

Wainuiomata North Development Framework

Council
Workshop

26 April 2018

Overview

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7. Primary School Catchment Analysis
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9. Concept masterplan (option 2 preferred)
10. Village Core and Indicative Housing types
11. Staging considerations & Structure Plan / RMA Plan Change considerations
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Project area

Dating back to 1976

District Scheme No 2 under Hutt County Council.

Operative until 1995 when new District Plan was notified.

Majority rezoned to Rural Residential

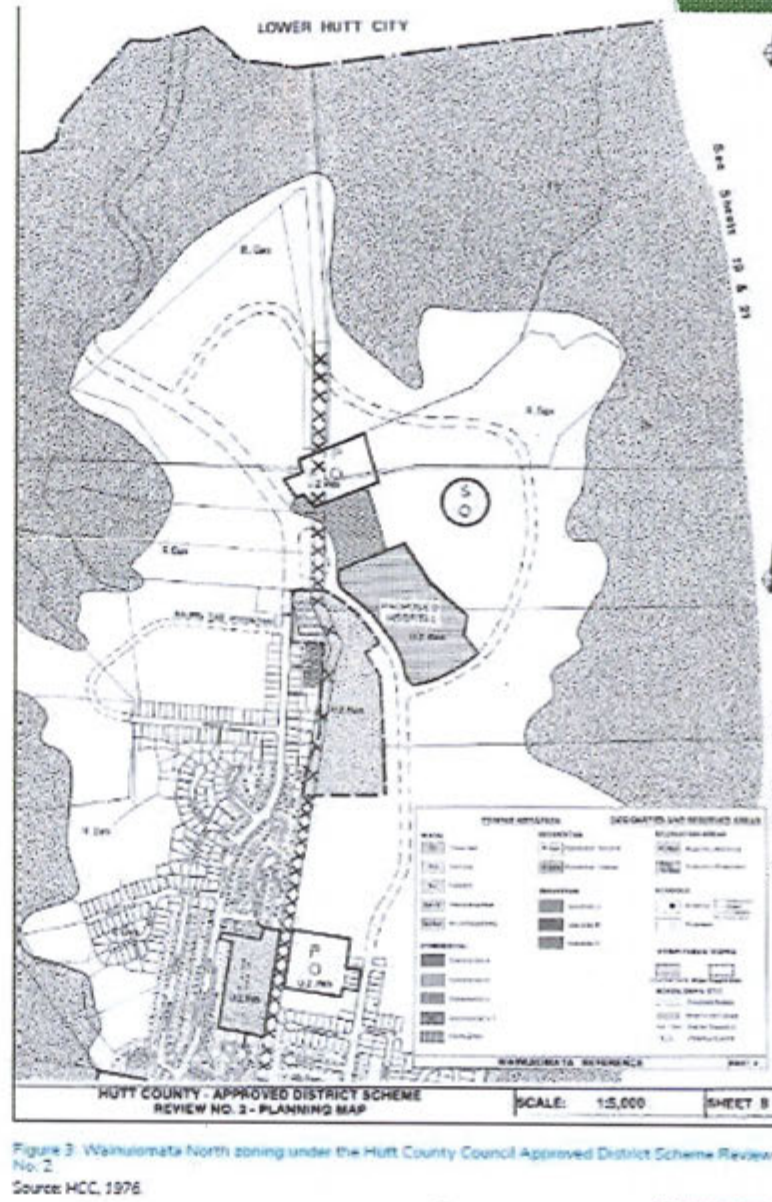
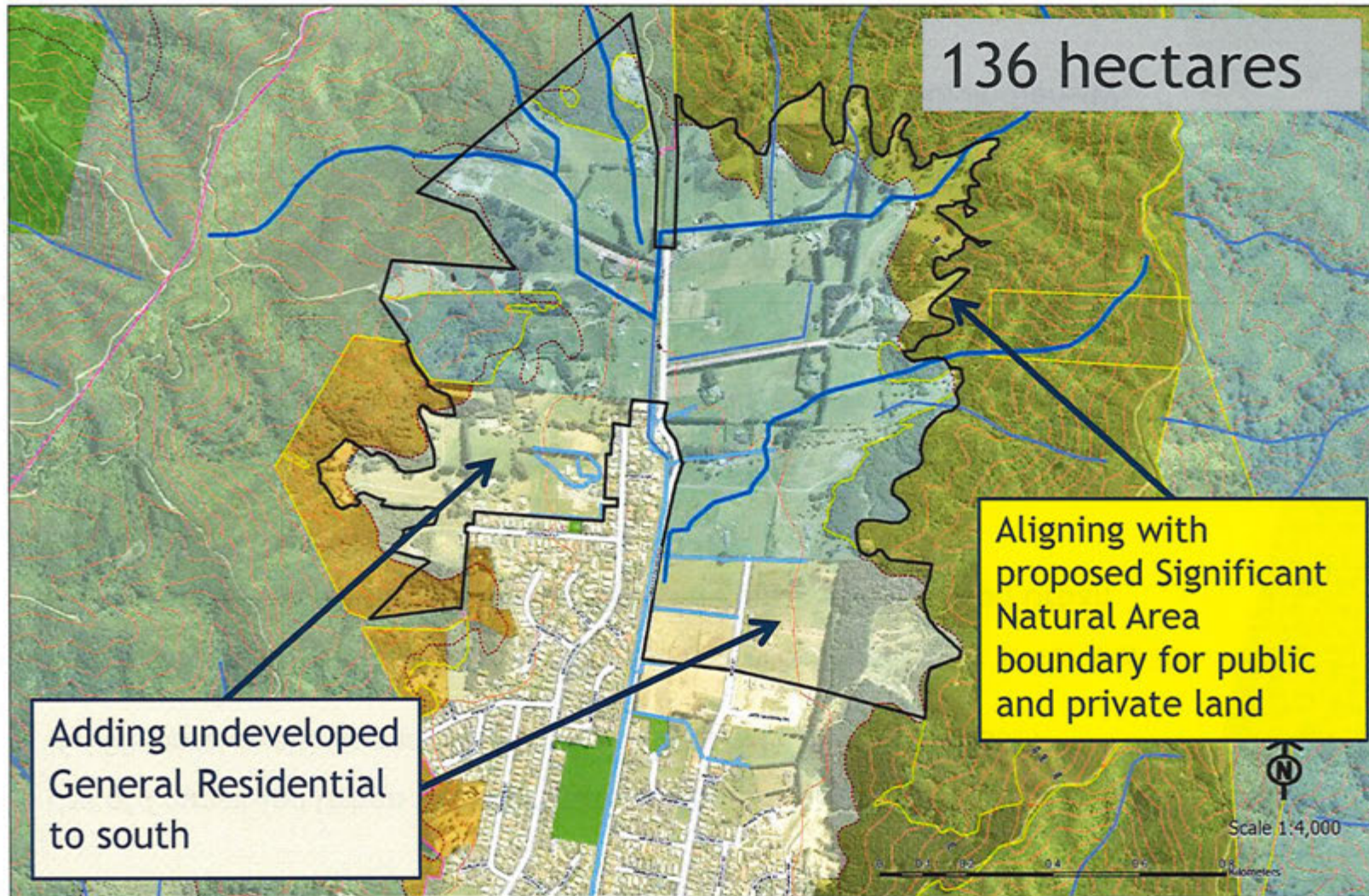


