



Wainuiomata North Development Framework

Workshop with Council

21-23 November 2017

Overview

1. Project area (and revised area)
2. Our approach and assumptions
3. Summary of our methodology
4. Assessment principles
5. Development options - status quo and mixed density
6. Our preference (mixed density)
7. Wainuiomata North Concept Masterplan
8. Staging considerations
9. Implications of Strategic Access Road (north or west)
10. Next steps



Our approach and assumptions

- Use of Council-led **Urban Growth Strategy** assumptions as a starting template (6,000 more dwellings and 10,000 more residents in the City by 2032)
- Consideration of housing provision (zoned and serviced land) over 3, 10, and 30 year horizons in accordance with the **National Policy Statement on Urban Development Capacity**
- Council will undertake its own **Structure Plan / Plan Change** to guide its decision making on rezoning and infrastructure investment
- **Looking for the sweet spot** that balances growth with infrastructure requirements using current best practice development outcomes
- Consideration of possible **District Plan** directions where appropriate
- Reference made to **Plan Change 43** and **Design Guide for Medium Density Housing**
- **Wellington to Wise Street loop** and **Upper Fitzherbert Road closure**

Summary of our methodology

- Analyse relevant technical information and Council plans
- Council and stakeholder briefings
- Site visit
- Identify a range of feasible and likely development options for Wainuiomata North growth area
- Evaluate options for the growth area
- Prepare a Concept Master Plan for the growth area
- Presentation to Senior Council team
- Reporting early 2018

Technical inputs

Community / social

- Empowering Tamariki for the Future 2017, HCC
 - Community Hubs in Naenae and Wainuiomata will be completed by 2020
- Leisure and Wellbeing Strategy 2012-2032, HCC
 - Wainuiomata Integrated Community Hub (population of 5000)
 - Review of Valley Floor Reserves for public open space provision
 - Supporting YOUTH Inspire based in Wainuiomata for youth employment pathways
 - Support for Wainuiomata community patrol
 - Support for Wainuiomata Trail project
- Long Term Integrated Community Facilities Plan 2015
 - Redevelopment of the Wainuiomata Pool as part of An Integrated Community Hub (library and community centre)
 - Wainuiomata Sportsville feasibility

Technical inputs

Green network

- Regional Policy Statement for the Wellington region 2013, GWRC
- Identifying and protecting significant indigenous biodiversity in the Wellington region, August 2016, GWRC
- Wellington Regional Native Plant Guide, GWRC

Blue network

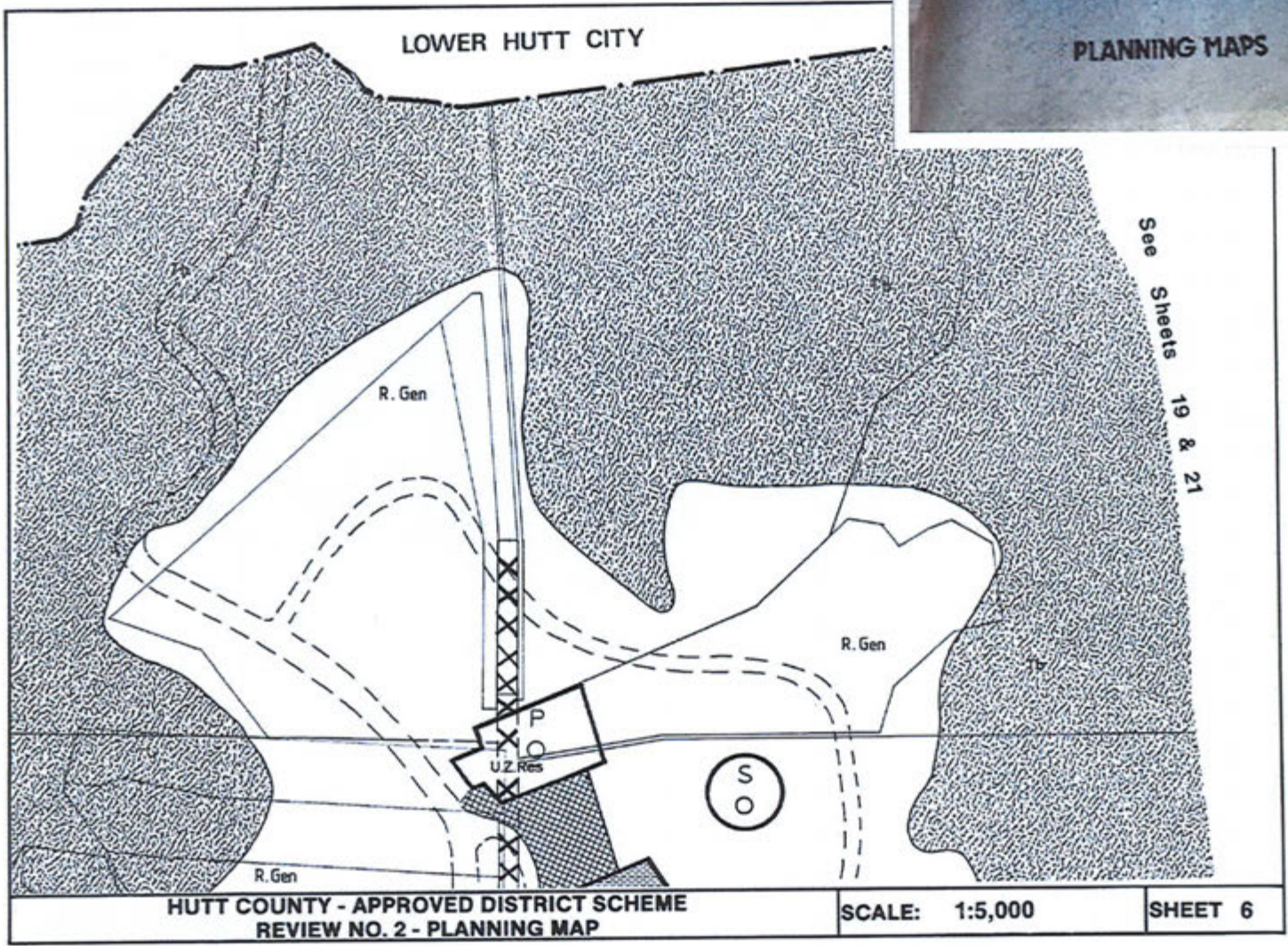
- Hutt City Water Infrastructure Constraints Mapping - 3 Waters capacity/constraints analysis (May 2016), Wellington Water
- Hutt City Water Infrastructure Constraints Mapping Update (Nov 2016), Wellington Water

