

# Our City Tomorrow Draft Spatial Plan For Wellington City

## Citywide Estimated Growth Distribution Figures

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25<sup>th</sup> September 2020

### What do the estimated growth distribution figures mean?

The District Plan sets the planning rules for the City. Last year, as part of our requirements under the Government’s National Policy Statement on Urban Development Capacity 2016 (NPS-UDC) we carried out modelling for the city to calculate how much of the growth that is allowed under our current district plan would actually lead to development occurring. What this showed was that what we call “plan-enabled” growth, meaning development allowed under current plan settings, was much higher than realised development. This is because the District Plan is only one factor in residential and commercial development. There are a number of factors that come into play beyond the District plan including:

- Changes in construction costs
- Changes in land costs and availability of land
- Willingness of property owners to redevelop/sell their sites

These inputs (collectively referred to as the ‘uptake rate’ or ‘realisable capacity’) play a large role in determining where and when development goes ahead. The estimated growth distribution figures reflect the level of development we expect to occur given all these factors, not just plan settings.

### Why have the figures been provided now?

The further information outlined below provides a more granular explanation of the supply of housing that would likely be realised under the proposals in the draft Spatial Plan; it does not change the proposals signalled in the draft Spatial Plan. We always intended to model what the estimated growth distribution figures would look like for the draft Spatial Plan. So once Council agreed to put the content of the draft Spatial Plan out for consultation we started work on these figures.

At the same time in our conversations with members of the public through the consultation process, we heard that people want more information about the impacts on their particular suburb.

It is also important to reiterate that the proposals in the draft Spatial Plan reflect the requirements of the Government’s National Policy Statement on Urban Development 2020 (NPS-UD) to intensify in certain areas.

### Have the population growth projections changed?

The projected growth of 50,000 to 80,000 more people over the next 30 years has not changed. This work is about how that growth is proposed to be distributed across the City as signalled in the draft Spatial Plan.



## What do the growth distribution figures show?

As expected they show a difference between the “plan-enabled” growth under the proposed Spatial Plan settings and the expected realisation rate given those other market factors. Some parts of the City haven’t changed much whereas other areas show a marked decrease in expected development compared to what the draft Spatial Plan would technically enable.

For the *outer suburbs* there is only a minor change in how growth is distributed across the City.

In the *Inner suburbs*, we have done finer grained analysis of the population distribution figures on a suburb-by-suburb basis. For these areas the figures are lower than we have previously signalled, but are a more realistic indication of what would likely be developed.

What the figures show is that far from an over-supply of housing the expected growth distribution figures for the city match the expected population growth.

## Will the growth distribution figures change again?

We are still completing modelling on the central city as well as the impact of the removal of the minimum parking requirement on expected growth distribution, so we will release those figures once they are done. However we felt it was important to release the information we currently have as soon as possible.

It is important to recognise that these figures will always represent a point in time, and we will have to continue to review and monitor this as we move through the next stages of the District Plan Review. In fact we’re required by law to keep reviewing our figures. This is because all those external market factors will change over time and we want to have an up to date view of what that means for development across our city especially given the increasing unaffordability of housing.

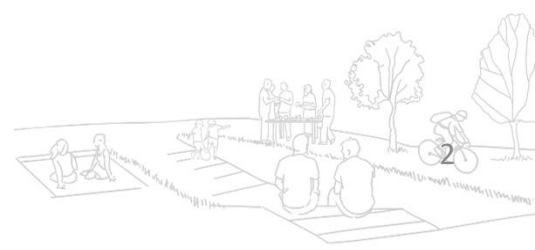
## So in terms of methodology how do these figures account for what is likely to be developed?

We have provided a density range for each suburb. Density is a measure of the number of people living on a given area of land. To calculate density land is measured in hectares (Ha).

We have also applied an ‘uptake rate’. This is that percentage of all enabled development that is likely to happen given a range of factors such as people’s desire to redevelop their property, land costs, construction costs etc. The methodology for determining uptake is outlined in the *Assessment and Evaluation of Wellington’s Outer Suburbs* report which can be found [here](#), but in summary it includes the following inputs:

- Development capacity model outputs: estimate of the amount of additional dwellings that could be delivered either as infill (i.e. without removing existing buildings) or complete redevelopment of a site (i.e. removing existing buildings). A range of options for infill and redevelopment are modelled.
- Building consents data: this enabled an estimate of the amount of dwellings that are actually consented and assumed to be built over a given period.
- A matrix which enables consents to be matched to sites in the development capacity model

Figure 1 below shows the uptake levels and density ranges applied in the Councils growth calculations. Both uptake and density are specific to the five housing density types used in the draft Spatial Plan:



**Figure 1: Uptake rates for housing density types**

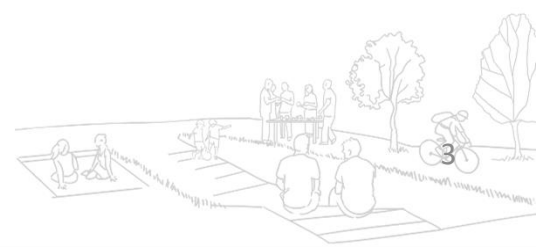
Housing density type	Lower Density Range		Upper Density Range	
	Density per ha	Uptake	Density per ha	Uptake
Type 1 (1-2 storeys, infill)	From the Wellington Housing and Business Assessment		From Wellington City Housing and Business Assessment	
Type 2 (2-3 storeys)	40	29%	60	29%
Type 3 (3-4 storeys)	80	14%	100	14%
Type 4a (Up to 6 storeys)	110	14%	130	14%
Type 4b (At least 6 storeys)	110	14%	130	14%
Type 5 (Up to 8 storeys)	150	8%	180	8%

**Ok, so what are the numbers?**

Table 1 below sets out the overall distribution of growth across the key areas of the draft Spatial Plan. It shows the dwellings and population figures for each area prior to the application of the uptake rates above as well as the figures once the uptake rate is applied.