Figure 3: Wainuiomata North zoning under the Hutt County Council Approved District Scheme Review No. 2

Source: HCC, 1976

Project area



Upper Fitzherbert Growth Area: Revised

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**

Methodology

- 3 day technical workshop held in November 2017
- Facilitated by Ian Munro; Steve Thorne; Mike Cullen; Nicola Tagiston
- Internal and external stakeholder briefings - HCC; GWRC; Wellington Water; Ministry of Education; Iwi.
- Site visit
- Identify 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
- Complete report for Reporting to Council 2018

GW / HCC
Wellington Water
Munro

Methodology

1. Site, context and market analysis – understanding the environment

Identification of the key characteristics of the land, key opportunities and constraints presented by the wider context, and determining the spatial extent and form of the future development area. This included analysis of relevant data, preferences, priorities and approved / proposed subdivisions within the wider area.

2. Development options – high level land use concepts for the precinct

Indicative layout of major roads, nodes, residential opportunity and potential development yields. This included confirmation of key parameters of the options and identification of a preferred option.

3. Concept Masterplan – detailed development concept for the area

Testing a comprehensive and detailed development concept illustrating one preferred option for how the area could be developed.

4. Structure plan principles – staging and regulatory considerations

Analysis of development logic, staging and regulatory framework considerations for a future structure plan process.