Technical inputs

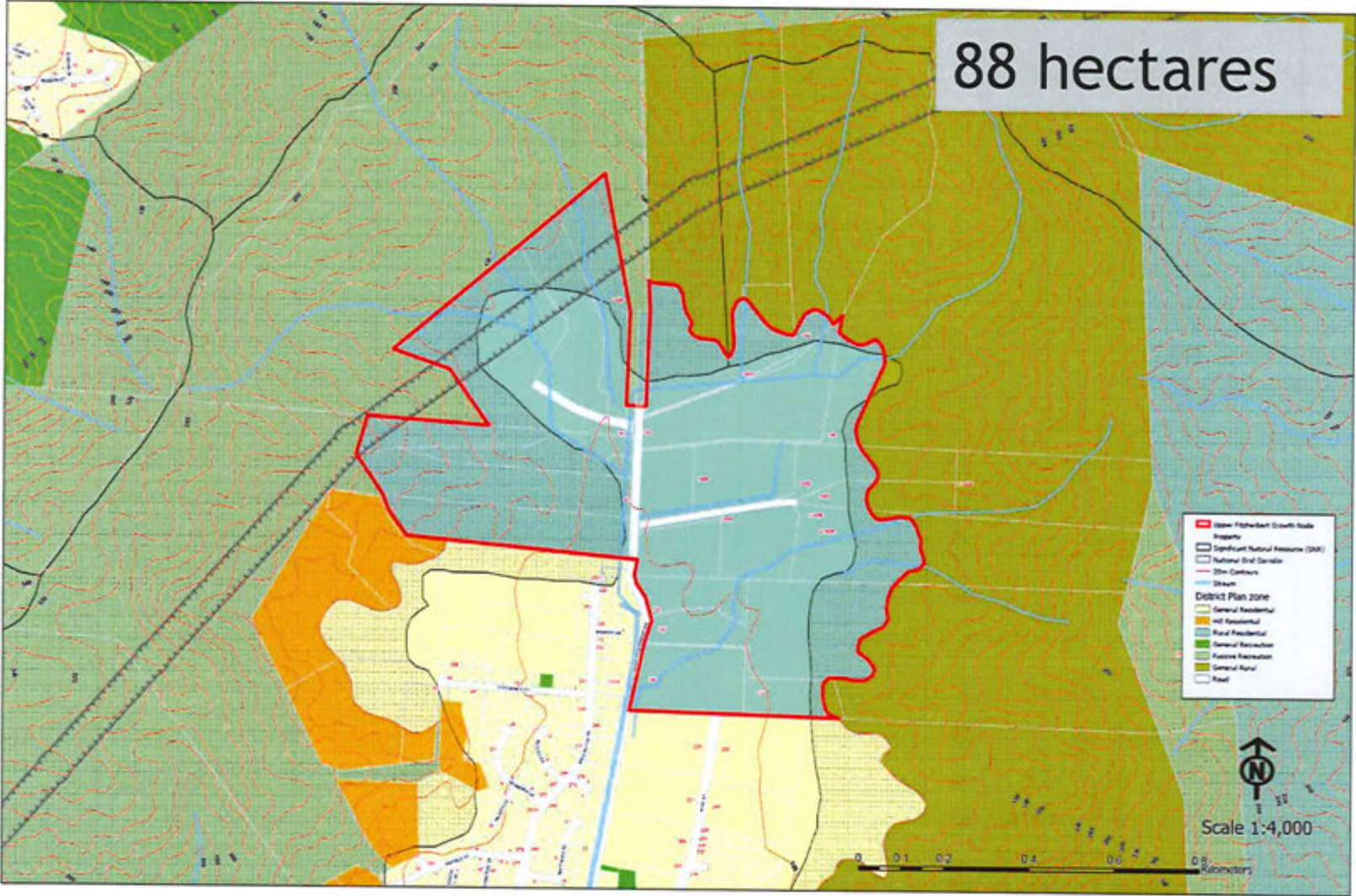
Meetings with Developers

- Houses could be priced less than \$550K to allow first home buyers to utilise their Kiwisaver
- Affordable housing could be provided by having smaller sections and smaller houses
- 300-400m² sites viable in the area up to 2000m² sites on the fringes or backing on land that may be more difficult to develop
- Providing housing choice including terraces and retirement village
- Providing a fully completed turnkey package critical
- Importance of providing flexibility in Structure Plans and strong rules in District Plan
- Spend money on improving known issues e.g. flooding and wastewater constraints rather than road link over the hill
- Pursue development partnership opportunities