**Some things to note:**

- The Spatial Plan is only the first step in our extensive Planning for Growth programme to amend our District Plan. The process of amending and adopting the new planning rules for Wellington will take a number of years and there will be many opportunities for our communities and residents to have their say and input into that work.
- We are legally required to notify a draft District Plan that reflects the requirements of the new NPS-UD by August 2022. This is a very tight timeframe and we want to allow as much time as possible for consultation on the draft District Plan. As part of this process we are planning to consult on a “non-statutory” draft District Plan before we finalise and consult on the statutory draft District Plan to provide maximum opportunity for feedback.
- Further investigations on the practicality and viability of development to an even more granular level are still required and we will do this as we work through the rules that will apply to all new development as part of the District Plan Review process.
- Percentage increase on existing population figures within the Summary Table have been derived using 2018 population data sourced from Forecast.id.
- Greenfield figures include the Councils most up-to-date growth figure for Upper Stebbings and an estimate for Lincolnshire Farm. Glenside has been excluded from the calculations as further planning work is currently underway for this area. However, it is unlikely that this will have a significant impact on overall figures.



**Table 1: Summary Table - Citywide Estimated Growth Distribution Figures**

Area		Growth potential if 100% of Plan enabled growth happened	Draft Spatial Plan projected growth figures where level of expected development 'uptake' is applied	
City Centre		See Note 1 below	8,182 Dwellings	114% increase on existing population
		See Note 1 below	18,000 People	
Inner Suburbs (excluding areas that are proposed Centre City zoning)		7,797 – 12,217 Dwellings	1,083 – 1,895 Dwellings	7% - 12% increase on existing population
		19,431 – 30,441 People	2,720 – 4731 People	
15 Growth Outer Suburbs		58,205 – 80,022 Dwellings	12,334 - 17,086 Dwellings	26% - 36% increase on existing population
		153,460 – 210,725 People	32,424 - 44,890 People	
Remaining Outer Suburbs (infill)		1,869 – 2,028 Dwellings	1,400 – 1,428 Dwellings	10.8% - 11% increase on existing population
		4,751 – 5,181 People	3,452 – 3,527 People	
Greenfields	Upper Stebbings	500 Dwellings	500 Dwellings	n/a
		1,370 People	1,370 People	
	Lincolnshire Farm	1,000 - 2,000 Dwellings	1,000 - 2,000 Dwellings	
		2,800 - 5,600 People	2,800 - 5,600 People	
Citywide Total (excluding Glenside)		69, 371 – 96, 767 Dwellings	24,499 – 31,091 Dwellings	29% - 37% increase on existing population
		181, 812 – 253, 317 People	60,766 – 78,118 People	

Note 1: As we do not yet have specific housing density types or building heights for the Central City we do not yet have detailed figures for the plan-enabled growth in the City Centre. The 'uptake' figures for the City Centre are what we expect will be required in terms of realisable development. Further detailed analysis is required for the City Centre.

**Table 2: Inner Suburbs Estimated Growth Figures**

Suburb	Additional Dwellings*	Additional Population
Aro Valley	69 – 194	173 – 488
Berhampore	323 – 462	763 – 1089
Mount Cook	79 – 174	200 – 440
Mount Victoria	92 – 188	223 – 454
Newtown	487 – 759	1289 – 2011
Oriental Bay	19	43
Thorndon	14 – 99	28 – 206
<b>Total</b>	<b>1,083 – 1,895</b>	<b>2,720 – 4,731</b>

\* The range between the numbers shown in the tables takes into account the variation in development potential on each site which would result from different District Plan rules and standards. The growth figures have been calculated in the context of a range of possible outcomes providing low end of the range and high end of the range figures.

**Table 3: Outer Suburbs Estimated Growth Figures**

Suburb	Additional Dwellings*	Additional Population
Brooklyn	730 – 1082	1796 – 2662
Churton Park	389 – 613	1065 – 1680
Crofton Downs	136 – 180	354 – 467
Hataitai	453 – 628	1133 – 1570
Island Bay	688 – 1070	1754 – 2728
Johnsonville	1872 – 2242	5018 – 6008
Karori	2243 – 3006	5899 – 7906
Kelburn	360 – 601	900 – 1503
Khandallah	1290 – 1666	3237 – 4181
Kilbirnie	404 – 580	959 – 1374
Lyall Bay	195 – 329	488 – 822
Miramar	521 – 854	1355 – 2222
Newlands	681 – 994	1867 – 2723
Ngaio	480 – 565	1247 – 1469
Tawa	1891 – 2677	5352 – 7576
<b>Total</b>	<b>12,334 – 17,086</b>	<b>32,424 – 44,890</b>

\* The range between the numbers shown in the tables takes into account the variation in development potential on each site which would result from different District Plan rules and standards. The growth figures have been calculated in the context of a range of possible outcomes providing low end of the range and high end of the range figures.

The **remaining outer suburbs** are estimated to have a combined 1,400 additional dwellings and an additional population of 3,452.

### What are the next steps?

Submissions close on 5<sup>th</sup> October and we will be holding oral hearings for submitters who wish to speak. We will provide more information about this in the coming weeks.

There are still a few steps to come following the spatial plan, including two further rounds of submissions as part of the District Plan Review in 2021/2022.

