



Te Kaunihera o
Te Awa Kairangi ki Uta
Upper Hutt City Council

Plan Change 50: Engagement Review Workshop

9 Dec 2020

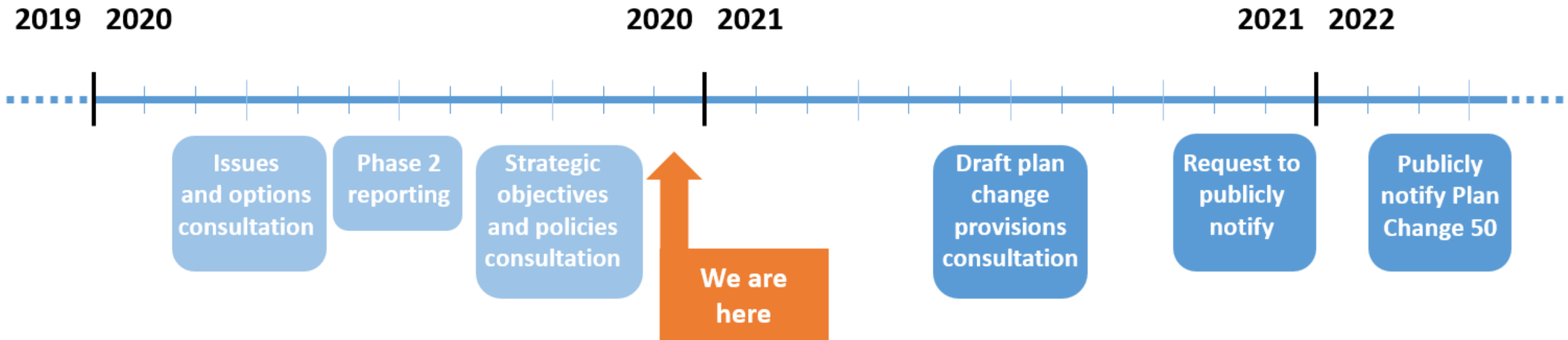
Purpose of workshop

- Provide an overview of feedback received
- Seek your endorsement on Engagement Report public release
- Detail our high-level thoughts on potential responses to core matters – *11 Feb workshop on proposed responses & changes*
- Outline proposed next steps for PC50
- Provide an overview of Southern Growth Area inclusion & plan change rationale

High-level overview

- Total of 129 respondents submitted across two papers
- About 1,400 topics covered by respondents, rural dominated
- Degree of feedback similar to previous engagement:
 - ~100 unique webpage page / week
 - ~30 respondents feedback / week, slightly less than previous
- Feedback split 60% residential, 40% rural – but more commentary
- High degree of online engagement (forms & maps)

High-level overview



Scope of feedback V scope of PC50

Respondents Feedback Topics	Plan Change 50 topics
<ul style="list-style-type: none">• Building typology, scale & location• Building & land use• Subdivision of land• Earthworks• Noise & Light• Biodiversity & vegetation• Commercial and mixed-use zones• Roding design & three waters• Water quality; discharges; effluent• Council grants & rates• Council strategies	<p>Rurally and residentially zoned:</p> <ul style="list-style-type: none">• Building typology, scale & location• Building & land use• Subdivision of land

Scope of feedback V scope of PC50

Respondent Interest	Where this can be changed
<ul style="list-style-type: none">• <i>Earthworks</i>• <i>Noise & Light</i>• <i>Biodiversity & vegetation</i>• <i>Commercial and mixed-use zones</i>• <i>Roading design & three waters</i>	District Plan rolling-review plan changes, notably: <ul style="list-style-type: none">• PC48 – SNAs and Landscapes• PC46 – Engineering Code of Practice (COP) & Esplanades• PC54 – Commercial and Mixed-Use Zones
<i>Water quality; discharges; effluent</i>	Natural Resources Plan (Regional Plan)
<ul style="list-style-type: none">• <i>Council grants & rates</i>• <i>Council strategies</i>	Review of Council Strategies and Policies

