

Housing Choice & Supply

Newlands Public Meeting

25 November 2015

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

Wellington City Overview

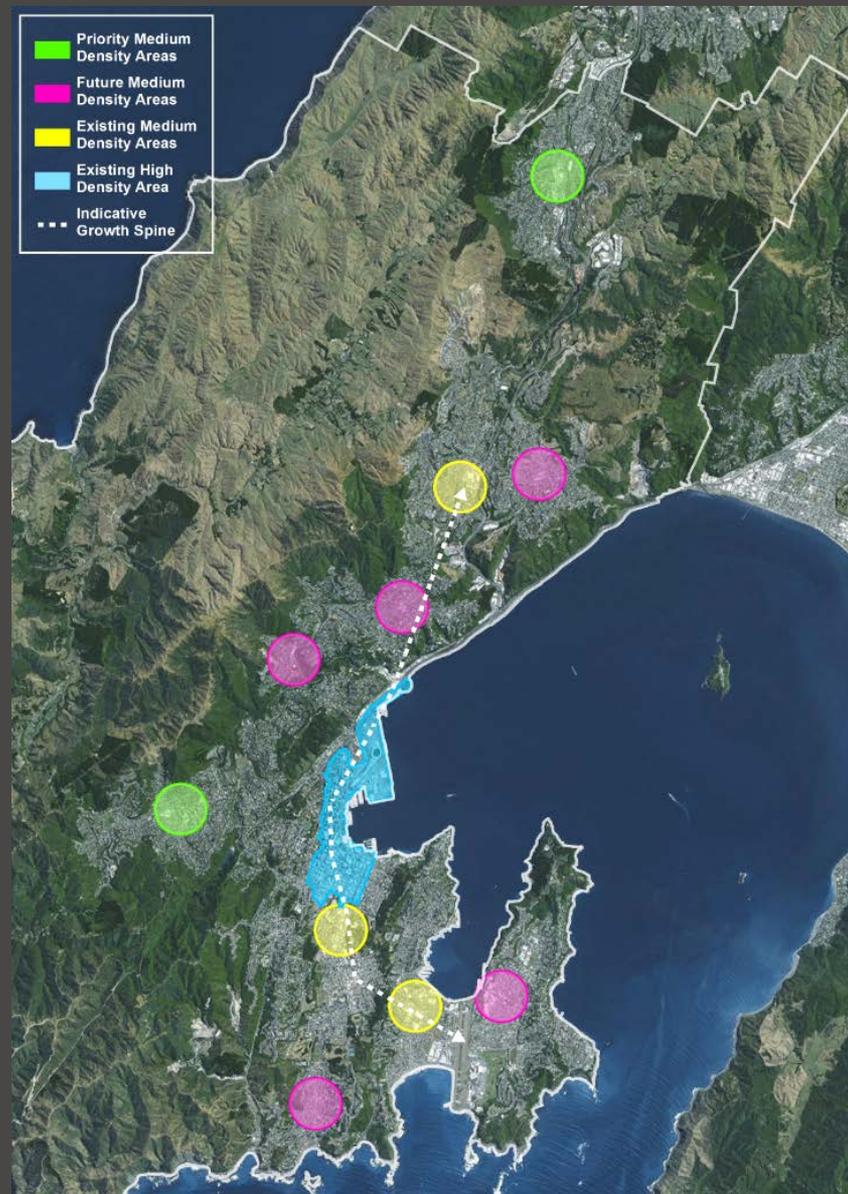
Council adopted the Urban Development Strategy in 2006, which promotes growth in a targeted manner

Medium Density Residential Areas have been introduced in Kilbirnie and Johnsonville

Wellington Urban Growth Plan – largely same approach to growth

Initial consultation started in early 2015 with Karori and Tawa

Now investigating Island Bay, Khandallah, and Newlands



National context



Housing has emerged as a key priority for the Government.

The recently released Productivity Commission Report recognises that housing supply has struggled to keep pace with increasing demand.

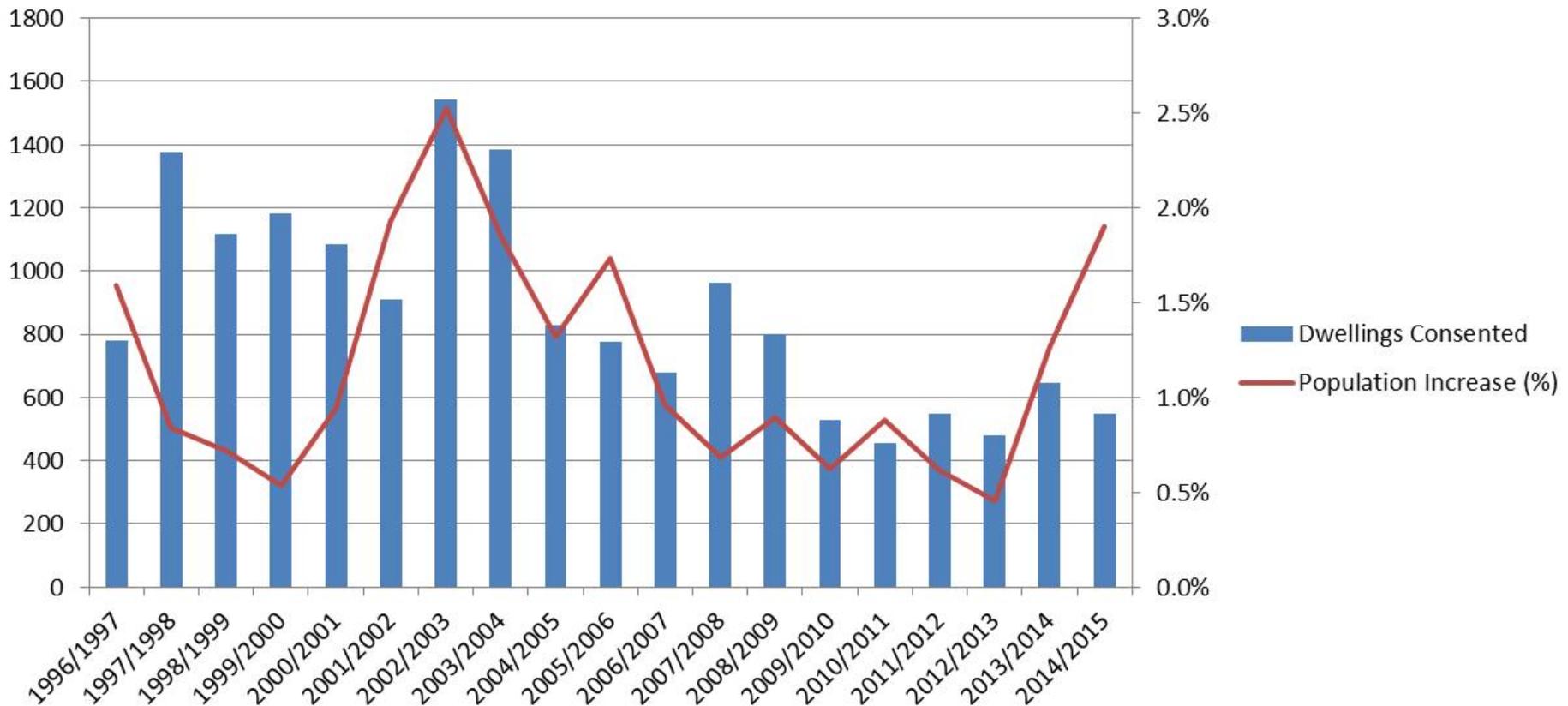
A choice and variation of housing types are required at different price points, to cater for a range of needs. This is critically important to the effective functioning of the housing market and the wellbeing of the community.

The Government has asked the Productivity Commission to look at ways of improving the urban planning system to facilitate additional housing supply.

Change is happening...

