

UPPER HUTT CITY

Land Use Strategy

UPPER HUTT 2016 – 2043



Upper Hutt Land Use Strategy

Adopted September 2016

Contents

| | |
|--|----|
| Message from the Mayor..... | 5 |
| Executive Summary | 6 |
| Upper Hutt - Context | 11 |
| Facing the future | 11 |
| Why do we need a Land Use Strategy? | 13 |
| Key messages..... | 13 |
| The status of the strategy..... | 15 |
| The process so far | 16 |
| Partnerships | 16 |
| Upper Hutt: A statistics snapshot | 18 |
| Predicting the next 30 years | 21 |
| Choosing a population figure to plan for..... | 22 |
| Key trends we need to plan for..... | 23 |
| Economy: Our Goals..... | 25 |
| What the community has told us..... | 26 |
| Our economy now | 27 |
| Key things we need to plan for in the future:..... | 32 |
| Facing the future..... | 33 |
| What this means on the ground..... | 36 |
| Desired economy outcomes..... | 37 |
| Environment: Our Goals..... | 39 |
| What the community has told us..... | 40 |
| Our environment now | 41 |
| The state of the environment | 45 |
| Key things we need to plan for in the future:..... | 47 |
| Facing the future..... | 48 |
| Open spaces and natural areas | 48 |
| Natural hazards | 49 |
| Rural environment..... | 50 |
| Access to waterways | 51 |
| Management of air, soil and water resources | 52 |
| Climate change..... | 52 |
| Moving to new technology | 53 |
| What this means on the ground..... | 54 |
| Desired environment outcomes..... | 55 |
| Community and Housing: Our Goals..... | 57 |

| | |
|--|------------|
| What the community has told us..... | 58 |
| Community and housing now..... | 59 |
| Proposed National Policy Statement – Urban Development Capacity..... | 62 |
| Key things we need to plan for in the future:..... | 63 |
| Accommodating housing growth..... | 64 |
| Defining ‘housing affordability’ in Upper Hutt..... | 65 |
| How many houses do we need to plan for?..... | 66 |
| What this means on the ground..... | 68 |
| Housing supply in summary:..... | 71 |
| Housing growth in urban areas..... | 72 |
| Urban Infill..... | 73 |
| Intensification..... | 74 |
| Edge Expansion..... | 78 |
| Other sites..... | 83 |
| Housing growth in rural areas..... | 83 |
| Delivering good quality living in our communities..... | 85 |
| Arts, culture and heritage..... | 87 |
| Desired community and housing outcomes..... | 89 |
| Movement and Infrastructure: Our Goals..... | 91 |
| What the community has told us..... | 92 |
| Movement and infrastructure now..... | 93 |
| Movement..... | 94 |
| Services..... | 96 |
| Key things we need to plan for in the future:..... | 99 |
| Facing the future..... | 100 |
| Infrastructure..... | 100 |
| Movement..... | 104 |
| Desired movement and infrastructure outcomes..... | 107 |
| Strategy Action Plan..... | 109 |
| Economy Action Plan..... | 110 |
| Environment Action Plan..... | 111 |
| Community and Housing Action Plan..... | 113 |
| Movement and Infrastructure Action Plan..... | 114 |
| Appendix 1 – Background documents..... | 116 |
| Appendix 2 – Spatial distribution of housing..... | 117 |

Message from the Mayor

The Upper Hutt City Councillors and I adopted the original Urban Growth Strategy in 2007. It was written to help manage future urban growth and set the foundations for future development within the city. A lot of things have changed since then so it's time to review how we plan for long-term growth and development to make sure we're still heading towards the best outcomes for Upper Hutt City.

We have also decided that good long-term planning needs to include consideration of the whole of the City, including the city's rural and natural areas. Having one strategy for the whole of the city is a way of integrating planning and managing our land resources in a sensible and sustainable way. Because it deals with a wide range of issues, the new name for the document is the 'Land Use Strategy'.

The next 30 years are going to be very important for the future of our city. Doing nothing is not an option – we are facing increased pressure on space for housing and businesses. The way our rural areas function and look requires careful management so that we retain the values important to our city's residents. We need to plan now, and we need to plan with the community, to make sure that the direction we take is right for the future of Upper Hutt.

The Land Use Strategy is about more than simply zoning land for future growth. We need to consider how all our city's systems work together – the economy, community, transport, infrastructure, housing and the environment. This ties in with the priority areas in the Long Term Plan 2015-2025 and will ensure that all our strategies work together to create a vibrant, successful, efficient place for us all to prosper.

This document is the start of a process of thinking differently about Upper Hutt. We need to extend our vision beyond the next few years so that we're really looking into the future and coming up with great ideas and good solutions that will ensure that Upper Hutt is really valued in the context of the whole Wellington region.

We will continue to consult with the community as we carry on implementing the ideas and projects outlined in this document through changes to the District Plan, and by way of other Council strategies and initiatives. Your engagement in these processes is the way to ensure that the Upper Hutt of tomorrow and the Upper Hutt we create for the next generation truly captures your aspirations.



A handwritten signature in black ink that reads "Wayne Guppy". The signature is written in a cursive, flowing style.

W N Guppy | **MAYOR**

Executive Summary

Upper Hutt has always been a great place to live, work and play. We want to continue to nurture our deep sense of community and treasure our beautiful environment, while embracing technology, accepting diversity, encouraging innovation and allowing for growth.

We all know it's hard to predict what our future will look like. There are always elements of chance and choice, and events sometimes occur that no one can predict. Despite this it is important to make plans for Upper Hutt's future, so that we keep moving towards city-wide well-being and make sure we look after those generations to come.

The Land Use Strategy has been structured to align with the Long Term Plan (LTP), and there is a focus on how future plans for the city weave through the LTP priority areas of:

| | | | | |
|-------------|-----------|-------------|---------|----------------|
| Environment | Community | City Centre | Economy | Infrastructure |
|-------------|-----------|-------------|---------|----------------|

This Land Use Strategy envisages the wants and needs of residents living in Upper Hutt in 30 years' time and how Council plans to respond to that. Our predictions won't be exact, but we can attempt to plan based on past trends and merge these with our aspirational goals.

Over the next 30 years we want to capitalise on what we already do well, and continue to support Upper Hutt's development into a connected, prosperous city surrounded by a healthy environment. We also want to cultivate Upper Hutt's reputation as a scenic playground and a centre for opportunity, offering diversity in housing choice and having happy residents in our communities.

The reality is that continuing to plan for and accommodate development in the same way we have in the past will not achieve the best future for the City. Now is the time to ask some hard questions and to challenge the way we do things, if we want to achieve better outcomes for future generations. Upper Hutt needs to move from being a young city to one that grows in a sensible and sustainable way.

We are not planning for high-level population growth, nor are we proposing to put in place measures to try and encourage this. Our plan is to be realistic about growth and plan for expected increases based on past trends. We expect that the city will have between 5100 and 8100 more residents by 2043, so that's what this Strategy is based on.

This Strategy also brings together planning for the urban area and the rural area, because the two interact and shouldn't be considered separately. We have also considered Upper Hutt's place in the region, and thought about what our role will be in this context in the future.

This document provides the logic and background information for the choices being made for the future so that we can achieve the sort of future we want.

In preparing this Strategy we have asked for input from communities in both the rural and urban areas. We have also talked to government organisations, community groups and the Council's partners. The Strategy is also aligned with national and regional strategy direction.

Below is a summary of each chapter, for quick reference. Detailed information can be found in the corresponding chapter of this document.

Economy

Our goals are to:

- **Enable a prosperous, resilient and sustainable city-wide economy that attracts and sustains people, spending and investment**
- **Continue to develop and support an active city centre and vibrant neighbourhood centres.**



Upper Hutt City Council is committed to encouraging sustainable business activity and working with our existing business community to build resilience and opportunities for success. We want to attract and retain economic growth, and we want to encourage innovation that brings economic benefits to the city.

We plan to retain the industrial land we have and use it to best effect rather than secure more. We want to focus on attracting and enabling business, especially smaller, specialised businesses, and those from the technology sector. We also want to encourage artisan producers, boutique enterprises, local tourism operators and home based businesses, so they can enjoy the unique advantages of the work/life balance available throughout Upper Hutt. We also want to make sure that a diversity of businesses can establish and operate in the rural area, where this is appropriate.

Attracting and retaining local spending is important for Upper Hutt's future. We will continue to be involved in the prosperity of our city centre and neighbourhood centres, making sure that they are safe, pleasant places to be and that they offer variety and flexibility for business investment. We know that our City Centre would benefit from an increase in the range and diversity of good quality business spaces, so we will encourage this.

We want to make sure that our economy has low vulnerability to natural hazards and in-built resilience to shocks. It's vital that we are well connected to the region, the rest of New Zealand and the world. We know that physical movement networks are integral to the success of many of our local businesses, and we want to do everything we can to support efficiency and good connections. We also plan to advocate strongly for improved technology connections, to support businesses across the city.

We want to ensure that anticipated growth is balanced with maintaining the city's natural characteristics and assets. Part of Upper Hutt's appeal is its surrounding natural environment, and we recognise that this has a lot of potential to bring visitors to the city so we want to encourage growth in the tourism sector.

Environment

Our goals are to:

- **Preserve and enhance the quality of our natural environment**
- **Maintain and enhance our open space network.**



Upper Hutt is blessed with an abundance of natural and environmental assets. The quality of the environment is a key contributor to Upper Hutt's quality of life, and our identity. Our green spaces also offer recreation opportunities and are home to a diverse range of plant and animal species. We want to make sure there is appropriate protection for the qualities of the environment that contribute to the city's image, identity and biodiversity.

We plan to develop a spatial framework that supports the protection, enhancement, and expansion (where appropriate) of the city's environmental resources over the long term. We will identify significant natural areas and ensure that these are appropriately managed and our biodiversity is protected. We also want to make sure that connections between areas that have environmental value are identified and improved.

Enhancing connections is also something that would benefit outdoor recreation opportunities. We have a range of good quality, safe recreation opportunities for both organised and informal activities, and want to enhance this. We want to look at developing movement pathways in the rural area, and creating bike routes that connect to each other throughout the city.

We will aim to be a more sustainable city by doing things such as advocating for improved public transport services, making biking safer in the city and using our water wisely. Working with Greater Wellington to keep our rivers healthy will also remain a priority.

Promoting the city's natural assets will also be important. Managed carefully, we can use our natural environment to attract visitors and the economic benefits they bring.

To do all this, careful and sustainable long-term management of growth is required, so that development pressure on the ecology and attractiveness of natural areas and the rural environment is minimised, and the risk from natural hazards is minimised. In the housing and business chapters, we provide more detail about the manner in which housing and business growth is proposed to occur.

Community and Housing

Our goals are to:

- Provide living choices that cater for residents both now and in the future
- Support healthy and vibrant communities for people of all ages and lifestyles



Upper Hutt City Council is committed to creating a supportive, engaged, resilient, connected, and prosperous community. We will encourage sustainable growth and development of our community, creating diverse lifestyle, housing and recreational choices. We want to build a desirable lifestyle advantage while being sympathetic to our natural assets.

We want our communities to have a strong sense of identity, be resilient and connected. To assist this, we're committed to creating community places that are identifiable, safe, and accessible, while also serving the needs of the local area. We've already started this with a review of community services city-wide. We also plan to support and enhance neighbourhood centres, both as places to live and places to access goods and services.

In terms of providing enough of the right sort of housing in the right locations, we know that if we continue with how we develop residential areas now, we will run out of suitable land for this type of development within the next 20 years. We know that we need to provide for a minimum of 4500 new houses over the next 30 years. Our response to providing housing therefore needs to be diverse.

In the next ten years the main focus will be on increasing the amount of housing within our existing urban areas using infill and more intensive housing types, particularly around neighbourhood centres and the city centre. There will be a small amount of expansion of the edge of the city at Wallaceville, as residential development of the land previously owned by AgResearch begins after its recent re-zoning for residential use.

Looking ahead 10-30 years, the main location for new growth will be to expand the edge of existing residential areas at the southern end of the city on the land previously referred to as the 'Guildford land' and now referred to as the 'Southern Growth Area'. Infill and intensification will also continue during this period. Responding to high demand for semi-rural lifestyle housing, we also plan to look at how we might provide more of this type of opportunity in the rural area.

We will also collaborate with other agencies to ensure that new housing is sustainable and healthy.

Movement and Infrastructure

Our goals are to:

- Promote connected and efficient movement networks
- Support efficient use and development of resilient infrastructure networks.



Upper Hutt City Council is committed to delivering quality infrastructure services to its community ensuring that we remain connected, mobile, resilient, and healthy, without compromising our natural assets or amenity.

We want to provide and maintain efficient infrastructure located in the right place at the right time, with sufficient capacity and resilience being critical to the economic prosperity and social well-being of the city's residents and businesses. Forward planning is critical, especially where existing networks need to accommodate future growth, or be integrated with new infrastructure assets. We will recognise this in our asset planning. We're also committed to looking at new technology and adopting best practice, particularly where this improves economic and/or environmental outcomes.

We have relationships with infrastructure providers that we're committed to maintaining to secure the best outcomes for Upper Hutt. An example of this is Council's continued efforts to get better broadband coverage for the rural area. We plan to have infrastructure that is resilient and sustainable.

We will maintain and develop safe and attractive connections and linkages between residential, business, community and recreation areas within the City. Improved, safe and efficient connectivity to the wider region will also be a focus in the future, and we want to pursue the best possible public transport options and further development of sustainable transport infrastructure for the city. Developing bike routes and investigating shared pathways in the rural areas are both high on our list of priorities.



Picture: Upper Hutt from Mt Climie

Upper Hutt - Context

Upper Hutt is home to almost 41,000 people. The future of Upper Hutt is important. We need a long-term strategic approach so that the city continues to meet the expectations of residents, businesses and visitors.

To understand how Upper Hutt works, we describe it in terms of the economy, the environment, the social systems and the culture of the community. We need to understand how the people of Upper Hutt live, the culture, the choices made and what our communities value. We have looked at the businesses that are here, changes in business investment, and technology at a local, national and international level. We have looked at our environment, its current state and what resilience we need to build to mitigate likely issues.

Facing the future

In addition to thinking about how things work and how we do things now, we must also address change. This includes matters like ageing building and housing stock, renewing and upgrading infrastructure, demographic changes, emerging technology and the practical and financial impacts this has, changes in the local and global economy and the ways we move around. We also need to plan for the city to be resilient and robust, so that it can withstand unusual events.

The physical structure of cities (buildings, infrastructure and established amenities) is set in place for a long time. Change can be slow due to the level of financial investment involved. However, when we adopt a long-term timeframe for planning, we can start to think about how substantial structures, assets and systems might be modified in order to be more efficient and effective in the future.

Decisions made now influence the type and quality of environments that future generations of residents will inherit. We need to plan for the associated and on-going financial costs of living in, servicing and running the city, now and in the future. We recognise that the time horizon when planning for change requires

thought, and believe that it is in the city's best interests to adopt a 30-year horizon for future planning. This means we are planning not only for now, but for future generations as well.

The Council's Vision

Starting in 2012, extensive consultation was undertaken to develop a shared city vision. The outputs of this visioning process now form the basis of the Long Term Plan 2015-2025 (LTP).

Our City's vision statement is 'Life, Leisure, Live it'.

The vision identifies five strategic priority areas: Environment, Community, City Centre, Economy and Infrastructure (Figure 1.1). The vision statements accompanying them help guide the development of objectives, initiatives, projects, and performance measures in each of Council's activity areas. The Land Use Strategy has been structured to allow for integration with these five priority areas, so that the outcomes of these two separate strategies can be realised in tandem.



Figure 1.1: Council Vision Statements

Why do we need a Land Use Strategy?

Since the release of the 2007 Urban Growth Strategy (UGS) there has been change in Upper Hutt City. Because of this, continuing to plan for and accommodate land development the way we have in the past will not produce the best outcomes for Upper Hutt in the future. We need to plan in a way that accepts that there has been change, and there is likely to be more in the future. For Upper Hutt, this means looking at what's likely and making realistic plans for our city's economy and environment, and for both the urban and rural areas.

The Land Use Strategy is a document that will provide a strategic approach for managing and planning for future growth and development in a proactive way. It is an update of the Urban Growth Strategy adopted in 2007, and expands consideration of the city's future to include the rural areas, recognising that urban and rural areas are interlinked. This Strategy will ensure that fundamental elements of the city – such as roads, infrastructure services, parks, reserves, neighbourhood centres, business areas, community facilities and housing – are effectively integrated both now and in future years.

The Land Use Strategy brings together future planning for urban and rural areas and:

- Shows how and where an increased diversity of residential development options could occur so that we can achieve an affordable, sustainable and logical urban form over time
- Addresses how we can provide adequate housing growth for the predicted increase in population over the next 30 years
- Provides for continued growth of business development
- Encourages efficient and accessible provision of transport, infrastructure, community facilities and recreation opportunities
- Recognises and protects the importance of our natural areas to the function of the city
- Defines Upper Hutt's place within a regional spatial network

The 30 year timeframe chosen for this document provides a chance to direct where and how growth is provided, and ultimately, will assist with management of the effects and costs of that development. If planning is done over a longer period, it allows more opportunity to consider solutions and stage the input of resources.

Key messages

- **We need to look ahead 30 years and plan for future communities as well as current ones.**
- **We need to update past planning scenarios and methods as a response to changes the City has experienced.**
- **We need to plan proactively to ensure efficient and sustainable land use outcomes for communities.**

For the purpose of this Strategy, we define 'urban' as those parts of the city that have the residential or business zoning in the District Plan, and 'rural' as those parts that have various types of rural zoning. Other zones are considered within the context of whether they are surrounded by 'urban' or 'rural' zoning. (See Figure 1.2)



Figure 1.2: Urban and rural areas of Upper Hutt
(Upper Hutt City Council)

The status of the strategy

This Strategy is a **non-statutory document**, and does not contain any rules that must be followed.

It will be used to inform and guide the Council’s long term planning and work programmes. It is particularly relevant to the development and review of the District Plan and for this reason, will inform the review process by identifying strategic priorities. There will always be outside influences affecting outcomes (such as market forces or the position of central government) but the Land Use Strategy can help by positioning Upper Hutt to achieve the best possible outcomes.

It is important that the future growth direction set by this strategy is aligned with other Council plans and policies to ensure that a coherent and consistent vision is set out for the city. Relationships with other important documents outside the Council must also be considered. This is shown in Figure 1.3. In particular, the strategy must be consistent with the Regional Policy Statement, as it will lead to the development of planning documents which do have a statutory requirement to give effect to the Regional Policy Statement.



Figure 1.3: Alignment with other key documents and plans
(Upper Hutt City Council)

The process so far

The original Urban Growth Strategy (UGS) adopted in 2007 included a commitment that it was reviewed every five years. This review started in 2012.

In 2013, consultation commenced on a Rural Strategy with a programme of public engagement that included public workshops and written feedback. Many of the themes raised during this consultation were in common to those in the UGS, and it became apparent that it was logical to combine the UGS review and the development of a Rural Strategy into one comprehensive city-wide Land Use Strategy for Upper Hutt.

In September 2015 an 'Issues and Options' feedback exercise was carried out for the urban areas, to bring the development of strategies for these areas into line with the rural feedback process and gauge public opinion on a number of issues related to future development in the urban areas of the city. A substantial quantity of feedback was received on a wide variety of matters.

In March and April of 2016 the document was formally notified for public comments. 144 submissions were received, and a hearing was held at which 31 submitters took the opportunity to speak to the Council about their submissions.

Other forms of engagement used while preparing the Strategy have included:

- Convening a focus group of Pinehaven residents, to explore issues particular to that community
- Workshop and art exercises with primary and intermediate-aged school pupils
- Public meetings
- Information at the March Madness fair
- Regular website updates

Feedback from all these forums has been used in the development of this Strategy. A list of other documents also used to inform the content is attached as Appendix 1.

Partnerships

Relationship with Iwi

Planning for future development in Upper Hutt must take into account the principles of the Treaty of Waitangi and the unique relationship of Māori with the environment. The environment is an integral part of Māori identity and culture.

Te Ao Māori (Māori world view) provides a holistic understanding of the environment where people and land are closely interconnected. Māori regard land, soil and water as taonga (treasures). They are kaitiaki (guardians) of these tāonga, which provide a source of unity and identity for the tangata whenua (local people). Kaitiakitanga (guardianship) is a way of managing the environment based on Te Āo Māori.

The responsibility of kaitiakitanga must be recognised and provided for in long-term decision making in the city.

Taranaki Whānui ki te Upoko o Te Ika a Māui, Te Atiawa, Ngati Toa Rangatira and at times Rangitane o Wairarapa have an interest and or Deeds of Settlement which the council recognises.

Representation of Maori interests is done in a variety of ways. We will work with iwi to identify the most appropriate form of engagement. In addition, the council has a relationship with Orongomai Marae, an urban marae based in Upper Hutt that is supported by Te Atiawa. The Council formally consults with iwi on a number of topics however we can improve on this by building more informal relationships through collaborative inputs.

Relationship with other Organisations

To ensure successful implementation of this strategy Council needs to be instrumental in forming and maintaining close relationships with key service providers and responders to growth. These would include (but not be limited to) agencies such as the following:

- Economic development agencies – such as the Hutt Chamber of Commerce and Wellington Regional Economic Development Agency
- Central government agencies such as the Ministry for the Environment, Ministry of Education, the Ministry of Social Development and the Ministry of Business, Innovation and Employment
- Community service providers such as Regional Public Health
- Transport providers: NZTA, Kiwirail and Tranz Metro
- Infrastructure providers for electricity, water and roading and telecommunications
- Neighbouring local authorities
- Greater Wellington Regional Council
- Key commercial entities
- Other organisations that provide services in our communities – such as the Fire Service and Police
- Owners of parcels of land that are significant because of size or location, and key land developers

Upper Hutt: A statistics snapshot

The 2013 census night population of Upper Hutt City was:



Age Structure

Upper Hutt had a similar proportion of pre-schoolers and a higher proportion of people at post-retirement age than the rest of the Wellington Region, in 2013. Between 2006 and 2013 the average age of Upper Hutt residents increased, and this is expected to continue over the next 20 to 30 years. The proportion of post school age young people (ages 18-34) is notably lower than across the rest of the Wellington region, indicating a trend for young people to leave Upper Hutt – possibly for work, travel or tertiary study.

