

Growth in Upper Hutt: Historic, Present, and Projected

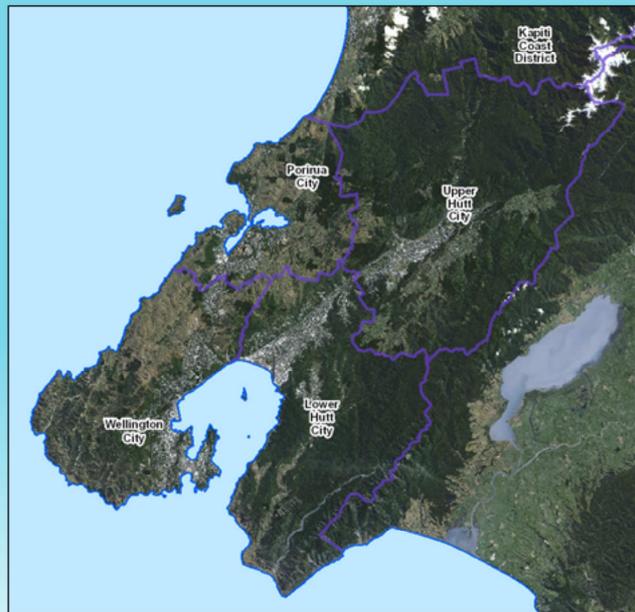
*Presentation to the Whaitua te Whanganui-a-Tara
Committee*

23 September 2019



Upper Hutt District by the numbers:

- 54ha in area
- Population of approx. 44,000 people, or about 17,000 dwellings
- Over 80% are standalone dwellings
- Urban zoning only covers about 6% of the District
- 51% of employed persons travel outside the District for work



Set context for where Upper Hutt is located and the scale of current development.

- Top of the Hutt Valley, nestled into valleys
- Strong reliance on transport connectivity
- Generally built at a typical suburban (low) density
- Only a small proportion of the district is suitable for urban, so a strong focus on utilising what we have – naturally constrained



Illustrate its long history of settlement – one of the first places settled in Wellington in 1840 (above image from 1943).

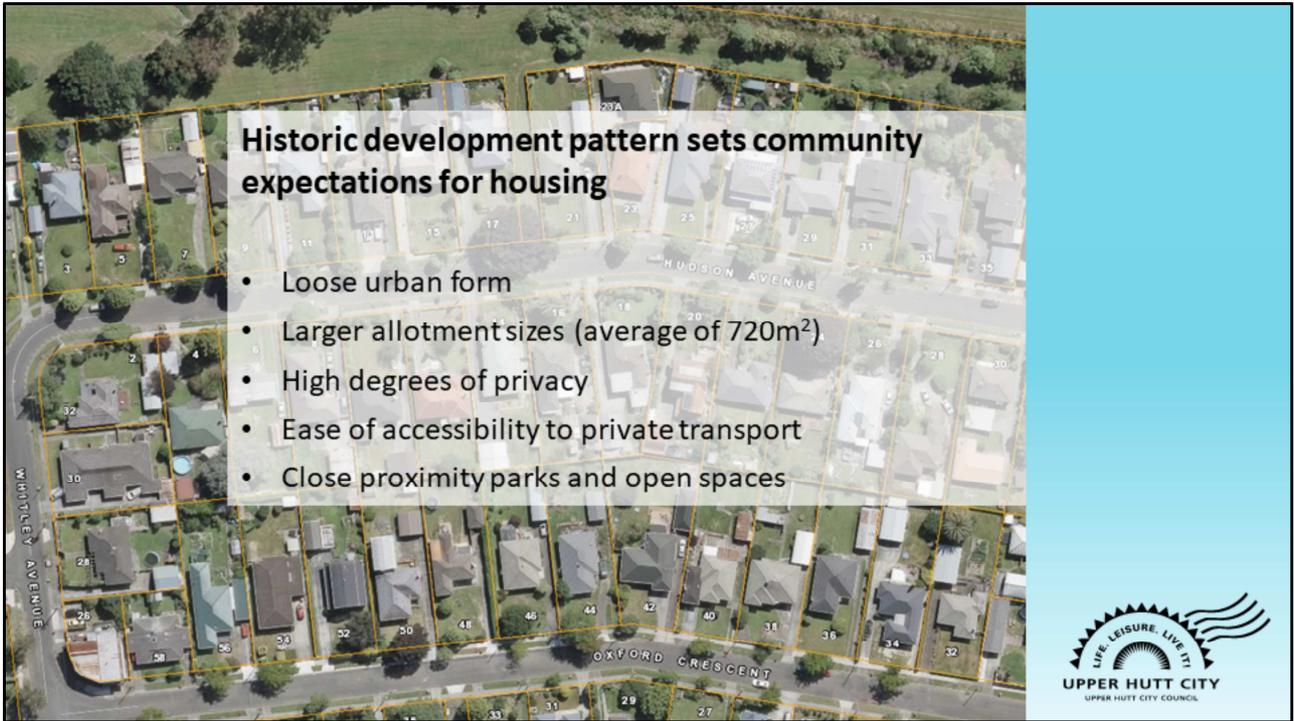
The established historical settlement pattern has very much set the urban form we have today. Once an area is built, it is very hard to change.