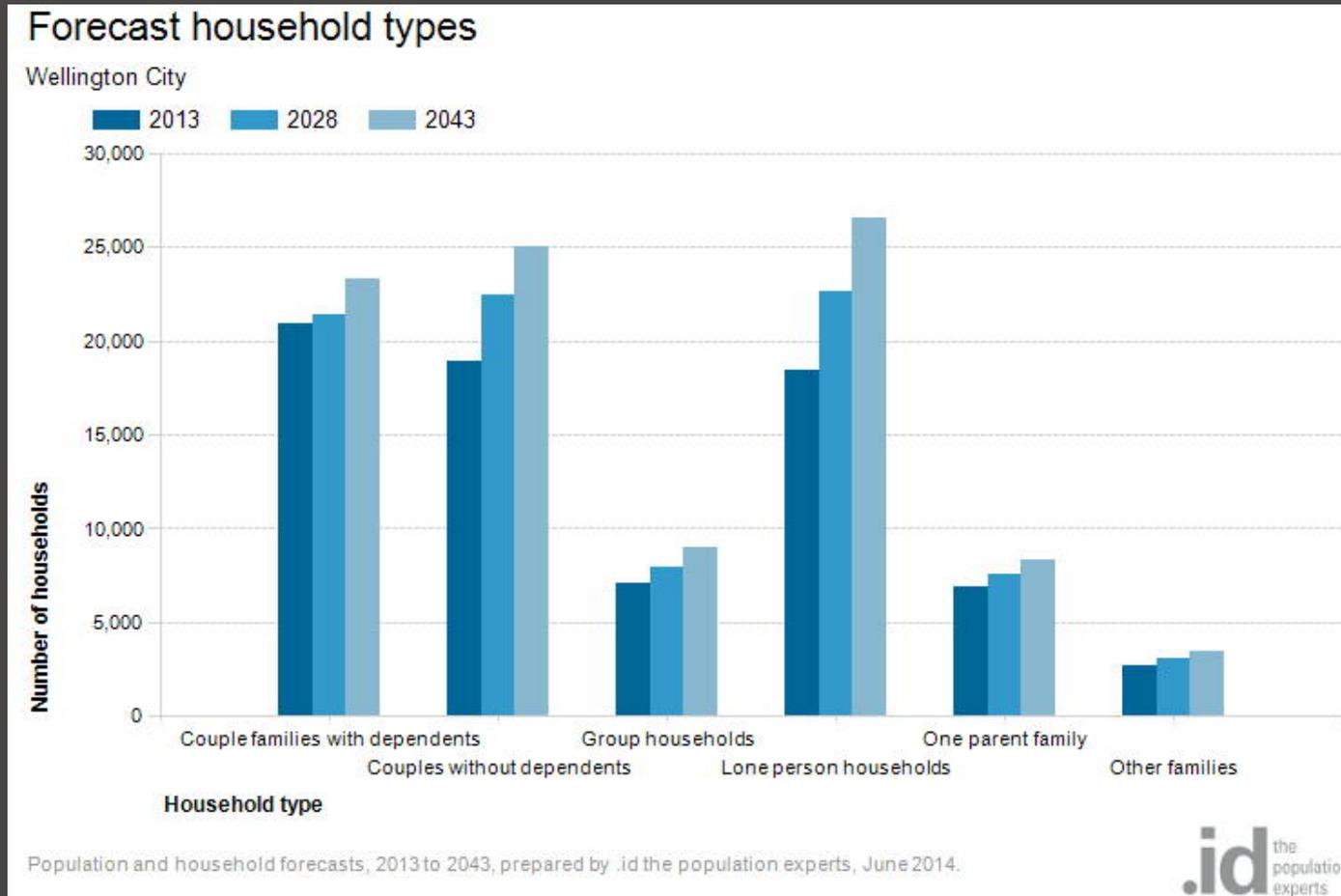
Wellington's population is **projected** to grow by 50,000 between 2013 and 2043... Approximately 700 new households are required each year

Dwellings and Population Growth



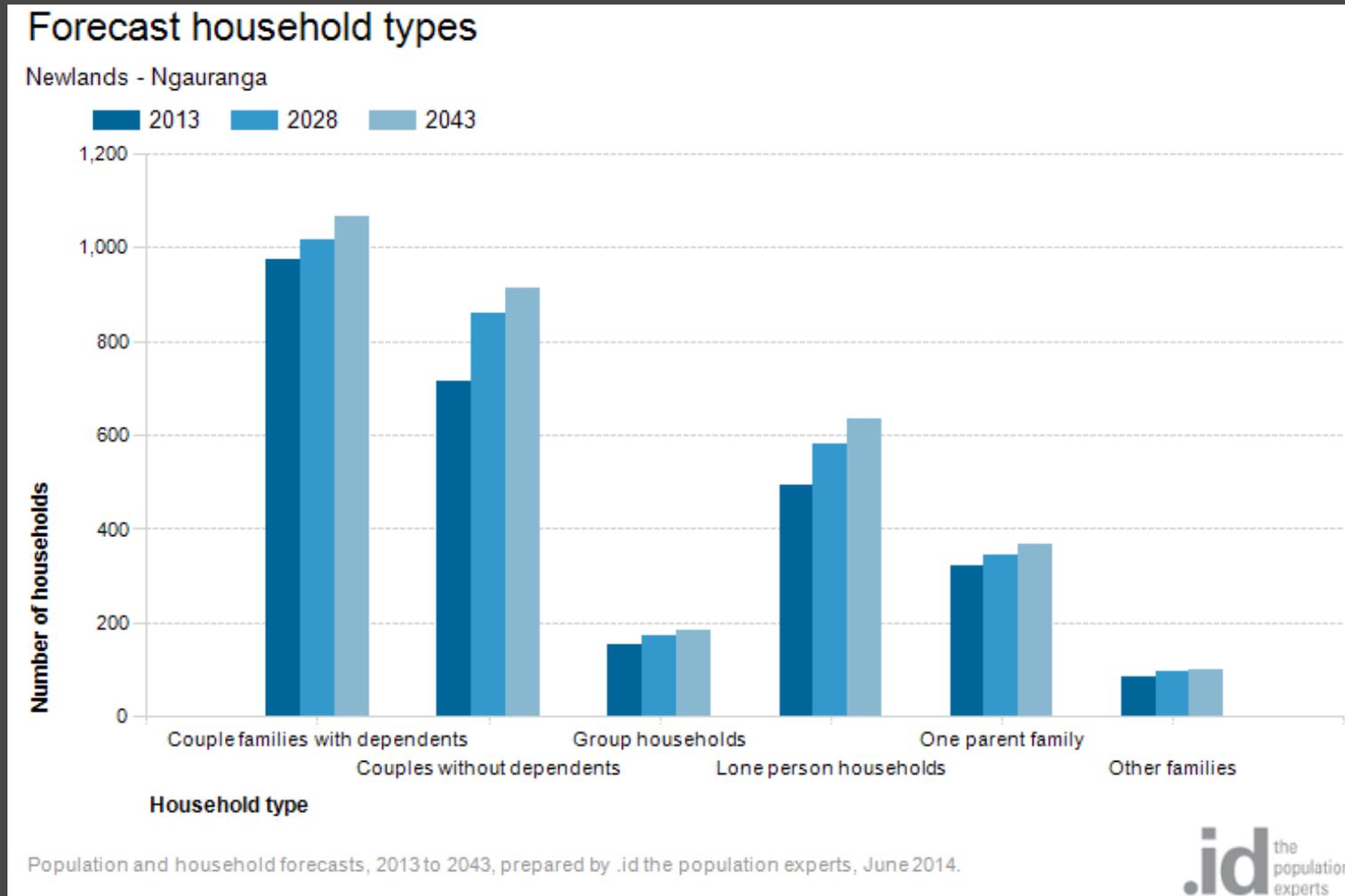
Wellington's population is growing and people's housing needs are changing

This project is about catering for growth, but also largely about catering for changing household needs



