

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

RETIREMENT VILLAGE

32A HATHAWAY AVENUE

BOULCOTT, LOWER HUTT

ADDENDUM

NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT CAPACITY 2016

1 BACKGROUND

In the assessment of environmental effects (AEE) report submitted with the resource consent application and dated 19 April 2018, it was noted that Private Plan Change 35 (PPC35) was made operative on 18 January 2017.

Both the hearing on PPC35 and the Hearing Commissioners report and recommendations pre-dated the National Policy Statement of Urban Development Capacity 2016 (NPSUDC), which was issued by notice in the New Zealand Gazette on 3 November 2016 and came into force on 1 December 2016.

This Addendum assesses PPC35 and the now application for the proposed retirement village in the context of the NPSUDC

2 NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT CAPACITY 2016

The stated purpose of the NPSUDC is to recognise the national significance of:

- (a) urban environments and the need to enable such environments to develop and change; and*
- (b) providing sufficient development capacity to meet the needs of people and communities and future generations in urban environments:*

The NPSUDC's objectives in relation to "Outcomes for planning decisions" are:

- OA1: Effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing.*
- OA2: Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.*
- OA3: Urban environments that, over time, develop and change in response to the changing needs of people and communities.*

The NPSUDC requires councils to ensure that there is sufficient land development capacity to provide for, inter alia:

“... choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations ...”

while, at the same time:

“promoting the efficient use of urban land and development infrastructure ...”.

2.1 APPLICANT'S ASSESSMENT

PPC35 rezoned land from General Recreation Activity Area to General Residential Activity Area, with specific provision for 'housing of the elderly'.

The opportunity for the land to be developed for urban purposes had arisen following the construction by the Greater Wellington Regional Council of a new flood control stopbank, the construction of which had separated the land from the Boulcott's Farm Heritage Golf Course, resulting in the golf club declaring the land 'surplus' to its requirements.

The land was subsequently purchased by Summerset Group Holdings who in turn requested the rezoning through the private plan change process.

In support of the rezoning Summerset had drawn attention to the Hutt City Council's March 2014 Urban Growth Strategy (2012-2032) which had identified the need for more *“purpose-built retirement village housing”* stating that:

*“... our research indicates that the city already has an unmet demand for between 5-10 retirement villages (or around 1,000 retirement village units) and will face difficulty meeting expected demand for another 5-10 villages over the next 20 years”.*¹

The rezoning of the land for residential purposes, including for housing for the elderly, is consistent with the NPSUDC, as it will enable the development of a retirement village that, in turn, will:

- (a) provide a significant and growing sector of the Hutt City community (i.e. the elderly)² a choice in providing for their future housing needs; and
- (b) free up existing Hutt City houses for new occupants;³
- (c) be an efficient use of land that can readily be connected to urban infrastructure.

For these reasons it is concluded that the proposed retirement village at 32A Hathaway Avenue is consistent with the NPSUDC.

¹ Hutt City Council, 25 March 2014, Urban Growth Strategy (2012-2032), page 32

² The Urban Growth Strategy records that *“retirement age households are the largest growth sector in Hutt City and the country in general”* - op cit, page 32.

³ This point was acknowledged in the Urban Growth Statement:

Providing for retirement housing (in any form) is important, not only because it provides alternative, cost effective and socially attractive living options for many older residents, but because they can free up existing larger houses for families - op cit, page 32.