private land.

7 NATURAL HAZARDS

Natural hazard data for rural Upper Hutt is limited, with current data indicating that natural hazard areas are limited to the main valley floor area. Chapter 14 of the UHDP notes that, "The particular geology, hydrology and topography of the Hutt Valley make Upper Hutt vulnerable to a variety of natural hazards. Earthquakes and flooding are the most important natural hazards that threaten Upper Hutt's communities." In addition, the steeper land that surrounds the valley floor areas are prone to land sliding and areas of vegetation also present a wildfire hazard.

SEISMIC HAZARDS

The main active fault lines follow the Hutt River in a north-easterly direction in the main valley floor area. They are generally in urban areas but extend up into the Kaitoke basin area. At a regional level areas of amplified ground shaking and liquefaction susceptibility have been identified³⁸. While these areas are in the large part low hazard the Wallaceville area has been identified as having a higher susceptibility to ground shaking and liquefaction.

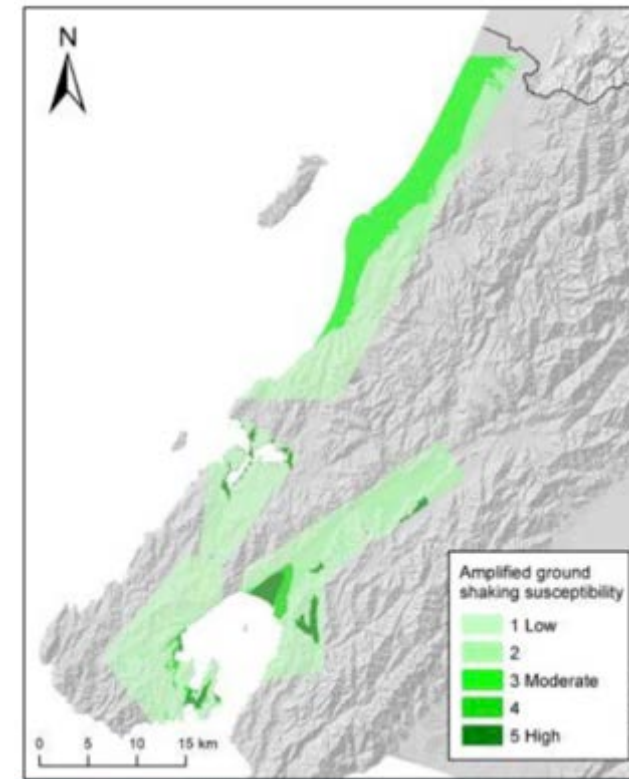


FIGURE 6.1– AMPLIFIED GROUND SHAKING SUSCEPTIBILITY IN THE WELLINGTON REGION ³⁹

RIVER FLOODING

³⁸ Natural Hazards – background report greater Wellington Regional Council, 2005 Helen Grant et al.

³⁹ Natural Hazards – background report greater Wellington Regional Council, 2005 Helen Grant et al.

Some areas of Upper Hutt have been modelled for river flooding and limited areas along the Hutt River are mapped as being susceptible to a 1% AEP (1 in a 100 year) flood event. While not modelled it is highly likely that there will be flood hazards associated with the other rivers in rural Upper Hutt. The District Plan notes that subdivision in rural areas is likely to increase the potential for development close to rivers and careful consideration will be required. In addition it has been identified that certain upstream activities can increase the frequency and magnitude of flood events. For example, removal of vegetation can result in increased water run off, sedimentation and debris blockages, thus creating significant risks

Plan Change 15 to the Upper Hutt City District seeks to introduce flood and erosion hazard information for the Mangaroa River, and to update and expand flood hazard information and add erosion hazard information for the Hutt River. This includes objectives, policies, rules and maps that are intended to ensure that development in these areas is managed appropriately. At a Council meeting in September 2013, progressing the Plan Change was deferred pending verification of the accuracy of the flood modelling and data that has been used to inform the proposed Plan Change. At such time as a plan change on this matter may be progressed, it has the potential to affect where development and/or the ease with which development (in terms of activity consent class), may occur in the Mangaroa and Whiteman Valley areas, including the provision of infrastructure.

LANDSLIDES

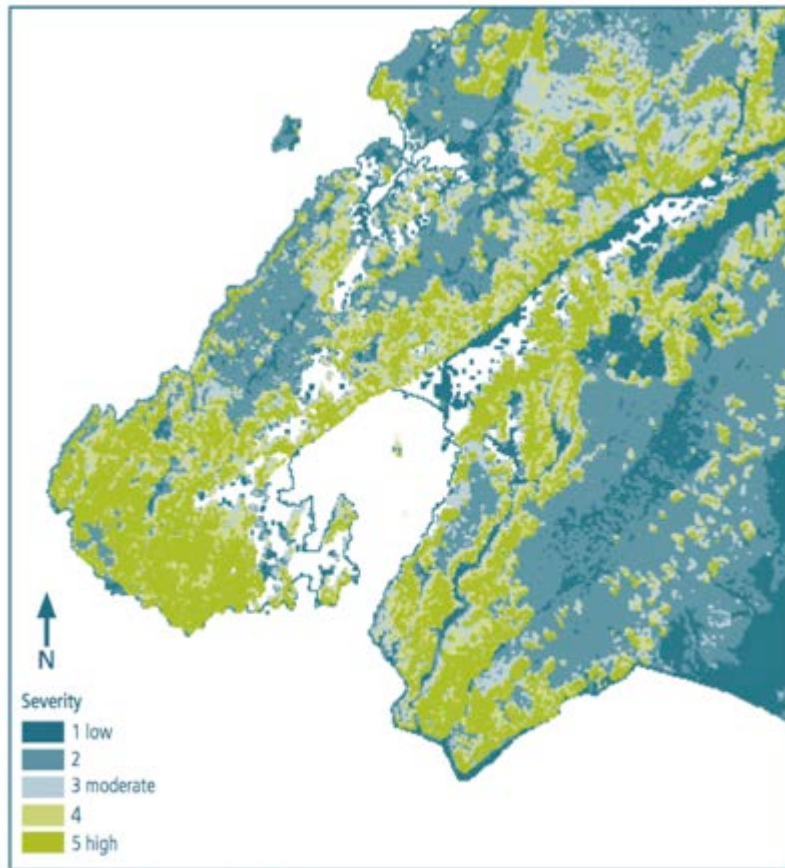
At a regional level the region's geology, tectonic setting and climate make it particularly prone to landslides. Landslides in the region are generally triggered by earthquakes or, more commonly, by intense or prolonged rainfall. Despite this, the underlying cause is often development and

modification of slopes, particularly steeper slopes. Map 6 in Volume II identifies the location of the steeper slopes in the Upper Hutt district.

WILDFIRE

Wildfires can be started naturally, such as by lightning strike, but are more commonly started by humans. In the ten years from July 1995 to June 2005 there were 1,544 separate wildfire events of which about 100 were in the Upper Hutt district. The Greater Wellington Regional Council Wildfire Hazard fact sheet⁴⁰ identifies the vegetated hill areas in the Hutt valley as being susceptible to moderate to high wildfire hazard. These areas are shown on Figure 24 below.

⁴⁰ http://www.gw.govt.nz/assets/Emergencies--Hazards/wildfire_hazard.pdf



Wildfire hazard in the Wellington Region.

FIGURE 6.2 - WILDFIRE HAZARDS

7.1 COMMUNITY VALUES

The desired outcomes identified by the community as they relate to natural hazards include a reduction in the consequences of flooding (i.e. through investment in flood protection works) and erosion in rural Upper Hutt and ensuring that future development adequately manages the risk of damage from natural hazards.

The results of consultation to date include:

- have indicated that some places should not be built on due to hazard risk;
- the incidence of rural fires should be reduced, including by a review of the District Plan to include actions specifically on this;
- areas not suitable for residential development due to natural hazards should be identified;
- There needs to be a focus on community safety including investigating hazards in rural areas and support processes;
- Flood hazard areas need to be identified in the District Plan with rules to limit development;
- The impact on property values is not sufficient justification for council to disregard statutory obligations to hazard planning and management;
- Mangaroa flood plan needs to be addressed and amended before decisions are made on the future of this area;
- Ground truthing and consultation with locals is important to avoid mapping errors in early stages.

In addition, regional direction is that built development should be avoided in areas susceptible to natural hazards.

7.2 NATURAL HAZARD ISSUES

- While there is an understanding of the range of natural hazards within rural Upper Hutt, their actual extent is not always well defined. This is especially relevant for the river flood hazard which may affect future development, including infrastructure, in rural Upper Hutt.
- As population density increases and more people move into the rural environment, the risk associated with natural hazards increases. Knowledge of natural hazard extent and potential is essential for management of risk associated with future development.
- With a growing rural population and an anticipated increase in people participating in recreation activities in areas at risk of natural hazard events, the Council and other civil defence agencies will need to develop robust hazard response measures.

7.3 NATURAL HAZARDS KEY QUESTIONS

1. What does rural Upper Hutt look like?

Rural Upper Hutt has a range of hazards being river flooding, seismic, wildfires and landslides.

2. What is happening in rural Upper Hutt now?

While there is an understanding of the range of natural hazards within rural Upper Hutt, their actual extent is not always well defined. This is especially relevant for the river flood hazard which may affect future development, including infrastructure, in rural Upper Hutt.

3. What does the community want to happen in rural Upper Hutt in the future?

The community has expressed a view to reduce the consequences of flooding (i.e. through investment in flood protection works) and erosion in rural Upper Hutt and ensuring that future development adequately manages the risk of damage from natural hazards.

4. What can we expect to happen in rural Upper Hutt in the future?

As population density increases and more people move into the rural environment, the risk associated with natural hazards increases. Knowledge of natural hazard extent and potential is essential for management of risk associated with future development.

8 A PRODUCTIVE RURAL UPPER HUTT

8.1 REGIONAL TRENDS

This section of the report examines the current state and drivers influencing the use and development of rural Upper Hutt for primary production purposes. The focus of this section is on primary production activities, as other financially productive activities such as commercial recreation and tourism opportunities are addressed in other parts of the report.

8.2 CURRENT STATE OF PRODUCTION IN THE RURAL ENVIRONMENT

Compared with other local authorities in New Zealand, Upper Hutt has a relative small area of rural land of approximately 49,130 hectares.

While the rural environment (i.e. land that is not used for urban land uses) accounts for approximately 96% of the City's total land area of 54,115 hectares, it is predominantly covered with indigenous forest and scrubland.

In terms of productive rural land (i.e. excluding urban and indigenous vegetation etc. uses) approximately 32% (6,838 hectares) is in plantation forestry use and 11% is in pasture. 10% is in identified Manuka and Kanuka, which while is indigenous vegetation has potential to be used for honey production.

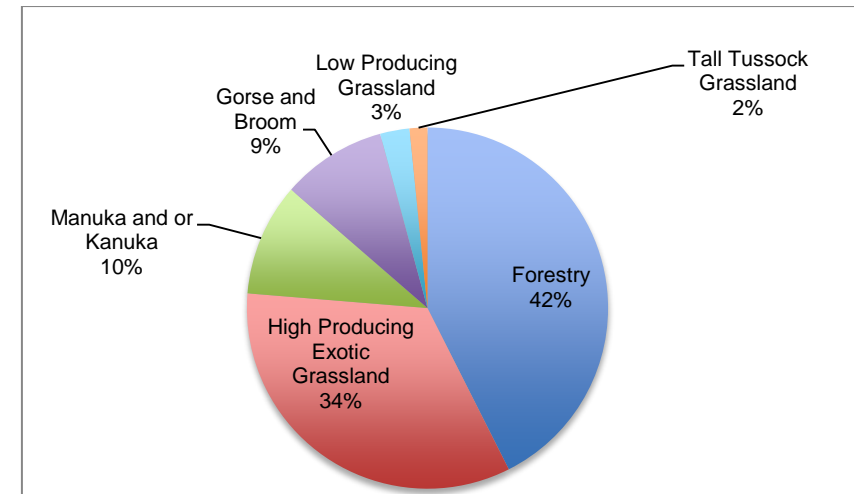


Figure 8.1 – Productive land in Upper Hutt 2014

Figure 8.2 shows the change in this land cover since 2004 which shows a reduction in all productive land covers except for forestry. Kanuka and manuka drops by 11% and high producing and low producing pasture dropping by 7% and 8% respectively.