Technical inputs

Community / social *community facilities .
cultural values .*

Green network *- open space / recreation /
natural diversity .*

Blue network *- stormwater + management of
freshwater .*

Meetings with Developers

L

Design priorities *- capture best practice.*

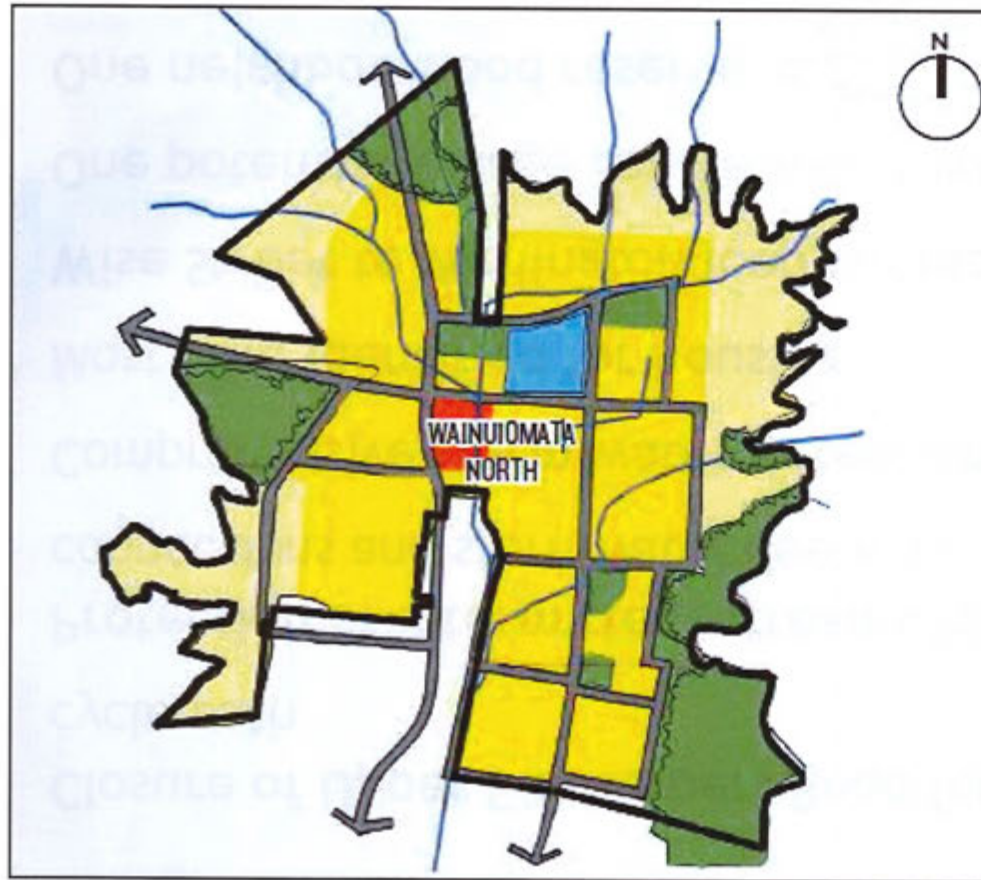
- 1 promoting a mixed density, walkable neighbourhood that minimises cul-de-sacs
- 2 maximising local and strategic connectivity
- 3 aspiring to be a new development benchmark based on 21st century neighbourhood design expectations
- 4 integrating with green and blue networks
- 5 improving the self-sufficiency of the community

2 development options

Both 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 *1000m² - 2000m² - prime localities for good casual surveillance. Could combine with playground for school + stormwater mgmt system.*
- One potential new Primary School (to Ministry of Education requirements) located where integration with village centre and bus route can leverage the greatest benefit

Option 1 – Incremental Development



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

- Study area boundary
- Village core
- Medium Density Residential
- Standard Residential
- Hill residential
- Education/community
- Recreation/stormwater