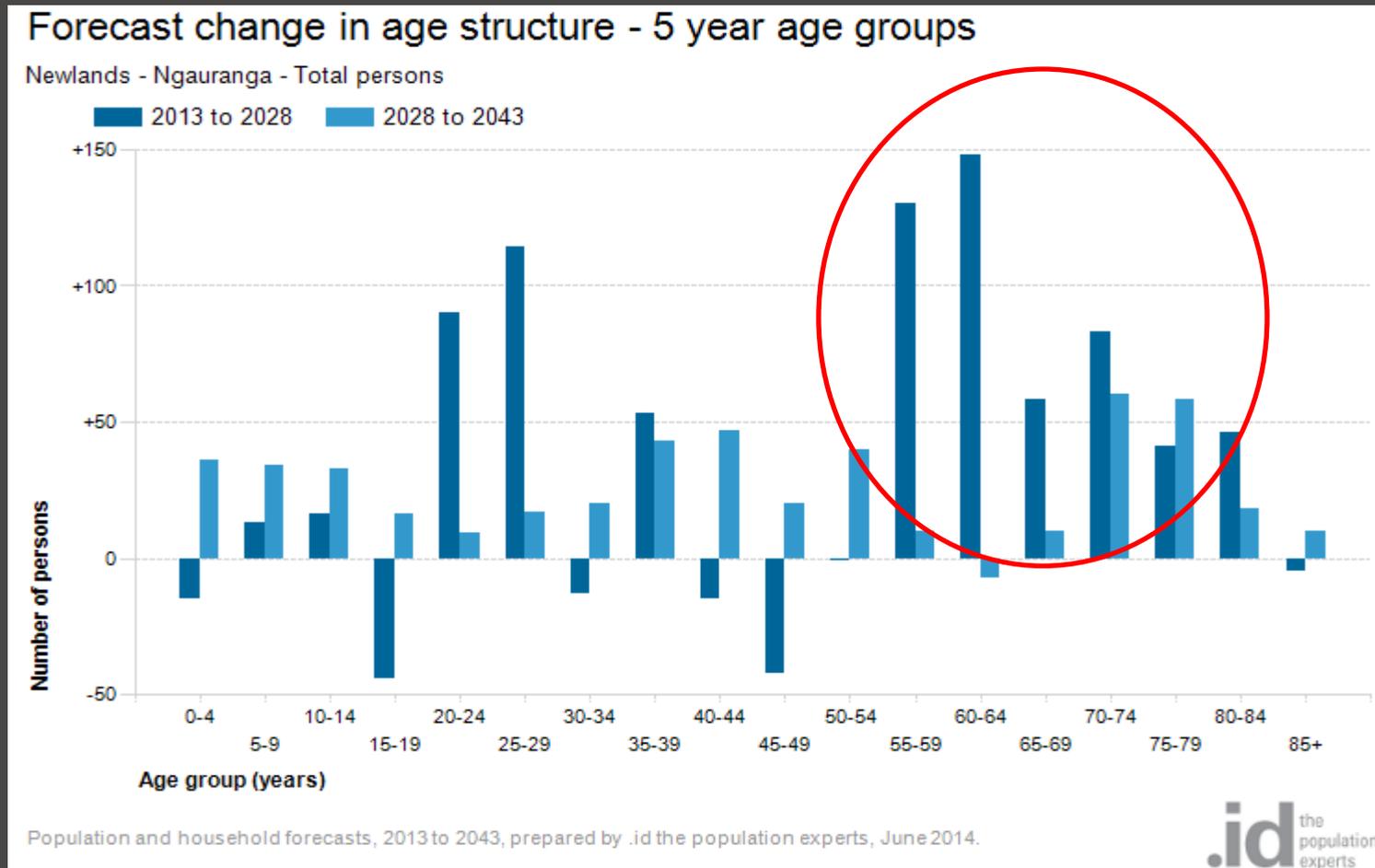
Changing housing needs in Newlands

Over the next 30 years an additional 350 households are needed for Newlands – Ngauranga



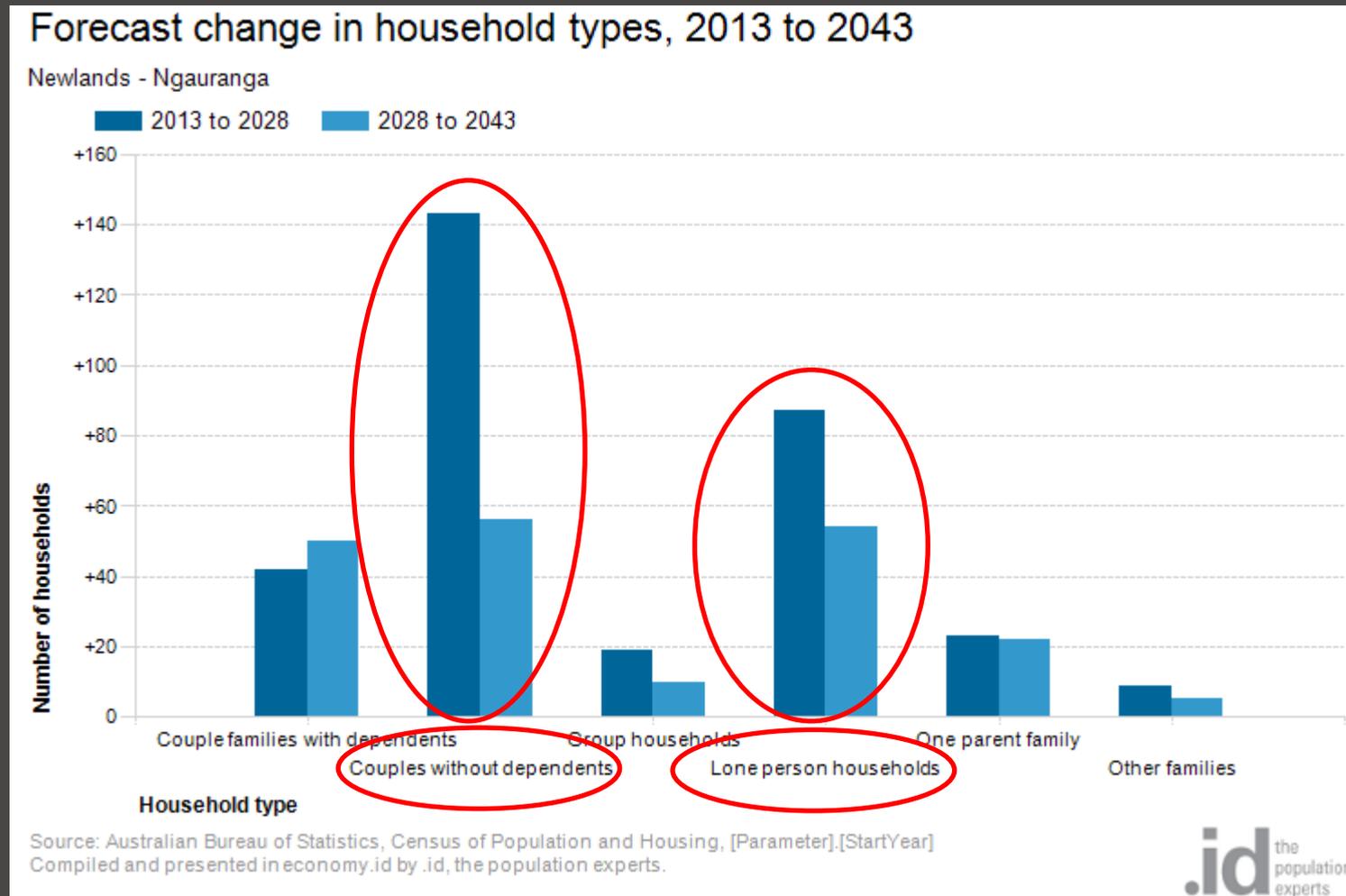
Changing housing needs in Newlands

The age group projected to grow the most in Newlands – Ngauranga is 'Empty nesters and retirees (60 to 85)'

