

# Our City Tomorrow

## What is the vision?

Our plan is to be the most-liveable city. As the Capital heart, we celebrate our unique Wellington way, and creative culture where businesses flourish. Housing must be affordable, and we strive to be a place that is accessible, safe, and close to nature. Where streets are made for walking, and mana whenua culture is a living presence from harbour to hills. Our vision is a welcoming home for all.



### Compact

Wellington builds on its existing urban form with quality development in the right locations.

- Our urban form is compact, liveable, easily accessible and connected and makes efficient use of existing infrastructure, community facilities and transport links.
- New housing is well-designed and supported by quality recreational, community and transport facilities.
- Public open space is safe, well-designed, enables a range of innovative and creative uses and meets the needs of our diverse communities now and in the future.
- Long term investment in our infrastructure, community and recreation facilities and services supports future development in existing urban areas.



### Resilient

Wellington's natural and built environments are healthy and robust, and we build physical and social resilience through good design.

- Urban development supports social and physical resilience.
- Infrastructure, facilities and services are designed, maintained and improved to mitigate and adapt to the effects of natural hazards and climate change.



### Vibrant & prosperous

Wellington builds on its reputation as an economic hub and creative centre of excellence by welcoming and supporting innovation and investing strategically to maintain our thriving economy.

- Support creativity, innovation, and technology in urban development and the economy.
- Attractive, vibrant public spaces that incentivise new development.
- Suburban centres are revitalised to support their viability and stimulate adjoining residential growth and development.
- Increased opportunities to stimulate further employment and business growth and development in the city are available.



### Inclusive & connected

Wellington recognises and fosters its identity by supporting social cohesion and cultural diversity, and has world-class movement systems with attractive and accessible public spaces and streets.

- A range of housing types and densities offer greater housing choice across the city.
- Public spaces are universally accessible across the city.
- Sport, recreation, play and community infrastructure and investment that fosters increased opportunities for social connection and physical activity.
- Places, cultures, histories and people that contribute to Wellington's identity and sense of place are recognised and celebrated.
- Ahi kā is recognised and celebrated in developing our city.
- Our movement systems support a compact urban form, reduce carbon emissions and promote improved health outcomes.



### Greener

Wellington is sustainable and its natural environment is protected, enhanced and integrated into the urban environment.

- New development supports the city's goals of being 'zero carbon' by 2050.
- Water management infrastructure and practices improve water quality across the city.
- Important natural and physical features that enhance the city's character and identity are protected and the natural environment contributes to improving our quality of life.
- Nature is integrated into the city and green networks are accessible to all.
- New initiatives and development reinforce the city's aspiration to become a sustainable eco-city.

# Intensification Central city

## Key changes proposed

- Increase the maximum building height limit in Te Aro to at least 10 storeys.
- Introduce building heights of at least 6 storeys in the areas on the edge of the central city (ie areas along the edge of the city in Thorndon, Aro Valley, Mt Cook, and Mt Victoria).
- Introduce a minimum building height of 6 storeys across the central city.
- Expand the area of the central city through rezoning:
  - The area currently zoned 'centres' bordering Adelaide Road between Rugby Street and the junction with Riddiford Street to the 'city centre' zone.
- Several Thorndon Inner residential zoned properties in the vicinity of Selwyn Terrace, Portland Crescent and Hobson Street, Hobson Crescent and Turnbull Street to 'city centre' zone.
- Intensify a range of distinct neighbourhoods across the central city.
- Focus on high quality buildings and public spaces along key transit corridors.
- Developing with nature in mind and 'greening' the central city to support our goal of being carbon neutral by 2050.
- To identify anchors of resilience (ie safe places) across the central city that are strong and stable, and can be used as recovery hubs following large scale hazard events.
- To identify areas where comprehensive redevelopment will be encouraged, and where investment in infrastructure and public space improvements will be focused.



**18,000**  
people



**7,900-8,800**  
more homes  
needed

- The central city population is expected to double over the next 30 years.
- An additional 18,000 people here means we need up to 7,900 - 8,800 more houses in the central city.
- The central city is and will continue to be the economic and employment hub of the region.

