

Our City Tomorrow

He Mahere Mokowā mō Pōneke

A Spatial Plan for Wellington City

Summary



Contents



04	Te whakaaro hōu mō te Pōneke o te anamata Re-imagining the Wellington of the future
08	Ko te kāinga rāhiri hei whakakitenga mā tātou katoa Our vision is for a welcoming home for all
12	Tā mātou Mahere Mokowā mō te tipuranga i ngā tau 30 Our Spatial Plan is about 30-year growth
18	Te tirohanga whānui The big picture
20	I kōrero mai koutou mō te tāone e hiahia ana You told us about the city you wanted
22	Nā koutou te kōrero, ko tā mātou, he whakarongo You spoke – we listened
28	E whakaū ana tā mātou mahere kia kiato ai, kia pai ai hoki te tūhono o Pōneke Our Plan keeps Wellington compact and well-connected
40	Ka whakamātāmua mātou i ngā whakangao hei tautoko i te tipuranga We'll prioritise investments to support growth
42	Me whai tāngata anō, me ngā rauemi e angitu ai tā tātou mahere Our Plan needs other people and resources to succeed

Te whakaaro hōu mō te Pōneke o te anamata

Re-imagining the Wellington of the future

Wellington is on the cusp of big changes. Our City has always been changing. We are experiencing sustained population growth, housing shortages, and are planning major transport changes linked to urban form.

Central government's National Policy Statement on Urban Development (NPS-UD) which arrived during our development of this Spatial Plan significantly directs where and how growth should be accommodated.

The key will be that we all work together to ensure growth is genuinely sustainable, is integrated with transport, infrastructure and services, and that we protect the things we love about our city as we change.

This Spatial Plan is our blueprint for how Wellington might look in the future. It seeks to strike a balance between old and new, by valuing areas of special significance, while providing for greater capacity for the new housing our growing city needs. Change will continue to occur over time.

It addresses some of our top concerns - affordability, accessibility, resilience and effects from climate change. It supports our goal to be carbon neutral by 2050 by keeping the city compact and growth areas accessible by active and public transport.

In most areas of the city infrastructure investment will be required to support growth. We've highlighted a staged approach in the Plan that links infrastructure investment with growth area priorities.

We'll align the Spatial Plan with the Council's Long Term Plan every three years, to ensure the timing of our infrastructure investments reflect growth. We will also align the Spatial Plan with major transport investment plans as they develop.

This Spatial Plan provides the overall direction for potential growth in our city. The new District Plan will be key for implementing the Spatial Plan. Our intention is to release a non-statutory District Plan in October this year for further engagement, and to notify a statutory District Plan in May - June next year for formal submissions. The District Plan will include all the policies and rules to guide and control development, such as where and how high you can build in different parts of the city, along with measures to protect the environment, heritage and character, sites of significance and manage the risks of natural hazards.

We've worked closely with Taranaki Whānui and Ngāti Toa Rangatira to reflect our partnership with mana whenua more clearly. We've recognised and embedded mana whenua values, interests and aspirations in the Spatial Plan's approach and plans.

Thank you all for your comments and feedback during the process of developing the Plan. There were many different perspectives on how Wellington should grow, but fundamentally Wellingtonians want what's best for the city so people can thrive here now and in the future.

We live in a beautiful and much loved city. This Spatial Plan, the new District Plan, and integrated infrastructure planning and provision by Council and our partners, will continue to shape a sustainable, inclusive and creative Capital City that we can all be immensely proud of.



Andy Foster
Mayor



We need to think about the future

The COVID-19 pandemic has shown us new ways of doing things. Now, more than ever, we need to increase our social resilience and invest in our communities, both in the short and long term.

This Spatial Plan is our blueprint for how Wellington will look in future. Which areas do Wellingtonians want to develop? How, and how much? How do residents and the Council protect things that make the city special, now and in the future?

We need to plan for ongoing growth. House prices and rents are already high, and we know Wellington needs more homes that are warm, dry and affordable if people are to thrive here.

We must be carbon zero by 2050. Our plan for where and how people live and move around the city needs to support this.

You've told us what you think

When we asked you about the Draft Spatial Plan in August and September 2020, you said that you wanted a vibrant, liveable city. You focused on housing intensification, the natural environment, unique character, and the city's infrastructure. Thank you very much to the 3,000 of you who shared your views and ideas. We've listened carefully and adjusted the plan.

We've summarised the main messages

This summary document tells you:

- main themes from your feedback
- changes we've made to the plan
- what we're going to do and how we're going to do it.

If you'd like more detail, you'll find the full Spatial Plan at planningforgrowth.wellington.govt.nz



Ko te kāinga rāhiri hei whakakitenga mā tātou katoa

Our vision is
for a welcoming
home for all



We'll work with mana
whenua and the
community to shape
a liveable and exciting
city that attracts
people. A city:

- that celebrates Wellington's unique way of life, diverse cultures, and creativity
- that values Wellington's mana whenua culture and Māori roots
- where people can live close to nature
- where housing is affordable, accessible, and there's enough to go round
- where streets are made for people, businesses prosper, and communities thrive.

We have six goals for the city



Compact

We build on the city's layout and structures (its urban form), and make sure we have quality development in the right places.



Resilient

Our city's natural and built environments are healthy and robust. Good design encourages physical activity and interaction that fosters social resilience.



Vibrant and prosperous

We welcome social and cultural diversity. We support innovation and invest strategically to maintain a thriving economy.



Inclusive and connected

We're connected by a world-class transport system, and have attractive and accessible public spaces that support our diverse community and cultural values.



Greener

We protect and value our natural environment, and enjoy thriving pockets of nature in the city.



In partnership with mana whenua

We recognise mana whenua's important role and actively partner with them.



We'll take specific directions that support our vision and goals

Growth proposals for specific parts of the city and our Action Plan reflect the directions we'll take.

Our City Tomorrow Vision

A welcoming home for all

City goals



Compact



Resilient



Vibrant and prosperous



Inclusive and connected



Greener



Mana whenua partnership

Directions

- | | | |
|--|---|--|
| <ol style="list-style-type: none"> 1. Our compact urban form is liveable, accessible, and uses existing infrastructure and facilities efficiently. 2. We design new housing well and support it with quality recreational, community, and transport facilities. 3. Public open spaces are safe, well-designed, and meet diverse needs. 4. Long-term investment in infrastructure, community, and recreation supports future development. | <ol style="list-style-type: none"> 1. We support creativity, innovation, and technology in urban development. 2. Attractive, vibrant public spaces incentivise new development. 3. We revitalise suburban centres. They're viable and stimulate nearby residential growth and development. 4. We offer chances to stimulate further employment and business growth. | <ol style="list-style-type: none"> 1. New developments support the city's goal to be sustainable and carbon neutral. 2. We manage water in ways that improve water quality. 3. We protect important natural and physical features. 4. Nature is part of the city, and we can get to green networks easily. |
|--|---|--|

- | | | |
|--|--|---|
| <ol style="list-style-type: none"> 1. Urban development supports social and physical resilience. 2. We design, maintain, and improve infrastructure, facilities, and services to withstand the challenges of natural hazards and climate change. | <ol style="list-style-type: none"> 1. We choose where we live and can get to public spaces easily. 2. We have more chances to interact and be active. 3. We recognise and celebrate ahi kā (continuous occupation). 4. We choose to move about in ways that suit the city's layout, reduce carbon emissions, and improve health. 5. We recognise and celebrate people's identities and sense of place. Accessible transport options make it safe and efficient to get around. | <ol style="list-style-type: none"> 1. We recognise mana whenua development and landowner interests when planning and developing our city. 2. We collaborate with mana whenua to design public spaces. |
|--|--|---|

Proposals for growth



Central city



Inner suburbs



Outer suburbs



Natural environment and open space



Natural hazards and climate change



Opportunity sites

Implement and deliver the Spatial Plan and Action Plan



Tā mātou Mahere Mokowā mō te tipuranga i ngā tau 30

Our Spatial Plan is about 30-year growth



You'll find our 30-year framework for the city's growth in *Our City Tomorrow: A Spatial Plan for Wellington City*. The Plan sets out where and how Wellington should grow and develop, and gives the main policy direction for reviewing the District Plan.