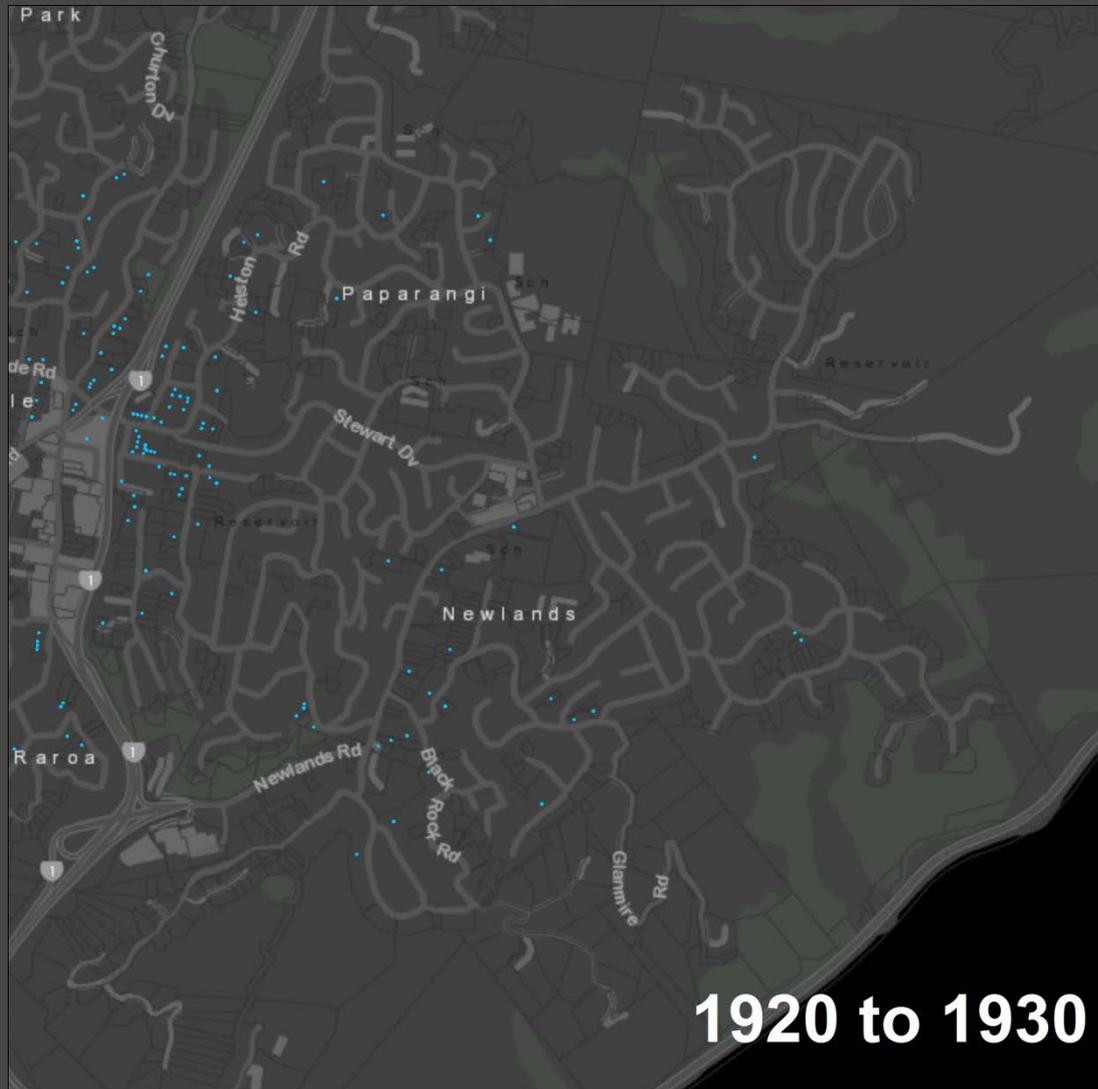


Changing housing needs in Newlands

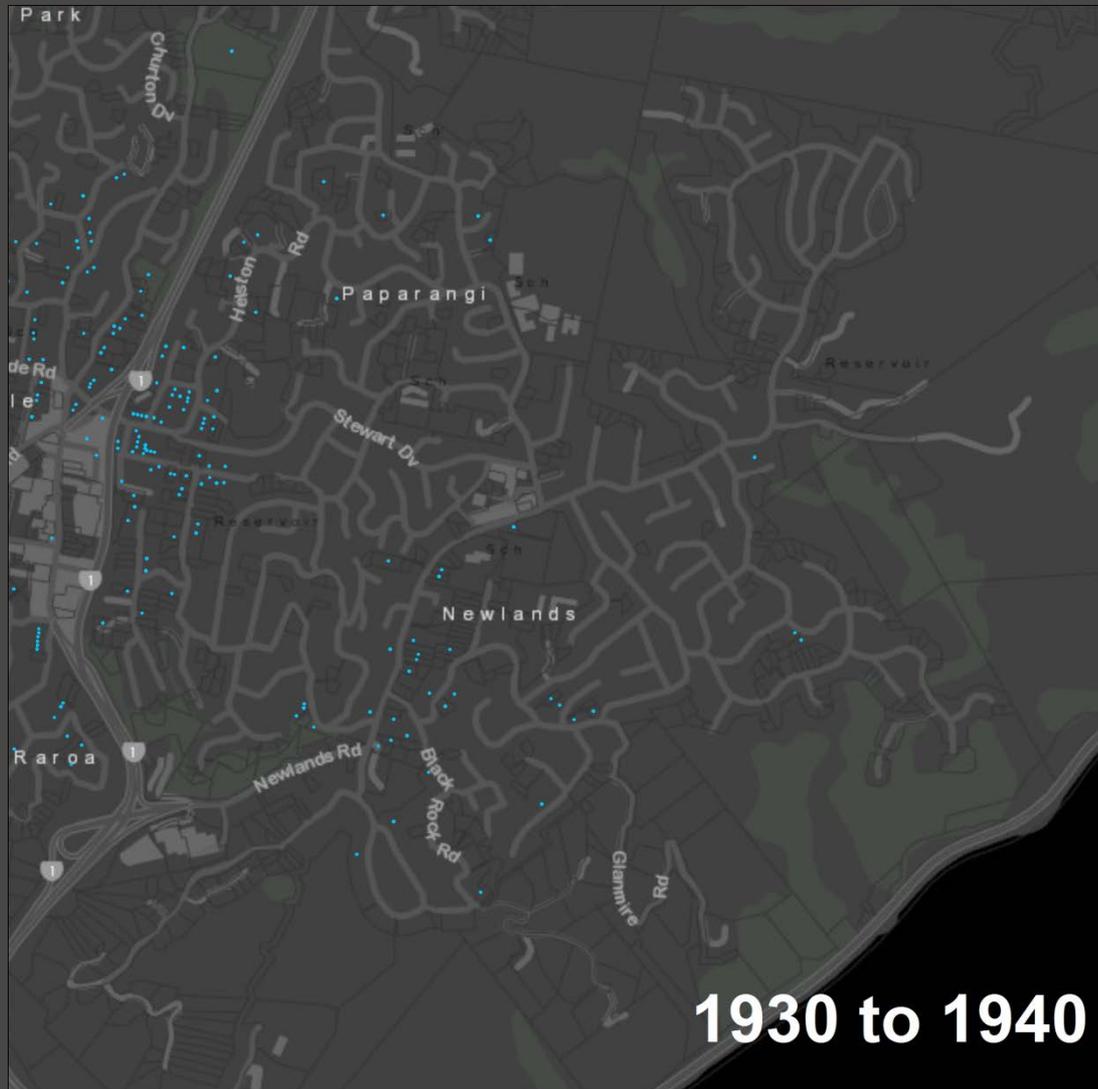
Over the 30 years the largest forecast increase is expected in 1- and 2- person households



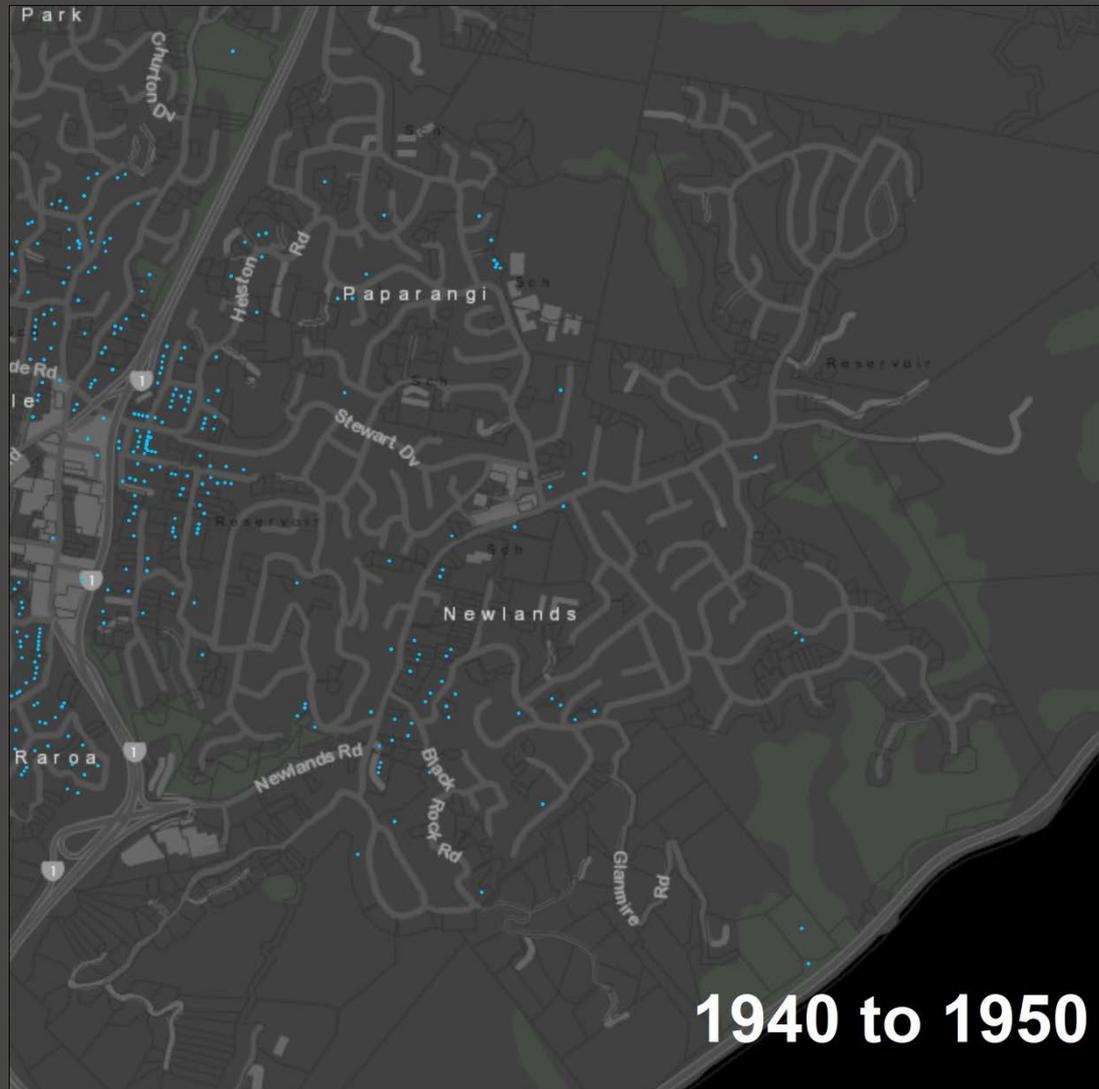
Newlands over time...