We have always had a close relationship with the Hutt River. Image from 1943.

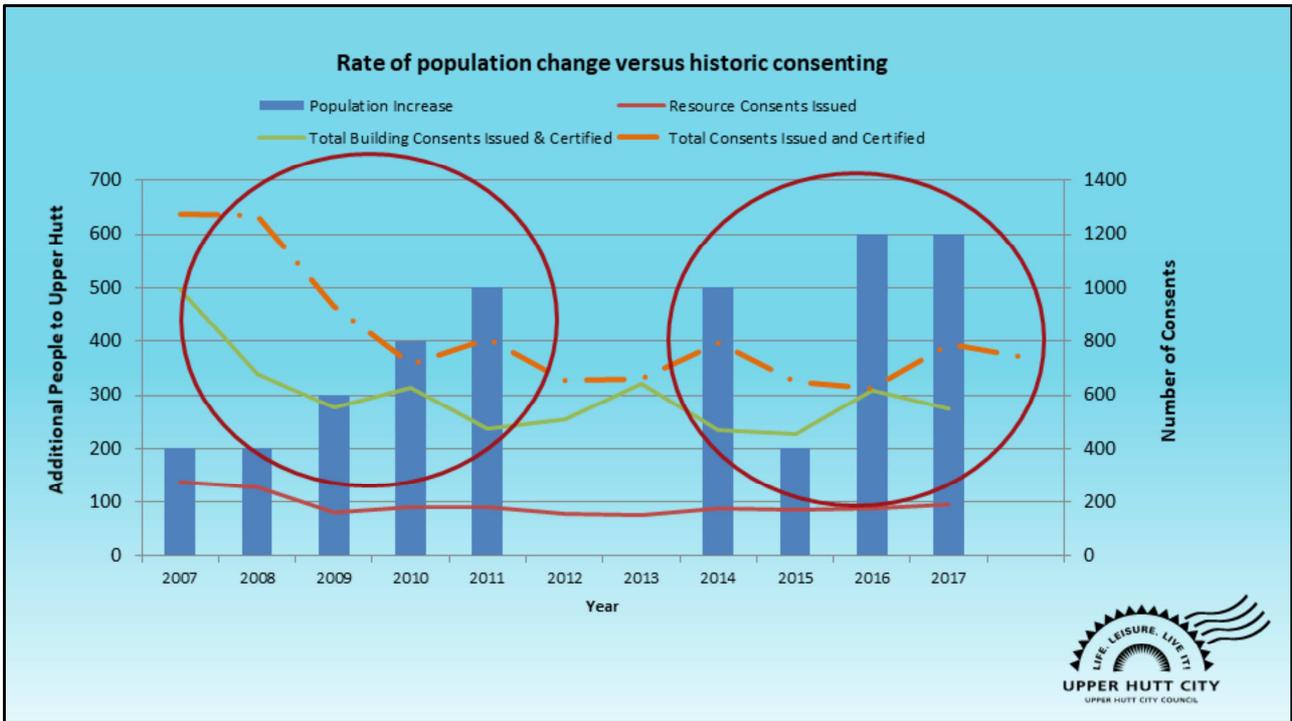
Development has always been close to the river, including farming areas. Attitudes take a long time to change.