Technical inputs

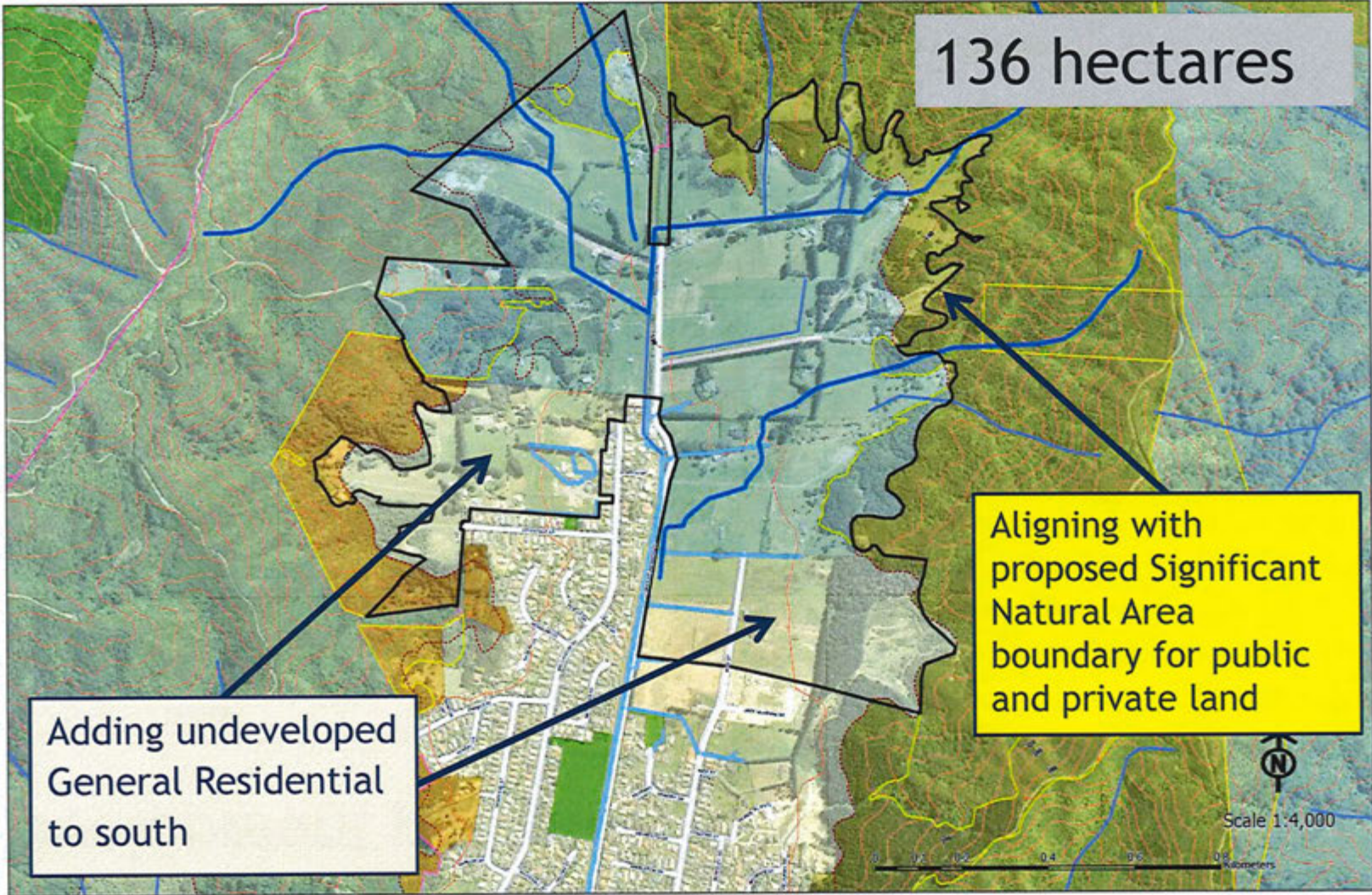


Project area



Upper Fitzherbert Growth Area: District Plan








Project area - revised



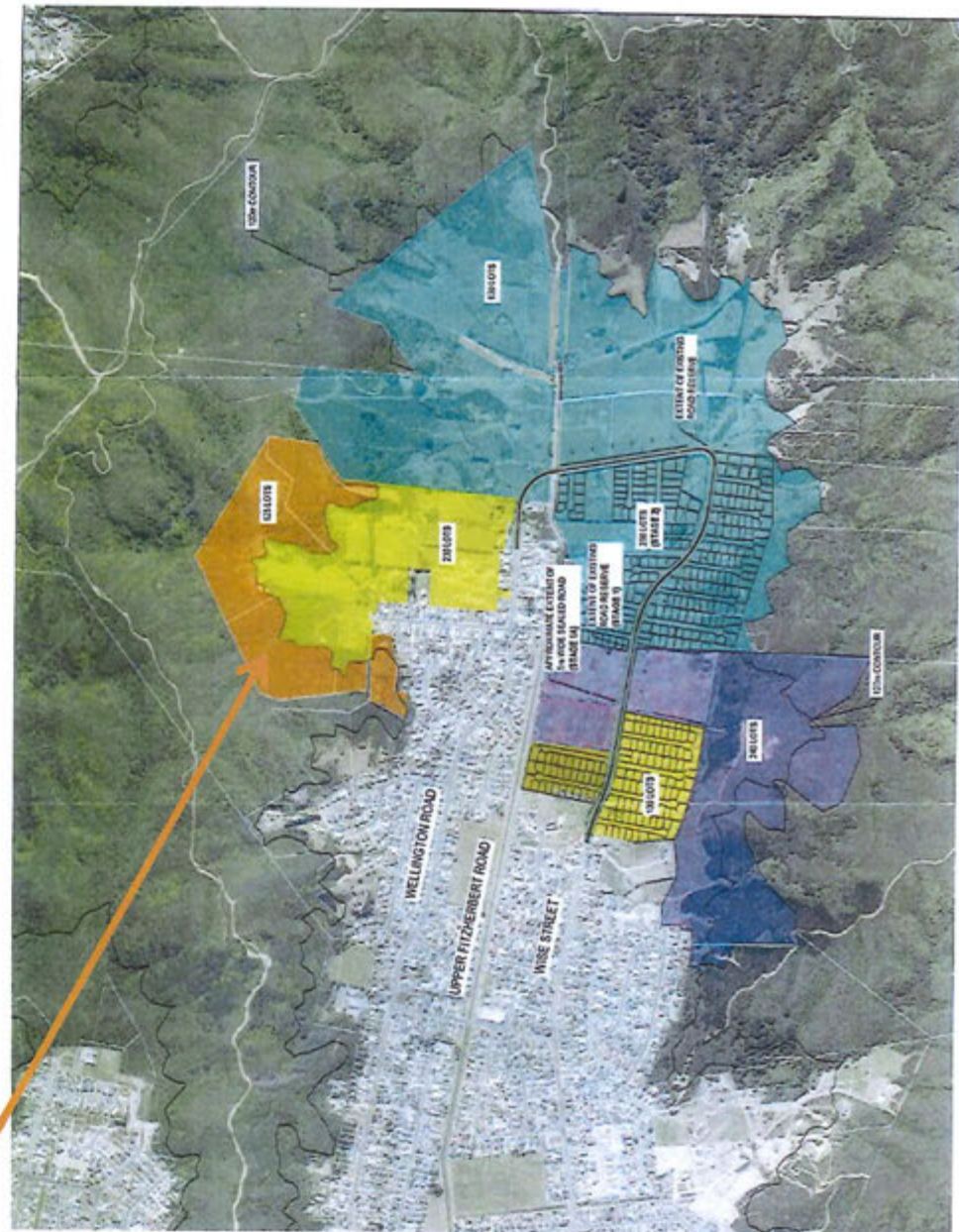
Upper Fitzherbert Growth Area: Revised

Comparison to GHD development potential

LEGEND

-  EXISTING CADASTRAL BOUNDARY
-  EXISTING CONTOUR
-  GENERAL RESIDENTIAL ACTIVITY AREA
-  RURAL RESIDENTIAL ACTIVITY AREA
-  HILL RESIDENTIAL ACTIVITY AREA
-  PLANNED PRIVATE DEVELOPMENT
-  PROPOSED ROAD

ESTIMATED LOT QUANTITIES	
SCENARIO	ESTIMATED QUANTITY
DEVELOP RURAL RESIDENTIAL (500m ²) SOUTH OF PAPER ROAD (INDIVIDUAL LOTS SHOWN)	130
PLANNED PRIVATE DEVELOPEMENT	240
DEVELOP RURAL RESIDENTIAL (500m ² INSIDE 120 m CONTOUR, 1000m ² OUTSIDE 120m CONTOUR) NORTH OF PAPER ROAD	630
DEVELOP EXISTING GENERAL RESIDENTIAL SOUTH (500m ²) OF PAPER ROAD (INDIVIDUAL LOTS SHOWN)	225
DEVELOP EXISTING GENERAL RESIDENTIAL PARCELS WEST OF UPPER FITZHERBERT ROAD (500m ²)	230
DEVELOP HILL RESIDENTIAL ACTIVITY AREA WEST OF UPPER FITZHERBERT ROAD (1000m ²)	125