Scope of feedback V scope of PC50

- Example of consenting triggers for single urban development:
 - Local Consent (District Plan):
 - Residential Zone (4) – Objectives and policies
 - Subdivision and Earthworks (9) – Objectives and policies
 - Financial Contributions (10)
 - Hazardous substances and Waste Management (17)
 - Residential Zone Rules (18)
 - Rules for Earthworks (24)
 - Rules for Car Parking (31)
 - Rules for Hazardous Substances and Contaminated Land (34)
 - Regional Consent (Natural Resources Plan):
 - Earthworks over 3,000 sqm
 - Discharges to a waterway

Key points of feedback

Key points of feedback: High overall support

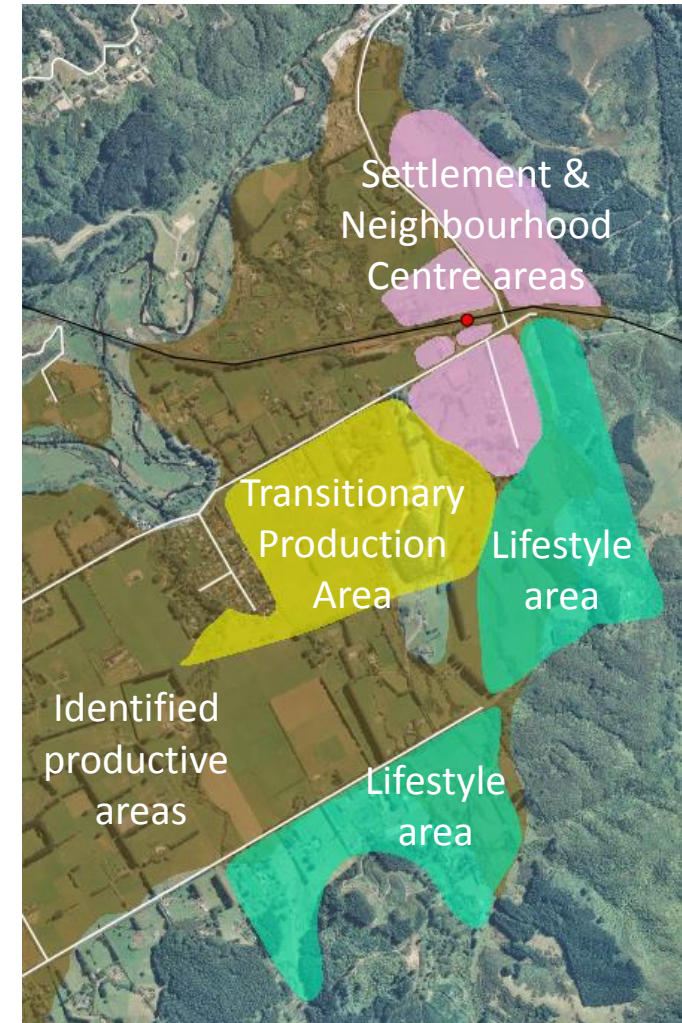
- Residential paper fairly well supported, Rural proposals remain divisive. Key parts with high support across papers:
 - Three waters infrastructure and roading infrastructure
 - Sustainability, climate change, and resilience
 - Urban Design matters
 - Medium density and high density intensification areas
 - Rural character controls

Key points of feedback: Rural Feedback

- Maymorn Development
- Extent of, and controls on, highly productive lands
- Rural Hill development
- Rural-residential intensification area extents
- Rural visitor accommodation and business

Key points of feedback: Rural Feedback

- Maymorn Development matters:
 - Level of rural-residential intensification
 - Productive capacity
 - Increasing lifestyle areas (~20%)
 - Hill development, including Colletts Road
 - Public transport



Key points of feedback: Rural Feedback

- Extent and controls relating to productive lands
 - Need for rural production
 - Commercial viability – existing site size should be used as metric
 - Many sites production is a secondary income stream
 - Biodiversity value also protected
- Requirement to protect such areas under proposed NPS for Highly Productive Lands (set for ~mid-2021 effect)

Key points of feedback: Rural Feedback

- Rural Hill development
 - General interest in maintaining green hill sides – visual effects
 - Concern over servicing capacity on hill sides
 - Potential development limitation for high slope angle
- Much of what was proposed addresses concerns, potential to address elevation, building scale, and recessive colours

Key points of feedback: Rural Feedback

- Intensification area extents
 - Maymorn extension (lifestyle & settlement hill)
 - Wallaceville Church update
 - Need to integrate transport options – possibility to seek alignment with shared pathway networks
 - Other sites mentioned: Wallaceville Hill

