

Tawa

Medium-density housing: draft District Plan Change

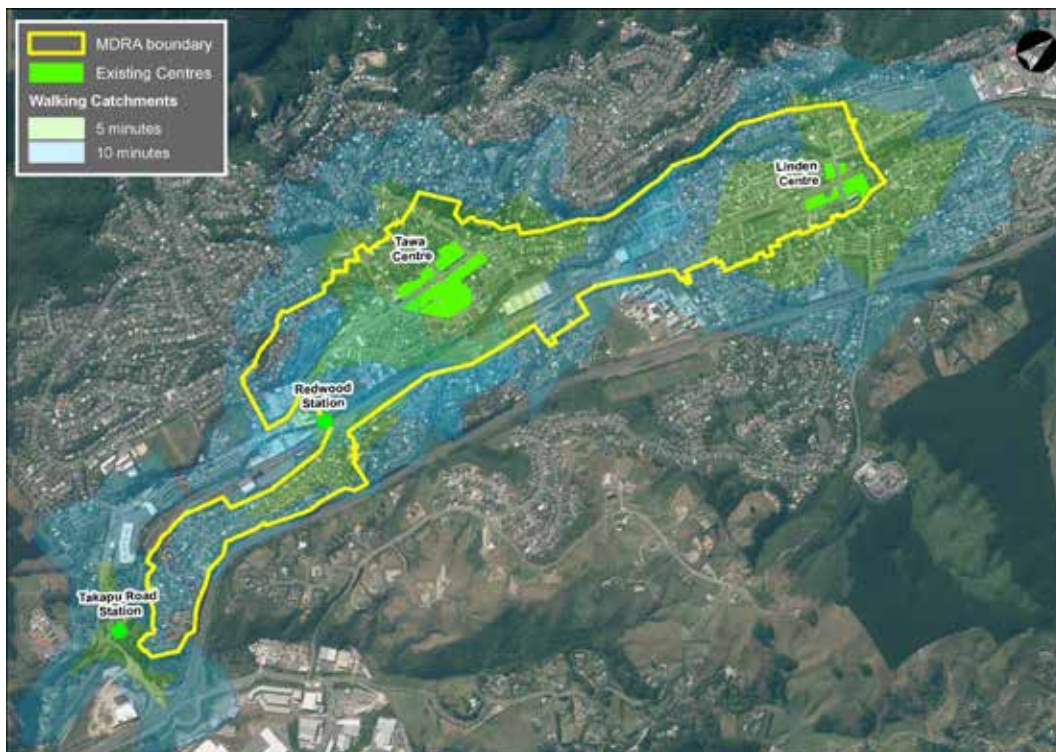


Earlier this year we asked you about medium-density housing in Tawa and for ideas to improve the town centre. We received 171 submissions representing 280 people or organisations.

The main points raised were:

- 69% of submitters supported the concept of medium-density housing, while 29% opposed it largely due to concerns about traffic constraints and loss of existing character. 2% didn't make any specific comments.
- Two-storey dwellings were preferred over three storeys.
- Any new housing must be high quality, and close to the town centre and public transport routes.
- Concerns about whether the infrastructure (eg 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.



Tawa's projected population

Between 2013 and 2043, the broader area of Tawa, Takapu and Grenada is predicted to increase by about 4,200 people. While much of this growth will be greenfield developments, a notable proportion is expected to occur in Tawa. The number of households is expected to increase by about 1,400. We expect about 700 of those households will be single person or couple only 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 improvements that could be made to the centre, traffic concerns along Main Road, and also the concerns about retaining the vibrancy of the centre due to shop vacancies. We've been talking with local business owners along with local group Vibrant Tawa. We are preparing concept plans aimed at addressing issues raised in the earlier consultation.

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: Tawa Community Centre, 5 Cambridge Street

When: **Tuesday 17 November** 11am-2pm and 5pm-7.30pm

Wednesday 18 November 11am-2pm and 5pm-7.30pm

Thursday 19 November 11am-2pm

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

Visit wellington.govt.nz/housing-choice