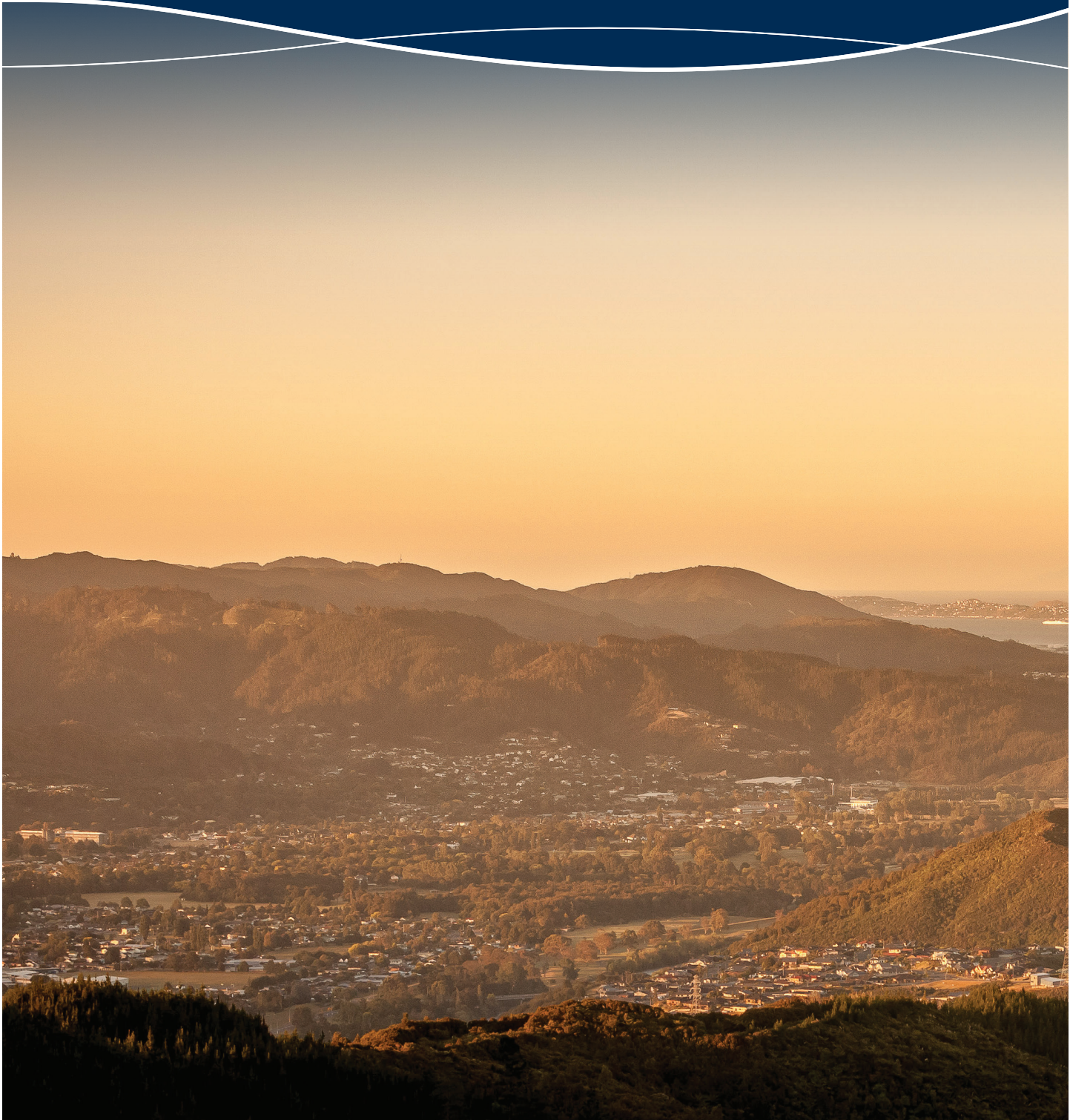


UPPER HUTT CITY



Developing the 2015 Urban Growth Strategy

IDENTIFYING URBAN ISSUES, OUTCOMES, AND OPTIONS



CONSULTATION.UPPERHUTTCITY.COM

Purpose of this document

The Upper Hutt Urban Growth Strategy was adopted in 2007. A lot has changed in Upper Hutt since then so it is now time to review the document to ensure that it continues to provide a sound strategic platform for the future development of the city and surrounds. Now is also the time to think about what the best emphasis is for Upper Hutt, so that the city will continue to grow and prosper.

As pressure for land and resources increase, we need to be planning in a way that balances the many aspects of Upper Hutt that are unique and important to us all. We also need to consider the possibility that continuing development in line with past practices may not continue to give us good outcomes in the long term. Population growth needs to be balanced with sustainable land use, and we need to think more about how land use can be linked to encouraging economic prosperity.

This Issues and Options paper has been designed to seek feedback from the community. It outlines some key issues facing Upper Hutt and presents possible options for addressing those issues. The potential advantages and disadvantages of each option are then summarised. We would like to hear from you about whether we have identified the right issues and which of the potential options are preferred. We would also like to hear any other comments, ideas or other issues you consider need to be addressed.

Positioning the Urban Growth Strategy

The Upper Hutt Urban Growth Strategy 2007 (UGS) was developed as a long term vision for the district, covering a wide variety of topics and suggesting future actions across many of the Council's service delivery areas.

Since 2007, a number of additional strategic documents have been adopted. Some of these have been written as a result of actions identified in the original Urban Growth Strategy. The new strategies include:

- Sustainability Strategy (2012-2022)
- Arts, Culture and Heritage Strategy (2014)
- Infrastructure Strategy (2015-2045, adoption pending)

We now have more topic-specific strategic guidance in Upper Hutt than we have ever had before and there are plans for more strategic guidance to be written in the future. All of these complement the UGS, the role of which is now not only something that kick-starts the development of strategic guidance but is also the place that co-ordinates and links it.

While the UGS can – and should – include specific actions where these are appropriate, it can now become a more over-arching document that combines and presents the logic behind the city's future growth and development. It needs to take into account environment, economy, land

allocation, movement, social and cultural aspects, and present the methods that can be used to achieve strong, sustainable development in Upper Hutt for at least the next 30 years.

Some of the approaches in this document can only be achieved by changes to the District Plan. Rezoning of land is an example of this. The Urban Growth Strategy can also provide guidance about what could be included as part of the ongoing process of reviewing the District Plan, and what the sequencing and priorities of this should be.

Another important strategic council document is the Long Term Plan (LTP). The LTP is a legislative requirement of the Local Government Act 2002, and provides a platform for future strategy, investment, and development over a given 'long term' period – in this case, 2015-2025. The Long Term Plan presents the key ongoing projects, along with intended levels of service for different activity areas. It also outlines in detail the financial cost of running Council.

The LTP also sets out the Upper Hutt City Vision, which was developed following extensive public consultation through the previous two LTP processes. The vision identifies five strategic priority areas and related aspirational statements.



The new Urban Growth Strategy will take into account these five themes and the priorities in the LTP, link these into a strategy for future physical development of the city, and support their achievement.

Alongside the review of the Urban Growth Strategy, council has undertaken preliminary consultation with communities on developing a Rural Strategy. So far this has included two rounds of consultation to identify the key issues we face in our rural areas and to understand the


outcomes the community wants to see over the longer term. Together, the two strategies will provide a direction for the future of Upper Hutt over the next 30 years.

The need to update growth projections

Since 2007 there has been a new national census that updates the data on which the original UGS was prepared. New census data shows that Upper Hutt currently has just over 41,000 inhabitants, and just over 15,000 households.

To further examine the census data and provide some predictions on which to base future planning, council recently commissioned a study by BERL, a leading research firm for economic research, analysis, and advice. The report covered both demographic trends and likely future housing demand. It also projected possible growth scenarios for Upper Hutt. Based on past trends, we consider that planning for a medium growth scenario is the most realistic. This is a position that has been supported through the recent deliberations on the Long Term Plan. There is more detail about statistical projections in the 'Business and Economy' and 'Housing' sections of this paper.

In the last 10 years there have also been some significant changes in the use of land in the district, such as the sale of the Wallaceville AgResearch site. These changes mean it is time to revisit our vision for the future.



*If you'd like to refer
to the BERL report,
it's available on
our website*

Process

To date, the Urban Growth Strategy has focused mostly on the urban areas while work being done to develop the Rural Strategy has focused on the city's surrounding rural areas. Through our consultation on the Rural Strategy, it became clear that many issues were relevant to both urban and rural areas – for example, protecting natural values and character and planning for housing demand.