Key points of feedback: Rural Feedback

- Rural visitor accommodation and business
 - Associated with rural production services
 - Traffic impacts and roading capability important
 - Parking has potential to be issue – business amalgamation response
 - Scale similar to rural buildings
 - AirBnB enforceability issue

Key points of feedback:

Residential Feedback

- Southern Growth Area
- Mechanisms to reduce allotment sizes
- Visitor accommodation

- Outline height limit framework Medium and High density areas

Key points of feedback:

Residential Feedback

- Southern Growth Area – Key concerns:
 - Density over growth area;
 - Stormwater runoff;
 - Capacity constraints for three waters, roading, and community facilities;
 - Visual impact of removing green backdrop; and
 - Ecological value of the site.
- Lack of engagement with material
- Clarity in policy to direct efficient land use – minimum density

Key points of feedback: Residential Feedback

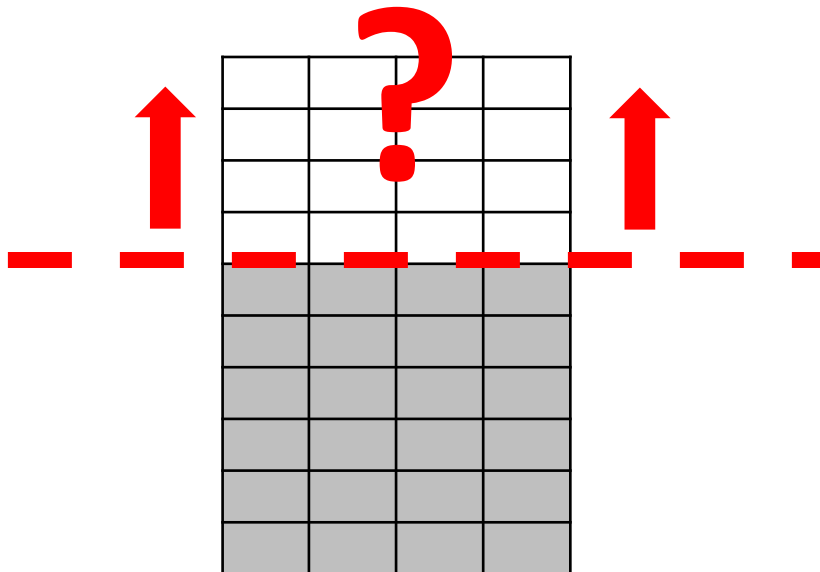
- Mechanisms to reduce allotment sizes – Key concerns:
 - Desire to still have prescribed minimum allotment sizes
 - A need to change mechanism for managing subdivision
 - Housing needs to be focus, stimulate diversity
 - Integration of Urban Design principles

Key points of feedback: Residential Feedback

- Visitor accommodation (AirBnB):
 - Limits based on:
 - Dwelling size & location
 - Roding suitability
 - Scale of issue questionable, include influence of renting (~50 in UH)
 - Enforceability issue

Key points of feedback: Residential Feedback

- Medium and High density areas – height limit framework
 - Respondents desire for policy to set height limits within policy
 - MfE guidance on NPS-UD regulation recently released



*Six storey minimum
enablement required:*

How high to go?

Key points of feedback: Residential Feedback

- Medium and High density areas – height limit framework
 - Required process (MfE Guidance):

