

# Wellington City Council: Planning for Growth

## Presentation to Whaitua Te Whanganui-a-Tara Committee

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19 August 2019

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# Overview

- Background to Planning for Growth
- Development Capacity modelling outcomes for Wellington City
- City-wide engagement and outcomes
- Principles and considerations guiding next steps
- How are we thinking about freshwater quality? Example
- Where to next?

# Why are we 'Planning for Growth'?

50,000-80,000 more people over the next 30 years

Significant undersupply of housing over next 30 years = housing more unaffordable

Doing nothing is not an option

Intensification within the existing urban area is inevitable

There are a range of issues to consider

Climate + Ecological Emergency

Compromises will have to be made

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# What's it all about?



1

Developing a Spatial Plan  
(growth plan) for the City

2

Full review of the District Plan

3

Integration of LGWM and Te Atakura  
First to Zero

4

Investment in infrastructure and  
services

5

Review other strategies and policies  
to reflect the Spatial Plan priorities

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# Development Capacity Modelling

- National Policy Statement on Urban Development Capacity (NPS-UDC) requires Councils to provide sufficient development capacity in their districts to meet growth requirements over the short (3 years), medium (10 years) and long term (30 years)
- Must also ensure that there is sufficient infrastructure capacity to service future growth
- We have worked with the Wellington Metro councils to do this capacity modelling
- Residential capacity and demand modelling for **Wellington City** shows that:

Up to 32,300 new dwellings will be needed between 2017 and 2047.

There is capacity for 20,294 'realisable' dwellings over this period.

Shortfall of up to 12,000 dwellings

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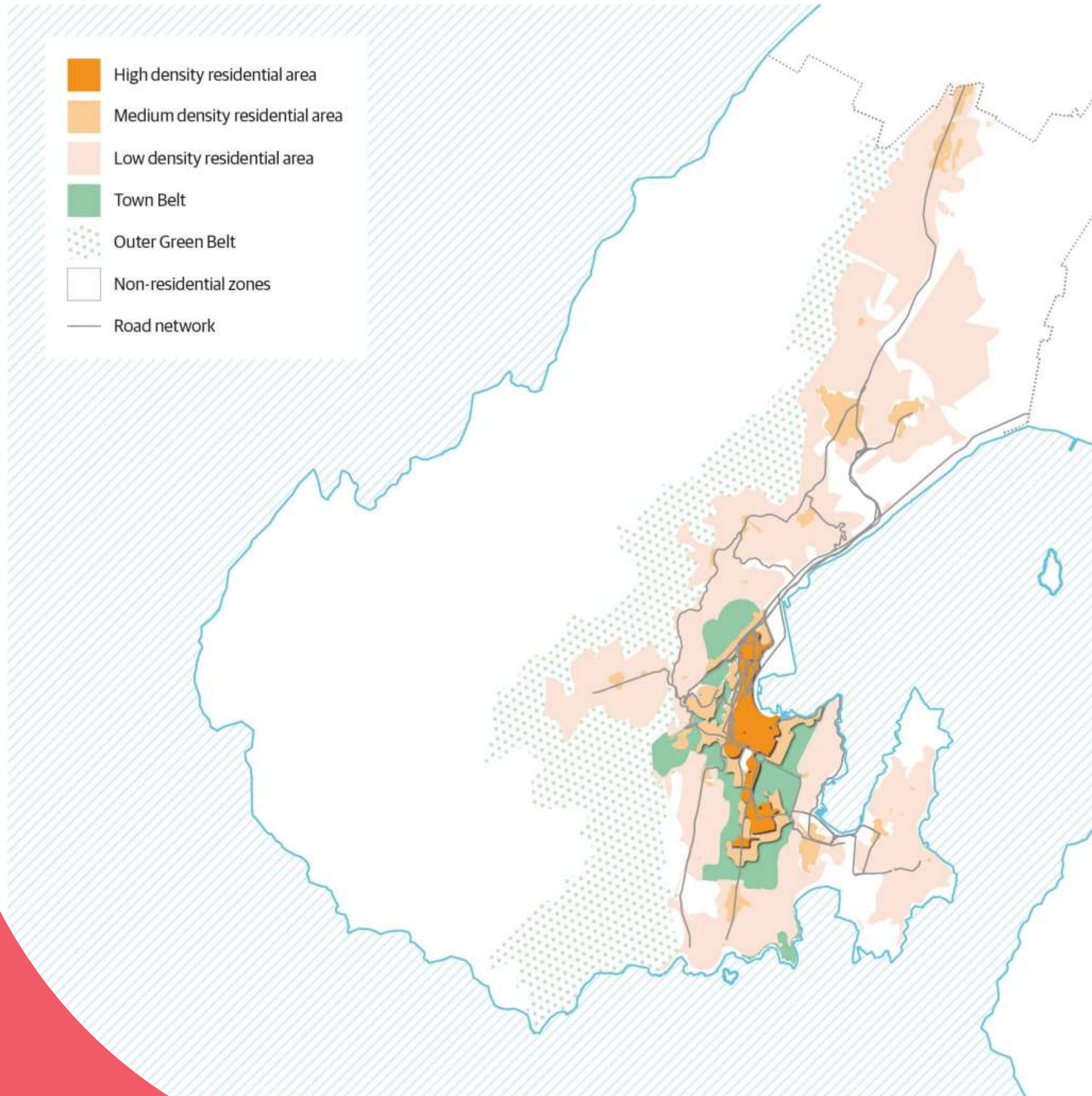
# City-wide Engagement on Scenarios