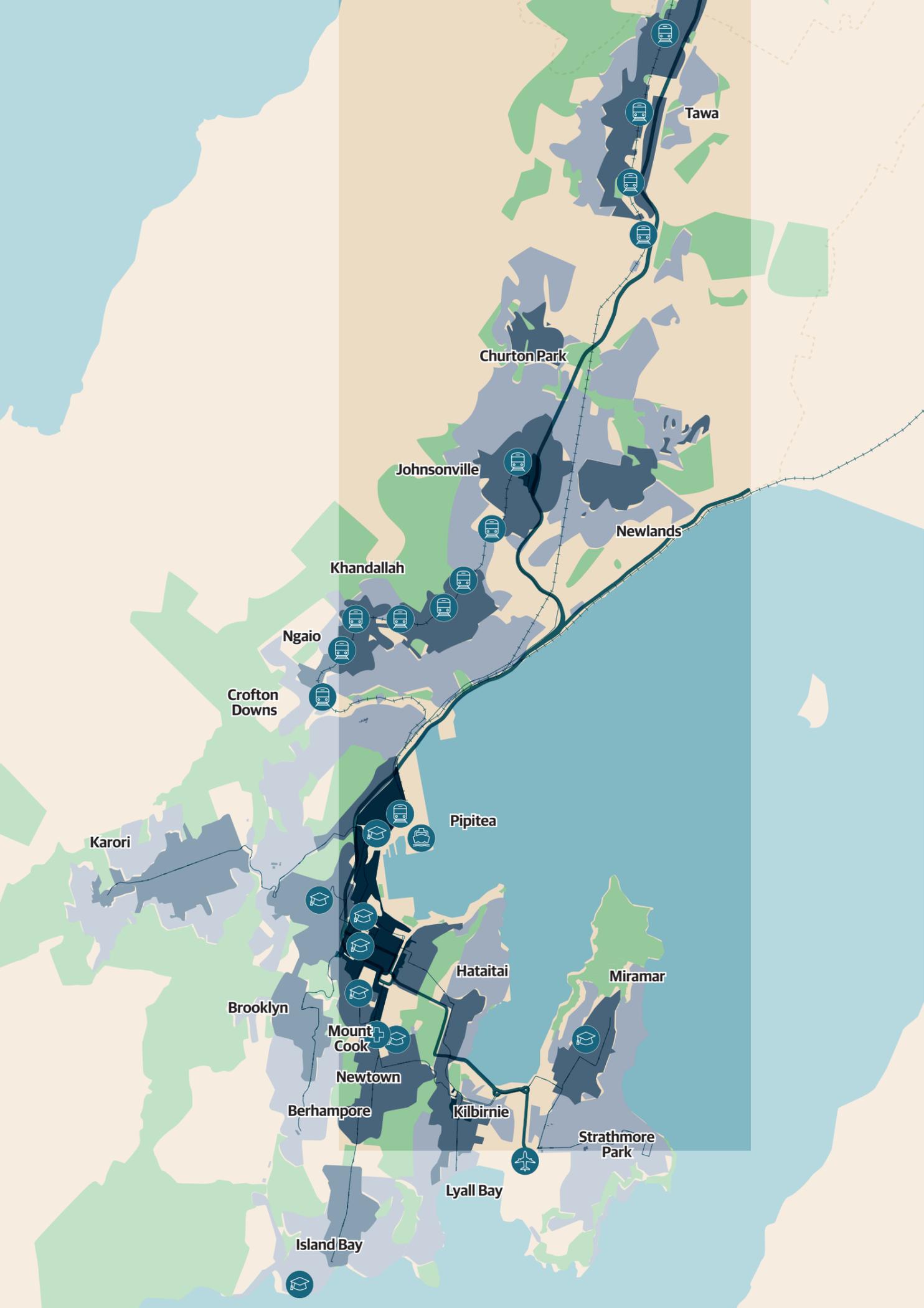
Responding to the city's growth and development will see central and local government working together with stakeholders. Our mana whenua partners, communities, private development sector, and infrastructure providers all have a role in bringing the vision to life.

The Plan considers elements that are essential in the city's growth, such as:

- climate change
- housing
- business activities
- infrastructure transport, three waters (drinking water, waste water, and stormwater)
- open spaces and natural environment values
- character and heritage
- natural hazards.

The Plan helps us to:

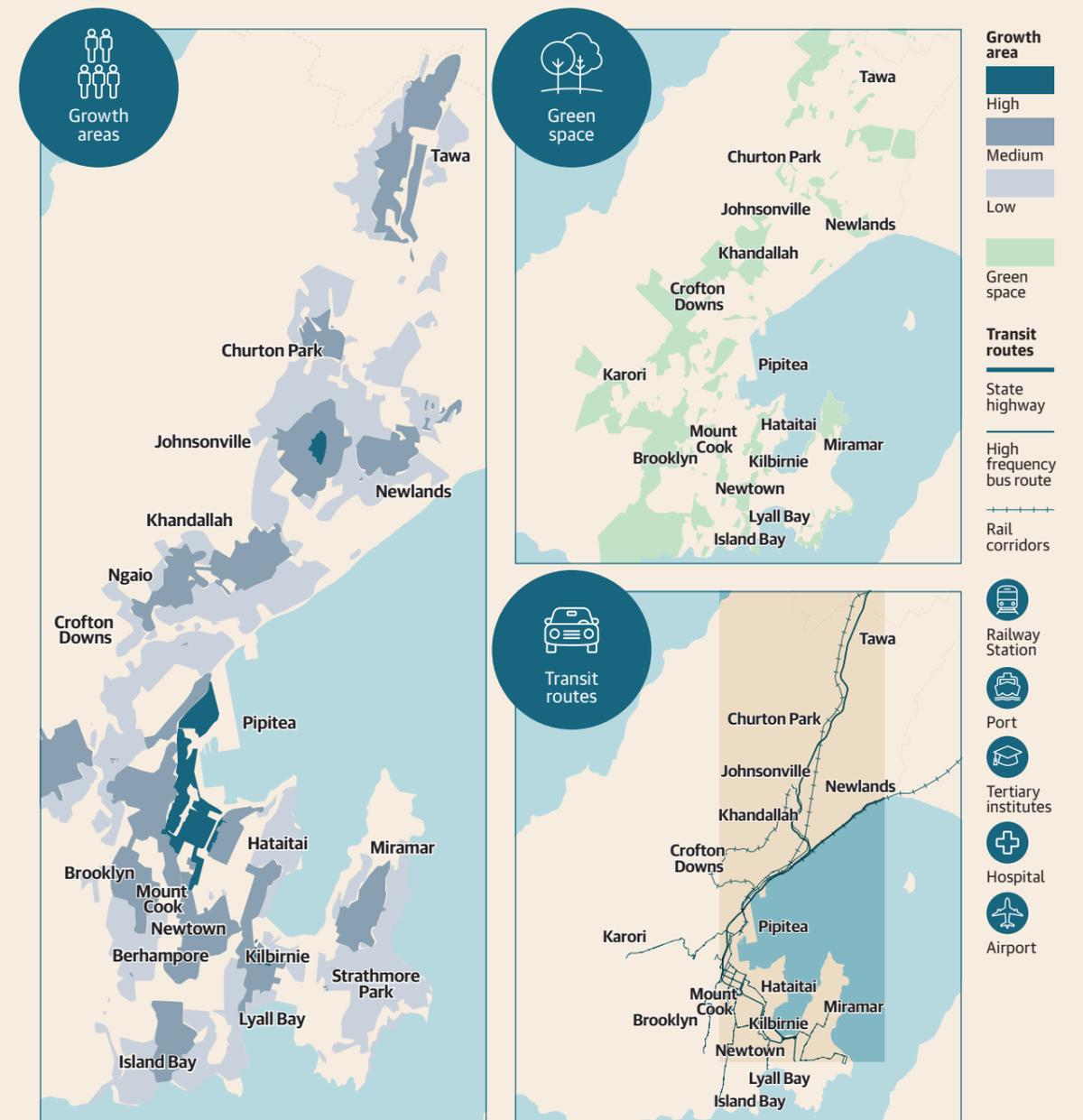
- direct growth and improvement for: the environment, housing choice and affordability, access to jobs and opportunities, community wellbeing, and visitor experience
- prioritise investments like transport, three waters, community facilities, and parks and open spaces
- guide the look and feel of future development
- guide investments that others make in the city.



Average population growth distribution

Currently the city's growth and development is based around the concept of a 'growth spine' anchored by the Johnsonville and Kilbirnie town centres. Building on this *Our City Tomorrow* looks to distribute future growth in and around:

- the central city
- the inner suburbs
- existing outer suburban centres and around rail stations.



Why do we need to plan for growth?

These seven factors will determine how well we plan for our city's growth

1

Housing choice and affordability

We want a range of affordable, healthy homes so there's something for you, no matter what your age, income, lifestyle choices, or mobility needs. Neighbourhoods will be community-focused, lively and well designed, making it easy to connect with your neighbours as well as get to where you live, work, and play.

2

Infrastructure to support growth

We'll respond to infrastructure challenges in ways that are affordable, efficient, and sustainable. That means making sure we are investing in three waters and transport infrastructure and ensuring community facilities are fit for purpose and adaptable. It also means aligning plans with other infrastructure and service providers, and protecting infrastructure that is nationally and regionally significant.

3

Partnership with mana whenua

We value our partnership with Taranaki Whānui and Ngāti Toa Rangatira. We'll explore ways to build affordable homes for Māori, protect important wāhi tapu and wāhi tūpuna (sacred and ancestral sites), and incorporate important traditional cultural elements into the fabric of the city.

4

Transport and active ways of getting around

We want it to be safe and easy to get about our city. Wellington faces challenges as more people move here to live and work. Meeting these challenges ultimately requires moving more people around Wellington with fewer vehicles. The Spatial Plan supports this goal by encouraging compact rather than sprawling growth, allowing more people to live within the existing footprint of the city and near existing/planned public transport routes. If people live close to work, or near rail stations, frequent fast bus routes and connected cycleways, it is more likely they will leave the car at home, cycle, hop on the bus or train, or enjoy the walk to the office.

5

Business areas and employment

Wellington's Central City serves as the commercial centre for almost 200,000 people across the region. Daily there are more than 75,000 people travelling into the City for work, education, shopping and dining. Wellington will continue to be the regional centre, but our suburban centres will also thrive as populations increase and working from home continues. We'll meet demand for flexible commercial land in the right places across the city, while protecting important local and regional assets. We'll support different businesses and encourage innovation, technical change, and flexible ways of working.

6

Resilience and climate change

We'll foster a resilient environment. This includes constructing buildings and spaces that are physically resilient to natural hazards and climate change, and investing in our communities so we're socially resilient post COVID-19.

7

Natural and built environments

We'll maintain and improve our open spaces and parks, and green the Central City while protecting our unique heritage and character, biodiversity, and landscapes.

