**Intensification**

**Outer suburbs**

**Key changes proposed**

**In the outer suburbs we are proposing:**

- Medium density housing to be located around existing suburban centres and along key transit routes in the following suburbs:
  - **Northern suburbs**
    - Tawa, Churton Park, Johnsonville, Newlands
  - **Western suburbs**
    - Khandallah, Ngaio, Crofton Downs, Karori, Kelburn
  - **Southern suburbs**
    - Brooklyn, Island Bay
  - **Eastern suburbs**
    - Hataitai, Kilbirnie, Lyall Bay, Miramar
- Opportunities for more mixed use development in the centres of the 15 outer suburbs.

- In Johnsonville and Kilbirnie, buildings up to 8 storeys are proposed in the suburban centre.
- In line with the National Policy Statement on Urban Development (NPS-UD) 2020:
  - At least 6 storey buildings within a 10 minute walking distance of the Johnsonville railway station and the edge of the centre as well as the Tawa centre; and
  - At least 6 storey buildings within a 5-minute walking distance of all other railway stations.
- 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.

To meet the direction of the National Policy Statement on Urban Development (NPS-UD) 2020, some areas of the outer suburbs including around railway stations and the Johnsonville and Tawa suburban centres, are required to have height limits of at least 6 storeys. The Council must give effect to these requirements as part of the upcoming District Plan Review process and these changes are outside of the scope for feedback on the Draft Spatial Plan. These rules would not come into effect until the new District Plan is made operative.

Additionally, there are a number of hazard issues for Kilbirnie and Lyall Bay relating to sea level rise, flooding, ground shaking, liquefaction and tsunami.

We consider these hazards to be relevant ‘qualifying matters’ that may mean the 6-storey minimum building height required by the NPS-UD is not appropriate across these areas.

Council needs to do further work to fully understand the implications of these hazards on the level of risk for development in these areas and this will inform future decisions about what level of intensification is appropriate.

**Proposed housing density types**

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Housing density types

- **Type 1**: 1–2 storeys detached, semi-detached infill housing
- **Type 2**: 2–3 storey terrace type housing
- **Type 3**: 3–4 storey apartment buildings, may be mixed use
- **Type 4**: 6 storey mixed use and apartment buildings in centres and areas around railway stations
- **Type 5**: Mixed use and apartment buildings up to 8 storeys

**Areas impacted by NPS-UD**
- Areas impacted by NPS-UD
- Open space
- Suburb boundaries

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**What does ‘mixed use’ mean?**

Mixed use is a term used to describe when a development, building, or site supports a mixture of activities and functions. Typically these developments include two or more uses, such as a building with commercial businesses or retail on the ground floor with residential uses above.

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**Northern suburbs**

- **Western suburbs**

- **Southern suburbs**

- **Eastern suburbs**

**Our outer suburbs are key areas that will provide greater housing choice and opportunities for more vibrant suburban centres.**

- An additional 42,500 more people are projected to live here over the next 30 years.
- This equates to 12,600–18,000 new homes needed to support this growth.

**42,500 more people**

**12,600–18,000 more homes needed**

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**View** Our City Tomorrow – Draft Spatial Plan for Wellington City