### Proposed height changes

- Height increase proposed
- Proposed change from Centre to Central Area District Plan zone
- Proposed change from Inner Residential to Central Area District Plan zone
- Transitional height area, up to 8 storeys
- No changes proposed
- Open space

### Central city spatial vision

- Key public transport connections
- Regional connectors
- Tunnels
- Green ribbons
- Anchors of resilience
- Areas of greening



# Intensification Inner suburbs

## Key changes proposed

### In the inner suburbs we are proposing:

- Medium density development will be encouraged, particularly terraced housing and low rise apartments.
- Maximum building height of 3 storeys inside areas proposed for character protection.
- Maximum building height of 4-6 storeys outside areas proposed for character protection (i.e. character sub-areas), with opportunities to go higher along the future mass rapid transit route.
- That density is done well and that new developments consider: water sensitive urban design; housing quality, choice and affordability; public transport and open space.

- In line with the National Policy Statement on Urban Development (NPS-UD) 2020 removal of the requirement for on-site car parking for new developments, allowing a more efficient use of the site and to support the city's carbon zero goals.

- Amending specific residential controls such as ground level open space, and building recession planes to enable sites to be more efficiently developed, and the modernisation of older homes.

### In areas of Thorndon

- Where the Wellington fault line runs through areas of Thorndon, no changes beyond the current setting are proposed.
- 2-3 storey terrace type housing will be encouraged. Controls on the demolition of houses constructed prior to 1930 are proposed in specific sub-areas.

### Additionally, in the areas of Mt Cook, Newtown and Berhampore we are proposing:

- Concentrating future development around:
  - Existing bus routes and the future mass rapid transit route and;
  - The Berhampore, Newtown and Mt Cook town centres.
- Increased height limits to allow development of at least 6 storeys along key transport routes to support growth in areas linked to the Let's Get Wellington Moving programme.
- Investing in the infrastructure and open space improvements in the Mt Cook and Newtown town centres to service future residential needs within these areas.

Under the NPS-UD 2020, the Council is required to enable building heights of at least 6 storeys in the inner suburbs; however the Council considers that there is evidence to support the continued protection of pre-1930 character on a refined basis and that this meets the criteria of a 'qualifying matter' under the NPS-UD.

Building heights of up to 3 storeys are proposed in character sub-areas, and a range of 4-6 storeys is proposed outside of these sub-areas. This will ensure housing and character are balanced and integrated, while still providing for change and growth within the inner suburbs.

See the 'Inner Suburbs Character Areas' summary for what is proposed in relation to character protection in the inner suburbs.



14,000 people



4,100-5,400 more homes needed

- In the inner suburbs there is a high demand for housing as these areas are located close to the central city, employment opportunities, and public transport.
- An additional 14,000 more people are expected to live here over the next 30 years.
- This equates to 4,100-5,400 new homes needed to support this growth.

### Housing density types

- **Type 1**  
1-2 storeys detached, semi-detached infill housing
- **Type 2**  
2-3 storeys terrace type housing
- **Type 3**  
3-4 storey apartment buildings, may be mixed use
- **Type 4a**  
Up to 6 storeys, mixed use & apartment buildings
- **Type 4b**  
At least 6 storeys, mixed use & apartment buildings (NPS-UD requirement)
- **Type 5**  
Up to 8 storeys, mixed use & apartment buildings
- No change to existing District Plan heights
- Central city area
- Open space
- Areas impacted by NPS-UD 2020
- Suburb boundaries