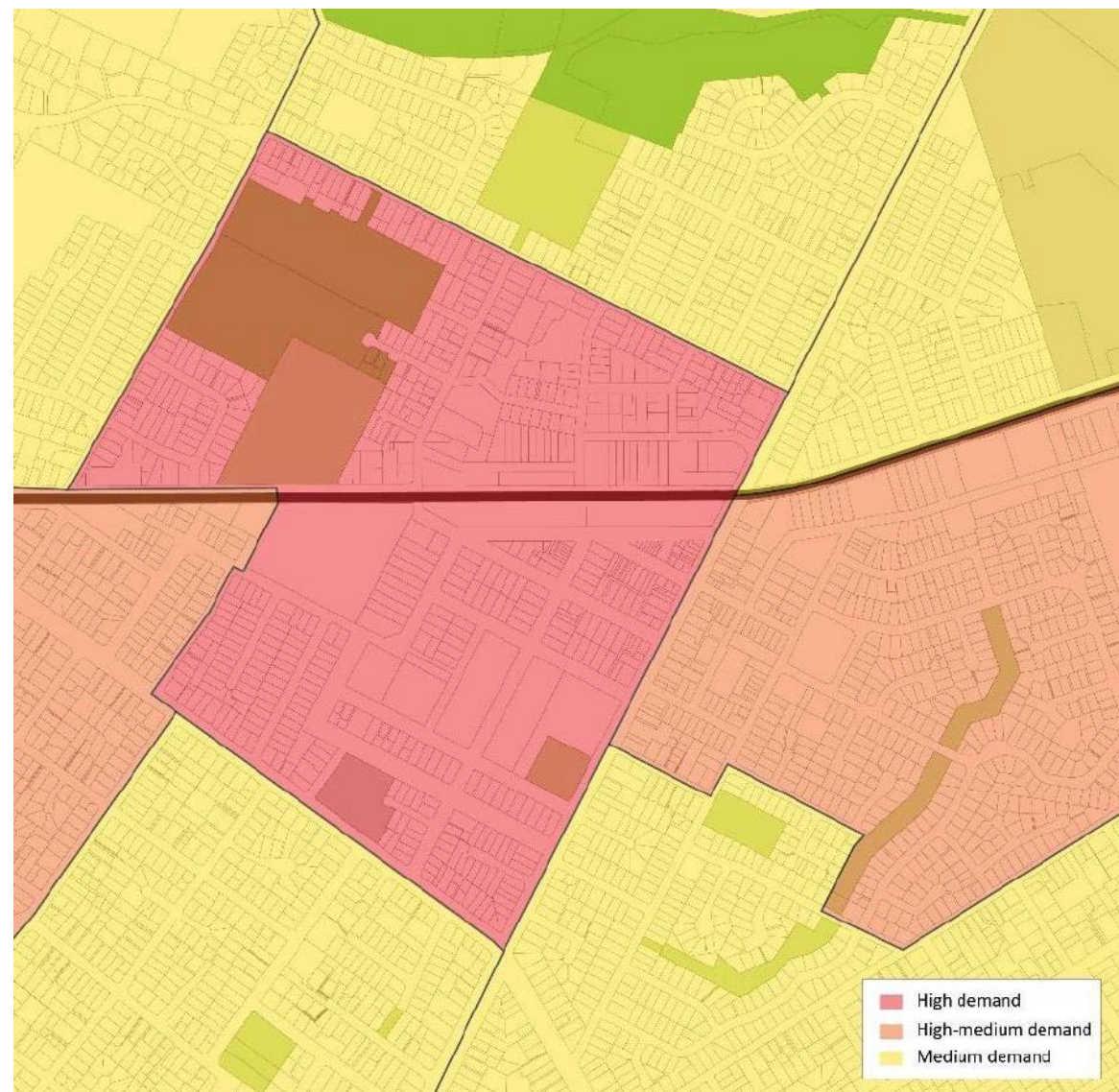
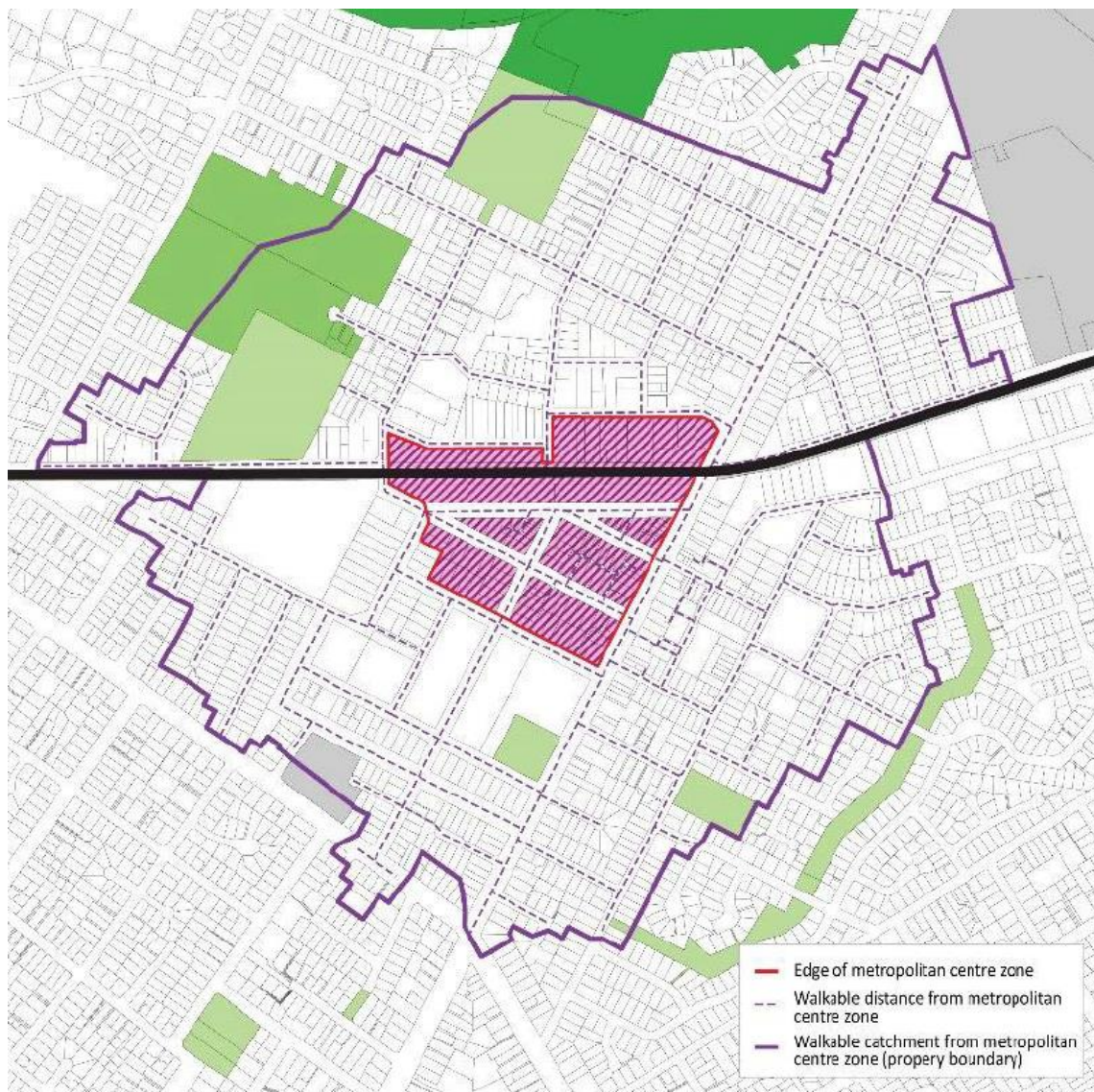
Walkable distance of 400m to 800m (not nodes) from rail stations and CBD, at minimum

