

## **COUNCIL WORKSHOP: PLANNING FOR GROWTH**

### **Process**

1. The initial process was proposed because the Government has consistently stated that there is a housing affordability and availability crisis in NZ across all towns and cities and they have signalled that there will be reform of the RMA and that local bodies will be required to free up more land for housing. The Government's release of the NPS-UD should be viewed as a response to this.
2. UHCC has witnessed the affordability issue first hand during the city's last QV re-valuation and similarly the current scarcity of houses for sale and rent across the city highlight the availability issue. The upshot of this is that the availability and affordability of homes (both old and new) and rental properties in the city are driving members of our community away to look further afield in the Wairarapa and elsewhere. It also makes Upper Hutt city a less attractive place for people who currently reside outside the city and no longer view it as a place to live and work.
3. Council's past experience has shown that planning for growth is a slow, deliberative, difficult and challenging process that takes many years from the time a decision is reached to when a development starts and houses are built. What's more, when decisions of this kind are either deferred for political reasons or decided based on populist reasons they invariably won't have good outcomes and are more likely to exacerbate the long term situation. To enable timely and sound decision making requires information that is evidenced based and conforms to the regulatory framework.

### **Intent**

4. UHCC will lead the community through this complex issue and will plan for growth in a positive, transparent and responsive way and will make decisions when required that enable actions to be implemented in a timely manner for the benefit of all of the community, both now and into the future.

### **UHCC Context**

5. Upper Hutt city is a medium growth city and is forecast to grow out to 2047 in the order of 12,000 new residents, which will require building 5600 new dwellings. Currently we have land identified and infill housing for 3500, leaving a deficit of 2100. The Southern Hills area was first identified as a potential strategic development area in the Land Use Strategy 2016-2043 and subsequently reconfirmed in the Housing and Business Capacity Assessment 2019, the Wellington Regional Growth Framework (WRGF) and is included in PC50.

6. Today the intent is to consider this complex issue through a strategic lens and understands Councils aspirations and intent. To assist, the following questions are there to help guide the discussion.

### **Questions To Help Frame The Discussion**

- 1) Does UHCC understand the requirements of the NPS-UD and the SNA framework that council must operate within?
- 2) Does UHCC support the intent of the WRGF and understand the city/regional dynamic and implications?
- 3) How would UHCC want to lead and address the housing affordability and availability crisis within our community?
- 4) What timeframe/planning horizon does UHCC see decisions being taken and action started, short (0-3yrs), medium (4-10), or long-term (10+)?
- 5) Would UHCC consider selling surplus council land for housing?
- 6) If we can guarantee the protection of the ecological SNA on the Spur would UHCC consider selling the land for a housing development on the open market?
- 7) If we can guarantee the protection of the ecological SNA on the Spur would UHCC consider allowing a road to be built across the Spur to access GTC land that would enable a housing development on zone C?
- 8) Would UHCC consider a land swap with GTC as envisaged under the MOU between A and B, if the relative valuations aligned and the ecological values of both zones could be guaranteed under the SNA process?
- 9) If UHCC does not wish to develop on the Spur land where do you foresee future development occurring to make up for the shortfall in new dwellings?
- 10) Does Silverstream Railway (SR) warrant special consideration/protection or should all parties that bound SR land and adjacent Spur land comply with the District Plan?
- 11) If the answer to either of Q 6, 7 and 8 is yes, what conditions would you expect to include on any Sale and Purchase agreement?