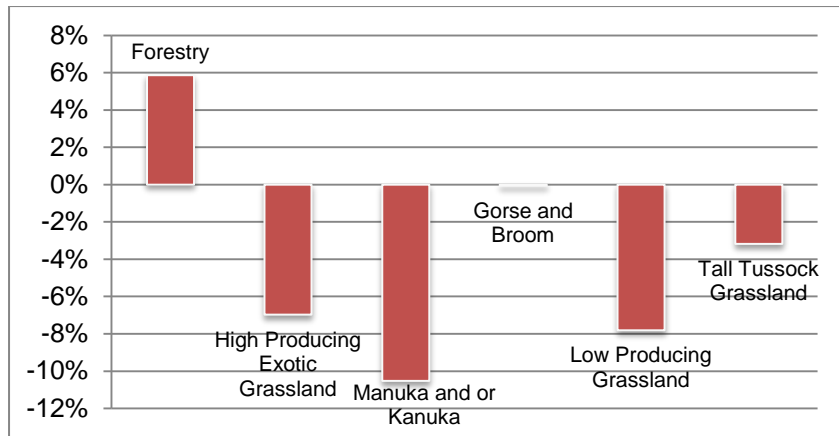


Figure 8.2 - Change in Productive Landover in Upper Hutt since 2004

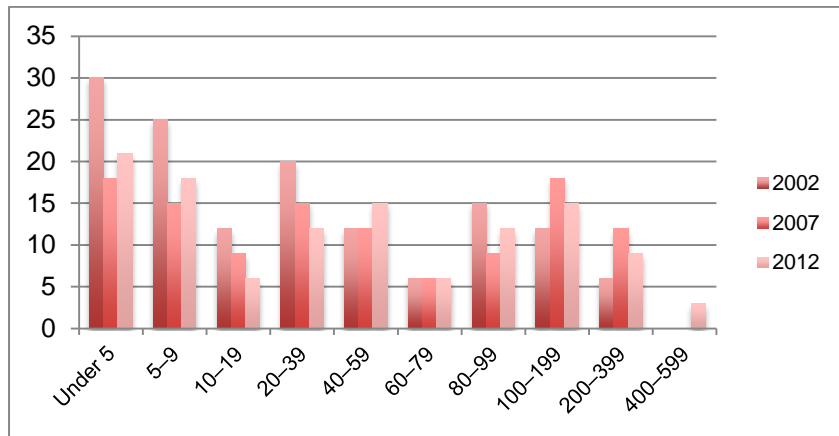


Figure 8.3 – Farm Sizes (in Hectares) in Upper Hutt over the last three Census

The number and types of farms in Upper Hutt can be seen in Figure 8.4 below. This shows an overall reduction in the number of farms since 2002 and a reduction in the diversity of farm types as well. Figure 8.3 shows the relative sizes of these farms over this period.

Farm Type	2002	2007	2012
Nursery production	6	3	3
Berry fruit growing	3	0	0
Vegetable growing (outdoors)	0	3	0
Apple and pear growing	Suppressed	0	3
Sheep farming (specialised)	9	9	15
Beef cattle farming (specialised)	40	27	21
Sheep-beef cattle farming	6	9	9
Other crops growing	3	0	3
Dairy cattle farming	9	3	6
Deer farming	6	0	3
Horse farming	9	6	6
Pig farming	3	0	3
Other livestock farming	Suppressed	3	0
Forestry	35	42	42

Other	3	0	0
Total	132	105	114

Figure 8.4 – Farm Type and Number in Upper Hutt

The area of Upper Hutt that is in plantation forestry and grassland is considered insignificant at a national scale. At June 2007, farmland made up 54.8 % of the total New Zealand land area, with three-quarters of this being pasture⁴¹. Approximately 1.751 million hectares – about 7% – of New Zealand's land area is in plantation forestry⁴², of which Upper Hutt's plantation forests account for about 0.4%.

There is potential for growth in the area of rural Upper Hutt in plantation forest, if there is change in government incentives for forestry. The MPI Afforestation Grant Scheme and the Emissions Trading Scheme (which puts an effective price on carbon and therefore carbon sequestration services such as standing forest), could encourage replanting and new forestry.

There is approximately 1,620 hectares in Manuka and Kanuka, which may have a potential for Manuka honey production, however that potential will be dictated by the quantity and quality of the Manuka in terms of its Unique Manuka Factor (UMF) or methylglyoxal (MGO) content. The 2006 census date had no full time apiary employers or employees in Upper Hutt City, which suggests that honey production is not a competitive land use at this stage. However there are some small scale/boutique honey producers in Upper Hutt currently.

⁴¹ Statistics New Zealand (2011). Key findings on New Zealand's progress using a sustainable development approach: 2010. Wellington: Statistics New Zealand.

⁴² Ministry of Primary Industries (2014) National Exotic Forest Description as at 1 April 2014.

The Upper Hutt rural zone is in a state of transition (nearly complete) from traditional farming land holdings to a more mixed rural residential, lifestyle and part time farming and forestry land holdings. The rural area has become a home to non-traditional economic activities which will include professionals working from home and home based enterprises (facilitated by internet and broadband services) and the opportunity for various small scale industries and recreational/outdoor education services to develop.

These changes that have occurred are not unique to Upper Hutt but are common to peri-urban areas around most of our major cities, where the opportunities for a rural lifestyle but with easy access to a city is highly valued.

Further growth in various cottage or small scale industries depends upon market demand, local networks of entrepreneurial residents and an encouraging regulatory and economic development regime. Maintaining relative land value during this transitional period is important. Lower value land that is in proximity to urban areas could lead to situations which could attract businesses that are seen as detracting from the character and amenity of the rural environment. These include businesses such as the storage of vehicles, waste/clean fill, and other activities that create noise, high volume traffic and lower high quality landscapes. The Council has the option of managing the types of activities which can occur in rural Upper Hutt through planning restrictions, in locations where this could be an issue.

8.2.1 PASTURE-BASED PRIMARY PRODUCTION

Most of the pastureland within Upper Hutt is grazed with sheep and beef cattle, although there are a few dairy farms remaining in Whitman's Valley. Infrastructure to support dairy farming, such as milk processing facilities, has decreased over time as the number of dairy farms has decreased. The

2012 agriculture statistics recorded 6 (see figure 8.4) dairy farms in Upper Hutt. With the nearest major milk processing facilities being located at Longburn near Palmerston North and Mangamutu near Pahiatua, it is likely this infrastructure isolation will make subdivision an increasingly attractive option (however there may be market demand for local supply through direct sales at the farm gate).

The lack of infrastructure in Upper Hutt City for traditional farming extends to farm servicing facilities and businesses such as farm supply stores or regional stock sale yards. Extension activity such as field days by DairyNZ or Beef and Lamb are all likely to be in the Wairarapa and/or Manawatu and therefore require travel and extra costs relative to farming peers in those districts. Of course farming in Upper Hutt does give better access to a range of cultural and social opportunities that are less available in larger rural communities, and may justify forgoing some of the traditional support services.

With the trend nationally being for farms to get larger over time to maintain an economic business unit, the cost of land in Upper Hutt and the existing fragmentation of large farm blocks as a result of subdivision is a significant hindrance to farm expansion. The cost of land on a per hectare basis is significantly elevated as a result of the demand for lifestyle development.

The development of non-traditional businesses based in the rural area (and that are compatible with the rural character) does not guarantee a major economic contribution to Upper Hutt City in the foreseeable future but they do bring a richness and stability to the local communities in which they sit.

8.3 Regional Trends

The Wellington region has an established agriculture and horticulture industry, which supports the Region's high-end consumer demand for agrifoods and targeted export markets. At a regional level, Wellington's primary sector contributed \$496 million to regional GDP and directly employed 4,526 people in 2,459 businesses. The Region produces 3.3% of New Zealand's primary output and includes a diverse range of land uses including pastoral agriculture, cropping, horticulture, forestry, wine growing and olives. The majority of this production is in the Wairarapa and Kapiti Coast areas and not in the Hutt valley.

The Wellington region is growing a reputation as the cuisine capital of New Zealand, which is fuelled by local events (for example, Visa Wellington on a Plate) and the population of 448,956 people that live in the Region.

Some of the regional issues that have been identified include:

- A growing urban population could limit land available for expanded production if it encroaches on productive rural land.
- Subdivision into uneconomic parcels of land impacts on productivity and future potential for the sector as small blocks do not allow for commercial scale production.
- Some producers are not driven by commercial imperatives and therefore are not driven to scale their business (e.g. lifestyle block owners).
- A significant proportion of primary food processing takes place outside the region, reducing the value of economic activity to the region.

All of these issues apply to Upper Hutt as well as the wider region.

8.4 Community Values

The summary of feedback from the first rounds of consultation on the Rural Strategy records support for small scale industry and the use of local resources, agriculture (especially small scale farming) and forestry use as these are significant contributors to the character and amenity of the rural environment and are generally compatible with rural lifestyle living.

Many rural houses double as business premises, particularly for the likes of professionals working from home. There was an expressed preference to protect traditional farming activity (with its associated odours and noise) from reverse sensitivity pressures from rural residential activity that is sensitive to those typical cross-boundary effects.

8.5 PRODUCTIVE RURAL AREA OBSERVATIONS

- The Upper Hutt Rural area that is in private ownership is relatively small and fragmented and makes only a minor contribution in terms of regional and national primary sector output. The total area in pasture is only 6,500 hectares, dispersed over 7 character areas and mostly in smaller parcels.
- There is approximately 3000 hectares of exotic forestry in private ownership.
- The economic drivers to support an expansion of primary production in Upper Hutt do not appear to be present, except perhaps in relation to plantation forestry (subject to carbon sequestration policy) and some opportunity for manuka and kanuka honey production.
- There is likely to be further pressure for subdivision of land that is currently used for primary production. There will be a number of

factors that drive decisions of landowners currently using their land for primary production to subdivide. These include:

- The desire by current land owners to either down size their property or sell out completely and subdivision offers them the opportunity to maximise the sale price and therefore capital return.
 - The desire by current land owners to subdivide to provide an independent title for family members.
 - Impending retirement with no successor.
 - The desire by current landowners to complete subdivision before a district plan change that may prevent subdivision and to gain flexibility.
 - The market demand for lifestyle or rural residential lots.
 - The operating costs of primary production businesses, particularly where isolation from service and processing facilities increases costs.
- The median income levels for those residing in the rural environment are growing and are higher than average.
 - There is a risk that lower land values in the rural area compared to the City's urban area could attract businesses that are seen as detracting from the character and amenity of the rural environment. These include businesses such as the storage of vehicles, waste/clean fill, and other activities that create noise, high volume traffic and lower high quality landscapes.
 - It is likely that the decline of the rural economy (in the traditional sense) will continue, but this will give rise to a more diverse economy with a potential growth in smaller scale cottage industries, given the right conditions. The compact and accessible (i.e. proximity to large regional population and markets) nature of

rural Upper Hutt and the presence of some productive soils could support a more diverse and character-based rural economy. However such growth will require infrastructure, initiative and active investment and would need to be supported and facilitated by both the private and public sector (i.e. the Economic Development Stimulus Policy) to create opportunities for people and business to prosper in the rural area.

8.6 A PRODUCTIVE RURAL ENVIRONMENT KEY QUESTIONS

1. What does rural Upper Hutt look like?

The Upper Hutt Rural area that is in private ownership is relatively small and fragmented and makes only a minor contribution in terms of regional and national primary sector output. There is a range of productive land uses in the rural environment with sheep and beef farming and forestry accounting for the most common uses.

The total area in pasture is only 6,500 hectares and there is approximately 3000 hectares of exotic forestry in private ownership.

2. What is happening in rural Upper Hutt now?

The area of land being used for primary production is decreasing as farms are subdivided and sold. The relatively small area of versatile soils (Class I to III) and the lack of supportive infrastructure (i.e. agricultural consultants, support services like large animal vets, distance to processing facilities, etc.) indicates that this decline will continue.

3. What does the community want to happen in rural Upper Hutt in the future?

There is support for small scale industry and the use of local resources, agriculture (especially small scale farming) and forestry use as these are significant contributors to the character and amenity of the rural environment and are generally compatible with rural lifestyle living.

Many rural houses double as business premises particularly for the likes of professionals working from home. There was an expressed preference to protect traditional farming activity (with its associated odours and noise) from reverse sensitivity pressures from rural residential activity that is sensitive to those typical cross-boundary effects. Some community members see these activities as 'the making of' the rural environment, along with lifestyle blocks.

4. What can we expect to happen in rural Upper Hutt in the future?

It is likely that the decline of the rural economy (in the traditional sense) will continue, but this will give rise to a more diverse economy with a potential growth in smaller scale cottage industries, given the right conditions.