City-wide



50,000–
80,000

Projected population growth over the next 30 years



24,600–
32,200

More homes needed for additional/projected dwellings

Area level

City Centre

Up to
18,000
more people

7,900–8,800
more homes needed

Inner suburbs

Up to
14,000
more people

4,100–5,400
more homes needed

Outer suburbs

Up to
42,500
more people

12,600–18,000
more homes needed

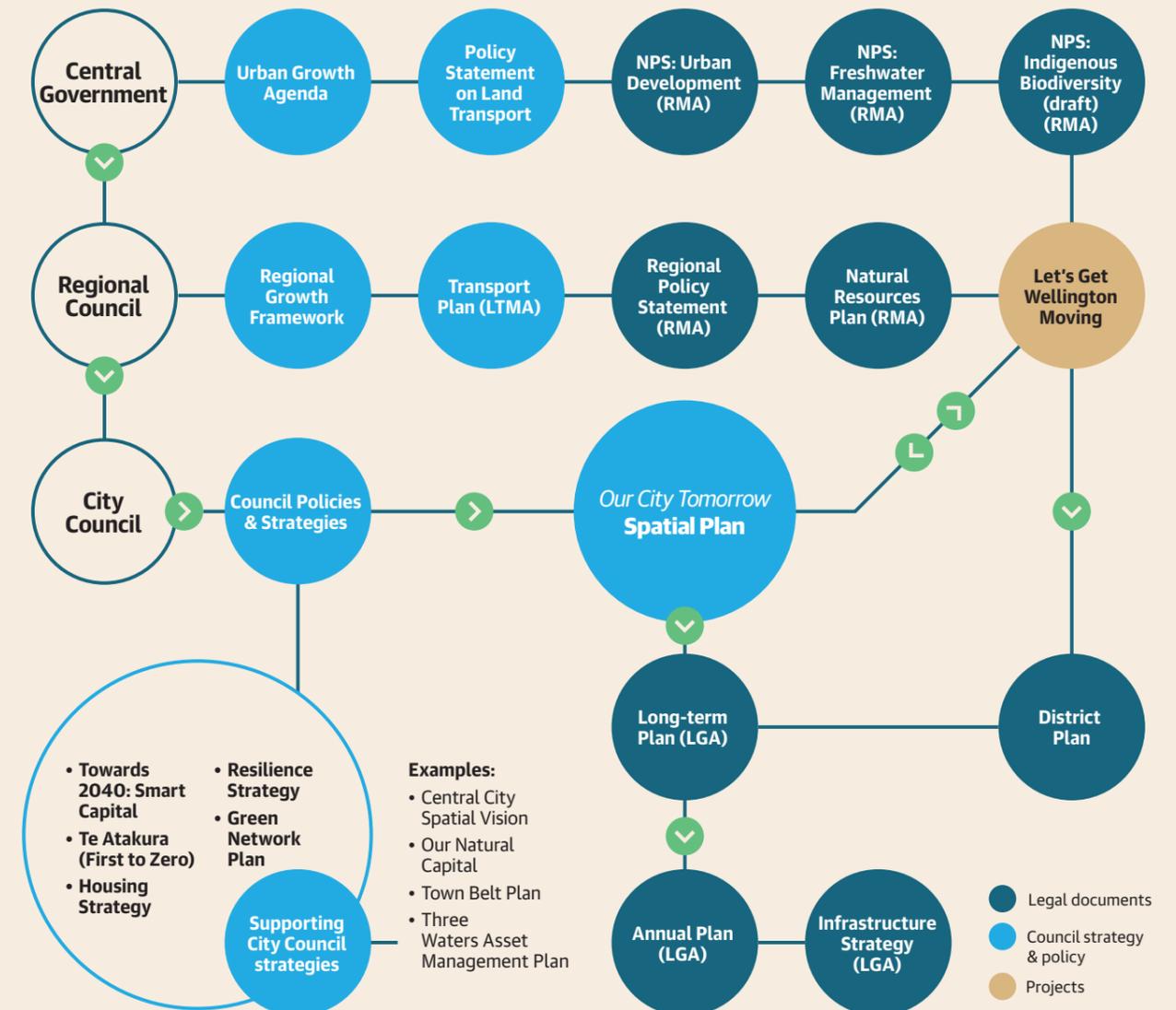
Te tirohanga whānui

The big picture

Our City Tomorrow is part of a wider programme that shapes how Wellington grows and develops.

Nationally, influential drivers shaping the direction of the City's growth and development include:

- National Policy Statement on Urban Development 2020
- National Policy Statement on Freshwater Management 2020
- Proposed National Policy Statement on Indigenous Biodiversity
- Urban Growth Agenda
- Government Policy Statement on Land Transport 2021/22-2030/31



- Towards 2040: Smart Capital
- Te Atakura (First to Zero)
- Housing Strategy

- Resilience Strategy
- Green Network Plan

Examples:

- Central City Spatial Vision
- Our Natural Capital
- Town Belt Plan
- Three Waters Asset Management Plan

At a regional level the Wellington Regional Policy Statement (2013), Wellington Regional Land Transport Plan (2021) and the Wellington Regional Growth Framework inform our approach to managing growth.

The Wellington Regional Growth Framework complements *Our City Tomorrow* by setting the strategic context to help guide, coordinate and align urban planning and infrastructure investment at a regional scale. Wellington City is expected to provide a significant proportion of the new homes required to accommodate the region's projected growth of 200,000 more people over the next 30 years.

Locally, *Our City Tomorrow* forms part of the Council's wider *Planning for Growth* programme. Along with the District Plan, *Our City Tomorrow* plays an instrumental role in shaping how the City will look and function in future.

Other important Council initiatives that have helped to shape it include:

- Wellington 2040
- Te Atakura
- Housing Strategy and Resilience Strategy
- Declaration of a climate and ecological emergency in 2019
- Fossil Fuel Free Central City by 2025.

I kōrero mai koutou mō te tāone e hiahiatia ana

You told us about the city you wanted

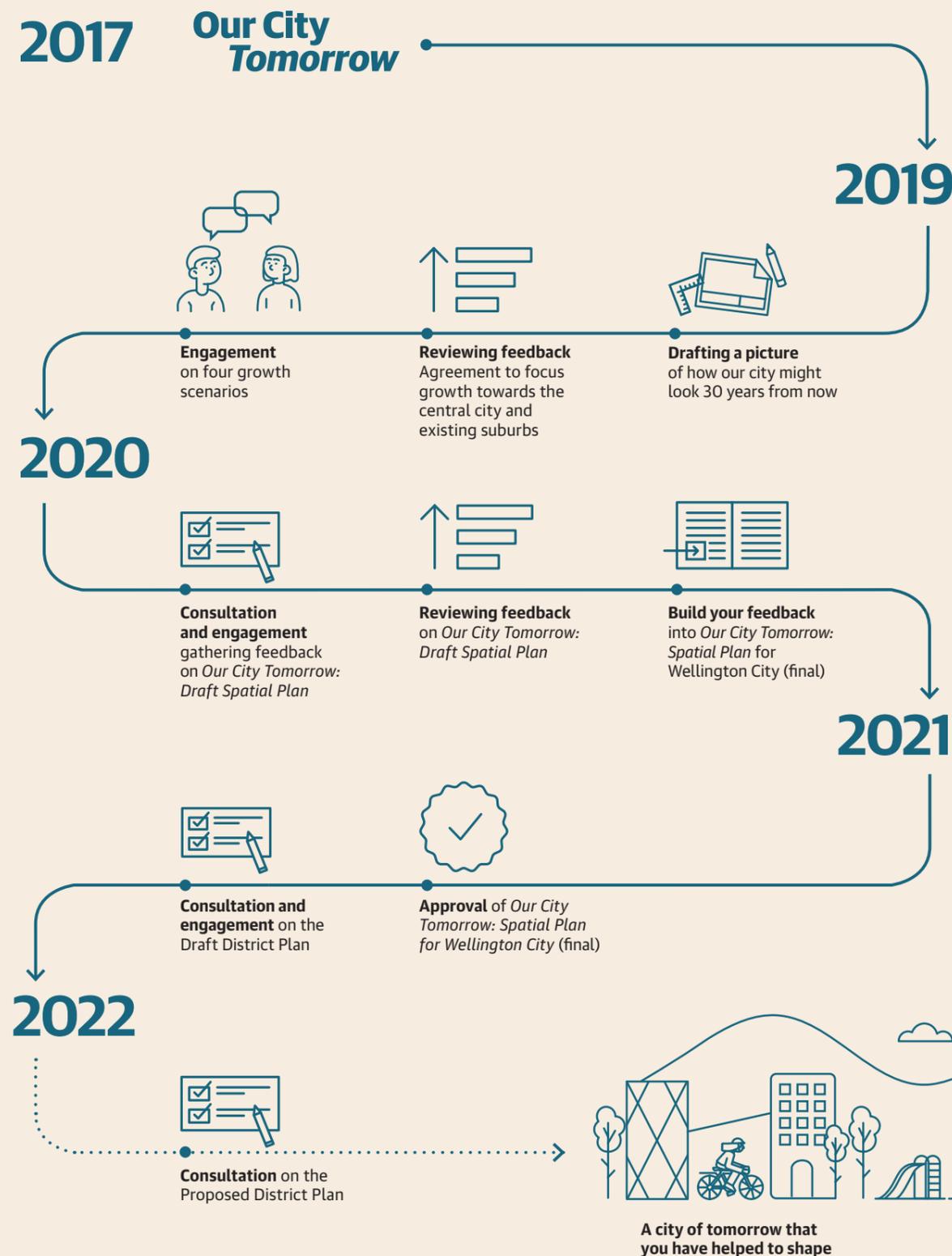
We started talking to you in 2017 about the future of our city, particularly the central area and its surrounding suburbs.

Based on your responses, we developed and tested four possible future growth scenarios. Each one focused on Wellington as a city where:

- people come first
- the places where people live, work, and play are connected and accessible.

Over 1,300 of you gave your feedback on the scenarios. There was very strong support for a compact city approach with varying ideas and views about where the city needs to intensify. (The Council formally endorsed your position in June 2019.) We used your feedback and did some more work to develop the Draft Spatial Plan.

How we got here



Nā koutou te kōrero, ko tā mātou, he whakarongo You spoke – we listened

We're grateful to the 2,897 of you who gave feedback on the Draft Spatial Plan. Your wide-ranging submissions represented varied perspectives and helped us to design the final plan.

All feedback is on our website, but here are the main themes and our responses.



1

You want a vibrant, liveable city with a high quality of life

We've enabled housing choices in areas that can support more people. We've clarified outcomes we want, like housing, business and employment opportunities, and connected communities.