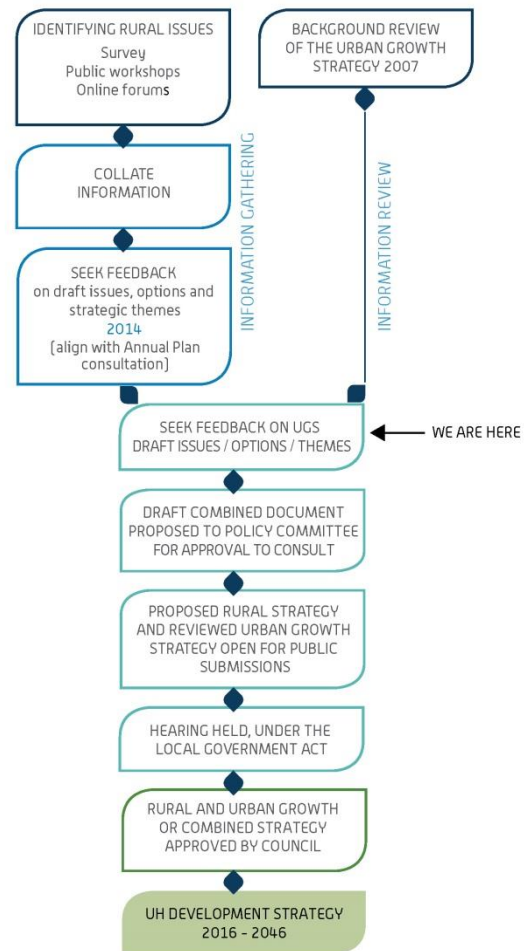
This is particularly so for the urban/rural interface areas, which are addressed through both the Urban Growth Strategy and the Rural Strategy. This includes areas like Maymorn and the Guildford/Pinehaven area.

We'd like to plan for the distinct areas, but consider these as part of a whole Upper Hutt community.

As part of initial consultation on development of the Rural Strategy, we sought feedback on whether the two strategies should be combined into one comprehensive strategy for the whole of Upper Hutt. Feedback from the rural community was almost evenly split on this matter. Your elected Councillors have indicated that they would support one comprehensive strategy, as long as the views of both our urban and rural communities are identified and clearly provided for.

The diagram outlines the steps we think could be used to produce a new strategy which incorporates both the Urban and Rural Strategies.

The development of the Rural Strategy has been assisted by two rounds of public consultation, including written feedback and public workshops. As we review the UGS, it is now time to update our community on the changes since 2007 and what that means for the urban area, so that you can provide us with feedback on potential options for the decisions we face.



What should this consultation achieve?

Feedback is being sought on some of the major issues that will need to be addressed by an updated Strategy.

These issues relate principally to land use, city growth and the environment. We are not seeking feedback on operational or asset management issues as these are covered by the Long Term Plan or the Annual Plan. We're also not requesting feedback on things you've commented on in the recent Community Survey, as these questions are more related to how the Council does its daily business and that's not the focus of this exercise.

This consultation relates to how we cater for the long-term growth and development of Upper Hutt from now, to 2046.

We have outlined some of what we think the major issues are going to be, and put forward a number of options that we think may help achieve the stated objectives. We would now like to hear whether you agree with the issues and have a preference amongst the options, or not.

We are asking different questions from the consultation done for the Long Term Plan. The focus now is the long-term structure and form of the city, rather than individual projects. Your feedback will be most useful if you look ahead and think about how you want Upper Hutt to look, feel and function not only now, but for the next 30 years.

Consistent with the approach used for seeking feedback on the issues and options for the Rural Strategy, we are not proposing at this stage in the process to hold a public hearing to consider submissions. We will consider all the feedback we receive from this consultation, and will engage informally with stakeholder groups to ensure we understand the community's concerns and values. We will use all of this feedback to formulate a new draft Strategy, and choose an appropriate name for it.

That draft Strategy will also go out for a six week long public engagement phase later in 2015 (as required by the Special Consultative Procedure of the Local Government Act) so there will be another opportunity to make a formal submission. An opportunity to speak in support of your views will be offered at that point.

Recognising that there is a lot to read and consider, the timeframe for replying to this call for feedback is **five weeks**. The feedback period for the draft Issues and Options closes at **5pm on FRIDAY 16 OCTOBER 2015**.

You may make a submission electronically or in writing to the Council in the following ways:

Online	http://consultation.upperhuttcity.com	Email	askus@uhcc.govt.nz
In person	Upper Hutt City Council Level 1 Reception 838-842 Fergusson Drive Upper Hutt	Post	Urban Growth – Issues and Options Upper Hutt City Council Private Bag 907 Upper Hutt 5140



Business and Economy

ISSUE 1 | Ensuring we have the right amount of land for Business Industrial purposes

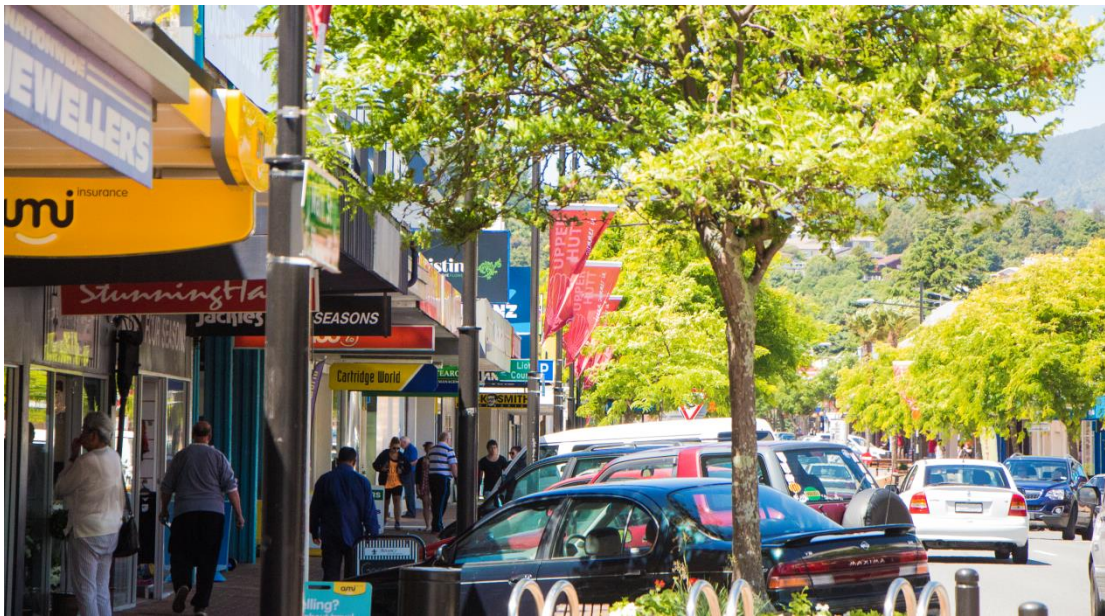
ISSUE 2 | The extent to which support is given to a range and scale of business services outside the CBD

Background

The economic issues Upper Hutt faces in 2015 are different from those we faced in 2007. The 2007/8 global financial crisis has produced lingering effects – a contracted economy, raised unemployment, reduced job growth and reduced household wealth. New Zealand as a whole is still recovering from these economic impacts.

Since adoption of the 2007 UGS the Council has:

- Successfully defended an appeal to Private Plan Change 36, which will ensure that land zoned Business Industrial in Alexander Road will remain available for business development.
- Implemented an Economic Development Stimulus Policy that has awarded close to \$500,000 in grants, which has had a direct or indirect effect on 130 jobs through the attraction, retention or expansion of businesses in the Upper Hutt community
- Facilitated a city centre programme that promotes the city centre, runs events and coordinates training and co-ordinates communication
- Made changes to the District Plan which have facilitated the development of a neighbourhood shop in Riverstone Terraces
- Adopted Plan Change 21, which controls retailing in Business Industrial zones
- Completed a review of the District Plan provisions related to Comprehensive Residential Developments and adopted Plan Change 18. This includes identifying areas around the CBD and neighbourhood centres where more intense housing development will be encouraged
- Commenced work improving directional signage and the legibility of the CBD
- Become a part of the Wellington Regional Economic Development Agency, which will assist in guiding economic development on a regional basis



The Upper Hutt economy continues to be heavily reliant on employment in 'people services', such as defence, education, IRD and Corrections. The contribution to Upper Hutt's GDP of the business services sector (e.g. accountancy, legal) and market services sector (e.g. retail) has contracted over the last 10 years despite sustained population growth and despite regional and national growth in these sectors.

In 2013, approximately 10,650 Full Time Equivalent (FTE's) were employed in Upper Hutt across approximately 2,880 businesses. The largest contributors to GDP in Upper Hutt are the social services, business services and manufacturing sectors. Together these sectors contribute almost 55 percent of GDP. In 2013 Upper Hutt's contribution to the regional economy was estimated to be \$1.2 billion or five percent of the Wellington Region's overall GDP.

In 2013, 10,158, or 52% of the Upper Hutt's working residents travelled outside of the area to work. Residents also spend a high proportion of income on goods and services outside of Upper Hutt. An increase in online retailing has affected shopping patterns, and although the Council is actively taking proactive steps to try and encourage and support businesses to locate in the CBD, vacancies can often be seen even in high profile retail site locations.