The compact and accessible (i.e. proximity to large regional population and markets) nature of rural Upper Hutt and the presence of some productive soils could support a more diverse and character-based rural economy. However such growth will require infrastructure, initiative and active investment and would need to be supported and facilitated by both the private and public sector (i.e. the Economic Development Stimulus Policy) to create opportunities for people and business to prosper in the rural area

9 MOVEMENT AND INFRASTRUCTURE

This section looks at the key infrastructure (such as transport networks and network utilities) in the rural environment. It looks at its distribution and use as well as any plans for expansion or changes in the management of infrastructure in the future. Infrastructure capacity, quality and accessibility are major drivers for development in both urban and rural settings. Conversely, development that runs ahead of infrastructure provision places high pressure on existing infrastructures and leads to inefficiencies and limitations on economic, social and environmental outcomes. Infrastructure is also a key factor that is largely within the direct control of the Council, and can be used as a means to facilitate (or discourage) land use and development in particular areas.

9.1 CURRENT STATE

An assessment of the current state of infrastructure by character area has been undertaken. This can be found Appendix 2 Description of Infrastructure by Character Area.

9.1.1 NATIONAL INFLUENCES

The *Thirty Year New Zealand Infrastructure Plan, 2015* sets out a number of strategic issues that will face the country as a whole in the coming years. While focussed at a macro-level, strategic issues include:

- our infrastructure is aging and will need to be renewed;
- affordability pressures will be compounded by our aging population and our growing cities;
- to keep our economy growing, our infrastructure needs to support higher levels of productivity;
- technology is changing everything;

- our growing economy will create infrastructure pinch points; and
- our climate is changing and our natural resources are under pressure.

These national-level issues are also relevant at the Upper Hutt scale. The rural area of Upper Hutt will face most, if not all of these issues due to its proximity to major urban areas.

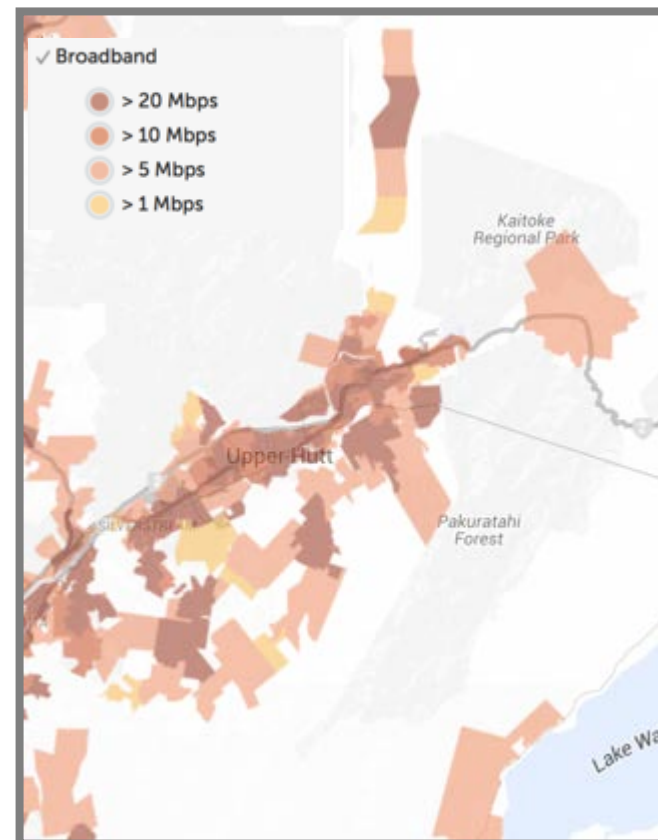
BROADBAND INITIATIVE

The Government has provided \$2 billion that will go towards two broadband initiatives: Ultra-Fast Broadband (UFB) and the Rural Broadband Initiative (RBI). The UFB initiative is to bring faster, better internet to 80% of New Zealanders in their homes, schools, hospitals, marae and businesses – including all rural public hospitals and schools, and many libraries. Improved internet connectivity has the potential to increase opportunities for ‘foot-loose’ businesses to locate in areas remote from traditional business centres and to facilitate increased opportunities for working from home, which may in turn increase the desirability of rural areas as a place to live.

The RBI fibre network has been installed to Mangaroa School⁴³. As part of the RBI programme, telecommunication cabinets are progressively being upgraded to improve the connection speeds of the existing copper wire network. As an example, the cabinet serving the Akatarawa Valley was upgraded in mid 2015, which has increased the internet speeds in that area (see Figure 9.1) from between 1 and 5 Mbps to between 10 and 20 Mbps, with residents within about 1km of the cabinet able to access a VDSL broadband service with speeds in excess of 20 Mbps⁴⁴.

The Government is investing an additional \$100 million as part of the RBI extension programme (RBI 2) to increase the number of rural properties with access to improved broadband. Upper Hutt City has submitted a Registration of Interest for allocation of some of that funding to further improving rural broadband.

FIGURE 9.1: MAP OF RURAL CURRENT BROADBAND SPEEDS⁴⁵

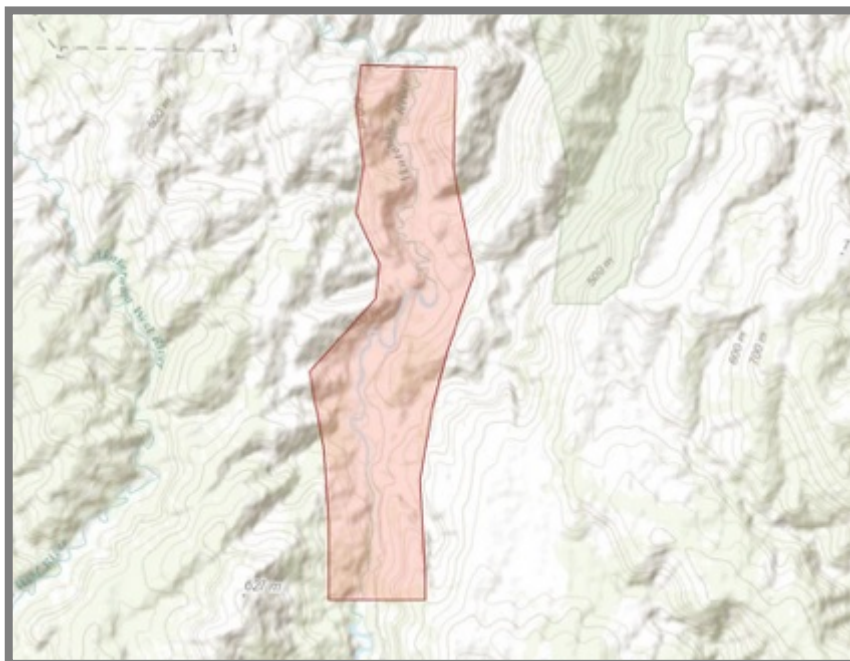


⁴³ <https://www.chorus.co.nz/file/65150/UFB-and-RBI-Schools-Rollout-Schedule-updated-July2015-Public.xlsb>

⁴⁴ <https://www.chorus.co.nz/better-rural-broadband-for-kapiti-masterton-and-upper-hutt>

⁴⁵ Source: Chorus

FIGURE 9.2: MAP OF AKATARAWA AREA WITH IMPROVED BROADBAND



9.1.2 REGIONAL INFLUENCES

WELLINGTON REGIONAL LAND TRANSPORT PLAN 2015

The *Wellington Regional Land Transport Plan 2015* (RLTP) identifies the priorities and key improvement projects for the Region for which funding or co-funding is to be sought from the National Land Transport Fund

(administered by NZTA).⁴⁶ The RLTP has a long term horizon of up to 30 years, but identifies a shorter term six-year programme of priority land transport activities. Of particular relevance to the Upper Hutt rural environment are:

1. A high quality, reliable public transport network

Provision of a high quality (frequent, comfortable, safe, and easy to use) and reliable peak period public transport network that will give an efficient method for moving large numbers of people. On-going investment in the region's rail network is an important part of the RLTP. Improved park-and-ride facilities are also promoted. In the Upper Hutt context, planned improvements include the double-tracking of the rail line between Trentham and Upper Hutt, which will improve reliability of services, and a new service pattern to optimise capacity. Buses are also highlighted as playing an important role in supporting the rail network by providing connecting feeder services as well as core public transport services. Improvements in public transport will be a significant factor in enhancing the desirability of Upper Hutt's rural areas as a place to live for commuters.

2. A well planned, connected and integrated transport network

Land use patterns and the degree to which they are integrated with transport networks have a significant influence on travel demand, and appropriate land use policies are crucial to support an efficient and sustainable transport network. It is identified that structure

⁴⁶ An activity or project must be included in the RLTP if it is to be considered for funding from the NLTF, but such inclusion does not guarantee that funding will be forthcoming.

plans and other local area planning tools can be used to encourage comprehensive and integrated new developments, rather than ad hoc urban sprawl.

3. An attractive and safe walking and cycling network

In conjunction with integrated transport networks the Plan sets out the vision for continued improvement (in safety and quality) of walking and cycling networks, particularly for short trips, so that they provide a safe and attractive transport option. The installation of new infrastructure for pedestrians and cyclists such as cycle lanes, off-road paths, and crossing facilities is also identified, which it is noted will be developed incrementally by local councils and NZTA.

4. A reliable and effective strategic road network

The Plan notes that the region's strategic road network provides vital connections between sub-regional centres within the region and provides links outside the region for the movement of freight, and for people to access jobs, schools, shops and other facilities. Among others, improving infrastructure along key routes within the region and improving east-west connectivity are two key areas identified in the Plan for improvement. In the Upper Hutt context, four-laning of SH2, starting with the section between Silverstream and Moonshine Road and eventually extending to Maoribank, is identified as a project to be implemented in the longer term.

As a whole, such regional infrastructure improvements and connections may increase the desirability of Upper Hutt, including its rural areas, as a place to live because commuting times may be reduced and the network may become more reliable.

WELLINGTON REGIONAL POLICY STATEMENT

The Wellington Regional Policy Statement 2013 (RPS) identifies various Resource Management Issues and associated Objectives and Policies designed to address them. Of particular note are the following:

Regional form, design and function – in keeping with the strategic objective from the RLTP noted above, chapter 3 of the RPS identifies two Resource Management Issues relating to problems arising from a lack of integration between land use and the region's transportation network, and from sporadic, uncontrolled and / or uncoordinated development.

Associated Objectives (9 and 10) and Policies (8, 9, 10, 39, 57 and 65) seek to ensure that development occurs in a planned and coordinated way and in areas within the region that take account of the location and capacity of existing infrastructure, or which do not create unsustainable demand for new infrastructure. The implementation of the RPS objectives and policies has the ability to influence where future development in the rural zone may occur relative to existing infrastructure,.

Infrastructure – Objective 10 and associated policies 7, 8 and 39 seek that the social, economic, cultural and environmental benefits of regionally significant infrastructure are recognised and protected. This is in response to the fact that the management, use and operation of infrastructure can be adversely affected by incompatible land uses.

The implementation of this objective and these policies will influence where future development can occur, relative to existing infrastructure. In the context of the Upper Hutt rural environment, regionally significant infrastructure includes the railway corridor through Managaroa Valley, the electricity transmission lines running along the western side of the Valley and onwards to the Wairarapa via the Kaitoke character area, and sections of the Rimutaka Cycle Trail that are identified in the RLTP as having

combined utility and recreation focus (therefore being defined as part of the 'strategic transport network').

Energy – Objective 9 of the RPS seeks that the Region's energy needs are met more efficiently, with greater use of renewable energy from diversified types and scales (to replace dependency on fossil fuels), and with reduced greenhouse gas emissions from transportation in particular. Objective 9 and its associated policies focus on supporting renewable energy, reduction in energy use and more efficient use of energy. This has the potential to influence infrastructure provision, including domestic scale (up to 20kW) and small scale distributed renewable energy generation (up to 100 kW) infrastructure and cycling / walking infrastructure.

PROPOSED NATURAL RESOURCES PLAN, 2015

Reflective of its place in the policy hierarchy, the Proposed Natural Resources Plan (PNRP), follows the lead of the RPS. The following provisions are of particular note regarding infrastructure:

Policy P14 requires that protection be given to regionally significant infrastructure and renewable electricity generation activities from new incompatible use and development by locating and designing any new use and development to avoid, remedy or mitigate any reverse sensitivity effects.

Policy P28, dealing with hazard mitigation measures, seeks to avoid the use of hard engineering mitigation and protection methods except where necessary to protect existing development from unacceptable risk. This policy signals that, in keeping with the flood protection policies outlined in the Infrastructure Strategy (see below), there will be a general move away from providing protection infrastructure to new areas subject to flood risk. UHCC has submitted against this policy.