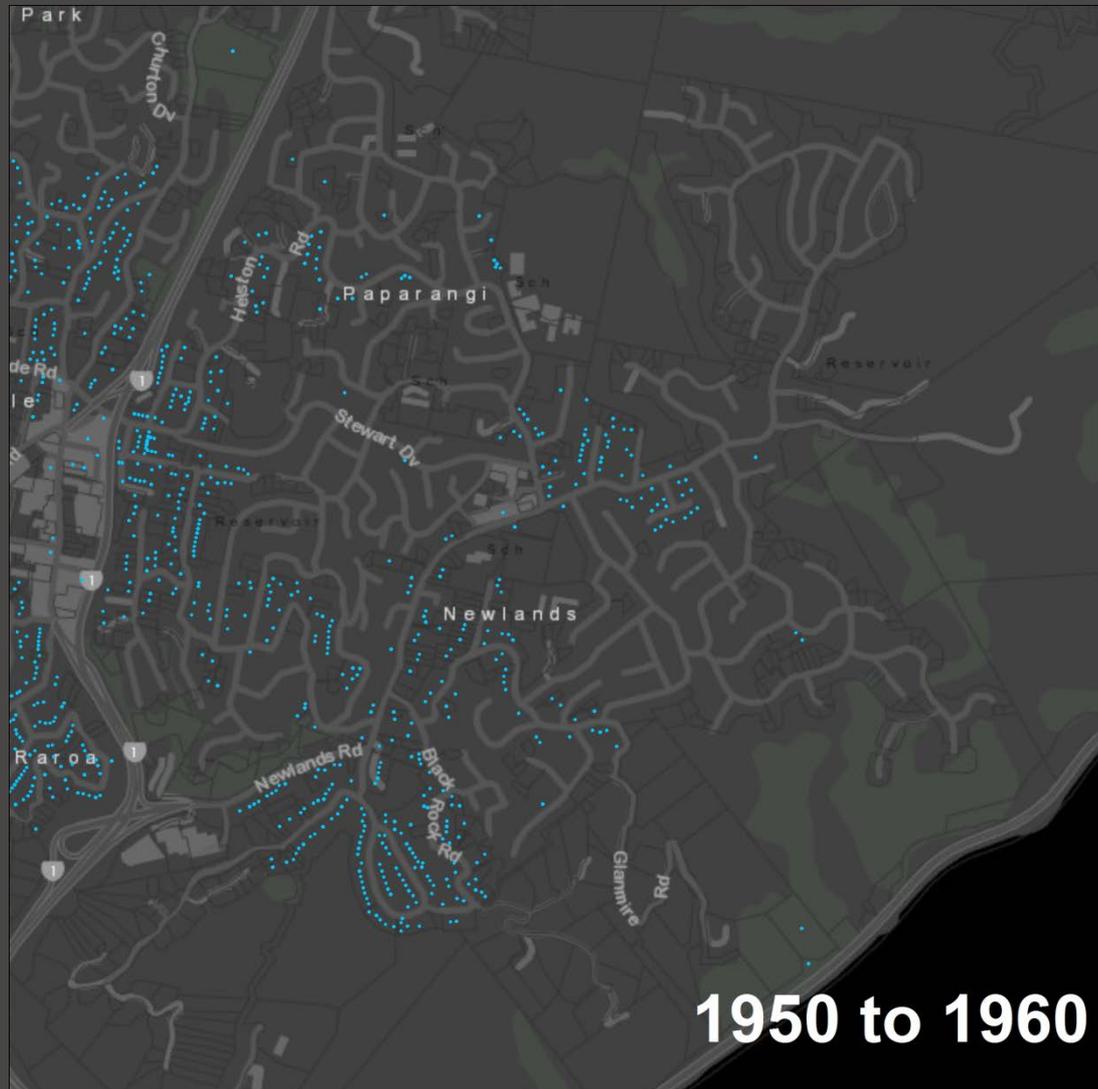
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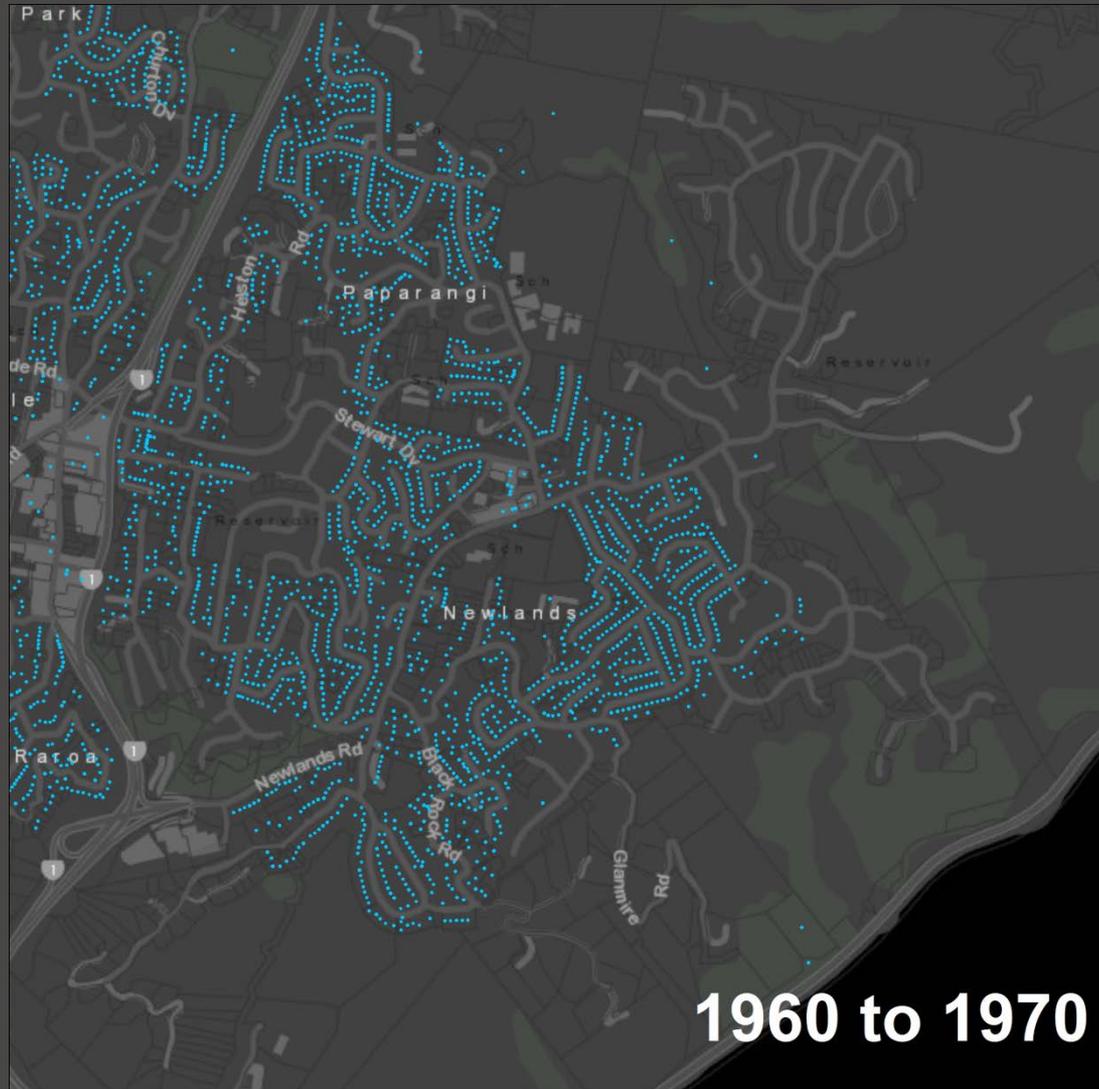
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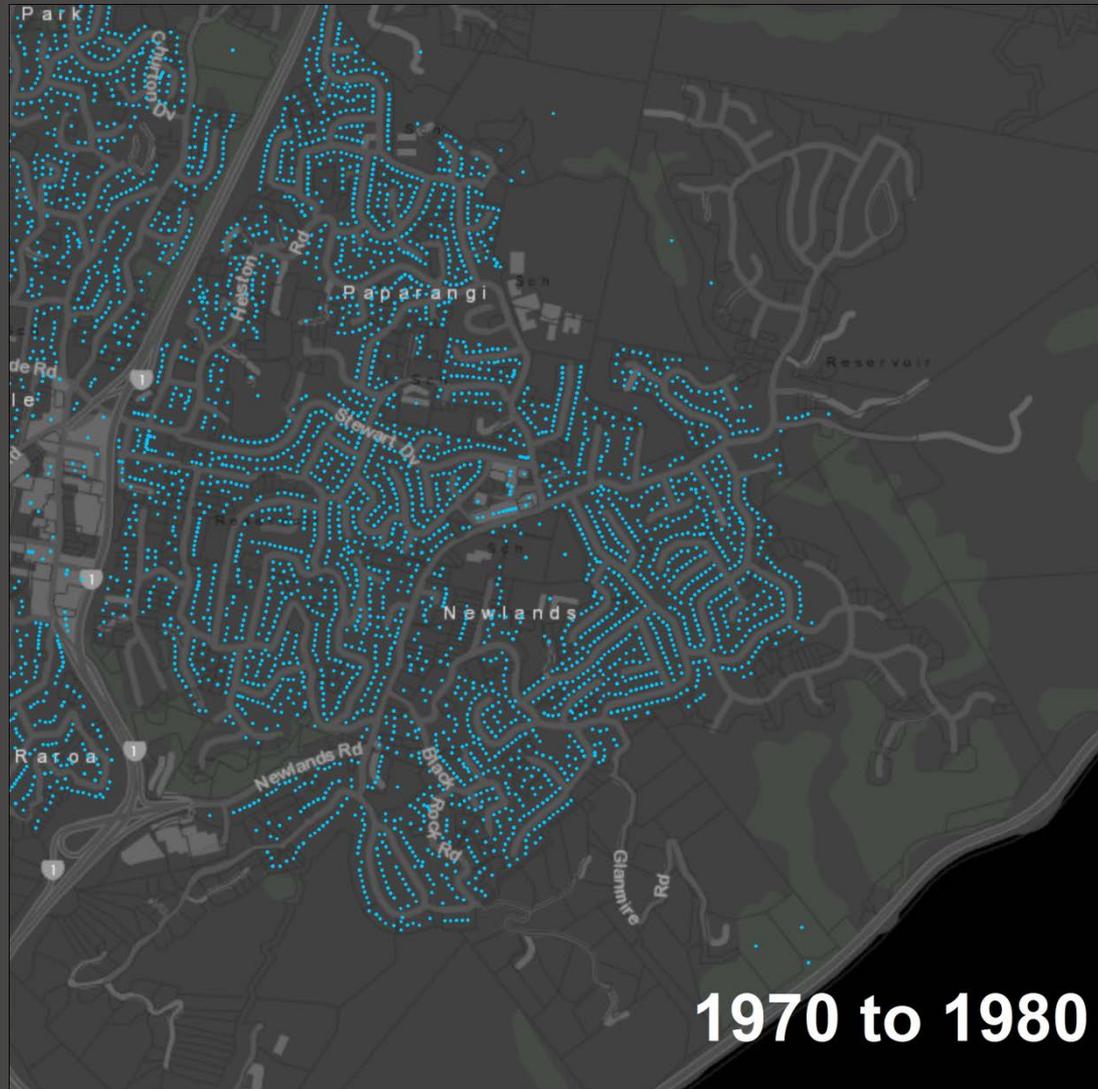
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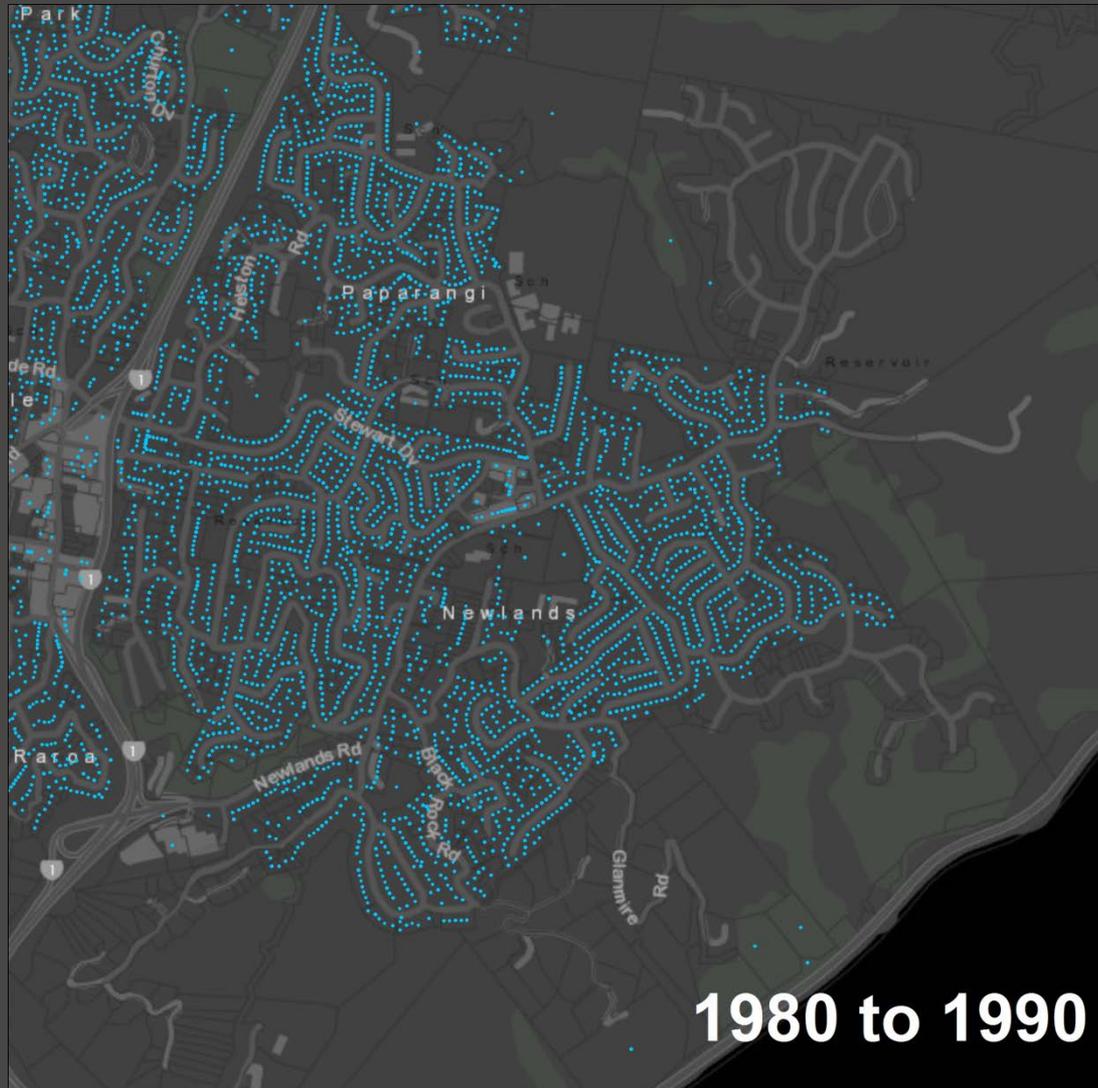
Newlands over time...



