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 development consider water sensitive urban design; housing quality, choice and affordability; public transport and open space.

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 up to 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 building heights of at least 6 storeys would be required 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.

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 4**
Medium density housing
At least 6 storey mixed use and apartment buildings
• 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.