Wellington to Wise Street loop



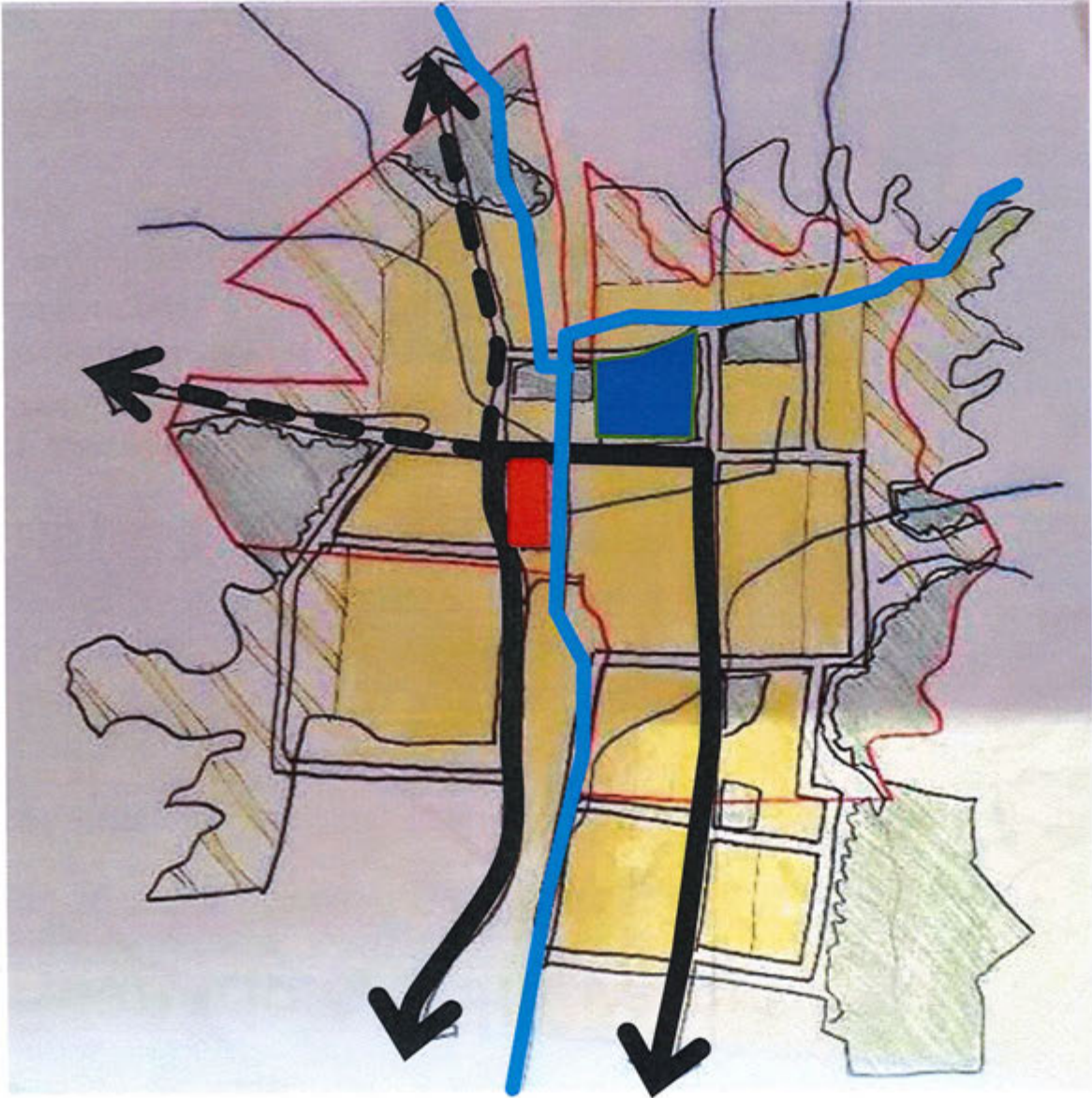
Closure of Upper Fitzberbert Road



All options share common elements

- **Closure of Upper Fitzherbert Road** for a dedicated drainage and cycle path
- **Protection of intermittent streams** for walking/cycle connections and stormwater detention
- **Comprehensive storm water detention** distributed across area
- **Most land identified for housing**
- **Wise Street to Wellington loop** (would be bus route)
- **One potential village centre** with a walkable catchment
- **One neighbourhood reserve**
- **One potential new Primary School** (to Ministry of Education requirements) located where integration with village centre and bus route can leverage the greatest benefit

Scenario A – Status quo



1,296
Houses
(includes 125hh
from existing Hill
Residential zone)

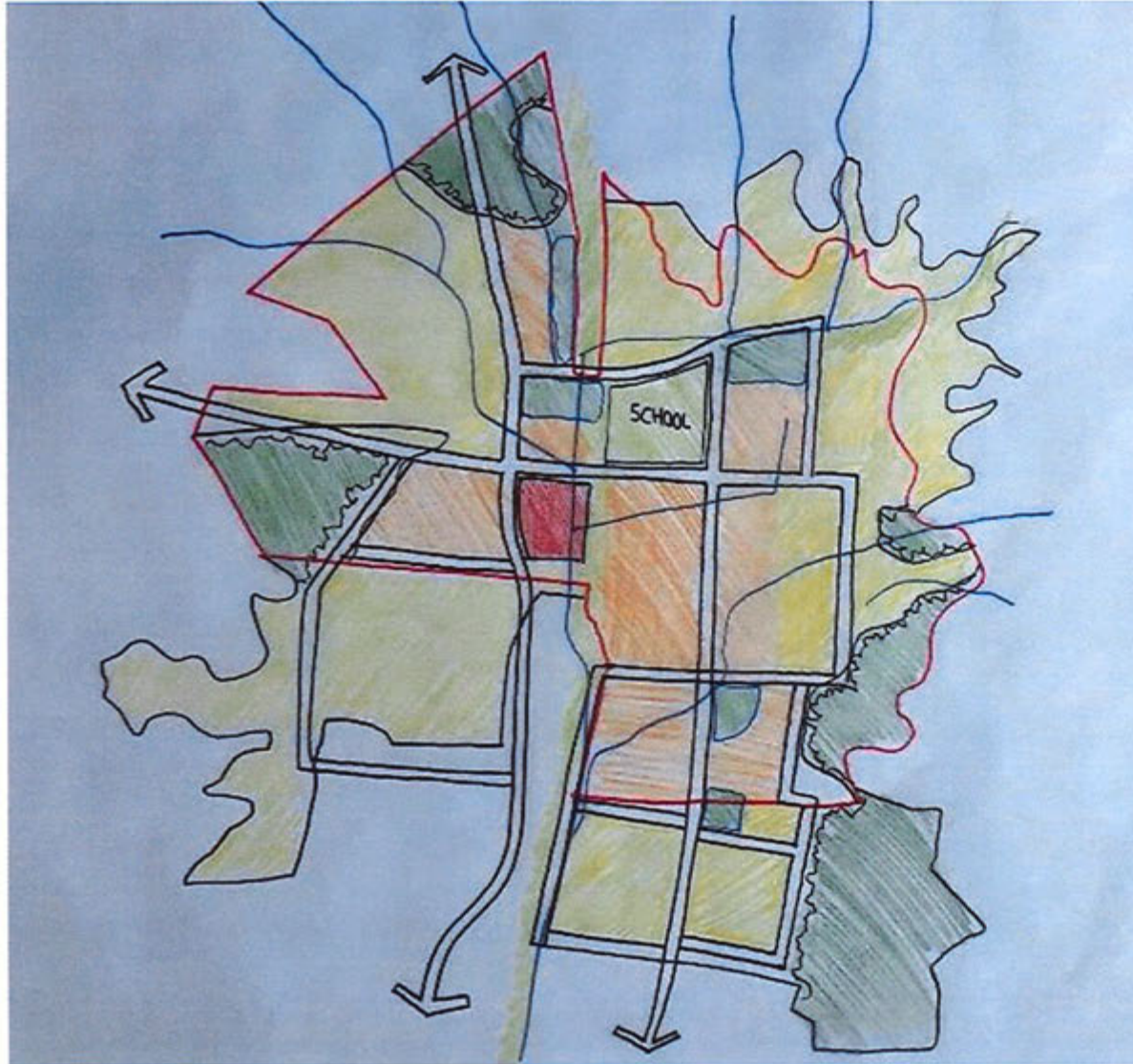
Scenario A – Status quo

SCENARIO A – DWELLING ESTIMATE

Location	Density	Gross area (Ha)	Discount	Net area (Ha)	Number of units
Existing General Residential West	General residential average 500m2	18.3	60% net	11	220
Existing General Residential East	General residential average 500m2	19.4	60% net	11.5	230
Core growth area	General residential average 500m2	59.2	60% net	35.5	700
Proposed SNA additional area to north	Hill Residential average 1,500m2	10.3	75% net	7.7	51
Buffer allowance on fringe areas	Hill Residential average 1,500m2	15	75% net	11.25	75
GHD Hill Residential area	Hill Residential average 1,000m2	-	-	-	125
Proposed centre	Primary School	2	100%	2	-35
	Neighbourhood Centre	2	100%	2	-35
Across area	Stormwater detention ponds (5x @400m2)	2	100%	2	-35