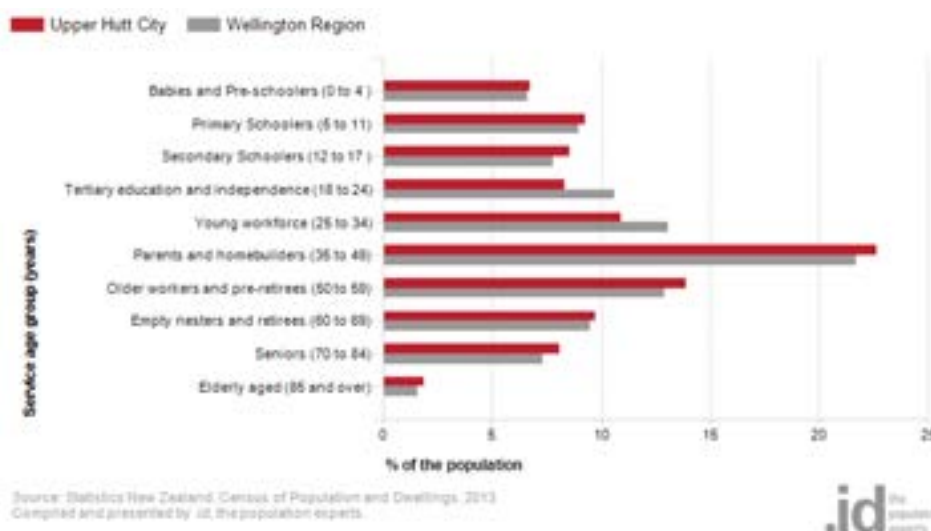


Figure 1.4: Age structure, 2013
(Upper Hutt Community Profile website, id: the population experts)

Ethnicity

Around 80% of the city's population identifies as European with smaller populations of Maori, Asian and Pacific residents. Only a very small amount of the population, around 400 people, identify with ethnic groups other than these.

Housing

- On census night, Upper Hutt had 16,056 dwellings
- Average household size was 2.59 people. The majority of household types were those of one family (68%) or a sole person (24%)
- 76% of dwellings were single houses, and 19% were medium density. (5% could not be classified)
- 27.4% of the population owned their dwelling; 38.9% were purchasing (i.e. have a mortgage), and 23.9% were renting. (9.8% had another tenure type, or did not specify.)
- Approximately 10% of the city's population were living in the rural areas
- New dwellings were being added to the housing market at the rate of around 123 per year, with approximately 80-90% of these in the urban area and 10-20% in the rural area
- Housing in Upper Hutt was generally less expensive than other parts of the region, and there was sustained demand for housing throughout the city

Employment

Employment levels in Upper Hutt have largely followed national trends. There has been an increase in employment since the 2006 census, and unemployment in the city sits just below the national average of 7.1%, at 6.8%. (Figure 1.5) The number of Upper Hutt residents in the workforce has remained relatively steady.

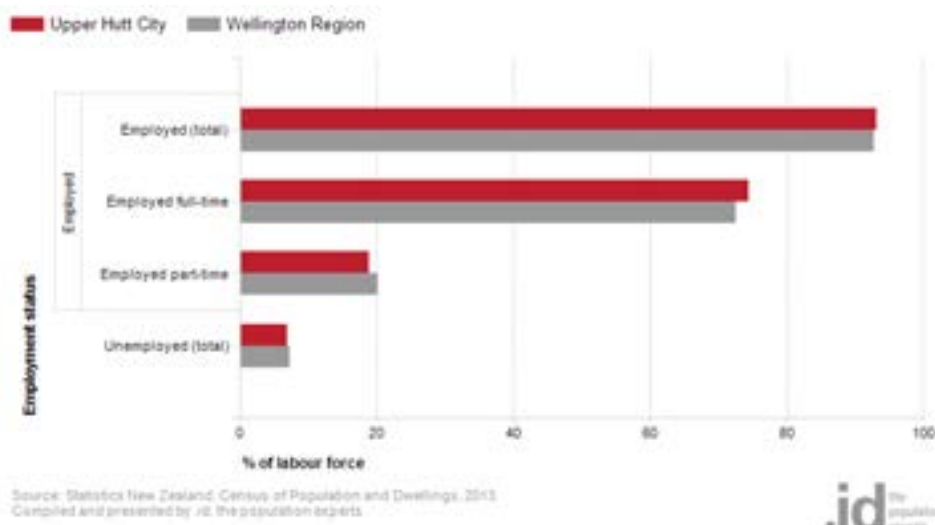


Figure 1.5: Employment status, 2013
(Upper Hutt Community Profile website, id: the population experts)

Median personal income in Upper Hutt remains slightly above national median personal income. Rural Upper Hutt has experienced a steady increase in median personal income. (Figure 1.6.)

| 2013 | Upper Hutt City TOTAL | Upper Hutt Urban | Upper Hutt Rural | New Zealand |
|------------------------|--------------------------|---------------------|---------------------|-------------------|
| 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 (4.6%) | 1,134 (5%) | 105 (3%) | 153,210 (4.7%) |
| 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 |

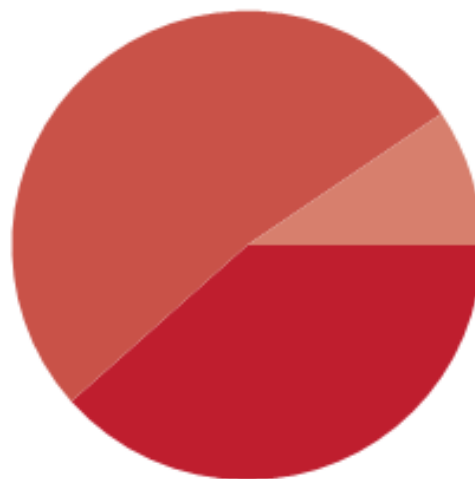
Figure 1.6: Upper Hutt Employment Statistics
(Upper Hutt Rural Strategy Foundation Report: Perception Planning, October 2015)

In 2013, 10,158 (52.1%) of Upper Hutt City’s working residents travelled outside of the area to work. The majority of these – around 9500 - travelled to either Wellington City or Hutt City. (Figure 1.7).

Employment location of residents, 2013

Upper Hutt City

- Work within the City
- Work outside the City
- Live within the City, work location unknown



Source: Statistics New Zealand, Census of Population and



Figure 1.7: Employment location of residents, 2013
(Upper Hutt Community Profile website, id: the population experts)

Predicting the next 30 years

The foundation for many of the predictions in this strategy is population data, and having reliable data is essential for future planning.

Statistics New Zealand (Statistics NZ) undertakes basic projections for population growth, based on Census data and taking into account trends in births, deaths and migration. In addition to using this data, UHCC commissioned BERL to forecast both population and housing projections specific to Upper Hutt for the period 2013-2043.

BERL's analysis differs from that of Statistics NZ in that it incorporates economic factors into growth scenarios. BERL considers that growth is always influenced by the economics of an area – things such as access to schools, jobs, transport, infrastructure and amenities, as well as trends in local economic performance. These have been incorporated into BERL's analysis. This gives what is likely to be a more realistic projection of the changes Upper Hutt will face in the future, and adds a regional perspective to the Statistics NZ data.

Population Growth

The following figure and table show the Statistics NZ Upper Hutt city resident population projections to 2043 (in red and yellow), together with the moderated projections calculated by BERL based on their analysis of Upper Hutt's specific circumstances (in blue).

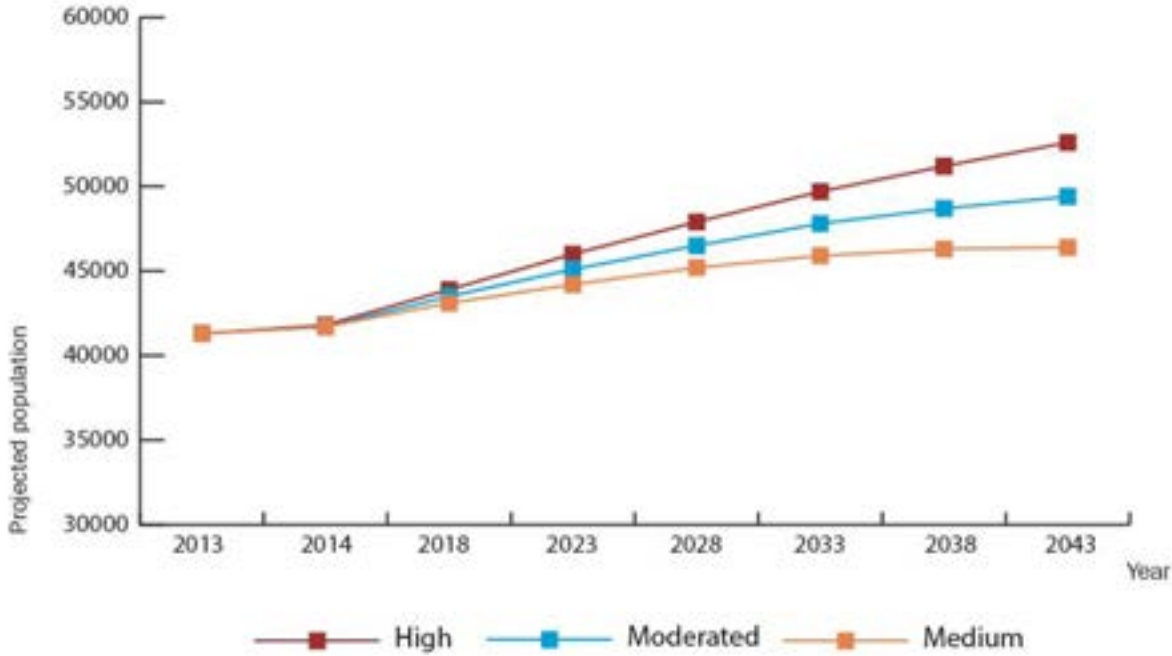


Figure 1.8: Upper Hutt City Resident Population Projections to 2043 (BERL, Statistics NZ)

The figures that support the graph are shown in the following table. (The 2013 population figure is slightly different from the Census one because post Census adjustment always takes place and BERL have used an adjusted figure as their starting point. The figures below have been adjusted to 30 June 2013.)

| UH City projected population | | | | | | | | | Change 2013 to | |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|----------------|--------|
| | 2013 | 2014 | 2018 | 2023 | 2028 | 2033 | 2038 | 2043 | 2033 | 2043 |
| High series | 41,300 | 41,800 | 43,900 | 46,000 | 47,900 | 49,700 | 51,200 | 52,600 | 8,400 | 11,300 |
| Average % p.a. | | 1.23% | 1.23% | 0.94% | 0.81% | 0.74% | 0.60% | 0.54% | 0.93% | 0.81% |
| Moderated | 41,300 | 41,700 | 43,500 | 45,100 | 46,500 | 47,800 | 48,700 | 49,400 | 6,500 | 8,100 |
| Average % p.a. | | 1.04% | 1.04% | 0.72% | 0.63% | 0.52% | 0.39% | 0.29% | 0.73% | 0.60% |
| Medium | 41,300 | 41,700 | 43,100 | 44,200 | 45,200 | 45,900 | 46,300 | 46,400 | 4,600 | 5,100 |
| Average % p.a. | | 0.86% | 0.86% | 0.51% | 0.45% | 0.31% | 0.17% | 0.04% | 0.53% | 0.39% |

*Note: population figures rounded to the nearest hundred

Figure 1.9: Projected population growth, 2013 to 2043 (years ending 30 June)
(BERL, Statistics NZ)

Based on past trends, neither inward nor outward migration is expected to have a significant impact on the city’s gradual population growth over the next 30 years. We do know that the population is going to age over time. This will have an impact on the types of housing and services we need to plan for.

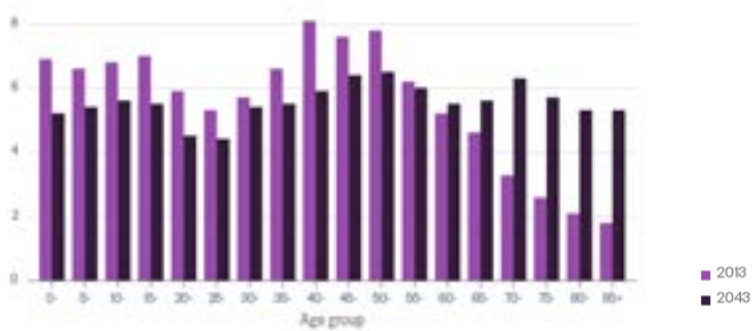


Figure 1.10 Estimated and projected age distribution in Upper Hutt
By age group (at end of period 2013 and 2043, % of population (www.figure.nz)

Choosing a population figure to plan for

Upper Hutt’s statistics have been considered in detail as part of developing this strategy. This has included demographic analysis along with other matters such as recent growth and development trends. A wide range of matters that would affect people’s decisions to choose Upper Hutt, for living, working or investing have been examined in detail.

Both BERL and the other local authorities in the wider Wellington region consider that the high series population growth is too optimistic and low series growth is too pessimistic for the region. Having taken into account both Upper Hutt's current position and likely future trends, the strategy agrees with this view.

Upper Hutt's population has grown in recent years, and statistical analysis tells us this will continue. Just exactly how much growth the city will experience is difficult to predict so the strategy doesn't propose to choose one number for predicted population growth.

Population growth can be variable – especially over a long time period – so it's logical to consider a range within which future growth could occur. Using the analysis referred to above and taking into account a degree of variability, it's likely that growth could result in a 2043 population figure that's anywhere between the Statistics NZ medium projection and the forecast from BERL. (See figure 1.9 above)

Planning for a range within which growth may occur would also be consistent with the approach favoured by other councils across the Wellington region. It will be in Upper Hutt's best interests to be able to contribute positively to planning for regional issues, so having regionally useful data will assist with this.

In accordance with the data above, this means that future planning should consider population growth in the following range:



This is a growth rate of between approximately 0.4% and 0.6% per annum.

Adopting a range for population growth will also impact on the amount of housing required over the next 30 years. Housing growth predictions are specifically discussed in the Housing chapter.

Key trends we need to plan for

- **Natural population increase**
- **An ageing population**
- **Smaller household sizes**
- **A significant proportion of the population travelling outside of the city for work each day**



ECONOMY



Picture: Precision engineering in Upper Hutt

Economy: Our Goals

- *Enable a prosperous, resilient and sustainable city-wide economy that attracts and sustains people, spending and investment.*
- *Continue to develop and support an active city centre and vibrant neighbourhood centres.*

What the community has told us...

Most people think there is enough land zoned for business industrial uses.

There is concern about the lack of variety and vitality in the city centre at the moment. Many feel the physical environment contributes to this. There is support for a collective Council-led vision for the city centre.

Many people think that the existing industrial areas of the city could be used much more efficiently.

Many people support the development of mixed-use neighbourhood centres, with more intensive housing around them.

There is support to increase the amount of residential development in or near the city centre, as a way of making it livelier and supporting the city centre economy.

Rural residents comment that more reliable infrastructure is required to support rural business growth, especially broadband internet access.

Rural residents feel that increased flexibility and versatility within the District Plan would allow for development of new businesses that are compatible with the rural environment.

Most people think the city centre needs to be a top priority, but that neighbourhood centres require support and investment as well.

There is support for investigating how tourism could make a greater contribution to the local economy.

Our economy now

The number of businesses in Upper Hutt City has expanded over the last decade at a similar rate to the New Zealand average. In 2013:

- Approximately 10,650 Full Time Equivalents (FTEs) were employed in Upper Hutt City across approximately 2,880 businesses.
- Upper Hutt had 144 hectares of land zoned Business Industrial, and 45 hectares zoned Business Commercial
- Upper Hutt City generated \$1.2 billion in GDP, or 5% of the Wellington region’s overall GDP

Between 2006 and 2013 there was significant growth in employment in public administration and safety, health care and education and training, and a decline in the manufacturing sector, with smaller declines in retail, wholesale and rental, hiring and real estate services.

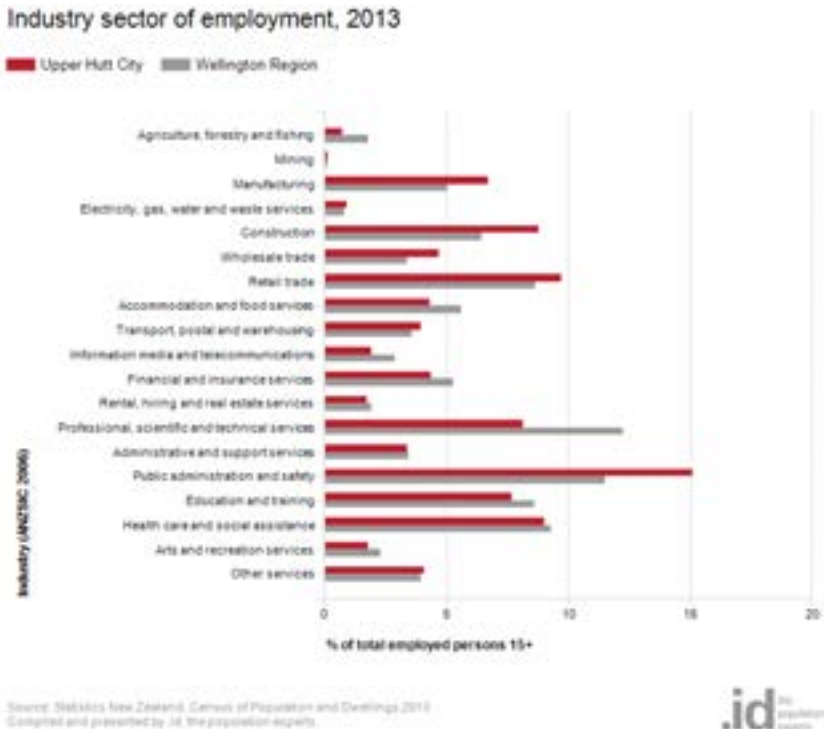


Figure 2.1 Industry sector of employment, 2013
(Upper Hutt Community Profile website, id: the population experts)

The largest contributors to GDP in Upper Hutt City are the people services and market services. Together these sectors make up 75% of GDP. (See figure 2.2)

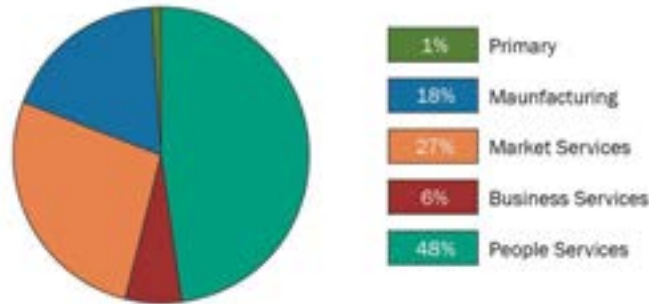


Figure 2.2: Contribution of business sectors to Upper Hutt's economy 2013 (BERL)

There has also been an increase in the number of businesses in the business services sector but a fall in employment in this sector, indicating a rise in establishment of small-scale enterprises in Upper Hutt. In 2013, 52% of the city's workforce travelled outside Upper Hutt for employment. The majority worked in either Hutt City or Wellington City.

The city centre is Upper Hutt's main commercial area, and comprises that part of the city zoned 'Business Commercial', including Main Street, Fergusson Drive, Queen Street and intersecting streets north of the railway. Suburban centres are spread throughout the valley and range from small groups of shops such as those at Brown Owl to the larger and busier shops and services at Silverstream. (figure 2.3). There are industrial areas at Alexander Road, Montgomery Crescent, Park Street, South Pacific Industrial Park and Whakatiki Street. Other economic activities are spread throughout the balance of both urban and rural areas.

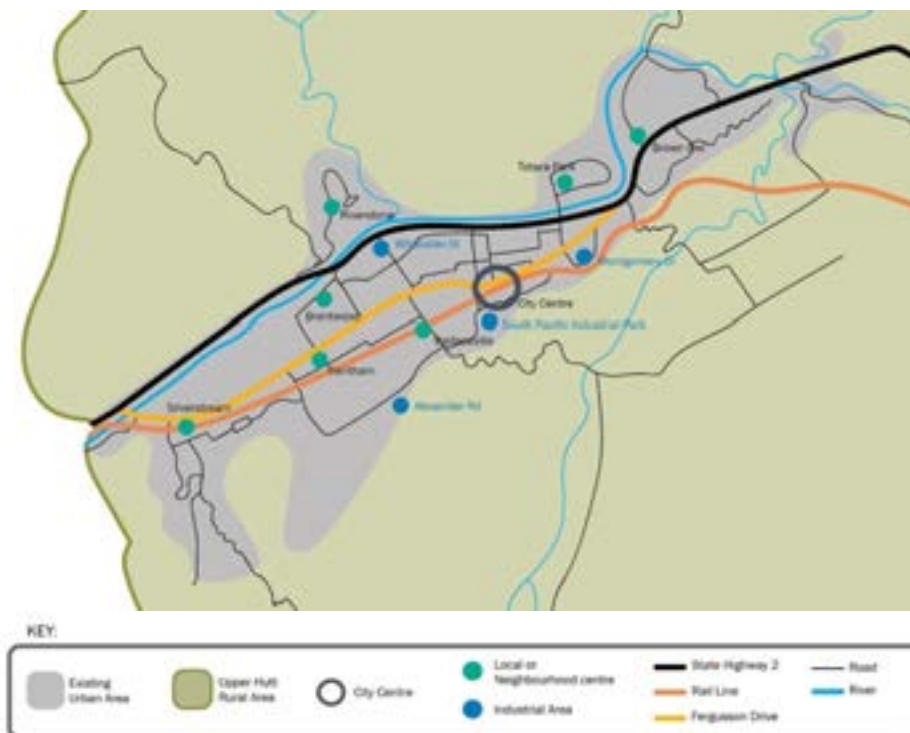


Figure 2.3 Local and neighbourhood centres and industrial areas in Upper Hutt (Upper Hutt City Council)

About 58% of retail spending happens in the City Centre, with consumers spending more per transaction there than they do elsewhere in the city. In the 12 months to December 2015, spending in Upper Hutt totalled \$355.35 million, of which \$289.1 million (81%) was generated by residents spending locally. (figure 2.4)

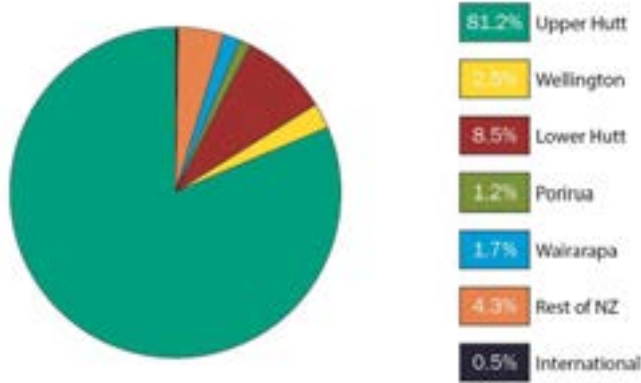


Figure 2.4 Origin of spenders in Upper Hutt, October to December 2015
 (Data from Marketview, UPCC Bi-monthly Performance Report, November 2015)

The main contributor to retail spending was food retailing outlets, which accounted for 43% of the total, followed by fuel which showed 18% of spending. Analysis of spending data also shows that there is noticeable local loyalty in spending on food, fuel and hardware/homewares.

There is substantial regional competition for retail spending, with residents spending a high proportion of their income outside of Upper Hutt. Most of this is spent in Lower Hutt, but there is also extensive spending in Wellington City and throughout the rest of New Zealand. This is a trend we are trying to address.

Unlike many other retail centres in the region, the retail vacancy rate in Upper Hutt is improving. Despite this retail vacancy continues to generate public concern, with respondents often commenting in surveys that empty shops detract from the overall shopping experience in the city centre. There is a known positive correlation between the physical attractiveness and comfort of shopping locations and spending patterns, so we need to ensure that the city centre is attractive, comfortable and convenient, and is a preferred location to establish business and shop locally.