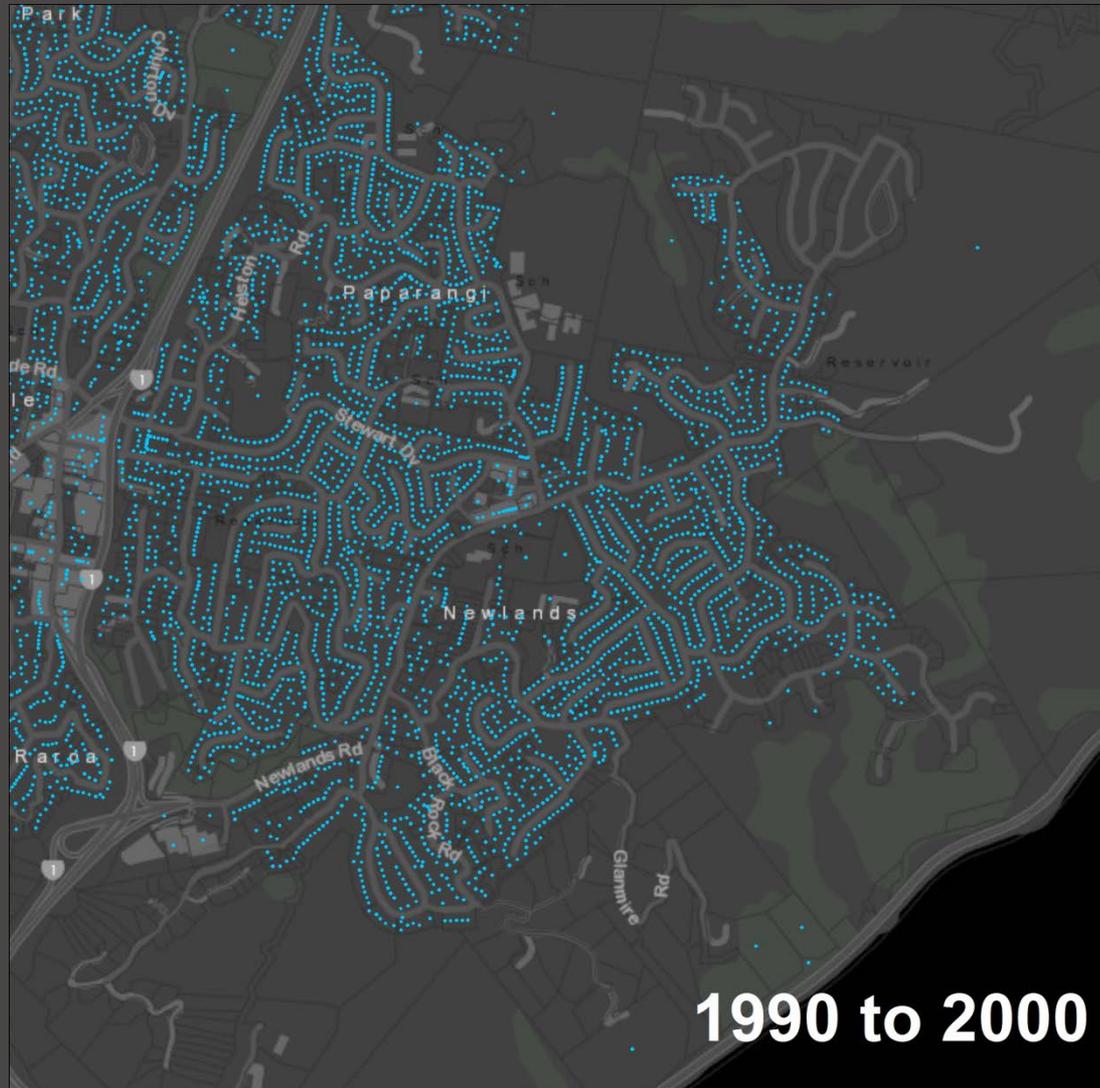
Newlands over time...



