Our city is growing. The District Plan is up for review. The decisions we make now will shape the way we live, for decades.

What’s your view?
planningforgrowth.wellington.govt.nz
Te tino hiranga
Why it matters

Because we have a moment, right now, to make the changes we want. We live in one of the most liveable cities in the world! We cherish our edgy culture and beautiful heritage buildings. We love the blue harbour and green belt that frame our city. We are proud to have the lowest carbon emissions per capita in Australasia.

In the next 30 years Wellington will be home to 50,000 to 80,000 more people. That’s going to have a big impact on our city. Not just where we live, but how we live, including where we work and do business. Technology is changing our lives, more people are looking for alternatives to the traditional three-bedroom house, and fewer people are thinking of cars as their main mode of transport.

The Council has a responsibility to ensure planning rules align with demand over the next 30 years, and to facilitate a diverse range of housing. As we plan for growth, we also need to think about how we make our communities safe from earthquakes and rising sea-levels, while holding on to those things we love.

This document asks you important questions about how you’d like Wellington to grow and develop. It has four scenarios, and we’d love to hear what you like, or don’t like about each. Your feedback will help us create a ‘spatial plan’ which shows the future shape of our city, and that feeds into the District Plan review.

You’ve told us you want a city that is compact, greener, resilient, inclusive and connected, vibrant and prosperous.

This is our once in a generation chance to get things right. By taking part, you are helping us make the right decisions for our city tomorrow.

Thank you!
Ngā mihi!
There will be trade-offs

Wellington’s topography means there are restrictions to where the city can grow, and we know that people want our city kept compact, vibrant and accessible to all. It’s nice to live near the central city, but that puts us closer to vulnerable coastlines and could change the character of our inner suburbs. Different options come with different price tags for supplying water and community facilities.

Kei te ngaringari te taupori

Our population is moving

In the last decade most of the new apartments have gone into Te Aro, and there is room for more. These inner city suburbs are close to the heart, meaning that people are less reliant on cars. They also have a good share of our older homes, so we need to think about how building in these areas might change their character in the long-term, and whether this is something we want for the city. Or we could build new suburbs in rural areas, and that would mean more cars and travel, and being further from the heart of the city centre.

Kei te nuku te ao

The earth is moving

In November 2016 Wellington was hit with a 7.8 magnitude earthquake centred off Kaikoura. In a civil emergency we need buildings that are strong, and places to gather that are safe. Resilience goes beyond buildings and roads. We need good food supplies, fresh water, and neighbours looking out for each other. For many, living out of town in a single-storey house feels safer than being in high-rise apartments.

Kei te panuku te moana me te āhuarangi

The sea and climate are moving

Climate change has us thinking about where we should build, with sea-level rise and more frequent storm events becoming a reality. Our natural environment will help us cope if we look after it, and are careful about where and how we build. Heading to higher ground means moving away from the beach, and those spectacular coastal views, but brings more resilience to our future communities.

Help us get things right for our city tomorrow

Do we want family homes in the suburbs, or apartments on the bus route? Do we have more high-rise in the city or apartments around our suburban centres? Do we stretch into rural areas, or build new houses in our character suburbs?

He aha ou whakaaro?

What’s your view?

We have four scenarios to show the different ways we might grow. Each has its pros and cons, so talk to us about what you like and don’t like about each. As well as these, we will have to consider the business and employment needs alongside residential growth. This is just a starting point, and a way for us to find out how people feel about the options and trade-offs.
**Scenario one – Inner-city focus**

This has most of the growth going to the inner city – Te Aro, Wellington central and parts of Pipitea, plus the inner suburbs of Mt Victoria, Thorndon, Aro Valley, Mt Cook, Newtown, and Berhampore. This scenario would see apartments up to 15 storeys high in the city centre, and low rise up to six storeys high along Adelaide Road, Newtown and Berhampore. We would also see more townhouse development in the inner suburbs. The District Plan identifies parts of the inner suburbs as ‘pre-1930 character areas’, meaning that redevelopment of sites in these areas is discouraged. This scenario would remove the pre-1930 character protection in some areas.

**Things to think about**

- More growth in the inner-city would help to keep our compact urban form.
- We would need taller buildings and more investment in stormwater networks to manage natural hazards.
- Parts of the central-city are vulnerable to sea level rise, earthquakes and liquefaction.
- More people can walk and there would be fewer cars on the road, reduced carbon emissions, and health benefits for people.
- More people would live close to the waterfront and inner Town Belt.
- We would need more play spaces and pocket parks.
- New development would potentially change the look and feel of the inner-city suburbs.
- More people close to the centre works well with the transport options in Let’s Get Wellington Moving.
- Business would benefit from more people living close to shopping areas.
- There will be smaller houses and less car parking on your property.

*Scenario one would have most of the growth going to the inner city.*
Scenario two – Suburban centre focus

This would see more townhouses in most suburban centres. Apartments up to six storeys would be needed in Newtown, Berhampore, and around the Kilbirnie town centre, in addition to apartments up to 15 storeys high in the central city.

This scenario means new development goes mostly to areas that are less prone to sea-level rise and liquefaction, and it provides more housing choice across the city. Residential growth around suburban centres supports the economic viability of those areas, but we would have to invest in upgrading community facilities and infrastructure to support that growth. There would be some changes to pre-1930 character protection, although to a lesser degree than scenario one.

Things to think about

- People would have good or improved access to public transport.
- New development in character areas might change their look and feel, but less so than scenario one.
- Investment in infrastructure would be needed to increase Kilbirnie and Miramar’s resilience to sea-level rise.
- There would be a good mix of housing types across the city.
- Growth and new development would be directed to more resilient parts of the city.
- Vibrancy and commerce would be boosted in the suburban centres.
- We would need to significantly upgrade community facilities, and invest in water systems in the suburbs.
- There would be a need to improve public transport to and from the suburban centres that are further away from the central city.
- People would have lots of access to parks and open space.
- There would be smaller houses and less parking on your property.
Scenarios three and four - New greenfield suburb and extensions

These 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. These scenarios would still require a moderate amount of growth in the inner-city and some suburban centres.

Scenarios:

- Scenario three - New greenfield suburb in Ohariu Valley

This features a single new suburb on rural land in Ohariu Valley. This area has been identified because it’s flatter and has existing road access. A new suburb in this area could accommodate up to 11,500 people. A variety of housing types would be needed to accommodate this growth, including smaller sections than are currently being built in other new suburbs.

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.
- There would be less impact on pre-1930 character areas.

Scenario three - New greenfield suburb in Ohariu Valley
Scenario four – Greenfield extensions

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.

Timeline and next steps

• 8 April to 10 May 2019
  Kōrero with us about the scenarios.

• November 2019
  Your feedback is incorporated into a ‘spatial plan’ for you to tell us what you think.

• March/April 2020
  Councillors consider, and make decisions on the spatial plan.

• Late 2020
  Rules about where and how development can occur are written into a Draft District Plan. (Non-statutory consultation).

• Late 2021
  Proposed District Plan publicly notified. (Statutory consultation).

Kōrero mai ki a mātou
Talk to us

Use the submission form to tell us your view, or go to planningforgrowth.wellington.govt.nz