We've put more emphasis on the need to ensure density is done well, through the development of new District Plan controls and supporting design guidelines.

We will also focus on the development of the spaces between buildings and how our open and public spaces, as well as streets, support city life.

2

You want good-quality, affordable housing choices

We've kept a strong focus on housing affordability, enabling more housing supply, and we've made changes to support more housing choice.

3

You have different views on housing intensification proposals

We'll continue to plan for future growth in existing urban areas by enabling infill and intensification. Growth will mainly be in the central city, in and around inner suburbs, suburban centres, and rail stations.

We've allowed for more opportunities for intensification in parts of Kelburn. And we've put more emphasis on creating well-functioning environments while increasing intensification through a focus on residential amenities.

4

You have different views on balancing growth with protecting Wellington's character

We've carefully balanced how we ensure future development respects the existing character of the inner suburbs, while allowing these areas to change and evolve.

We've reviewed and re-tested the Draft Spatial Plan's character proposals. Changes include:

- restricting demolition controls to pre-1930s buildings in character precincts in the Draft District Plan
- enabling opportunity for increased housing intensification in areas outside of character precinct areas that are within walking distance of the central city or are near key centres
- introducing new design guidance when reviewing the District Plan to manage the effects of intensification.

The inner suburb areas will have more intensification, to align with requirements in the National Policy Statement on Urban Development, but we propose that character precincts have less intensification (maintaining the current maximum building height of three storeys).

Sites of significance to Māori, heritage areas, buildings, and trees will continue to be protected.

We'll update the sites of significance with mana whenua and look into adding heritage areas, buildings, and trees that may need protecting as we review the District Plan.

5

You want us to invest in infrastructure and services to support growth

We've added details to explain how we'll coordinate infrastructure investment and growth better.

We've highlighted a staged approach that links infrastructure planning and delivery with growth area priorities.

We'll align the Spatial Plan with the Council's Long-term Plan every three years, to ensure the timing of our infrastructure investments reflect actual growth.

We've also added actions to ensure we continue to work with others to plan and deliver infrastructure that supports growth.

6

You want us to recognise and integrate mana whenua interests better

We've worked closely with Taranaki Whānui and Ngāti Toa Rangatira to describe our partnership with mana whenua more clearly in the Spatial Plan.

We've clearly recognised and embedded mana whenua values, interests, and aspirations in the Spatial Plan's approach and proposals. For example, we've:

- changed the vision statement
- added a new mana whenua partnership goal with supporting directions and actions
- made a commitment to making Māori culture a living part of our city make-up.

7

You want better public transport and accessibility in the city, and safer environments for active modes of transport

We've made sure the Plan focuses on transport, connectivity, and accessibility. We've reinforced the high priority that walking, cycling, and public transport have.

Under new District Plan design guidance being developed, Council will require new high-density housing and other new developments to consider accessibility and age-friendly design.

8

You support planning for natural hazards, climate change, and sustainability

We've made sure the Plan focuses on natural hazards, climate change, and sustainability. Changes include:

- explaining why it's important to plan for these challenges
- recognising natural hazards and climate change as important factors influencing our response to growth
- clarifying that natural hazards and climate change have been specifically considered in the Plan's growth proposals.



9

You want us to recognise the value of our natural environment and heritage

We've emphasised that the natural and built environments are important to support our future growth.

We'll develop new District Plan rules to protect outstanding natural features and landscapes, significant natural areas, and coastal and cultural landscapes.

We've ensured the Spatial Plan emphasises sustainable design.

10

You had concerns about the Plan's supporting information, evidence base, and assumptions

A range of reports and assessments have shaped the Plan. For example, Wellington Water Ltd has done more work on the three waters investment needed to address existing demand and growth.

We've reviewed and updated our proposals to ensure they're consistent with the National Policy Statement on Urban Development. Those proposals include:

- city centre building heights and density that will enable greater development potential
- six-storey building heights within walking distance of the city centre, metropolitan centres, and rail stations (except where 'qualifying matters' apply)
- enough development capacity to meet expected demand for housing and business land over the short, medium, and long term.

Engagement on the Spatial Plan

We had

8

weeks of consultation from August to October 2020

2,897

submissions received

2,785

submissions from individuals

112

submissions from organisations

We heard from a range of household types and age groups

54%

of submissions from inner suburbs and Wellington Central

46%

of submissions from other parts of city

66%

of submissions received online

How we did it

29

engagement events held

12

pop-up engagement events

8

stakeholder engagement events

2

online engagement events

7

community meetings

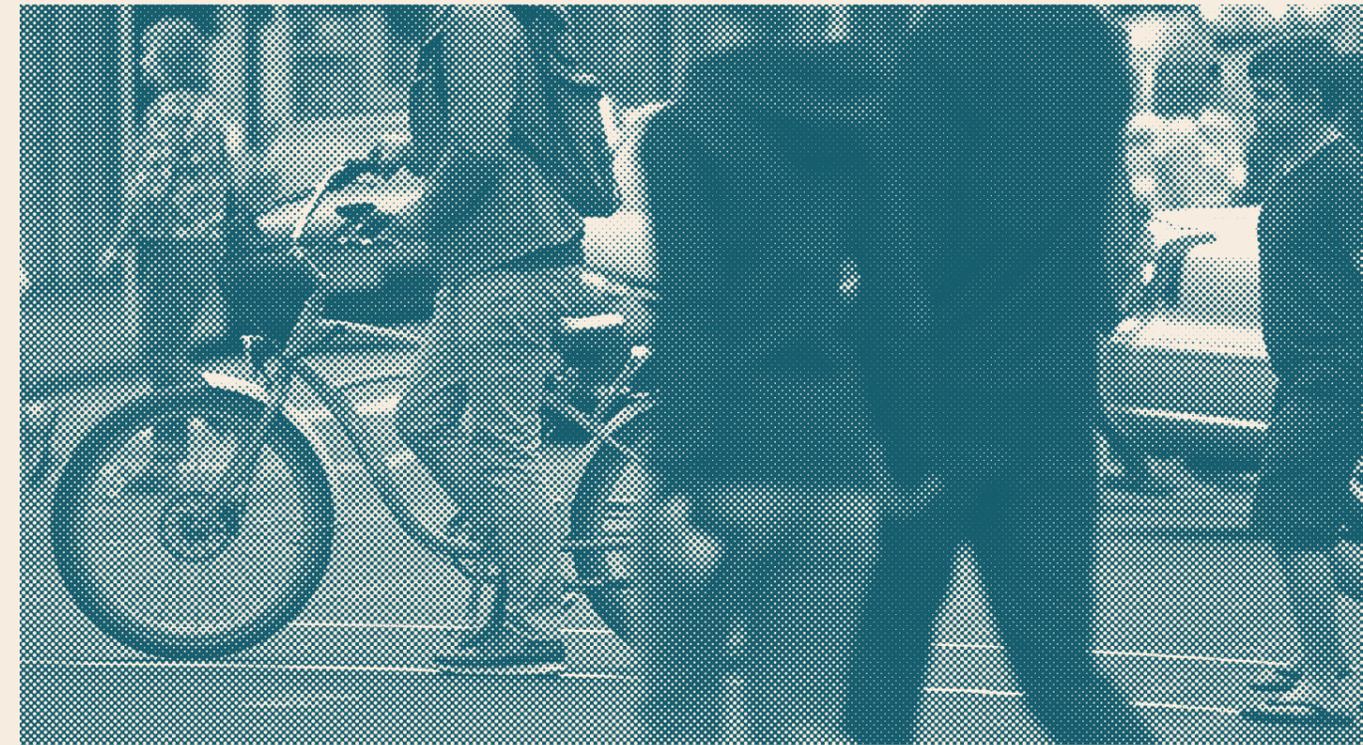
4

engagement forums with councillors

As well as posters and advertisements, we used social media channels to reach and engage with a large audience.

Additional support was provided by Councillors who organised meetings in their Wards, shared information, answered questions, and helped to build understanding of what the proposals meant at the local level.

E whakaū ana tā mātou mahere kia kiato ai, kia pai ai hoki te tūhono o Pōneke Our Plan keeps Wellington compact and well-connected



We aim to keep Wellington compact and well-connected. We'll manage most of our future growth by making existing urban areas denser, especially these areas:

- the central city
- the inner suburbs
- in and around 14 important suburban centres and around rail stations.

We'll continue to allow for greenfield development at Upper Stebbings Valley and Lincolnshire Farm.

Our approach will give greater housing choice and more chances to make these areas vibrant and viable. It's also the approach to managing growth that you preferred in the *Our City Tomorrow* engagement in 2017, scenario engagement in 2019, and your feedback on the Draft Spatial Plan.