Upper Hutt has a limited supply of high quality modern office space, especially in the city centre. There are a number of small premises above shops in older buildings which add to supply but have limitations such as lack of universal access and small floor area. More good quality office space with modern specifications would likely help attract major tenants and investors, which would then have flow-on benefits for most sectors of the local economy.

The suburban shopping centres at Silverstream Village, Camp Street, Totara Park, and Brown Owl accommodate a range of shops and businesses. All are within close proximity to public transport routes, and they provide local hubs for their surrounding communities. Also important to local communities are the healthy number of home-based businesses in both the urban and rural areas. These boost the local

economy, enhance local services and provide local employment. To further support this, there is potential for many of the existing suburban shopping centres to have both a more diverse commercial offering, and a surrounding area that is more densely developed with housing.

Established retailing and industrial areas to the south of the Upper Hutt Railway Station have maintained continued occupancy and low vacancy rates. This area benefits from readily available car-parking, co-location of similar businesses and continued investment by Council in Maidstone Park. The combination of these factors adds to the overall amenity of the area, and we want the success of these areas in complementing the city centre to continue.

A city's identity has a role to play in economic success. Recent work has begun to position Upper Hutt as a desirable location for business investment and retail spending. Improvements to the public realm will help support this growth.

Within the last five years there has been pressure on land zoned Business Industrial to be developed for non-business use. A recent upswing in both development and redevelopment of land and premises for industrial and manufacturing uses indicate that these land parcels need to be protected for future growth of activities that are compatible with this zoning. A 2014 Environment Court case required thorough city-wide investigation of appropriate future land supply for industrial uses and the Court's decision supported retention of Business Industrial land in Alexander Road and the Council's assessment of future demand.



Picture: Matrix Homes module on trailer from factory, matrixhomes.co.nz

Rural Economy

In the rural areas, the amount of land in private ownership is proportionally small, and business activity from privately owned rural land makes a relatively minor contribution to the regional and national primary sector output and the city's GDP.

The majority of rural land in Upper Hutt is held in land parcels greater than 20 hectares. Most of this land is used for farming and forestry purposes, with sheep and beef farming being the most predominant of the non-forestry uses. (See figure 2.4)

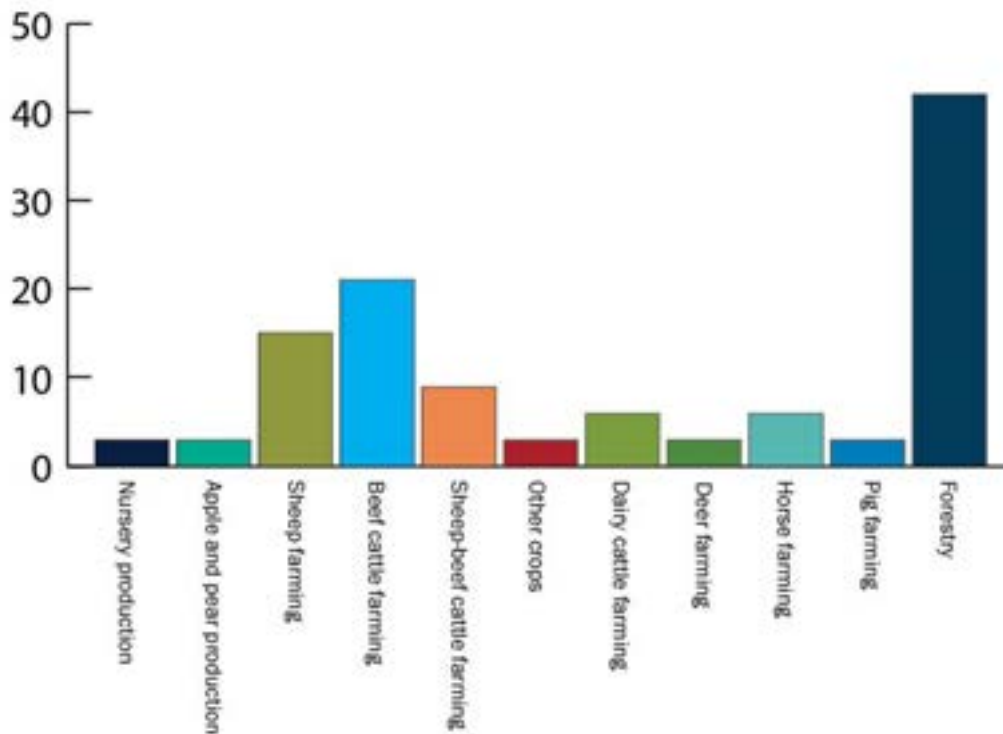


Figure 2.4: Number of land parcels for primary production
(Upper Hutt Rural Strategy Foundation Report, Perception Planning, October 2015)

There is a relatively small area of high class soils (Class I to III), and the total area of land being used for primary production is decreasing as farms are subdivided and sold. Neither of these things preclude productive rural use, but are contributing to a trend of decline in traditional larger-scale rural activities that is likely to continue.

Over the past ten years there has been a strong trend of people moving to rural Upper Hutt for rural lifestyle opportunities, notably the Mangaroa, Akatarawa and Whitemans Valley areas which have experienced significant residential development. Real estate sales data also indicates continued demand for land parcels of approximately 1 hectare in size.

From these trends we can assume that as primary production declines in the rural area, there will be a rise in both smaller scale business enterprises and rural residents who are employed elsewhere, either within Upper Hutt or within the wider Wellington region.

The reliability of infrastructure services is a key concern for rural business operators. Widespread, fast and reliable broadband and mobile phone services in particular are considered to be very important for the rural area.

Key things we need to plan for in the future:

- Upper Hutt continuing to function as a sub-regional centre in the Wellington economy
- Business growth continuing at a rate that equals the national average
- A rural economy that is in transition from primary production to other uses. This may make declining contribution to the regional and national primary sector output, but may increasingly contribute to the economy in other sectors
- A growth in 'people services' and an economy that relies less on manufacturing
- Changing economic demands associated with an ageing population
- Growth in the use of technology in the economy, which may affect how much space is required for businesses
- A significant number of the working age population leaving Upper Hutt to work elsewhere each day



Picture: Farming in Whitemans Valley



Picture: House construction in the Matrix Homes factory, Alexander Road

Facing the future

Business land availability/land prices, accessibility to market (or major transport routes), availability of a suitable labour market, lifestyle, regulatory constraints, and hazard resilience will each play an important role in maintaining and attracting business investment. No single attribute will result in sustained economic growth without complementary advances in other drivers. Many of these factors are beyond the direct control of Council, however, we can try and promote conditions in Upper Hutt that offer businesses the best chance of success.

The current pattern of commercial development in urban Upper Hutt is considered to be both compact and efficient, and to have enough capacity for demand in the foreseeable future. This demand could be met by way of either new development on currently vacant land, or redevelopment of existing land and buildings. This strategy therefore proposes no increase in the amount of industrial zoned land in the District Plan. This will also assist in maintaining the quality and amenity values of the city's rural areas.

To enable a prosperous economy it is necessary to understand growth drivers, and the role that Council can play in influencing them. A number of new businesses have recently been supported by the Council's Economic Stimulus Package, and there is more potential for the city to tap into both local and regional tourism markets, bring visitors and spending to the City Centre and surrounding attractions.

Many successful city centres have a comprehensive, wide-ranging strategic business development vision that covers supporting the economy, enlivening public spaces and encouraging increased investment in both business and residential development. Work on this commenced with development of the 'City Vision'. By continuing to develop the vision, Council can take an active role in not only creating a city centre

that is attractive, safe and encourages people to visit and spend, but in supporting those wishing to do business or develop new enterprise in Upper Hutt.

Work is being done to position Upper Hutt as an attractive and distinctive location for business, investment and retail spending. We plan to keep improving the physical attractiveness of our shopping and commercial environments, so that Upper Hutt is known as a pleasant place to do business.

The quality of the natural environment surrounding the city is one of its key attributes. Although this may be less of an enticement for business investors than for residential ones, it is important that economic investment does not have a negative impact on environmental quality and amenity. Increasing tourism activity is an economic growth opportunity for Upper Hutt, and the city's natural areas hold huge potential for the appropriate development of activities and experiences. Keeping these natural areas in good condition, both visually and ecologically, will have flow-on benefits for the local economy.

Economic growth also depends on the strength, reliability and resilience of supporting infrastructure. Systems such as roads and rail lines, electricity supply, water, telecommunications and internet access influence the desirability of business locations. Many rural businesses experience infrastructure continuity problems, affecting business productivity. This is a key role the Council has to play in ensuring the overall economic success of the City, and we can continue to improve the systems that support economic growth in both the urban and rural areas.

Rural production is likely to shift away from significant primary production activity towards a self-sufficient/lifestyle block/smaller business model, where relatively low intensity farming and business activities occur that provide for the landowners needs. In the rural area there is a lot of potential for growth in recreation and tourism, and the likelihood that new smaller scale and niche businesses will establish in



Picture: Upper Hutt City Centre

the rural area is increasing. This represents a transition from the traditional rural economy.

Increasing the number of people working in Upper Hutt and reducing the number who leave the city for both employment and shopping will have long term benefits, not only for economic growth, but for improving sustainability outcomes such as reducing carbon emissions and reducing the burden on private transport routes. However, it is likely that a significant proportion of the city's residents will continue to work and shop outside Upper Hutt into the future. This means we need to ensure that public transport networks efficiently support the needs of commuters, so that public transport is a preferred option. (For more discussion on this topic, refer to the Movement and Infrastructure chapter.)

The City Centre has potential to accommodate a larger residential population, with the 2013 Census indicating that less than 230 people live in the area around the city centre. Current District Plan provisions would allow more residential development in this area, and this opportunity will be more actively encouraged as a future response to increasing housing supply. As well as contributing to the diversity and affordability of housing options in the city, increasing housing near to shops, entertainment and amenities would establish a resident population that would support this area with local spending within walking distance of their homes. The likely requirements of the proposed NPS and possible contribution of areas in and around the city centre to housing supply is discussed further in the Housing chapter.

What this means on the ground

The outcomes need a spatial framework so that growth and development is efficient and sustainable. So that this can occur, we propose:

- keeping the existing extent of Business zoned land, and making sure the District Plan encourages use of vacant land and redevelopment of existing land and resources
- supporting and encouraging activities and opportunities that create a vibrant city centre
- accommodating opportunities for business growth within existing residential areas, including home-based businesses as appropriate
- encouraging a wide range of compatible business activities in rural areas
- encouraging and enabling more development (including residential development) around neighbourhood centres that have good amenities, services and transport connections
- encouraging and enabling more residential development within and around the central city, especially where this helps to increase the city's overall amount and diversity of housing, and provides housing options that are affordable
- locating economic growth and development in places that have low risk for exposure to natural hazards and are well-connected to both movement networks and other critical infrastructure
- locating economic activity so that the character and functioning of the surrounding rural and natural areas is not compromised
- creating places where the design of the surrounding physical environment supports and enhances economic activity
- promoting a strong expression of the City's identity, so that destinations are highly recognisable and Upper Hutt has both economic attractors and a regional point of difference
- regular review and monitoring of business land capacity and demand, to ensure that Upper Hutt is well-positioned to attract and retain economic activity.

The actions required to achieve these outcomes are shown in the Action Plan at the back of this document.

Desired economy outcomes

1. Current Business Industrial land provides long-term employment use and contributes to the city's economic growth.
2. Our city centre supports business activity.
3. Suburban shopping centres support and complement the range of services available in the city centre.
4. The number of new businesses establishing in Upper Hutt is increasing, and existing businesses are prospering.
5. Local employment is increasing.
6. Local tourism is increasing.
7. There is an increase in good-quality office, commercial and accommodation spaces at a range of scales and in both city centre and suburban locations.
8. Our transport networks support business activity and allow for easy connections between different modes of transport.
9. The regulatory environment allows and supports appropriate businesses in rural areas.
10. The regulatory environment supports growth in home-based employment in both urban and rural areas.
11. There are improved broadband services in the rural area.
12. There is excellent urban design across the city, which residents are proud of.
13. The city centre is attractive and safe, and has a clear identity unique to Upper Hutt.
14. The city centre offers a more diverse range of housing options.
15. Upper Hutt has an economic base that has low vulnerability to natural hazards, and is well connected to local and global markets.





ENVIRONMENT



Picture: Hutt River Trail

Environment: Our Goals

- *To preserve and enhance the quality of our natural environment*
- *To maintain and enhance our open space network*

What the community has told us...





Picture: The Hutt River

Our environment now

Upper Hutt is blessed with a large area of natural landscapes that not only make the city's environment attractive, but host a wide variety of native and exotic flora and fauna and provide for a wide variety of recreation activity. Our natural assets are a key determinant in the character of the city, with forested hills and expansive rural areas forming a green surround to the urban areas. The Hutt River is important for the city's identity and natural systems, and the city has regionally significant environmental features such as the Mangaroa Peatland (Waipango Swamp).

The city's physical attributes are often cited as influential in why people live, work and spend time in Upper Hutt. The connection with the natural environment also provides a sense of identity and belonging to Māori. Iwi (tribes), hapu (subtribes) and whanau (families) gain their sense of mana through their connection to the natural environment.

It is important that we respect and support the city's natural environments and that development and growth of the city is managed in a way that strikes a balance between this and environmental values.

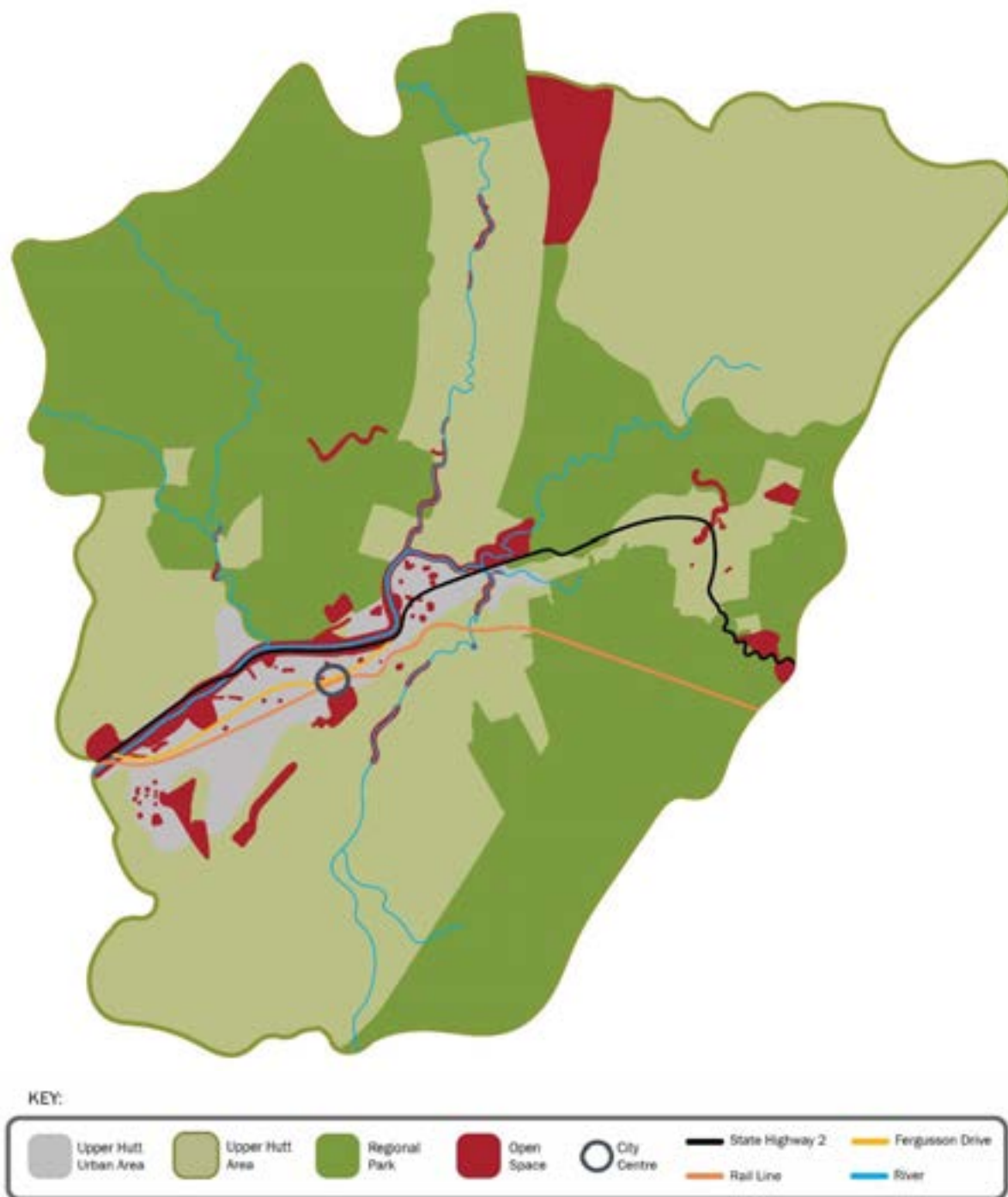


Figure 3.1: Open spaces in Upper Hutt
(Upper Hutt City Council)

Of the city's total land area of 53,400 hectares, the majority is non-urban land in either public or private ownership. Approximately 50,000 hectares of the rural environment is publicly owned, mostly by Greater Wellington Regional Council (GW) and the Department of Conservation (DOC).

By zoning, only 4.7% of the city's land is zoned for urban development. (See figure 3.2).

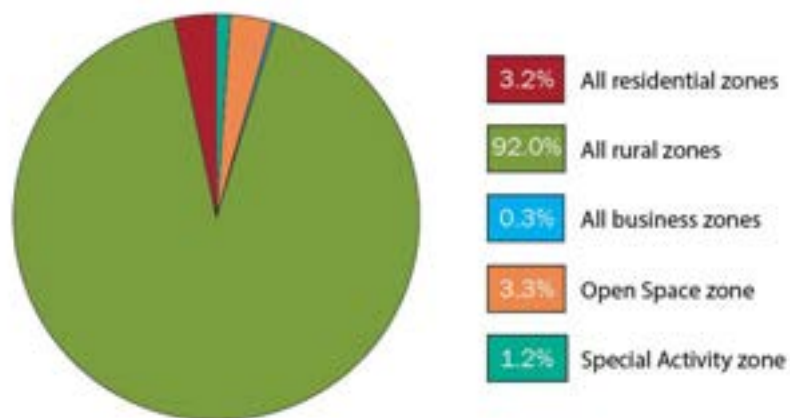


Figure 3.2: Total land by zoning
(Upper Hutt City Council)

Most privately owned land in Upper Hutt is on the valley floors. In the rural areas, this 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 rural valley floors. All these, and soils of lesser productive capacity, can be used for a range of rural uses including food production.

Indigenous vegetation covers close to 70% of the district and the vast majority of this is on the hills. Some of this (i.e. Kaitoke Rainforest) is of high ecological significance and is not found in many other locations in the lower North Island.

The majority of the area of rural land in Upper Hutt is held in land parcels greater than 20 hectares, and most of this land is identified as being used for farming and forestry purposes. In contrast, land parcels smaller than 20 hectares make up the greatest number of parcels. However, only 2.6% of these have been identified as being used for farming purposes, identifying a shift in the types of land use in rural areas more towards lifestyle options and more intensive productive uses.

Upper Hutt has 54 parks and reserves, totalling 421 hectares that range from small neighbourhood green spaces to the major sports hub at Maidstone Park. These are managed in accordance with Asset Management Plans. Within the last five years there has been continuous improvement of the city’s reserve and recreation assets, with significant works undertaken at Maidstone Park, Harcourt Park and in providing access to the Hutt River. Major works are provided for through the Long Term Plan and Annual Plan processes, with maintenance provided through regular work programmes.

Upper Hutt is fortunate to have a large quantity of high quality outdoor spaces for both organised and informal recreation, and a large amount of it is publicly owned and publicly accessible. As well as the hills and city parks, the Hutt River forms the spine to a network of reserves of regional and local significance to which access is excellent. These parks and reserves are managed by UHCC, Greater Wellington Regional Council and the Department of Conservation.

Outside the urban areas, road and off-road cycling and horse riding enjoy strong support. Walking, hunting, 4WD driving, motocross and camping are also popular activities.

Recreation clubs across the city host facilities for a wide variety of sports. Some of these are located wholly in private facilities and some share facilities, or are located on public land. Schools and private recreation clubs also contribute to providing open green spaces in communities.

The city's waterways bring character and identity to the city, and are valuable habitats for a range of flora and fauna. The Hutt River and its aquifer has an extensive system of tributaries. This entire system contributes to the region's ecology, recreation assets and water supply network, and requires consideration at a network level.

Objective 17 of the Wellington Regional Policy Statement requires the Council to identify and protect outstanding natural features and landscapes in its District Plan. Background information and an assessment of Upper Hutt's 'Significant Natural Areas' is being undertaken in advance of preparation of a District Plan Change. This will ensure we are being consistent with the Regional Policy Statement in protecting valuable places in Upper Hutt.



Picture: Camping at Kaitoke, wellingtonnz.com

The state of the environment

Greater Wellington Regional Council (GW) has responsibility for the management of air, water and soil quality across the wider region, and most environmental monitoring of natural assets is carried out at a regional level. GW currently monitors air quality, ground water quality, surface water quality and ecosystem health. Technical reports informing State of the Environment monitoring for the Wellington region can be found on the GW website:

www.gw.govt.nz

We will continue to use this data to inform council practices and actions, and will endeavour to share our own data with GW where this is practical and helps inform the overall knowledge base.

Air quality

Monitoring between 2008 and 2010 shows that air quality in residential areas of Upper Hutt met national standards for the three key variables – fine particulate matter (PM10), nitrogen dioxide and carbon monoxide.

Wood burner use in Upper Hutt is amongst the highest in the region, with 36% of homes using this method of heating. Emissions from domestic fires used for heating do contribute to some nights of poor winter air quality in Upper Hutt, especially on cold, calm, clear nights.

Air quality is good along roads with heavy traffic flows – national standards were not breached at any sites monitored in Upper Hutt.

Groundwater quality

Groundwater quality is monitored at two sites in Upper Hutt, as part of wider monitoring of 71 sites across the Wellington Harbour sub-region. Looking across all the key indicators, groundwater in the Wellington Harbour sub-region is fit for drinking, with no significant deterioration in quality in recent years.

Surface water quality

To get an overall picture of river and stream water quality, six key indicators are combined into an index, these are: water clarity, oxygen content, dissolved reactive phosphorus, nitrite-nitrate nitrogen, ammonia and *E. coli* bacteria.

Over half of the monitored sites in the region are located in the Hutt catchment, and water quality is mostly graded 'good' or 'excellent' at these sites. The lower reaches of the Mangaroa River is an exception, and is graded 'poor' because key indicators don't meet recommended guidelines as a result of agricultural land use around it. In the period 2006-2011, levels of dissolved reactive phosphorous and cover of nuisance algae increased in the Mangaroa River. Nuisance algae has also increased in some parts of the Hutt River.

Recreational water quality monitoring is undertaken at six sites in the Hutt River catchment; one on the Pakuratahi River and five on the main stem of the Hutt River. The most significant point source discharge in the Hutt River catchment is urban stormwater entering at multiple locations (both directly and indirectly via tributary streams or drains).