## Proposed housing density types

### Housing type 1



Low density housing  
1-2 storeys detached, semi-detached in fill housing

### Housing type 2



Medium density housing  
2-3 storey terrace type housing

### Housing type 3

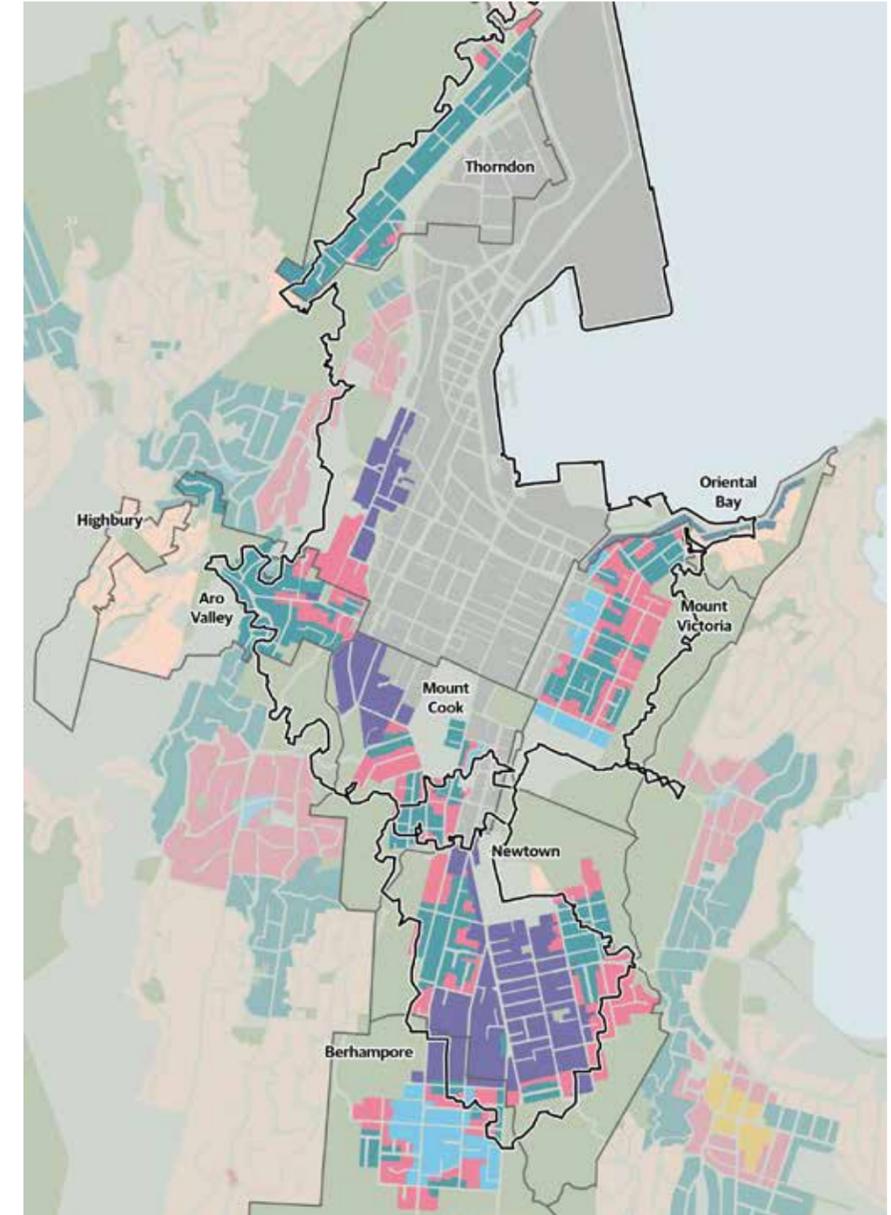


Medium density housing  
3-4 storey apartment buildings

### Housing types 4a + 4b



Source: Auckland Design Manual - Case Study - Collection 45, Vancouver  
Medium density housing  
**Type 4a:**  
Up to 6 storey mixed use and apartment buildings  
**Type 4b:**  
Enable at least 6 storey mixed use and apartment buildings



# Intensification Outer suburbs

Our City  
Tomorrow  
**Planning  
for Growth**

Absolutely Positively  
Wellington City Council  
Me Heke Ki Pōneke

## Key changes proposed

### In the outer suburbs we are proposing:

- Medium density housing to be located around existing suburban centres and along key transit routes in the following suburbs:
  - **Northern suburbs**  
Tawa, Churton Park, Johnsonville, Newlands
  - **Western suburbs**  
Khandallah, Ngaio, Crofton Downs, Karori, Kelburn
  - **Southern suburbs**  
Brooklyn, Island Bay
  - **Eastern suburbs**  
Hataitai, Kilbirnie, Lyall Bay, Miramar
- Opportunities for more mixed use development in the centres of the 15 outer suburbs.

- In Johnsonville and Kilbirnie, buildings up to 8 storeys are proposed in the suburban centre.
- In line with the National Policy Statement on Urban Development (NPS-UD) 2020:
  - Enable at least 6 storey buildings within a 10 minute walking distance of the Johnsonville and Tawa railway stations and at the edge of the Johnsonville centre;
  - Enable at least 6 storey buildings within a 5-minute walking distance of all other railway stations.
- Removal of the requirement for on site car parking for new developments, allowing a more efficient use of the site and to support the city's carbon zero goals.

To meet the direction of the National Policy Statement on Urban Development 2020 (NPS-UD), the Council is required to enable heights of at least 6 storeys within a walkable catchment of mass rapid transport and metropolitan centres. This includes areas of the outer suburbs including around railway stations and the Johnsonville centre. The Council must give effect to these requirements as part of the upcoming District Plan Review process and these changes are outside the scope for feedback on the Draft Spatial Plan.