How we expect population growth, over 30 years, to be distributed¹

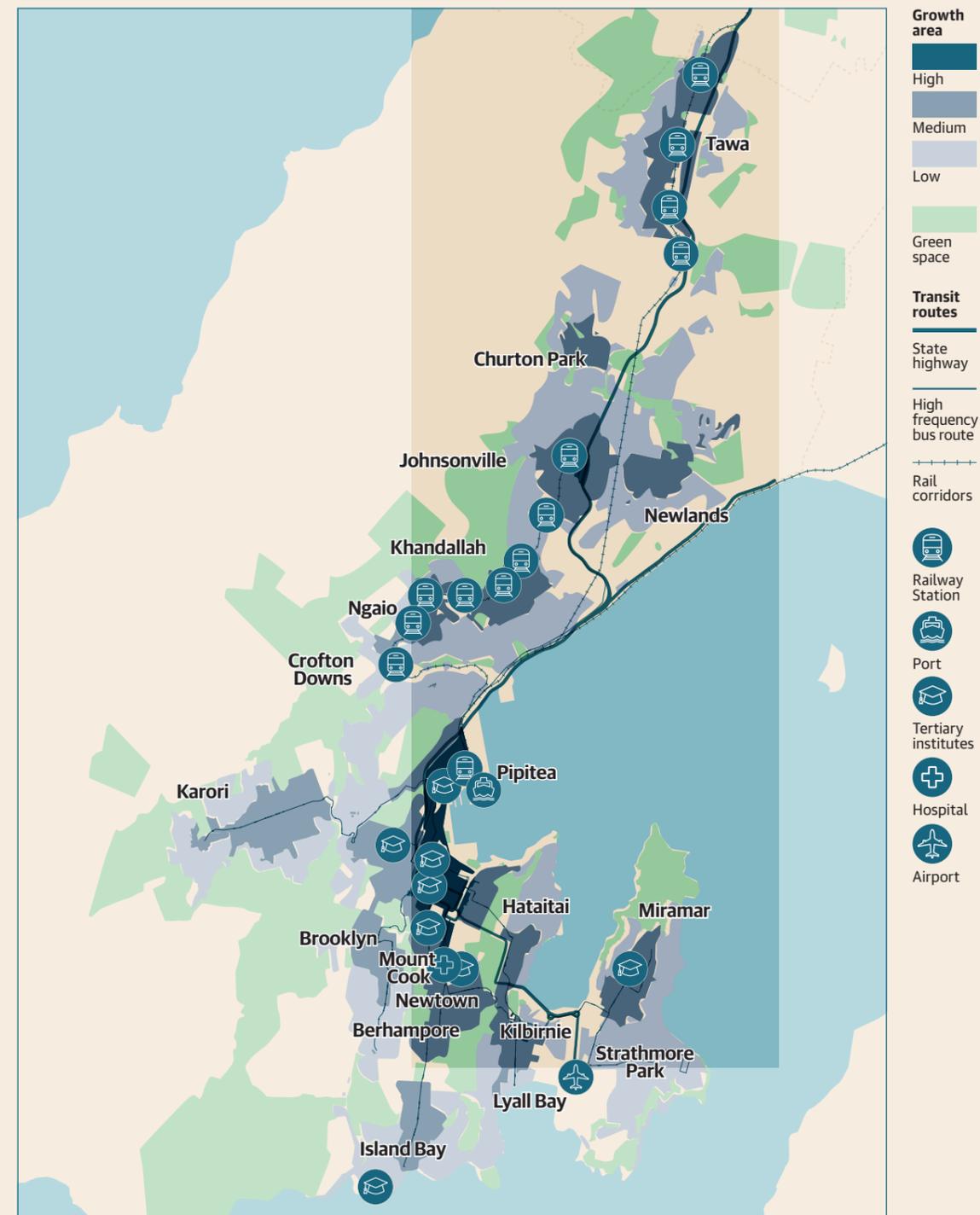
We'll grow by about one-third



	Homes	People
Central City	7,900-8,800	18,000
Inner suburbs	4,100-5,400	Up to 14,000 more
Outer suburbs	12,600-18,000	Up to 42,500 more
Total	24,600-32,200	74,500

¹ Derived from Wellington Regional Housing and Business Assessment Development Capacity Assessment (2019) Tables 2.16, pg.86 and 2.12, pg.80. These figures will be updated in late 2021 after the Wellington Regional Housing and Business Development Capacity Assessment Update is released.

Average population growth distribution



Growth area

- High
- Medium
- Low

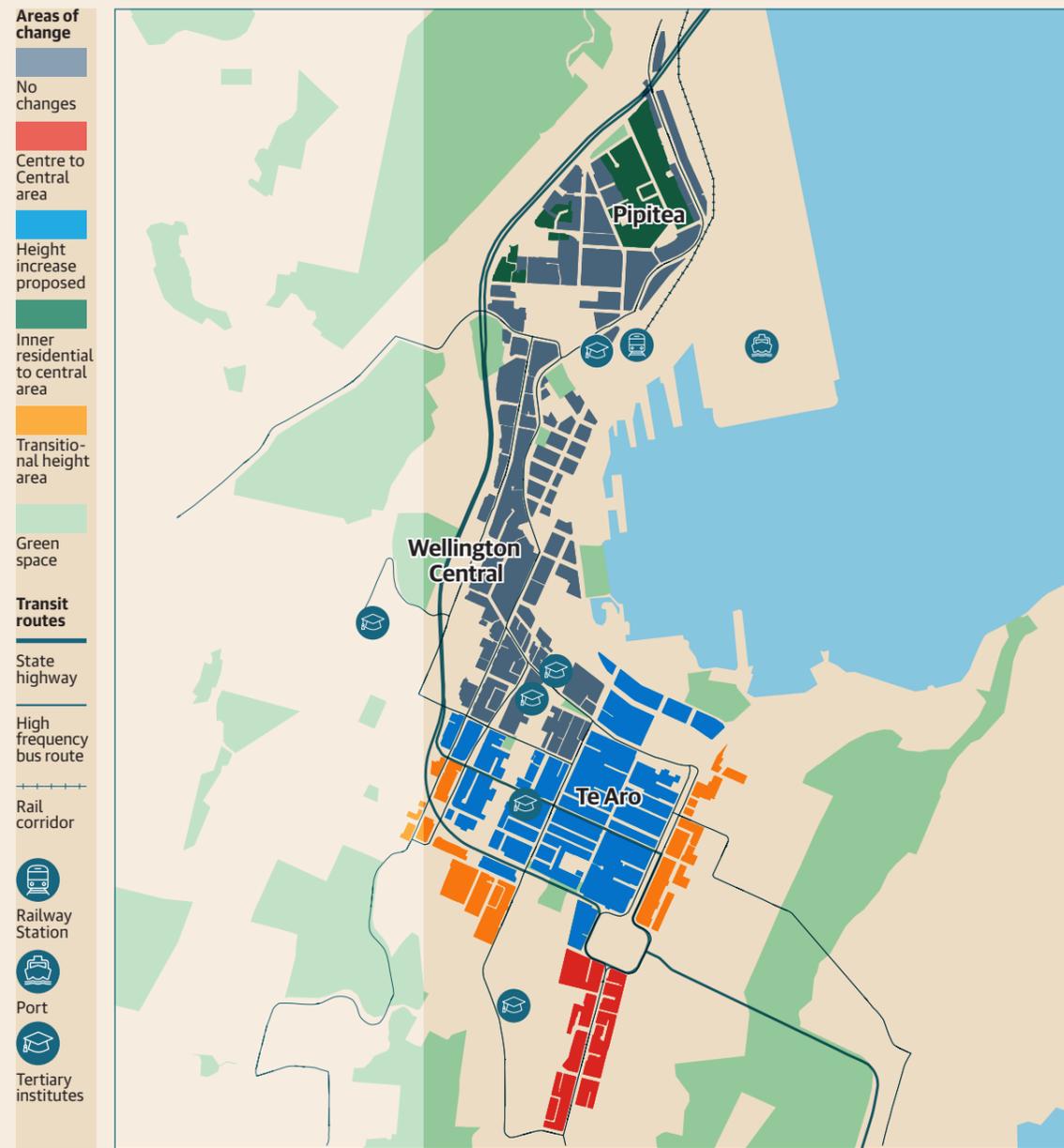
Green space

- Green space

Transit routes

- State highway
- High frequency bus route
- Rail corridors
- Railway Station
- Port
- Tertiary institutes
- Hospital
- Airport

Central city

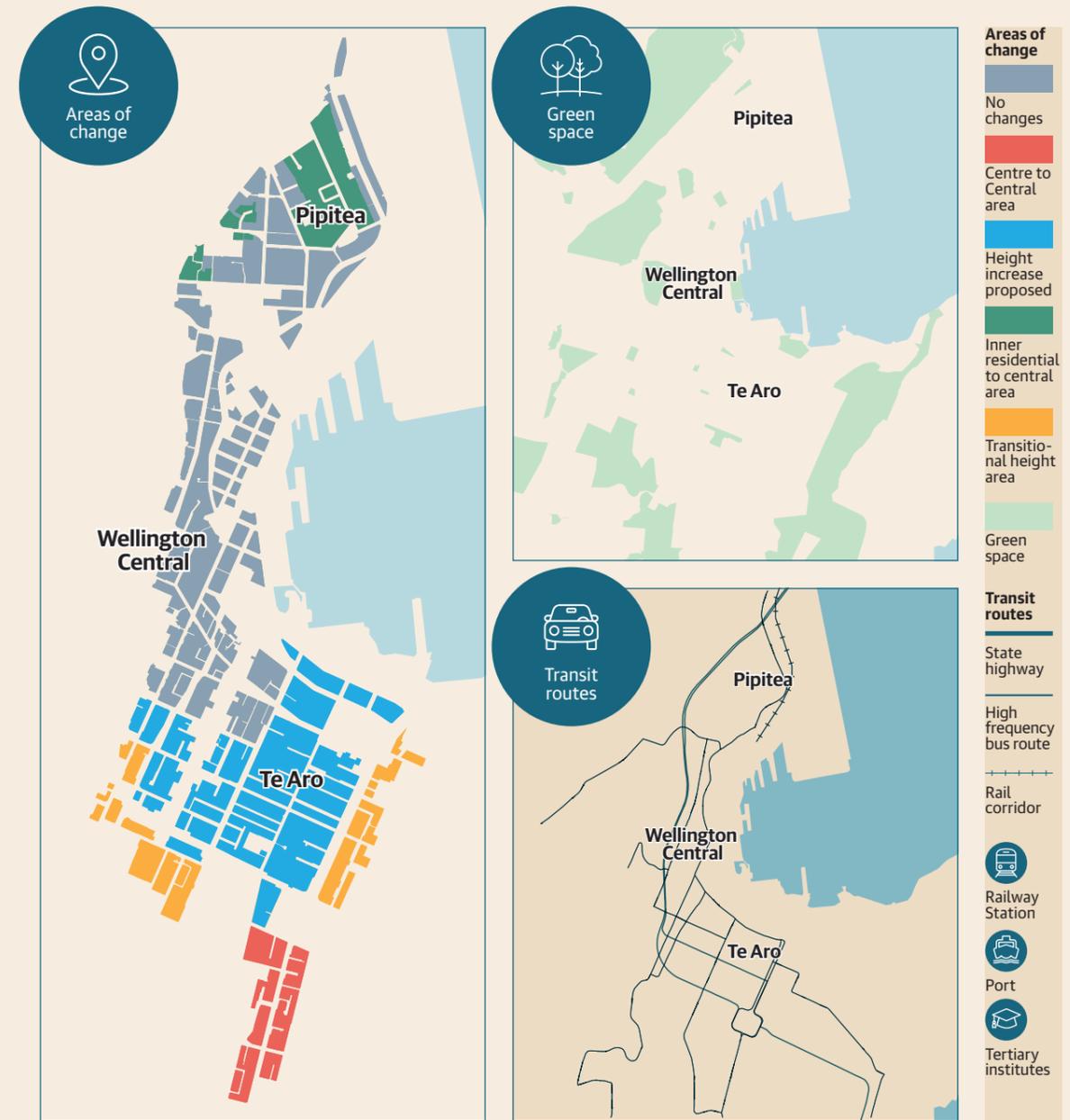


The central city is expected to grow by up to 18,000 people over the next 30 years, and to need another 7,900-8,800 homes.