HBA housing demand, by area

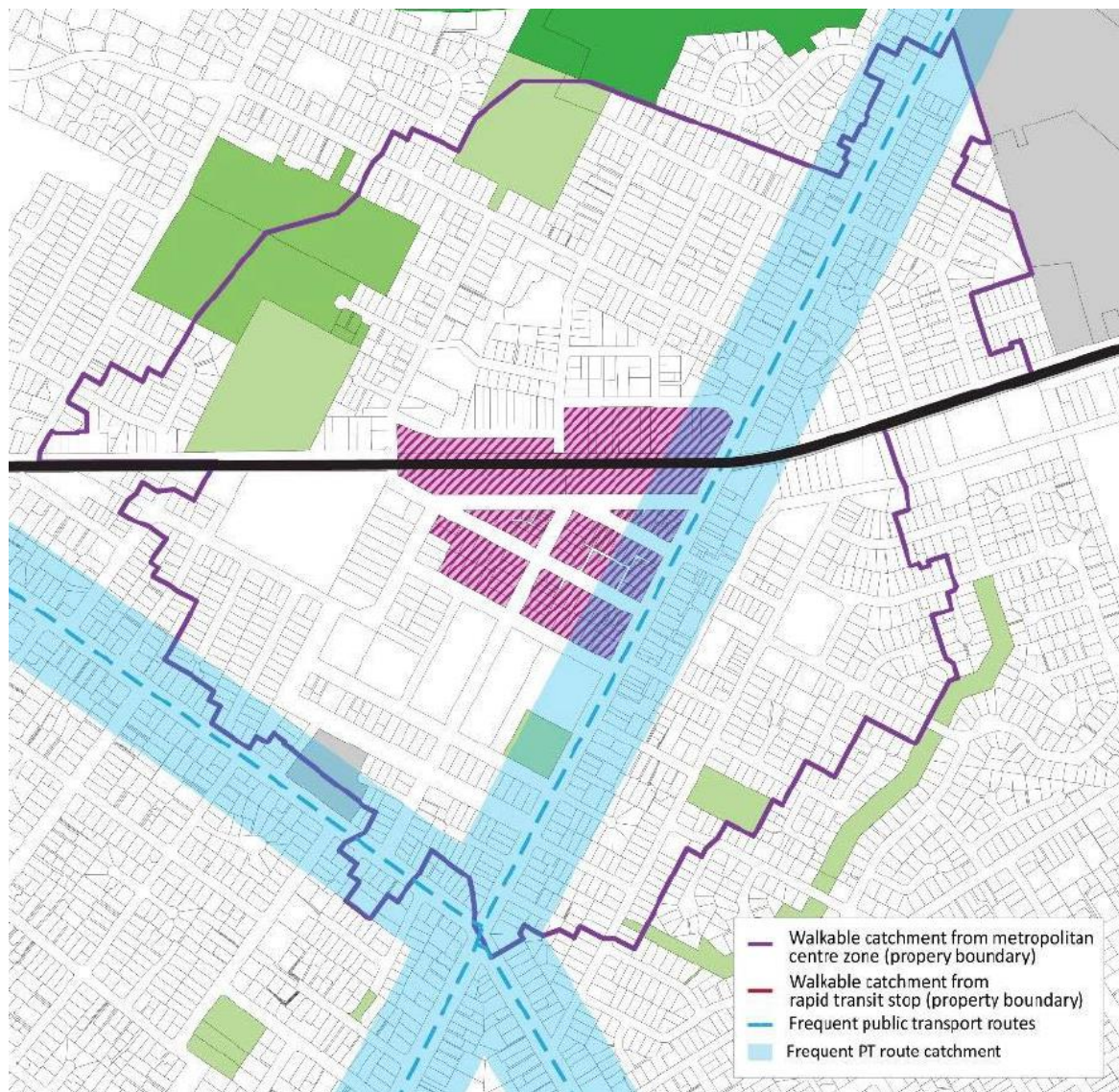
Accessibility to commercial activities and community services

Adjustment for qualifying matters (character, heritage, open space)