Additionally, there are a number of hazard issues for Kilbirnie and Lyall Bay relating to sea level rise, flooding, ground shaking, liquefaction and tsunamis. We consider these hazards to be relevant 'qualifying matters' that may mean enabling the 6-storey building height required by the NPS-UD is inappropriate across these areas. Council needs to do further work to fully understand the implications of these hazards on the level of risk for development in these areas and this will inform future decisions about what level of intensification is appropriate.

**The NPS-UD requires councils to make these changes to the District Plan by August 2022. Council will be including these changes in the District Plan review, scheduled for 2021.**

## Proposed housing density types

### Housing type 1



Low density housing  
1-2 storeys detached, semi-detached in fill housing

### Housing type 2



Medium density housing  
2-3 storey terrace type housing

### Housing type 3



Medium density housing  
3-4 storey apartment buildings

### Housing type 4a + 4b



Source: Auckland Design Manual - Case Study - Collection 45, Vancouver  
Medium density housing  
**Type 4a:**  
Up to 6 storey mixed use and apartment buildings  
**Type 4b:**  
Enable at least 6 storey mixed use and apartment buildings

### Housing type 5



Source: Auckland Design Manual - Case Study - Peirmont Apartments  
Medium density housing  
**Mixed use and apartment buildings up to 8 storeys**

**42,500**  
more people

**12,600-18,000**  
more homes needed

- Our outer suburbs are key areas that will provide greater housing choice and opportunities for more vibrant suburban centres.
- An additional 42,500 more people are projected to live here over the next 30 years.
- This equates to 12,600-18,000 new homes needed to support this growth.

### What does 'mixed use' mean?

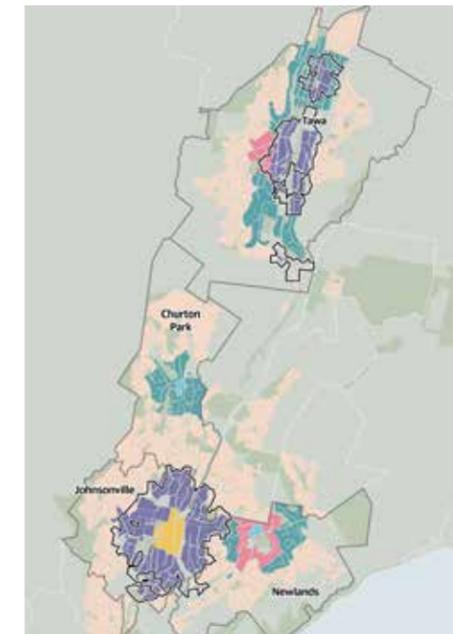
Mixed use is a term used to describe when a development, building, or site supports a mixture of activities and functions. Typically these developments include two or more uses, such as a building with commercial businesses or retail on the ground floor with residential uses above.

### Housing density types

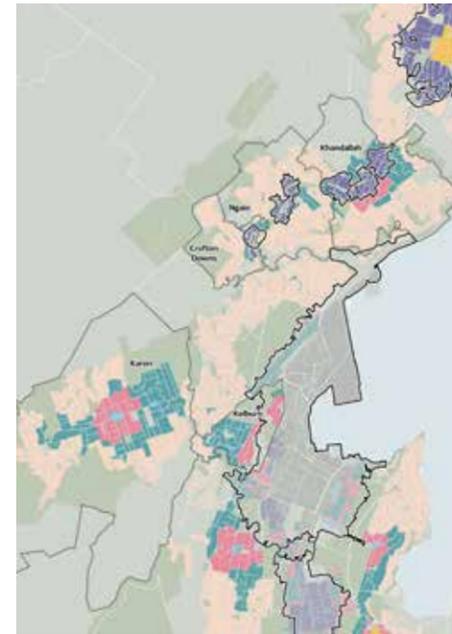
- Type 1**  
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- Type 5**  
Up to 8 storeys, mixed use & apartment buildings