7,900-8,800
more homes

The central city is the region's economic and employment hub. As it grows, we'd like to see it become an even more attractive and vibrant place for Wellingtonians of all ages to live and do business: a place that puts people at its heart.

We're investing in Let's Get Wellington Moving to help regenerate the central city. These improvements will enable people to move around the city and between suburbs more easily.

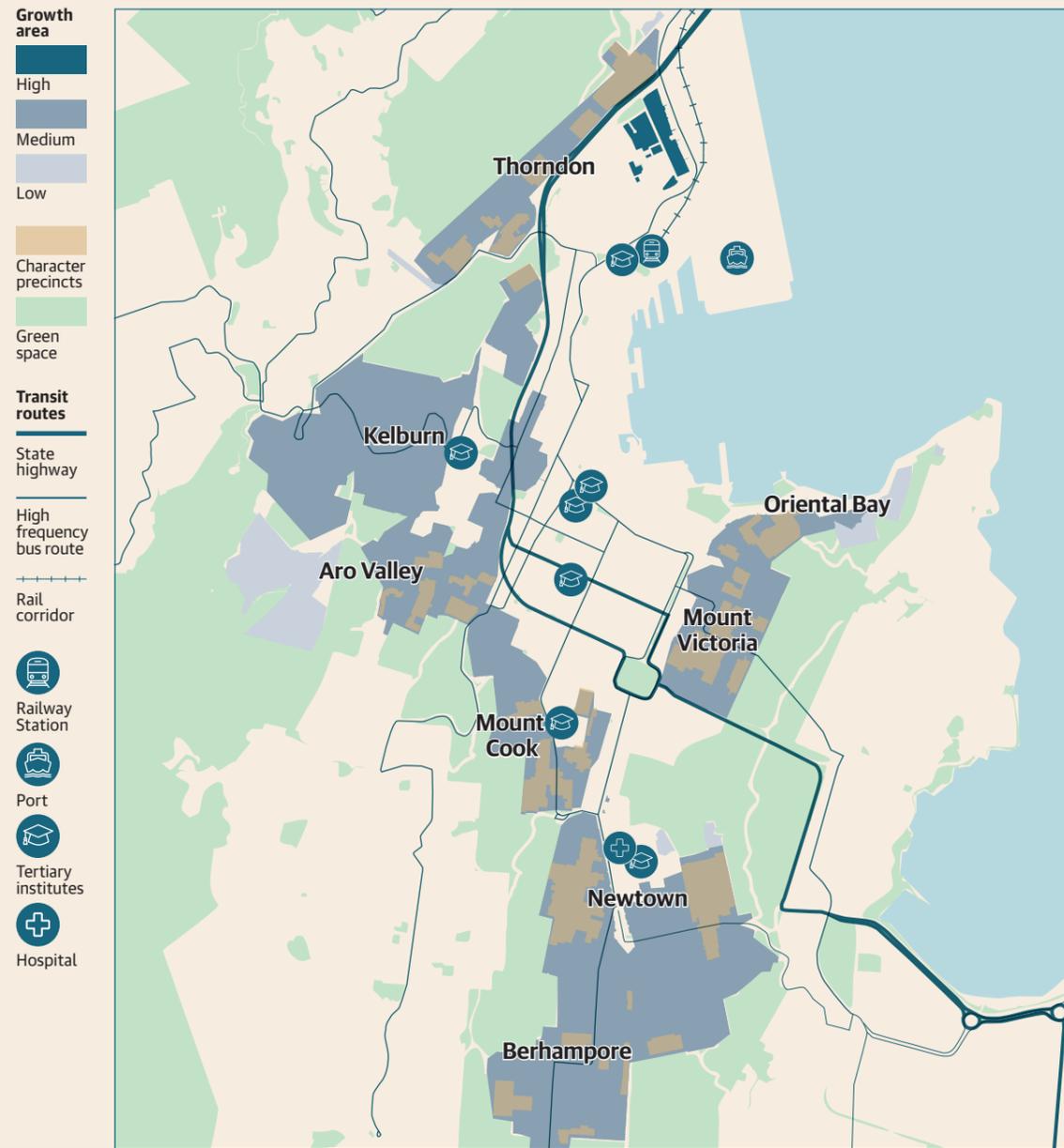


We plan to:

- Create opportunity for more housing by having a combination of minimum and maximum building heights across most of the central city.
- Make sure new apartments are pleasant to live in by having new rules and design guidance to ensure people have access to natural light, outdoor living space, privacy, and functional and liveable internal spaces.
- Protect sites of significance to Māori along with identified heritage areas, buildings, and trees.
- Increase opportunity for growth and development by including an area alongside Adelaide Road and pockets of land in Thorndon into the central city.
- Maintain the more intimate scale of many of the streets in the Te Aro area and enhance pedestrian amenity by having new rules and design guidance to control building bulk and form.
- Develop and implement a plan to increase green space.
- Keep people safe by limiting new development in areas where there are greater natural hazard risks.

Initiatives that align with the Central City Spatial Vision will support these goals.

Inner suburbs

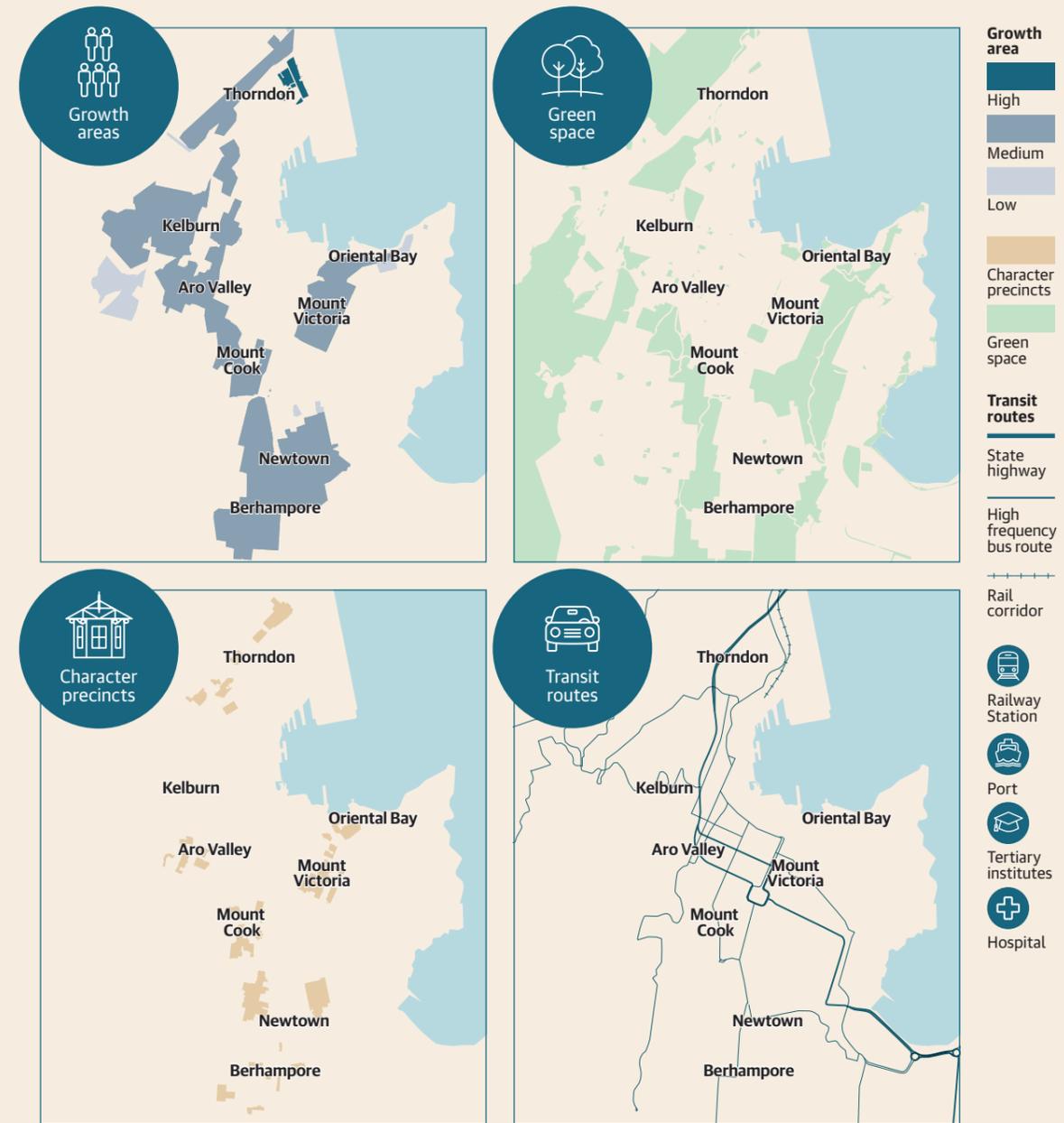


The inner suburbs are expected to grow by up to 14,000 people over the next 30 years, and to need another 4,100-5,400 homes.