River forms a function as an outlet for people – like a park, but also a source of historic damage.



This historic pattern means that people are used to a certain type of amenity.

This highlights some of the perception challenges we will face through intensification: openness, privacy, outlook, sunlight access, private vehicle transport.



Highlights the increased challenge we have – while population increased a lot over the GFC period, development was uneconomic to pursue, which has left a development void.

We are now playing catch-up. In the most recent years overall development levels haven't increased drastically, while population increase remains high.

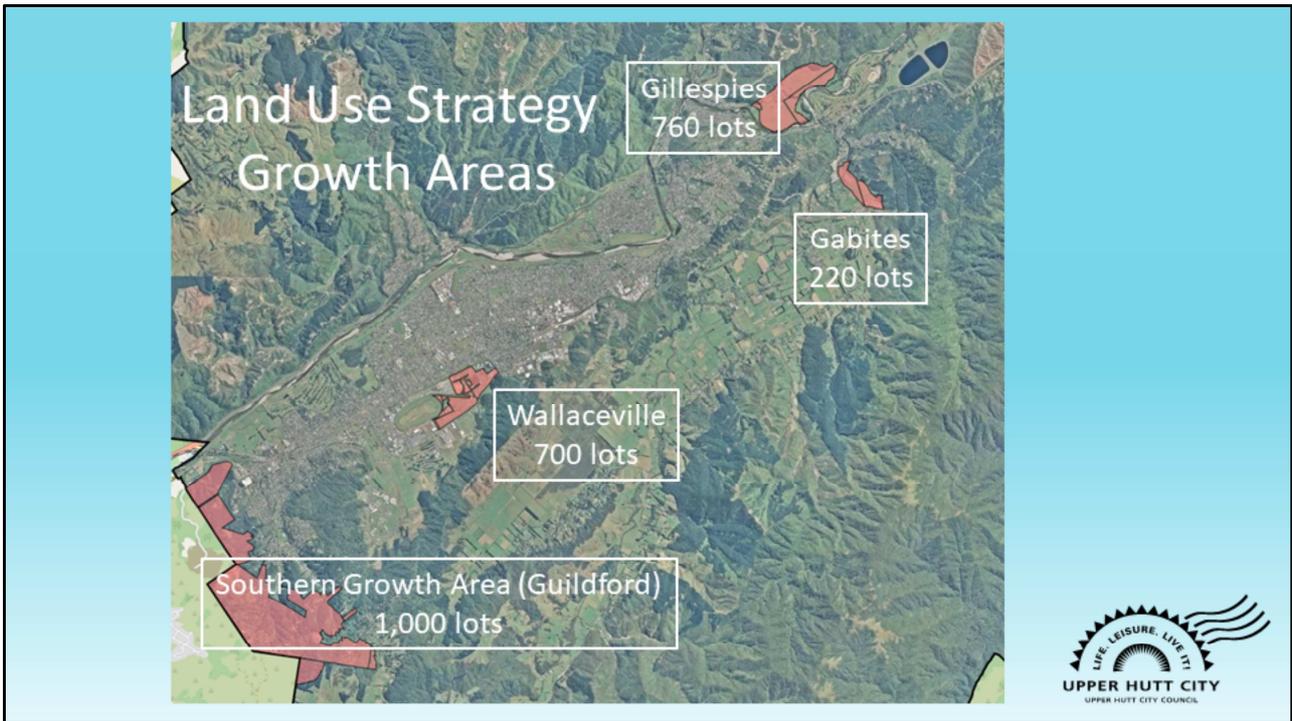
Managing Growth in Upper Hutt

- Upper Hutt District Plan 2004
- Urban Growth Strategy 2007
 - Setting how and where Upper Hutt should grow
- Land Use Strategy 2016
 - Urban intensification
 - Future growth areas
 - Timeframes and yields
 - Direction for future policy



Overview of mechanisms UHCC has historically used to control development.