Runoff from agricultural land use during heavy rain is considered to be a key source of microbiological contamination at many river swimming sites. In dry weather, stock access is also a source of contamination. Greater Wellington also exercises resource consents to undertake flood protection works in the Hutt River, and at times, these works involve extensive instream works which can affect water quality.

Widespread growth of potentially toxic cyanobacteria in the Hutt River during periods of extended low or stable river flow resulted in parts of the river often being unsuitable for swimming and dog walking. The monitored site at Silverstream sometimes breaches guidelines in dry weather too, and is graded 'fair' or 'poor'.

River and stream water quality and ecology

Six sites are monitored within Upper Hutt. Monitoring includes surveying for the presence of periphyton and macroinvertebrates, macrophytes and fish. Life-supporting capacity of the water is also measured, including measuring flow, temperature, dissolved oxygen levels and habitat assessments.

The Hutt River, upstream of the Kaitoke Dam, has been identified in the Proposed Natural Resources Plan as a river with outstanding indigenous ecosystem values. The values are high macroinvertebrate health, indigenous fish diversity and threatened fish species.

Water supply

Water allocation from the Hutt River is almost exclusively for public water supply. Abstraction of water is controlled by permit, and water bodies have annual allocation limits. Currently, all water supplies for Upper Hutt are fully allocated, with very little 'run of river' water available during times of low flow.

Water use is increasing. Although very little water is allocated from the Hutt River for irrigation, the amount required for public supply has steadily increased over the years. The annual volume of water allocated regionally for public supply increased 22% between 1990 and 2010.

Reducing water consumption and improving water quality are key issues for the city's future, particularly as both global climate change and a growing city population places increasing pressure on this resource. Introducing new methods, technologies and practices that reduce water use is highly important for Upper Hutt's future.

Greenhouse gas emissions

In 2012/13 the Upper Hutt City's estimated gross emissions were 186,428 tCO₂e and its net emissions were 88,612 tCO₂e. The per capita (gross) emissions for the City are 4.6 tCO₂e/person. Overall gross emissions have increased by 1% from 2000/01 to 2012/13, and net emissions have increased by 90,000t due to a significant increase in emissions associated with forest harvests. Overall, Upper Hutt contributes approximately 5% of the Wellington region's gross emissions.

Carbon sequestration from the forestry sector significantly influences the overall emissions profile for Upper Hutt. In 2012/13 forests sequestered an equivalent of 52% of the City-wide emissions.

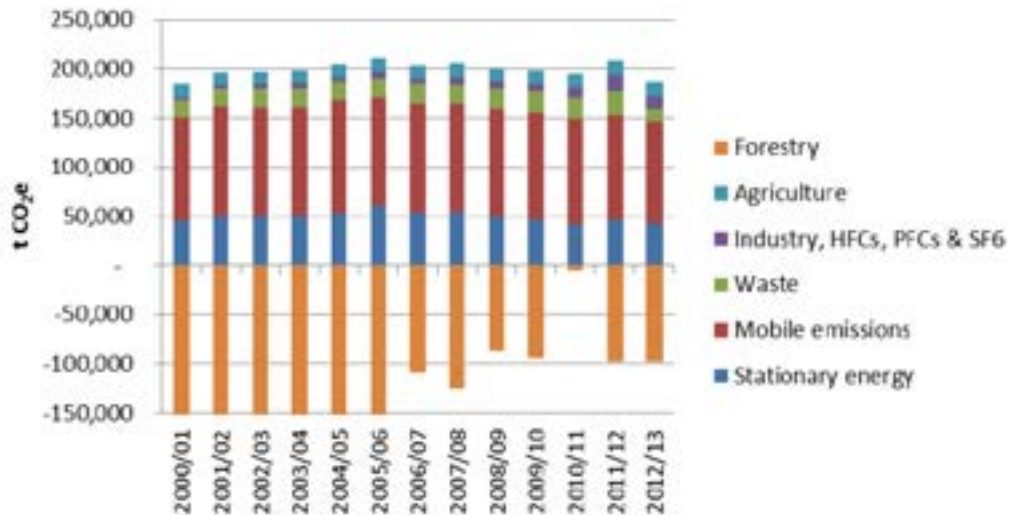


Figure 3.3: Upper Hutt City emissions profile
(Upper Hutt Sustainability Strategy 2012)

Within the 30 year timeframe of this Strategy, mobile emissions are likely to reduce as electric vehicles become more prevalent. This is a trend that the Strategy encourages and supports.

Key things we need to plan for in the future:

- Balancing the need for the city to grow over the next 30 years with protecting the quality of the environment.
- Maintaining and where possible improving, the natural functioning and connections between the city's environmental assets
- Proactively working with our partners and stakeholders to ensure the best possible outcomes for the city's natural environment
- Making sure that development occurs in locations that are safe from hazards
- Ensuring that management of natural areas and assets is part of a comprehensive city-wide approach
- Being smarter about long-term resource use, particularly around conserving water, reducing waste streams, moving to less energy-hungry forms of movement and adopting new technology



Picture: Harcourt Park, Upper Hutt

Facing the future

As the city develops further, the priorities will be to maintain and enhance our open spaces and natural areas by providing improved facilities and access whilst protecting natural, amenity and biological values. This can be done by improving and extending the existing network of open spaces, and looking to develop linkages (where possible) that best reflect the characteristics and needs of each locality. There are also opportunities that could be investigated for greater synergies between open space land and the provision of community facilities.

Council also plans to actively promote Upper Hutt's extensive natural environment and the recreation opportunities this offers in order to encourage tourism from both within and beyond the city. The beautiful environmental resources the city has can be regional a point of difference in attracting visitors, which will also bring positive economic and city identity spin-offs.

Open spaces and natural areas

We plan to continue managing our recreation and sports facilities in much the same way as we have been, in the future. The Annual Community Survey tells us that resident satisfaction with the city's parks, gardens and reserves remains at a consistently high level from year to year, with satisfaction ratings in excess of 95%.

There is strong regional direction for council's to recognise their significant natural values and landscapes to ensure we don't lose our best biodiversity. We will do this through the district plan review process and look to protecting those values the community considers important in the most appropriate way.

The District Plan already contains some controls in the areas which have a 'Southern Hills Overlay' notation, where landscape, visual and amenity values are considered if development is proposed. A recent review of notable trees in parts of the city has ensured that significant trees and tree groups will continue to have protection in areas where they add biological or amenity value to residential areas. We will move to a more holistic and integrated approach to managing our biodiversity, open spaces and recreation opportunities.

An Open Space Strategy will investigate Upper Hutt's recreation and open space opportunities. It will guide the most appropriate protection and use of land to ensure that it contributes to the recreation, amenity and biodiversity values that the community would like in Upper Hutt. An Open Space strategy would be the appropriate mechanism to outline logical connections between open spaces, and ensure that future planning for open spaces contributes to an adequate quantity and type for the city as its population increases in the future.

Natural hazards

Upper Hutt faces threats from a number of natural hazards, most notably flooding, earthquakes, fire and erosion. There is a need to plan carefully for future growth so that inappropriate development and subdivision in areas at high risk from natural hazards is avoided.

Upper Hutt City Council is part of a region-wide group that is developing a Natural Hazards Strategy for Wellington that aims to provide direction for effective planning and management of natural hazards. It also supports the emergency work done by Wellington Regional Emergency Management Office (WREMO). Following completion of the Natural Hazards Strategy, the District Plan will be updated.

Flooding

Development in Upper Hutt has historically occurred along the floors of valleys, making parts of the city vulnerable to flooding. This can occur after sustained rainfall in the headwaters, or after intense local rainfall events.

Greater Wellington Regional Council is responsible for flood management of the Hutt River. GW has produced the Hutt River Floodplain Management Plan (2001) which is a 40-year blueprint for managing and implementing programmes that will gradually reduce the effects of flooding from the Hutt River. The Hutt River Floodplain Management Plan includes a number of structural and non-structural methods proposed to protect the city from flood events. The District Plan also contains controls around managing development in flood prone areas.

The District Plan will address stormwater runoff which is an issue particularly for Pinehaven. A large part of the Pinehaven Stream upper catchment is in an area specified for future residential growth which has the potential to increase stormwater runoff. If not managed, stormwater could have an impact on the lower

catchment. The District Plan will require that new development in the catchment achieves stormwater neutrality. This will address concerns of stormwater runoff impacting on the existing residential environment. The stormwater neutrality requirement for the Pinehaven Stream would be in place before any intensification of land in the upper catchment.

Seismic activity

The Wellington Fault runs through Upper Hutt, and is identified in the District Plan. It generally follows the alignment of the Hutt River, cutting through Totara Park, Harcourt Park and Emerald Hill.

Greater Wellington Regional Council has produced information about combined seismic hazards that calculates the level of risk from ground shaking, liquefaction and risk of slope failure. They have produced a combined seismic hazard map that indicates that much of the valley floor is subject to medium risk, with some areas of low-to-moderate risk.

Development near the fault hazard band is subject to additional controls in the District Plan. This approach will be continued in the future.

Slope instability

The District Plan currently requires resource consent to undertake earthworks on erosion-prone land. As land values increase there will be increasing pressure to develop land identified as erosion-prone. This will have to be increasingly carefully managed to ensure that slope stability is not compromised.

Fire

Almost the entire valley floor is serviced by the NZ Fire Service, with the balance of the city covered by the Upper Hutt City Council Rural Fire Service. Recent expansion at the edges of the city means that some residential areas are covered by the Rural Service. Council will continue to advocate for the NZ Fire Service to assume responsibility for new greenfield residential areas.

Rural environment

Council commissioned Perception Planning Ltd to prepare a Foundation Report that identifies characteristics and trends within rural Upper Hutt, to inform the widened scope of this Strategy. The report expanded on the consultation exercise previously carried out in the rural areas, and presented data and trends.

It was very clear from this exercise that the open spaces, quietness, and naturalness of the rural environment are reasons why people live in, work in and visit the area. The community also views agricultural activities or the rural area as important features that define the rural character.

As discussed further in the chapter on Community and Housing, recent trends in the rural area include a decline in primary production on the valley floors and a move towards smaller scale rural type uses. There has been an increase in the number of 'lifestyle' blocks created, with these proving popular in the property market.

Options need to be investigated and identified to ensure that the rural characteristics that are valued by the community are maintained in the future, including the provision of more lifestyle properties to meet the market demand. These options will need to consider the natural limitations that exist (soil classes, natural hazards etc.) and also account for the impacts from future development.

Recreation opportunities in the rural area also need consideration to ensure that they are connected, accessible and safe. In particular, shared pathways require further investigation to enable safer passage for pedestrian, cyclists and horse riders alike. The Council plans to develop an Open Space Strategy to investigate opportunities, and there will also be further consideration of multi-use paths in some parts of the rural area in the future.



Picture: People enjoy swimming in the river in Upper Hutt

Access to waterways

Public access to rivers and streams is a matter of national importance under the RMA. Council currently provides for public access by way of formed roads, paper roads, Council reserves, esplanade strips and esplanade reserves.

The District Plan identifies a number of rivers and streams that require an esplanade strip or reserve to be created alongside when a property owner is undertaking a subdivision on a site that shares a boundary with the identified stream or river. This esplanade strip or reserve can then be used by the public to access the stream or river. The District Plan became operative in 2004 and the esplanade strip or reserve provisions have not been reviewed since then to determine their effectiveness and whether they are meeting the access requirements of the local community. Planned District Plan review work will see these provisions examined in the near future.

Management of air, soil and water resources

GW has recently publicly notified the Proposed Natural Resources Plan for the Wellington Region. This document is a combined regional air, land, water and coastal plan, and was developed through a process that included active engagement and collaboration with the regional community. The plan centres on the philosophy of integrated catchment management, and managing resources in a coordinated way from the mountains to the sea – ki uta ki tai. By law, the Council is required to have regard to the provisions of the Natural Resources Plan, and any district plan rules must not be inconsistent with those in the Natural Resources Plan.

Water quality has been identified as a key environmental issue, and the life-sustaining qualities of water in our major rivers and their tributaries needs to be safeguarded and improved. The waterways also need to be safe for recreational use. This is something that can be done in partnership with Greater Wellington, and is expressed through the values and objectives of the Natural Resources Plan. It is also critical that future development does not occur at the expense of water quality, either for surface water or in terms of water supply.

Submissions on the draft plan will be heard starting in March 2017 and are anticipated to run for at least six months. An operative date will follow at some stage after this.

We will continue to support Greater Wellington with their regulatory requirements, programmes and actions to improve air, water and soil quality.

Climate change

Upper Hutt is less likely than other parts of the region to be directly impacted by a global rise in sea levels, but long term climate change is likely to have an effect on the city's environment in other ways. In particular, vital regional infrastructure may be placed at risk by sea level rise. (This is also discussed in the Infrastructure chapter.) There may also be alterations to groundwater quantity and quality, local temperatures, and the amount of rainfall, all of which will alter the way Upper Hutt manages its natural resources.

Climate change and emissions are discussed in more detail in the Sustainability Strategy.

The Wellington Emissions Reduction and Adaptation Working Group is taking a regional approach to planning mitigation and adaptation options, and Upper Hutt will continue to take guidance from the outputs of this working group.

Moving to new technology

The way we do things now may not be the best way to do things in the future. The whole planet is faced with pressure on resources and some, such as oil, may dwindle to the point of forcing the need to adopt different ways of doing things within the lifetime of this strategy.

In particular, the ability to generate and use energy in different ways is becoming more diverse and for some methods, more affordable. The ways in which we manage and treat waste has changed significantly within the last decade, and is likely to change more in the future. The technology used to power both private and public vehicles is constantly being researched, and alternative forms of movement such as e-bikes are gaining favour. Other areas seeing a lot of technological advancement are food production, housing, communications and construction.

During consultation the city's young people told us they see huge potential for technology to change the way we do things in Upper Hutt in the future. They are enthusiastic about the benefits it could bring and want to see Upper Hutt getting involved in emerging technology. The Strategy supports these views.

Being constantly aware of new technology and how it can improve efficiency and reduce cost and waste is important for Upper Hutt. Any initiatives that improve the city's environment or improve the way we manage the city's resources should be investigated for the benefits they would bring, and the District Plan and other Council strategies and policies need to be encouraging of positive change and the technology that enables it. We also need to ensure that we work proactively and at an early stage with others investigating and adopting new technology, such as infrastructure service providers.

What this means on the ground

The desired outcomes require a spatial framework so that protection, enhancement and expansion (where appropriate) of the city's natural and environmental resources can occur in a sustainable manner over the long term. We propose that:

- the city will have a network of reserves and green spaces that enhance both recreation opportunities and ecological networks
- vegetation and natural areas that add to the city's biological diversity and amenity will be valued and protected, where this is appropriate and desirable
- the first priority for housing growth will be mostly by intensification within the existing urban areas, and any development that does occur on the surrounding hills and in the rural areas will be carefully controlled and sensitive to ecological, landscape and visual values
- development will not occur in locations where there is an unacceptable degree of exposure to hazards, and that hazards will be monitored so there can be appropriate location-specific responses to them
- we continue to work with Greater Wellington and the Department of Conservation to ensure the protection and enhancement of land owned by them, and to secure and enhance recreation opportunities within that land
- opportunities for people to get closer to the city's natural assets will be developed and promoted, where this is compatible with natural values

Desired environment outcomes

1. Appropriate protection for the qualities of the environment that contribute to the city's image, identity and biodiversity
2. Identification of significant natural areas, followed by ensuring that these are appropriately managed and protected, particularly where they contribute to enhancing networks
3. Careful and sustainable long-term management of growth so that development pressure on the quality of natural areas and the rural environment is minimised
4. Maintenance and enhancement of a range of good quality, safe recreation opportunities for both organised and informal activities
5. Improvement of practical connections between recreation opportunities and open spaces
6. Improvement of ecological connections between areas with identified natural values
7. Promotion of Upper Hutt's natural assets and opportunities both within the city and beyond
8. Improved water quality in the city's rivers and their tributaries
9. Development that is located and managed to minimise the risk of damage to life and property from natural hazards
10. Sharing of environmental data and analysis with partner organisations, to ensure that environmental outcomes are integrated and sustainable





Community and Housing



Picture: Suburban Housing in Upper Hutt

Community and Housing: Our Goals

- *Provide living choices that cater for residents both now and in the future*
- *Support healthy and vibrant communities for people of all ages and lifestyles*

What the community has told us...

Any development on the hills around the city, if allowed, would need to be carefully considered and be respectful of amenity, landscape and ecological values

The spacious and vegetated nature of the city's residential areas is appreciated and valued

Identification, protection and promotion of important cultural and heritage values is supported

Intensification of the existing urban areas of the city is preferred to urban density expansion into the rural areas

In the rural area, any development needs to respect the amenity of these areas and take into account servicing and infrastructure

The quality of all new housing is important, and more intensive housing types in particular would need to be carefully managed to ensure quality outcomes

Community facilities need to be located in suitable premises and in accessible, logical locations

Increasing the amount of housing in or near the city centre and around neighbourhood centres is supported, to help improve vitality and support economic performance

The ways in which new housing could reduce demand on infrastructure services should be investigated and supported

Community and housing now

At a core level, all people in our communities have a right to the basics for survival such as food, water and shelter. Building on that people living in a healthy, well-functioning community should also have choices in matter such as the types and quality of housing they want, transport, essential services and economic opportunities such as employment.

Good urban design in residential areas can facilitate high levels of resilience and social cohesion in communities. We want to provide urban design features that encourage people to support each other, enjoy a high quality physical environment, have good access to local services and facilities, and of course a feeling of safety in their community. It is important to consider how the health and resilience of our communities is going to be maintained and enhanced whilst providing for population and demographic changes from our current numbers today. (Figure 4.1)



*Figure 4.1: Census night population and dwelling statistics, 2013
(Statistics NZ)*

Upper Hutt demographics show a larger percentage of older workers, pre-retirees, parents and homebuilders and a smaller percentage of young adults in the 18-34 age bracket than the rest of the region. This is a trend that is becoming pronounced over time and is likely to continue in the future.

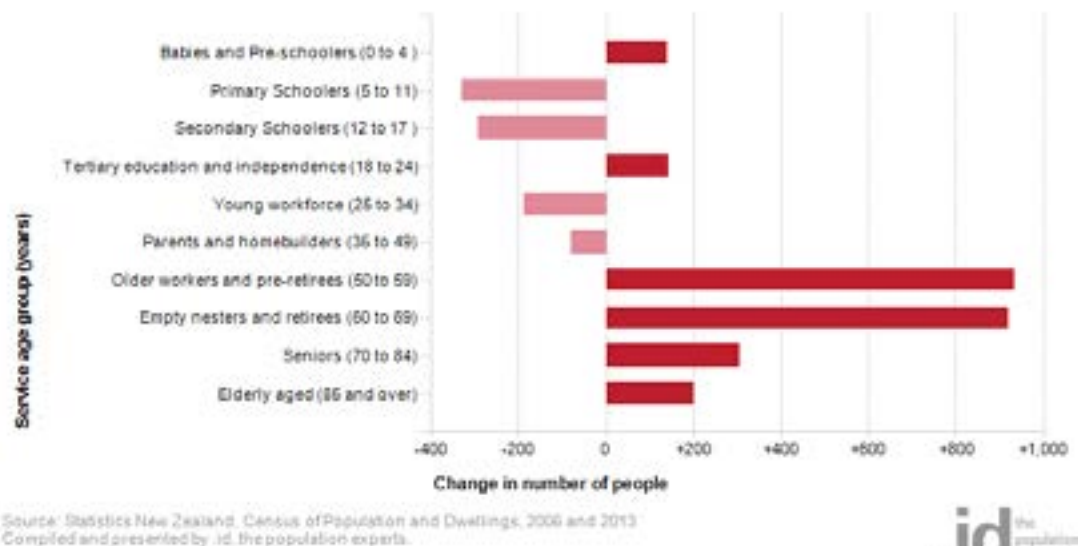


Figure 4.2: Age structure, 2013
(Upper Hutt Community Profile website, id: the population experts)

Education

In 2016, Upper Hutt has

- Thirteen primary or primary/intermediate schools
- Two intermediate schools
- Four secondary schools, plus the Teen Parent Unit at Heretaunga College
- A number of pre-schools, kindergartens, kohanga reo, play centres and childcare centres.

There are around 2700 secondary school students (Year 9-13) living in Upper Hutt. Based on the Ministry of Education's 1 March 2013 roll return from schools, we know that 22% of the city's secondary school aged children currently leave the city to attend school each day and of those, 65% are travelling to girls-only schools outside Upper Hutt.

Other trends in our communities

- Unemployment has increased, with the percentage of the Upper Hutt population unemployed rising from 5% in 2006 to 6.8% in 2013. This is about the same rate of rise as the rest of the Wellington region.
- Upper Hutt has experienced actual or threatened closure or relocation of community services (for example Court services) which increases uncertainty for the community
- Approximately 4000 people live in rural Upper Hutt, which is 10% of the City's population. There has been a net increase of 636 people living in the rural area between 2001-2013.

- The 2013 Census records 7,848 people living in Upper Hutt City who were born overseas; and 27.6% of those arrived in New Zealand within the preceding 5 years. Following national trends, we can expect our community to become even more diverse in the next 30 years.

Housing

In 2013 76% of Upper Hutt’s dwellings were single houses. Another 19% were assessed as being medium or high density. (Around 5% of the city’s dwellings were not able to be classified.)

Between 2006 and 2013 there were approximately 950 new dwellings added to the housing market. The residential development rate in Upper Hutt has averaged around 123 new dwellings per year over the last five years. (figure 4.3)

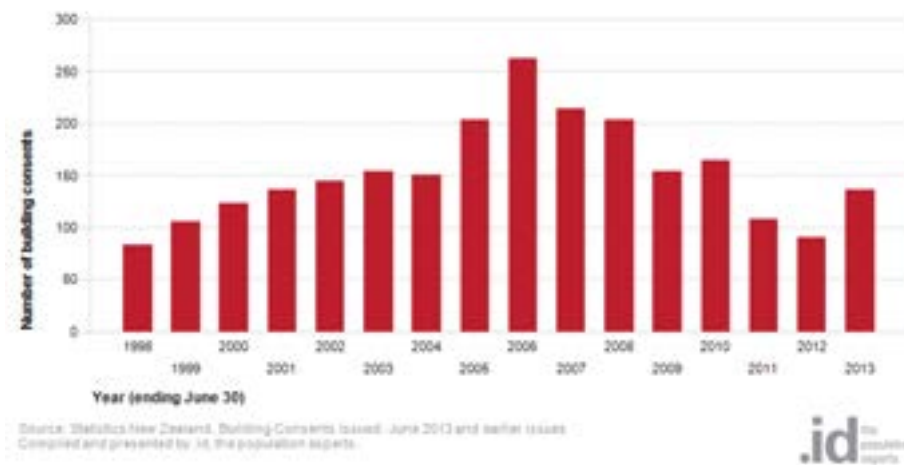


Figure 4.3: Residential building consents Upper Hutt City, 1998-2013
(Upper Hutt Community Profile website, id: the population experts)

Changes in population since the 2006 census have been accompanied by changes in household size and composition. The majority of housing types in Upper Hutt are either one family or sole person households. (See figure 4.4)

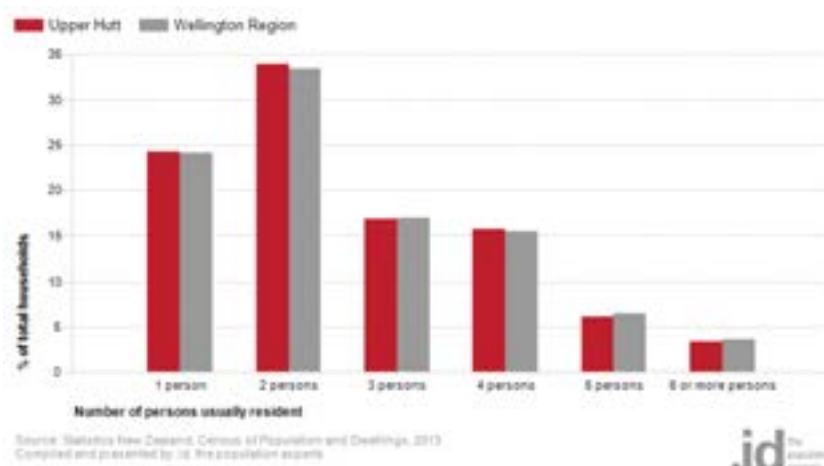


Figure 4.4: Household size, Upper Hutt and Wellington Region, 2013
(Upper Hutt Community Profile website, id: the population experts)

If current demographic trends continue, by 2031 household size is predicted to fall from a current average of 2.6 people per household to around 2.3 people per household. A fall in household size contributes to an increase in the quantity of housing required across the population.

