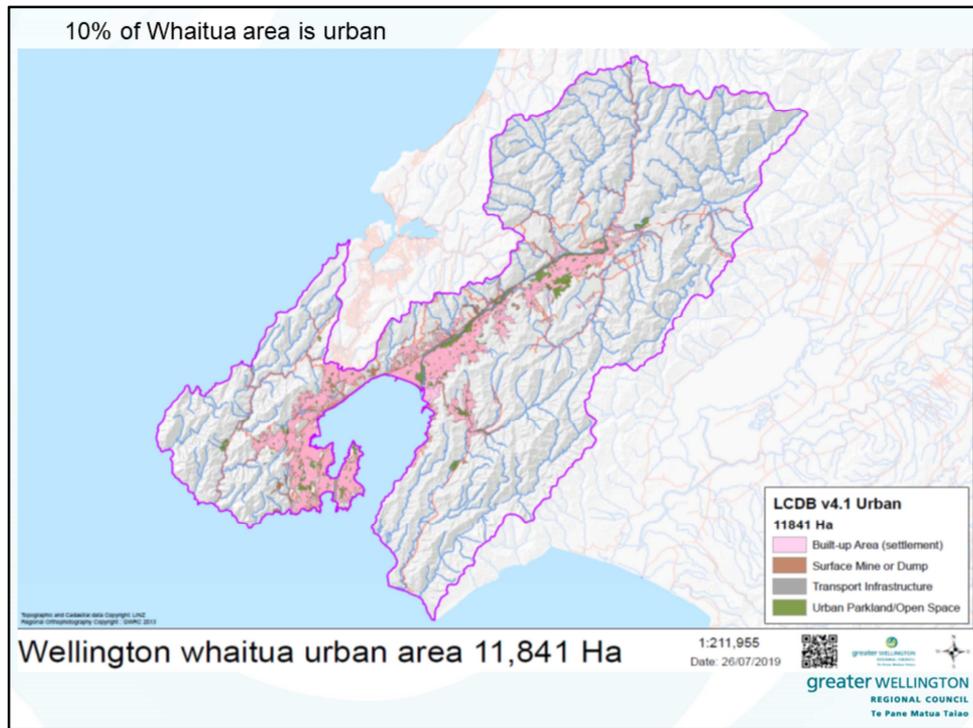


# Urban Planning

## Overview

- Urban footprint and issues
- Urban development challenge
- Approaches to urban growth and water quality and habitat
- Policy context
- Need to work together





Urban footprint – includes all urban land uses: housing, schools, hospitals, offices, businesses, CBD, urban open spaces, quarries, landfills, industry, airports and roads.

The Wellington City has a compact urban form – approximately 10% of land use in this Whaitua is urban. This is based on the Land Cover Data Base (LCDB) which is a model based on satellite imagery, rather than district plan zoning. It shows the urban land uses which are currently developed, including our urban parks and open spaces.

The urban area in central Wellington is constrained not only by geography and natural hazards, but also urban planning requirements – e.g. wellington green belt.

## Issues



But this concentration of urban activity creates stresses on our rivers and coast and the flora and fauna that live within our urban areas, including:

- Poor water quality - human health, ecological health
- Habitat and biodiversity loss
- Hydrological effects - flooding, erosion
- Inefficient use of water
- Loss of connection and awareness with water
- Loss of mahinga kai

## Urban Development Challenge

- Maintain or improve water quality, protect and restore biodiversity
- Mauri of fresh and coastal waters is sustained and enhanced
- Population/Urban Growth
- Nice and healthy place to live, work and play
- Appropriate infrastructure
- Land developers need to make a buck
- The status quo does not cut it



The challenge is that good urban development must provide for ALL of these matters.

Our cities need to provide:

- enough housing and business space, including housing choices that let people live affordably close to the places they need to travel; and
- a transport system that allows for the effective and efficient movement of people and goods, and promotes safe, healthy and active lifestyles.

