

Future Development

To: Hearing Commissioner (Hearing: 27th to 29th September 2017)

From: Save Our Hills (Upper Hutt) Incorporated (SOH)

At the hearing, SOH presented information regarding future development intended in UHCC's 'Southern Growth Area' on the Guildford land as described in UHCC's Land Use Strategy 2016-2043, adopted September 2016. SOH have analysed the little information available in the public realm about the intended Guildford development, mainly from a double-sided A3-size flyer delivered in letterboxes to local residents around 2007:

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WHAT?

A MASTERPLANNED APPROACH TO CREATING THE VISION

CONNECTIVITY THROUGH THE SITE

The benefits of an integrated masterplanned approach to community building is the ability to stitch the new urban fabric into the existing community in a logical and minimal impact manner. The location of the site also allows us to look towards connecting with Miramar's valley to unlock initially non-realizable opportunities and perhaps in the future a more substantial connection. It is also imperative that the expanded community has easy access to the existing town centre and railway station to provide a more sustainable pattern of movement. Within the development site the existing forest track network provides a framework of internal movement system, reducing the impact of new roads in the environment.

CONCEPT FRAMEWORK

CONCEPT OF CLUSTERING

In large landholdings with complex topography and areas of ecological significance, conventional subdivision leads to a disintegration of the landscape and lack of control of management and reduction in public accessibility. Clustering maintains the integrity of the land whilst creating real urban communities.

[A] HILLSIDE VILLAGE
A mixed use mixed-density town centre that provides amenity for new residents and destination retail to drive the Pinehaven economy.

[B] HAMLETS
Medium and lower density small scale communities set within forest environments, within varying topographies.

[C] LIFESTYLE NEIGHBOURHOODS
Traditional village neighbourhoods set in larger easier terrain with the ability for bush regeneration and clearing of larger meadow areas to facilitate other uses such as schools, sports and recreational facilities.

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HOW? SETTING THE GOALS

CORE PRINCIPLES OF ECOLOGICALLY SUSTAINABLE DESIGN

A masterplanned approach to developing the Guildford block would incorporate principles of Ecologically Sustainable Design (ESD) which provide a framework to assess the design outcomes. These principles encourage a holistic approach to dealing with natural, urban, social and cultural needs within the Guildford Site.

REINFORCING NATURAL STORES

- Streams and watercourses retained, treated and protected
- Retention and treatment of stormwater
- Retention of indigenous landscape features
- Natural conditions that support and enhance built and natural development
- Urban form to reinforce distinct urban subdivisions
- Linking bush, trees and ecological areas together allowing storm, animals and people to move and grow within built environments
- Landscaping that provides for ecological connectivity and significant amenity
- A recognition of existing history of separation and green linkage in the area

DEVELOPING URBAN STORES

- Clear all clean water and a quality built environment
- Access to employment, services and shops
- Choice of built form as a response to the distinct topography
- Use of open space in the form of natural green amenities to form distinct community groupings
- Diversity of housing choices
- Environmentally sustainable housing design
- Viable and well-located services and a network of high quality open spaces
- Access to landscaping and natural amenity
- Transport choices including cycling and walking, train and bus
- Defences designed to reduce the micro-environment of that setting

FINANCING SOCIAL STORES

- An integrated network of streets and neighbourhoods, each with a different focus, outlook and character provide the foundation of community development
- The varying structure of community is to support distinct neighbourhoods and benefits those who grow within them
- A series of urban nodes provide living spaces for the wider community
- A series of public utility and rail/water contact to the community with water retention
- A well-thought-out environment providing facilities for a wide range of people
- Quality of living opportunities providing for a more equitable social structure

SETTING CULTURAL STORES

- A recognition of the site and deep cultural history of the region, informed by recognition of the spirit of the land
- A recognition of the urban and community identity that exists in the wider surrounding communities
- The acknowledgement of the wider context and history of the region and the site
- Strong ecological values evident in various levels through the development

URBAN DESIGN PRINCIPLES

Following a site mapping exercise that defines areas of land suitable for development, these following urban design principles would form the basis of any development that takes place.

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PINEHAVEN IN CONTEXT
WHERE?

PINEHAVEN SITE POISED BETWEEN A HIGH SUSTAINABLE FUTURE OR DRIVING TOWARDS SUSTAINABLE DEVELOPMENT PATTERNS, COMMUNITIES OF THE FUTURE WILL HAVE TO BECOME MORE SELF RELIANT, MORE SELF CONTAINING, WHILE STAYING CONNECTED TO THE MAIN CENTRES BY AN ACTIVE AND SUBSIDISED PUBLIC TRANSPORT SYSTEM.

REGIONAL COMPARISONS

A comparison between similar Australian hillside settlements, showing the relationships between the ranges and cities.

THE DANDENONG RANGES
The Dandenong Ranges are approximately 25 km from Melbourne CBD

THE BLUE MOUNTAINS
The Blue Mountains are approximately 75 km from Sydney CBD

TIRIRANGI
Tirirangi is 15 km from Auckland CBD

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A3-size Flyer about Guildford Concept, delivered in letterboxes to local resident around 2007

Later information released about the Guildford development in UHCC's Land Use Strategy is vague and adds virtually nothing to the information in the above flyer. At a public meeting in Pinehaven School Hall (2015?), and at a Pinehaven Focus Group meeting in Silverstream in April 2016, Ralph Goodwin, a Director of Guildford Timber Company (GTC), commented that GTC still intend to progress the vision conveyed in the above A3-size flyer. No details have been released by GTC or UHCC about the number of houses intended, other than UHCC's 2007 Urban Growth Strategy suggesting about 1,500 dwellings, SKM's future case scenario testing the effect of 1,665 dwellings on flooding, and UHCC's Land Use Strategy 2016 commenting that "the exact nature of the development and location of housing is yet to be determined, but it is anticipated that the likely yield from the development would be around 1,000 dwellings" (UHCC LUS 2016, p 82).