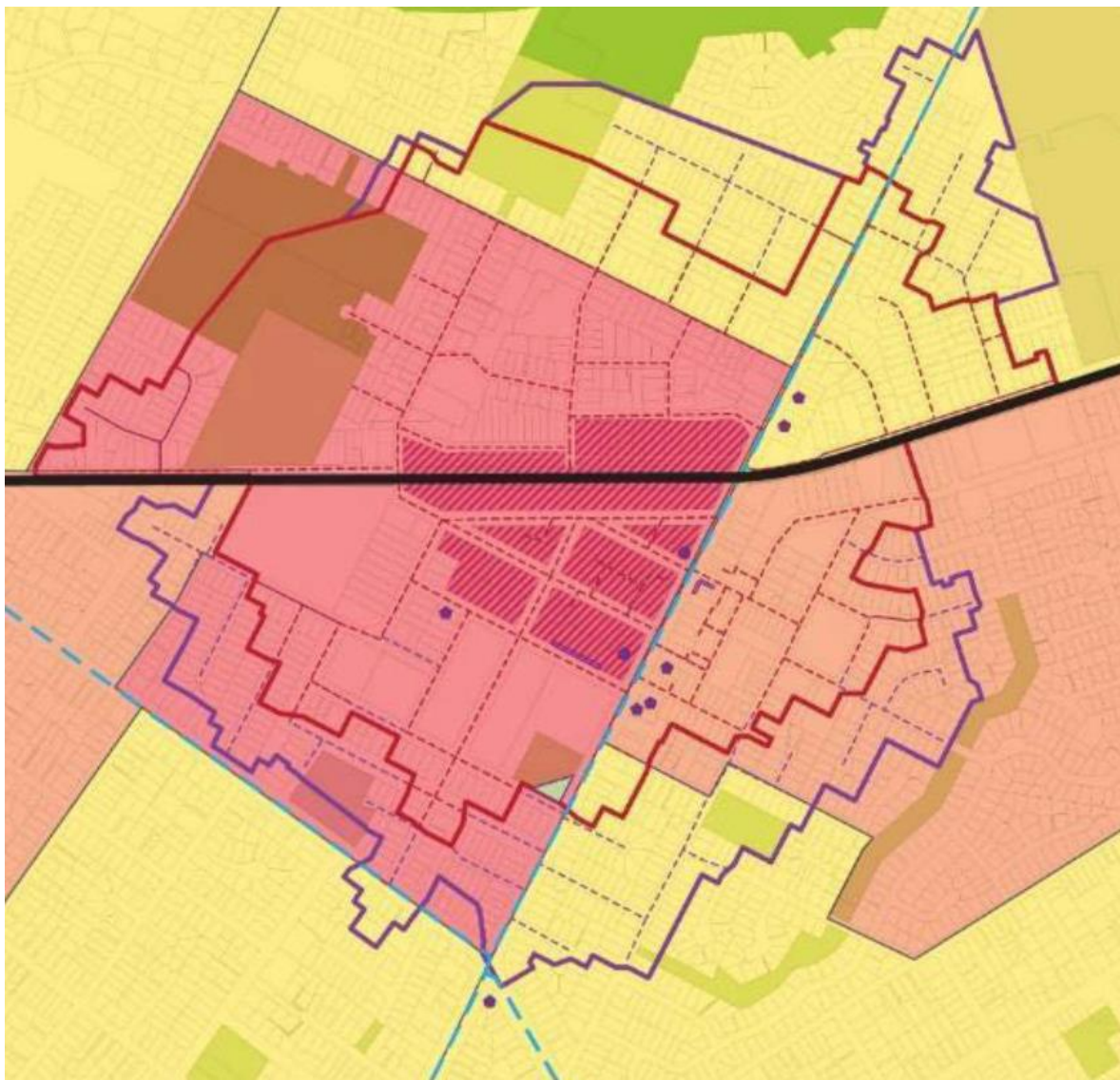
Building Height Mapping Exercise Example



Building Height Mapping Exercise Example



Building Height Mapping Exercise Example



Broad areas of likely proposed updates

- Objective and policy rationalisation & amalgamation
- New & supplementary objectives:
 - Split growth areas, include St Patrick's Estate
 - Urban design priority
 - Rural & Residential development infrastructure standards
- Further Medium & High Density management
- Rural-residential intensification extents & management
- Rural production area review
- Options to optimise urban development controls – greenfield & infill

Proposed next steps in development

- Release of Engagement Report – *subject to endorsement*
- Review proposed policy settings, before next workshop
- Begin drafting proposed zones
- Commission supplementary reporting
- Continue conversations with stakeholders, landowners, focus groups, and technical working group

Questions

Southern Growth Area: Planning Considerations & Strategy

Southern Growth Area: Planning Considerations & Strategy

- Ability to provide for housing
- Requirements to enable in light of housing insufficiency
- Ability to address site sensitivities
- Reasoning for consideration now
- Alternative scenarios of plan change development

Southern Growth Area: Planning Considerations & Strategy

- Ability to provide for housing:
 - Part of HBA consideration for housing sufficiency evaluation:

	Forecast .id model	SNZ High model
Demand:	4,883	5,643
Supply:	3,509	
Shortfall/Surplus	-1,374	-2,132
<i>Without SGA:</i>	-2,490	-3,248

Southern Growth Area: Planning Considerations & Strategy

- Residential HBA update required July 2021, little change anticipated
- NPS-UD directs that if HBA shows insufficiency, Council must:
 - Notify the Minister immediately;
 - Update the District Plan as soon as practicable, incl. any other strategy & draft regional Future Development Strategy (similar to WRGF);
 - Identify the cause of insufficiency & options;
 - Assess how planning decisions & infrastructure delivery affects affordability and competition.
- Consenting must increase development capacity - always sufficient
– as described by Housing Bottom Lines

