

Karori

Medium-density housing: draft District Plan Change

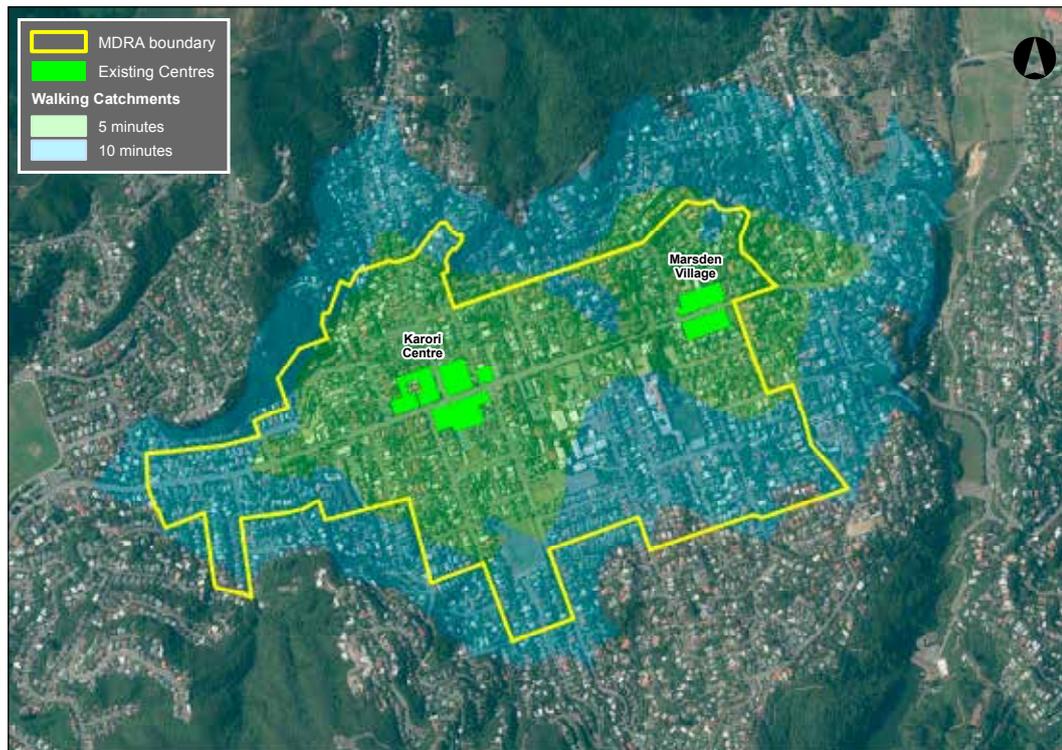


Earlier this year we asked you about medium-density housing in Karori and for ideas to improve the town centre. We received 261 submissions representing 412 people or organisations.

The main points raised were:

- 64% of submitters supported the concept of medium-density housing, while 34% opposed it largely due to concerns about traffic constraints and loss of existing character. 2% didn't make any specific comments.
- Any new housing must be high quality, and close to the town centre and public transport routes.
- Two-storey dwellings were preferred over three storeys.
- Concerns about whether the infrastructure (eg Karori Road, underground services, schools and other services) could cope with more people.

Draft medium-density residential area (MDRA) zone boundary



As part of the Wellington Urban Growth plan, the Council is committed to implementing more areas for medium-density housing in several suburbs across the city. Johnsonville and Kilbirnie already have areas zoned for medium-density housing and we recently announced we will investigate a medium-density housing zone in Newlands, Khandallah and Island Bay.



Karori's projected population

Between 2013 and 2043, Karori's population is expected to increase by about 750 people. We expect households to increase by 600, comprising 250 more couple-only households, 450 more single-person households, and fewer family households.

Comment on the draft Plan Change introducing a medium-density residential area (MDRA)

Influenced strongly by your feedback, we developed a draft District Plan Change which identifies:

- a MDRA zone (you can see a larger version on our website wellington.govt.nz/housing-choice)
- the building standards that would control development in the new residential zone.

Proposed MDRA building standards

Provision	Current standards	Proposed MDRA standards
Building height	8m, some exceptions apply	8m, with scope to build to 10.4m in certain situations eg along wide roads
Building recession planes	2.5m on the boundary and incline of 45° on all boundaries	2.5m and an incline of 56° or 63°
Site coverage	35%, some exceptions apply	50%
Front yard	The lesser of 3m, or 10m minus half road width	3m
Open space	50m ² of unbuilt area per dwelling	20m ² of unbuilt area per dwelling
Vehicle parking	1 space per dwelling	No change

Development in a new MDRA zone will occur incrementally as opportunities arise. The suburb won't change overnight. We'd also like to encourage converting large family homes into two smaller units. This type of development still gives housing choice but has fewer impacts eg loss of privacy, spaciousness and character.

Town centre plan update

The town centre feedback focused on the town centre's poor layout and functioning. As a result, we spoke with Karori landowners and businesses to identify improvement opportunities.

The lack of commercially zoned land, a long-standing issue for Karori with its large population, was identified as an issue the town centre plan should address. We will now investigate ways to extend the 'Centre' zone to help create redevelopment opportunities. We also want to identify other town centre improvements to include in the Karori town centre plan.

District planning takes time and we need to hear your views throughout the process.

We are now consulting on the draft District Plan Change. The next steps are shown below.



Initial consultation
(March 2015)
completed



**Draft District Plan
Change consultation
(Nov 2015)**



District Plan
Change formally
notified under the
RMA (mid-2016)



Two submission
phases and a
public hearing



Decision notified
(late 2016).

Tell us what you think

We want to hear your views on the draft District Plan Change, as explained here and on our website.

Learn more at the drop-in centre

Visit our drop-in centre, talk to a planner and take a closer look at the proposed MDRA zone and draft standards.

Use the feedback form on our website wellington.govt.nz/housing-choice, the form accompanying this leaflet, or at the drop-in centre. **Phone** town planners on (04) 499 4444 **Email** housing.choice@wcc.govt.nz

Post District Plan Team, Wellington City Council, PO Box 2199, Wellington 6140

Drop-in centre dates and times

Where: Meeting Room 1, Karori Community Centre,
7 Beauchamp Street

When: Tuesday 10 November 12.30pm-3pm and 5pm-7pm

Wednesday 11 November 12.30pm-3pm and 5pm-7pm

Thursday 12 November 2.30pm-5.30pm

Tell us what you think before 4pm, Friday 18 December 2015

Visit wellington.govt.nz/housing-choice