Areas impacted by NPS-UD 2020  
  
Suburb boundaries  
  
Central city area  
  
Open space

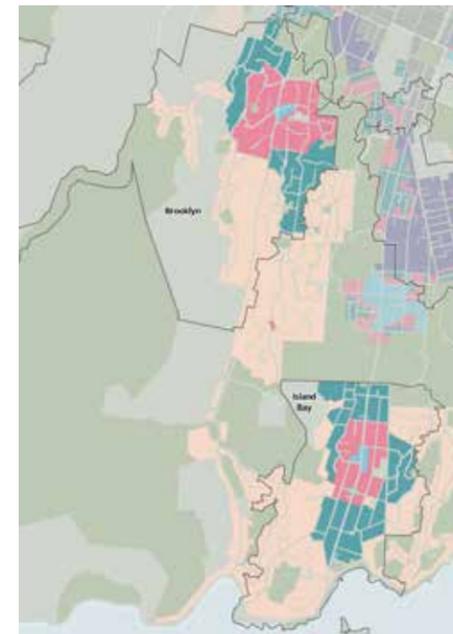
### Northern suburbs



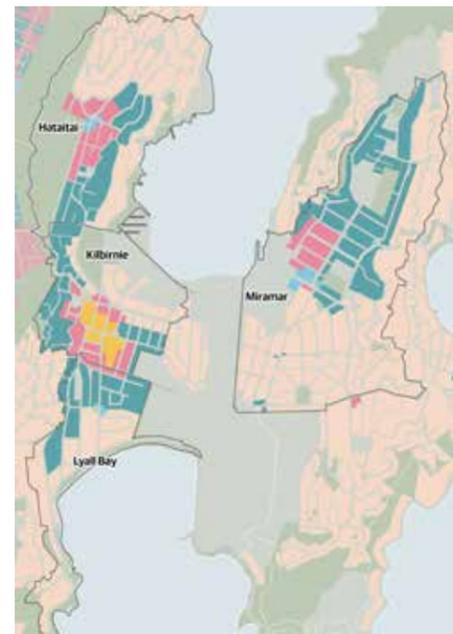
### Western suburbs



### Southern suburbs



### Eastern suburbs



# Inner suburbs Character areas

## Key changes proposed

Continuing to recognise the special characteristics of the broader character areas while enabling opportunities for sensitive development by:

- Re-focusing the pre-1930 character demolition controls to targeted sub-areas within the inner suburbs that are substantially intact and consistent – ie where streetscapes have dwellings of similar age, style, and building form.
- Removing the pre-1930 character demolition controls in areas that are no longer substantially intact and consistent.
- Within the proposed character sub-areas, new buildings would be limited to a maximum building height of 3 storeys (similar to current settings).
- Outside of the proposed character sub-areas, new buildings would have a maximum height of 4–6 storeys.
- There would continue to be an emphasis on streetscape character and building design through retention of a general character overlay. In this general character overlay, there would be no controls on demolition, instead new development would need to respect the local streetscape and be well designed.

See the *'Intensification Inner Suburbs'* summary sheet for more details on what intensification is proposed in the inner suburbs.

### What are pre-1930 character areas?

The Inner Suburbs (Mt Victoria, Thorndon, Aro Valley, Holloway Road/The Terrace, Mt Cook, Newtown and Berhampore) are known for their distinct character which has been recognised in the current District Plan as 'Pre-1930 Character'.

This character is a result of a combination of things such as topography, site sizes, architectural styles, building ages, and the scale of buildings.

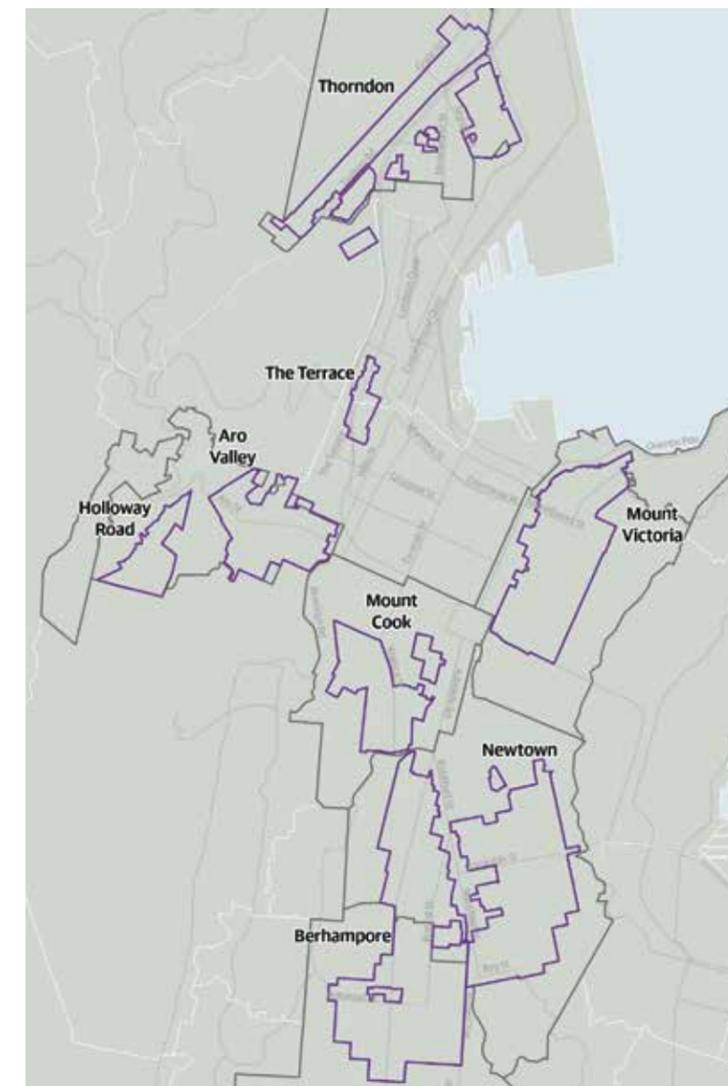
### What are the pre-1930 character demolition controls?