9.1.3 LOCAL INFLUENCES

UPPER HUTT CITY COUNCIL DISTRICT PLAN, 2004

Various provisions in the *Upper Hutt City Council District Plan* influence the provision of infrastructure. Examples of *District Plan* provisions that are particularly relevant include the following:

- The zoning of any given rural area (e.g. rural valley floor (4ha minimum lot size) as compared to rural lifestyle (1ha minimum lot size)) and the resultant type and density of development can affect the need for and provision of different types of infrastructure.
- As regards different types of development or land use affecting infrastructure, the roading requirements may be different if they are going to serve predominantly residential users, as compared to regular use by heavy vehicles (e.g. if an area was going to be subject to a lot of logging truck or dairy milk tanker movements). The explanation to Policy 16.4.4 notes that rural activities can cause damage to roads or create dangerous situations where roads are not designed to accommodate such traffic.
- Just as zoning can affect infrastructure requirements, existing infrastructure and the ability for it to be upgraded can place limits on land use, an example being the condition or potential capacity of some rural roads. The *District Plan* identifies that "*Mangaroa Hill Road, Blue Mountains Road, Akatarawa Road, and parts of Moonshine Hill Road and Mount Cecil Road require major upgrading to be able to accommodate*

further significant development. Such upgrading may have significant adverse environmental effects". The Plan further notes, in respect of the Blue Mountains area in particular, that there are other development constraints including land stability, drainage, sewage disposal and access to groundwater. These are good examples of how the provision of infrastructure can be influenced by local topography and ground conditions and the resultant likelihood of adverse environmental effects in any given locality.

- The Plan also notes that the Limited Access Road provisions applying to SH2 and *"the nature of other roads in the Kaitoke area impose limits on further development in this part of the City"*
- Policy 16.4.3 promotes the efficient and effective use of existing utilities and to encourage the co-siting of compatible facilities. The explanation to this policy notes that utilising the spare capacity of existing systems can be a more efficient use of resources than the development of new systems and such use of spare capacity should be promoted where it is practicable and reasonable. It is also noted that, for example, urban infrastructure will generally be used more efficiently if new residential developments are contained within existing urban areas, rather than dispersed or ribbon forms of development. Consolidation of settlements promotes the efficient use of existing infrastructure capacity and facilitates the viable introduction of new facilities. Council intends to support this policy by promoting costing and charging regimes for Council's services and utilities which take into account the longer-term environmental implications of resource use and development.
- The Plan also includes a number of objectives and policies that direct the development of land use activities and infrastructure to manage potential conflict effects (such as reverse sensitivity and amenity

effects). It also includes provisions that focus on managing the adverse effects of the development and operation of infrastructure.

UPPER HUTT CITY LONG TERM PLAN 2015 – 2025

The *Upper Hutt City Long Term Plan 2015 – 2025* identifies various projects that the Council has planned and budgeted for over the next 10 years. There are a number of projects directly relating to or otherwise affecting infrastructure provision in rural areas. These are discussed further in the 'Future Directions' section below.

9.2 COMMUNITY VALUES

Through previous consultation directly on the development of a rural growth strategy, a number of community values and preferences for future development have been identified for rural Upper Hutt. Those values and preferences that relate to infrastructure and movement are summarised below.

ROADS

Previous consultation has identified desired outcomes for road safety and quality, which include that:

- the safety of road users is improved.
- rural traffic is well managed and the conflicts between different users are addressed.
- a good quality road network is in place that provides for the safe access of vehicles and other modes of transport, and which is maintained and managed effectively.
- speed limits are appropriate for the road conditions.

The issues relating to road safety aren't necessarily related to volume of traffic, but also the speed of some drivers and conflicts between different modes of transport and road users (such as cars, trucks, cyclists, horse riders and walkers). Community-suggested (infrastructure-related) options for addressing this safety issue included:

- the provision of space for walking, cycling and horse riding that is separate from cars, i.e. walkways, cycle paths and bridle paths;
- widening rural roads and maintaining them more effectively (although this was also seen as potentially detracting from the 'rural feel' and encouraging speeding);
- removal of blind corners;
- providing 'pull over areas';
- reducing the speed limit; and
- educating cyclists about safe riding practices.

Consultation responses indicate that the quality of rural roads requires upgrading and a better level of on-going maintenance. Improvements suggested included widening the road corridor, providing better drainage, providing better seal and enabling the use of berms by horses and pedestrians. Council has identified upgrade options that include improving visibility, widening, improved markings and rural improvement plans – subject to funding processes outlined in the Long Term Plan.

WASTEWATER, POTABLE WATER AND STORM WATER

There is a desire for rural households to have their own water tanks (be self-sufficient), have highly efficient wastewater systems and greywater recycling and that 'hydraulic neutrality' for the management of stormwater is promoted. These latter two issues are connected to concerns that old

septic tanks, ineffective drainage and the disposal of waste/storm water are negatively affecting water quality.

SUBDIVISION AND HOUSING

The rural community wants infrastructure to be safe and to appropriately accommodate development. A more coordinated approach to the provision of housing and infrastructure is supported. Feedback noted the need to recognise and consider the effects from new development that may adversely affect the natural values of the rural environment.

TELECOMMUNICATIONS AND POWER

Desired outcomes identified by the community include: access to high quality telecommunications / internet, reliable power, and that that new infrastructure considers the surrounding environment and is in keeping with its character. These outcomes are related to the fact that the unreliability/non-existence of these services is proving to be a barrier for successful business operation and could pose a safety risk (i.e. communicating accidents on farms and in civil defence emergencies).

9.3 FUTURE DIRECTIONS

The future development of infrastructure is heavily influenced by capital spending by local and central government. Because of the scale of investment required for many infrastructure development and upgrade projects, they have a planning horizon of several years if not decades. Therefore planned infrastructure spending that is already 'in the pipeline' will have a major influence on the quality and capacity of infrastructure and the movement of people and things in the short to medium term.

9.3.1 LONG TERM PLAN

The *Upper Hutt City Long Term Plan 2015 – 2025* identifies various projects that the Council has planned and budgeted for over the next 10 years. There are a number of projects directly relating to or otherwise affecting infrastructure provision in rural areas detailed in the Plan. These projects, include the following:

- Seismic upgrading of two rural bridges, one on Mangaroa Hill Road, the other on Whitemans Valley Road
- Progressive upgrading of rural roads, including sight distance improvements, alignment / carriageway improvements via the Roding Asset Plan
- The Cruickshank Rail Tunnel Walkway/Cycleway will create a new walkway/cycleway from Park Street to Cruickshank Tunnel along the original route of the Upper Hutt to Featherston railway line
- Undertake a bridleway feasibility study

9.3.2 RURAL BROADBAND INITIATIVE AND UFB

The Government's Ultra Fast Broadband (UFB) initiative and Rural Broadband Initiatives (RBI 1 and RBI 2), as well as the continued rollout of Vodafone's 4G network will, over time, increase internet availability and speed in rural areas of Upper Hutt. This will improve accessibility to internet based services to support both recreational and business opportunities in the rural area.

9.3.3 ROAD AND RAIL TRANSPORT

The Wellington Regional Land Transport Plan identifies improvements over time to the public transport network in the region, including that which serves Upper Hutt. While rail and bus service improvements (in terms of reliability, capacity, frequency and in the longer term, faster journey times

and increased reach) will have an effect on the Upper Hutt rural environment as an increasingly accessible commuter living environment. Likewise, planned improvements to the strategic road network are designed to improve journey times and reliability of the road system, could also result in the Upper Hutt rural environment becoming an increasingly attractive living environment.

9.4 MOVEMENT AND INFRASTRUCTURE OBSERVATIONS

- The national and regional direction set in policy and strategic documents is largely consistent with the outcomes sought by the community (as expressed during consultation). In particular, a desire to provide for various modes of transport in a safe and efficient manner, the need to upgrade infrastructure to improve efficiency, and the need for careful integration between land use development and the efficient provision of infrastructure.
- National and regional initiatives such as upgrades to the state highway and rail networks and the improvement of access to broadband will make the Upper Hutt rural environment 'closer' to Wellington and will enable opportunities for people to work or operate business from the rural environment.
- Future rural growth will need to be carefully planned and programmed, recognising the risk development poses to efficient infrastructure provision and operation.
- There is documented concern about the potential for water pollution to occur as a result of the use of septic tanks. Continued subdivision of the rural zone to smaller landholdings with the associated increase in one-off rural dwellings has the potential to exacerbate any such pollution.

- The GWRC policy that flood protection infrastructure will not be provided for areas of new development in flood hazard zones could limit rural growth in such areas. This is supported by the PRNP policy regarding avoiding the use of hard engineering hazard mitigation measures.
- Technological developments and improvements (such as the rural broadband initiative and rollout of the 4G network) may reduce the need for people to live and work in urban centres increasing the demand for rural living options.
- Planned improvements in public transport reliability and frequency (e.g. trains to Wellington) and to the Region's strategic road network (as documented in the RLTP), may also increase the desirability of the rural environment as a place to live.

9.5 MOVEMENT AND INFRASTRUCTURE KEY QUESTIONS

1. What does rural Upper Hutt look like?

The majority of the rural area is serviced by local roads, with the exception of Kaitoke which has SH2 running through it. Most areas do not have reticulated water or wastewater and the majority of houses have septic tanks of varying ages. The Mangaroa rail station is located in the rural area, but the wider rural area is not well serviced by public transport.

2. What is happening in rural Upper Hutt now?

The capacity of roads, in areas of high growth are being stretched by growing traffic numbers and uses (i.e. cyclists). There is a regional drive to

ensure that infrastructure planning aligns with development planning to ensure an integrated approach. National issues including the acknowledgement of the fact that infrastructure is aging and will need to be renewed, affordability pressures will be compounded by aging population, technology is changing everything and so is the climate are considered pertinent to Upper Hutt.

3. What does the community want to happen in rural Upper Hutt in the future?

There is an identified demand for a good quality road network is in place that is managed and maintained to provide for the safe use by vehicles and other modes of transport (including bikes and horses). There is a desire for new development to be appropriately serviced by infrastructure and for it to be hydraulically neutral. There is also a desire for access to high quality telecommunications, power and internet services in the rural area. Provision of new infrastructure, to support development, should not be to the detriment of the rural character however.

4. What can we expect to happen in rural Upper Hutt in the future?

The national and regional direction set in policy and strategic documents is largely consistent with the outcomes sought by the community (as expressed during consultation). In particular, a desire to provide for various modes of transport in a safe and efficient manner, the need to upgrade infrastructure to improve efficiency, and the need for careful integration between land use development and the efficient provision of infrastructure.

National and regional initiatives such as upgrades to the state highway and rail networks and the improvement of access to broadband will make the Upper Hutt rural environment 'closer' to Wellington and will enable

opportunities for people to work or operate business from the rural environment.

10 REFERENCES

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APPENDIX 1 ASSESSMENT DATA

1. CENSUS DATA

Table 1.1 Rural Upper Hutt Population Data

Area Unit	2001	2006	2013	Population change 2001-2013
Moonshine Valley	204	204	198	-6
Te Marua	978	1068	1152	174
Akatarawa	636	618	567	-69
Cloustonville	324	351	408	84
Mangaroa	1242	1461	1695	453
TOTAL	3,384	3,702	4,020	Net increase 636

Table 1.2 Work and labour force status of people in Upper Hutt City and New Zealand

	2001		2006		2013	
	Upper Hutt	NZ	Upper Hutt	NZ	Upper Hutt	NZ
Employed Full Time	64%	62%	15,396 (75.1%)	1,531,017 (73.2%)	15,561 (74.4%)	1,541,061 (71.5%)
Employed Part Time			4,083 (19.9%)	454,758 (21.7%)	3,939 (18.8%)	459,945 (21.4%)
Total Employed	-	-	19,479	1,985,775	19,500	2,001,006
Unemployed	6.6%	7.5%	1,017 (5%)	106,497 (5.1%)	1,419 (6.8%)	153,210 (7.1%)
Not in labour force	32%	33%	8,967	961,788	9,708	1,058,100

Table 1.3 Work and labour force status of people in Upper Hutt City and New Zealand⁴⁷

	2001						2006						2013					
	Moonshine Valley	Te Marua	Akatarawa	Cloustoneville	Mangaroa	TOTAL	Moonshine Valley	Te Marua	Akatarawa	Cloustoneville	Mangaroa	TOTAL	Moonshine Valley	Te Marua	Akatarawa	Cloustoneville	Mangaroa	TOTAL
Employed Full Time	99	372	261	120	510	1362	99	435	273	144	621	1572	99	471	243	165	783	1761
Employed Part Time	21	114	75	39	126	375	27	114	75	45	183	444	21	105	60	48	213	447
Total Employed	120	486	336	159	636	1737	126	549	348	189	804	2016	120	576	303	213	996	2208
Unemployed	6	30	18	6	27	87	6	27	12	6	21	72	6	39	21	9	30	105
Not in labour force⁴⁸	21	180	126	54	156	537	27	201	108	60	192	588	24	237	102	69	261	693
Median personal	\$31,9	\$23,3	\$22,2	\$22,0	\$26,9	Ave. \$25,2	\$42,1	\$29,7	\$29,3	\$33,2	\$34,4	Ave. \$33,7	\$52,0	\$34,0	\$36,8	\$33,0	\$42,1	Ave. \$39,5

⁴⁷ All figures are for the census usually resident population count aged 15 years and over.

