Do we want family homes in the suburbs, or apartments on the bus route? Do we have more high-rises in the city or apartments around our suburban centres? Do we stretch into rural areas, or build new houses in our character suburbs? 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. This is just a starting point, and a way for us to find out how people feel about the options and trade-offs.
What do we want to know...

We have developed these scenarios to help you visualise some different ways of accommodating growth. We want to understand from you the aspects of these scenarios that you do or don’t like and what trade-offs you are willing to make for the City's future. This will help us to develop a preferred direction for growth which we will incorporate into a draft Spatial Plan.

What happens with the feedback?

Once we have a clear direction from the community about how they want the City to grow we will be able to undertake more detailed investigations around how much additional investment will be required to support the preferred growth approach (e.g. how many more parks, community facilities, water infrastructure is needed), and whether we need to identify new areas for commercial growth. We will then develop a preferred scenario which will be incorporated into a draft Spatial Plan for the City. We will consult with the community on the draft Spatial Plan.

Things to Consider

Key Issues:

In understanding the scenarios it is important to also think about some of the key issues that may influence or be influenced by growth. You can learn more about these issues and key focus areas here.
List of key issues:
Transport  
Three waters infrastructure  
Resilience  
Business and employment  
Natural environment and open space  
Community and recreation facilities  
Housing choices

Focus areas:
Central City - Te Aro to Port  
Character Areas (Pre-1930s protection areas)  
Te Motu Kairangi/Miramar Peninsula  
Upper Stebbings and Marshall Ridge

Housing Types and Density:
Each scenario displays one way for how the we can distribute 80,000 more people across the city. Each scenario outlines high-level housing typologies based on density and shows where these housing types could be located.
To get a sense of the these three types of residential development (low density, medium density, and high density) in Wellington currently, see our map which shows the current density of our Wellington suburbs.

See the scenarios and make a submission

click here to tell us your view
Scenario 1: Inner City Focus
Overview

This scenario shows most of the growth going into the inner city, including:

- Te Aro
- Wellington Central and parts of Pipitea
In this scenario we would also see more **townhouse development** in the inner suburbs.
MEDIUM DENSITY IN THE SUBURBS

Source: WCC
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 less cars on the road, less carbon emissions, and better health 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 Breakdown
The percentages to the right show how the 80,000 new Wellingtonians will be accommodated across the three densities (high, medium, and low) for this scenario. These percentages are compared to the current projected future percentages (in grey) which has been calculated based on how the city is currently being developed.

This scenario shows a significant increase in the proportion of residents living in high density housing and a moderate increase of people living in medium density housing. This also shows a significant reduction in the proportion of new residents living in low density housing.

Estimated Population

This scenario will accommodate 80,000 more people living in the city by focusing on the inner city. The distribution of this population by area is shown below.
<table>
<thead>
<tr>
<th>Area</th>
<th>Current population</th>
<th>Additional population under scenario</th>
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</tbody>
</table>
What does this scenario mean?

This scenario would require some new growth to be directed to suburban centres. This would mean there would be more townhouses and low-rise apartments within walking distance of these centres.

It would also require changes to how the inner suburbs are developed and the planning rules that apply in these areas.

Currently The District Plan identifies parts of the inner suburbs as ‘pre-1930 character areas’, meaning that redevelopment of sites in these areas is generally discouraged. This scenario would require removing the pre-1930 character protection in some areas.
Current Pre-1930 Character Areas

- Aro Valley
We know that in parts of these suburbs the character remains largely intact. However, there is also demand within these areas for housing due to their proximity to the CBD and public transport.

For more details regarding these areas and to see how this character has been retained since the areas were first identified see the Pre-1930s Character Assessment Report from January 2019.

What's your view?

Tells us your view on all of the scenarios by using our online submission form.
Scenario 2: Suburban Centre Focus
Overview

- High density residential area
- Medium density residential area
- Low density residential area
- Town Belt
- Outer Green Belt
- Non residential zones
- Road network
This scenario focuses new development in and around **suburban centres**. This would mean you would see more townhouses in most suburban centres.

**MEDIUM DENSITY IN THE SUBURBS**

This scenario would also require apartments up to **six storeys** in some centres including:

- Newtown
- Berhampore
- Kilbirnie

**HIGH DENSITY IN THE INNER SUBURBS**

Additionally under this scenario apartments up to **15 storeys** high would be needed in the **Central City**.
HIGH DENSITY IN THE CBD
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 1.

• 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.

Scenario breakdown
Proportion of population growth by density

The percentages to the right show how the 80,000 new Wellingtonians will be accommodated across the three densities (high, medium, and low) for this scenario. These percentages are compared to the current projected future percentages (in grey) which has been calculated based on how the city is currently being developed.