Statistics also indicate that since 2006 there has been an increase in the number of new houses built with 4 or more bedrooms, and a decline in the supply of smaller houses. Future planning for the city will need to provide for the trend towards falling household sizes.

Over the past 10 years the provision of new housing can also be broken down as follows:

- approximately 40 dwellings per annum, or 30%, has come from infill in the residential zone;
- around 60% has been included in larger scale greenfield/brownfield development; and
- between 10% and 20% has been from development in the rural zones.

Housing ownership in Upper Hutt is slightly higher than in the rest of the Wellington region. About one quarter of the city's households rent their home.

Upper Hutt's urban housing remains reasonably priced compared to other parts of the region. That said, calculations show that housing in Upper Hutt is nationally classified as 'seriously unaffordable' – there is more discussion later in this section about this. There is sustained demand for new housing and also on-going demand for lifestyle housing options in the rural area.

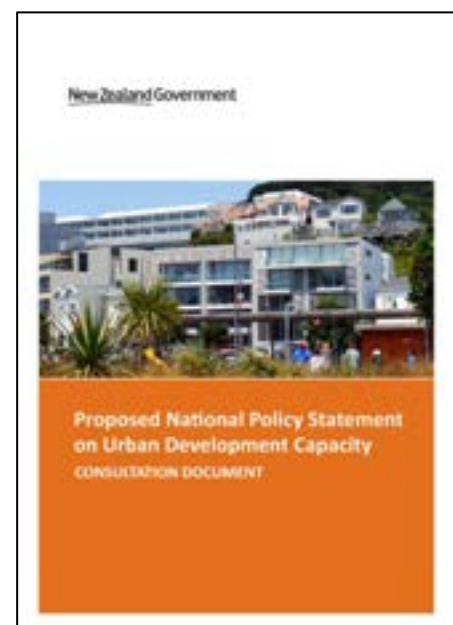
Proposed National Policy Statement – Urban Development Capacity

In June 2016, the Government released the proposed National Policy Statement on Urban Development Capacity (NPS). The government has signalled its intent that this document will come into effect for the whole of New Zealand in October 2016.

The NPS provides direction to decision-makers under the RMA on urban planning. It has a particular focus on ensuring that planning enables development through providing sufficient development capacity for housing and businesses.

The NPS would have a profound effect on city-wide development. Although its primary focus is to address housing quantity, affordability and diversity, the implications of the suite of outcomes the Government expects local authorities to deliver as part of the NPS would have long-term effects that stretch beyond the housing sector.

Local authorities would be required to plan in a manner that achieves the outcomes of the NPS, and central government would have the ability to step in and direct outcomes if they don't. The NPS would require local authorities to identify areas for both housing and business growth in the short, medium and long term.



If Upper Hutt adopts a 'wait and see' approach to growth, there is a risk that long-term outcomes would be directed from outside the city and not match our aspirations. The outcomes that would be required by the NPS are therefore reflected in the Strategy's approach to providing land for future housing development.

Key things we need to plan for in the future:

- **Providing housing that caters for smaller households, taking into account the ageing population and other nationally-occurring changes in family structure**
- **Providing a greater variety of house types**
- **Ensuring that housing remains relatively affordable**
- **Continuing to ensure that housing supply matches demand across the short, medium and long term**
- **A strong interest in rural lifestyle living options**



Picture: Upper Hutt at dusk

Accommodating housing growth

Upper Hutt has traditionally grown outwards using flat land that was easy and economical to develop. As the city has expanded and matured, the supply of flat land has become more limited, so it's time to consider how and where future growth is going to be provided. It's also time to consider how housing options can be diversified to better reflect our changing community, and having a range of housing options within communities will allow people to remain in Upper Hutt throughout their lives.

Future government policy is likely to require Upper Hutt to actively plan for residential growth over the next 30 years, and to make provision not only for an adequate quantity, but also to ensure that the city's housing options are diverse and affordable. Regardless of whether the proposed NPS is adopted or not, we think this approach represents good planning.

It is important to have a plan in place in order to move towards strong, sustainable urban growth that is efficient and provides choice, whilst maintaining the amenity values that are so highly regarded by residents. In some locations, this could mean that housing needs to be more concentrated than previously.

When developing options for the future, the housing options presented in the 2007 Urban Growth Strategy have been re-examined, and other areas where housing could be developed have been investigated.

Identifying future housing areas is important because:

- A comprehensive approach needs to be taken, looking at the entire city and how new areas for housing would integrate with existing urban and rural areas

- Planning for infrastructure needs to start well in advance of development commencing
- Proposals for new capital works will need to be consulted on as part of the process of preparing Council's Long Term Plan
- Having a clear view of potential residential development options will enable more productive engagement with central government on issues such as affordable housing
- Thinking through the form and urban design of the city takes time

This Strategy, informed by updated population projections and community inputs including the recent LTP process, reconsiders the need and merit of new strategic sites for housing growth. Analysis undertaken since the 2013 census data became available indicates a lower level of housing demand needs to be planned for than was previously the case in the 2007 Urban Growth Strategy.

In addition, the Long Term Plan 2015-2025 has identified rural recreation and rural lifestyle as a key strand of Council's vision for the future of the city. As a consequence, the assessment which follows sets out a revised direction in relation to strategic housing growth – a direction which no longer relies on Maymorn as a major urban growth area.

Defining 'housing affordability' in Upper Hutt

Housing affordability can be measured in a number of different ways. The house-price-to-income ratio is favoured both in New Zealand and overseas as a measure of housing affordability. It is defined as the ratio between median house price and median annual household income, known as the median multiple.

International research that has become the benchmark for affordability determines that a median multiple of 3.0 or less is a good marker for housing affordability. Values of 3.1-4.0 make housing 'moderately unaffordable', of 4.1-5.0 make it 'seriously unaffordable; and above 5.1 results in housing being 'severely unaffordable'.

Analysts also agree that housing in almost all of New Zealand – including Upper Hutt – is unaffordable to some degree, and in 2016, with a value of 4.5 Upper Hutt is considered to be 'seriously unaffordable'.

One of the main ways Council can influence affordability is to ensure that a good supply of suitable opportunities is available for new housing development, so that prices do not become distorted by supply shortages. Council can also influence the release of land to the market to ensure this happens in locations where it is efficient and affordable to provide utilities and services.

Regular monitoring of new housing provision will be increasingly important in the future to test the effectiveness of our housing supply response. We need to ensure that the supply of housing in the city is meeting a known demand, and that Upper Hutt continues to provide regionally price-attractive housing that encourages people to live here.

How many houses do we need to plan for?

This Strategy is based on the prediction that population growth over the next 30 years will result in an increase of between 5100 and 8100 people, as per the population estimate. This means the city will have between 46000 and 49000 residents by 2043.

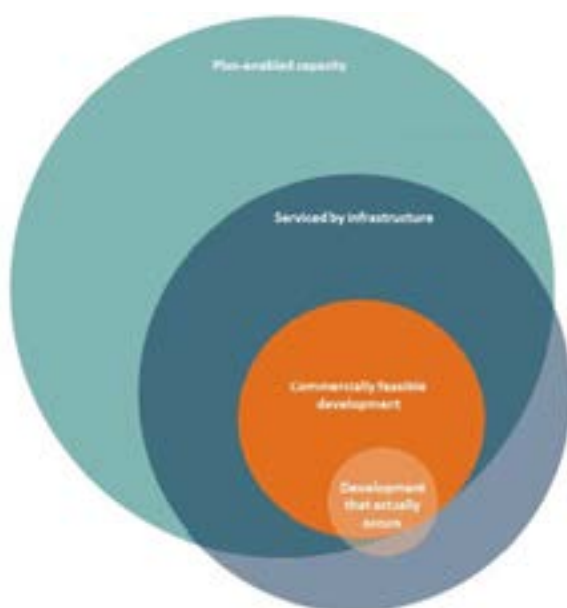
We need to produce adequate housing for the likely amount of population growth. The following table illustrates the Statistics NZ and BERL calculations for housing growth to 2043.

| UH City projected household demand | 2013 | 2014 | 2018 | 2023 | 2028 | 2033 | 2038 | 2043 | Change 2013 to | |
|------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|----------------|-------|
| | | | | | | | | | 2033 | 2043 |
| Medium series | | | | | | | | | | |
| Pop/dwelling | 2.5 | 2.5 | 2.6 | 2.5 | 2.6 | 2.5 | 2.5 | 2.4 | | |
| Dwellings (occupied) | 16,300 | 16,400 | 16,900 | 17,400 | 17,700 | 18,100 | 18,800 | 19,600 | 1,800 | 3,300 |
| Additional dwellings (from 2006) | | 100 | 600 | 1,100 | 1,400 | 1,800 | 2,500 | 3,300 | | |
| Moderated series | | | | | | | | | | |
| Pop/dwelling | 2.5 | 2.5 | 2.5 | 2.5 | 2.6 | 2.5 | 2.5 | 2.4 | | |
| Dwellings (occupied) | 16,300 | 16,400 | 17,100 | 17,700 | 18,200 | 18,800 | 19,700 | 20,800 | 2,500 | 4,500 |
| Additional dwellings (from 2006) | | 100 | 800 | 1,400 | 1,900 | 2,500 | 3,400 | 4,500 | | |

*Note: dwellings to the nearest ten

Figure 4.5: Projected household demand in Upper Hutt, 2013-2043, medium and moderated series (BERL, Statistics NZ)

Not all housing development opportunities are realised within a given time period for a variety of reasons. Because of this, planning for a range of outcomes gives flexibility and options should unforeseen events occur.



The interaction between plan-enabled capacity, feasible development capacity and what is actually developed, is complex. This is highlighted in figure 4.6, which comes from the proposed NPS. Ideally a margin of development capacity over and above projected demand needs to be provided. This is to address the likelihood of development opportunities being taken up and promote competitiveness in the market.

The NPS suggests a 'buffer' of up to 20% is required for predicting minimum housing supply.

Figure 4.6: Proposed National Policy Statement on Urban Development Capacity: Consultation Document

It is considered prudent to incorporate this 20% buffer into the lower end of our supply target. The buffer is not considered necessary at the upper end of the range, because the moderated housing supply projection is already more confident than predictions being used elsewhere in the region.

This therefore means planning to accommodate housing growth in the following range:



Additional dwellings
+3,960 to 4,500

This equates to a housing supply rate (for the 30 years between 2013 and 2043) of 130-150 additional dwellings per year.

There is likely to be enough remaining capacity within the city to allow infill to continue at a similar rate of around 40 dwellings per year, out to 2043. There is also some capacity in rural areas, but we won't be able to continue to provide for housing in rural areas at historical rates in the longer term, particularly if the same zoning requirements remain in place.

The Land Use Strategy takes a proactive stance to considering where 3960-4500 houses could be accommodated within the next 30 years. It responds by identifying a range of different locations for new housing and accompanying this with a corresponding sequence of District Plan changes (where required), anticipating that this will achieve both sustained release of land and the provision of different types of housing over the next 30 years. These locations, and the types of growth anticipated, are outlined in the following section.

What this means on the ground

Achieving housing growth of as many as 4500 dwellings over the next 30 years is going to require a mix of responses, and is not a matter of squeezing in more houses wherever possible. The City needs an active strategy for future growth.

Development always needs to take into account how the city looks and functions as a whole. The spatial distribution of housing needs to consider a number of factors. These include:

- The location of existing infrastructure capacity and the cost of any expansion or upgrade
- The ease of developing land due to factors such as topography or the presence of natural hazards
- The distance from community facilities, public transport and services such as shopping
- The ability to protect environmental features from the effects of development, where this has been identified as desirable or appropriate

Council proposes to continue to encourage development of a wider choice of housing so that more people are able to find housing that meets their needs within Upper Hutt. In order to accommodate demand, three types of housing growth are planned for Upper Hutt over the next 30 years. These are discussed in more detail in the following sections.

| | |
|------------------------|---|
| Urban infill | Using land in areas where residential development is already permitted, and allowing more concentrated development in these areas |
| Intensification | Higher density development in specific locations. It can include residential redevelopment of land previously zoned or used for other uses. |
| Edge expansion | Areas on the edges of the existing urban area where opportunities exist for controlled, sustainable outward growth on greenfield sites |

It is important to promote options that avoid 'urban sprawl'. This is characterised by extensive low-density development away from urban centres where there is heavy reliance on private vehicles. Also important to note is that sprawl differs from suburbia. It is both possible and desirable to attain good quality suburban growth.

In the urban areas, the majority of existing housing supply in Upper Hutt is single houses on freehold parcels of land of 400m² or greater. Demographic trends suggest that having a range of different types of homes would meet the requirements of the population more effectively – this is the 'missing middle housing' shown in the diagram below. (Note that some of these housing definitions relate to the North American origin of the diagram – what this category refers to is more intensive types of housing known in New Zealand as 'townhouse', 'apartment' and 'unit'.)



Figure 4.7: Missing middle housing
(Opticos Design Inc.)

Based on analysis of the sites we know will be available and/or suitable for future development we can make some predictions about possible locations for accommodating future housing growth. Some of this builds on locations identified in the 2007 Urban Growth Strategy, and some have emerged since then, but all these sites will require further investigation as to their suitability. The locations are shown in the table in Appendix 2, and on the following map.



Picture: Upper Hutt as viewed from Riverstone Terraces

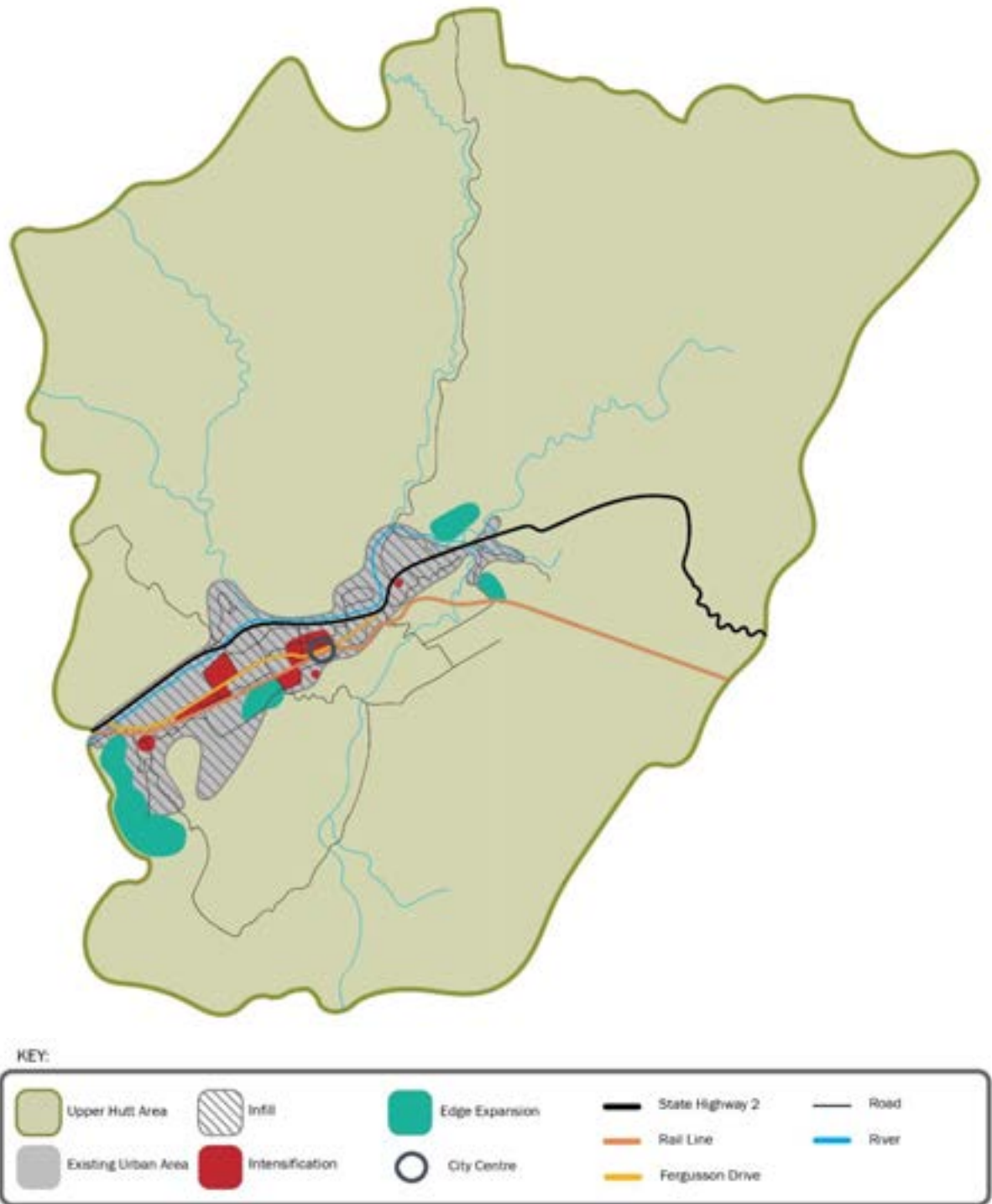
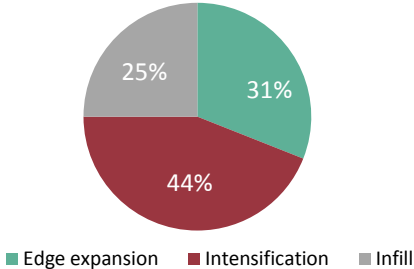
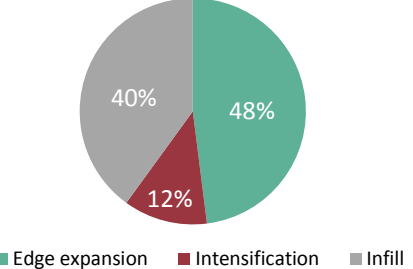


Figure 4.8: Proposed locations for future housing development in Upper Hutt, 0-30 years
(Upper Hutt City Council)

Housing supply in summary:

| <p>Over the next 10 years</p> <p>Proportions:</p>  <p>■ Edge expansion ■ Intensification ■ Infill</p> | <p>Looking further ahead: 10 to 30 years</p> <p>Proportions:</p>  <p>■ Edge expansion ■ Intensification ■ Infill</p> |
|---|---|
| <p>The development emphasis in this period will be to concentrate most new development within or adjacent to existing developed urban areas. As well as creating a compact, sustainable urban area that benefits from the visual and ecological values afforded by the hills, it will ensure that infrastructure and community services can be more efficiently provided.</p> <ul style="list-style-type: none"> • There is likely capacity for infill to continue at current rates in both the urban and rural areas. • There is capacity for intensification, primarily around the City Centre and neighbourhood centres. • A number of sites previously used for other activities will become available for redevelopment, for example Brown Owl School. • Land at the former AgResearch site at Wallaceville will be developed. | <p>The development emphasis in this period will be to continue using development options within the existing urban area, but begin expansion of identified growth areas at the city's edges.</p> <ul style="list-style-type: none"> • Infill will likely continue in both the urban and rural areas, but at a reduced rate in the rural area based on current zoning standards • There is a lot of scope for intensification around the city centre • Potential that needs to be investigated in terms of the ability of the rural area to meet increased demand for lifestyle properties • Development of the Southern Growth Area will likely be required to meet demand. |

The District Plan will support these outcomes by ensuring there is an adequate amount of appropriately-zoned land available, and that the regulatory controls in these zones allow for appropriate development.

Housing growth options and locations for the urban and rural areas is considered in more detail in the following section.

Housing growth in urban areas

Development in urban areas will mostly be:

- Urban infill
- Intensification

Both infill and intensification will increase the numbers of people and houses in existing urban areas. Greater population density can help enhance communities by creating a critical mass of residents to support local services. If outcomes are managed carefully, local neighbourhood centres can become more vibrant and support a wider range of services due to increased population in the area.

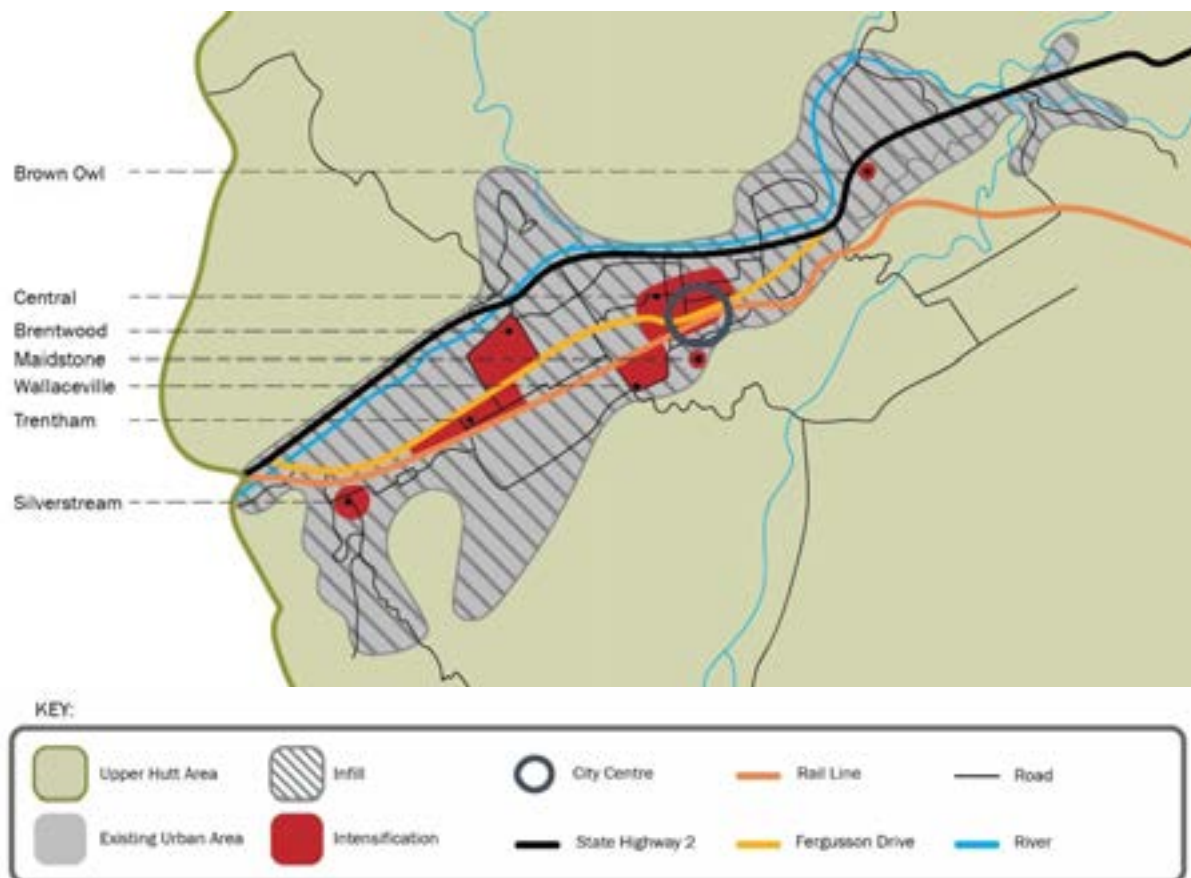


Figure 4.9: Location of proposed areas of urban infill and intensification
(Upper Hutt City Council)

Urban Infill

Infill involves more intense use of land parcels in the city's urban areas. It is currently allowed for by the District Plan which has minimum lot sizes of 400m² sites as a permitted activity in most of the Residential Area, and 300m² in areas which have a 'Residential Centres Overlay' zoning. Comprehensive Residential Developments have no minimum requirement for lot size.