⁴⁸ Anyone in the working-age population who are neither employed or unemployed but may be retired, studying, unpaid childcare or household work or unavailable for work due to illness (either temporarily or permanently).

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Table 1.4 Population – Usually Resident

Population - usually resident															
	2001					2006					2013				
	Moonshine Valley	Te Marua	Akatarawa	Cloustoneville	Mangaroo	Moonshine Valley	Te Marua	Akatarawa	Cloustoneville	Mangaroo	Moonshine Valley	Te Marua	Akatarawa	Cloustoneville	Mangaroo
Median Age	33.3	34	34	33	34	37.2	37.3	34.3	38.2	37.7	42.5	40.8	38.8	39.3	41
Percentage aged 65 and over	2.9%	6.7%	5.6%	6.4%	3.8%	5.8%	9.5%	6.3%	7.8%	4.9%	10.6%	10.9%	9.5%	8.8%	7.5%
Percentage aged under 15	27.9%	25.6%	24.5%	28.7%	30.9%	20.5%	26.6%	23.3%	25.6%	27.5%	19.6%	21.8%	21.1%	22.7%	21.3%
Male	102	498	315	168	636	105	534	297	189	744	108	594	282	213	879
Female	102	480	318	156	606	99	534	321	162	720	90	558	288	195	819

TOTAL	204	978	636	324	1242	204	1068	618	348	1461	201	1152	567	408	1695
Rural Upper Hutt Total Pop.			3,384					3,699					4,023		

2. PARCEL DISTRIBUTION BY ZONE

Table 2.1 2004 Parcel Distribution by Zone

Rural Zone	Number of Lots	Area (Ha)	< 4000 sqm	4000 sqm - 1ha	1ha - 2ha	2ha - 4ha	4ha - 10ha	10ha - 20ha	>20ha
RURAL HILL	643	43815.9	80	60	49	40	106	62	246
RURAL HILL B MNT	172	47.8	145	18	8	1	0	0	0
RURAL LIFE	496	1229.8	119	125	131	44	57	11	9
RURAL VALLEY	531	3618.1	80	74	35	53	210	36	43

1842	48711.6	424	277	223	138	373	109	298
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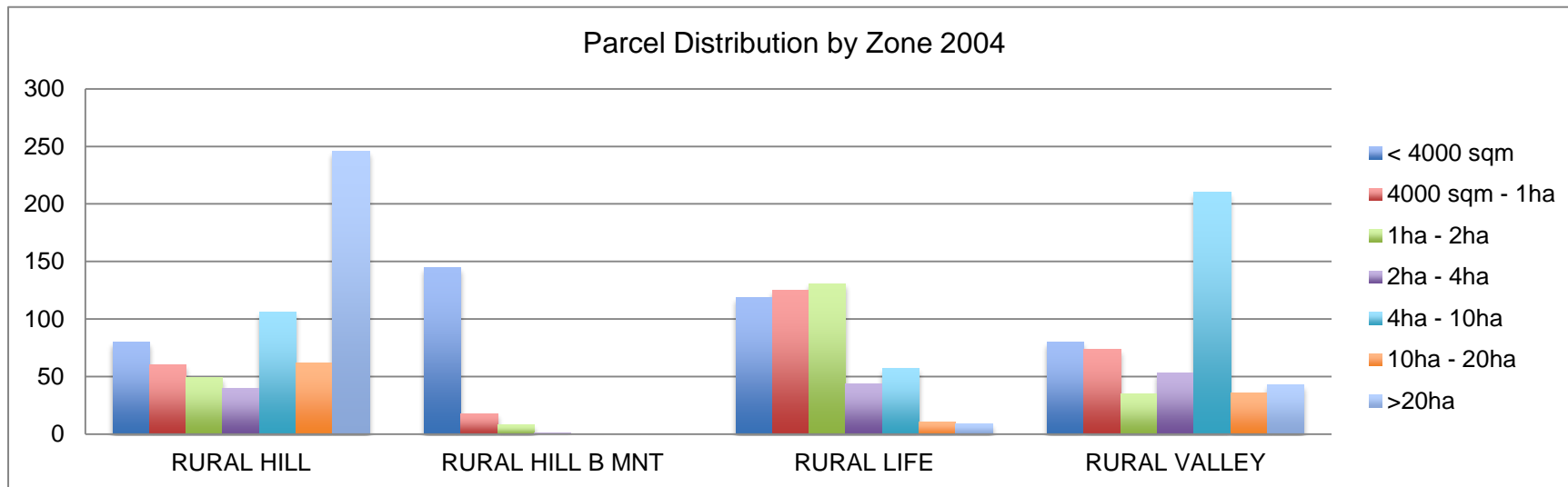


Table 2.2 2015 Parcel Distribution by Zone

Rural Zone	Number of Lots	Area (Ha)	< 4000 sqm	4000 sqm - 1ha	1ha - 2ha	2ha - 4ha	4ha - 10ha	10ha - 20ha	>20ha
RURAL HILL	673	43950.0	116	64	36	38	110	62	247
RURAL HILL B MNT	171	47.3	145	18	7	1	0	0	0
RURAL LIFE	547	1230.8	127	128	175	46	54	9	8
RURAL VALLEY	597	3502.3	79	60	45	71	277	32	33
	1988	48730.4	467	270	263	156	441	103	288

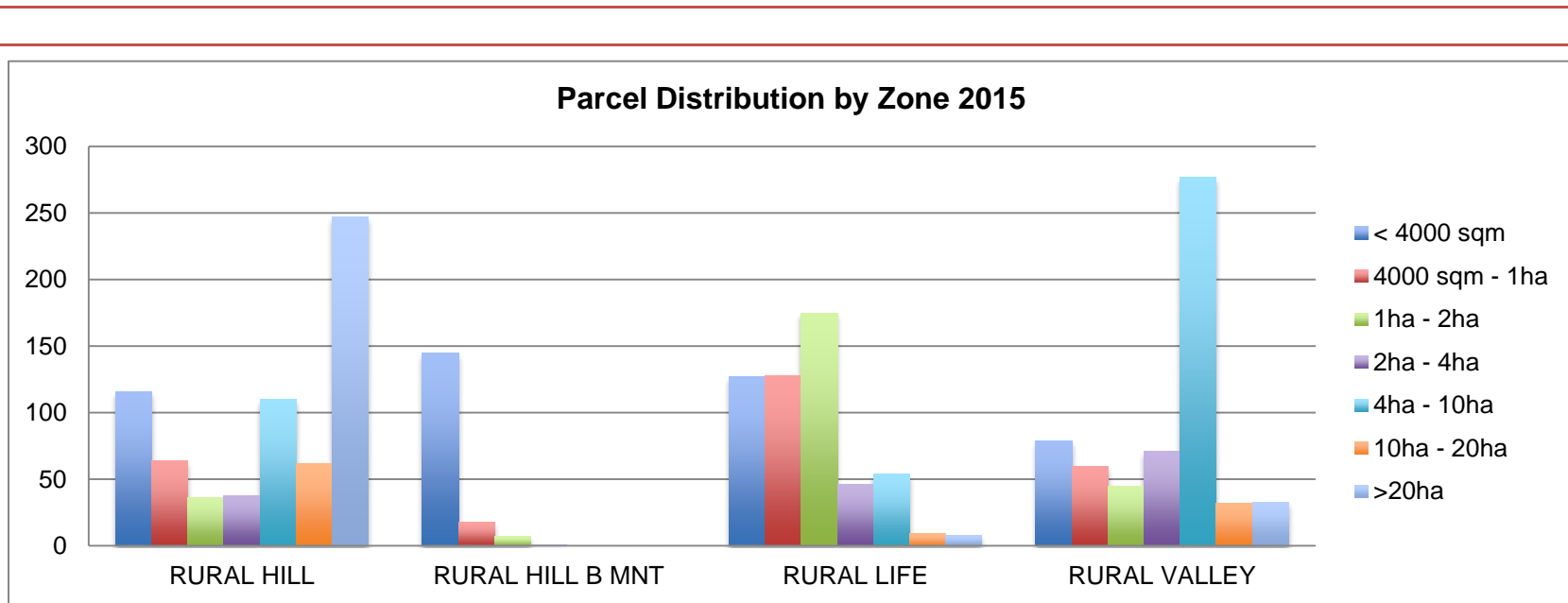
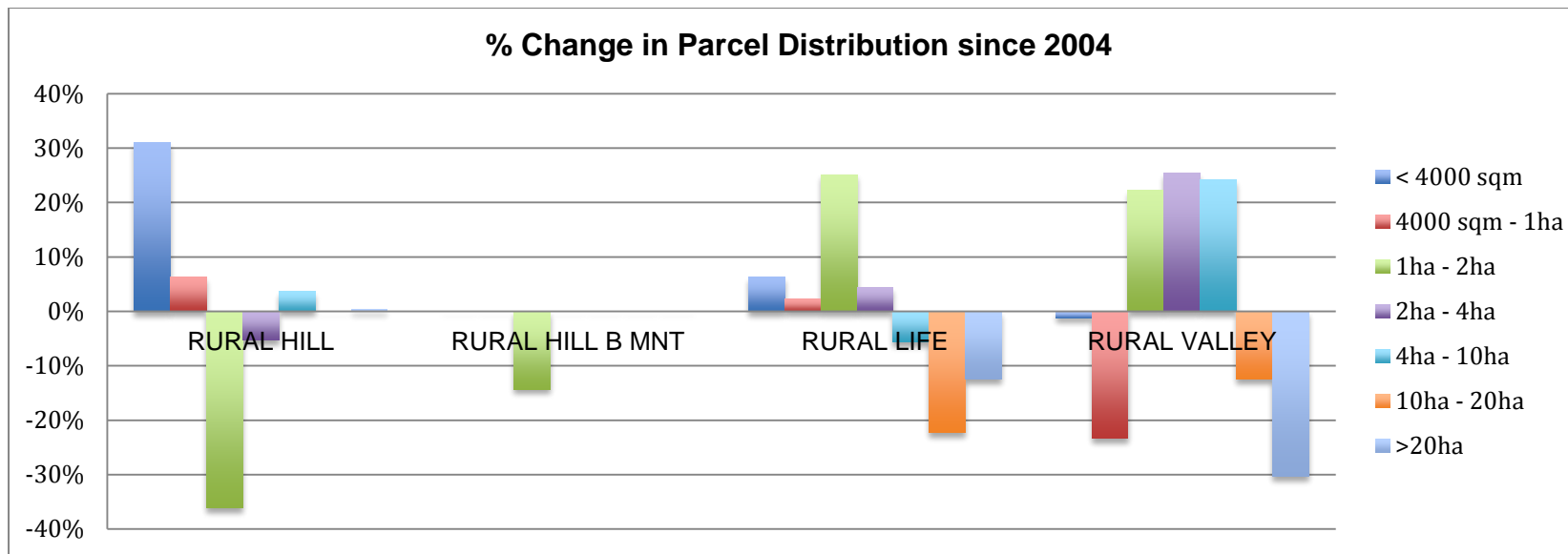


Table 2.3 Parcel Disribution by Zone - Change from 2004 to 2015

Rural Zone	Change in Parcel Numbers	% Change in Parcel Numbers	< 4000 sqm	4000 sqm - 1ha	1ha - 2ha	2ha - 4ha	4ha - 10ha	10ha - 20ha	>20ha
RURAL HILL	30	4%	31%	6%	-36%	-5%	4%	0%	0%
RURAL HILL B MNT	-1	-1%	0%	0%	-14%	0%	0%	0%	0%
RURAL LIFE	51	9%	6%	2%	25%	4%	-6%	-22%	-13%
RURAL VALLEY	66	11%	-1%	-23%	22%	25%	24%	-13%	-30%
Average Change		6%	9%	-4%	-1%	6%	6%	-9%	-11%

Overall there has been 146 new parcels created since 2004



3. PARCEL DISTRIBUTION BY CHARACTER AREA

Table 3.2 Parcel Distribution by Character Area 2004

Character Area	Number of Lots	Area (Ha)	< 4000 sqm	4000 sqm - 1ha	1ha - 2ha	2ha - 4ha	4ha - 10ha	10ha - 20ha	>20ha
Akatarawa	199	497.9	66	37	43	13	33	3	4
Eastern Low Hills	486	1990.3	243	80	58	28	28	19	30
Hill Country	732	42360.4	297	31	31	27	96	39	211
Kaitoke	277	1415.3	82	64	33	24	36	15	23

