

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