**1,296
units**

Scenario B – Mixed Density



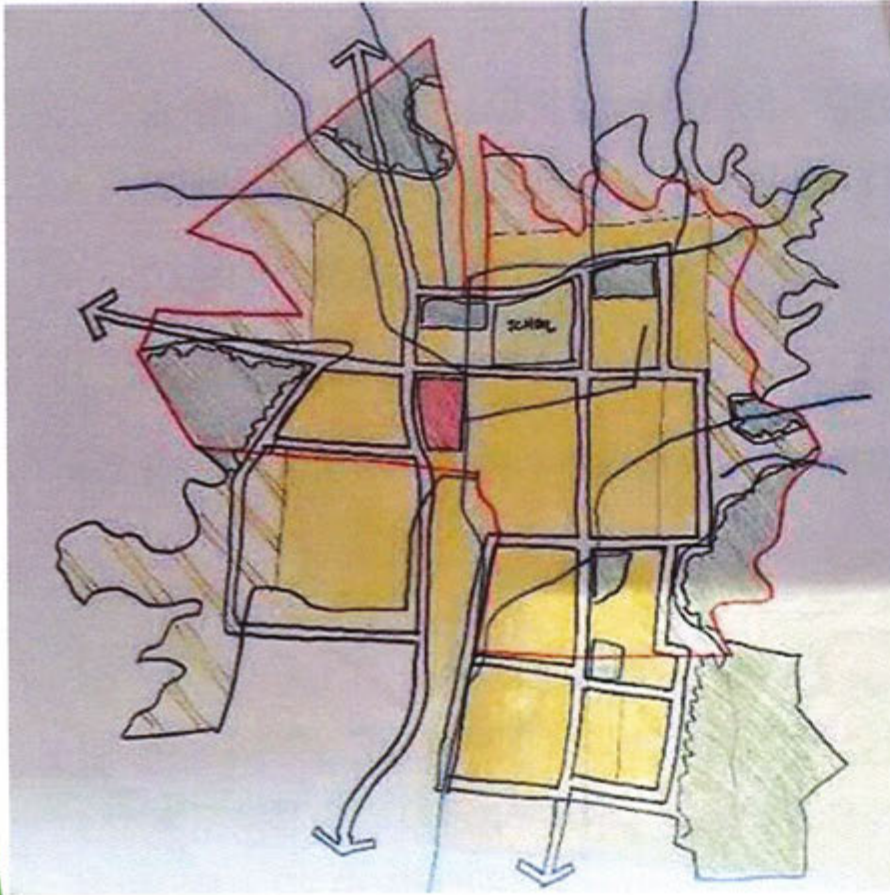
1,841
Houses
(includes 125hh
from existing Hill
Residential zone)

Scenario B – Mixed Density

SCENARIO B – DWELLING ESTIMATE

Location	Density	Gross area (Ha)	Discount	Net area (Ha)	Number of units
Existing General Residential West	General residential average 400m ²	18.3	60% net	11	275
Existing General Residential East	General residential average 400m ²	19.4	60% net	11.5	287
Core growth area	General residential average 400m ²	54.2	60% net	32.5	812
	Medium density 300m ²	20	60% net	12	396
Proposed SNA additional area to north	Hill Residential average 1,500m ²	10.3	75% net	7.7	51
GHD Hill Residential area	Hill Residential average 1,000m ²	-	-	-	125
Proposed centre	Primary School	2	100%	2	-35
	Neighbourhood Centre	2	100%	2	-35
Across area	Stormwater detention ponds (5x @400m ²)	2	100%	2	-35

**1,841
units**



Primary school catchment analysis

Ministry of Education:

Rough estimate of yield of 1,000 households and demand of 250-300 primary students.

Roughly 300 spare Primary School student spaces currently.

- **Primary school - ages 5-12 years**
- **Scenario A - Status Quo = 411 primary students**
- **Scenario B - Mixed Housing = 584 primary students**
- **Planning for a new school in the growth area rather than increasing capacity in Arakura Primary**

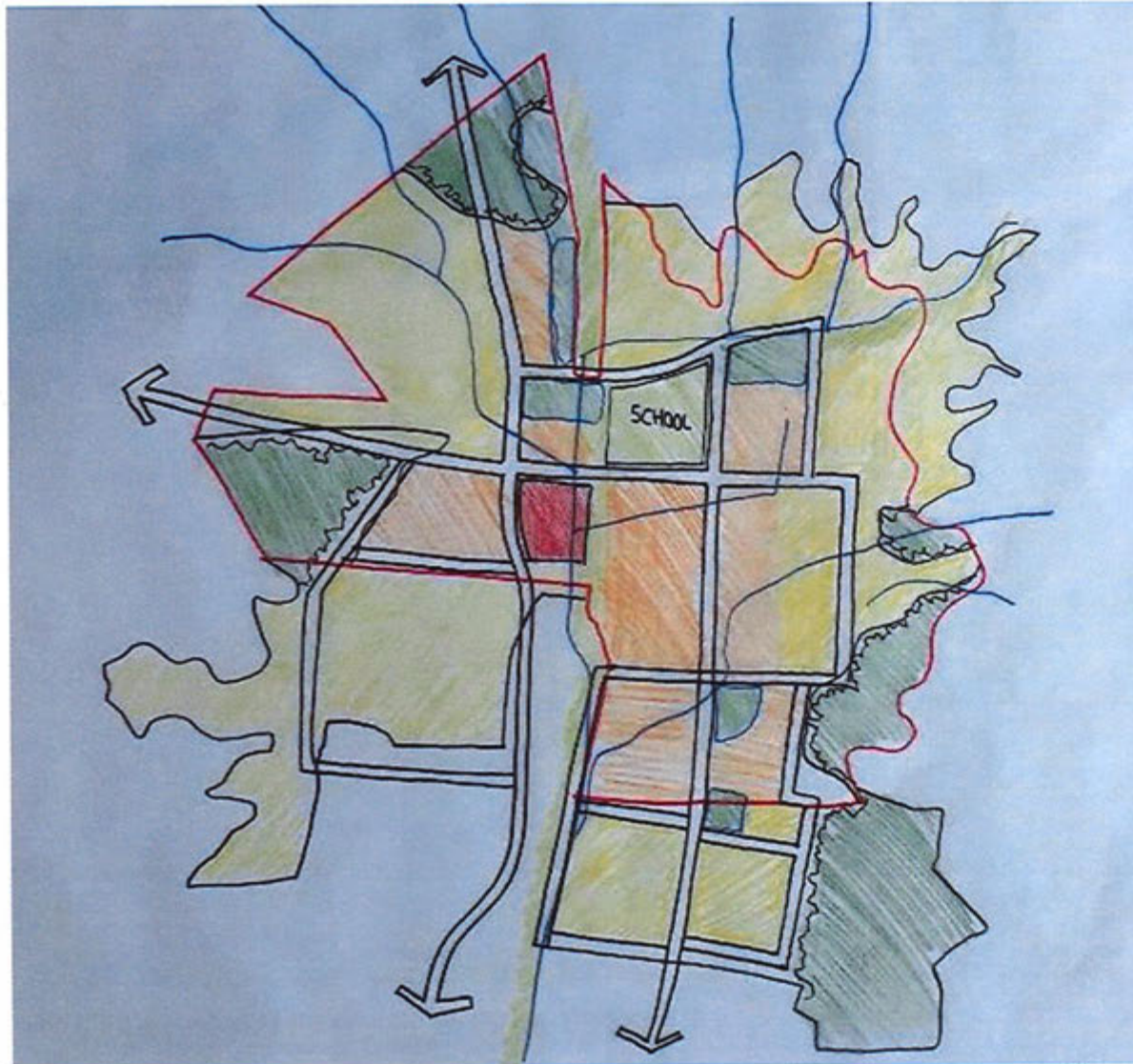
Assessment principles

- Responding to growth area's opportunities/constraints (topography, landscape amenity, servicing etc.)
- Making the best use of scarce greenfield land
- Improving the resilience of Wainuiomata
- Leveraging off sustainability benefits
- Maximising access to passenger transport
- Finding transformational opportunities for Wainuiomata
- Enhancing liveability and quality for new residents
- Cash in the bank (lifestyle)
- Vibrant (town centre)
- Instant recreation (tourism)