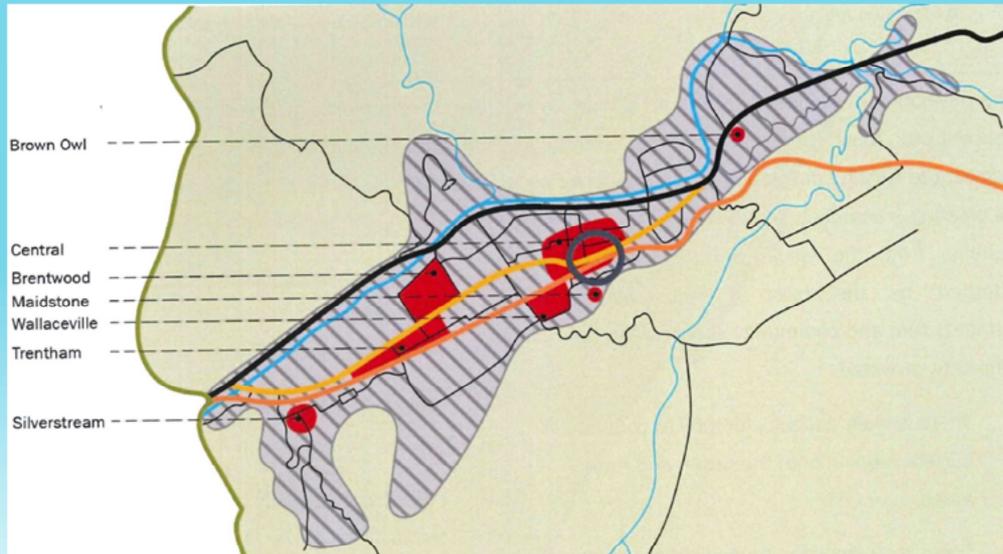
Noting that strategy documents direct changes to other Council documents, so it is up to Council to change these – namely the District Plan.



Overview of growth areas identified in the 2016 Land Use Strategy (LUS).

Every site has its challenges to develop (and some have already been realised), therefore development in the short to medium term is expected to be concentrated on existing urban areas (infill intensification).

Intensification areas under Land Use Strategy



Infill areas are likely to be those identified under the 2016 LUS.

Noting that there is an understanding at a fundamental level that intensification is coming, but is required to be given full effect through the District Plan

Current development in Upper Hutt:

- Limited opportunities to develop readily available greenfield subdivision
- Push to innovate in existing areas and intensify
- Development type (typology) is still dominated by standalone dwellings
- Pressure on established infrastructure



- No immediate greenfield areas, means development is focused on established areas
- Space constrains means developers will be continue to be pushed to innovate – with both space and typology
- Infrastructure already has constraints, which can be site by site specific



Historic development is about 15 dw/ha, newer developments are around 20 dw/ha or even 25 dw/ha.