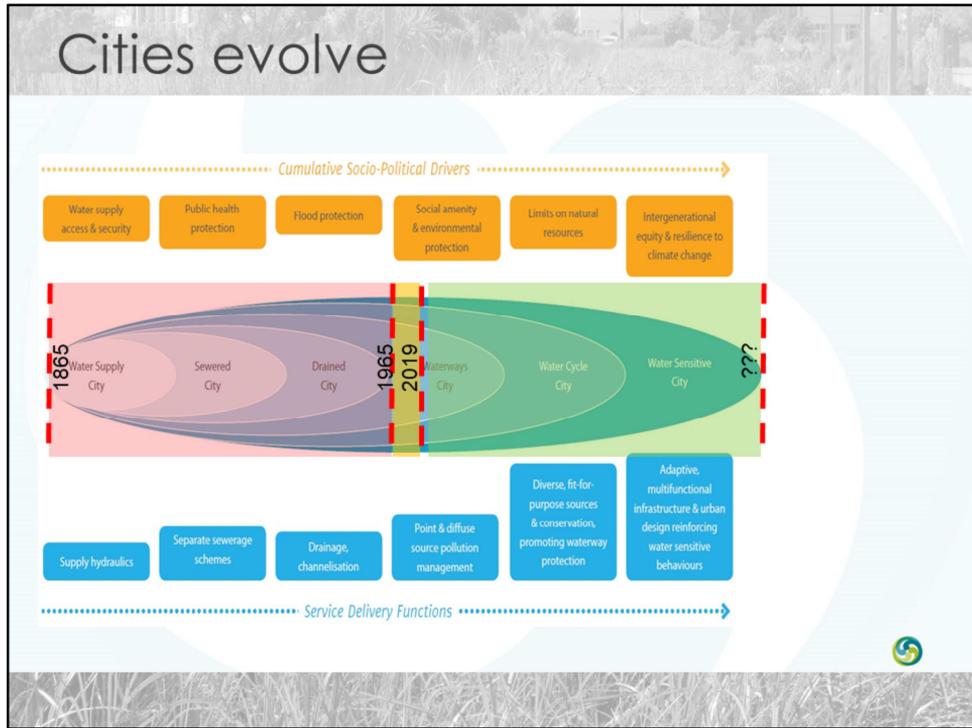
While ensuring a quality environment, and recognising tangata whenua's relationship to our urban spaces.

While the rate of growth is uncertain, Central government, through the NPS-UDC has instructed Councils to plan for growth for housing and business for the short term (within 3 years), medium term (3- 10 years) and long term (10 -30 years).

Council need to provide infrastructure (3 waters (wastewater, stormwater and drinking water) and roads) to service this growth.

Developers need to make a profit, as most new development in the Whanganui-a-Tara Whaitua is undertaken by private developers.

We need transformation change, the status quo is not going to deliver this. But there are no quick fixes.



Urban areas have all evolved this way.

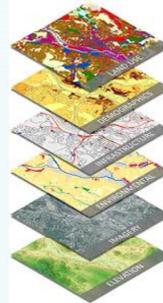
Firstly we focused on public health, removing the sewage from our streets and channelling stormwater so that our urban areas didn't flood.

Only recently has there been a focus on the limits of our receiving environments. This has resulted in a number of legacy issues.

We need to do growth better, but it will take time and resources.

We will focus on the future opportunities, including water sensitive urban design in the October meeting/fieldtrip.

# Strategically plan where urban development should go



## Promote spatial planning

A report by Boffa Miskell (6 May 2016) *Spatial Planning: Opportunities and Options for Metropolitan Wellington* –which was prepared for the Local Government Commission defined spatial planning as:

*A 20–30 year strategy that sets the strategic direction for a community to form the basis for the co-ordination of decision-making, infrastructure, services and investment. It is a means of aligning other council plans, as well as providing a visual illustration of the intended future location, form and mix of residential, rural and business areas, along with the critical transport and infrastructure required to service those areas and any relevant environmental constraints.*

Water quality of our urban receiving environments (both freshwater and the coast) and habitat loss is an environmental constraint that needs to be considered in the preparation of a spatial plan.