Moonshine	72	1024.2	12	6	5	4	21	9	15
Southeast Valleys	358	1397.2	103	75	42	31	78	13	16
Whitemans	155	929.3	8	16	13	12	88	11	7
Totals	2279	49614.6	811	309	225	139	380	109	306

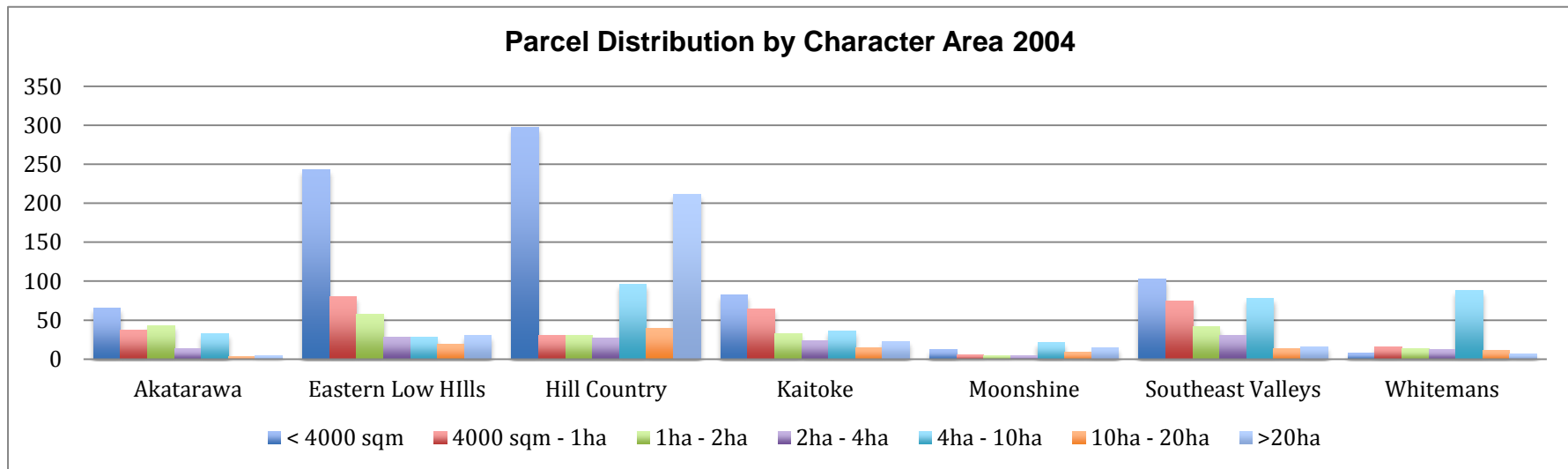
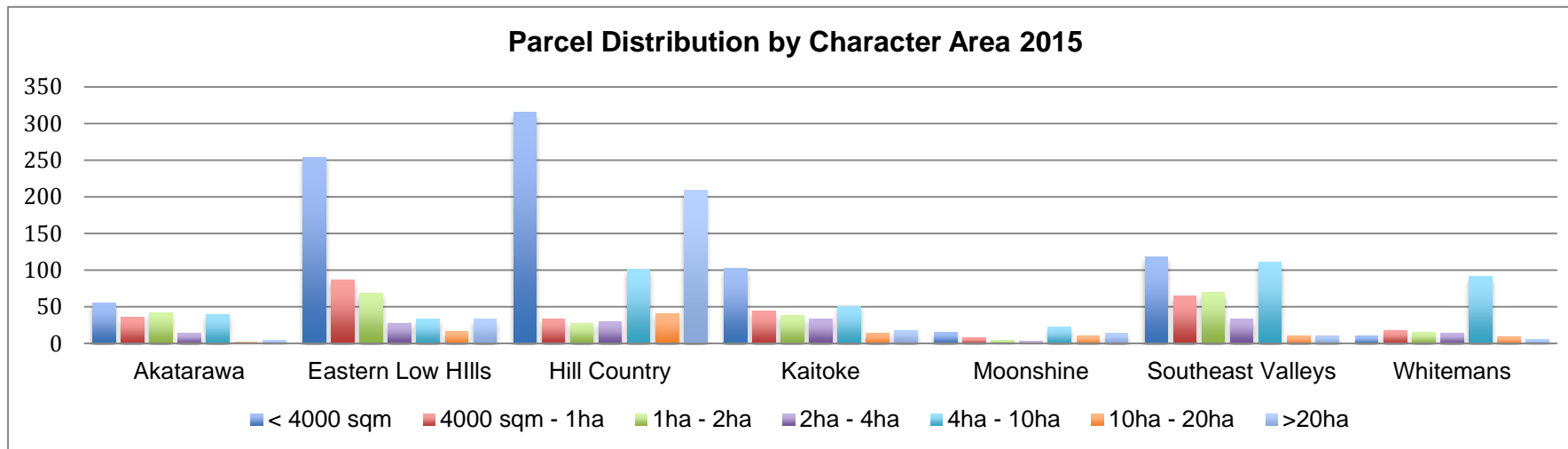


Table 3.2 Parcel Distribution by Character Area 2015

Character Area	Number of Lots	Area (Ha)	< 4000 sqm	4000 sqm - 1ha	1ha - 2ha	2ha - 4ha	4ha - 10ha	10ha - 20ha	>20ha
Akatarawa	193	539.1	55	36	42	14	39	2	5
Eastern Low Hills	520	2006.2	254	87	68	28	33	17	33
Hill Country	758	42399.6	315	34	28	30	101	41	209
Kaitoke	301	1388.9	103	44	38	33	51	14	18

Moonshine	77	1003.6	15	8	5	3	22	10	14
Southeast Valleys	420	1391.4	118	65	70	34	111	11	11
Whitemans	163	914.5	10	18	15	14	91	9	6
Total	2432	49643.3	870	292	266	156	448	104	296



4. DISTRIBUTION OF BUILDING CONSENTS

Table 4.1 Number of Building Consents by Zone and Parcel Size since 1993

Rural Zone	Number of Lots (no consents since 1993)	< 4000 sqm	4000 sqm - 1ha	1ha - 2ha	2ha - 4ha	4ha - 10ha	10ha - 20ha	>20ha	Total
Rural Hill	416	98	53	31	29	48	46	111	416
Rural Hill Blue Mtn	97	83	10	4	0	0	0	0	97
Rural Lifestyle	214	64	43	53	17	29	6	2	214
Rural Valley	279	57	36	24	38	81	22	21	279
	1006	302	142	112	84	158	74	134	

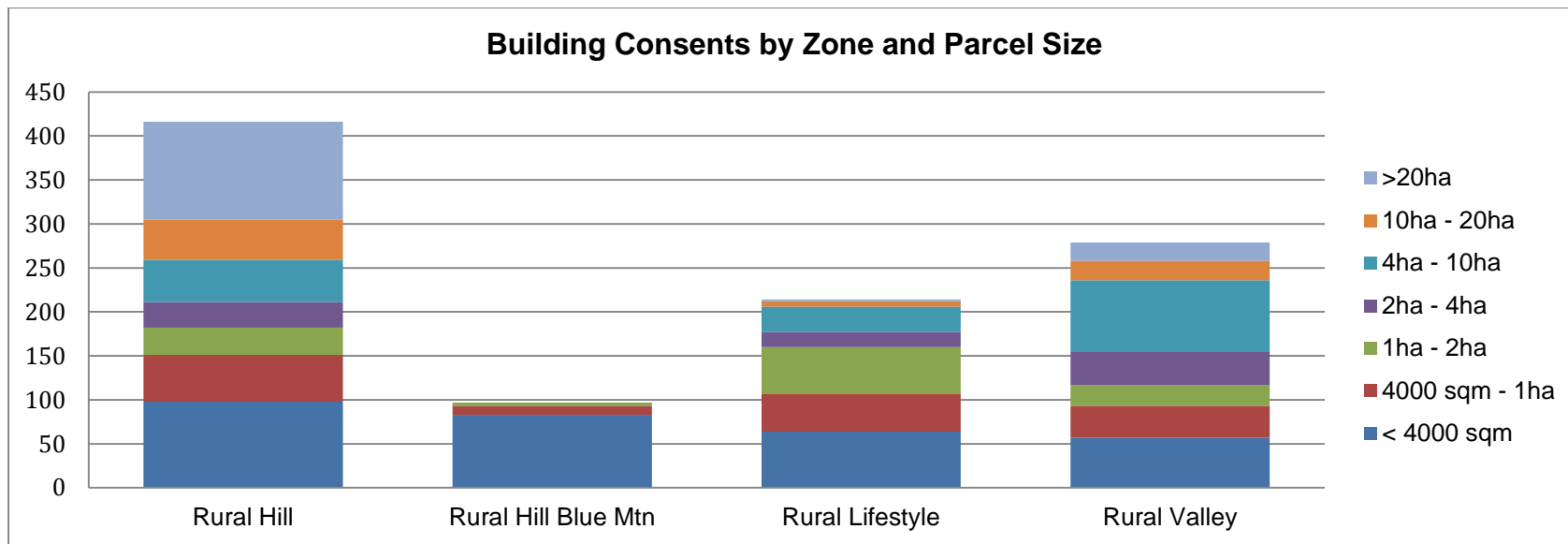
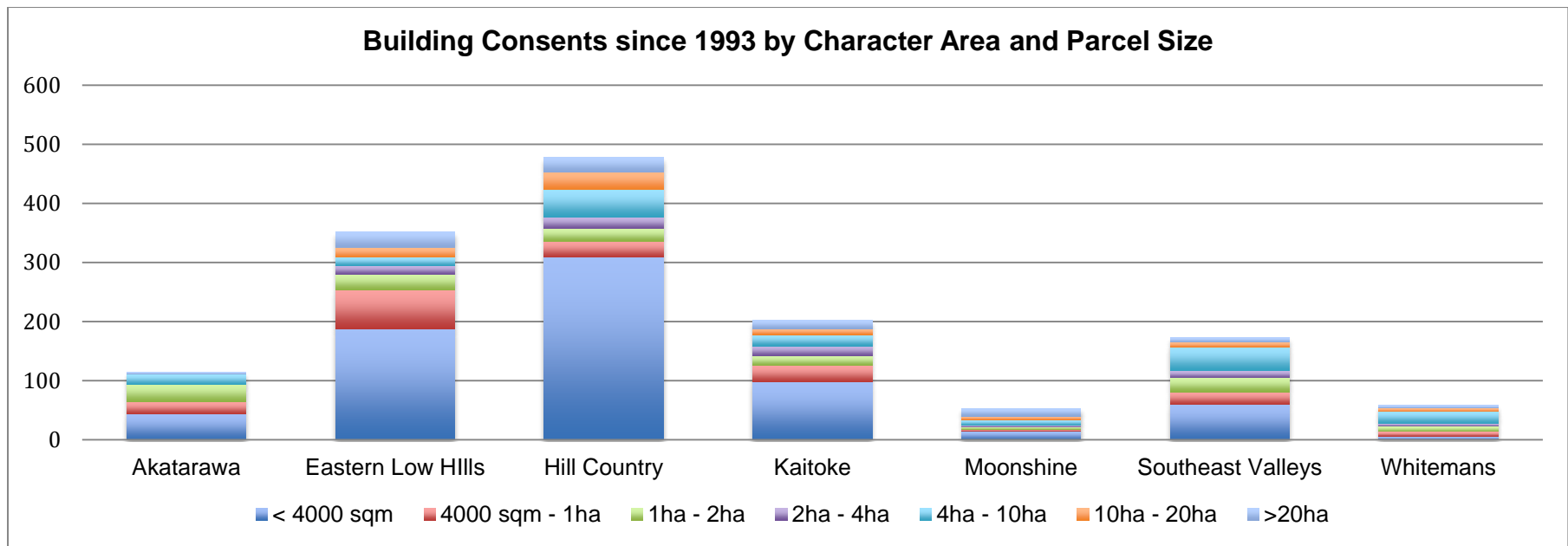


Table 4.2 Number of Building Consents by Character Area and Parcel Size since 1993

Character Area	< 4000 sqm	4000 sqm - 1ha	1ha - 2ha	2ha - 4ha	4ha - 10ha	10ha - 20ha	>20ha	Totals
Akatarawa	44	20	30	0	17	1	2	114
Eastern Low Hills	188	65	27	15	14	16	27	352
Hill Country	309	27	21	20	46	30	25	478
Kaitoke	98	28	16	17	19	10	14	202
Moonshine	15	3	4	3	9	6	13	53
Southeast Valleys	60	21	24	12	40	8	8	173
Whitemans	6	8	9	5	20	6	4	58
	720	172	131	72	165	77	93	



