

Intensification Outer suburbs

Our City
Tomorrow
**Planning
for Growth**

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

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:
 - Enable at least 6 storey buildings within a 10 minute walking distance of the Johnsonville and Tawa railway stations and at the edge of the Johnsonville centre;
 - Enable 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 2020 (NPS-UD), the Council is required to enable heights of at least 6 storeys within a walkable catchment of mass rapid transport and metropolitan centres. This includes areas of the outer suburbs including around railway stations and the Johnsonville centre. The Council must give effect to these requirements as part of the upcoming District Plan Review process and these changes are outside the scope for feedback on the Draft Spatial Plan.

The NPS-UD requires councils to make these changes to the District Plan by August 2022. Council will be including these changes in the District Plan review, scheduled for 2021.

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

We consider these hazards to be relevant 'qualifying matters' that may mean enabling the 6-storey building height required by the NPS-UD is inappropriate 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

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 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

Housing type 5



Source: Auckland Design Manual - Case Study - Peirmont Apartments
Medium density housing
Mixed use and apartment buildings up to 8 storeys



- 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.

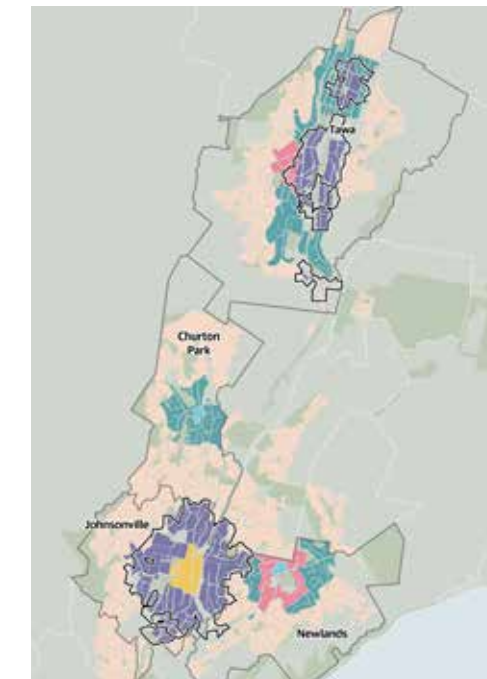
What does 'mixed use' mean?

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.

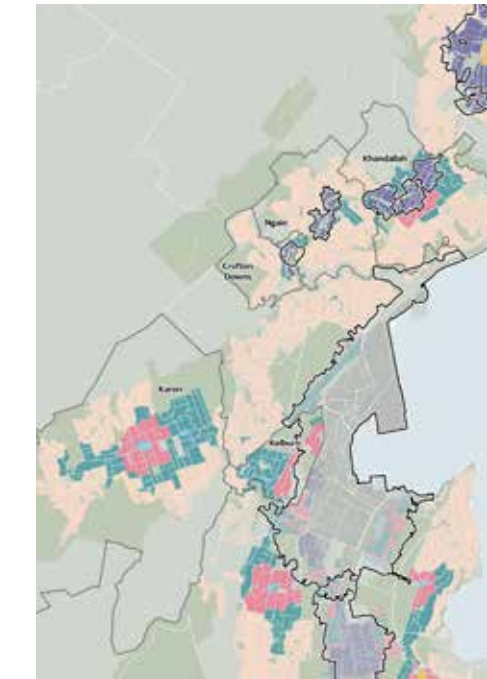
Housing density types

- **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
- Areas impacted by NPS-UD 2020
 Suburb boundaries
 Central city area
 Open space

Northern suburbs



Western suburbs



Southern suburbs



Eastern suburbs