Upper Hutt also has suburban shopping centres at Silverstream Village, Camp Street (Trentham), Totara Park, and Brown Owl, which accommodate a mix of local shops, bars, cafés and restaurants, and a range of businesses. All are within close proximity to public transport routes, and they provide a hub for their local communities. These centres are complemented by other smaller groups of local service shops. Also important to local communities are the number of home-based businesses that Upper Hutt supports. These businesses boost the local economy, enhance local services and provide local employment.

Upper Hutt caters adequately for small businesses, but has an ongoing shortage of large scale, good quality, modern office space in the CBD that would be attractive to larger, upsizing, and relocating businesses.

There has also been continued pressure to use Business zoned land for other uses in ways that could jeopardise further investment into employment generating activities – such as by having an inadequate supply of suitably zoned land or creating unacceptable effects on neighbouring properties. Upper Hutt holds a significant proportion of the Wellington region’s remaining flat, vacant, available land with zoning suitable for business and industrial use. Demand for use of this land should increase in the near future as comparable land elsewhere in the region becomes scarcer.

Council’s vision for Upper Hutt as expressed through the five strategic priority areas is intended to support population growth that may also assist with boosting the local labour market. Retaining and attracting business services, and supporting Upper Hutt’s market services through ‘buying local’ are key elements in enabling a prosperous economy. If the economy is strong, more people might make the choice to stay in, and/or move to Upper Hutt. An improvement in the economic base in Upper Hutt would consequently lift GDP.

The issues we have identified for you relate to ensuring there are the right sort of places for the businesses we anticipate will be here, and balancing growth of the CBD with other business-related locations across the city.



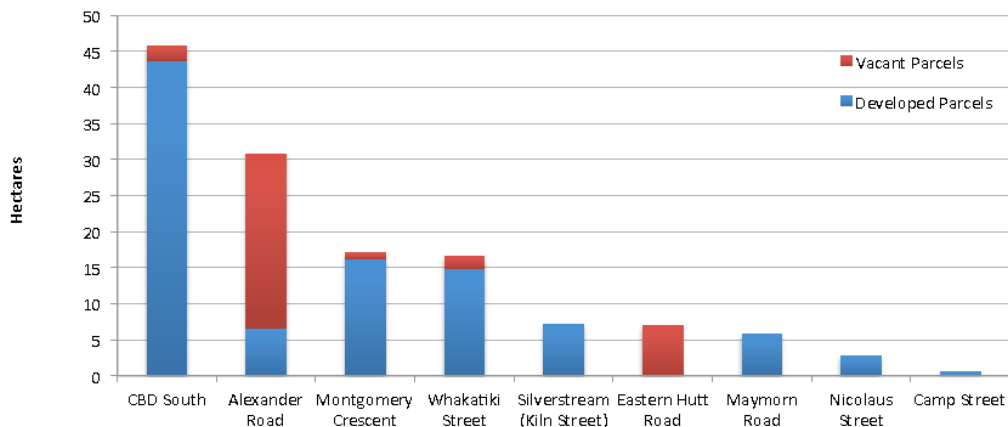
1 Ensuring we have the right amount of land zoned for *Business Industrial* purposes



Commentary

Upper Hutt benefits from a range of flat, well serviced, appropriately zoned land for business use, which totals around 146 hectares. Of this around 35 hectares is vacant. Based on past uptake, this represents about 25-35 years of land supply.

The majority of the vacant Business Industrial zoned land is located in two areas: Alexander Road and Eastern Hutt Road. The land at Eastern Hutt Road has significant constraints in terms of hazards and access.



Source: Bogacki: Upper Hutt Industrial Land Assessment (2014)

Since 2007 approximately 50 hectares of land zoned for business has gained planning approval to convert to other uses, and an additional 20 hectares has been permanently rezoned for non-business purposes. An application to rezone 14 hectares of Business Industrial land to Residential

at Alexander Road was declined in March 2015, with the Environment Court supporting the Council's view that protection of the land for future business and industrial use was necessary.

Upper Hutt's industrial land supply is regionally significant for having low hazard risk and being technologically well-serviced, making it an attractive opportunity for many businesses.

An undersupply of suitably zoned land will reduce opportunities and will disproportionately increase land values relative to other areas, and curtail further business investment in the city. If Council chose to wait until land became more expensive before acting to rezone land for business purposes, this would further prolong negative economic effects and constrain growth. For this reason, Council has adopted an approach of preserving existing Business zoned land for business purposes on the basis of need.

An emerging trend we need to take into account when considering making provision for business and industrial use is the growing impact of technology on business, production and distribution. We have already seen the departure of large industrial facilities and the establishment of small and medium-sized businesses that use technology to a much greater degree rather than large amounts of space with large workforces. This trend is likely to continue and grow in the future. Clustering of both new and existing businesses to achieve both practical and economic efficiency is also something we could consider.

Upper Hutt also has a limited supply of premium quality, modern office space. There are some premises that could be classified as 'good quality', but none that exceed that. There are a lot of small premises above shops, with limited access and small floor sizes. The city therefore has limited office space assets with which to attract major tenants and investors. The ability for Upper Hutt to attract such businesses would have major flow-on benefits for most sectors of the local economy.

We already have an economic incentive fund to foster growth and recently have seen the establishment or arrival of a number of businesses, but encouraging investment in the development of quality office and commercial spaces should also be considered as a high priority so that Upper Hutt offers a full range of economic opportunities.

It's important to remember that we are planning for growth and development over a long time, and that we need to make decisions now as they may take a long time to implement. This is your opportunity to think far ahead, and provide your thoughts on what Upper Hutt needs to be in 30 years' time.

Desired outcomes

- Enhanced economic investment and business activity that contributes to the economy of Upper Hutt by having an increased range of new businesses, and expansion of existing businesses
- Economic investment that leads to an increase in local employment
- Upper Hutt maintains or increases the proportion of GDP it contributes to the regional economy
- Prosperous and efficient clusters of business areas, rather than dispersed pockets of activity

OPTIONS	ADVANTAGES	DISADVANTAGES
<p>A. Zone more land for Business Industrial uses</p> <p><i>We would need to investigate locations where this would be feasible. We could also look at rezoning land to cluster businesses more efficiently.</i></p>	<p>More land available for future potential uses</p> <p>Businesses better able to find land that meets their specific needs</p> <p>If businesses are clustered, economic and practical efficiencies.</p>	<p>Loss of land zoned for other uses</p> <p>Land may lie vacant for a significant time</p> <p>Existing vacant premises may not be considered for re-use</p>
<p>B. Maintain the status quo – no additional land zoned for Business Industrial uses</p>	<p>No loss of land for other purposes</p> <p>Will encourage adaptation and re-use of existing premises</p>	<p>The supply of vacant land is dwindling</p> <p>Adaptation and re-use of land can impose limitations and be costly</p>

Please use the 'Issues and Options Feedback' paper to give us your feedback about the options. There is also space for you to add other comments if you wish.



2 Preference for future business locations across Upper Hutt



Commentary

Upper Hutt's 41,000 residents are an important market for many local businesses. Whilst the city is not regionally significant for shopping, it does provide local shopping as an alternative to other centres in the Wellington area. The base premises for many commercial and industrial businesses supplying goods and services across the region are also located in Upper Hutt.

An international trend has seen significant growth in online retailing, which has changed the reasons why consumers visit physical shops and the amount they buy when they do. Greater numbers of buyers now use local shops to research brands and compare the physical look and feel of goods before buying directly online. Upper Hutt is not immune to this, and this trend is expected to continue in the future, forcing reconsideration of the nature of physical retail contained in areas such as Upper Hutt's CBD and suburban shopping centres.

The market will ensure that the goods that are offered remain relevant, desirable and price competitive to consumers. Council can influence the look and feel of the retail experience and what activities are located where and in what concentration.

While supporting the CBD is important, there is also merit in supporting economic vitality at existing suburban shopping centres as they meet local needs. Local shops will reinforce Upper Hutt's compact corridor form, result in the efficient use of infrastructure and services, and enhance the ability for people to obtain goods and services locally thereby reducing energy consumption and resulting in the sustainable use of existing resources. We also intend to continue support for home-based occupations through District Plan provisions, recognising their valuable contribution to the local economy.