- 8 April-17 May 2019 (5 weeks)
- 4 growth scenarios:
  - To get people thinking about the trade-offs
  - Four different ways 80,000 people could be accommodated across Wellington City over the next 30 years
  - Highlighted the opportunities of growth but also the things to keep in mind e.g. impacts on natural environment associated with greenfield development and the need to do things differently

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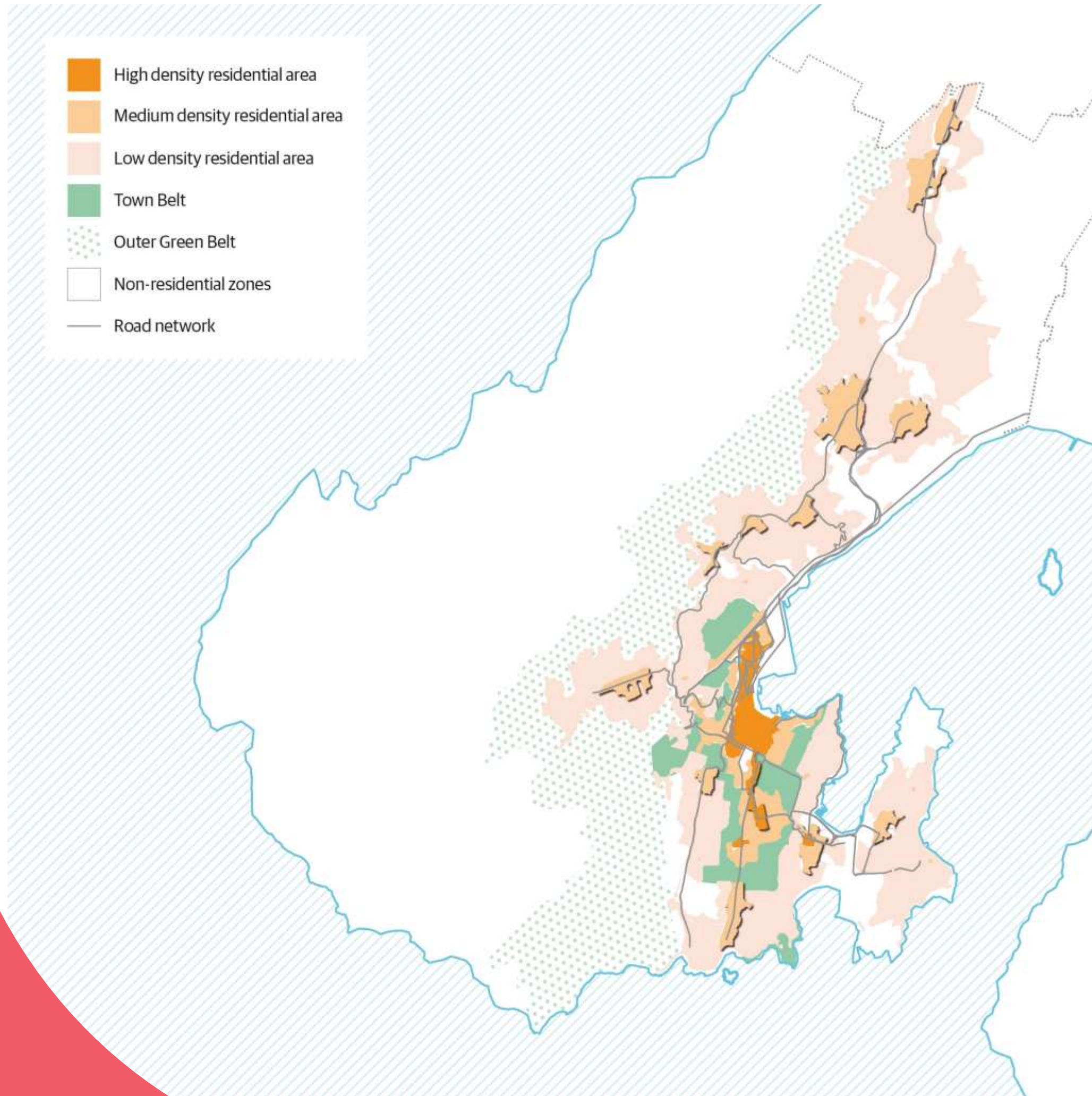
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# Scenario one Inner-city focus