Figure 16: Option 1 - incremental development

Option 1 – Incremental Development

Option 1 – INCREMENTAL DEVELOPMENT DWELLING ESTIMATE

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

**1,296
units**

Option 2 – Mixed Density Development

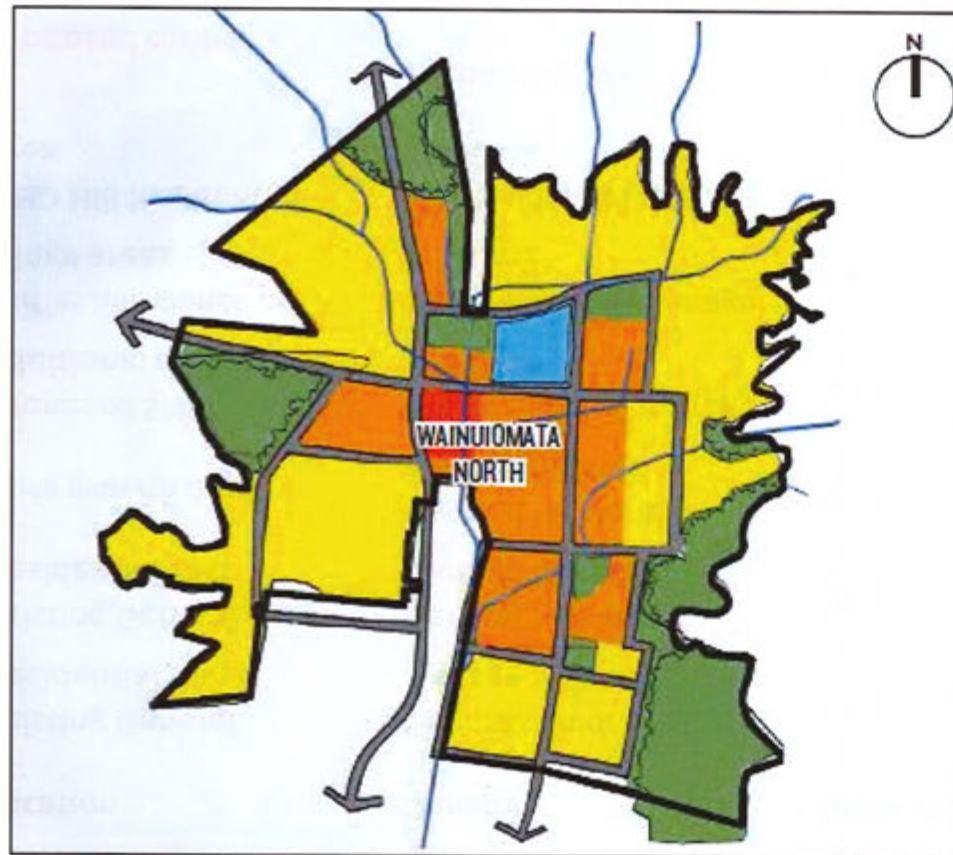


Figure 17: Option 2 - mixed-density development

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

- Study area boundary
- Village core
- Medium Density Residential
- Standard Residential
- Hill residential
- Education/community
- Recreation/stormwater

Option 2 – Mixed Density Development

Option 2 – MIXED DENSITY DEVELOPMENT 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**

Assessment of options

Assessment principle	Option 1 – Incremental	Option 2 – Mixed density
Responding to growth area's opportunities/constraints (topography, landscape amenity, servicing etc.)	M	M
Making the best use of scarce greenfield land	L	M
Improving the resilience of Wainuiomata	M	H
Leveraging off sustainability benefits	L	M
Maximising access to passenger transport	L	M
Finding transformational opportunities for Wainuiomata	L	H
Enhancing liveability and quality for new residents	M	M

Option 2 'mixed-density development' consistently scores better across the evaluation criteria but particularly against three key criteria:

2. making the best use of scarce greenfield land
4. leveraging off urban sustainability benefits
6. finding transformational opportunities for Wainuiomata

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. — but other growth occurring as well.

- **Primary school - ages 5-12 years**
- **Option 1- Incremental development = 411 primary students**
- **Option 2 - Mixed density development = 584 primary students**
- **Plan for a new school in the growth area rather than increasing capacity in Arakura Primary**

Implications of Strategic Access Road

- 1976 District Scheme plotted a future road from Wainuiomata North through to Naenae
- Never progressed
- Reconsidered at time of Urban Growth Strategy 2012
- This study wanted to make sure we did not close out future options