In the pre-1930 character areas, there are concentrations of buildings constructed prior to 1930.

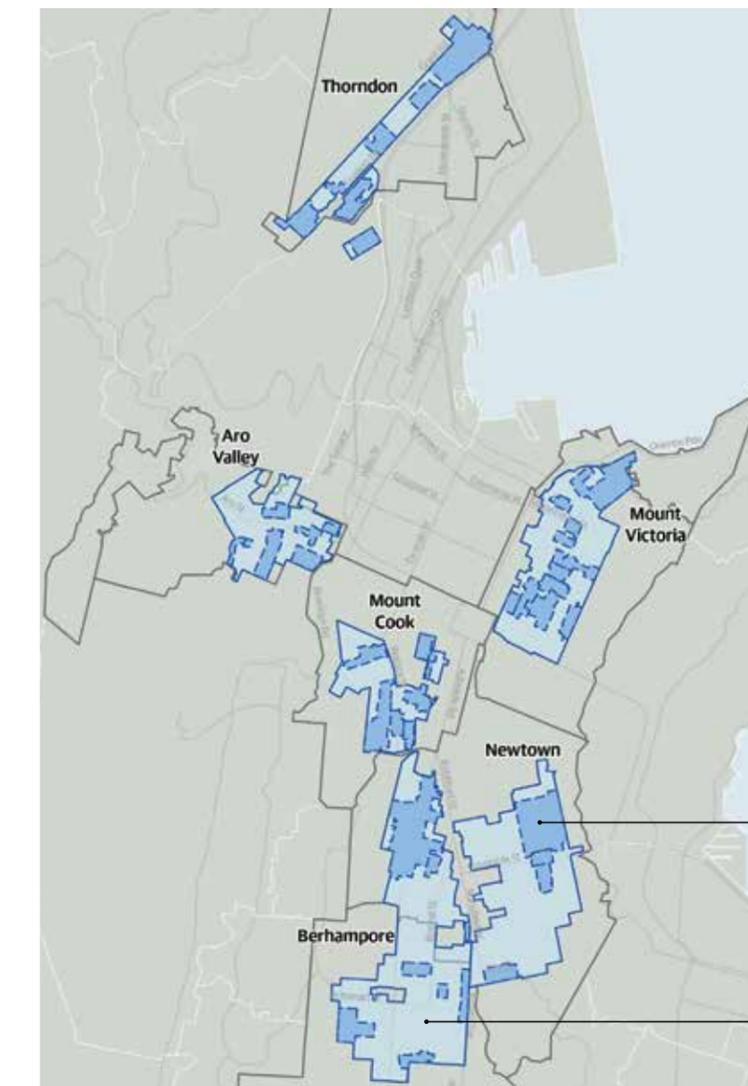
Rules in the District Plan currently control the demolition and alteration of these buildings in order to maintain this distinctive character.

Therefore currently redevelopment of these sites is generally discouraged.

## Current character areas



## Proposed character areas + sub-areas



**Current character areas**

- Current pre-1930 character areas
- Suburb boundaries

**Proposed character areas + sub-areas**

- Proposed character sub-areas
- Proposed new character areas
- Current pre-1930 character areas
- Suburb boundaries

**Proposed character sub-areas** where resource consent would still be required to demolish a pre-1930 dwelling.

**Proposed character overlay (ie proposed new character areas)** where a resource consent would not be required to demolish a pre-1930 dwelling, but any new development would need to consider the local character.