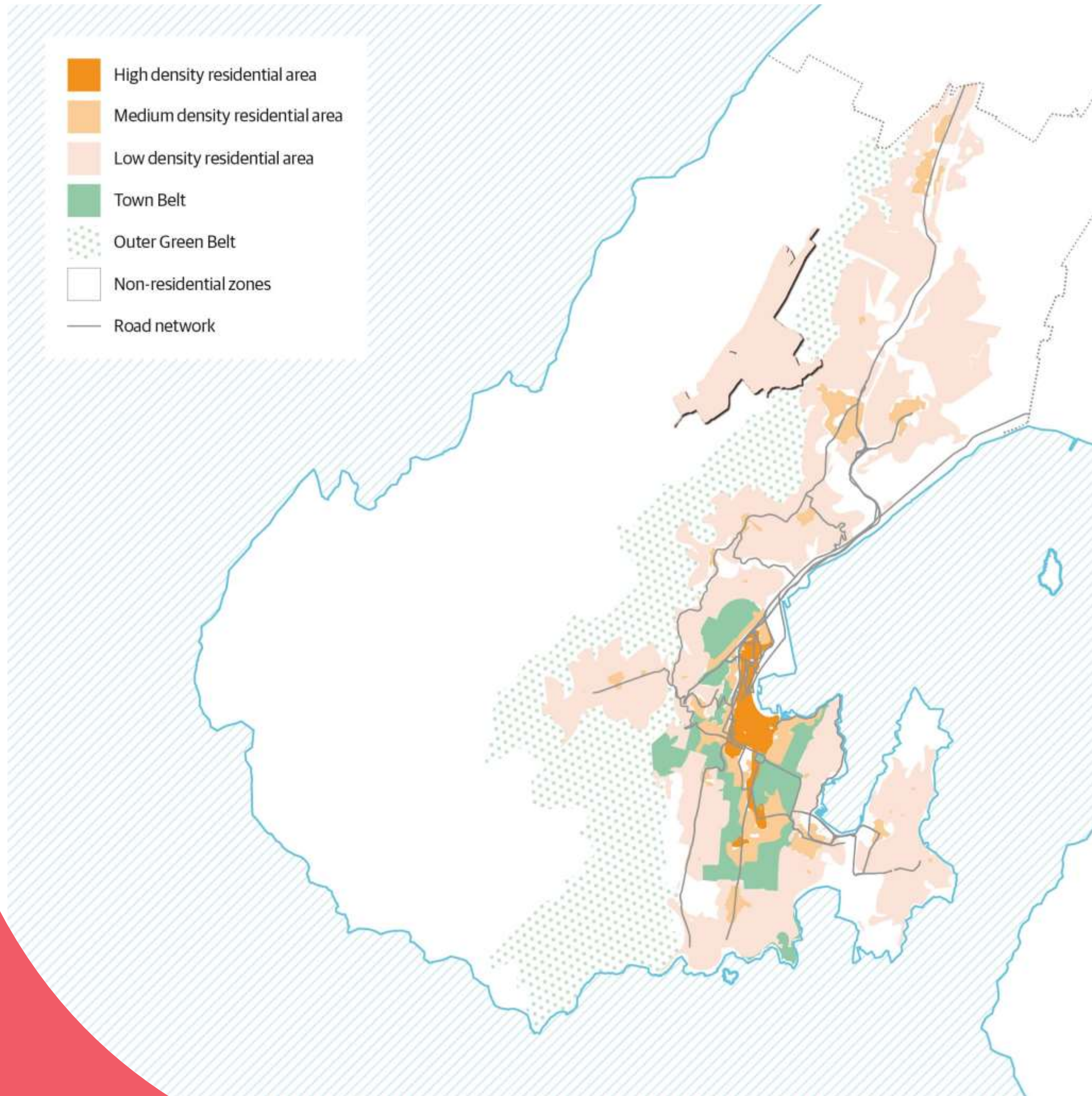
- High growth in the CBD and the inner suburbs
- Medium growth in suburban centres - townhouses
- Low growth in Greenfields (no change from current approach)

