

# **livewellington\***

**a liveable city by design**

**Hearing stream 1 presentation**

February 2023

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# LIVE WELLington

- \* Grassroots organisation with nearly 150 members and followers
- \* Involved in the District Plan from the beginning
- \* We champion density done well – good design that respects its context
- \* Focus on low value industrial and commercial sites first – add houses don't replace them
- \* Don't just deregulate and hope



# District Plan – birthed in a housing bubble

Median price - REINZ



Select chart tabs

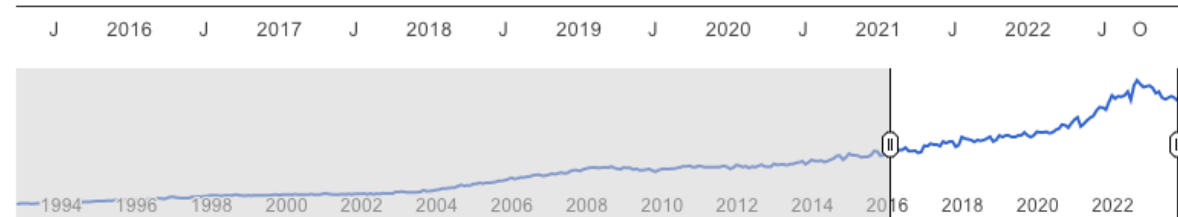
Wellington

Median price

NZ total



Source: REINZ



# WELLINGTON HOUSING BLAME GAME

~~SUPPLY CHAIN DISRUPTION~~

~~NO CAPITAL GAINS TAX~~

~~IMMIGRATION~~

WE'VE FINALLY IDENTIFIED THE MAIN GUILTY.

~~GOVT POLICY~~

MT VIC'S HERITAGE HOUSES

~~INTEREST RATES~~

~~COST OF BUILDING MATERIALS~~

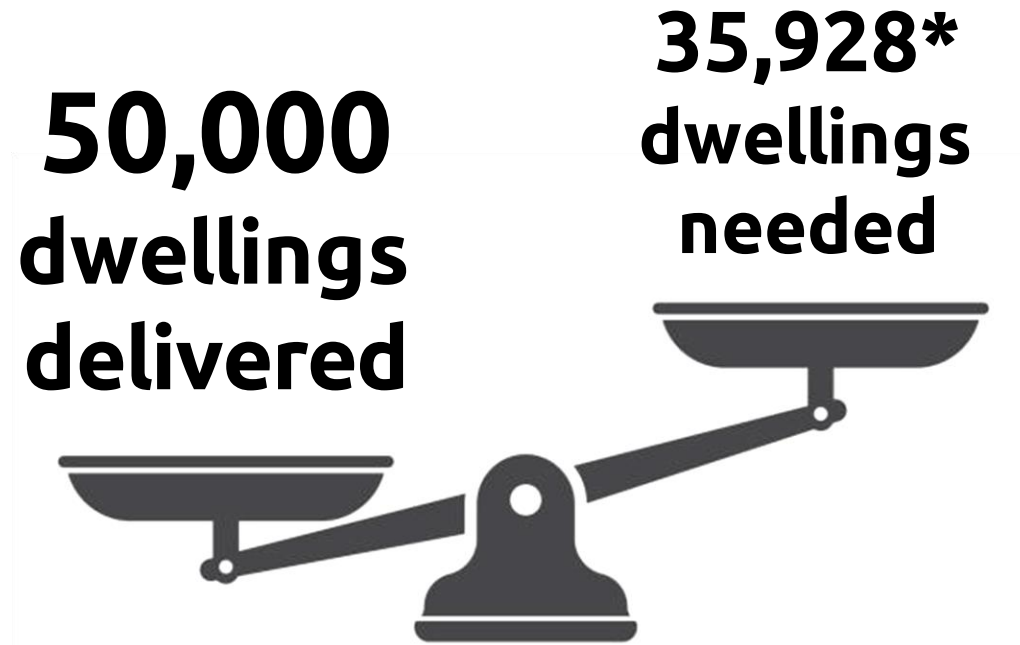
~~LENDING RULES~~

~~OVERSEAS INVESTMENT~~

~~AVOCADO ON TOAST~~



# Far more capacity than needed



**Target  
exceeded  
by at least  
39%**

**\*Includes buffer:  
actual projected  
demand = 31,242**

# Inner city suburbs already have capacity

Table 2.21. Demand and capacity comparison by housing type and by housing catchment<sup>56</sup> 2021-2051.

	Demand	Capacity	+/-
<b>North Wellington</b>			
Stand-alone dwellings	6,090	6,401	311
Terrace dwellings	7,519	1,176	-6,343
Apartments	0	360	360
<b>Total</b>	<b>13,609</b>	<b>7,937</b>	<b>-5,672</b>
<b>West Wellington</b>			
Stand-alone dwellings	4,199	3,763	-436
Terrace dwellings	2,618	1,125	-1,493
Apartments	0	31	31
<b>Total</b>	<b>6,817</b>	<b>4,919</b>	<b>-1,898</b>
<b>Inner Wellington</b>			
Stand-alone dwellings	933	1,314	381
Terrace dwellings	2,207	47	-2,160
Apartments	0	2,148	2,148
<b>Total</b>	<b>3,140</b>	<b>3,509</b>	<b>369</b>

But the houses haven't been built – so what's the real issue?