4,100-5,400
more homes

These suburbs include Thorndon, Aro Valley/Holloway Road, The Terrace, Kelburn, Mount Victoria, Oriental Bay, Mount Cook, Newtown, and Berhampore. On the edges of the central city and close to employment opportunities and public transport, they're prime locations for growth and housing.

We've recognised their distinct character in the current operative District Plan and protected it by controlling demolition of pre-1930s buildings. This will continue to be the case, but over a reduced area.



We plan to:

- Provide capacity for more homes by encouraging medium-density housing - particularly terraced housing and low-rise apartments of up to six storeys, outside of character precincts and within walking distance of the central city.
- Protect the character of the suburbs by redefining the extent of the pre-1930s character precincts, removing demolition controls outside these precincts, and developing supporting rules and design guidance.
- Make sure that new buildings allow residents to enjoy access to sunlight, outlook, open space, and privacy by developing rules and supporting design guidelines.
- Protect sites that are important to Māori including heritage areas, buildings, and trees.
- Continue to limit development in areas affected by the Wellington fault such as Thorndon.
- Proactively plan for growth by investing in three waters infrastructure and open spaces.

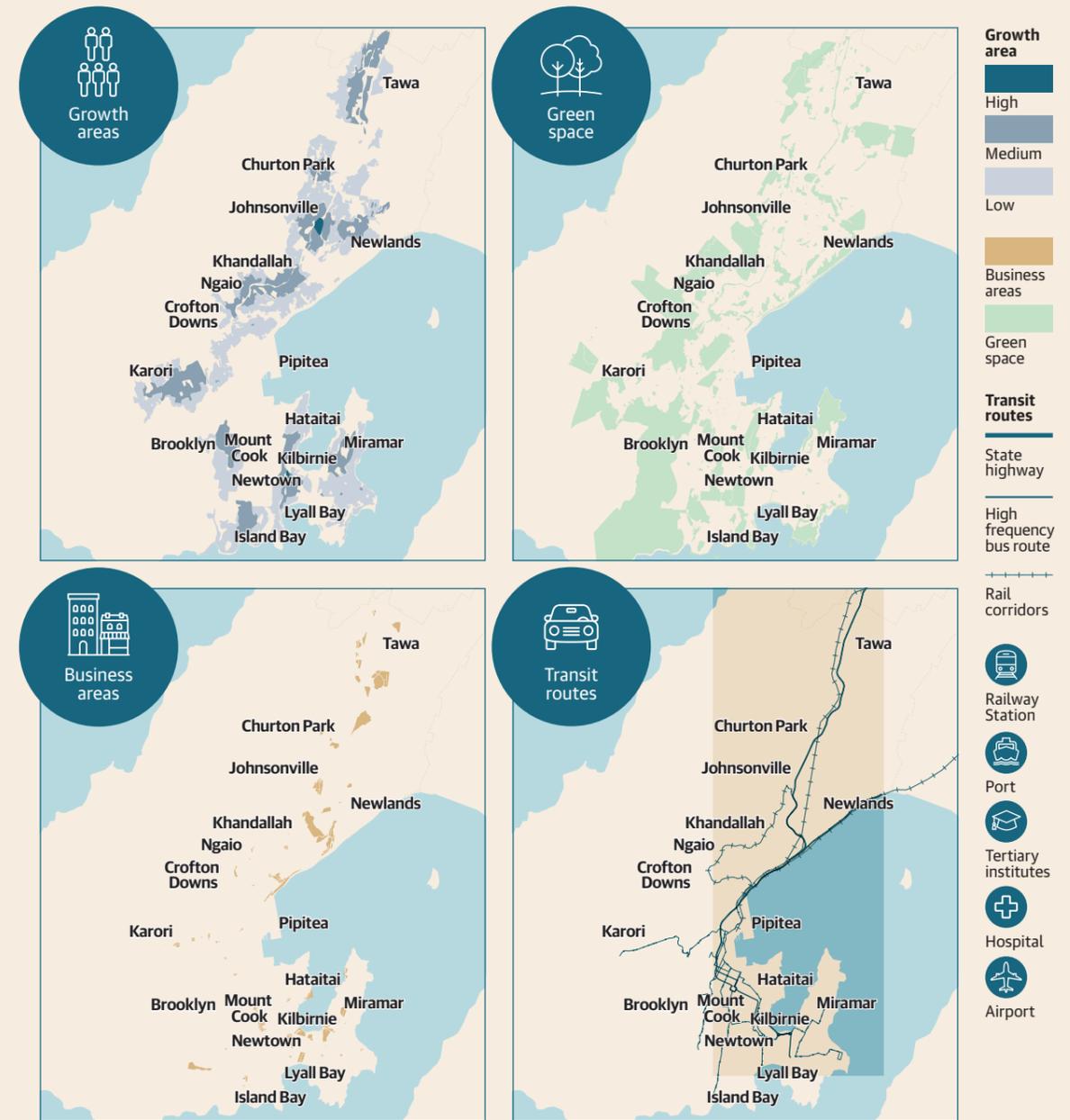
Outer suburbs



14 identified outer suburb growth areas are expected to grow by up to 42,500 people over the next 30 years, and to need another 12,600-18,000 homes.

These suburbs include Tawa, Churton Park, Johnsonville, Newlands, Khandallah, Ngaio, Crofton Downs, Karori, Brooklyn, Island Bay, Hataitai, Kilbirnie, Lyall Bay, and Miramar. (Kelburn is considered an inner suburb in the final Spatial Plan.) They'll offer greater housing choice and supply, and opportunities for vibrant suburban centres.

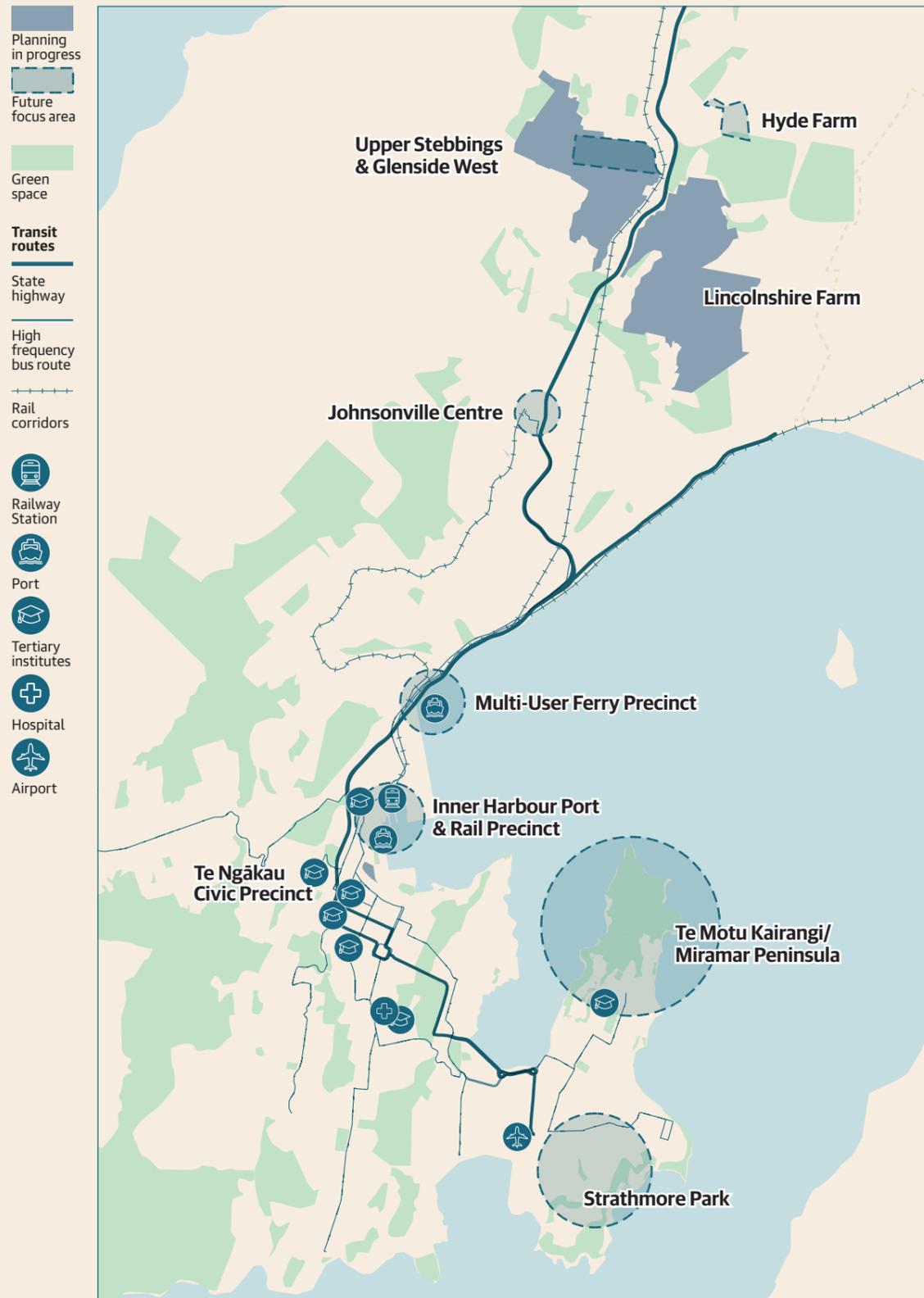
14 suburb growth areas
Up to **42,500** people



We plan to:

- Create more homes for people around existing suburban centres and along transit routes - with medium-density housing and six-storey buildings close to existing rail stations and commercial centres.
- Make sure new buildings allow residents to enjoy access to sunlight, outlook, privacy, and open space by developing rules and supporting design guidance.
- Protect sites that are important to Māori including heritage areas, buildings, and trees.
- Make sure that new development is well-designed and makes a positive contribution to the neighbourhood by requiring resource consents for new multi-unit buildings.
- Proactively plan for growth by investing in three waters infrastructure and open spaces.