SOH thinks that Council is downplaying the actual intended size of and yield from the proposed development. SOH's analysis of the concept shown and described in the above A3-size flyer suggests the number of dwellings is more likely to be in the range of 1,500 to 3,500, plus possible big-box retail, shops, offices, apartments and schools. This guestimate is based on a careful reading of the descriptions in the A3-size flyer of the various residential and commercial typologies identified in the colour-coded legend, measurement of the land areas on the map associated with each colour, and a reasonable estimate of the densities proposed for each typology based on the descriptions given.

CONCEPT FRAMEWORK
0 250 500 750 1000 1250 1500

[A] HILLSIDE VILLAGE = 800 ?
A mixed use mixed-density town centre that

What is Mixed-Use Development?

Hemisphere apartments, Parnell, Auckland, is a commercial and residential mixed use development.

Gladstone Road, Parnell, Auckland uses t

Beaumont Quarter, Ak 240 dwellings X 4 800 approx.

A mixed use development is defined in the Mixed Use Guide as one that contains both residential and non-residential uses. It may be of any scale, from a single building to an entire precinct or area. The dissimilar uses of a mixed use development may be arranged either vertically or horizontally, or as a combination of the two.

Concentration
An appropriate density and intensity of uses, set within an integrated permeable grid to ensure vitality

Permeability
The ability to move freely throughout a centre. Provides access through integrated street networks: arterials, local and lanes - that provide appropriate block structures

Mixed use developments in a town centre.

Examples of horizontal and vertical mixed use developments.

Example of a mixed use perimeter block.

For example, the GTC concept map shows a "mixed-use" town centre. SOH show illustrations of what "mixed-use" means, the proposed area (equivalent to the area bounded in red, from Whitemans Rd to Gloucester St, and Gard St to Chatsworth Rd), and a

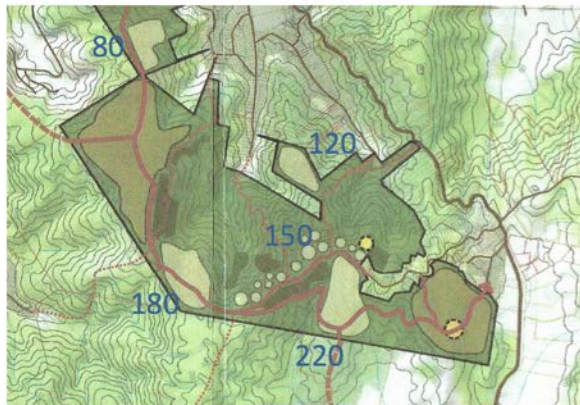
portion (240 dwellings) of Beaumont Quarter, Auckland, shown at the same scale as the GTC concept map, suggesting GTC's proposed town centre (four times the area of 240 dwellings at Beaumont Quarter) might represent about 800 apartments plus some shops and offices, possibly even some big-box retail).

HAMLETS = 750 ?

On the Guildford concept plan, four "hamlets" are shown, and a scattering of 'clusters', which may total 700-800 dwellings approx.



Addison, Auc



Addison, Auckland
220 dwellings

The GTC plan shows flour clusters of "Hamlets", described as "medium density". SOH shows an example of "medium density" from Addison, Auckland.

Measuring the shaded areas described as "hamlets", and applying a typical density for this housing typology, SOH estimates that "hamlets" might total around 700 – 800 dwellings.

[B] HAMLETS

Medium and lower density small scale communities set within forest environments, within varying topographies.

GTC's "Lifestyle Neighbourhoods" suggest suburban housing, and the area suggests around 800 dwellings (based on comparison with similar housing and area at Port Phillip, Victoria, Aust.)



Quote: "Within the development site the existing forest track network provides a framework of internal movement, reducing the impact of new roads in the environment"



City of Port Phillip, Victoria, Australia

Assume roughly 500 + 300 = 800 'suburban' dwellings, plus maybe a few hundred very low-density lifestyle lots on the steeper land among the trees.



[C] LIFESTYLE NEIGHBOURHOODS

Traditional village neighbourhoods set in larger easier terrain with the ability for bush regeneration and clearing of larger meadow areas to facilitate other uses such as schools, sports and recreational facilities.

So a mixed-use town centre (with possibly about 700-800 apartments), plus hamlets (about 700-800 dwellings), plus lifestyle neighbourhoods (about 800 dwellings) might total about 2,000 to 2,500 dwellings, plus the flyer mentions retail, schools and recreational facilities.

In addition, UHCC's Land Use Strategy 2016 describes a Land Swap which, if carried out, would enable GTC to build further medium-density housing on the Silverstream Spur.

It is therefore difficult to know just what GTC and UHCC intend the eventual yield from the proposed development to be, but SOH suggests that it would be naïve to assume it is anything less than 1,500 to 3,500 dwellings, plus retail, offices and schools.

Save Our Hills (Upper Hutt) Incorporated
C/- Stephen Pattinson
President
M: 027 226 3374