Upper Hutt already has a substantial amount of infill housing in the existing urban areas. It's typically seen as one or more new houses built behind or in front of an older house that occupies a large section. Infill can look like this:



*Figure 4.10: Urban infill diagram and example
(Upper Hutt City Council)*

Ongoing review of the District Plan will involve examining existing residential areas and considering how the provisions in the plan can best provide for good quality infill in appropriate locations. The review will ensure that methods are in place to help safeguard the attractive qualities of neighbourhoods and produce housing that is pleasant to occupy.

Where will infill occur?

Infill will occur throughout the areas of the city zoned Residential. There is enough remaining capacity within the urban areas of the city for infill to continue at a similar rate as we have now (around 40 dwellings per year) for at least the next thirty years, so it is expected that this will continue.

Planned review of the Residential provisions of the District Plan will ensure that infill can continue to occur in existing residential areas, and that adequate provisions are in place to secure good quality housing and neighbourhood outcomes.

Intensification

Intensification involves more intense use of existing areas, and usually differs from infill by scale. In urban areas, it often involves the redevelopment of larger sites so that more dwellings are provided, and the overall site is developed as part of a comprehensive whole.

The types of dwellings that intensification can deliver are townhouses, multi-unit developments, flats, apartments and comprehensive redevelopment of larger sites with multiple houses on smaller sized sections, such as for retirement villages. Intensification can look like this:



*Figure 4.11: Urban intensification diagram and example
(Upper Hutt City Council)*

This sort of housing is particularly attractive to the city's younger residents, who told us during consultation that they are particularly keen to see more intensive forms of housing in the future. This would provide options for affordable, low-maintenance housing in close proximity to the city's amenities that's a good alternative to moving into Wellington when they want to leave their family home.

Where will intensification occur?

Intensification in and around the City Centre

The resident population of Upper Hutt Central was 309 on Census night. This represents 0.8% of the total population of Upper Hutt.

There are a number of sites in the city centre that could be developed (or redeveloped) for residential or mixed use. This could be stand-alone medium density residential developments on larger sites, or by developing either stand-alone apartments, or apartments above commercial premises.



Figure 4.12: Intensification in and around Upper Hutt City Centre
(Upper Hutt City Council)

Introducing more living options into the city centre would assist local businesses by providing an increased population nearby who would likely shop locally. The type of housing provided in town centres could add valuable diversity to the city's housing stock, if and when the market demands it.

Although District Plan rules are generally supportive of this type of development already, provision of this type



Mixed use development in Gladstone Road, Parnell
www.healthpoint.co.nz

of housing is strongly dependent on land prices and the economics of property development. Right now the economics aren't persuasive for this type of development. That said, it is an important growth opportunity because it will probably become feasible within the next 30 years.

Within the next five years the commercial and business zones will be reviewed – this will be an ideal time to examine the mechanisms provided in the Plan that encourage residential and mixed-use development in and around the city Centre.

Expansion of housing supply in the CBD is therefore realistically a medium-term prospect, and one that this Strategy encourages.

Intensification around neighbourhood centres

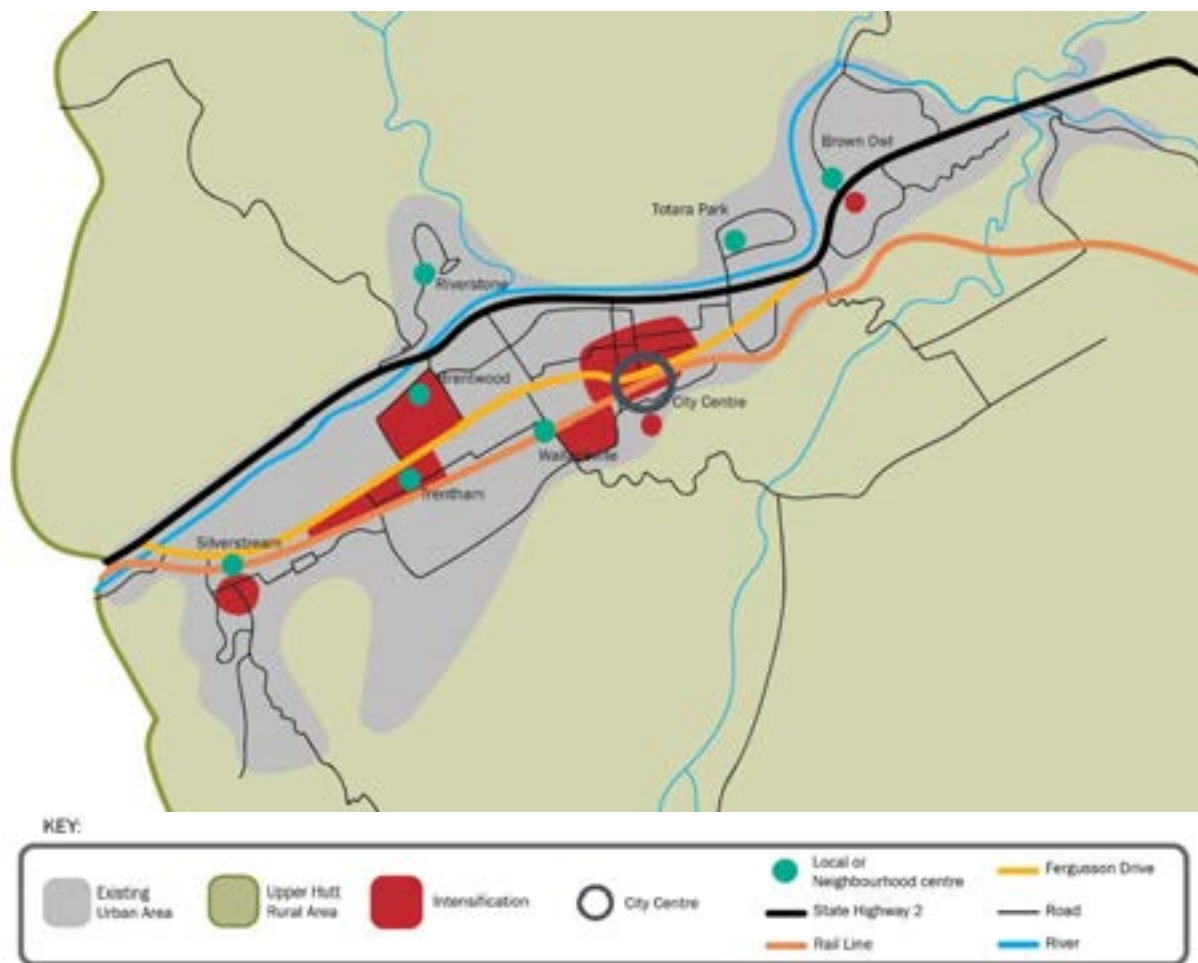


Figure 4.13: Intensification around neighbourhood centres
(Upper Hutt City Council)

Neighbourhood centres are ideal locations for intensification, because they offer access to shops, services, public transport and other local amenities within close proximity to housing. This means people are more likely to walk to local destinations and use local facilities to serve their shopping, health and entertainment needs. This has been proven in numerous studies to improve health, improve neighbourhood and

personal safety and increase the chance that encounters will be made with other residents - all of which help with enhancing a sense of community.



Picture: Mixed-use development, Douro Road, Perth, oneperth.com.au

In conjunction with this, there is an opportunity to further develop the identity of individual neighbourhoods, especially where neighbourhoods are (or could be) anchored by local shops and services. Tying new development in with fostering a stronger sense of community and requiring developments to contribute to a sense of local identity will assist with creating a local sense of place.

Intensification on other sites

There are also a number of sites around the city that previously had other uses and could be developed in a more intensive manner, and more sites may become available in the future. These include sites such as:

- Brown Owl School
- Maidstone Terrace
- Ex-Housing NZ land in Brentwood

These sorts of sites offer opportunities for comprehensive residential developments, and the opportunity for larger-scale development to make a positive contribution to locations in terms of both architecture and design, and community regeneration.

Edge Expansion

In order to meet Upper Hutt's projected housing demand it is necessary to utilise infill, intensification and some limited expansion of housing at the edges of the existing urban area. The edge expansion areas are shown in figure 4.14.

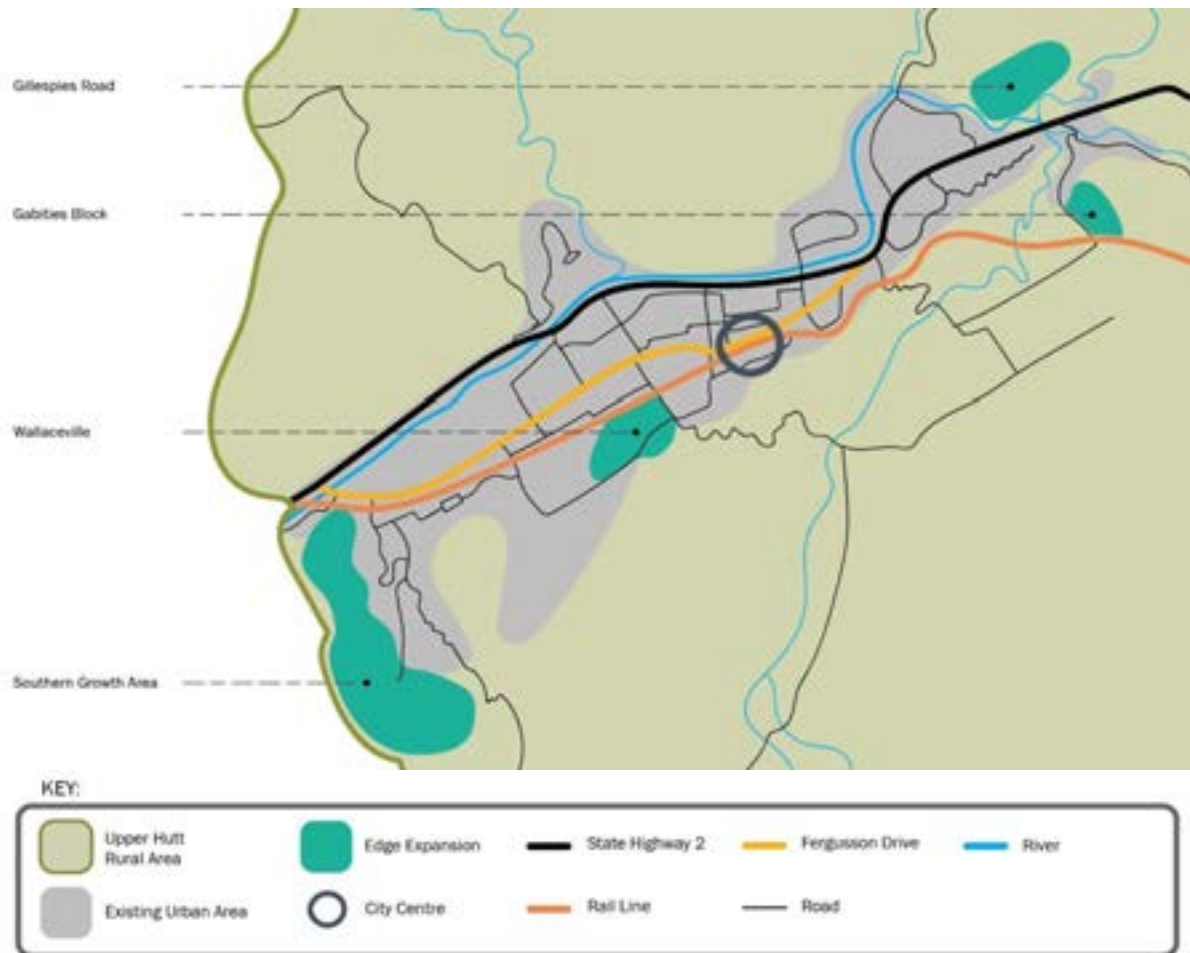


Figure 4.14: Locations of proposed areas for expansion of the city edges.
(Upper Hutt City Council)

In identifying these sites for future residential growth, potential growth areas beyond the urban fringe have been considered with regard to the following criteria:

- Site topography
- Environmental constraints
- Access
- Provision of infrastructure services
- Landowner enthusiasm and capability
- Special features
- Likely type of housing

Identified sites that fall into this growth category are the Southern Growth Area behind Pinehaven, land at the end of Gillespies Road, and Maymorn. These are discussed further below.

Southern Growth Area (Guildford Timber Company land)

This area extends along the south-western hills behind Pinehaven, from Silverstream Spur (the Council-owned land beyond the end of Kiln Street), towards Avro and Avian Roads in the Blue Mountains.

This land has long been established as a pine plantation, and covers an area of approximately 330 ha. It is owned by the Guildford Timber Company (GTC), which intends to gradually retire the land from its current use as a commercial forest. GTC have begun considering other future uses, including development for housing and protection of some parts of the site that have visual or ecological value.

Responding to both topography and indigenous vegetation on the site, GTC have been investigating a concept that includes development of clusters of housing on the higher and less steep land beyond the Silverstream and Pinehaven ridges. A conceptual illustration of potential development is shown below.

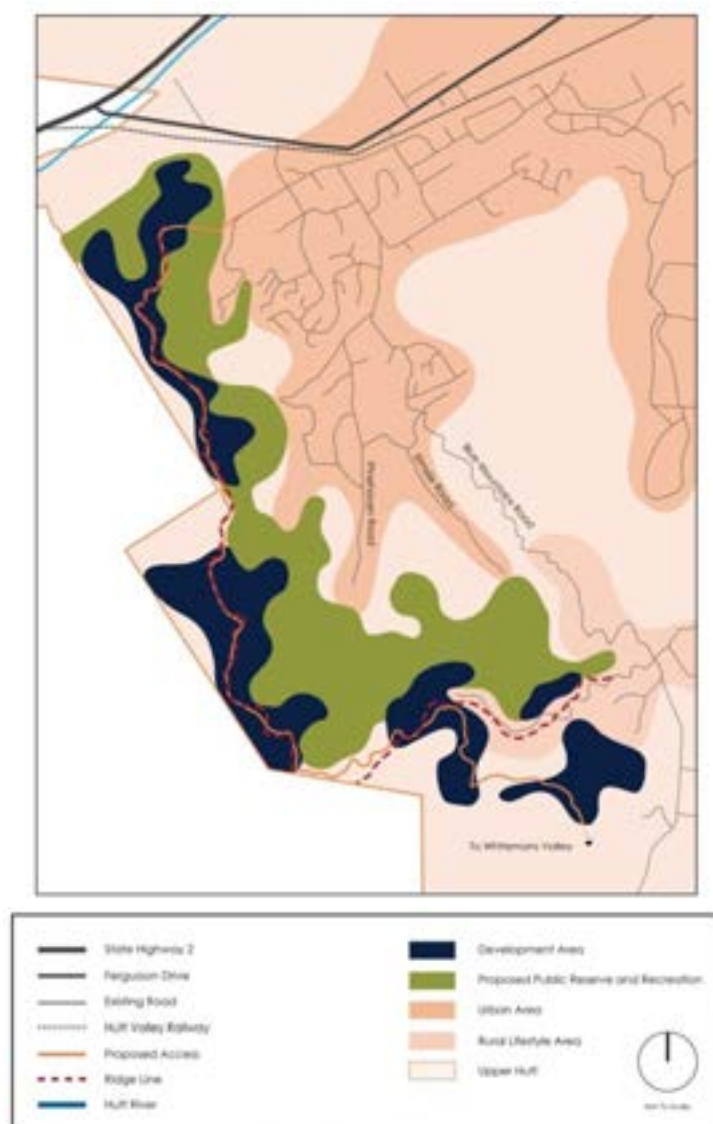


Figure 4.15: Development at Guildford – broad concept

**Note that this is not the final configuration of development on this site – it is a conceptual map only.
As investigations into the feasibility of development on the site proceed more detail will evolve.*

Access to the potential development is proposed via Council-owned land on Silverstream Spur which could be achieved through a land swap. In exchange for access, the land swap would convert large areas of the slopes above Pinehaven into a public recreation resource. This would preserve the vegetation cover on the slopes above Pinehaven, recognising that these provide much-valued visual amenity benefits to the nearby residential areas and reduce the risk of increased stormwater runoff as the protected land includes a large amount of the Pinehaven Stream catchment. It would also make a significant contribution to the city's recreation assets.

GTC and the Council have entered into a Memorandum of Understanding in respect of the land swap so that both parties can investigate the possibility and feasibility of it occurring.

There are a number of ecological, amenity, physical and topographical features of the site which would require sensitive development considerations. The exact nature of the development and location of housing is yet to be determined, but it is anticipated that the likely yield from the development would be around 1000 dwellings. More information can be found in GTC's document "Guildford Timber Land Swap" prepared by Boffa Miskell, which can be found on the Council's website.

Due to the amount of land under consideration, the location needs to be considered as a key strategic housing location for the next 30 years.

If this development was to proceed, a Plan Change would be required to rezone the land for residential use. A Plan Change would require a full assessment of all aspects of development of the land, as required by the Resource Management Act. At that stage, detailed consideration would be given to land development issues including (but not limited to) land stability, traffic/roading, servicing, design and layout including regard to visual and natural amenity values, earthworks, hydrology and staging. The impact of any development on adjacent land uses, taking into account their particular sensitivities (for example, the heritage and operational aspects of the Silver Stream Railway) would also be considered.

Gillespies Road

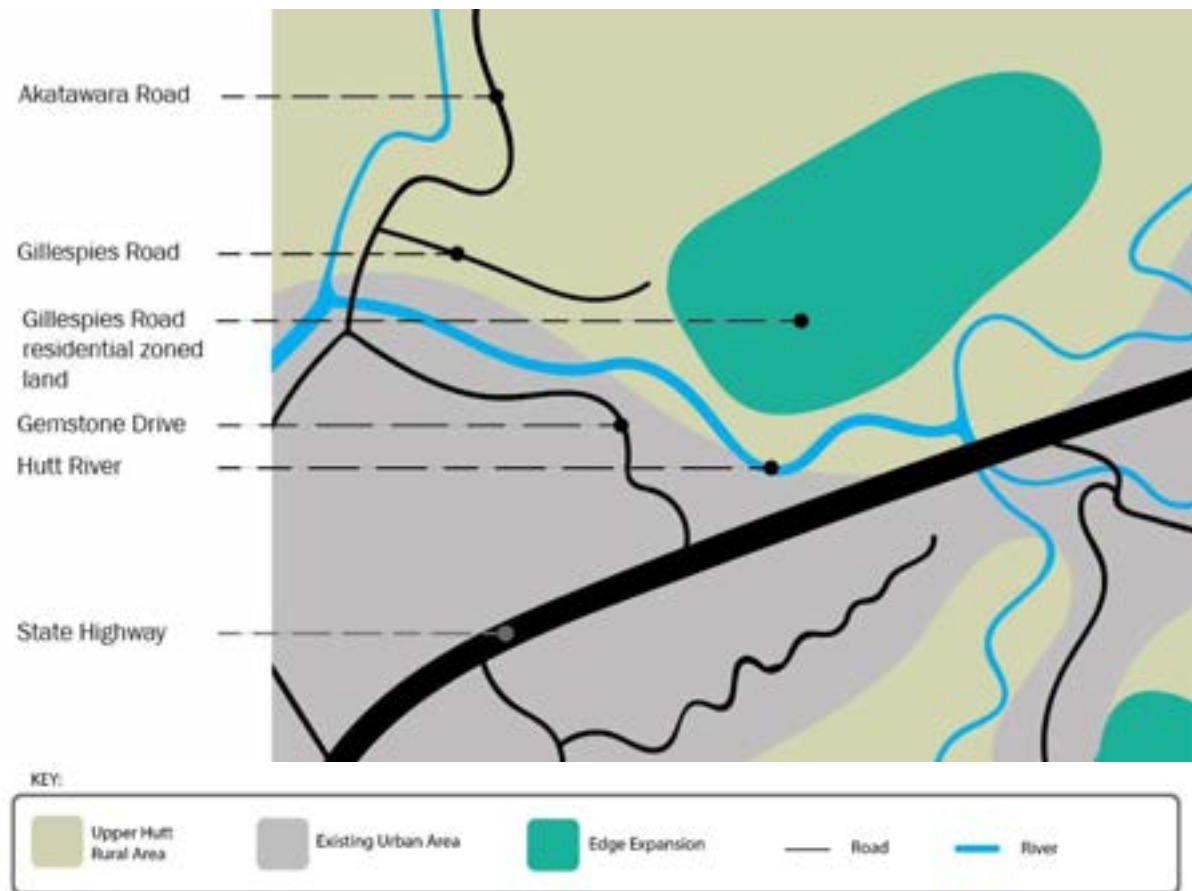


Figure 4.16: Gillespies Road – possible investigations
(Upper Hutt City Council)

Approximately 66 hectares of land at the end of Gillespies Road is zoned Residential.

Development of the site for residential use would require substantial investment in infrastructure, including a new bridge over the Hutt River because the capacity of Gillespies Road would be insufficient to serve a large housing development.

The land at Gillespies Road has not to date been developed for residential use, despite being zoned for this purpose. It is proposed that the Residential zoning of this land be retained, so it remains an active opportunity. However, it is recognised that due to infrastructure constraints this is likely to be a longer term development opportunity.

It is noted that parts of this area are subject to erosion by the Hutt River, and the site has development constraints associated with the extent of the 1 in 100 year floodplain. A fault band hazard zone also traverses the site. These constraints would need to be taken into account in any detailed development proposal for the site.