Assessment of options

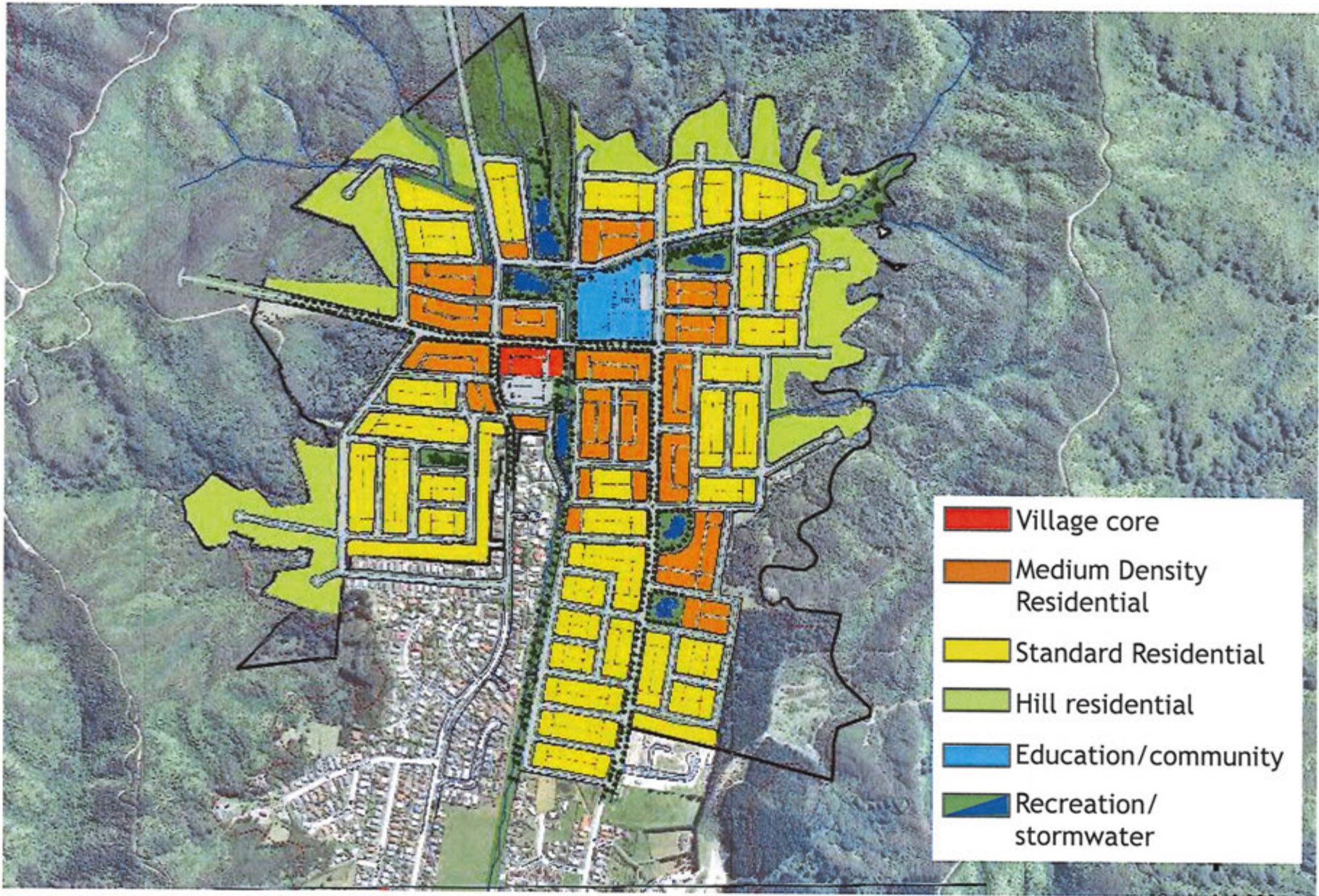
Assessment principle	SCENARIO A – STATUS QUO	SCENARIO B – MIXED DENSITY
Responding to growth area's opportunities/constraints (topography, landscape amenity, servicing etc.)	H	H
Making the best use of scarce greenfield land	L	H
Improving the resilience of Wainuiomata	H M	H
Leveraging off sustainability benefits	L	H
Maximising access to passenger transport	H	H
Finding transformational opportunities for Wainuiomata	L	H
Enhancing liveability and quality for new residents	H	H
Cash in the bank (lifestyle)	H	H
Vibrant (town centre)	H	H
Instant recreation (tourism)	H	H

Scenario B – Mixed Density



1,841
Houses
(includes 125hh
from existing Hill
Residential zone)