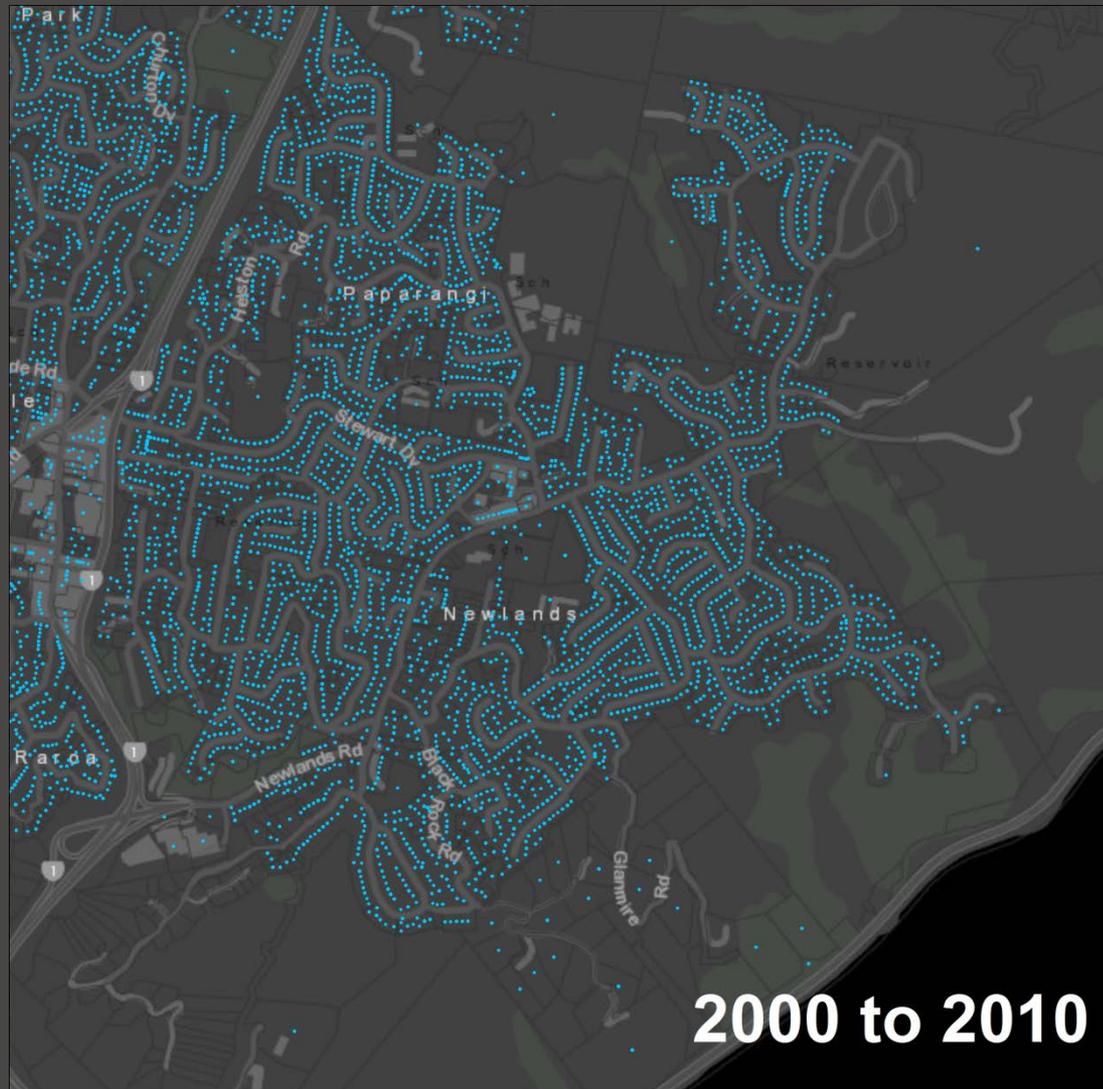
Newlands over time...