Maymorn

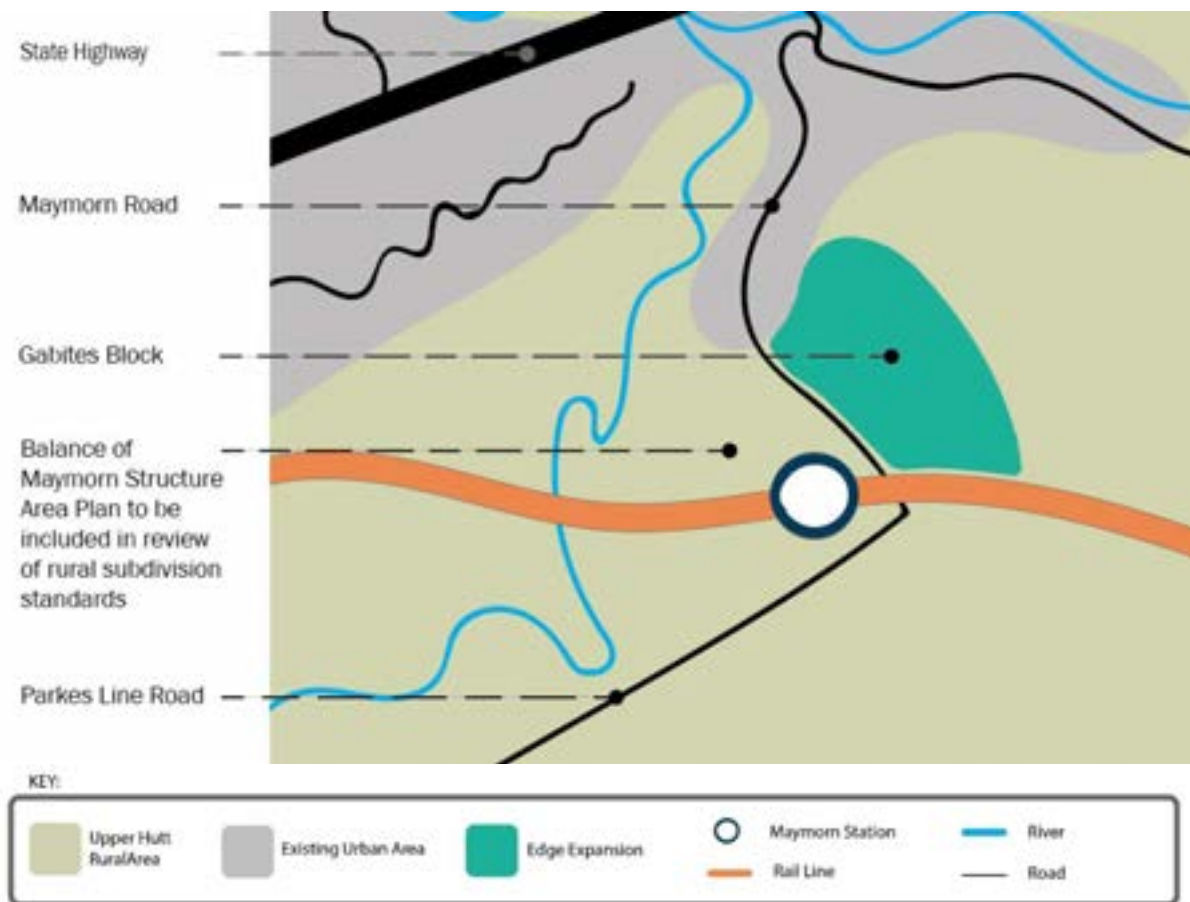


Figure 4.17: Maymorn – possible investigations
(Upper Hutt City Council)

The Maymorn area is in the Rural Valley Floor and Rural Hill zones and was identified in the 2007 Urban Growth Strategy as:

...“the most significant area of land within Upper Hutt for future urban development, possibly for the next 30 or more years.”

A structure plan for urban development of the Maymorn area was adopted by Council in 2012. The next step following this would have been preparation of a Plan Change.

In order to respond to any changes in our predictions for housing demand over time, we need to ensure we safeguard adequate housing supply options. Because of this, it is not appropriate to completely remove the whole of the Maymorn area from consideration as an area that could help meet housing demand.

The success of recent lifestyle development in the surrounding area indicates that most of Maymorn is more ideally placed to respond to the demand for lifestyle-type properties. Promotion of such opportunities would be consistent with the City Vision established in the recent Long Term Plan.

Most of the Maymorn area could be included in a wider review of rural subdivision standards, taking into account the location’s particular merit for adding to the city’s lifestyle opportunities.

Land to the east of Maymorn Road (referred to as the Gabites block) has potential for further investigation of development options. This could be considered as a focussed part of a wider review of the rural zones.

Other sites

Two other sites have been considered but not included as major strategic sites in future projections for reasons explained below.

Former CIT campus

This large ex-education campus currently has a 'Special Activity' zoning. It is conveniently located close to the Trentham and Heretaunga rail stations. There is substantial existing education infrastructure on the site.

The site passed into private ownership in 2015. The current owner is investigating its overall potential and populating various parts of the site with compatible business and commercial uses. Council's preference is to support the site's continued use as an educational and/or business campus, in order to generate employment, encourage business opportunities and contribute to general economic growth for Upper Hutt.

Land at St Patricks College in Silverstream

This land is severely flood-prone. Any development on the land would require a high degree of both land modification and regulatory control to reduce risks. For this reason, land at St Patricks has not been identified as a housing growth option within the next 30 years.

Housing growth in rural areas

A range of opinions about the subdivision potential in rural areas was expressed during consultation. Some people did not want more development and others wanted more provision for lifestyle blocks and the ability to subdivide larger sections. Development at urban densities was generally not supported.

Research undertaken to compile the Rural Foundation Report revealed that there is a higher turnover of lifestyle lots of greater than 1 hectare. However, there is sustained demand for lifestyle blocks of around 1 hectare, indicating potential in this area.

Housing development in rural areas has the potential to meet increasing market demand for more lifestyle properties. Any increase in housing in the rural area would need to be carefully managed to ensure the values that attract people to those locations are retained.

Recent consultation highlighted some key outcomes that residents of the rural area saw as important:

- Future development needs to be in keeping with the surrounding environment
- Rural landscape, natural and amenity values should be maintained
- Infrastructure needs to adequately accommodate future development
- The rights of established rural activities should be protected

- Maintaining or improving water quality and biodiversity is important

In order to achieve objectives outlined in the Long Term Plan, respond to the views of rural residents, and consider the desires of the market, a review of the rural subdivision standards in the District Plan needs to be undertaken to determine the best possible future outcomes for the rural areas. This would be the time to investigate and consider whether there are parts of the rural area – for example the areas zoned Rural Valley Floor – where minimum subdivision standards could be altered to better meet the above objectives.

Over the longer term, this could provide additional lifestyle opportunities in the rural area to meet both market demand and the objectives of the Long Term Plan. This is an evolution that also recognises the current transition of the rural area away from its past focus on commercial farming activities, to one where lifestyle and leisure are increasing in emphasis.

This would have to be fully researched, taking into account existing land patterns, topography, natural resources and infrastructure capability, and any future change to lot size requirements would have to be the subject of a Plan Change process.

Delivering good quality living in our communities

Quality in urban areas

Globally, the number of people living in more compact houses in close proximity to city and neighbourhood centres is increasing. This is especially true where it affords good access to the attractions of city centres, shopping or local services, or reduces the need to use a private car. Offering different types of housing also allows people to stay in communities they like as their housing needs change.

Increasing density need not be at the expense of either housing quality or the quality of the surrounding environment. Modern housing built at higher densities can be warm, efficient, quiet and provide excellent internal living spaces. Smaller house types can satisfy affordability criteria, allowing many who cannot afford larger homes to establish themselves in the local property market. Concentrating increased density in specific locations around the city would also assist in maintaining the existing character of suburban areas around the city.



Medium density housing in Panmure
Source: www.contextarchitects.com

The council can work with developers and communities towards better outcomes in a number of ways, including upholding our commitment to good urban design and providing information about the characteristics of good quality development.

Any upcoming review of the residential zones in the District Plan can aim to ensure that controls are in place to ensure that when investment occurs, it delivers high quality housing to the local market.

Energy efficient housing

The lack of insulation in New Zealand homes is a major energy and health issue. Research has revealed that large numbers of houses throughout New Zealand are inadequately insulated.¹

Numerous research studies have shown there is a demonstrable link between housing and health: warm, clean, dry houses are better for the health of occupants. This is particularly important for those who are old, young, housebound, or suffer from other health conditions. Healthy homes also have efficient systems for heating, cooling and supplying electricity and water.

The flow-on benefits of sustainable, healthy, efficient housing are that the occupants are required to spend less of their household income on running their house and on healthcare visits. This has a wider community benefit, with less work and school days lost as a result of illness. Healthy homes also have lower levels of greenhouse gas emissions.

¹ http://www.beaconpathway.co.nz/images/uploads/Final_Report_TE210_Thermal_Insulation_in_NZ.pdf

Houses can be retrofitted with insulation and systems to make them more efficient, but embedding the principles of good, sustainable, efficient house design into regulations for new houses is the best way to ensure that any future housing is built to high efficiency standards. Recent law changes have introduced measures such as mandatory double glazing in new houses, but much more could be done to incentivise and reward the building of efficient, healthy homes.

As outlined in the Sustainability Strategy, our role is to advocate rather than regulate. Council will work with central government and other agencies to this end.

Supporting community services

Upper Hutt's communities are well-connected and well organised socially. 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 community spirit. The city's rural communities are particularly well connected socially.

It is important to consider how the health and resilience of our communities is going to be maintained and enhanced whilst providing for population and demographic changes.

Amendments to legislation have removed reference to cultural wellbeing, making it more challenging for the Council to receive funding and provide facilities outside core services. The Long Term Plan and Annual plan outline many projects that benefit the community. Council remains committed to community outcomes despite a recent reduction in funding, and will continue to survey the community to gauge expenditure priorities.

Residential growth, particularly when a substantial amount of housing is proposed in a new location, has flow-on effects in the community in terms of the provision and capability of infrastructure. Of particular concern to communities are:

- Healthcare provision
- Education
- Traffic and transport links
- Provision of social support and community services

We will continue to engage with the Ministry of Education (MoE), Regional Public Health and the NZ Transport Agency, in order to ensure that housing growth is met with a corresponding response to providing adequate community and infrastructure capacity. MOE are already undertaking specific modelling and projections in respect of proposed growth in the Pinehaven/Silverstream area. Council remains committed to ensuring that community services are provided in step with any housing growth.

The 2015-2025 Long Term Plan commits to funding a review of the provision of community spaces, to determine whether consolidated space would deliver better outcomes for the community. This review will ultimately ensure that community services are provided in an efficient way, in location(s) that are accessible to the community.



Picture: Carving at Expressions Whirinaki Arts and Entertainment Centre

Arts, culture and heritage

The arts, culture and heritage sector plays an important role in creating a vibrant, diverse and interesting community for residents and visitors alike. As well as enabling the city's residents to express their culture and heritage, the sector plays an important role in helping form our identity and foster economic development through employment, entertainment and tourism.

In 2014 the Council adopted an Arts, Culture and Heritage Strategy.

The Arts, Culture and Heritage Strategy facilitates the arts sector and Council working together to strengthen and enhance arts, culture and heritage activities, groups and institutions. It provides a framework for making decisions on priorities for Council support to the sector and provides direction on where the focus needs to be over the next five to ten years.

The Arts, Culture and Heritage Strategy identifies that Council has a number of roles to play in relation to fostering a strong and vibrant arts, culture and heritage sector. The Council intends to continue support for the objectives of the Strategy, and use it to inform actions in the Long Term Plan.

Culture

80% of Upper Hutt's community in 2013 identified their ethnicity as European, and English is the most common spoken language followed by Maori, Samoan and Afrikaans. Residents of the city come from a diverse range of cultures, and the Census records 24 languages additional to English, Maori and NZ Sign Language, along with more than 20 different religions.

Recognition of local iwi as kaitiaki of local taonga is also important, because it provides a sense of unity and identity for tangata whenua.

Council remains committed to working with iwi and their representative organisations, as well as other cultural groups, to achieve outcomes that recognise the values and interests of all parties.

Heritage

Heritage is the community's way of connecting to the past, and forging identity. An expression of heritage can be made in a formal way, for example by regulatory protection of items with significance, or it can be preserved through less formal mechanisms such as oral history, traditions and symbols.

The District Plan protects 25 items of heritage significance, which includes buildings, locations and landscape features. About half of these are located in the rural area. Many of these have the added protection of being included in the Heritage New Zealand/Pouhere Taonga New Zealand Heritage List/Rārangī Korero. The District Plan also protects a number of trees that have significant local value.

Formal protection of historic heritage is, like many matters that interact with private property rights, something that receives a mixed reaction from within the community. However, the community have told us they support promoting heritage as part of the city's identity, and it is also a goal of the Arts, Culture and Heritage Strategy.

Council recognises the value of protecting things that are valuable to the city for social, cultural, architectural and landscape reasons, and will continue to protect important heritage features and add to the list of items that are protected by the District Plan when this is considered appropriate.

Council will also recognise, protect and celebrate sites of significance to tangata whenua.

Desired community and housing outcomes

Community outcomes

1. A strong sense of city identity, with well-identified places that are easy to find and move around
2. A city community that is well informed, well connected and supportive
3. A commitment to excellent urban design throughout the city
4. Improved neighbourhood centres that are vibrant, efficiently provide for the needs of local communities and assist with a sense of city identity
5. Community facilities that are multi-purpose, accessible, modern, and efficiently located
6. A more complete understanding of the city's heritage assets and features that have been identified and appropriately protected and promoted where possible

Housing outcomes

1. Upper Hutt has a housing supply that meets the long-term demand in a sustainable and efficient manner
2. Optimise use of the current urban area for housing by using and promoting best practice principles for good urban design
3. Use hillsides for housing sparingly and sensitively to ensure the green backdrop of Upper Hutt dominates the valley landscape
4. More detailed investigation of the Southern Growth Area to determine its feasibility for future housing growth, to meet anticipated demand
5. An increase in the range of housing types and sizes throughout the city
6. An increased amount of housing in and around the City Centre, and neighbourhood centres.
7. Enough rural properties for 'lifestyle' options to meet market demand
8. Effective collaboration with central government, other agencies and the private sector to achieve an increase in the number of properties that are affordable
9. Working with other agencies to ensure that new housing is sustainable and healthy



A photograph of a multi-lane road during the day. In the foreground, the rear of a silver car is visible, slightly out of focus. The road has several lanes with white lane markings. On the right side, a cyclist in a white jersey and helmet is riding. Further down the road, other cars and more cyclists are visible. The road is lined with tall, modern streetlights on both sides. There are trees and bushes along the left side of the road. A semi-transparent dark rectangle is overlaid in the center of the image, containing the text "Movement and Infrastructure".

Movement and Infrastructure



Picture: State Highway 2 and Upper Hutt City Centre junction

Movement and Infrastructure: Our Goals

- *Promote connected and efficient movement networks*
- *Support efficient use and development of resilient infrastructure networks.*

What the community has told us...





Picture: State Highway 2 winds along the edge of the Hutt River

Movement and infrastructure now

The design and functioning of the city's infrastructure has a fundamental impact on how people live and what demands are placed on the environment to meet their needs. Movement of people, goods, and infrastructure also plays a vital role in the City, region and beyond.

Council needs to ensure that access and movement remains easy and affordable. Infrastructure also needs to meet the needs of current and future residents whilst reducing the demand infrastructure development places on the environment.

Infrastructure is provided and maintained not only by Council, but a number of other partners and independent companies. Some of these companies provide 'Lifeline Utility' services, which are identified in the Civil Defence and Emergency Management Act 2002 as essential infrastructure to the community. It will be in the city's best interests to work together with infrastructure providers, particularly when considering future growth of the city, so that land use planning and the required infrastructure provision are co-ordinated, efficient and effective.

It is important that asset management planning is in step with future predictions about growth and development. Continual review of expected capacities allows existing systems and services to continue to serve current customers, whilst planning and providing for future growth.

Movement

The Council manages the network of local roads, with NZTA having responsibility for the State Highways that traverse the city and GW looking after public transport and strategic planning for land transport. This includes both road and rail networks.

Asset Management Planning covers future works to street drainage and sealing, lighting, footpath improvements, improvements in the City Centre, road safety upgrades, city signage and cycleways, and in recent years there has been a high degree of satisfaction with performance measures such as road smoothness, street lighting, street cleanliness and footpath conditions.

Over 50% of the city's working population leaves Upper Hutt each day for work, putting pressure on movement systems such as local roads and State Highway 2. The city's proximity to other major employment centres in the region means that this pattern is something that will continue in the future. Having efficient public transport is important, as is having an efficient road system that can accommodate the choice to travel by car. Ensuring convenient and safe travel for work is important for Upper Hutt to remain viable as a 'commuter belt' location for other employment centres in the region.

If predicted growth at Wallaceville (on the former AgResearch land) and on the Guildford land at Pinehaven occurs, this is likely to place pressure on the land transport network. There would be a growth in commuter traffic that would place stress on State Highway 2, particularly where local roads join it at Silverstream and Whakatiki Street.

Regional Land Transport Plan (RLTP)

The RLTP 2015 sets out the strategic direction for land transport in the Wellington region over the next 10-30 years. It also includes a programme of all the land transport activities in the region that are planned for the next six years. It replaces the previous Regional Land Transport Strategy, including all the corridor and implementation plans, and the Regional Land Transport Programme for Wellington.

The RLTP identifies the priorities and key improvement projects for the Wellington region proposed to be funded or co-funded from the National Land Transport Fund (NLTF). The Government Policy Statement on land transport 2015 establishes separate activity classes for state highway, local road, public transport, walking and cycling activities and sets a funding allocation range for each activity class. This means that activity classes do not compete against each other for funding.

The RLTP also enables the Regional Transport Committee (RTC) which is made up of representatives from all local councils, GWRC and the NZTA.

The role of city/district councils on the committee is as the road controlling authorities responsible for managing and operating their relevant local road networks. This includes walking and cycling facilities along and across local roads, and the provision of bus priority lanes and facilities on the local road network. The RLTP recognises that in many cases, funding and delivery of a transport project relies on partnership between multiple parties.

The RLTP includes development of local area 'Network Operating Plans' as a tool for considering investment and trade-offs at a local scale, and identifying appropriate priorities for each mode of transport along particular streets at particular times of the day.

Network Plans and Corridor Strategies

A series of network plans and corridor strategies have been developed to translate the RLTP vision, objectives, outcomes and policies into specific projects.

Network plans enable the RTC to gain a region-wide perspective for each mode or interest area and therefore assess the relative priority of interventions specific to each mode. The network plans include:

- Public transport network
- Strategic road network
- Freight network
- Cycling network
- Walking network

Corridor plans outline the improvements proposed in each corridor and enable the RTC to assess how these projects interact with each other and with the existing regional and local network. The corridor plans are as follows:

- Western Corridor Strategy
- Hutt Corridor Strategy
- Wairarapa Corridor Strategy
- Ngauranga to Wellington Airport Corridor Strategy

The Hutt Corridor Strategy generally follows SH2 and the Wairarapa railway line from Ngauranga in the south through to Te Marua, Upper Hutt in the north. It includes east-west connections between SH1 and SH2, and major arterial local roads, key public transport, and walking and cycling routes within the corridor. The key strategic principles for the Hutt Corridor are:

- A reliable, high capacity, modern and attractive rail corridor supported by effective bus services
- A safe, effective and reliable SH2 corridor
- Good east-west connections linking SH2 with SH1 to the west and the Seaview/Gracefield industrial area to the east
- A resilient transport corridor, with good route options and alternatives
- Well connected, safe and convenient walking and cycling networks, with good north-south and east-west links between centres.



Picture: Train on the Hutt Valley Line

Public Transport

Delivery of public transport services is a function of Greater Wellington Regional Council. UHCC participates in the direction of these services through the Wellington Regional Transport Committee.

Commuters still have some concerns about the timeliness and cost of train and bus services to and from Upper Hutt. In order to reduce CO₂ emissions and manage the number of private cars on the roads used for commuting, we need to ensure public transport is available, reliable, affordable and has frequent services that match demand. Council remains committed to advocating on behalf of public transport users for services that are efficient and cost-effective.

Services

Lifeline utilities

Lifeline utilities' is a term described in the Civil Defence and Emergency Management Act 2002 for organisations that provide essential infrastructure to the community. The Act says that lifeline utilities must "function at the fullest possible extent, even though this may be at a reduced level, during and after an emergency.

Lifeline utilities cover:

- Ports and airports
- Road and rail networks
- Radio and television networks
- Water supply, wastewater and stormwater
- Petrol and diesel
- Electricity and gas
- Telecommunications

Current members of the Lifelines Group for the Wellington region are:

- CentrePort Limited
- Chorus
- GNS Science
- Greater Wellington Regional Council
- Hutt City Council
- KiwiRail
- New Zealand Transport Agency
- Nova Energy
- Mobil Oil (New Zealand) Ltd
- Porirua City Council
- Powerco
- Transpower
- Upper Hutt City Council
- Wellington City Council
- Wellington Electricity Lines Limited
- Wellington International Airport Limited
- Wellington Water (formerly Capacity)

The Strategy recognises the importance of Lifeline Utility providers, particularly in terms of their need to recover their services after a disaster event in order to facilitate recovery. We also recognise that new development needs to be mindful of allowing Lifeline Utility operators to continue to provide and operate their services in a way that protects this status.

Water supply

The water supply activity, contracted to Wellington Water, covers the provision of a safe, reliable and potable supply for domestic, business and firefighting purposes. Bulk water is purchased from Greater Wellington Regional Council and stored in reservoirs prior to distribution.

In 2014-2015, the A1a grading of drinking water was maintained. 94% of residents were satisfied with the water supply service.

Priority works for the water supply include pipeline renewal, reservoir upgrades, pressure management and other miscellaneous works.

Wastewater

The reticulated wastewater system is contracted to Wellington Water and covers the provision of a safe, reliable and cost-effective reticulated system for urban and some rural areas.

In most parts of the rural area, wastewater is treated on-site, and the performance of individual systems is the responsibility of the landowner. For new systems, standards specified in the regional Natural Resources Plan must be met to ensure environmental quality.

In 2014-2015, performance measures were met, with minimal interruptions to service, and a very low level of system blockages.

Priority works are mostly around pipeline upgrade, with some contribution made to regional assets.

Stormwater

Stormwater activity is also contracted to Wellington Water, and covers the management and disposal of stormwater from within the urban areas of the city. This occurs via a system of reticulated pipes, pumps, soak pits, open drains and secondary overland flow paths.

Calibration and upgrade of the existing stormwater model has been completed in the last year, with options analysis now underway. There has also been a study of the Pinehaven Stream. In 2014-15 performance measures were met, with zero reports of inhabited buildings being flooded.

Priority works include pipeline renewal, telemetry upgrade and pump station renewal.

Solid waste

UHCC is a signatory to the Wellington Regional Waste Management and Minimisation Plan (RWMMP). This plan includes actions for UHCC and the seven other local authorities in the region, with activities managed through a Steering Committee.