ZONE MAKE UP OF CHARACTER AREAS

Table 5.1 2012 Zoning within each Character Area

Character Area	Zone	Sum Area (ha)
Akatarawa	OPEN SPACE	29.83528465
	RESIDENTIAL	9.563334445
	RURAL HILL	428.9633849
	RURAL LIFE	162.0460274
	RURAL VALLEY	180.7643607
Eastern Low Hills	BUSINESS IND	1.204226754
	OPEN SPACE	22.74066004

RESIDENTIAL	11.41638055
RESIDENTIAL CONS	38.23421231
RESIDENTIAL HILL	7.14127325
RURAL HILL	1125.269573
RURAL HILL B MNT	46.73756604
RURAL LIFE	500.3432641
RURAL VALLEY	226.1637793
SPECIAL ACTIVITY	4.801666257

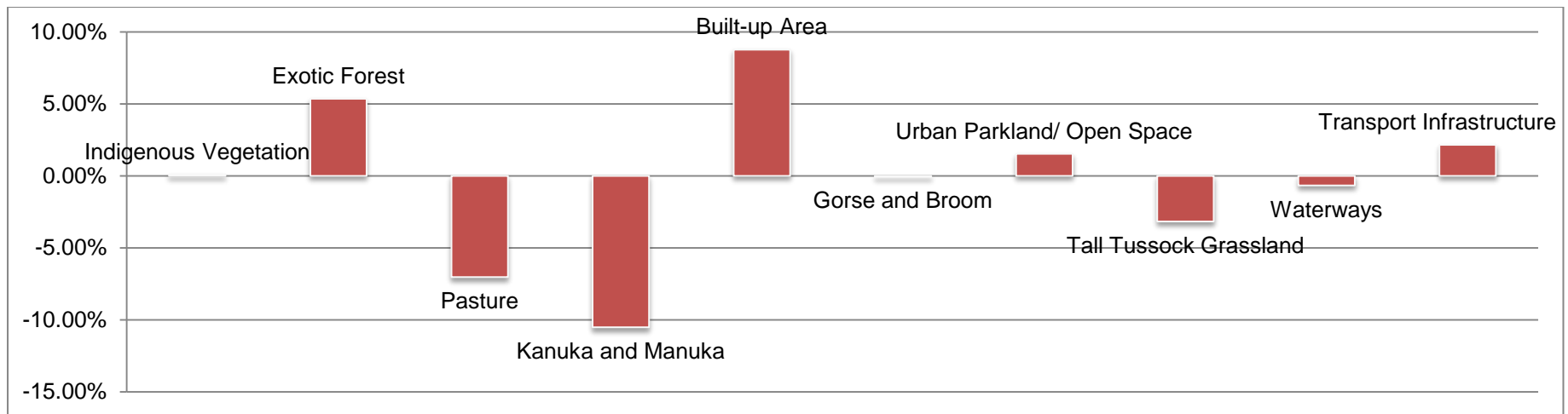
Hill Country	BUSINESS COM	0.182916857
	OPEN SPACE	871.1001311
	RESIDENTIAL	44.56614258
	ROAD	0.989798595
	RURAL HILL	39620.38927
	RURAL LIFE	227.0169669
	RURAL VALLEY	314.545754
Kaitoke	OPEN SPACE	24.30765643
	RESIDENTIAL	8.745771413
	ROAD	0.03135975
	RURAL HILL	1368.05685
	RURAL LIFE	113.6098117
	RURAL VALLEY	825.9869931
Moonshine	OPEN SPACE	13.327123
	ROAD	0.000479947
	RURAL HILL	1206.991807
Southeast Valleys	OPEN SPACE	8.547523615
	RESIDENTIAL	0.033600166
	ROAD	0.78311956
	RURAL HILL	66.70705367
	RURAL LIFE	207.4080917
	RURAL VALLEY	1192.18322
Whitemans	RURAL HILL	154.5750648
	RURAL LIFE	24.67184362
	RURAL VALLEY	797.6508754

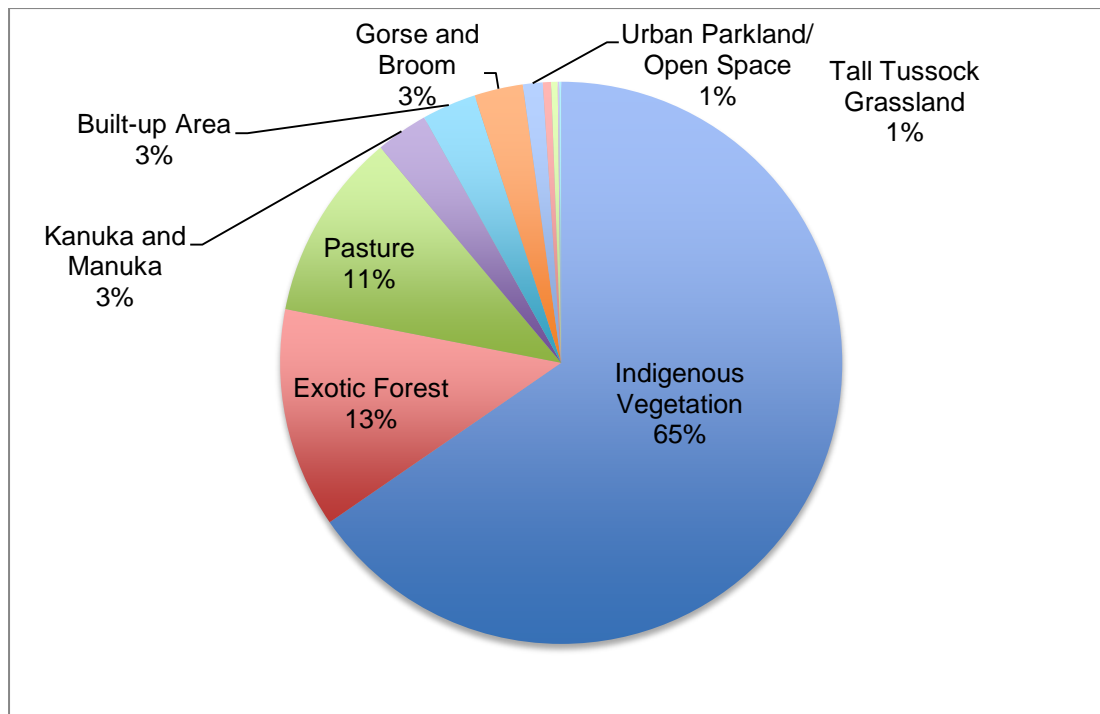
5. LAND COVER DATA

Table 5.1 Land cover and change over time In Upper Hutt District

Land Cover	2004	2012	Change (Ha)	Change (%)
Indigenous Vegetation	35273.3	35310.75	37.5	0.11%
Exotic Forest	6472.7	6838.35	365.7	5.35%
Pasture	6253.8	5842.86	-410.9	-7.03%
Kanuka and Manuka	1791	1620.61	-170.4	-10.51%
Built-up Area	1541.3	1689.49	148.2	8.77%
Gorse and Broom	1509.6	1508.67	-0.9	-0.06%
Urban Parkland/ Open Space	605.9	615.34	9.4	1.53%
Tall Tussock Grassland	263.7	255.60	-8.1	-3.17%
Waterways	203	201.64	-1.4	-0.67%
Transport Infrastructure	45.1	46.09	1.0	2.16%
Alpine Gravel and Rock	27.9	60.60	32.7	53.96%

Graph 5.2 Land cover change in the Upper Hutt District 2004 – 2012



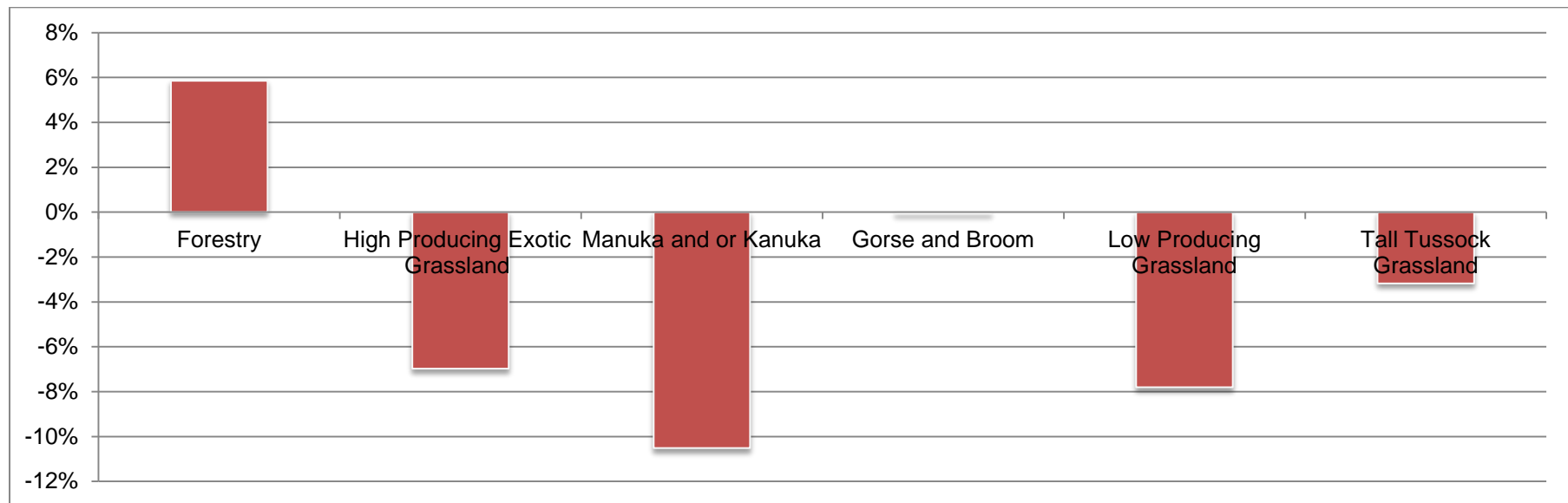


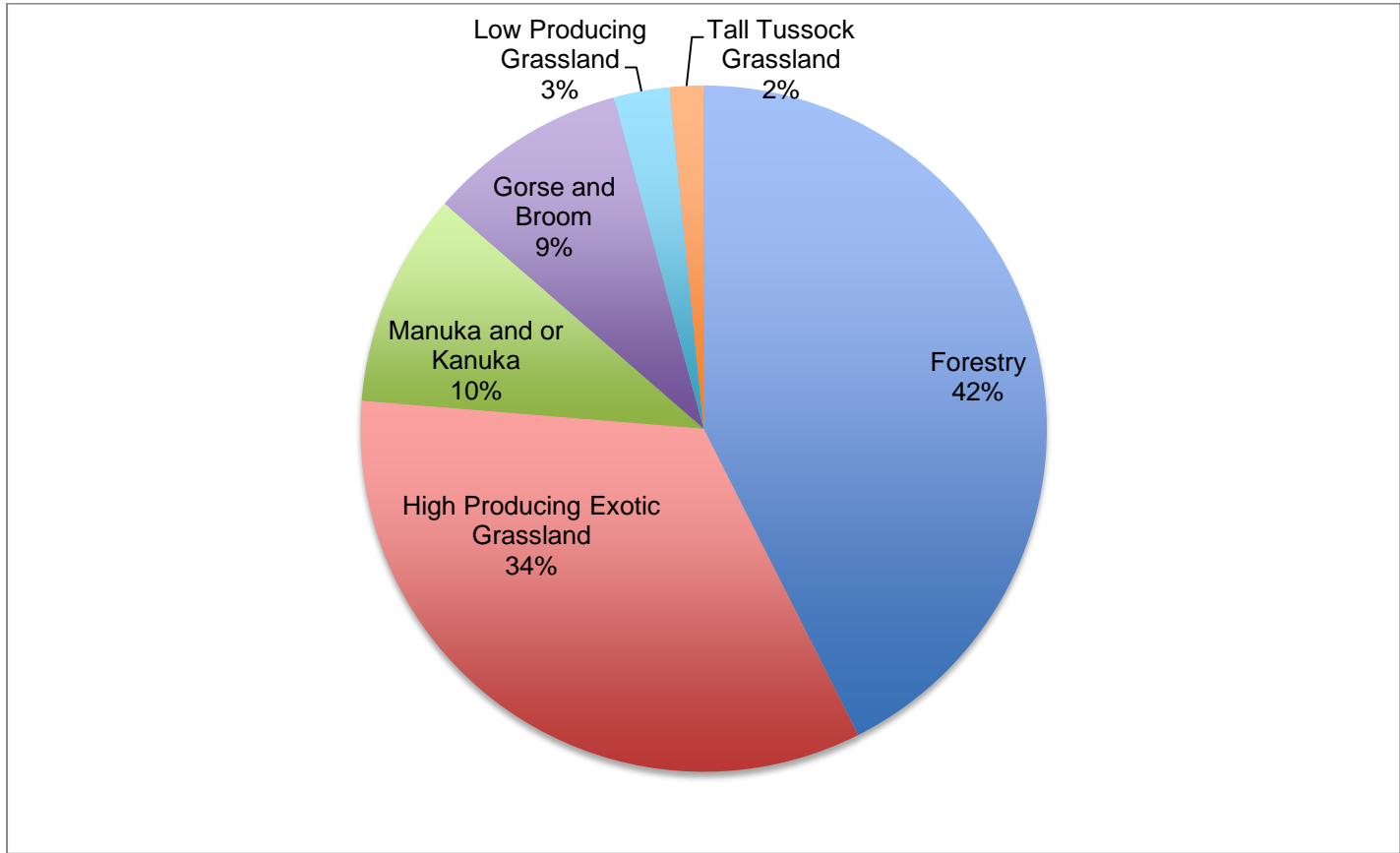
Graph 5.3 Land cover in the Upper Hutt District 2012

