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.

Key changes proposed

• 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 the suburban centre.

• Enable at least 6 storey buildings within a 5 minute walking distance of all other railway stations.

• Remise of the requirement for on site car parking for new developments, to support the city's carbon zero goals.

Proposed housing density types

- Housing type 1
- Housing type 2
- Housing type 3
- Housing type 4a + 4b
- Housing type 5

What does ‘mixed use’ mean?

Mixed use is a term used to describe when a development, building, or site contributes to 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 and residential areas above.

To meet the direction of the National Policy Statement on Urban Development (NPS-UD 2020), 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 suburban centre.

The Council has determined that these requirements will result in a number of site changes. These changes are outside the scope for feedback on the Draft Spatial Plan.

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