# Scenario two Suburban centre focus



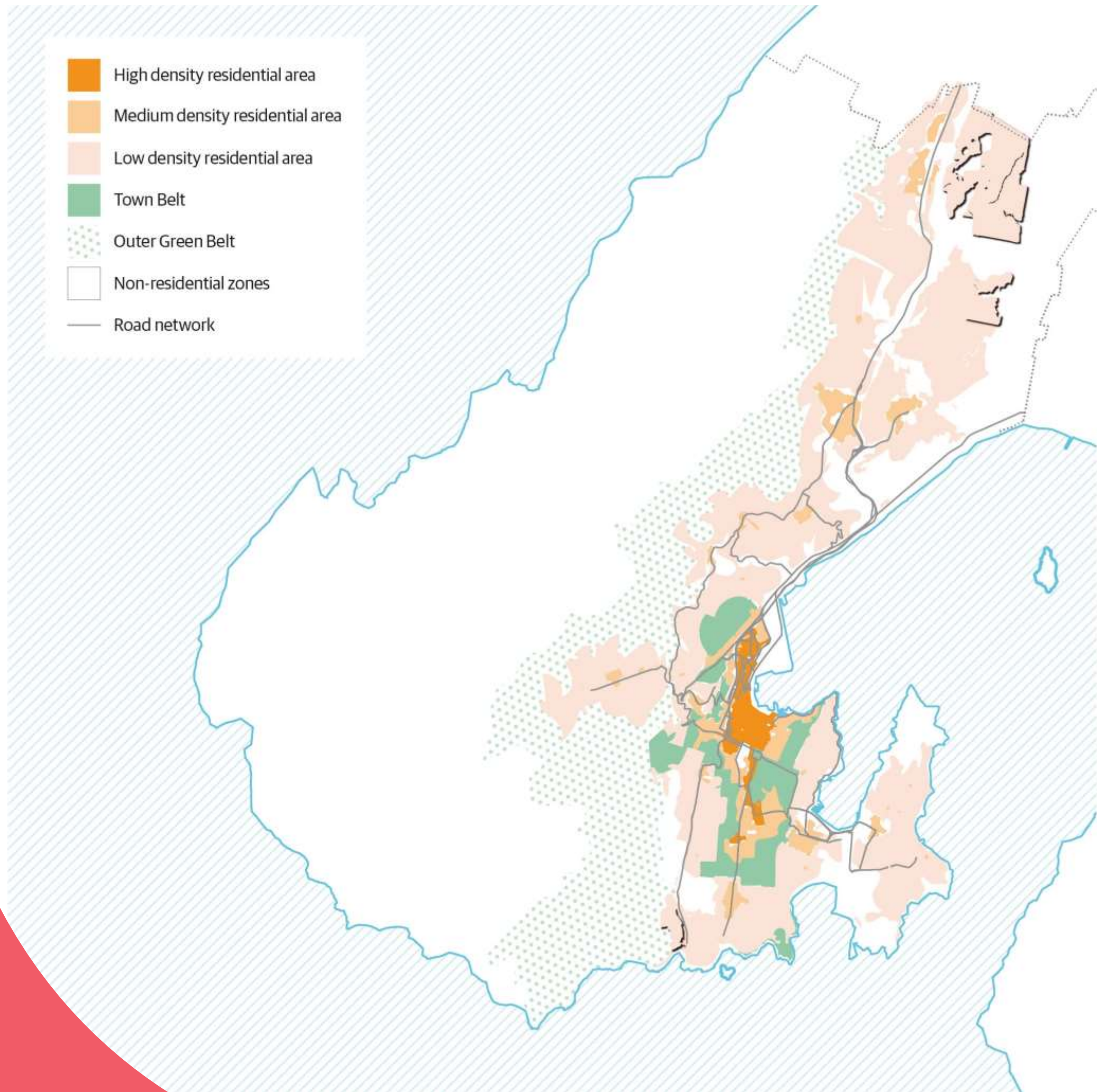
- High growth in suburban centres
- Medium growth in central city
- Low growth in Greenfields (no change from current approach)





