

| LOCATION OF COMMERCIAL ZONE | ZONING | | EMPLOYMENT CATEGORY & PEOPLE 2022 Business Demographics | | | | JOURNEY TO WORK CATCHMENT (see Maps in Evidence – Source 2018 Census) | STRATEGIC COMMENTS Commercial/community facilities/recreation/residential activities | Size of Commercial Zone | |
|---|--------------------------|--------------------------|--|---------------|-------|-------|--|--|----------------------------|----------------------|
| | PDP Classification | KO submission | Retail Trade | Food & Bev | Other | Total | | | PDP | With KO Expansion |
| Wellington CCZ (includes extension into Adelaide Road) | City Centre | City Centre | 5315 | 5831 | 76051 | 87197 | Regional Walking 14793 Total 72404 | Primary commercial centre for the Wellington region. Full range of commercial, community, civic, recreation and residential activities. Includes range of national institutions and seat of government. Strong retail and associated pedestrian environment. Zone interfaces with Port and residential areas. Strong public transport network connections. | 150ha | NA |
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| Kilbirnie | Metropolitan Centre Zone | Metropolitan Centre Zone | 540 | 200 | 1760 | 2500 | Regional Walking 207 Total 1806 | Full range of commercial, community, recreation, and residential activities. Includes: Supermarkets, Cafes, Bars, Restaurants, Retirement, Gyms, Swimming Pool, faith-based centres, Banks, Community Centre, Professional & Personal Services, Recreation Centre, sports fields, library, medical services. Range of education facilities. Regional FENZ training facility. Strong public transport network connections. | 10.30ha | 12.57ha |
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| Johnsonville | Metropolitan Centre Zone | Metropolitan Centre Zone | 480 | 570 | 1354 | 2304 | Regional Walking 165 Total 1557 | Full range of commercial, community, recreation, and residential activities. Includes: Supermarkets, Government Agencies, faith-based centres, Library, community centre, Swimming Pool, Recreation Centre, sports fields, Motels, Banks, Professional & Personal Services. Medical services. Range of education facilities. Light Industrial Services. Fire station. Strong public transport network connections (including Jville train station and line – RTS). | 13.71ha | 21.26ha 18.5ha |
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| | | | | | | | | | | |
| Tawa | Local Centre Zone | Town Centre Zone | 420 | 55 | 1323 | 1798 | Regional Walking 99 Total 984 | Commercial <ul style="list-style-type: none"> Services both local suburb and broader residential catchment Has an active and vibrant pedestrian/retail environment. Range of professional & personal services Strong convenience based and retail offerings (particularly along the main road) Supermarkets Close to various business/light industrial working environments Cafes, restaurants, and general hospitality activities Community <ul style="list-style-type: none"> Community centre and library Multiple Schools, Child Care, Learning Centres Faith-based centres (many churches) Health services Recreational <ul style="list-style-type: none"> Sport Halls (AFC, Badminton, Aikido, Squash Club) Numerous recreation grounds, playgrounds, and walking tracks Residential <ul style="list-style-type: none"> Growing no. of mid-rise mixed-use bldgs. with residential above ground floor. Centre surrounded by large residential catchment. | 4.29ha | 6.45ha 5.3ha |
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| | | | | | | | | <ul style="list-style-type: none"> Recognising the interrelationship between enabling higher densities to maximise growth around centres and development within centres themselves, the residential area around Tawa has been up-zoned to HRZ Transport <ul style="list-style-type: none"> Strong public transport network connections (including multiple stations on the Kāpiti commuter train network – RTS). | | |
| Newtown | Local Centre Zone | Town Centre Zone | 295 | 256 | 4987 | 5538 | Regional Walking 855 Total 3891 | Commercial <ul style="list-style-type: none"> Services both the local suburb and broader residential catchment. Also serves more generally as a regional destination. Supports significant industry and institutions, including workers and visitors to Wellington Hospital Strong convenience and retail, including specialty stores, Active and vibrant pedestrian/retail environment. Visitor accommodation Supermarkets and fresh produce stores Personal & Professional Services Bars, Cafes, Restaurants and general hospitality Close to various business/light industrial working environments Community <ul style="list-style-type: none"> Multiple Schools, Child Care, Learning Centres Faith-Based centres Halls, Community and cultural centre, Library Multiple hospitals (including Wellington Regional Hospital, Southern Cross Hospital, and Wakefield Hospital) and associated