# Greenfield



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Greenfield – putting houses in an area that is outside our current urban footprint. Also referred to as “growing out”. It is necessary to provide for a range of housing types (i.e. single story houses, as well as apartments and townhouses). Adds to containment load and increases flashiness, due to the increase in permeable surfaces (roads, driveways, etc.) but with careful design some of these impacts, especially around stormwater discharges can be treated on-site.

## Require water sensitive urban design for all urban development



**Prevent** adverse effects as far as practicable before they occur through land use planning

This is just good practice, internationally and nationally

The NRP (decision version) policy 4.8.2 states that the adverse effects of stormwater discharges shall be minimised... by (c) implementing water sensitive urban design in new subdivision and development.

Detail on water sensitive design will be discussed more fully in the October field trip/ meeting.

## Identify Opportunities in Existing Urban areas

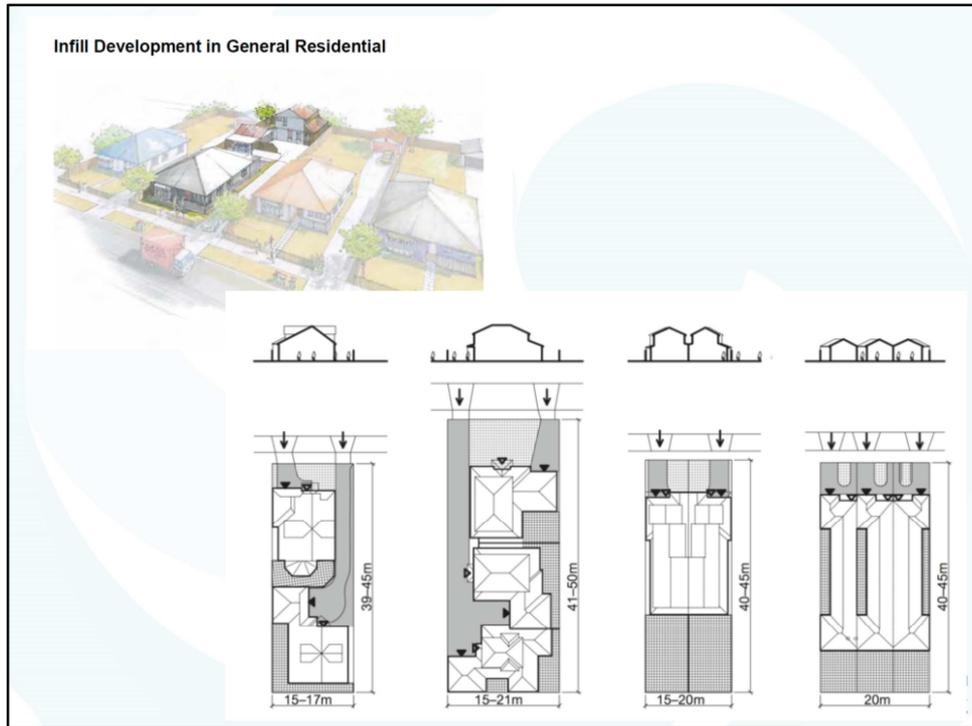


Reduction in contaminant load (without adding to it) can only come from developing within our existing footprint

Use **redevelopment** and other **opportunities**

Scale is important- larger provides space and investment scale

Prioritise investment in wastewater and stormwater upgrades.