Opportunity sites



In addition to the main growth areas, we've identified some strategic 'opportunity sites'. These are sites with significant potential to be part of comprehensive new development, infrastructure improvement, or redevelopment of existing urban areas.

Each site has different characteristics and opportunities for development, such as housing, commercial, mixed uses, and industrial or open space use. We'll work closely with external partners to plan and invest in these areas and maximise the benefits to the city.

The opportunity sites include:

- **Upper Stebbings Valley and Glenside West** - A greenfield area between Churton Park and Tawa that could provide up to 600 new homes.
- **Lincolnshire Farm** - A large greenfield area located between Woodridge, Grenada North, and Horokiwi that could provide around 2000 additional homes.
- **Hyde Farm (Grenada North)** - An area adjacent to the Grenada North industrial estate that is close to public transport and could be zoned for industrial use.
- **Strathmore Park** - An area on the southern extent of the Miramar Peninsula with potential for urban regeneration, better transport connections, and a more vibrant suburban centre.
- **Te Ngākau Civic Precinct** - Wellington's unique civic hub, which could be a more vibrant space that is better connected to the city and waterfront.
- **Te Motu Kairangi/Miramar Peninsula** - Land at the northern tip of the peninsula is currently in the process of being disposed by the Crown. Once this process is finalised there is an opportunity for us to work with key stakeholders to identify and consider future aspirations for the site. This could include protecting and promoting the historic and cultural values of the site, enhancing its open space, ecological and recreational values or exploring its future housing potential.
- **Future Mass Rapid Transit Station Precincts** - These areas offer opportunities to partner with organisations to optimise land uses and improve public spaces around future mass rapid transit stations.
- **Johnsonville Centre** - The largest and most significant centre in Wellington outside of the central city, which could become an even more vibrant town centre servicing the northern suburbs.
- **Multi-User Ferry Precinct** - We're working with partners to identify an efficient shared multi-user ferry precinct at Kaiwharawhara that improves our resilience to natural disasters, drives economic growth, and improves the northern gateway to the city.
- **Inner Harbour Port and Railway Precinct** - An area encompassing the finger wharves, railway station, and bus depot, which could be improved as a vibrant public space well-connected to the city and waterfront.

Natural environment and open spaces

We know the city's natural environment and open spaces are a core part of Wellington's identity and what makes Wellington attractive. *Our City Tomorrow* aims to protect these. We'll introduce rules to protect areas of significant indigenous biodiversity ('significant natural areas'), important landscapes, and natural features. We will also investigate how we green the Central City as the residential population doubles over the next 30 years.

Natural hazards and climate change

Our city is at risk from natural hazards, and climate change will intensify some of them. We're currently updating our natural hazards information and will carefully consider these risks in our future planning, and build to increase our resilience.

Our City Tomorrow also supports Wellington's goal of being carbon zero by 2050 and the Central City being Fossil Fuel Free by 2025. It does this by promoting public and active transport, encouraging land to be used efficiently, and considering where and how to build.

Ka whakamātāmua mātou i ngā whakangao hei tautoko i te tipuranga We'll prioritise investments to support growth

Many of you asked how we would fund and service the growth mentioned in the Spatial Plan.

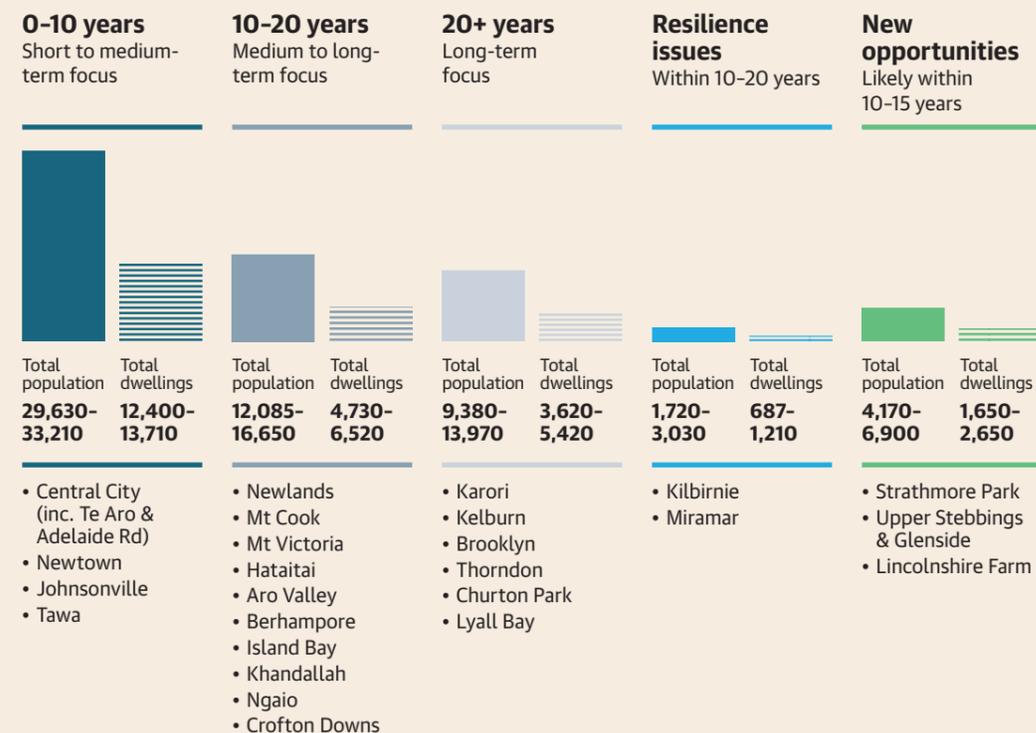
Having a plan shows us where and how much the city will grow. This gives infrastructure providers a better idea of where and when to invest.

Coordinated planning is important because the city needs major infrastructure investment to manage current issues and to support growth over the next 30 years, especially for three waters and transport. We'll need a flexible, strategic, and staged approach that can be adjusted for the actual amount of growth we experience.

We will continue to collect development contributions from developers to help fund infrastructure expenditure related to growth, in conjunction with borrowing and rates, government subsidies (e.g. Waka Kotahi), and donations.

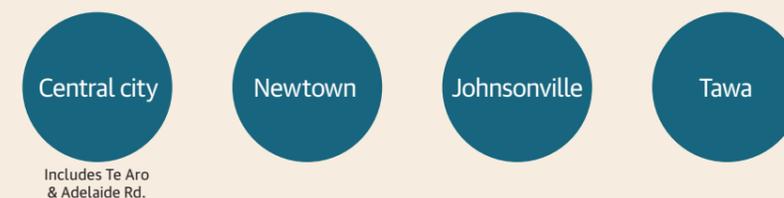
Infrastructure investment and upgrade priorities to support growth

Growth and intensification of existing urban areas



Investment priorities to support growth

To support the expected growth, we will focus on major infrastructure investment over the next ten years on these four growth areas:



These areas play a significant role in supporting growth and increasing our housing supply because:

- together they could accommodate around another 29,630-33,210 people and 12,400-13,710 homes
- they have good transport, services, and community facilities
- we already have plans being developed and/or funded to address key existing infrastructure issues and increase capacity for growth.

Further investment in the other growth areas will occur over a longer time frame. We'll review the priorities for infrastructure investment as we regularly review the Spatial Plan and other long-term plans.

Me whai tangata me ngā rauemi e angitū ai tā tātou mahere Our Plan needs other people and resources to succeed



Because the Spatial Plan is complex and about people, we'll need to collaborate and implement it through other policies and actions.

Council's Role



Provider
Delivering services and managing assets



Funder
Funding other organisations and individuals to deliver services



Partner
Forming partnerships and strategic alliances with other parties in the interests of the community



Facilitator
Assisting others to be involved in activities by bringing groups and interested parties together



Advocate
Promoting the interests of the community to other decision makers and influencers



Regulator
Regulating some activities through legislation

We'll work with our partners

Our partners include:

- mana whenua
- government and non-government agencies
- developers
- businesses
- infrastructure providers
- community housing providers
- community groups
- the regional council and neighbouring city/district councils.

We'll use our Action Plan and other resources

We'll implement many of the proposals through new District Plan policies, rules, and guidance. Other Council policies, projects, and programmes of work, including the Long-term Plan and 30-year Infrastructure Strategy, will also be critical.

We'll take specific actions to achieve the Plan's vision and goals. This is where our Action Plan comes in. It outlines the following:

- Projects
- Policies
- Work
- Timeframes
- Parties responsible

You'll find more details in the full Spatial Plan.

Keeping it up to date and relevant will be critical

Regular reviews will be critical in implementing the Plan and keeping it relevant. Reviews will let us:

- understand where growth is occurring and compare it against expectations
- adjust growth proposals and development opportunities
- track progress on actions
- adjust planning and funding decisions that we and other infrastructure and service providers make.

We'll review the Plan every three years, and align it with our Long-term Plan and funding decisions. We'll also update it when we or other parties make important decisions, such as decisions about Let's Get Wellington Moving or the District Plan.

Thank you. This plan is a culmination of community voice, technical planning, and careful listening. You can see the full Spatial Plan on our website planningforgrowth.wellington.govt.nz

To symbolise partnership with mana whenua, this document includes design elements created by Māori artist David Hakaraia - Ngāpuhi, Ngāti Paoa. A brief explanation of their meaning is below.

Pattern used throughout the document

This design uses the whakarare design, which represents the connection between all that is around us. The chevrons represent our journey in both the physical and spiritual realms.

Icon used to represent partnership with mana whenua in our city goals.

This is a stylised Rauru (spiral). It represents the gaining of matauranga through celestial planes. For this design it's the understanding and the intertwining of tangata whenua and tangata tiriti. The piko that protude from the rauru represent the people in this union.