medical specialists Health services Recreational <ul style="list-style-type: none"> Sport Halls/Clubs (Bowling, Circus Hub, Gymnastics, Table Tennis, Tennis, Croquet, Athletics), gyms Recreation grounds, sports fields, playgrounds and walking tracks Wellington Zoo Residential <ul style="list-style-type: none"> Short Stay Accommodation Established residential at and above ground floor (incl apartment typology) Centre surrounded by large residential catchment In recognition of the interrelationship between enabling higher densities to maximise growth around centres and development within centres themselves, the residential area around Newtown has been up-zoned to HRZ. Transport <ul style="list-style-type: none"> Strong public transport network connections. | 6.18ha | 6.18ha |
| | | | | | | | | | | |
| Miramar | Local Centre Zone | Town Centre Zone | 175 | 55 | 1206 | 1437 | Regional Walking 147 | Commercial <ul style="list-style-type: none"> Strong convenience and retail services. | 2.33ha | 5.58ha |
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| | | | | | | | Total 1524 | <ul style="list-style-type: none"> Supermarket Personal & Professional Services Bars, Cafes, Restaurants and general hospitality services Main centre that services the nearby regionally strong business/light industrial working environment (including WETA and Camperdown Studios) <p>Community</p> <ul style="list-style-type: none"> Multiple Schools, Child Care, Learning Centres Faith-Based and cultural centres Library Health services <p>Recreational</p> <ul style="list-style-type: none"> Sports Halls/Clubs Gyms Recreation grounds, sports fields, playgrounds and walks <p>Residential</p> <ul style="list-style-type: none"> Centre surrounded by large residential catchment Examples of medium scale apartments within immediate proximity of centre In recognition of the interrelationship between enabling higher densities to maximise growth around centres and development within centres themselves, the residential area around Miramar has been up-zoned to HRZ. <p>Transport</p> <ul style="list-style-type: none"> Strong public transport network connections. Route 2 (Karori, Wellington, Hataitai, Miramar, Seatoun) On peak 9am to 9pm 5-10mins Off Peak 6am to 9am and 9pm to 12am (15-20 mins) | | |
| Linden | Local Centre Zone | Local Centre Zone | 6 | 65 | 50 | 121 | Local/Neighbourhood Walking 0 Total 201 | <p>Commercial</p> <ul style="list-style-type: none"> A few convenience-based shops and takeaway <p>Community</p> <ul style="list-style-type: none"> School and childcare, church and school hall <p>Recreational</p> <ul style="list-style-type: none"> Sports Hall and grounds <p>Public Transport</p> <ul style="list-style-type: none"> Train station on the Kāpiti commuter network | 1.38ha | 1.38ha |
| | | | | | | | | | | |
| Churton Park | Local Centre Zone | Local Centre Zone | 120 | 140 | 196 | 456 | Local Walking 24 Total 321 | <p>Commercial</p> <ul style="list-style-type: none"> Community village that services local suburb. Includes Supermarket, cafes, restaurant/takeaway, personal services, <p>Community</p> <ul style="list-style-type: none"> Multiple Schools, Child Care Centres, Health services. <p>Recreational</p> <ul style="list-style-type: none"> Sports Halls/Clubs, <p>Public Transport</p> <ul style="list-style-type: none"> Bus network services the suburb. | 2.75ha | 2.75ha |
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| Newlands | Local Centre Zone | Local Centre Zone | 120 | 45 | 57 | 222 | Local Walking 36 Total 288 | Commercial <ul style="list-style-type: none"> Community village that services local suburb. Includes supermarket, restaurant/takeaways, retail and convenience stores Community <ul style="list-style-type: none"> Multiple Schools, Child Care, Learning Centres, Community Centre, Faith-based centres, Community Hall, Health services, fire station. Recreational <ul style="list-style-type: none"> Sports Halls/Clubs, Playgrounds and recreation fields Public Transport <ul style="list-style-type: none"> Bus network services the suburb. | 1.70ha | 1.70ha | |
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| | | | | | | | | | | | |
| Khandallah | Local Centre Zone | Local Centre Zone | 140 | 210 | 320 | 670 | Local Walking 75 Total 480 | Commercial <ul style="list-style-type: none"> Community village that services the local suburb. Includes supermarket, cafes, restaurants/takeaways, retail and convenience stores, bank, Personal & Professional Services. Community <ul style="list-style-type: none"> Multiple Schools, Child Care, Learning Centres, Community Centre, Faith-based centres, Community Hall, Health services Recreational <ul style="list-style-type: none"> Sports Halls/Clubs, Playgrounds and recreation fields Public Transport <ul style="list-style-type: none"> Bus network services the suburb. Train Station(s) on Johnsonville Line | 1.46ha | 1.46ha | |