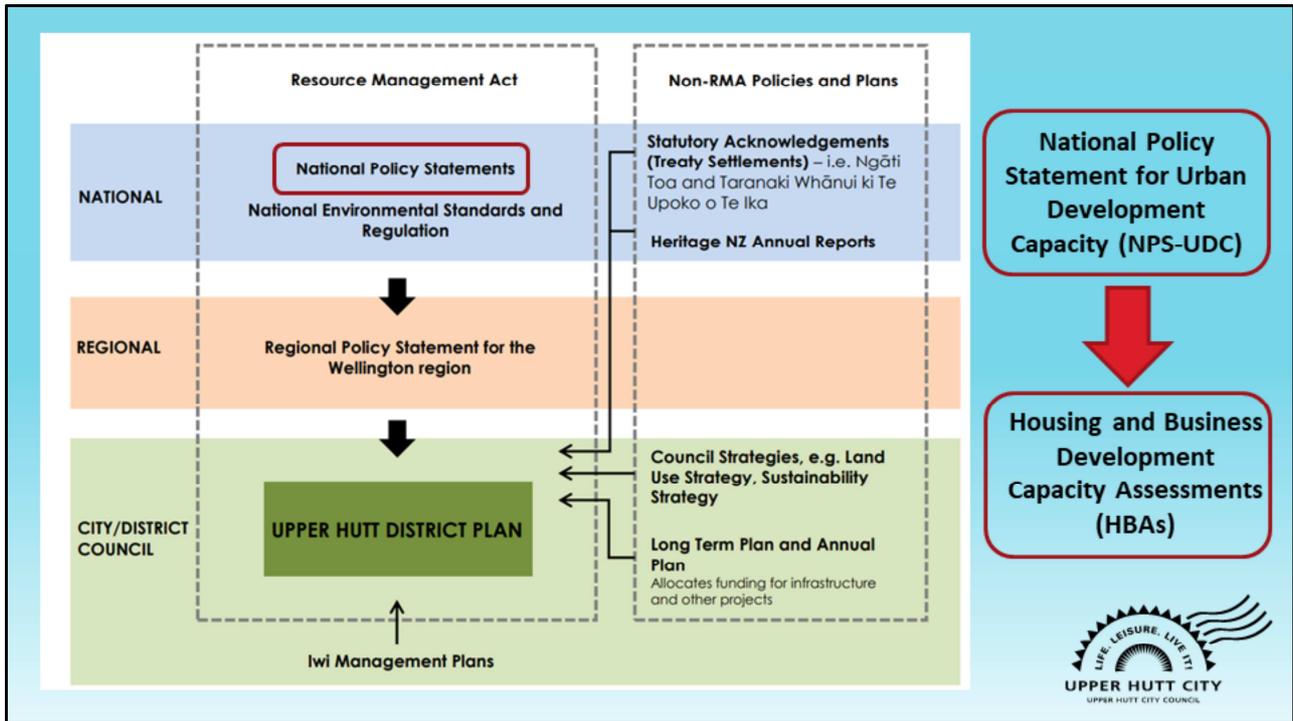
These are examples of the most recent developments in Upper Hutt, which we would expect to see more of – at an increasing density.

Future Projections:

The Wellington Housing and Business Development Capacity Assessment (HBA)



- Central Government push to provide for more development, and monitor whether we are meeting demand



- Overview of planning hierarchy and how Council must give effect to higher order documents
- The HBA is a required response from the NPS-UDC, to be completed every 3 years
- Shows the weighting of the NPS-UDC, which means that the District Plan loses some control

NPS-UDC & HBA direction to Local Council:

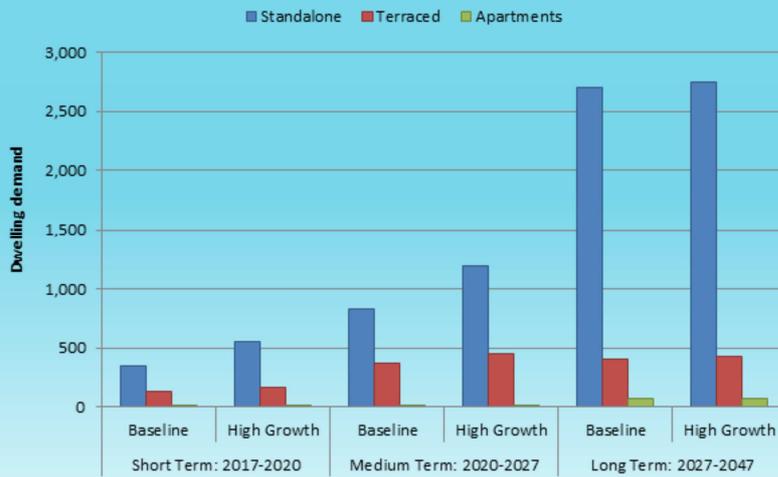
- Central Government policy directive on whole Wellington Metropolitan area
- Estimates dwelling and business demand over 30 year period
- Evaluates current capacity to develop
- Compares results to evaluate whether we have enough capacity to grow (capacity – demand = sufficiency)
- Provides strong direction to enable development and change controls to provide demand