1. Tilbury Street to new link road



2. Upper Fitcherbert Road to Waddington Drive



3. Upper Fitcherbert Road to Seddon Street



4. Upper Fitcherbert Road to Wilcox Grove

Implications of Strategic Access Road

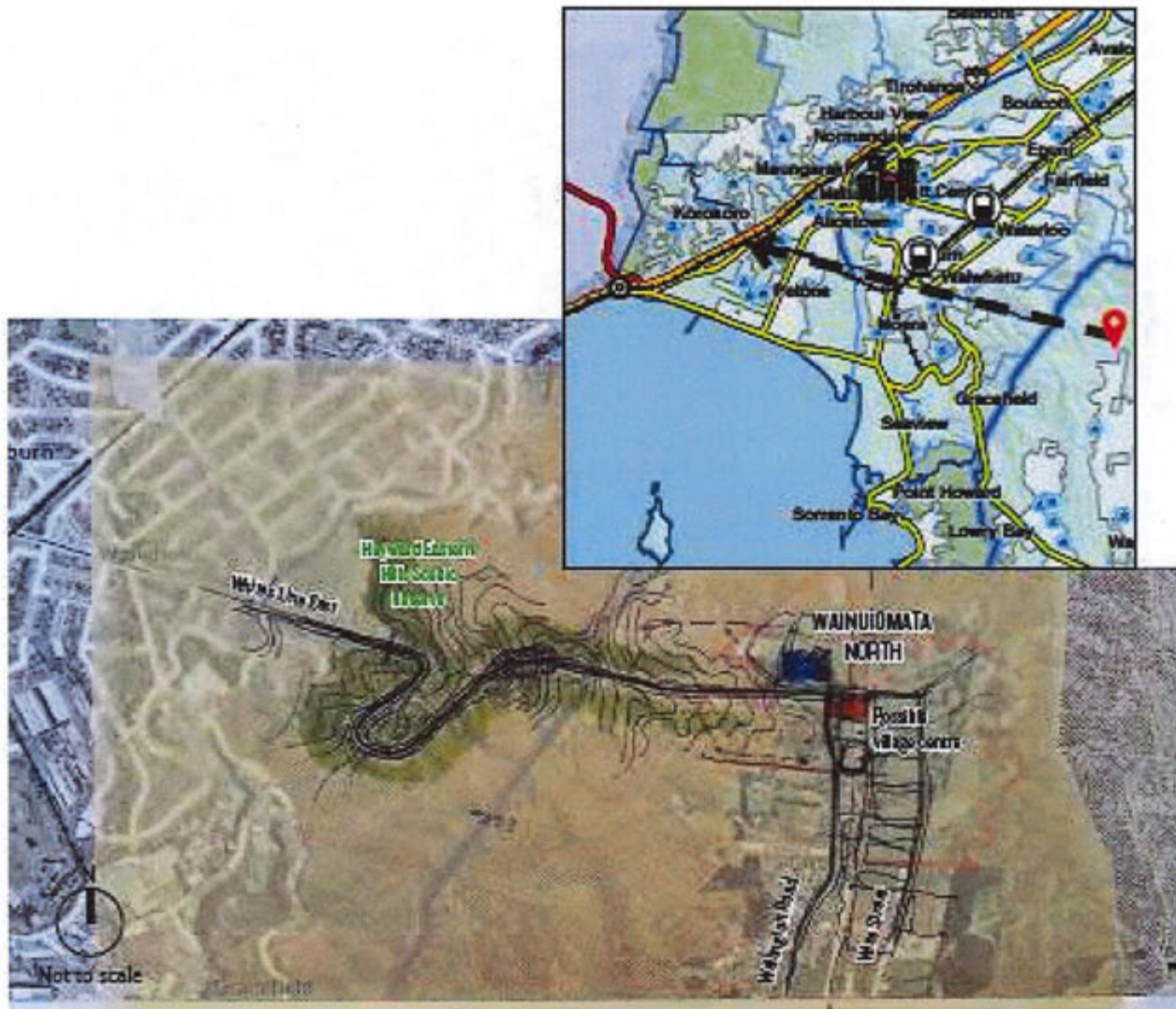
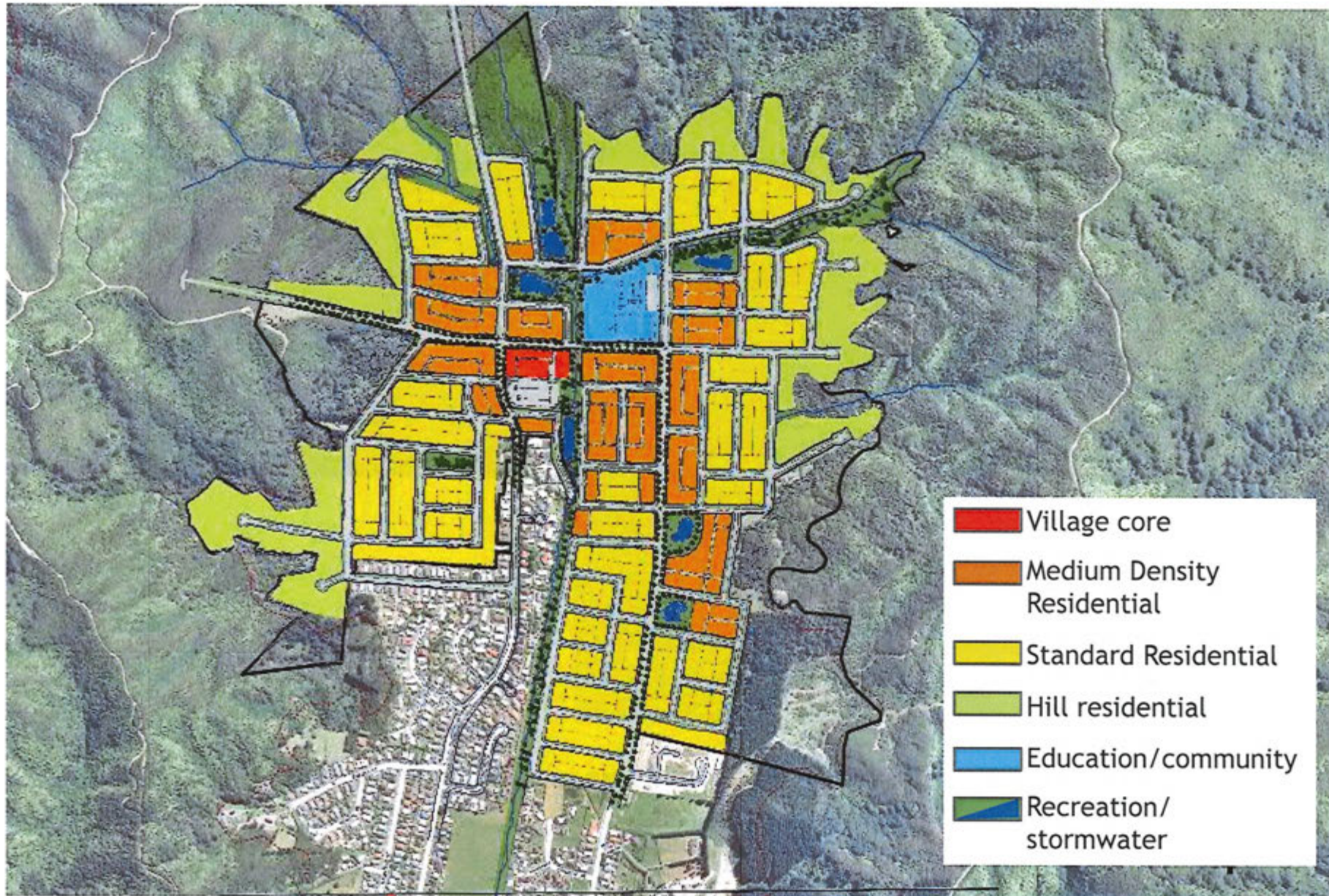