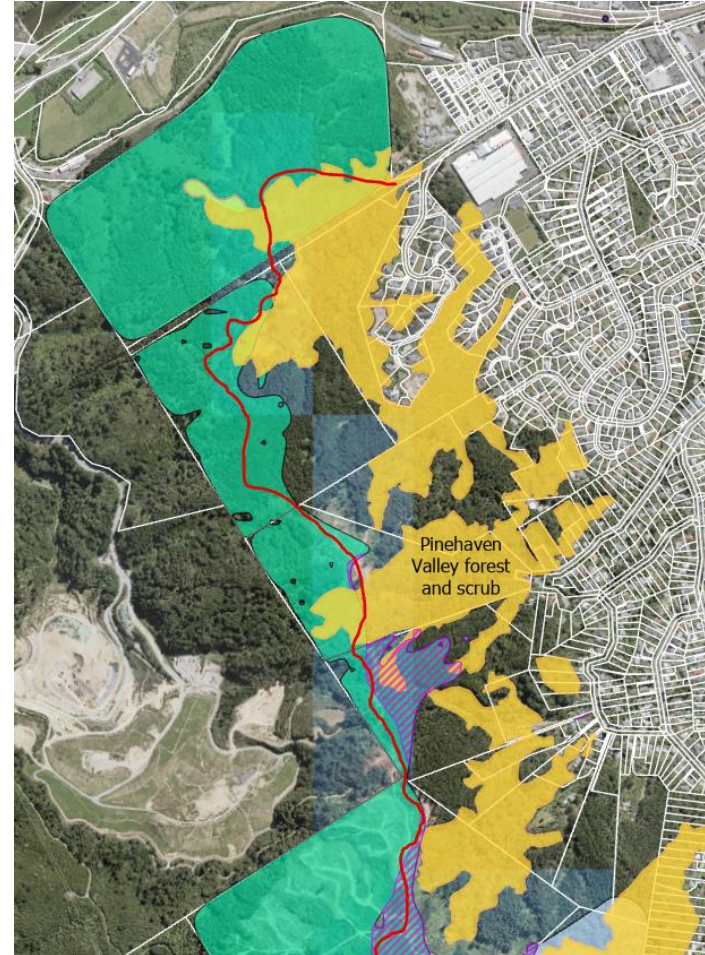
Southern Growth Area: Planning Considerations & Strategy

- Ability to address site sensitivities:
 - **Access and traffic:**
 - Long-term traffic reporting; roading layout; access routes; options for HCC side access.
 - **Three waters infrastructure servicing capacity:**
 - WWL reporting & catchment plan and development of DCs; restriction with development agreement.
 - **Stormwater:**
 - Limitation of Pinehaven Stream intersection; universal hydraulic neutrality (COP).
 - **Ecology, Landscape, and visual effects:**
 - SNAs & landscape mapping versus potential development area, including yields; visual impact from 2015 report.

Southern Growth Area: Planning Considerations & Strategy

LINK TO ONLINE MAPPING:

- *HBA feasibility*
- *Original and current SNA*
- *Draft Landscapes*
- *Intersecting Pinehaven Catchment*
- *Indicative roading layout*



Southern Growth Area: Planning Considerations & Strategy

- Why this is being considered now (**Scenario #1**):
 - ‘Future Residential’ original plan – requiring supplementary PC thereafter
 - Seen as medium to long-term growth
 - Required reporting to demonstrate suitability still needed
 - GTC interest in capitalising on current process, providing evidence basis
 - Contingent on land swap favourability
 - Ability to address as single PC, rather than two-step process (excluding appeals)
 - Must have reporting complete by June 2021

Southern Growth Area: Planning Considerations & Strategy

- Alternative scenarios:
 - **Scenario #2:**
 - GTC generate evidence basis after June 2021, use as submission in formal process
 - Council must legally evaluate merits of submission, could result in variation
 - Options to separately notify sections of PC50
 - **Scenario #3:**
 - Reporting is not complete in time, original 'Future Residential' progressed
 - Least desirable: highly inefficient; high cost; two-fold process
 - **Scenario #4:**
 - Private plan change lodged: would need to be complete before PC50 notification (with GTC drafting all supporting material), otherwise wait 2yrs after final PC50 decision

Southern Growth Area: Planning Considerations & Strategy

- Next steps in process:
 - Masterplan being drafted, with supporting website, etc (March 2021)
 - Awaiting decision on land swap
 - Confirmation of alternative access options
 - Deliberation over SNA extent via PC48

Questions



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