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| | | | | | | | | | | | |
| Crofton Downs | Local Centre Zone | Local Centre Zone | 170 | 18 | 282 | 470 | Local Walking 9 Total 222 | Commercial <ul style="list-style-type: none"> Supermarket, Mitre10 Community <ul style="list-style-type: none"> Hospital and Health services. Retirement Village Recreational <ul style="list-style-type: none"> Nothing of note. Public Transport <ul style="list-style-type: none"> Train station on the Johnsonville line | 2.92ha | 2.92ha | |
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| Karori | Local Centre Zone | Local Centre Zone | 245 | 230 | 252 | 727 | Local Walking 99 Total 1014 | Commercial <ul style="list-style-type: none"> Community village that services a large suburban catchment. Includes supermarkets, Bars, Cafes, Restaurants and general hospitality services, retail and convenience stores, Professional & Personal Services, Community <ul style="list-style-type: none"> Multiple Schools (no high school), Child Care Centres, Faith-based centres Health services Library and Community Centre Retirement Villages Recreational <ul style="list-style-type: none"> Gyms, Sports Halls/Clubs, Playgrounds and recreation fields Swimming pool, tennis club Public Transport <ul style="list-style-type: none"> Bus network services the suburb. | 2.77ha | 13.32ha Karori And 1.2ha Marsden | 3.0ha for Karori and 1.8ha Marsden |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Kelburn | Local Centre Zone | Local Centre Zone | 40 | 35 | 60 | 135 | Local | Commercial | 0.44ha | 0.44 ha | |
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| | | | | | | | Walking 42 Total 255 | <ul style="list-style-type: none"> Small community village that services local suburb. Includes bars/cafes/restaurant/takeaways, retail and convenience stores, Personal & Professional Services. Community <ul style="list-style-type: none"> Primary School, Learning Centres, Faith-based centres, health services. Recreational <ul style="list-style-type: none"> Nothing of note. Public Transport <ul style="list-style-type: none"> Bus network services main thoroughfare through the suburb. | | |
| Brooklyn | Local Centre Zone | Local Centre Zone | 30 | 48 | 245 | 323 | Local | Commercial <ul style="list-style-type: none"> Community village that services local suburb. Includes bars/cafes/restaurant/takeaways, retail and convenience stores, cinema, Personal & Professional Services. Community <ul style="list-style-type: none"> Primary Schools, Learning Centres, Faith-based centres, health services, fire station. Recreational <ul style="list-style-type: none"> Nothing of note. Public Transport <ul style="list-style-type: none"> Bus network services main thoroughfare through the suburb. | 1.68ha | 1.68ha |
| | | | | | | | Walking Total | | | |
| Island Bay | Local Centre Zone | Local Centre Zone | 122 | 150 | 297 | 569 | Local | Commercial <ul style="list-style-type: none"> Supermarket, Bars, Cafes, Restaurants, Cinema, Personal & Professional Services Community <ul style="list-style-type: none"> Health Services, Library, Child Care, School, Community Centre, Churches Recreational <ul style="list-style-type: none"> Shorland Park, Bowling club, close to beach, walkways Public Transport <ul style="list-style-type: none"> Bus network services main thoroughfare through the suburb. | 1.95ha | 1.95ha |
| | | | | | | | Walking 30 Total 546 | | | |
| Hataitai | Local Centre Zone | Local Centre Zone | 9 | 80 | 461 | 550 | Local | Commercial <ul style="list-style-type: none"> Community village that services local suburb. Includes bars, cafes, restaurant, takeaways, retail and convenience stores, Personal Services, Community <ul style="list-style-type: none"> Churches, Child Care, School, Health Services Recreational <ul style="list-style-type: none"> Wellington Velodrome Netball courts Sports Halls/Clubs, Playgrounds and recreation fields Walkways Public Transport <ul style="list-style-type: none"> Bus network services the suburb. | 0.95ha | 0.95ha |
| | | | | | | | Walking 30 Total 318 | | | |

- Employment count and travel to work totals do vary, these are sourced from different Stats NZ sources, and were captured at different times – they do however aggregate the data to the same geographic regions.
- Employment count is sourced from the Statistical Business Register. The source for this is Stats NZ and was completed in February 2022: [New Zealand business demography statistics: At February 2022 | Stats NZ](#)
- Travel to work is a component of the NZ Census, sourced from Stats NZ and is a representation of the typical commute patterns. Not all respondents to the census complete this section, and as such doesn't provide 100% coverage of all commuters. Additionally, this is captured from the 2018 census so there is a temporal difference between this and the Statistical Business Register too. Source: [2018 Census – NZ.Stat tables | Stats NZ](#)