This scenario shows a significant increase in the proportions of new residents living in medium density housing and a moderate proportionate increase in high density housing. This also shows a significant reduction in the proportion of new residents living in low density housing.

Estimated population
This scenario will accommodate 80,000 more people living in the city by focusing on the inner city. The distribution of this population by area is shown below.

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What does this scenario mean?

This scenario means a high proportion of new housing would be in areas that are less prone to the risks of sea level rise, earthquakes 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 make significant investment in upgrading community facilities and infrastructure to support that growth.

This scenario would still see significant growth in the CBD, but not as much as in Scenario 1. This means significant changes in the types of housing around the suburban centres – more townhouses and low-rise apartments - and more high-rise apartments in the CBD.

This scenario would also have an impact on some particular areas of the city, such as inner suburbs that are known for their character. This scenario would require reducing the extent of the pre-1930s protection, and potentially removing the protection altogether in areas such as Newtown and
Berhampore given the high density residential development required in these centres. The changes to pre-1930 character protection in this scenario would still be significant, but less than in Scenario 1.
Current Pre-1930 Character Areas:

- Aro Valley
We know that in parts of these suburbs the character remains largely intact. However there is also demand within these areas for housing as their location is ideal due to their proximity to the CBD and public transport.

For more details regarding these areas and to see how this character has been retained since the areas were first identified see the Pre-1930s Character Assessment Report from January 2019.

What's your view?

[Tells us your view on all of the scenarios by using our online submission form.](#)
New greenfield suburb and extensions

Scenarios 3 and 4

Overview

These scenarios look at areas that are currently undeveloped (known as greenfields), and could be potential locations for new suburbs. These would be in addition to areas already marked for development, such as Lincolnshire Farm near Newlands and Woodridge, and those being...
investigated for development such as Upper Stebbings Valley and Marshall Ridge, near Tawa. These scenarios would still require a moderate amount of growth in the inner city and some suburban centres. These scenarios would have a minimal impact on pre-1930s character areas.

We have shown two ways the growth could be distributed.

- Scenario 3 - New greenfield in Ohariu Valley (link available only in online story)
- Scenario 4 - Greenfield extensions (link available only in online story)

Scenario 3
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 than other parts of Wellington 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.

Potential housing types

To accommodate a variety of the housing types it would mean providing a range of standalone houses, townhouses as well as walkups or low rise apartments.
Scenario 4
Greenfield extensions

This second greenfield scenario features a number of urban extensions on rural land adjacent to existing urban areas. Under this scenario, the existing 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 to be built.

Potential housing types

Similar to Scenario 3, the following potential housing types would be expected:
Things to think about
• Northern and western areas are less affected by sea level rise and liquefaction than coastal areas like Kilbirnie and Miramar.

• There would be more cars on the road which would increase carbon emissions.

• Takapu Valley and Horokiwi are close to centres with commercial and employment opportunities.

• Building new suburbs would mean a big investment in transport and water systems especially in scenario three.

• Creating new communities can inspire modern and innovative design, for diversity and affordability.

• New development could impact the city's fresh water – we'd use water sensitive design methods to maintain water quality and reduce disruption.

• New development could change the landscapes and views of Wellington hills.

Scenario 3 breakdown
The percentages to the right show how the 80,000 new Wellingtonians will be accommodated across the three density types (high, medium and low) for this scenario. These percentages are compared to the current projected future percentages (in grey) which has been calculated based on how the city is currently being developed.

This scenario shows a moderate increase in the proportions of new residents living in high density and medium density housing. This also shows a moderate reduction in the proportion of new residents living in low density housing.
This scenario would accommodate our anticipated growth of 80,000 more people in the city by creating in a new suburb in Ohariu Valley along with moderate growth in the CBD and suburban centres.

The distribution of the estimated population by area is summarised in the table below.

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Scenario 4 breakdown

Greenfield extensions

Estimated population by typology

- High density: 15%
- Medium density: 22%
- Low density: 63%

Current projected percentage:
- High density: 8%
- Medium density: 18%
- Low density: 73%

Estimated population by area

Total population accommodated for: 80,000
Proportion of population growth by density

The percentages to the right show how the 80,000 new Wellingtonians will be accommodated across the three density types (high, medium and low) for this scenario. These percentages are compared to the current projected future percentages (in grey) which has been calculated based on how the city is currently being developed.

This scenario shows a moderate increase in the proportions of new residents living in high density and medium density housing. This also shows a moderate reduction in the proportion of new residents living in low density housing.

Estimated population

This scenario would accommodate our anticipated growth of 80,000 more people in the city by extending existing greenfield areas along with moderate growth in the inner city and suburban centres.
The distribution of the estimated population by area is summarised in the table below.

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What's your view?

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