Concept Masterplan



HOUSING MODELS














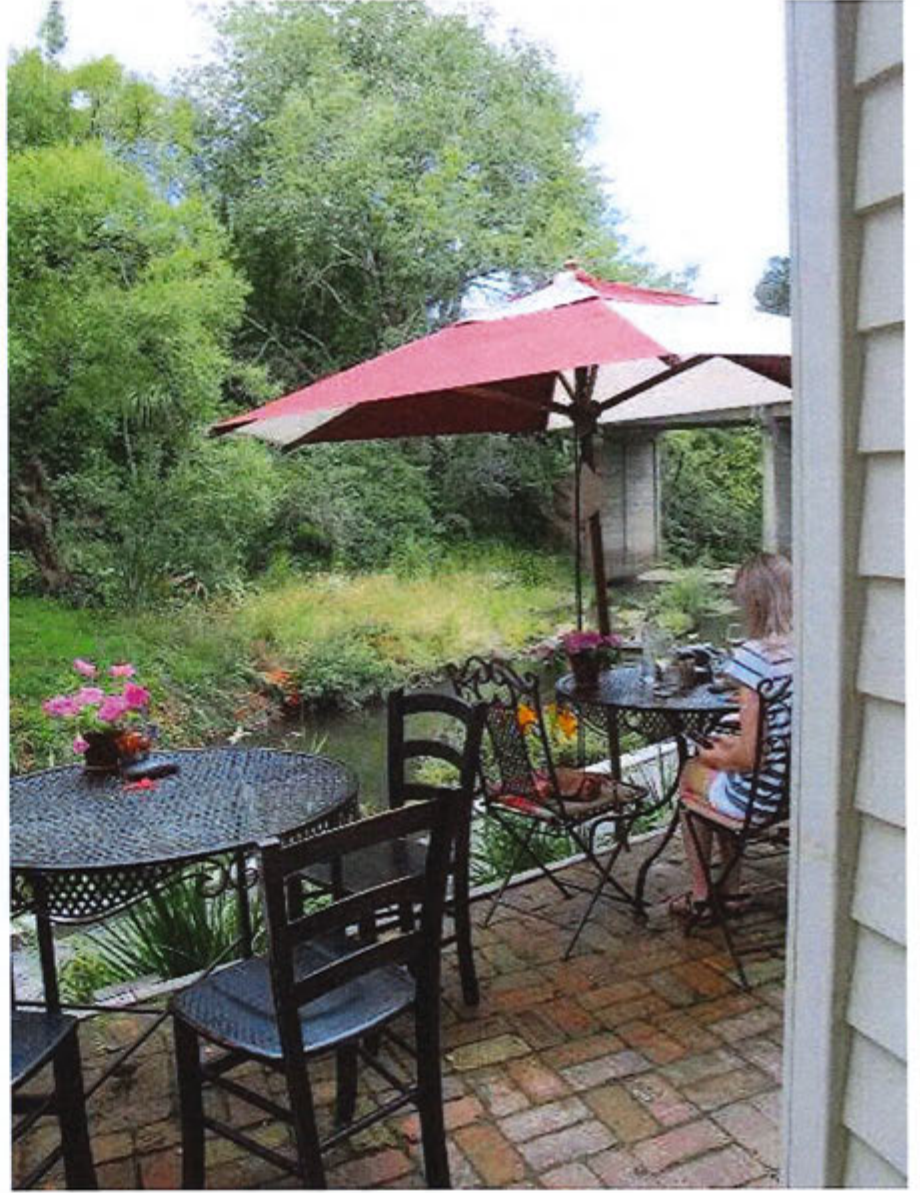


Village core



-  Village core
-  Medium Density Residential
-  Recreation/ stormwater







Implications of Strategic Access Road

- Strategic Access Road Concept designs, HCC



Tilbury Street to
new link road



Upper Fitzherbert
Rd to Waddington
Dr



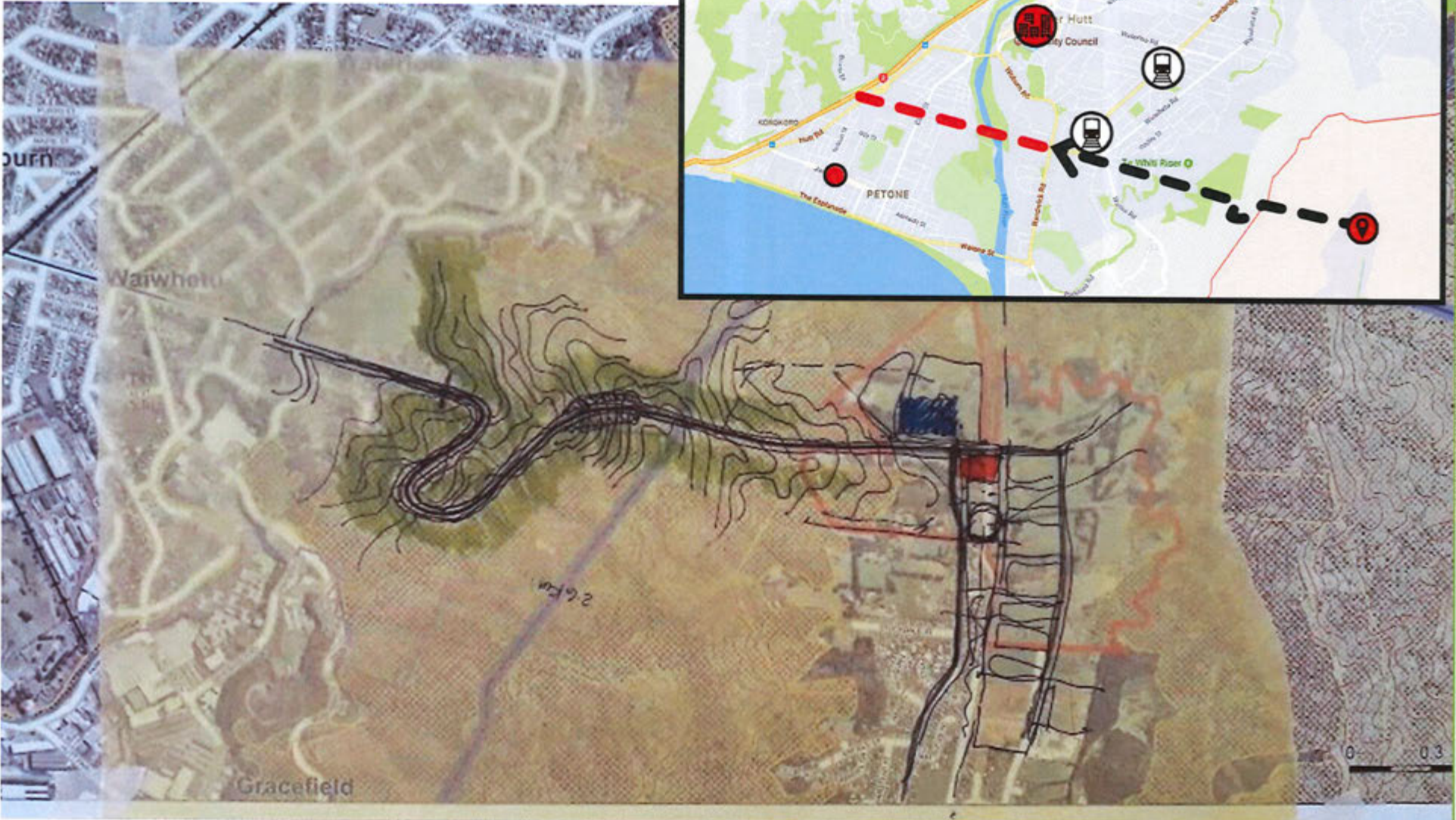
Upper Fitzherbert
Road to Seddon
Street



Upper Fitzherbert
Road to Wilcox
Grove

Whites Line East Strategic Link

- Connecting into Cross Valley Link

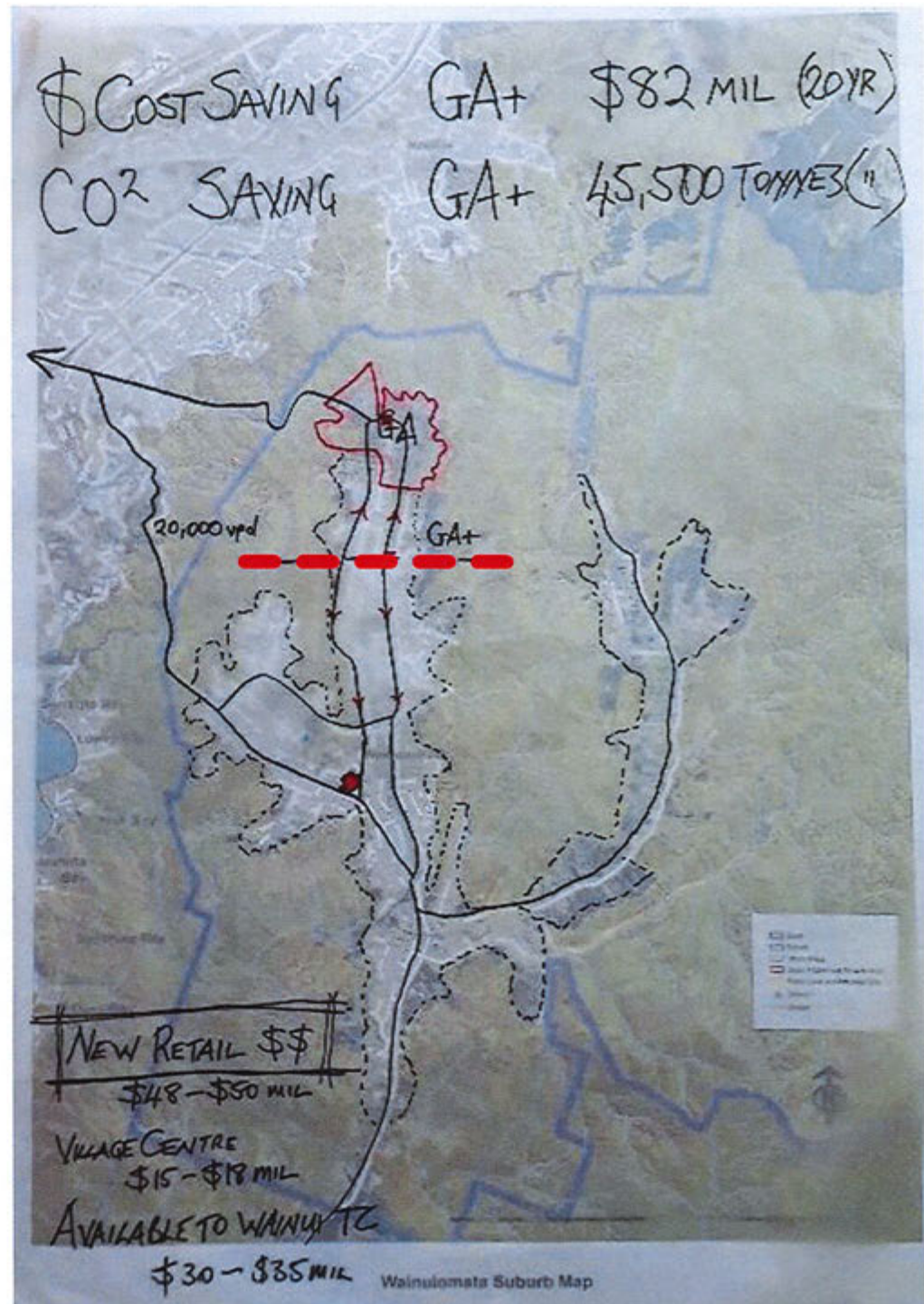


Vehicle Kilometers Travelled Analysis

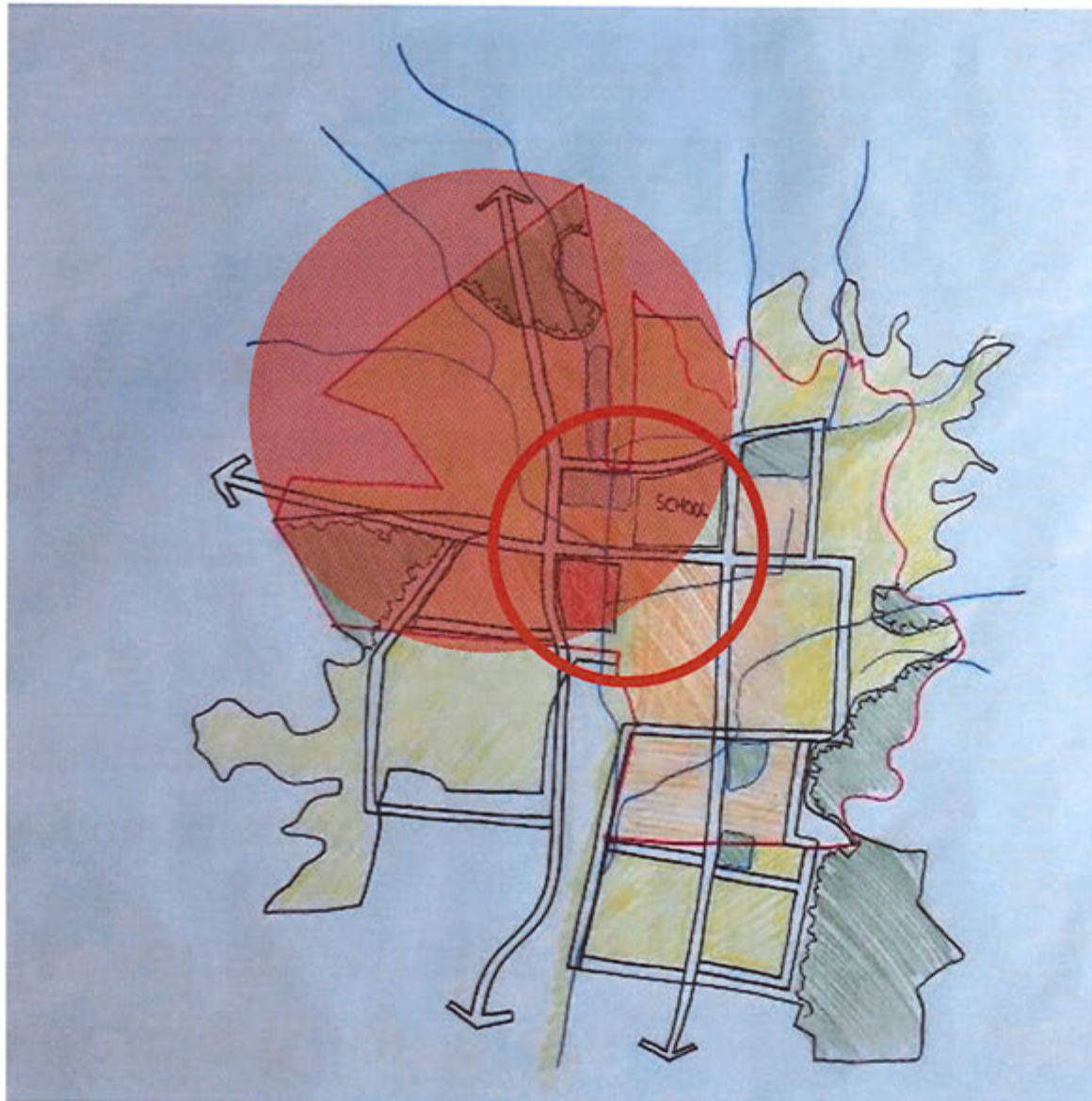
Annual kilometres saved per development option:

- Scenario A - 3,606,120km
- Scenario B - 5,122,583km
- Plus portion of existing catchment - 4,036,154km

Total for preferred option = 9,158,736km saved



Staging considerations



Structure Plan principles

Set out expectations for urban structure:

- Connected street networks required
- Emphasis on shared mode streets
- Emphasis on delivering integrated streets that create active frontages
- Integrated, prominent open spaces
- Higher density around bus routes, shops and open space
- Residential blocks promote walkability and permeability
- Minimising rear lots
- Emphasising housing variety and affordability

Next steps

- Refining the concept master plan illustrating how the development framework could be developed.
- Refining two development framework options.
- Drafting Wainuiomata North Development Framework report (December/January) including:
 - Summarising key issues or outcomes that a future Council-led plan-change process should include or consider.
 - Providing a summary of any relevant non-RMA recommendations or issues that should be considered before or concurrently with any future Council-led plan-change process.
- Reporting back to Council (early 2018).