Desired outcomes

- A vibrant CBD
- Neighbourhood centres that support neighbourhood needs for shopping and services
- More people shopping and using business services in Upper Hutt due to an excellent range of goods and services being offered in convenient locations
- A comprehensive range of goods and services offered locally

OPTIONS	ADVANTAGES	DISADVANTAGES
<p>A. Proactively concentrate future business commercial and retail uses in the CBD, and support this with changes to the District Plan and other incentives that will encourage it</p>	<p>Business activity and employment in the CBD would increase</p> <p>More people in the CBD would increase support for the businesses there</p> <p>District Plan provisions already provide for development of the CBD</p> <p>Location in close proximity to the city's main public transport hub</p>	<p>Economic activity in neighbourhood centres may decline</p> <p>Pressure for parking may increase</p> <p>Increased competition for workspace may result in increased rents and land prices, placing local premises out of reach for local and start-up businesses</p>
<p>B. Encourage development in the CBD as a first priority, but also support the development of neighbourhood centres to complement the CBD and provide local services</p>	<p>Business activity in local centres could improve</p> <p>More local businesses could employ more local people</p> <p>Local centres might have an increased range of goods and services that would encourage local shopping</p> <p>Workspaces would be available at lower prices in suburban areas, benefiting local and start-up businesses</p>	<p>Traffic activity and parking pressure around local centres might increase</p> <p>Potential for reverse sensitivity effects on surrounding residential areas</p>
<p>C. Do nothing (i.e. allow the market to direct outcomes)</p>	<p>Council resources could be directed into alternative areas</p> <p>Investors might have a greater range of choice of location</p>	<p>Investment could be sporadic and lack coordination</p> <p>Vitality in the CBD may reduce</p>

Please use the 'Issues and Options Feedback' paper to give us your feedback about the options. There is also space for you to add other comments if you wish.



Housing Choice

ISSUE 3 | How to meet housing demand, in the right locations, for the next 10 years

ISSUE 4 | How to meet housing demand, in the right locations, for the next 10 – 30 years

ISSUE 5 | Choosing the right level of housing intensity, in the right locations

Background

Since adoption of the 2007 UGS the Council has:

- Become a signatory to the NZ Urban Design Protocol
- Adopted the Maymorn Structure Plan (Feb 2012) – although this is under review
- Completed a review of the District Plan provisions related to Comprehensive Residential Developments and adopted Plan Change 18, with a Design Guide and identified areas of the city where housing intensification will be encouraged to support this
- Completed a review of the District Plan provisions related to the Southern Hills and adopted Plan Change 29 to limit areas on the hillsides where residential development can occur
- Started a review of notable trees (Plan Change 24), which relates to amenity in residential areas
- Adopted a Sustainability Strategy 2012-2022 that includes an Energy Efficient Homes initiative
- Undertaken a consultation exercise in the rural area as part of a proposed Rural Strategy
- Undertaken a marketing campaign aimed at encouraging people to move to Upper Hutt by showing graphically that you get more for your money here
- Commissioned work to make sure we have an updated understanding of the city's statistics
- Allocated money through the Long Term Plan process to investigate options for planning future growth and development of the city

The Government has recently raised the issue of housing supply and housing affordability across New Zealand, so it is timely that we consider these issues in Upper Hutt.

Council has recently commissioned experts BERL to update housing demand projections for Upper Hutt, based on data gathered in the 2013 census. This work updates earlier growth projections from a 2013 population base, and indicates that Upper Hutt is experiencing continued but lower than expected population growth.

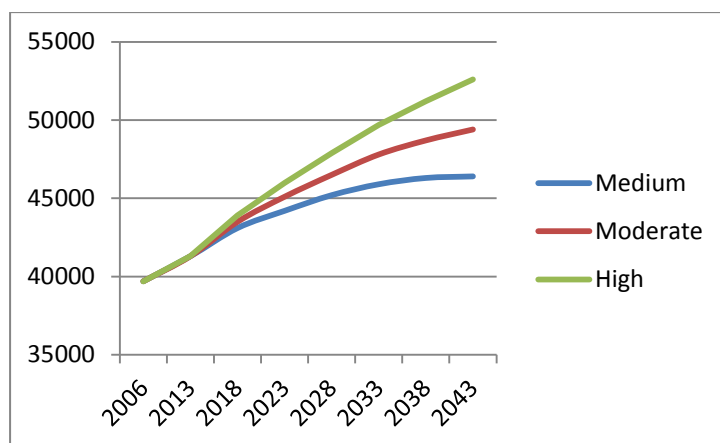
If you'd like to refer to the BERL report, it is available at the Council offices.

BERL's report states that:

“Population growth arises from a combination of social and economic drivers. There are many views ... as to which drivers dominate. However, job prospects in particular and economic prospects must be noted as drivers of migration and so population growth. Similarly, attractiveness of place and amenity, along with location, facilities, infrastructure (both hard and soft) and connections also play a role in determining population growth.” (BERL p5)

Based on past growth and BERL's analysis and recommendations, we consider that planning for a moderate growth scenario is the most realistic.

The report suggests that Upper Hutt would have a population of around 49,400 by 2043, assuming a moderate growth rate of about 0.6% per annum.



Source: BERL: 'Upper Hutt City demographic and housing demand analysis' (2015)

Changes in population since the 2006 census have been accompanied by changes in household size and composition. Recent analysis of housing trends indicates that:

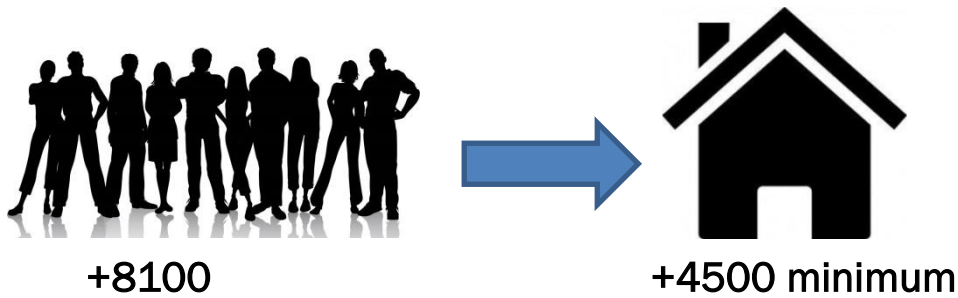
- The average household size in Upper Hutt is about 2.5 people but has fallen consistently over the past decade.
- There is changing demand for housing types as a result of smaller average households. However, new housing entering the city's stock still tends to be larger homes.

- There has been increased prominence at central government level around the need to increase housing supply and make housing more affordable.

CENSUS (MARCH BASE)	2001	2006	2013
Population	36,372	38,415	40,179
Average household size	2.8	2.7	2.5
Dwellings	13,239	14,253	15,129

Source: BERL: *ibid*

Housing demand is generated by more than just population increase. Falling household sizes also generate increased demand. Using the population projections based on moderate growth and an average number per household of 2.4 people results in a predicted demand for a minimum of 3300 new dwellings by 2043. (Ideally, future planning should take into account that this is a minimum, and make provision for more than that.)



Where will houses go in the future?

The rate of infill in existing residential zones over the past ten years has consistently produced around 40 dwellings per year. There is enough remaining capacity within the city to allow infill to continue at a similar rate for at least the next ten years.

Analysis of the past 10 years' housing also tells us that around 60% of the dwellings supplied have been within larger scale city fringe areas or on urban redevelopment sites and almost 20% have been from development in the rural areas.

Upper Hutt generally provides for those seeking family-sized houses in suburban settings. Most housing in Upper Hutt also compares favourably regionally in terms of value for money, with houses here generally less expensive than in Wellington city, Lower Hutt, Porirua and Kapiti.

We know that there is sustained demand for new housing in Upper Hutt, and statistics tell us that this demand is predicted to continue. Future housing growth will require the identification of both new areas where this can occur, and new thinking about how to provide more houses on existing

land. All this needs to be balanced with achieving sustainable urban form and growth, and maintaining flexibility in supply.



What will those houses look like?

When we think about how future housing growth can be accommodated, it is important to consider a range of ways this could be achieved so that we can avoid the vulnerability that can come with relying on one solution. The main sources of land that could be developed for housing are:

1. **Intensification** – using land within the existing residential area, and allowing more houses within that area.

This might include allowing houses on smaller sections, or the introduction of more Residential (Centres Overlay) zones. The District Plan currently allows creation of sections of 400m², or 300m² in a (Centres Overlay) zone. The Centres Overlay zones are currently located around the CBD, Wallaceville and Trentham, and are designed to free up certain requirements that make developing more intensive housing more permissive.

More intensive housing includes backyard infill through to full redevelopment of sites with multiple houses or townhouses, or in appropriate locations it could mean apartments. The photo (top of page) shows an example of attached townhouses.

2. **Redevelopment** – using land previously used for other things to be developed for housing. The upcoming development of the former AgResearch site at Wallaceville is an example of redevelopment.
3. **Expansion** – using land at the edges of the city to allow outward growth. The development of land at both Te Marua and Riverstone Terraces is an example of expansion.
4. **Rural area** – make allowances for more development of the city's rural area. This could include having development in the rural areas at a range of densities, from possibly clustering housing on smaller lots through to more expansive lifestyle options as well as larger scale rural uses. Maymorn Waters is an example of a more concentrated development of the rural area.

In order to accommodate enough housing for the next 30 years and ensure that it includes choice and remains affordable, it is likely that a mix of these methods will need to be used. There is more explanation about housing intensity in the commentary under Issue 5 below.

We'd like your feedback on what types of housing you'd prefer to see in Upper Hutt in the future, and over what timeframes.

