

Maymorn Structure Plan - Responses to Landowners' Queries

Thank you for attending the landowners' consultation event on 29 January 2009. This document provides a summary of the questions landowners asked the Structure Plan team on the night, including some queries which remained outstanding at the time.

Question 1: How accurate are the population growth projections which underpin the Structure Plan process?

Answer: The population growth projections presented are based on Statistics New Zealand growth scenarios for Upper Hutt. These take into consideration numerous factors including economic activity, household size, migration within New Zealand, international immigration, etc.

Details of the Statistics New Zealand population projections for Upper Hutt will be included in a Housing Needs summary document that will be made available at www.upperhuttcity.com – Maymorn Structure Plan from early April 2009.

Question 2: Do the population projections take into consideration the current economic downturn?

Answer: Statistics New Zealand provide long term projections i.e. over a 20 to 30 year horizon. Over such a long period of time, a number of economic cycles are likely to take place and potentially affect population growth. The most up to date Statistics New Zealand projections were prepared in 2006 and predate the current downturn. However, over the long term, population growth is likely to resume.

Question 3: How do the population projections generally compare with the actual growth in Upper Hutt?

Answer: For the period from 2001 to 2006 (last two Census years), the rate of population growth in Upper Hutt has exceeded Statistics New Zealand's High Growth Scenario.

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Question 4: Can the new dwellings required in Upper Hutt be accommodated within the existing urban area, for example, through infill or by re-using previously developed sites such as Wallaceville's AgResearch?

Answer: The Upper Hutt Urban Growth Strategy (2007) looked at a whole spectrum of options for accommodating housing growth. The Strategy estimated the number of new dwellings which could be accommodated through infill, i.e. the subdivision of existing residential lots, at approximately 2100 units. This is based on a number of assumptions including factoring in that only some landowners would subdivide within this timeframe. A 50% uptake rate was assumed for this purpose. The actual number

of dwellings delivered through infill is dependant on landowners' decisions and cannot be guaranteed.

The Urban Growth Strategy also considered the re-use of previously developed sites, including Wallaceville's AgResearch and South Pacific Tyres. These sites were considered for a variety of activities including residential, retail, industrial and commercial uses. Depending on their road access, services and physical characteristics, the sites were prioritised for employment, residential re-use or a mix of both. The AgResearch site was earmarked for a mix of business, commercial, accommodation and housing uses, potentially including a hi-tech business cluster complementing the new National Centre for Biodiversity and Infectious Diseases.

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Question 5: Can the new dwellings required be accommodated elsewhere outside of Upper Hutt's existing urban area, for example, at Gillespies Road?

Answer: The Urban Growth Strategy considers a number of new areas for potential development including Guildford (Pinehaven), Gillespies Road and other locations.

Gillespies Road is already zoned for residential development but the zoning does not reflect the practical development potential of the area. Part of the site has very steep topography and other parts are within the Hutt River flood plain. Infrastructure issues and suitable access are barriers to fully developing this land. For these reasons, the Urban Growth Strategy recommended that the area zoned for residential development at Gillespies Road be amended to reflect these constraints.

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Question 6: Are there any plans for the former Central Institute of Technology (CIT) complex?

Answer: No, there are currently no proposals for the former CIT site.

Question 7: Will the Structure Plan process take into consideration ecological restoration and bird life?

Answer: Qualified ecologists are part of the Structure Planning team. They have assessed the existing vegetation and habitat types in the study area and made recommendations on potential protection and enhancement measures which could be imbedded in the Structure Plan document. The recommendations address the protection of native forest remnants, habitat enhancement for fauna and the protection and revegetation of riparian margins.

Question 8: Are Greater Wellington Regional Council and ONTRACK planning for additional train services in Maymorn?

Answer: The public transport section of Greater Wellington Regional Council and ONTRACK/KiwiRail have been consulted on the Maymorn Structure Plan in December 2008 and continue to be key stakeholders in the structure planning process. Neither organisation currently has plans to increase the level of train service at Maymorn due to the low patronage from this station. However, should urban growth change the level of demand from Maymorn station, these organisations would reconsider the level of provision.

Question 9: Is Upper Hutt City Council planning to acquire land in Maymorn to facilitate residential development?

Answer: No, the Council will not acquire land for residential development in the Maymorn area. The Council's role is limited to the zoning of the land and planning for future infrastructure needs. The implementation of the Structure Plan relies on individual landowners taking advantage of any new zoning over a period of time. The Council may acquire Reserve Strips along the Mangaroa River and its tributaries and other areas of land needed for reserve purposes.