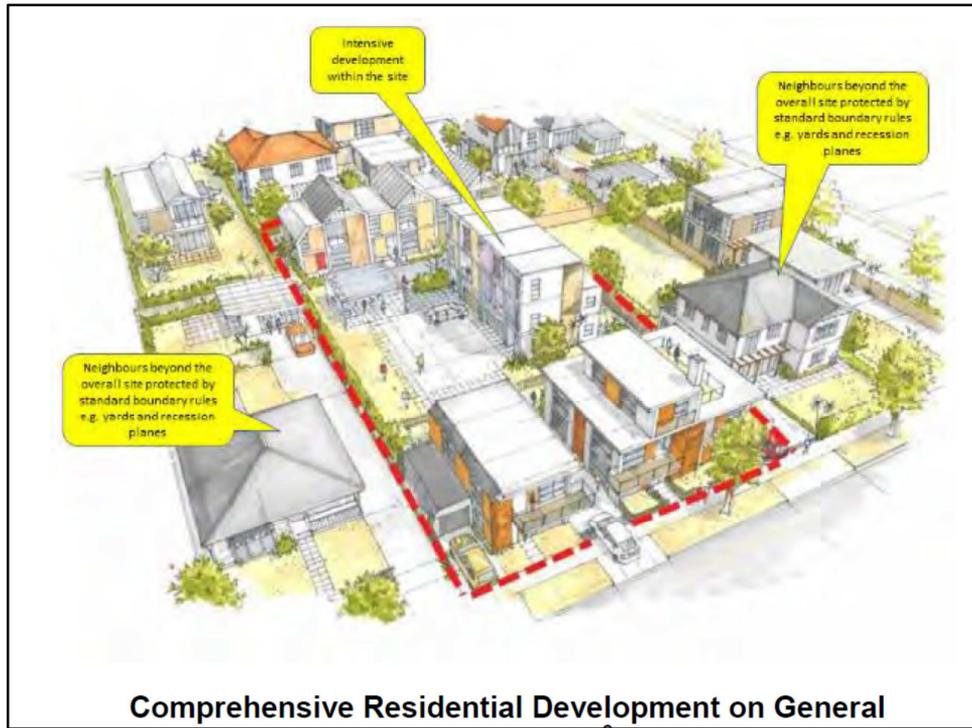


Traditional infill – allows for small scale intensification (e.g. a landowner may subdivide their large lot and put another one or two houses behind or beside their current house).

However, due to the small scale of re-development this type of infill has the least opportunity for providing for water sensitive design and may increase flashiness (due to an increase in permeable surfaces, e.g. increase in site coverage for buildings and driveways to service back lots).

But this type of development is important as it can help retain amenity values, such as heritage values, where new builds are placed behind a character house.

Low cost and low risk for developer, compared to greenfield or brownfield developments.



Brownfield – large scale re-development within the current urban footprint. Greatest opportunity, when developing within our existing footprint to enable water sensitive design, through use of devices, up-grading infrastructure, and retaining greenspace, by going ‘up’ ( increasing height of the buildings), rather than out.

## Promote the vision of water sensitive cities as part of a wider sustainability agenda

- Climate change
- Water and energy conservation
- Compact, connected and liveable cities
- Resilience
- Biodiversity
- Recognise mana whenua relationship with water



Councils need to start embedding water quality and protection of coastal and freshwater habitats in all aspects of planning.

Need framework to identify opportunities for brownfield developments

Invest in infrastructure

Re-development in our existing CBDs

## Policy Context

- Treaty Settlement obligations
- NPS-UDC review
- RPS review in 2023
- Regional Plan changes 2019-2025
- City urban growth strategies
- District Plan reviews
- Council LTP reviews in 2021
- Three Waters Strategy
- Infrastructure planning Welly Water
- Seek and support partnerships for community led restoration



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There are a number of policies which influence how urban planning occur, both nationally and locally.

National Policy Statement for Urban Development Capacity (NPS-UDC) requires all councils to plan for growth. The National Policy Statement for Freshwater Management (NPS-FM) requires water quality to be maintained and improved.

These two NPSs need to be translated into regional and district planning documents. Funding for infrastructure is provided for in Long Term Plans.

Central government is considering a new regulatory framework for drinking water.

Outside of regulatory framework councils and DOC are working with iwi and community groups to restore our urban streams.

## Working together

- Aligned regional, district and infrastructure planning and implementation
- Joined up information
- Joined up implementation
- Proactively engage with mana whenua
- Early discussion with developers
- We are in this together



Important to have joined up thinking.

Water quality and protection of habitat is both a regional and City Council function. Councils need to work with developers so improvements in water quality can be built into the design of greenfield and brownfield developments. Mana whenua need to be engaged at an early stage to influence design.