

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

