

Scenario four - Greenfield extensions

This scenarios look at areas that are currently undeveloped, and could be potential locations for new suburbs. These would be in addition to areas already marked for new development - Upper Stebbings Valley and Marshall Ridge, and Lincolnshire Farm near Tawa. This scenarios would still require a moderate amount of growth in the inner-city and some suburban centres.

This features extensions into rural land adjacent to existing urban areas. Under this scenario, the growth area of Lincolnshire Farm would be extended into Horokiwi and Takapu Valley, and a rural hillside in Owhiro Bay would be rezoned to enable new housing.

Things to think about

- Northern and western areas are less affected by sea-level rise and liquefaction than coastal areas like Kilbirnie and Miramar.
- Takapu Valley and Horokiwi are close to centres with commercial and employment opportunities.
- Creating new communities can inspire modern and innovative design, for diversity and affordability.
- There would be less impact on pre-1930 character areas.
- There would be more cars on the road which would increase carbon emissions.
- Building new suburbs would mean a big investment in transport and water systems especially in scenario three.
- New development could impact the city's fresh water - we'd use water sensitive design methods to maintain water quality and reduce disruption.