Reminder:

It is important to remember that we are planning for long term growth over a 30 year time horizon. The decisions made now will set the scene for change over the next three decades. It takes time to implement change and undertake development. We need you to think not only about your neighbourhood right now, but what the whole city might look like and how it might function between now and 30 years in the future.

Standing back is not an option – Council has recently resolved through the Long Term Plan process to plan strategically, and provide for predicted growth. In order to cater for natural population increase more houses will be required to keep pace with forecast growth having regard to past trends, and falling household sizes.

The main questions we want to get your input on relate to where the city's housing growth should be accommodated. So that it's easier for us to analyse feedback, we have divided future planning into two timeframes: up to 10 years, and 10-30 years. We'd also like your feedback on what sort of houses Upper Hutt should have in the future.



3

How to meet housing demand, in the right locations, for the next 10 years



Commentary

The supply of housing land needs review to ensure that sufficient land is available to meet projected housing demand over the next 30 years, both in the short term 0-10 year period and over the longer term, 10-30 years into the future. Reliance on existing residentially zoned land will not deliver an adequate supply of housing for the city.

Upper Hutt needs a strategy in place now that allows the city to move towards sustainable residential growth that is efficient and provides choice, whilst maintaining the amenity values of residential areas that are so highly regarded by residents. We also need to ensure that housing growth does not preclude options for growth in other areas of the city's economy.

It is important to note that with housing, it is likely that a combination of locations and different types of development will be the best option. That's because no one area is capable of satisfying all the anticipated housing demand for the next 30 years.

What we want to understand from this consultation is whether you have any preference for any areas being developed ahead of others.

The following are some of the locations where housing development could be progressed in the next 0-10 years.

Brentwood area (redevelopment and intensification)

This includes sites owned by Housing New Zealand throughout the Brentwood area. Housing NZ has recently expressed a desire to rationalise their housing assets and change how state housing is provided so that it better meets the needs of their clients. It is likely that many of the current HNZ properties in Brentwood will be sold in the near future, so a lot of new housing in this area could be undertaken by private developers.



A substantial opportunity exists in this area to not only improve the amount and standard of housing, but link redevelopment into an existing wider community.

Brown Owl School (redevelopment)

The site was previously used as Brown Owl School. The school was closed in 2007 due to Ministry of Education consolidation of education resources.

The site contains school classroom and administration buildings, along with extensive landscaped outdoor spaces. It is surrounded on most sides by existing residential areas. Access would need to be resolved but this is not an insurmountable issue.



Kingsley Heights (expansion)

The original subdivision at Kingsley Heights was undertaken in the 1990s, although it had a residential zoning before that and residential development of this land has been anticipated for many years. The land is zoned of Residential Hill, and around 150 lots have been developed to date. There is an extensive area beyond the existing area of housing (shown in red on the map) that could be further developed.



Former AgResearch site at Wallaceville (redevelopment)

The site is adjacent to areas of the city that have already been developed for residential use; it is flat and within very easy walking distance of the Wallaceville train station. Most of the site is undeveloped as it was farmed as part of the previous use as an animal research centre. A private Plan Change request has recently been submitted to develop the majority of the site for housing. The request includes a proposal for zoning that would allow more intense development towards the Ward Street side of the site.



Gillespies Road Stage 1 (expansion)

Taking into account site constraints (such as topography and hazards) approximately 66 hectares of land at the end of Gillespies Road could be used for residential expansion. A large proportion of the site already has Residential zoning. Access would need to be resolved, most likely by a new bridge across the Hutt River.



Rural areas (review rural lifestyle opportunities)

The city's rural areas offer a wide variety of options, from houses on smaller sections through to productive and commercial uses. Rural lifestyle options are also increasing in popularity, with around 20% of new housing being developed in those areas. Many parts of the city's rural hinterland have now been divided into lots that are not large enough to support fully productive rural uses, but offer spacious living options in a semi-rural setting. This type of housing development is regionally attractive, and there is steady demand for lifestyle properties in the rural areas. One of the things we need to consider is whether there is more potential for this type of development, and where the best location(s) for it might be.

Desired outcomes

- Housing supply continues to meet demand for the next 0-10 years
- Development keeps pace with infrastructure investment (e.g. underground services and road upgrades)

- Development maintains and enhances the valued amenity, character and identity of Upper Hutt
- Houses are delivered at a range of price points across the city

OPTIONS	ADVANTAGES	DISADVANTAGES
<p>A. Encourage more concentrated housing development in the city's existing urban areas as the first priority. This may also include reconsidering minimum section sizes. <i>Brentwood</i></p>	<p>Lower infrastructure costs</p> <p>Less large-scale disruption</p> <p>Less impact on the amenity and character of the city's non-urban areas</p> <p>More sustainable use of land and infrastructure</p>	<p>Low level and/or piecemeal yield</p> <p>Some infrastructure upgrades may be required to increase capacity</p> <p>Building density may increase</p> <p>Pressure on existing local facilities and services</p>
<p>B. Redevelop large sites within the existing urban area as the first priority <i>Brown Owl School Wallaceville (former AgResearch site)</i></p>	<p>Large projects with long construction timeframes</p> <p>Land is often held in large parcels, or by few owners</p> <p>Potential for large yield</p>	<p>May not fully satisfy the demand for housing in the 0-10 year timeframe</p>
<p>C. Expand housing areas at the city's edge as the first priority <i>Gillespies Road Kingsley Heights</i></p>	<p>Less impact on the amenity and character of existing urban areas</p> <p>Land is often held in large parcels, or by few owners</p> <p>Potential for large yield</p> <p>Land at Gillespies Road already has a residential zoning</p>	<p>May create more car-dependent neighbourhoods</p> <p>Cost of new infrastructure</p> <p>Large scale construction disruption</p>
<p>D. Investigate options for more housing in the rural area <i>Make any additional comments about ideal site sizes in the feedback form</i></p>	<p>Housing in a rural setting is regionally valued</p> <p>Continues a trend currently occurring in many rural and rural fringe areas</p>	<p>Potential effects on rural character</p> <p>Servicing and infrastructure costs</p> <p>Pressure on existing rural resources</p> <p>Low housing delivery rate</p>

Please use the 'Issues and Options Feedback' paper to give us your feedback about the options. There is also space for you to add other comments if you wish. You can also suggest other good locations or ideas for housing development on the feedback form.



4 How to meet housing demand, in the right locations, for the next 10 – 30 years



Commentary

In the longer term, housing development will most likely need to spread beyond the boundaries of the existing urban areas.

The following are some of the options for accommodating housing growth in this way over the next 10-30 years.

Gillespies Road (Stage 2)

Approximately 66 hectares of land at the end of Gillespies Road could be used for residential expansion. (Areas considered prone to flooding and erosion, and land in close proximity to the earthquake fault and high voltage power lines have been excluded from this calculation.) A large proportion of the site already has Residential zoning. Access would need to be resolved, most likely by a new bridge across the Hutt River.



Guildford land

This land comprises almost 300 hectares currently operated as a commercial forestry enterprise, with pine trees covering approximately 40% of the total land area. The site's close proximity to the amenities and services of Silverstream and Pinehaven make it a potentially attractive opportunity.

The land owner has indicated their desire to reduce commercial forestry on the site and move towards residential development in the mid- to long-term. To this end, they have commissioned a Framework document (2007) for Guildford to investigate future development options. They have consulted publicly on this document, and made a submission to the previous Urban Growth Strategy. Their current intention is to take a comprehensive approach to the site that will involve investigating the possibility of a range of housing types and densities, along with enhancement of the natural environment and provision of recreational opportunities.



Residential development in and around the CBD

There is currently very little residential development in and around the CBD, and there are a number of relatively large sites that are either vacant, under-utilised or have potential for redevelopment.

Residential development in the CBD could potentially include different, more intensive types of housing like apartments and townhouses. This would add diversity to the city's housing stock, may help address affordability, and would result in more people living within close proximity to the CBD which in turn would help boost economic vitality and activity there.



Maymorn

Council adopted the Maymorn Structure Plan in 2012, and heard a range of views from the community on that topic. The development as adopted could provide for up to 1780 new homes in a staged development approach. In light of the revised population growth projections and community feedback we now feel that the right thing to do is take a step back and review a wider range of housing options for the whole of Upper Hutt. Funding for developing the Maymorn area has been carried over, so we need to make some decisions now about the future of this development. We'd like to get your views on whether proceeding with some, or all, of the Maymorn Structure Plan would be a good fit for the future of housing across the city.

Rural areas (review rural lifestyle opportunities)

Options for the rural area in the 10-30 year timeframe are similar to those in the 0-10 year bracket, but in the longer term we need to consider what approach to change in rural areas would be best. Development in rural areas over the longer term could be done based on specifically identified areas, or it could be based on adopting a zone-wide approach that manages development options over time.

We would like to hear whether you'd support allowing more housing throughout the whole of the rural area, or whether you'd like to see pockets of more development in restricted locations.