Figure 10: Whites Line East Strategic Access Road connection option

Concept Masterplan (Option 2 Preferred)



Village core



Retail tenant	Number	Gross floor area (GFA) in square metres (m2)	Total GFA
Small-scale supermarket e.g. IGA or Fresh Choice	1	1200-1500	1200-1500
Chemist	1	100	100
Wine / bottle shop	1	100	100
Hair / health / beauty	2	80	160
Bakery / deli / takeaway	2	75	150
Cafe	2	80	160
Restaurant	2	150	300
Office / service-related business	2	125	250
Real estate	2	100	200

TOTAL 2.920m2 GFA

Table 5: Retail mix and estimated GFA for the Wainuiomata North village centre

- Village core
- Medium Density Residential
- Recreation/ stormwater

Indicative Housing Types

Less Intensive ← → More Intensive



Figure 20: Indicative residential typologies under a mixed-density option

Staging Considerations

- General release has large risk of fragmented pattern of land use
- Staged release offers opportunity to coordinate in an integrated way
- Release needs to be carefully aligned with realistic and achievable infrastructure provision
- Recommended release for residential development from south to north with a bias to eastern side of Upper Fitzherbert
- Village centre/school are longer term propositions that should not be foreclosed

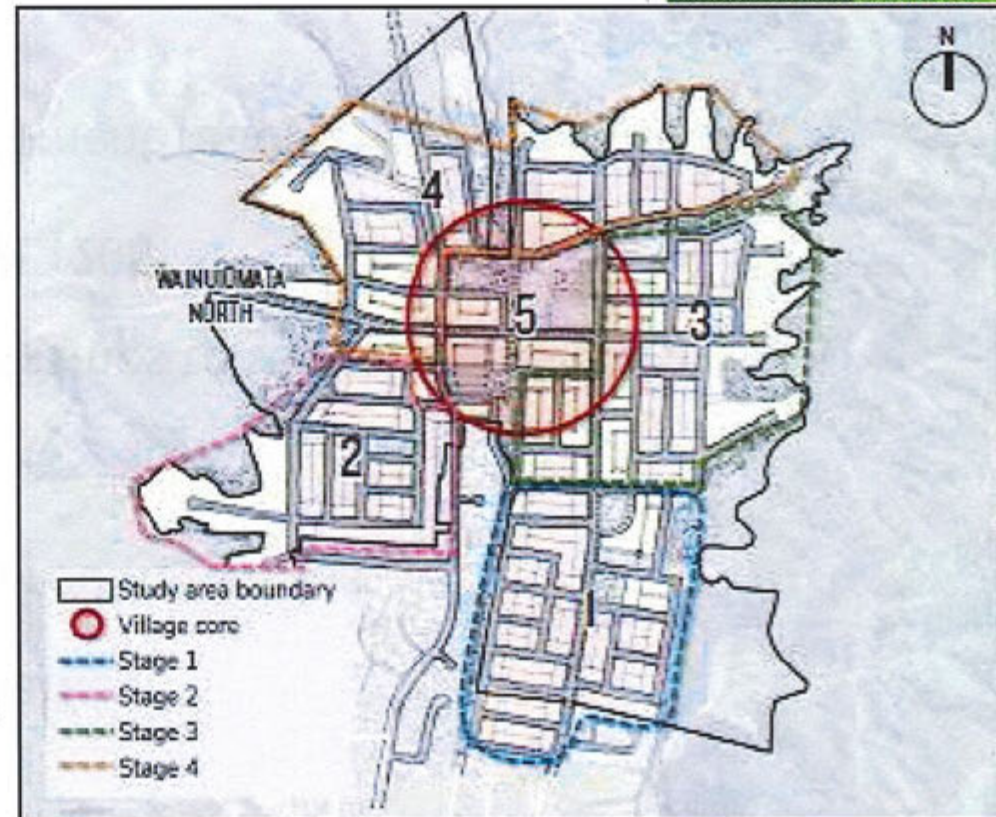


Figure 32: Possible staging strategy from south to north.

Structure Plan/ RMA Plan Change Considerations

Validate the Concept Plan

- Mix of densities will satisfy market
- Flood storage needs and required mitigation
- Ecological and riparian areas
- Infrastructure costs and timeframes to sequence development
- Development options above RL120m
- Which landowners are development ready and those that are not
- Engineering matters that may block development/reduce yield

Structure Plan/ RMA Plan Change Considerations

Set out expectations for urban structure:

- Connected street networks required
- Emphasis on shared mode streets
- Emphasis on delivering integrated streets that create active frontages and promote safety and activity for pedestrians
- 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

WAINUIOMATA NORTH DEVELOPMENT FRAMEWORK

Prepared for Hutt City Council to inform a
future Structure Plan and Plan Change process

By:
Ian Munro and Nicola Tagiston
with:
Mike Cullen (Urbacity Pty Ltd)
Steve Thorne (Design Urban Pty Ltd)

February 2018

HUTT CITY
TE AKA MAIRANGI

Next steps

- Workshop with Council (today)
- Send Development framework to affected landowners with opportunity for one-on-one meetings (May-June 2018)
- Development Framework to be adopted by Council (July 2018)
 - District Plan Committee instruct officers to initiate structure plan process (July - December 2018)
 - After completion of structure plan and acceptance by Council officers instructed to initiate statutory District Plan change under Resource Management Act (January - December 2019)