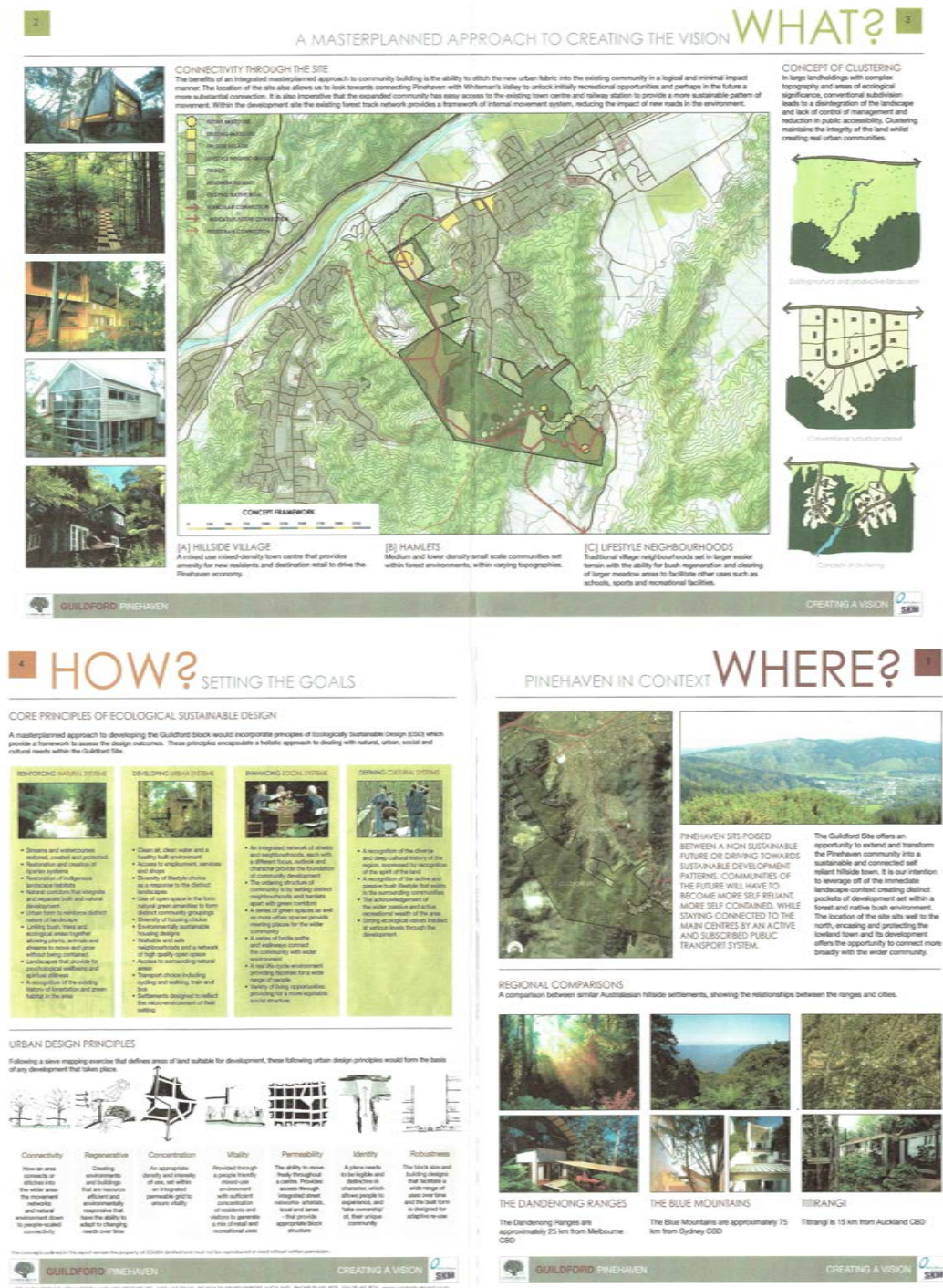


## Future Development

To: Hearing Commissioner (Hearing: 27<sup>th</sup> to 29<sup>th</sup> September 2017)

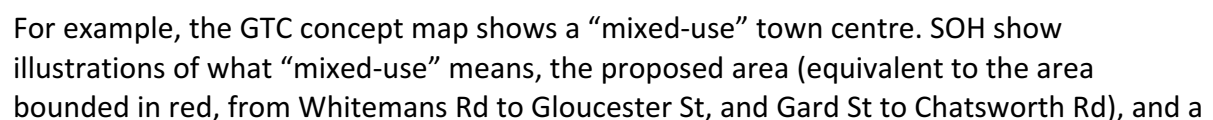
From: Save Our Hills (Upper Hutt) Incorporated (SOH)

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:



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

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.



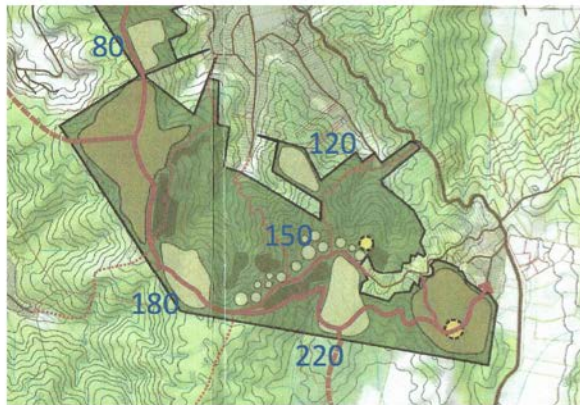
portion (240 dwellings) of Beaumont Quarter, Auckland, shown at the same scale as the GTC concept map, suggesting GTC's proposed town centre (four times the area of 240 dwellings at Beaumont Quarter) might represent about 800 apartments plus some shops and offices, possibly even some big-box retail).

## 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

### [B] HAMLETS

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

The GTC plan shows four 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.

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  
[REDACTED]