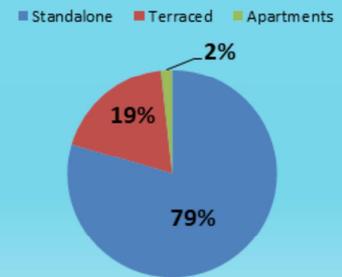
- Overview of UDC direction and what the HBA captures
- Results have strong directive, due to the power of higher order documents

Urban Residential Demand Results

UDC dwelling demand by typology: 2017-2047

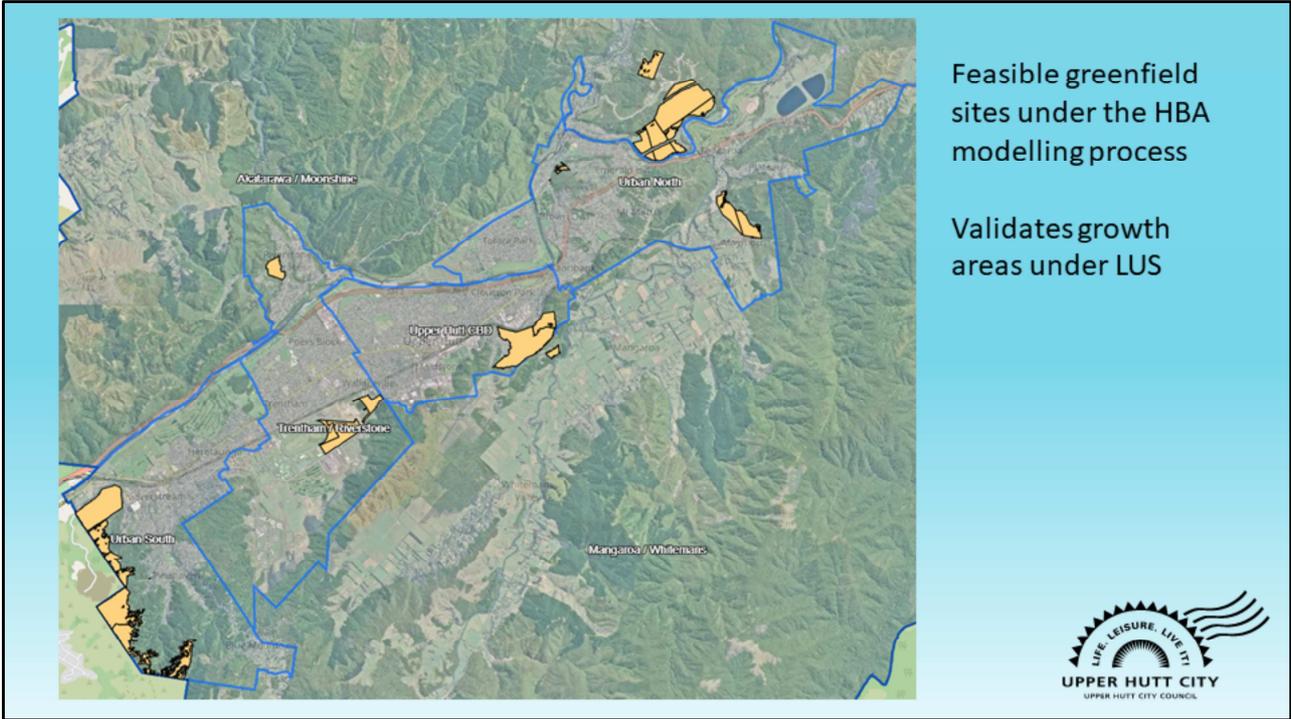


Residential Typology make-up



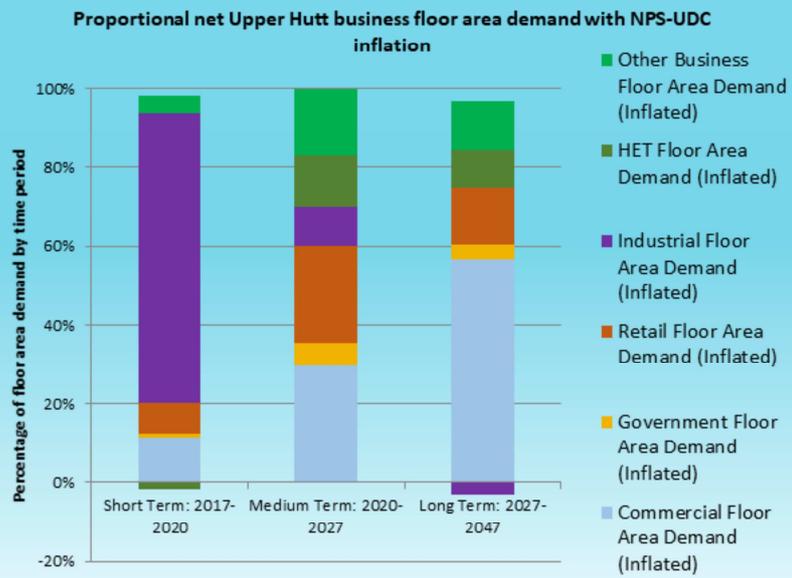
	Baseline	High Growth
Standalone	3,882	4,490
Terraced	919	1,055
Apartments	83	98
Total:	4,883	5,643

- Continued demand for housing
- Transitioning to smaller dwellings – 1 or 2 bedroom units (demographic profile changing – aging population and more couples with no children)



Overview of feasible greenfield areas – highlighting the validity of the 2016 LUS.

Business Demand Result



Overall change in typology over time – from intensive land use (industrial), to more commercial land use.

Infrastructure Availability Results

Overview of three waters capacity in Upper Hutt in Urban Housing Areas

<i>Urban Housing Area</i>	<i>Network Capacity</i>	<i>Storage Capacity</i>	<i>Wastewater Capacity</i>	<i>Stormwater Capacity</i>
Urban South	Nominal	Constrained	Highly Constrained	Nominal*
Trentham / Riverstone	Nominal	Highly Constrained	Moderate	Not modelled
Upper Hutt CBD	Nominal	Highly Constrained	Moderate	Not modelled
Urban North	Highly Constrained	Highly Constrained	Constrained	Not modelled

**Assumes development is hydraulically neutral (stormwater runoff is not increased)*



- Three waters infrastructure is fairly constrained in the long term
- Focus on paying for upgrading infrastructure
- State Highway network also has long standing issues which need to be addressed

Overall Development Capacity Result

RESIDENTIAL:

- Dwelling demand: **4,900-5,600**
- Supply:
 - Infill: **691**
 - Greenfield: **2,818**
- Capacity Shortfall: **1,400-2,100**

INFRASTRUCTURE:

- Wastewater network requires investment
- Storage of drinking water is an issue long term
- Hydraulic neutrality needs to be achieved

There is surplus **business** land over the 30yr time horizon



- Results show that current rules only allow for limited infill development – not helped by historic development pattern
- Additional greenfield sites may take time to be available, so need to focus on what space we have
- Three waters will need attention soon, and are dependent on being able to service new development
- Possibility of some business areas being redeveloped as residential – however focus is on multi-use, with care taken that establish businesses are not impeded by residential development

Results & Way Forward:

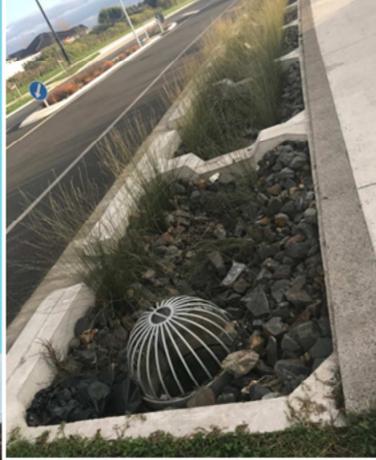
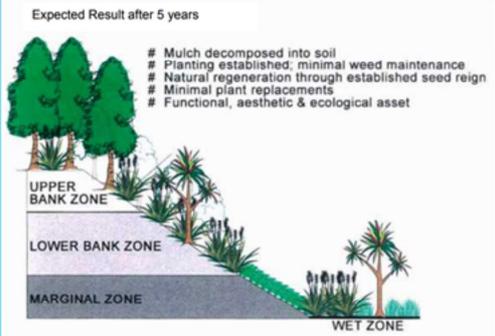
- Pressure to utilise already established areas due to easy to develop greenfield sites being taken up.
- Difficulty to accommodate treatment areas, with high costs based on current infrastructure suitability – who pays?
- Plan Change 50 is our vehicle for change:
 - District Plan and COP is not driving/requiring innovation
 - Community & Council seeking solutions
 - Strong Central Government direction on quality (NPS Freshwater)
 - Good examples in other major centres (Auckland, Hamilton, Christchurch)



- Solutions are available, and there is more requirement for this to be actively incorporated in development regulation
- Global stormwater discharge, NPS for Freshwater Management – all examples of direction
- Both locally and in other centres – examples of solutions
- Community and Council are motivated to provide solutions
- PC50 is the vehicle for most of this change (Rural and Residential Chapters Review of the District Plan)

Expected Result after 5 years

- # Mulch decomposed into soil
- # Planting established, minimal weed maintenance
- # Natural regeneration through established seed reign
- # Minimal plant replacements
- # Functional, aesthetic & ecological asset



Hamilton CC Examples



- Design guides
- Education of developers and construction companies
- Part of requirements of new development

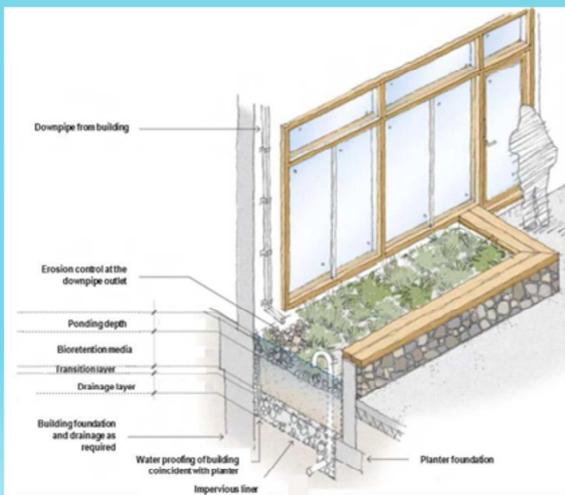


Figure 17: Schematic of planter box



Auckland CC Examples



- Solutions at smaller scale
- Incorporated design, public and private space

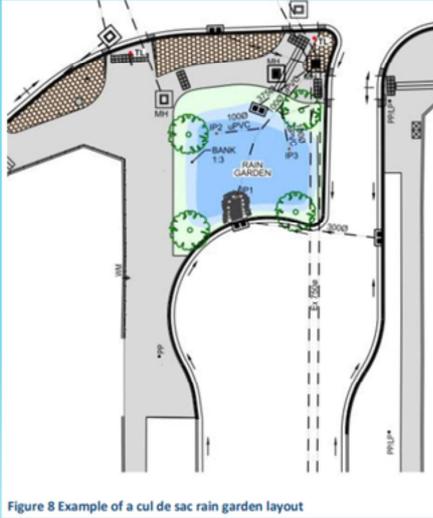


Figure 8 Example of a cul de sac rain garden layout

Christchurch CC Examples



- Smaller catchment (street by street) solutions
- Water quantity and quality solution
- Underlying ground conditions similar in nature to Upper Hutt – a model we can adopt

Changes to Overland Flow

Increased Impervious Areas

Local Examples

- Development is progressing to produce guides
- More and more examples are coming to fruition
- Well-known example in Wellington City in Waitangi Park – with two core benefits: aesthetics/amenity and quality

**Thanks for listening.
Any questions?**



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