Desired outcomes

- Housing supply continues to meet demand for the next 10-30 years
- Development keeps pace with infrastructure investment
- Development maintains and enhances the valued amenity, character and identity of Upper Hutt
- Development of residential areas that are well serviced and well connected

OPTIONS	ADVANTAGES	DISADVANTAGES
<p>A. Expand housing areas at the city's edges</p> <p><i>Gillespies Road Guildford land Maymorn</i></p>	<p>Land is often held in large parcels, or by few owners</p> <p>Potential for large yield</p>	<p>May create more car-dependent neighbourhoods</p> <p>Cost of new infrastructure</p> <p>Large scale construction disruption</p>
<p>B. Encourage more concentrated housing development in the city's existing urban areas. This might also include reconsidering minimum section sizes.</p> <p><i>CBD Existing residential areas</i></p>	<p>Lower infrastructure costs</p> <p>Less large-scale disruption</p> <p>Greater population in and around business and commercial centres will help the economy</p>	<p>Some infrastructure upgrades may be required to increase capacity</p> <p>Building density may increase</p> <p>Pressure on existing local facilities and services</p> <p>Low level/piecemeal yield</p>
<p>C. Redevelop an entirely new area</p> <p><i>You can record any ideas or suggestions on the feedback form</i></p>	<p>Large projects with long construction timeframes</p> <p>Potential for large yield</p> <p>A structured approach would 'tidy up' existing practices that are fragmenting land holdings</p>	<p>Multiple land ownership</p> <p>Impact on rural character and amenity</p>
<p>D. Investigate options for more housing in the rural area.</p> <p><i>This could include allowing specific pockets of land to develop more intensely, or cover the whole rural area but develop in intensity over time</i></p>	<p>Housing in a rural setting is regionally valued</p> <p>Continues a trend currently occurring in many rural/rural fringe areas</p>	<p>Loss of larger sites in the rural area</p> <p>Potential effects on rural character</p> <p>Servicing and infrastructure costs</p> <p>Pressure on existing rural resources</p> <p>Low housing delivery rate</p>

Please use the 'Issues and Options Feedback' paper to give us your feedback about the options. There is also space for you to add other comments if you wish. We'd particularly like to hear any additional comments or suggestions you have about development options at Maymorn.



5 Choosing the right level of housing intensity, in the right locations



Commentary

Household sizes are falling and there is increasing demand for housing. Now is the time to be asking questions about our housing types and whether we might need to do things differently in the future to meet demand and use our available land most efficiently. The sorts of questions we should be asking are:

- What sort of houses are going to appeal to the market across the age/lifestyle spectrum?
- Do we have the right amount of the right sort of houses for a wide enough variety of buyers?
- Are there additional locations in the city that would be right for increasing housing intensity?
- How can we increase the number of people living in and around the CBD?
- Could diversifying housing types be a way of improving housing affordability?
- What sort of housing will be good for generating healthy communities – communities that are safe, connected, resilient and pleasant?

Upper Hutt's current housing stock caters really well for families, but we think that there should be more choice of housing types so that a wider range of people with differing needs are able to find housing within Upper Hutt that fits their requirements.

One of the ways Upper Hutt could accommodate additional housing is to allow more houses within existing areas that are currently zoned for Residential use. This is called 'intensification'. If done well it does not result in housing that is cramped or provides



substandard living conditions. We can also look at ways of ensuring that any new housing provides good quality living conditions and contributes to creating pleasant and attractive neighbourhoods.

Intensification has already been introduced with the adoption of Plan Change 18. Plan Change 18 has enabled a greater intensification of housing within close proximity to the Upper Hutt City Centre, at Wallaceville and around the small retail centre at Camp Street, Trentham. The provisions introduced into the District Plan allowed for smaller 300m² lot sizes, and exemptions designed to encourage different forms of medium density housing to be built.

However, so far the uptake of this enabling mechanism in the District Plan has largely been in the area of small-lot subdivisions providing traditionally sized houses on smaller individual lots, rather than developments that bring a new housing type – such as townhouses or apartments – to the local market. This does not increase the range of housing types available in Upper Hutt, tends to be aimed at a limited range of buyers and if continued, will affect the pleasantness of both neighbourhoods and individual

sections as buildings begin to over-dominate, as shown in the photo. If housing is to intensify, we will need to look carefully at the best mechanism for achieving high quality housing that is pleasant to live in and maintains the quality of neighbourhoods.



The CBD also offers a significant opportunity for housing. There are a number of large sites that could be developed, and a number of sites that are currently under-used when considering their location that could be redeveloped. Housing in and around the CBD would have the advantage of being very well connected to shopping, services, activities and public transport, all of which would benefit from having more residents within a closer catchment.

Desired outcomes

- Good quality housing that is safe, comfortable and affordable
- Neighbourhoods that are vibrant, attractive and well designed
- Houses that are located close to shops, community services, jobs, schools and public transport

- A range of housing types that cater for people in all stages of their lives, and accommodate different lifestyles
- The creation of neighbourhoods that can allow people to reduce their dependence on private cars
- Housing development that has less impact on open space and environmental values in greenfield areas

OPTIONS	ADVANTAGES	DISADVANTAGES
<p>A. Allow housing to be developed more intensely throughout the current residential area</p>	<p>Reduced pressure for development in ‘urban edge’ and rural locations</p> <p>People will be living in closer proximity to the city’s existing services and facilities, and to each other</p> <p>Support for local businesses will come from a surrounding residential neighbourhood</p> <p>Infrastructure is already mostly in place and upgrades can be scheduled into existing asset management planning</p>	<p>More buildings will be visible in neighbourhoods</p> <p>There may be some loss of established vegetation</p> <p>The number of properties sitting on large sections will decrease across the city</p> <p>Cost of infrastructure upgrades</p>
<p>B. Allow housing intensification around neighbourhood centres and the CBD. <i>This might include identifying more locations where intensification could be encouraged.</i></p>	<p>Ability to accommodate more demand for housing in existing neighbourhoods will reduce pressure on peri-urban and rural locations</p> <p>People will be living in closer proximity to existing services and facilities</p> <p>Support for local businesses will come from a surrounding residential neighbourhood</p> <p>Infrastructure is already mostly in place and upgrades can be scheduled into existing asset management planning</p> <p>Most of the suburban area will retain the same character and density as it has now</p>	<p>Ability to accommodate housing demand will be more limited.</p> <p>More buildings will be visible in neighbourhoods</p> <p>There may be some loss of established vegetation</p> <p>The number of properties with large gardens will decrease across the city</p> <p>Cost of infrastructure upgrades</p>

<p>C. Do not allow any more housing intensification in existing residential areas, apart from in locations where it's already allowed (around the CBD, Wallaceville and Trentham)</p>	<p>The existing character of residential areas will be maintained</p> <p>Expansion at the edges of the city will support development of more of the 'family friendly' homes that Upper Hutt is known for</p>	<p>Limits options for accommodating new housing</p> <p>There will be greater pressure on city fringe and rural areas to accommodate housing</p> <p>Outward growth of suburbs increases reliance on private transport</p> <p>Existing public transport will not serve outlying areas well</p> <p>People will have to travel further for work, school, shopping and activities</p>
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Please use the 'Issues and Options Feedback' paper to give us your feedback about the options. There is also space for you to add other comments if you wish.



Movement and Transport

ISSUE 6 | Securing and enhancing walking and cycling options

Background

Movement of people and goods plays a vital role in the city, region and beyond. Council needs to ensure that movement and transport remains easy and affordable and that infrastructure to support this meets the needs of current and future residents.

Since adoption of the 2007 UGS the Council has:

- Continued to maintain, improve and upgrade existing infrastructure via Asset Management Plans
- Improved access to the Hutt River trail, and upgraded the trail by widening and resurfacing it
- Secured funding to develop a new bike path alongside the railway line between Silverstream and the city centre
- Allocated funding to investigate the feasibility of bridleways in the Mangaroa area
- Trialled a new bus service to Riverstone Terraces
- Commenced planning and implementation of upgrades to Main Street and adjoining streets
- Provided financial support to advance construction of the new Upper Hutt Railway Station, which is now underway.
- Made submissions on various regional transport-related proposals, including the Petone-Granada link road
- Developed and adopted a 30-year Infrastructure Strategy
- Begun a review of the Code of Practice for Engineering Works and the corresponding requirements of the District Plan to support innovative solutions and give developers better certainty

The urban areas of Upper Hutt are well-served by roads and footpaths. Council considers the development, renewal and maintenance of these essential services to be a top priority. The city also has a developing off-road movement network that includes assets such as the Hutt River trail. At the moment off-road paths tend to favour recreational use, but there is no reason why they cannot cater for transport and commuting as well.

The city is served by public transport (bus and train services) and has links to the national State Highway network.

It is important that future planning for movement networks is in step with predictions and plans for growth and development. This will ensure that continual review of expected capacities allows existing systems and services to continue to serve current customers, whilst also planning and providing for future growth.