# What's wrong with over upzoning?

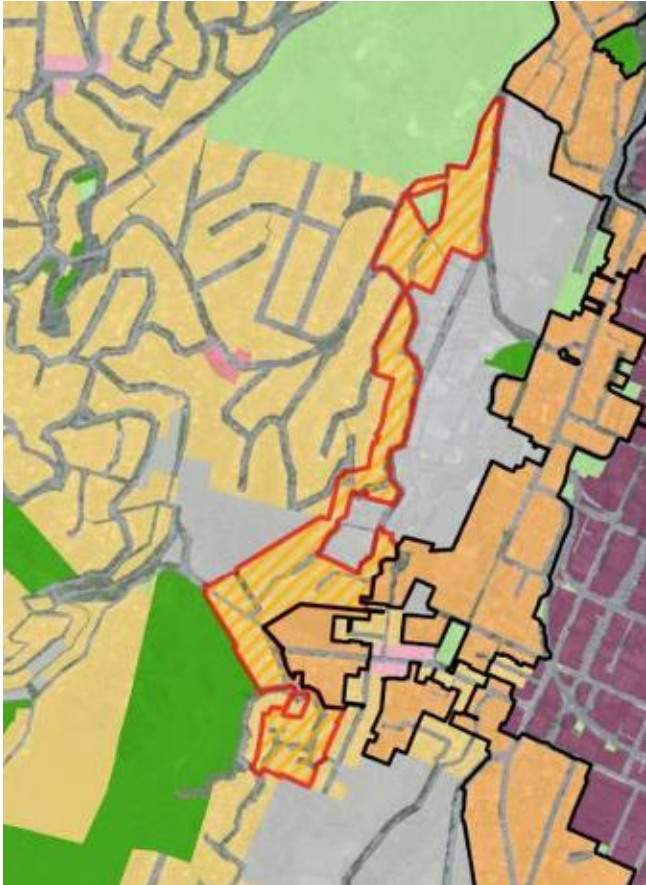
# What's wrong with over upzoning?

- \* Emissions generated from new construction and sending old houses to landfill
- \* Loss of trees and greenery as backyards are in-filled
- \* Random high rises spread over a larger area – amenity impacts
- \* Extra costs as infrastructure not in place to support new growth

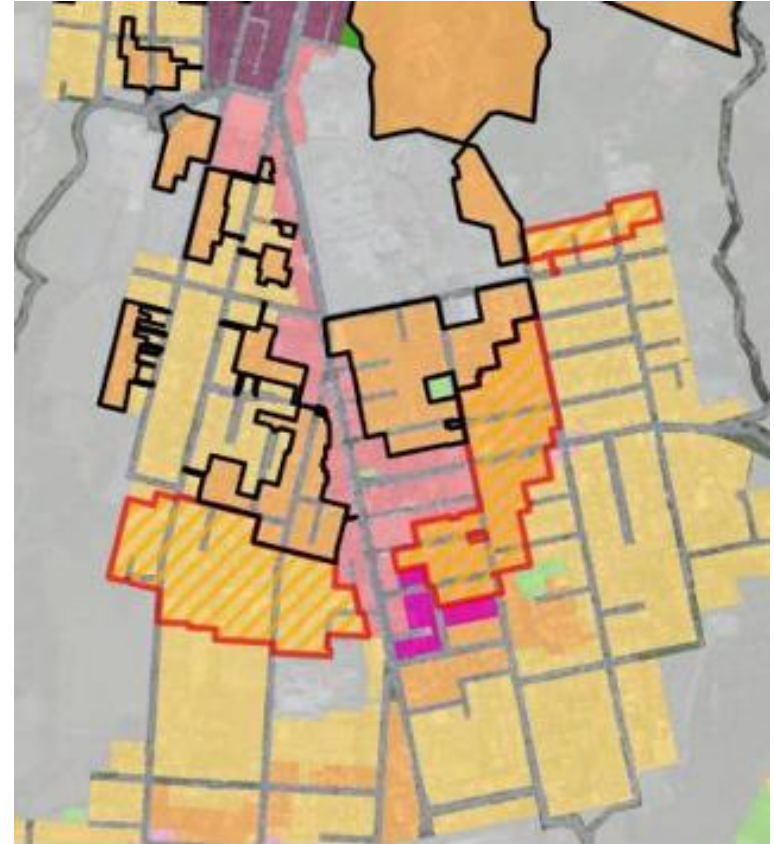




# Impact of a 15 min walkable catchment



Aro Valley and lower Kelburn



Newtown

# Take the 'least regrets' approach

- \* Over upzoning means there's room to accommodate competing needs
- \* Over upzoning comes with risks for resilience, character, amenity and green spaces
- \* The prudent approach is to pull back slightly – we still meet housing goals but it strikes a fairer balance
- \* Walkable catchment is one tool to redress balance

