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.
• 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 public transport and open space.

Proposed housing density types

<table>
<thead>
<tr>
<th>Housing type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type 1</td>
<td>Up to 6 storeys, mixed use &amp; apartment buildings</td>
</tr>
<tr>
<td>Type 2</td>
<td>Up to 6 storeys, mixed use &amp; apartment buildings</td>
</tr>
<tr>
<td>Type 3</td>
<td>Up to 6 storeys, mixed use &amp; apartment buildings</td>
</tr>
<tr>
<td>Type 4a</td>
<td>Up to 6 storeys, mixed use &amp; apartment buildings</td>
</tr>
<tr>
<td>Type 4b</td>
<td>At least 6 storeys, mixed use &amp; apartment buildings</td>
</tr>
</tbody>
</table>

Additionally, in the areas of Titahi Bay, Newtown and Benahmara 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 evidence to support the continued protection of pre-1930 character is strong and the inclusion of mixed use is supported. In the areas of Thorndon, no changes beyond the current setting are proposed. Controls on the demolition of houses constructed prior to 1930 are proposed in specific sub-areas.

In areas of Thornton:

• Where the Wellington Fault Line runs through areas of Thornton, no changes beyond the current setting are proposed.
• 3-storey (or less) density housing will be encouraged. Controls on the demolition of houses constructed prior to 1930 are proposed in specific sub-areas.

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