Table 5.4 Productive land cover and change over time In Upper Hutt District

Landcover	2004	2012	Change (Ha)	Change (%)
Forestry	6437.5	6838.35	400.85	6%
High Producing Exotic Grassland	5798.1	5420.14	-377.96	-7%
Manuka and or Kanuka	1791	1620.61	-170.39	-11%
Gorse and Broom	1509.6	1508.67	-0.93	0%
Low Producing Grassland	455.7	422.71	-32.99	-8%
Tall Tussock Grassland	263.7	255.60	-8.10	-3%

Graph 5.4 Productive land cover change in the Upper Hutt District 2004 - 2012





Graph 5.4 Productive land cover in the Upper Hutt District 2012

6. AGRICULTURAL, HORTICULTURAL AND FORESTRY STATISTICS FOR UPPER HUTT

All information is sourced from Statistics New Zealand

Table 6.1 Farm Count and Type

Year	Nursery production	Berry fruit growing	Vegetable growing	Apple and pear growing	Citrus fruit growing	Sheep farming (specialised)	Beef cattle farming	Sheep-beef cattle farming	Other crops growing	Dairy cattle farming	Poultry farming (eggs)	Deer farming	Horse farming	Pig farming	Other livestock farming	Forestry	Other	TOTAL
2002	6	3	0	S	S	9	40	6	3	9	0	6	9	3	S	35	3	132
2007	3	0	3	0	0	9	27	9	0	3	0	0	6	0	3	42	0	105
2012	3	0	0	3	0	15	21	9	3	6	0	3	6	3	0	42	0	114

S = Information suppressed

Source: Statistics NZ

The following categories of farm type were not recorded as present in Upper Hutt during any of the three census years:

Stone fruit growing, Turf growing, Floriculture production, Mushroom growing, Grape growing, Kiwifruit growing, Olive growing, Other fruit and tree nut growing, Grain-sheep and grain-beef cattle farming, Other grain growing.

Table 6.2 Total Area of Farms in Upper Hutt 1990 - 1996

Year	Total	Total Area (Hectares)
1990	156	18,573
1991	156	18,523
1992	156	18,005
1993	160	17,945
1994	117	15,214
1995	129	13,987
1996	129	14,261

Table 6.3 Farm Sizes in Upper Hutt 2002- 2012

Year	Farm size (hectares)
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	Under 5	5-9	10-19	20-39	40-59	60-79	80-99	100-199	200-399	400-599	600-799	800-999	1,000-1,999	2,000-3,999	4,000 and over	Total
2002	30	25	12	20	12	6	15	12	6	0	0	0	0	3	0	140
2007	18	15	9	15	12	6	9	18	12	0	0	0	0	0	0	120
2012	21	18	6	12	15	6	12	15	9	3	0	0	0	0	0	117

Table 6.4 Live Stock Numbers

Year	Total dairy cattle	Total beef cattle	Total sheep	Total deer	Total pigs	Goats	Horses	Ostriches and emus	Alpacas and llamas	All other livestock
2002	0	C	0	0	0	C	0	C	0	C
2007	1,442	2,714	11,473	C	46	C	79	C	0	C
2012	2,430	1,944	11,565	C	44	29	105	0	0	C

C= Data confidential

Source: Statistics NZ

APPENDIX 2 DESCRIPTION OF INFRASTRUCTURE BY CHARACTER AREA

Summary	
Character Area	
Akatarawa	<p>The Akatarawa Road (classified as a secondary (district) arterial) winds its way along this narrow, north-south aligned valley, providing a connection between the Hutt Valley and Waikanae on the Kāpiti Coast. The Akatarawa Valley is mostly bounded by land owned and administered by public bodies, with Akatarawa Forest to the west and Kaitoke Regional Park to the east both being the responsibility of Greater Wellington Regional Council, and the Department of Conservation being responsible for Tararua Forest Park further to the east. The Valley is sparsely populated, with most settlement at its southern end close to the road, although at Cloustonville (approximately 11km up the Valley) there is a cluster of residential properties. There are no reticulated water services in the Valley, with such services terminating near the Akatarawa Cemetery to the south of the Valley.</p> <p>The Akatarawa road is narrow and susceptible to slips meaning that is often closed, or use is restricted, after extreme weather events. The road is also used by cyclists even though it has a narrow carriageway and shoulder. UHCC have signalled that they will continue to advocate to the Greater Wellington Regional Council and NZTA for the inclusion of the Akatarawa Road, which provides a strategic link between State Highways 1 and 2, to a two-lane road, in the Regional Transport Plan. However, the Regional Land Transport Plan (2015) notes that “<i>Akatarawa Road is not seen as a high regional priority based on relatively low levels of use</i>”, albeit that it also notes that “<i>further consideration will be given to the funding feasibility of upgrading this route over the longer term</i>” on the basis that it provides an alternative east-west link within the Wellington Region (to SH58).</p>
Eastern Low Hills	<p>Wallaceville Road lies partially within this character area, and provides the most direct link between this character area and Upper Hutt, via the Wallaceville Hill Road. It connects with the northern end of Whitemans Valley Road (a local distributor route), from which the local road, Katherine Mansfield Drive, provides access to the rural-residential properties within the area. There are no reticulated water services for this area.</p> <p>There are no reticulated water services in the character area, and the Blue Mountains area has identified development constraints associated with land stability, drainage, existing lot sizes and roading and access. There is difficulty with sewage disposal due to poor soakage, as well as limited opportunities to draw groundwater.</p>

Hill Country	<p>The Hill Country character area is largely devoid of built development and services (water and wastewater). This is reflective of the fact that much of the area is within public ownership, such as the Akatarawa Forest managed by Greater Wellington Regional Council as a potential future water source for the Wellington Region. The forestry blocks in this area contains a network of forestry roads and access tracks but no public roads. Some of this network of forestry roads and access tracks are utilised for recreation by four-wheel drive clubs, trail bikers and mountain bikers, while hunting is also popular.</p> <p>Public walkways and cycleways include the Cannon’s Point walkway and the Rimutaka Rail Trail is also located within this character area.</p> <p>In terms of other infrastructure, there are 110 kV and 220kV electricity transmission lines that traverse through the area.</p>
Kaitoke Basin	<p>State Highway 2 runs through this character area and provides access from the Hutt Valley to the Wairarapa. Access into the Mangaroa Valley is also gained via Plateau and Maymorn Roads (classified as secondary (district) arterials) from Te Marua, which is located at the southern end of this character area. Other non-urban roads in this area provide local access to serve the mainly dispersed rural and rural-residential properties, none of which (within the rural zone) are connected to the City’s reticulated water services. Various infrastructure associated with providing water supply to the Wellington Region, including the Stuart Macaskill water storage lakes, is located within this area, while a 110 kV electricity transmission line from the Hutt Valley to the Wairarapa also traverses through the area.</p> <p>Marchant Road (from SH2) provides access to the southern entrance of the Tararua Forest Park, and leads to Kiwi Ranch Road at the end of which is located YMCA Camp Kaitoke (an outdoors education camp centre). The abovementioned Plateau Road leads to Tunnel Gully (part of Pakuratahi Forest), a popular picnic, mountain biking (it forms part of the Rimutaka Cycle Trail) and walking spot. A go-kart track and the Te Marua Speedway track are also located within this character area, as are a rifle range, a gliding club and the start of the Rimutaka Rail Trail (popular with walkers and mountain bikers (it is part of the route of the abovementioned Rimutaka Cycle Trail).</p>
Moonshine Basin	<p>This small basin that sits elevated above the Hutt Valley is accessed via Moonshine Hill Road (classified as a local distributor road); beyond the basin the road continues through to Judgeford. There are also a small number of roads (classified as local roads) within the area, accessed off Moonshine Hill Road. The settlement pattern in the valley is linear with most dwellings positioned close to the roads. There are no reticulated wastewater, stormwater or potable water services within this area.</p>
Southeast Valleys	<p>The South East Valleys can be accessed by four roads from the Hutt Valley:</p> <ul style="list-style-type: none"> • Plateau Road and Maymorn Road link the northern end of the Valley with SH2 at Te Marua. Maymorn Road is a narrow single carriageway, with its rural section being classified as a local distributor route. • Mangaroa Hill Road links the central part of the Valley with State Highway 2 at Maoribank. Mangaroa Hill Road, classified as a collector route, is a narrow and curvy single carriageway that connects to a single lane bridge over the Mangaroa

River, which significantly constrains the capacity of the road. (If development was to occur in the valley, this bridge would need to be upgraded to a two lane/ two way bridge.) The SH2 junction consists of an all movement intersection controlled by traffic signals.

- Mangaroa Valley Road, classified as a local distributor route, connects the southern end of the valley with Wallaceville Road, which in turn becomes Ward Street and provides access to Wallaceville and Upper Hutt CBD. Wallaceville Road, classified as a collector route, is a relatively wide single carriageway.
- Whitemans Valley Road links the southern end of the Mangaroa Valley with Whitemans Valley and extends to the south-west to provide an indirect connection with the Upper Hutt Valley via Blue Mountains Road and Silverstream.

In addition to these roads, Parkes Line Road and Flux Road (both classified as local distributor routes) facilitate traffic distribution throughout the Maymorn area. All of the roads within the Mangaroa Valley are of a rural nature, chipsealed and typically of narrow width (6m-9m). While some sections of the existing road have adjacent footpaths (for instance adjacent MacLaren Street), most of the road network does not include pedestrian or separate cycle facilities.

The Wellington to Wairarapa railway line passes through the northern end of the Mangaroa Valley and makes a stop at the Maymorn Station. It provides five services in each direction at various times throughout the day, concentrated in the morning and evening, to serve those commuting from the Valley and further afield.

Mangaroa Valley is unique within the rural zone of Upper Hutt in that it has connections with the City's potable water supply and wastewater systems. Potable water is supplied to residential properties along Maymorn Road and Parkes Line Road as far as, and including, MacLaren Street, with connections also to Old School Road and rural-residential properties to the north of the railway line. Wastewater collection essentially serves the same properties as for the potable water supply, with a pumping station located at the Maymorn Train Station helping convey the wastewater along Maymorn Road to a second pumping station at Maymorn / Plateau Road. Stormwater is generally drained via open channel drains, except for MacLaren Street which initially has a piped system that then discharges into adjacent streams.

There is access from the Valley to Tunnel Gully and the Rimutaka Rail Trail in Pakuratahi Forest, as well as to Mangaroa Forest which contains forestry roads that are used for mountain biking and horse riding. In addition, the Council has secured public access to significant stretches of the lower Mangaroa River, with such access starting north of the 'rural lifestyle' zoned lands on Maymorn Road and extending to Te Marua.

The only school in Upper Hutt's rural zone is Mangaroa Primary School, located on Flux Road. As of June 2015 it had a roll of 112 students.

Whitemans

The main access route running the length of the Valley is Whitemans Valley Road (classified as a local distributor route). At its northern end it connects with Wallaceville Road (which provides access to Upper Hutt via the Wallaceville Hill) and the

Mangaroa Valley Road. At its southern end, Whitemans Valley Road connects with the windy Blue Mountains Road, which provides access from Silverstream. Four-wheel-drive access is also possible from Wainuiomata and from Stokes Valley. Within the Valley and at its southwest end there are several local roads, including Johnsons Road, Avro Road and Sierra Way, which provide local access to residential and rural-residential properties located in the area.