The management and maintenance of roads and transport links that have significance beyond Upper Hutt is done by other agencies, however there are links between local and regional transport, some funding for local projects comes from regional or national sources and there are overarching strategic documents we need to have regard to. It makes sense for us to consider movement and transport on a wider basis.

The Regional Land Transport Strategy (RLTS) is a statutory document (prepared under the Land Transport Act 1998) that the Regional Council must prepare. It is the strategic transport document that guides the development of the region's transport system including public transport, roads, walking, cycling and freight, for the next ten years and beyond.

A series of implementation plans and corridor plans have been developed to translate the RLTS vision, objectives, outcomes and policies into specific projects. For the purpose of this consultation, we are going to assume that these major infrastructure projects relating to state highways and the national rail network will occur, and that Upper Hutt City Council's role will be one of advocacy. However, we do need to consider roads, transport networks and linkages into regional movement as we envisage growth in the future in Upper Hutt.

We will also assume that our role in working alongside public transport providers to ensure improvements to the functioning of the public transport network will continue.

Other forms of infrastructure such as water supply, stormwater, waste disposal, power supply and telecommunications are also important and need to function efficiently to keep the city running. These systems are provided and maintained by both the council and private companies. The Council delivers and maintains its assets via a programme of asset management, and each system has its own asset management plan. Prioritisation of asset management projects is done through the Long Term Plan and Annual Planning processes.



If you want more information about roading projects and asset management, you can find it on our website: www.upperhuttcity.com

Whilst an important part of the city's functioning, asset management is therefore programmed and implemented through other methods and is not a topic that will be included in the Urban Growth Strategy. Therefore, we don't need feedback about local infrastructure projects that are already planned or underway, as part of this consultation exercise.

The new UGS will include a section on how movement, infrastructure and growth are going to relate to each other, and how the council can make sure outcomes are integrated and resilient.

We have identified that the adopted UGS did not have much information about future planning for non-motorised transport such as walking and cycling, and this will be important if we're going to have sustainable, healthy growth of the city in the future. The main transport-related issue we'd like feedback on is the priority you'd like us to give to this in the reviewed Strategy.



6 Securing and enhancing walking and cycling transport options



Commentary

Upper Hutt's flat topography is ideal for encouraging non-motorised transport such as cycling and walking, riding 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 transport) could be a priority for Upper Hutt.

As well as providing for non-vehicle travel between specific destinations, a network of safe and well-maintained recreational paths and links could also enhance recreational opportunities. Recreational



cycling, walking and horse riding (mostly in rural areas) could be accommodated. Some of these paths could be shared, but the safety of users would need to be considered within the design.

There is also potential for better walking and cycling options to link in with public transport routes, allowing people a choice of modes of transport across journeys. Improving safe and convenient walking and cycling connections to public transport would also have benefits in terms of encouraging increased use of these services.

Desired outcomes

- Creating safe and attractive connections and linkages between residential, business, community and recreation destinations within the City
- Promoting sustainable transport options and developing sustainable transport infrastructure
- Improved community health and reduced emissions arising from encouragement and support of non-vehicular forms of transport and movement
- Enhanced recreational experiences

OPTIONS	ADVANTAGES	DISADVANTAGES
<p>A. Develop a network of connections separate from the existing roads that enable safe, convenient movement for non-vehicular transport</p>	<p>Lack of conflict between mode users – addresses perceptions of danger</p> <p>Ability to create purpose-built assets</p> <p>Enhanced safety for users</p> <p>Increased non-vehicle movement for both transport and recreation</p>	<p>Expense</p> <p>May be constrained by land availability</p>
<p>B. Develop a network of connections based on existing roads and pathways that enable safe, convenient movement for non-vehicular transport</p>	<p>Adaptation of an existing asset – for example many roads are already wide enough to incorporate cycle lanes</p> <p>Cost saving (compared to Option A)</p>	<p>Mode users may not be separated from vehicles</p> <p>Many potential users will still perceive danger.</p>
<p>C. Do nothing – the existing network of roads and footpaths is already suitable for this sort of use</p>	<p>Cost saving</p>	<p>Difficult to increase biking and walking use when users share spaces with vehicles due to perceptions of danger</p>

Please use the 'Issues and Options Feedback' paper to give us your feedback about the options. There is also space for you to add other comments if you wish.



Environment and Open Space

ISSUE 7 | Upper Hutt's sustainable future

Background

Amenity values, as defined by the RMA 1991, are:

'those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes'.

These values are often referred to as reasons why people live, work and spend time in Upper Hutt. Green areas contribute strongly to Upper Hutt's image and identity, with both the backdrop created by the bush-covered hills and mature trees in the residential areas being highly valued by residents. Upper Hutt residents consistently tell us when we consult that the quality of the environment and open spaces are some of the things they like best about the city, so we want to make sure that planning for the future continues to recognise and provide for this.

Since the adoption of the 2007 UGS the Council has:

- Developed a Sustainability Strategy (adopted 2012)
- Undertaken the Southern Hills Environmental Management Study and made operative District Plan Change 29 (Southern Hills) to give additional protection from inappropriate development to specifically identified areas
- Began work on a Plan Change that will protect significant trees
- Committed to funding the development of an Open Space Strategy
- Adopted an LTP that has more commitment to public space and recreation projects than ever before
- Opened the Maidstone Park Sports Centre and artificial turf
- Opened Harcourt Park cycle track
- Improved and expanded the Hutt River Trail
- Undertaken a programme of continued maintenance and upgrade of public spaces

- Adopted the City Vision Strategy (July 2011) to help guide LTP projects – including public spaces – in the city centre
- Started work on a plan change for Significant Natural Areas.

The provision of, and access to, pleasant and functional open spaces is an important determinant of quality of life in cities. Upper Hutt is fortunate to have a large quantity of high quality outdoor spaces. 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, the Regional Council and Department of Conservation.



Residents have told us in previous surveys about the importance of the hills, parks, forests and rural areas surrounding the city, so we already know that open space and the natural environment are important for Upper Hutt residents in terms of identity, opportunity and nature. Environment is already one of the key principles of our shared city vision. We know that balancing growth with the environmental,

recreational and amenity values of our green spaces is something that's important for Upper Hutt, and this will be reflected strongly in the new Strategy.

Developing an Open Space Strategy to facilitate this was adopted by the Council as a high priority in the recent deliberations on the Long Term Plan and supported in the consultation on the Rural Strategy.

We also consider that day-to-day management of Upper Hutt's open spaces and environment is covered by the Asset Management and Long Term Planning processes of both the Upper Hutt City Council and Greater Wellington Council, so we don't need any further comments on this matter.

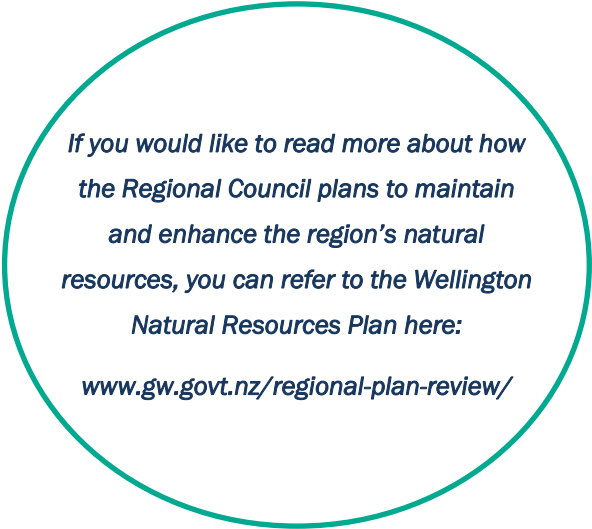
The housing issues section of this document outlines the range of housing options that could be used to grow Upper Hutt in the future, and we do know that pressure on the natural environment will become more acute at the edges of our urban areas where these transition into more spacious development with greater emphasis on spaciousness and rural values. **If you have any concerns about housing growth and the relationship with the environment, please comment under Issues 3, 4 and 5 on the feedback form.**

Our waterways are also important to the city's environment, from the largest river to the smallest stream. Public access to rivers and streams is a matter of national significance under the RMA, and water quality is a function delegated to the Regional Council. Council provides for public access to rivers and streams by way of formed roads, paper roads, Council reserves, esplanade strips and esplanade reserves. These can be required by a rule in the District Plan when land is subdivided, reclaimed, or developed; or when a road is stopped, or an esplanade area may be created voluntarily at any time.

Since 2007 Council has continued to acquire esplanade strips or reserves along key waterways at the time of subdivision. There is a significant opportunity to link these areas with the urban valley network of reserves, the Hutt River trail, and with other reserves under the control of Greater Wellington Regional Council, however this must be balanced with keeping waterways in good health, and use of adjacent land. We will continue to work with the Regional Council on matters relating to our waterways, and this will be stated as a priority in the revised UGS.