## Scenario three New greenfield suburb in Ohariu Valley

- Medium growth in greenfields – existing areas plus new area in Ohariu Valley
- Medium growth in suburban centres
- Lower growth in inner city (relative to scenario 1)



# Scenario four Greenfield extensions

- Medium growth in greenfield areas - existing areas plus:
  - Takapu Valley
  - Horokiwi
  - Owhiro Bay
- Medium growth in suburban centres
- Lower growth in inner city (compared with Scenario 1)

# Engagement Reach by the Numbers

Video content viewed  
by over **90,000**  
people

**769** people  
completed  
Facebook survey  
on the trade-offs

**1372**  
Submissions

**300** people  
attended the  
Speaker Series

Facebook  
videos viewed  
by **66,100**  
people

Posters viewed by  
an estimated  
**380,000** people

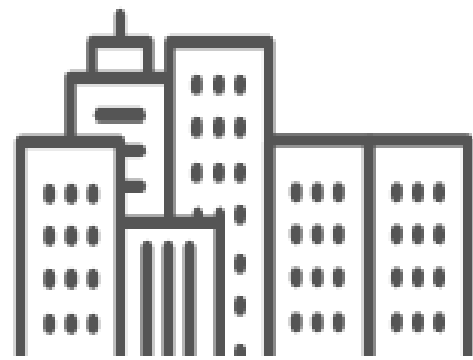
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# Feedback on Scenarios

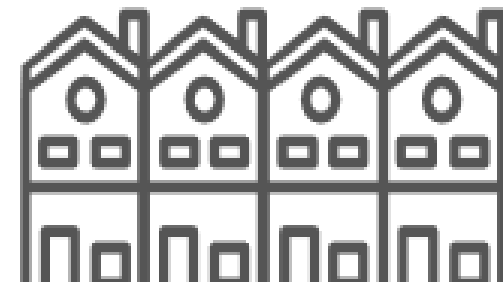
**58%**

agree that keeping our city compact with high density in the CBD and inner suburbs balances trade-offs well



**66%**

agree that development in and around our existing suburban centres that is supported by inner-city growth does the best job of balancing trade-offs



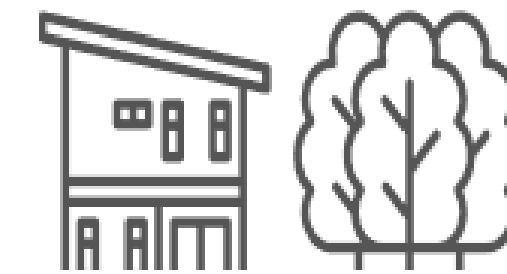
**24%**

agree that a new suburb in Ohariu Valley is the best way to balance trade-offs



**29%**

agree that trade-offs are best balanced by extending suburbs around Takapu Valley, Horokiwi, and Owhiro Bay.



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# What they told us in more detail...

Intensify the  
Inner City and  
existing suburbs

No further  
greenfield  
growth

Keep what's  
truly special

Design for  
resilience

Invest in more  
public and  
active transport

High quality,  
future proofed  
infrastructure

Quality building  
design

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# Principles and Considerations going forward

- In June 2019 Councillors agreed in-principle to developing the draft Spatial Plan on the basis of intensification within the existing urban footprint and no further greenfield areas – a combination of scenarios one and two
- Freshwater quality is a key consideration for us in developing the Spatial Plan and the District Plan Review
- Other key aspects that we are focusing on in developing the Spatial Plan include:
  - Natural Hazards and City resilience
  - How we can protect both built and natural environmental values alongside providing for growth
  - Our carbon zero goals
  - Integration with the Let's Get Welly Moving programme
  - What long term investment will be needed for our infrastructure network

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# Example: Upper Stebbings Valley and Marshall Ridge Structure Planning



- Early community engagement in 2018 to develop high-level vision and principles for the structure plan including:
  - Focus on environmentally responsible development
  - Green and traditional water infrastructure that works together to improve water quality and prevent flooding
- Stream categories have been identified and ground-truthed and further ecological assessment undertaken
- Working with the landowners, developers, GWRC to better recognise and protect stream habitat
- Community asked for more detail so we are currently developing concepts for a master plan to take back to the community for further engagement

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# What's next?

- Draft Spatial Plan for consultation in February 2020
- Spatial Plan finalised and adopted June 2020
- District Plan Review underway – non-statutory Draft for consultation late 2020
- Proposed (Statutory) District Plan Publicly Notified late 2021



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# Questions

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