Council participated in implementing the following actions of the RWMMP in 2014-15:

- A joint regional waste bylaw
- Shared services between councils
- Improved data collection
- Packaging design controls

There are ongoing projects to measure and assess the amount and type of waste generated, so that management and minimisation strategies can be more effective. At this stage, performance measures are still being developed and updated.

Electricity

Wellington Electricity Lines Limited (WELL) owns and operates the electricity network assets within Upper Hutt and across the wider Wellington Region. This Strategy recognises the need to support WELL in their objectives as far as possible, because their ability to operate effective electricity services is critical to the way the city functions.

Key things we need to plan for in the future:

- Ageing infrastructure and the possibility of replacing or enhancing this with new technology
- City growth that will require investment in increased infrastructure capacity
- A high degree of user sensitivity to the efficiency and cost of public transport
- A large number of people travelling to and from Upper Hutt each day due to work elsewhere
- An increased awareness of the necessity of infrastructure being highly resilient
- Continued high demand for water
- The unavoidable and increasing impacts of climate change



Picture: Macaskill Lakes Water Storage, Kaitoke

Facing the future

Infrastructure

The urban areas of Upper Hutt are well-served by roads, reticulated and waste water services. Council continues to maintain, improve and upgrade essential network and infrastructure, and places a top priority on the development, renewal and maintenance of these essential services. The work programme for the next ten years is presented in the Long Term Plan, and asset management plans guide the maintenance and upgrade of water supply, waste water and stormwater services.

Providing essential network and infrastructure services

Some areas of the City are nearing infrastructure capacity and will require upgrades in the future. Areas requiring upgrade are identified and managed by Asset Management Plans as part of the Long-Term Plan process to ensure that future demands on network and infrastructure can be accommodated.

Upgrading and improving infrastructure can achieve greater efficiency, improve resilience and minimise demand on both the existing City infrastructure network and on the environment. It also offers an opportunity to move to new technology where practicable. Council will continue to ensure that works are structured and integrated so as to minimise costs, improve services for existing residents and improve efficiency and resilience of the system for future generations.

Council will continue to work with external agencies to advocate for the provision, maintenance, upgrade and improvement to other infrastructure services (such as gas, electricity, and telecommunications) in

accordance with the applicable policies, strategies, standards and regulatory obligations, to meet the needs of the community and improve resilience and efficiency. Council will also continue to work with developers to ensure services and infrastructure to be vested in Council from new development continues to achieve good quality outcomes.

Provision also needs to be made for emergency operation of critical infrastructure, and we will continue to work with Lifeline Group partners to secure this.

Specific rural infrastructure issues

The provision and maintenance of infrastructure in rural areas differs from that in urban areas. In the absence of reticulated systems, new buildings in rural areas must show that they can cater for on-site drainage, potable water supply, and on-site wastewater disposal.

As demand for lifestyle blocks increases, there is likely to be a corresponding increased demand for Council services. Given the high cost associated with the installation of reticulation systems, it is unlikely that large scale reticulated systems will be provided in the rural area. As such, for many rural properties, they will need to continue to rely on on-site services. If reticulated systems are desired by the community, then how to fund these services will need to be explored.

Old septic tanks and ineffective drainage and wastewater disposal systems can contribute to the pollution of waterways and land. It is important that these systems are of good quality and regularly monitored and maintained.

Design to minimise infrastructure demand

The efficient use of infrastructure and services in the City and the amount of infrastructure required to be maintained, improved and upgraded depends on the future shape and size of the city. Being more directive about where new development can occur will assist in achieving efficiencies in both the provision and upgrade of essential services.

The costs of infrastructure need to be considered in terms of new construction and lifetime costs.

Infrastructure which serves a small number of consumers – such as residential sprawl – is inefficient in terms of both implementation and upkeep. Urban intensification, while sometimes requiring upgrade of services, is a good example of making more efficient use of existing infrastructure.

Council will encourage development proposals that incorporate new and innovative ways of addressing basic infrastructure requirements, particularly those that provide a range of transport options, foster safe and efficient water use practices and create flexible use of land and buildings that are adaptable to change over time.

Council will also investigate ways to reduce demand on infrastructure through District Plan provisions, working closely with developers and providing readily available information and education. This would include information and advice on:

- Renewable energy generation
- Sustainable urban drainage schemes (SUDS) & run-off reduction

- The use of Greenstar and Homestar ratings to create warm, healthy and efficient homes
- Solid waste disposal
- Water conservation measures and grey water re-use

Infrastructure for new development

All new development needs to be planned to minimise infrastructure demands and provide satisfactory management of the effects of the new development, such as demand for water, and management of the additional waste and stormwater generated. Planning also needs to ensure that good access is provided, linking homes and businesses to the wider areas of the City and to the strategic transport network.

As the city continues to grow a number of upgrades remain relevant to plan efficiently and effectively for future growth. These include strengthening to the Silverstream Bridge that links Fergusson Drive to State Highway 2, and planned improvements to the junctions along State Highway 2 to improve connectivity and safety.

In addition to this, Council has identified a number of strategic future development areas that could be developed to accommodate growth, particularly housing growth. A number of these areas will require installation or upgrade of essential network services in order to support development.

Council will promote a holistic approach to planning for future infrastructure requirements, ensuring that new developments are able to be well integrated with existing development and existing systems.

There are also now increased expectations from the public to minimise and manage the environmental effects of infrastructure, especially as the city grows. There have recently been moves towards regional efficiency in the supply and management of infrastructure services, and council will continue to support this approach where it offers benefits.

Council will encourage pre-application consultation and the use of concept plans and structure plans to guide development proposals to show how the development fits into the existing area and how it will impact on future infrastructural and network requirements.

Globally, new technologies are having an impact on how cities are serviced. There can be challenges in integrating new technologies with existing systems, but as increasing emphasis is placed on finding more sustainable ways to live, Council and the community will need to consider and respond to new options for infrastructure provision. Working with infrastructure providers at an early stage will be fundamental to achieving successful integration of old and new systems.

There is growing demand in rural areas for reliable broadband, telecommunications and power. The success and growth of rural business in particular is highly reliant on this technology, and it is critical for safety (i.e. communicating accidents on farms and in civil defence emergencies). Future provision will generally be met through national programs (Ultra-Fast Broadband rollout), but total coverage may be reliant on new or emerging technologies to provide services at an adequate level to the entire rural area. Council will continue to advocate for full telecommunications and power services across all parts of the rural area.

As part of development of the 2015-2025 Long Term Plan, Council has developed the Upper Hutt City Council Infrastructure Strategy that will address key infrastructural issues over the next 30 years, and identify a suite of tools and actions that will allow the city's infrastructure to be efficiently and sustainably managed.

Council is also committed to working collaboratively with other organisations and local authorities, where appropriate, to ensure that the provision of infrastructure services and assets is efficient and effective.

Climate change

We are now certain that the earth's climate is changing. The Intergovernmental Panel on Climate Change (IPCC) has stated that it is more than 90% likely that this change is being induced by human activities. It is also now clear that the current global response will not avert climate change; but will only help to reduce the magnitude of the impacts.

The most significant climate change impact likely to be experienced in the Wellington region is Sea Level Rise (SLR). While Upper Hutt is not vulnerable to SLR, vital regional infrastructure and many private homes and businesses are at risk from flooding that may occur as a result of climate change. This impacts on the entire region's future economic viability and wellbeing.

The Wellington Emissions Reductions and Adaptation Working Group (ERAWG) are taking a regional approach to planning towards mitigation and adaptation options. Upper Hutt City can take some guidance from the outputs of this working group.

The effects of climate change, specifically flooding, have become better understood and will need to be managed to ensure ongoing infrastructure and community resilience.



Picture: West Wind Farm, virtualoceania.net



Picture: Upper Hutt Railway Station

Movement

Land transport

Land transport covers all aspects of movement by land including roads, rail, public transport (buses and trains), cycling and walking. Regionally, access to air and sea transport is also available but as these facilities are located elsewhere they are not discussed in this Strategy.

The State Highway and rail routes correspond to the linear city form, running through the length of the city. Until River Road was opened in 1987, State Highway 2 ran along Fergusson Drive, bringing inter-city traffic through the heart of the city. Construction of River Road eased congestion issues in the CBD, but means that almost all inter-city traffic now bypasses the city centre.

Good regional access is essential for the city's economic wellbeing and within the city it is important for people to be able to move around safely and easily using a variety of transport modes so they can access the city's amenities. The efficient movement of both people and goods is fundamental to the city's daily operation.

The roads and transport systems in Upper Hutt are included in a number of regional strategy documents that aim to integrate and streamline the provision, management and maintenance of the major transport routes in the region.

RLTP implementation and corridor plans

Corridor plans outline the improvements proposed in each corridor and enable the Regional Transport Committee (RTC) to assess how these projects interact with each other and with the existing regional and local network.

The Corridor Plan includes projects throughout the wider Hutt Valley, including a package of investigations and improvements at Petone and Gracefield, potential traffic flow and safety investigations at the Haywards, Melling and Kennedy Good Bridge intersections, and a package of safety improvements around the Hutt Valley. The RLTP also includes other action areas, with outcomes around road safety, network resilience and travel demand management.

Continuing to participate in national and regional discussions about the future development and maintenance of the city's roading network is critical to ensuring Upper Hutt remains well-connected.

Rural roads

The quality and safety of rural roads is an issue for the rural community. Rural roads are used by different users for different purposes and at times these uses can potentially conflict, resulting in safety concerns. The issue tends not just to be the amount of traffic on rural roads, but the speed of some drivers and potential conflicts between horse riders, pedestrians, cyclists, stock and motorised vehicles, including rural vehicles such as tractors. Many residents feel there is a need to separate these users from one another and upgrade the quality of the roading network.

The ability for Council to recover costs of maintenance and upgrade of roads is limited by the LGA and RMA. The maintenance cost varies according to vehicle volumes, and design standard. In 2010/2011, the average cost of maintaining rural roads was \$6448/km, compared with \$2534/km for urban roads.

With more development likely to occur in the rural area over the next 30 years, Council will need to re-examine the design, capacity and function of specific rural roads to ensure that safety and efficiency are addressed, and that road maintenance and upgrades remain in step with the pace of anticipated development.

Other forms of movement and transport



Photo: Horse riding, upperhuttcommunity.net

Upper Hutt's flat topography is ideal for encouraging non-motorised transport such as cycling and walking, and particularly for young people, riding things like scooters and skateboards. Human-powered transport has the advantages of being cheap, emission-free and providing long-term health benefits.

Creating and maintaining a good-quality network of safe paths for non-motorised transport (and permitted motorised vehicles such as mobility

scooters) needs to be a high priority for Upper Hutt. \$1.5 million has recently been allocated to Upper Hutt from the national Urban Cycleways Fund to construct new cycleways in the city.

As well as providing for non-vehicle movement between specific destinations, there is also a need to provide a safe and well-maintained network of recreational paths and links around the city. Recreational cycling, walking and (in the rural areas) horse riding need to be accommodated. Some of these paths can be shared, but the safety of users needs to be a top priority.

Improving the physical connectedness of the city

Council will continue to encourage improvements to the City's movement network, and improved connectivity to the regional transport networks.

With a high proportion (over 50%) of workers commuting to jobs outside the City, Council needs to continue to ensure ease of access to the strategic roading and rail networks, advocate for public transport improvements and upgrades to existing network connections, and encourage development that makes efficient use of existing networks.

Council will continue to work with external and government agencies to direct development of, and provide upgrades to, transport network infrastructure.

Council will continue to ensure that there are good linkages and connections between the City and local centres, areas of work, residential areas, community focal points and open spaces, for all types of transportation. There is also a need to ensure that recreational paths and linkages are enhanced, particularly for walking, cycling and in the rural areas, horse riding. Council will continue to work with the community to identify and improve these connections.

Council will also identify areas, such as shopping streets or local centres where improvements to public space, roading or pedestrian areas will enhance the quality of the environment and improve the economic vitality, vibrancy and use of the area.

Providing access to the network and local services will include monitoring and review of demand for parking to ensure that parking is adequately provided for across the City.

Desired movement and infrastructure outcomes

Infrastructure outcomes

1. Networks and infrastructure that have been identified, assessed and planned to accommodate future growth
2. Infrastructure requirements for new development that have been efficiently integrated with existing development
3. Adoption of new and emerging infrastructure technology that improves both cost and environmental outcomes, wherever possible
4. Adoption of best practice in network and infrastructure design and construction, to ensure that the development of infrastructure is compatible with both natural values and new development
5. Collaborative working with other infrastructure providers, where this is practicable, to deliver outcomes that are efficient and effective
6. Promoting energy efficiency and renewable sources of energy generation and reducing demand on non-renewable energy sources
7. Infrastructure that is resilient to the effects of climate change and natural hazards, and is able to operate quickly and safely if emergency events occur
8. High quality telecommunications networks across both the urban and rural areas of the city

Movement outcomes

1. Safe and attractive connections and linkages between residential, business, community and recreation areas within the City
2. Improved, safe and efficient connectivity to the wider region
3. Efficient and affordable public transport options and further development of sustainable transport infrastructure
4. Development that is carefully located to avoid any adverse effects of movement network operations





Strategy Action Plan

Strategy Action Plan

The Strategy Action Plan identifies a set of actions necessary to support delivery of the desired outcomes. Council's capacity to fund and progress these actions in any given year will be decided by Council through its Long Term Plan development process. Some actions may also be delivered by Asset Management Planning. The table indicates linkages with LTP focus areas through the appropriate symbol:

ECONOMY
We attract new investment and offer opportunities for people and businesses to prosper.
We're Upper Hutt.
We're enabling growth and success.

ENVIRONMENT
We're immersed in natural beauty, we love our river, our stunning parks, and we feel alive in our great outdoors.
We're Upper Hutt.
We're a scenic playground.













COMMUNITY
We celebrate our heritage, culture, heroes, and uniqueness.
We're a caring, safe and healthy community.
We're Upper Hutt.
We're family.

INFRASTRUCTURE
Built on stable foundations we have reliable and efficient networks supporting growth opportunities.
We're Upper Hutt.
We're connected.







CITY CENTRE
Our city centre is alive, attractive and vibrant.
We're Upper Hutt.
We're a centre for opportunity.

Economy Action Plan

| Action | Timeframe | LTP links |
|--|-----------|---|
| Changes to the District Plan | | |
| Review the extent and suitability of the Rural zone for meeting economic outcomes (Note: ties in with action for housing outcomes below) | Medium |   |
| Review the extent and suitability of Business zoning across the city | Medium |   |
| Council Strategies, Policies and Actions | | |
| Identify opportunities to attract additional economic investment | Short |   |
| Identify opportunities to attract additional tourism | Medium |     |
| Develop a strategy that addresses the physical development of the City Centre | Medium |    |
| Continue to implement the Economic Development Stimulus Policy in accordance with funding allocated by the LTP process | Short |   |
| Implement a Marketing and Communications Strategy | Medium |   |
| Complement economic development with a rates remission policy | Medium |   |
| Undertake monitoring of business land as required by the National Policy Statement on Urban Development Capacity | Ongoing |   |
| Working with the community | | |
| Work with businesses and land owners to attract and retain businesses to Upper Hutt | Ongoing |   |
| Encourage and support the development of more good-quality office, accommodation and commercial spaces at a range of scales in the CBD. | Medium |    |

| | | |
|--|---------|---|
| Work with rural business owners to enable rural business opportunities | Ongoing |    |
| Encourage the uptake of land in business industrial zones by business industrial activities | Short |  |
| Encourage residents to shop locally | Ongoing |    |
| Create opportunities to leverage off city centre events and activities, to encourage people to visit the city centre | Medium |    |
| Working with our partners | | |
| Advocate for the highest quality digital enablement and accessibility for the whole of Upper Hutt, including the rural areas | Medium |    |
| Work with Hutt City and the Chamber of Commerce to attract investment to the wider Hutt Valley | Ongoing |   |
| Work with community organisations to ensure we have the ability to attract and retain skilled workers | Medium |    |

Environment Action Plan

| Action | Timeframe | LTP links |
|--|-----------|---|
| Changes to the District Plan | | |
| Identification and appropriate regulatory control of Significant Natural Areas, as required by the Regional Policy Statement | Short |  |
| Include controls to manage flooding hazard risk for both the Pinehaven Stream and Mangaroa River | Short |   |
| Review the esplanade strip and reserve provisions to make sure they meet both the needs of the local community and environmental aspirations | Short |   |
| Introduce updated regulatory protection of significant trees and tree groups, to safeguard both ecology and amenity | Short |  |





| | | |
|---|---------|---|
| Council Strategies, Policies and Actions | | |
| Develop an Open Space Strategy | Short |  |
| Develop strategic guidance for Walking, Cycling and Bridle paths | Medium |  |
| Review the Sustainability Strategy | Medium |  |
| Working with the community | | |
| Encourage landowners to manage land sustainably, especially in areas where poor management can lead to degraded land and water quality. | Ongoing |  |
| Working with our partners | | |
| Act as an advocate for the sustainable management of our natural environment in cases where GWRC or other agencies hold responsibility (for example, water quality and discharges to land). | Ongoing |  |
| Provide up to date natural hazard information to inform the priorities under the Wellington Regional Civil Defence and Emergency Management Group Plan. | Ongoing |  |
| Contribute to a review of the Waste Minimisation and Management Plan 2011-2017 for the Wellington region | Short |  |
| Partner with KiwiRail and NZTA to enhance cycling connections and public transport for commuters | Medium |  |

Community and Housing Action Plan

| Action | Timeframe | LTP links |
|--|-----------|---|
| Changes to the District Plan | | |
| Provide land for housing at the Southern Growth Area by way of a Plan Change | Medium |   |
| Review the Residential Zone provisions | Short |   |
| Review subdivision standards city-wide as part of the rolling District Plan review process | Short |   |
| Investigate the potential for housing development on the Gabites land at Maymorn | Medium |  |
| Review the District Plan heritage provisions | Long |  |
| Introduce more explicit urban design outcomes for residential areas, to safeguard residential amenity | Medium |   |
| Council Strategies, Policies and Actions | | |
| Undertake an assessment of the provision of community facilities, as identified in the Long Term Plan | Short |   |
| Working with the community | | |
| Work with land owners to develop an increased amount of housing opportunities in close proximity to services, shops and amenities | Medium |    |
| Working with our partners | | |
| Work with central government, other agencies and the private sector to provide the best possible range and quality of community facilities and community networks. | Ongoing |   |
| Work with central government and other agencies to increase the amount of housing that is healthy and affordable | Ongoing |    |

Movement and Infrastructure Action Plan

| Action | Timeframe | LTP links |
|---|-------------|---|
| Changes to the District Plan | | |
| Review the relationship between the Code of Practice for Civil Engineering Works and the District Plan, to support innovative solutions and give developers better certainty | Short |   |
| Council Strategies, Policies and Actions | | |
| Review the Infrastructure Strategy to ensure that it identifies any upcoming infrastructure projects, and plans for the associated costs. | Medium-Long |   |
| Review the mechanisms and procedures for vesting infrastructure assets from private development with the Council | Medium |  |
| Continue to maintain, improve and upgrade existing infrastructure through Asset Management Plans | Ongoing |   |
| Develop a walking and cycling strategy | Medium |     |
| Promote sustainable forms of transport, including public transport, walking and cycling | Ongoing |     |
| Working with the community | | |
| Educate landowners who have older on-site infrastructure on the potential environmental harm that results from this infrastructure and encourage on-going maintenance or upgrading. | Ongoing |   |
| Encourage best practice in sustainable infrastructure solutions, and work with developers to investigate and implement innovative ways of addressing basic infrastructure requirements in new developments. | Ongoing |   |
| Working with our partners | | |
| Act as an advocate with infrastructure providers to ensure that the rural communities are provided with high quality infrastructure that meets their requirements. | Medium |    |

| | | |
|--|--------------------|---|
| <p>Advocate in national and regional discussions about the roading network to ensure that the rural community receives appropriate funding for maintenance and further development of roads.</p> | <p>Medium</p> |  |
| <p>Work with external agencies and advocate for improvements in access to the regional roading network</p> | <p>Ongoing</p> |  |
| <p>Work with external agencies and advocate for improvements in access to the regional public transport network</p> | <p>Ongoing</p> |  |
| <p>Develop a safe, interconnected network of cycle paths</p> | <p>Medium-long</p> |  |

Appendix 1 – Background documents

To inform development of the Strategy, the following documents and information have been used.

- The Upper Hutt City Council Urban Growth Strategy 2007
- Upper Hutt Rural Strategy Foundation Report: Perception Planning, October 2015
- Upper Hutt City demographic & housing demand analysis: BERL, August 2015
- Urban Growth Strategy: Issues and Options Feedback Summary
- Summary of feedback: 2014 Rural Strategy
- Long Term Plan 2015-2025 and Annual Plan 2014-2015
- Upper Hutt City in 2013: An economic profile, BERL, April 2013
- Evidence and reports prepared for Private Plan Change 36: Alexander Road for economic issues and industrial land supply
- Statistics New Zealand 2013 Census data
- Upper Hutt City Council Bi-Monthly Performance Report – Oct Bi-Monthly, 2015: Marketview, 16 November 2015
- Upper Hutt City Annual Community Surveys, 2013 and 2014
- Upper Hutt City Vision Strategy – Technical workshop summary report, July 2007

The growth and development framework documents for Hutt City and Porirua City have also been considered.

Appendix 2 – Spatial distribution of housing

| Location | Estimated yield | Comments |
|---|-----------------|---|
| 0-10 years – Rural and Edge Expansion | | |
| Rural Infill | 210 | Based on continuation of current rate |
| Subtotal | 210 | |
| 0-10 years – Infill and Intensification | | |
| Standard residential infill | 400 | Based on continuation of current rate of 40 sites/year |
| Wallaceville (former AgResearch land) | 700 | Developer's estimate |
| Brentwood | 86 | Development of ex-HNZ sites at a variety of densities |
| Maidstone Terrace | 36 | Based on current zoning |
| Summerset expansion | 134 | Consented retirement village expansion |
| CIT part development | 30 | Developer's estimate |
| Brown Owl school | 47 | Based on current zoning |
| Gillespies Road | 760 | Zoned residential but physical constraints related to natural hazards. High infrastructure costs. |
| Subtotal | 2193 | |
| Total likely outcome 0-10 years | 2403 | |
| 10-30 years – Rural and Edge Expansion | | |
| Rural infill | 210 | Based on continuation of half the current rate due to reducing opportunities |
| Southern Growth Area (Guildford) | 1000 | Landowner estimate |
| Gabites block | 220 | Stages 1-3 previous Maymorn Structure Plan |
| Subtotal | 1430 | |
| 10-30 years – Infill and Intensification | | |
| Standard residential infill | 800 | Based on continuation of current rate of 40 sites/year |
| CBD | 290 | Desktop assessment of sites on city fringe. No allowance for calculated potential within existing CBD |
| Subtotal | 1090 | |
| Total likely outcome 10-30 years | 2520 | |
| OVERALL TOTAL | 4923 | |

*Likely spatial distribution of different types of housing growth over the next 30 years.
(Upper Hutt City Council)*

Disclaimer: This information in this table will remain valid for a period of three years from the date of release of this Strategy. It will be reviewed every three years to ensure it reflects housing demand and supply estimates relevant to the market at the time.



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