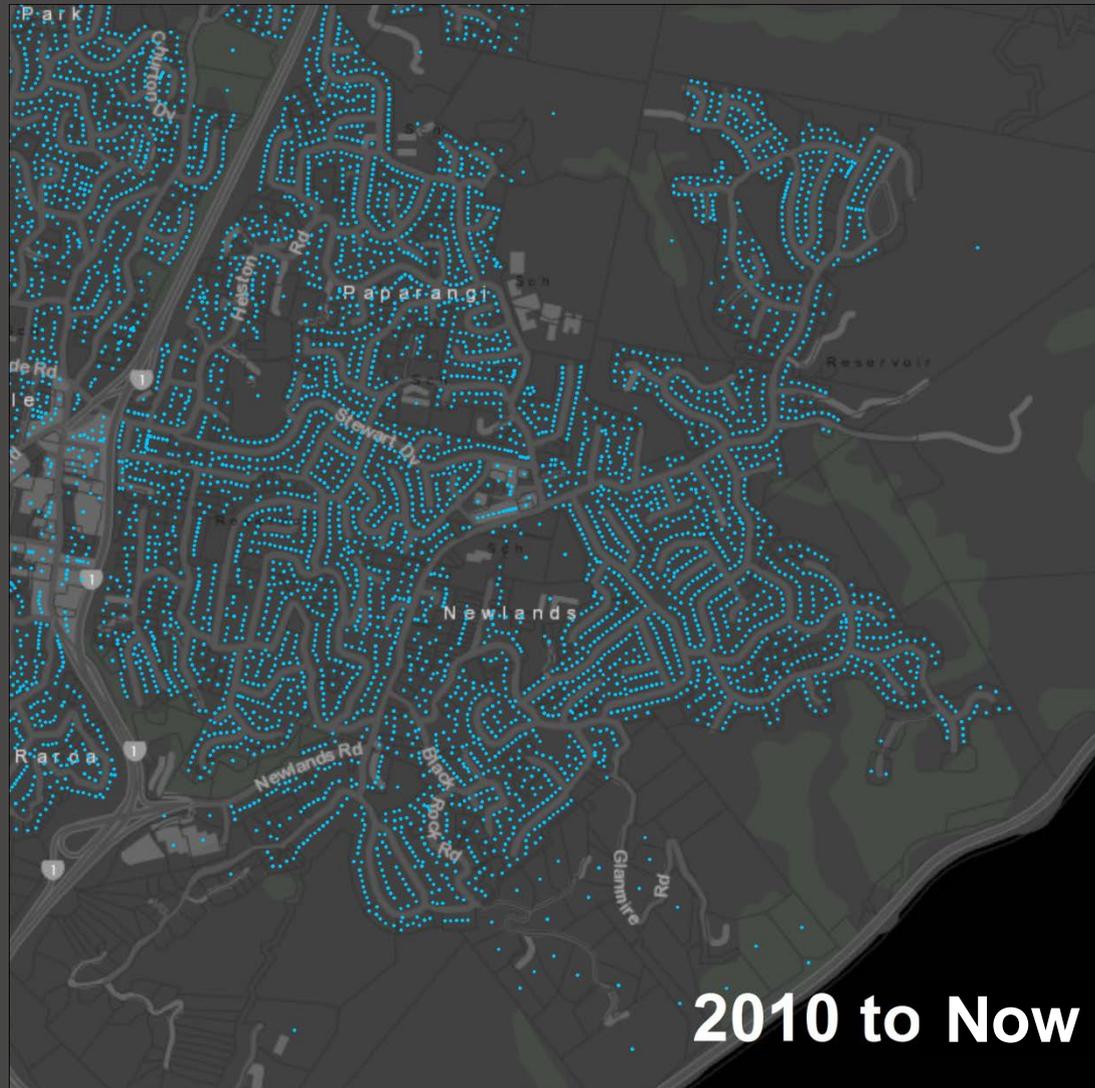
Newlands over time...



Newlands over time...



Newlands over time...



Newlands has important features that support successful medium-density development



- Strong commercial centre
- Community facilities, schools and open spaces
- Public transport
- Capacity for additional development

What is medium density housing?

Medium-density housing can be stand-alone, semi-detached, terraced houses or apartment buildings



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Medium-density housing can take many forms...



Medium-density housing can take many forms...



Medium-density housing can take many forms...





Multi-units in Newlands area

Recent examples elsewhere



Tinakori Road, Thorndon

Recent examples elsewhere



Brougham Street, Mt Victoria

Where could this go?



No boundary has been identified yet – a conceptual catchment has been provided to initiate discussion.

Catchment is based on a 5-10 minute walking distance from the Newlands centre...

Development would occur within private properties on a case by case basis

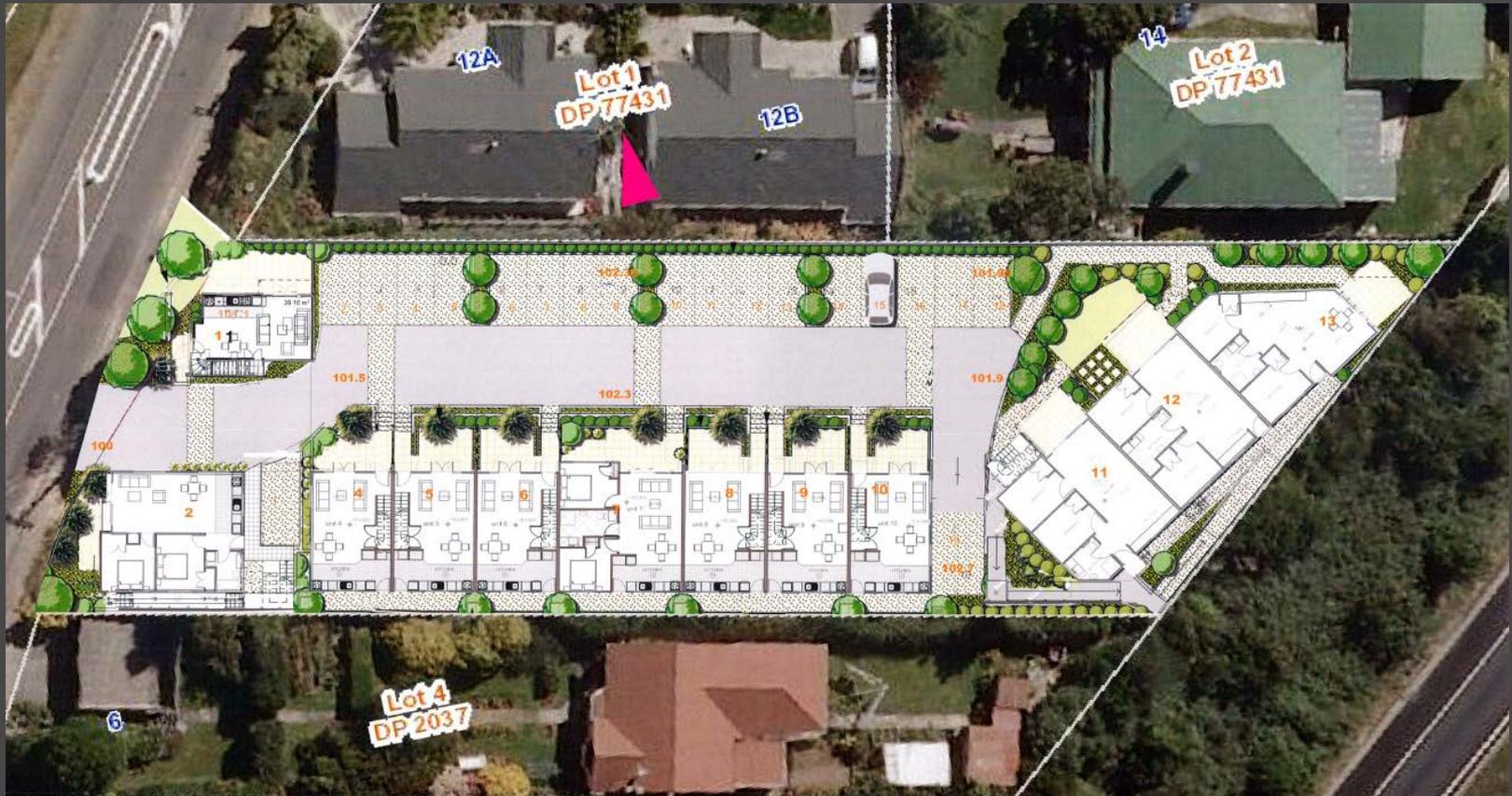
Examples of different developments



- Neighbours combining rear back yards
- Retaining existing houses at the front of the site



Examples of different developments



Comprehensive development (16 units) over two adjoining sites

Integrated Planning

As part of the process Council officers engage with key stakeholders:

- **Community**
- **Local schools & the Ministry of Education**
- **Community services – e.g. medical centre**
- **Local businesses**
- **Transport advisors**
- **Wellington Water**
- **Urban designers – character assessments**

Feedback so far...

Complete range of responses – covering the full spectrum

- Impact on sunlight/views/privacy
- Building heights
- Open space and onsite landscaping
- Onsite car parking necessary
- Concern about capacity and congestion along Newlands Road
- Households are changing and lower maintenance properties are in greater demand
- There is already a high degree of development in the Newlands/Woodridge catchment
- There is opportunity for redevelopment of many sites close to the centre

Next stages...

Informal consultation ends 7 December 2015.

After the closing date we will:

- Summarise feedback and make this available online
- Develop draft plan change
- Take the draft plan change to the Council for approval to engage with community
- Consult on the draft plan change
- Take the proposed district plan change to the Council for approval
- Enter the more formal consultation process for the district plan change, including seeking public submissions and holding a public hearing, then release the decision

Questions