

WHAT IS THIS DOCUMENT?

The Northern Area Framework for Growth Management (NGMF) provides a 'strategy for achievement' for the future development of the northern part of Wellington City. It provides the communities, landowners, developers and Wellington City Council a set of goals and an agreed process for planning urban expansion together.

It's a framework rather than a detailed master plan because although it must provide some certainty for the community, it must also allow appropriate flexibility for refinement.

The NGMF describes the themes, values and principles that will help us to reach a vision of an integrated, liveable, sustainable and prosperous community.

An implementation programme based on this Framework will identify key initiatives and outline how those initiatives can be made to happen.

WHY GROWTH MANAGEMENT?

Wellington City Council decided during its Strategic Review in 2000/01 to create a growth management plan for the northern area. Wellington – the city and the wider Wellington region – faces the dual challenge of encouraging growth but also managing it so that our existing communities and our environment are not hurt by it.

The immediate pressure for new urban development in the Wellington region is in the northern areas, from Johnsonville through to the Kapiti Coast. If Wellington city is to take a role in managing that growth, we need to provide for it in our share of this northern corridor, where there is room and demand for 'greenfield' subdivision.

If done well, new subdivisions can help improve the existing areas while providing new housing choices for a growing and diverse population. Done poorly, new developments can add to existing infrastructure problems, increase environmental damage and create urban zones with low quality of life. A well-structured planning process, with decision making shared with the affected communities, can make sure we grow in attractive, and ultimately sustainable, ways.

THE DRIVERS

A **vision** for the North

Wellington's northern suburbs will continue to develop as an integrated, liveable, diverse, sustainable and prosperous community.

The **objectives**:

- To consolidate the northern part of Wellington City into a highly attractive, efficient and accessible urban area that realises its potential of contributing to the city as a whole.
- To enhance, protect and link significant landscape, ecological and natural features of the area as a foundation for sustainable urban living.

COMMUNITY VIEWS

This Framework has been prepared in partnership with the communities of the area; with local business and commercial interests; with developers; with other local authorities; and with key infrastructure suppliers (for road and rail). With this kind of informed approach, we can make the most of opportunities that new development presents, and reduce the risks and negative effects that can accompany growth. The result is a document that is conscious of:

- balancing competing pressures, for example protecting the rural character of some areas versus allowing further residential development
- addressing transport and other infrastructure issues at the same time as housing development and environmental protection issues
- including the community and other major stakeholders (including other local authorities in the area) from the beginning, so it can match the needs and benefit from the knowledge of all involved – see Appendix 1: Sharing a vision.

THE AREA

So what are we talking about when we refer to the northern area? It is the area in the northwestern corridor on both sides of State Highway 1 north of the Ngauranga Gorge and south of Porirua. It is bounded by the Spicers, Bests and Totara ridges in the west and the Horokiwi ridge and Western Harbour Hills in the east (see map 1).

Map 1 shows the northern area with its existing residential settlements, town centres, road and rail links and significant natural features. It also indicates areas for future growth as outlined in this Framework.