Investigation about incorporating flood control measures into the District Plan is already underway for the Mangaroa River and Pinehaven Stream. We recognise that there is still more work to be done for the Hutt River, the stormwater network and possibly, other waterways. We also need to review District Plan provisions to identify whether they are adequately providing for riparian management, esplanade strips and reserves. We are currently working with Greater Wellington Regional Council to improve water quality and biodiversity, and minimise the risks of natural hazards.

Questions about waterways were recently asked as part of consultation on the draft Rural Strategy, so we already have plenty of feedback about that issue in the rural area. **You can also provide feedback about public access to waterways under Issue 6: How to secure and enhance walking and cycling options.**



If you would like to read more about how the Regional Council plans to maintain and enhance the region's natural resources, you can refer to the Wellington Natural Resources Plan here:

www.gw.govt.nz/regional-plan-review/



7 Upper Hutt's sustainable future



Commentary

Since the 2007 UGS was adopted, there has been an increased focus both nationally and internationally on growth and development that minimises impacts on the environment.

The sorts of initiatives we now see include both city-wide and property-specific methods for improving environmental performance and environmental outcomes. For example:

CITY-WIDE INITIATIVES	PROPERTY OWNER INITIATIVES
Emphasis on reducing private car use	Energy efficiency measures for housing
Managing stormwater and wastewater discharge into bulk public systems	Participating in neighbourhood environmental initiatives
Waste reduction programmes	Small scale power generation e.g. solar, wind
Reducing pollutant discharges to air, soil and water	Household waste reduction and recycling
Enhancing ecology and biodiversity	Growing food

Many of these sorts of things are discussed and provided for in the Council's Sustainability Strategy, which you can refer to here: www.upperhuttcity.com/publication/

We could increase the level of regulation around solutions and methods that increase commitment to sustainability measures as a way of improving the city's environmental outcomes. This would tie in well with the Sustainability Strategy. However, it would require adopting different ways of doing things than we have in the past.

There are many areas to which this approach could be applied, but thinking about stormwater management as a possible example, this is an example of the shift in practice that would be required:

CURRENT APPROACH	MODERATE APPROACH	FULLY SUSTAINABLE APPROACH
Stormwater from new development is collected by a network of pipes. Asset management allows for maintenance and upgrade of pipes to accommodate demand.	New development required to reduce the amount of stormwater discharge to the existing system by adopting on-site measures where practicable. Asset management allows for maintenance of pipes.	New development required to achieve hydraulic neutrality (i.e. there would be no additional load on the existing system). Asset management requires a transition to more efficient, sustainable systems and solutions over time.

Obviously moving to new technologies and approaches would require long term commitment, and there may be cost implications which we have not fully explored as part of this exercise. However, we also have to consider whether managing our environment and our environmental systems in the same way we've done for decades is going to be the most efficient, cost-effective and environmentally friendly approach for the future.

We would like to gauge public appetite for Upper Hutt adopting a more committed and/or regulated approach to sustainability, new technology and the environment. This would be for both public and private developments and projects. We can reflect this in the Urban Growth Strategy with actions that move the city towards a more sustainable future, if that's what our residents want.

Desired outcomes

- A measurable improvement in the quality of the city's environment
- Infrastructure operating systems that are efficient, affordable, environmentally responsible and meet the demands of growth and development for the next 30 years
- Being open to adoption of new and emerging technology and ideas that improve environmental quality

OPTIONS	ADVANTAGES	DISADVANTAGES
<p>A. Put a lot more emphasis on sustainable development and environmentally responsive solutions and embed these in our strategies, systems and goals. <i>All new development and public projects should be required to achieve a high level of environmental quality</i></p>	<p>Improved environmental quality outcomes</p> <p>New technology is often much more resilient, adaptive and efficient</p> <p>Ageing systems and methods could be upgraded</p> <p>Sense of civic pride may be enhanced</p> <p>Potential benefits to public health</p>	<p>Costs to property owners and developers</p> <p>Public costs if public systems need to be changed or upgraded</p> <p>Any changes to the District Plan to support this will incur cost</p> <p>May require a substantial change in practice</p>
<p>B. Only support those environmental outcomes required by law or regulations, and those in the adopted Sustainability Strategy <i>E.g. double glazing in new homes, drinking water quality standards, current Council environmental improvement initiatives</i></p>	<p>Possible cost savings from not having to undertake District Plan Changes</p> <p>Allows choice in whether to participate or not</p> <p>No large-scale shift in either thinking or actions required</p>	<p>Does not actively support improvement in the way many things are currently done</p> <p>Can be slow to respond to a change in environmental conditions</p> <p>Variable levels of commitment in different sectors and between public and private sectors may result in piecemeal approach that lacks overall efficiency</p>

Please use the 'Issues and Options Feedback' paper to give us your feedback about the options. There is also space for you to add other comments if you wish.



Community and Heritage

ISSUE 8 | Ensuring appropriate protection for the city's heritage

Background

There is a well-known link between strong, safe, resilient communities and other desirable outcomes such as individual health, social cohesion, economic growth and safety. Residents of Upper Hutt want a safe, healthy and enjoyable city in which to live, work and play. The Council contributes to this by providing activities and facilities that contribute community well-being.


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

Since adoption of the 2007 UGS the Council has:

- Acquired and repaired the Hapai Club for community use
- Undertaken a major upgrade of the Central Library that has both upgraded the facility and shifted its function more towards a community facility, resulting in an increase from around 800 users per day to around 1100 users per day
- Merged the iSite facilities into the Expressions Arts and Entertainment Centre
- Prepared and adopted an Arts, Culture and Heritage Strategy (2014)
- Moved forward a number of public art projects that improve appreciation of the City's identity e.g. *bird sculptures at each end of Main Street and entrances to the City on SH1, commitment to developing a Sculpture Trail*
- Adopted Crime Prevention through Environmental Design guidelines in 2009, to help address community safety
- Undertaken a consultation exercise in the rural area as part of a proposed Rural Strategy
- Written a Heritage Strategy for the heritage collections in the Library, and launched the online Recollect Heritage Collections
- Welcomed and helped facilitate the rollout of Ultra-Fast Broadband in Upper Hutt

There is a lot of synergy between public spaces, community facilities, identity, connectedness and resilience. The Urban Growth Strategy is going to work in with other council strategies and plans to ensure that projects and actions are linked to the right mechanisms to achieve them. Recent consultation on the Long Term Plan has asked Upper Hutt's residents how they feel about council commitment to funding community projects and enhancing community facilities, so we aren't going to duplicate those questions here.

The specific community question we want to ask relates to heritage. **Please make sure you also give us feedback on the balance between the CBD and neighbourhoods (Issue 1 above) and walking/cycling (Issue 6).**



*The Arts, Culture and
Heritage Strategy is available
on our website*



8 Ensuring appropriate protection for the city's heritage



Commentary

Recent consultation has highlighted a community desire to more actively promote the city's heritage. The District Plan currently lists 25 heritage features including buildings, early settlement sites for both Māori and Pakeha, natural landscape features, and sites that contain remnants of our early industrial heritage. Some of these buildings and sites are also listed with Heritage New Zealand (previously the NZ Historic Places Trust).

Our heritage also contributes to the city's sense of identity. The city contains many other buildings and sites that may be worthy of further investigation to determine whether their heritage values should be protected or enhanced. These sites may have economic, cultural, social or architectural significance. Even if sites are not listed in the District Plan, they could become more formally recognised as important parts of the city's culture and identity.



We don't need you to identify places you think need more protection as that could be done as part of a later exercise if required. What we need feedback on is whether you feel the protection of historic heritage is adequately reflected in our statutory and non-statutory documents.

Desired outcomes

- An improved and more complete understanding of the city’s heritage assets and features
- An appropriate level of protection for valuable and valued heritage items and places
- Protection for heritage assets afforded by the District Plan, where appropriate

OPTIONS	ADVANTAGES	DISADVANTAGES
<p>A. Undertake a full review of the city’s heritage assets and give items with heritage significance protection in the District Plan</p>	<p>The significance of important heritage items will be protected</p> <p>A review may identify more important properties and places that can be used to promote Upper Hutt</p> <p>A sense of local identity may be enhanced</p>	<p>Property owners may feel their rights have been curtailed</p> <p>A full review and changes to the District Plan will incur cost</p>
<p>B. Promote the city’s heritage assets to enhance identity, but don’t add to the District Plan listings.</p>	<p>Cost savings from not having to undertake a District Plan Change</p> <p>Allows better public appreciation of the city’s heritage assets/places</p>	<p>Important values relating to heritage items and places may be lost or diminished over time without formal protection</p>
<p>C. Do nothing – the District Plan and Heritage NZ already give enough protection to Upper Hutt’s heritage and heritage promotion is adequately dealt with in the adopted Arts, Culture and Heritage Strategy</p>	<p>Cost savings from not having to undertake a heritage review</p>	<p>Important values relating to heritage items and places may be lost or diminished over time without formal protection</p>

Please use the ‘Issues and Options Feedback’ paper to give us your feedback about the options. There is also space for you to add other comments if you wish.



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