

3 December 2021

File Ref: EXTR-8-797

Mayor Andy Foster  
Wellington City Council  
andy.foster@wcc.govt.nz

Tēna koe Andy

Office of the Chairperson  
100 Cuba Street  
PO Box 11646  
Wellington  
T 04 384 5708  
www.gw.govt.nz

## Urban intensification and Let's Get Wellington Moving

I am writing to seek clarification regarding Wellington City Council's position on a critical aspect of the LGWM programme – the scale of urban development along the Mass Rapid Transit (MRT) spine over the next 30 years.

We note the difference between the projections of LGWM (enabling 21,000 dwellings within 10 minutes' walk of the MRT) and *Our City Tomorrow* (approximately 14,000 dwellings estimated for the central city and inner suburbs) over the next 30 years. We understand that the City will be updating the Spatial Plan to factor in the preferred LGWM option and consequent additional development capacity, we are keen to understand the timing for this and the City's commitment to fully realising the growth potential. This will have important implications for our investment decisions.

We appreciate that your officers are well embedded in the LGWM programme along with GW officers, and we continue to integrate progress with Wellington City's plans and strategies. Aligning the programme objectives with the underpinning plans is a major focus for the Programme and the Board and has been the topic of Ministerial conversations.

We recognise also that the broader context is creating other pressures – fragmented property ownership along the MRT corridor will require active facilitation to resolve; the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill may lessen the impetus for transit- oriented development.

However, in choosing to support one or other of the four options, it is critical that GW clearly understands the context for our decision - provision for future growth in the centre, south and east of the city are key factors. The housing intensification estimate that you agree on will have implications for the viability of the MRT option that we select.

Because LGWM is of such scale, with effects that will reverberate across the region, GW seeks a more explicit affirmation from WCC regarding the anticipated levels of growth and alignment with the Spatial Plan and District Plan. We appreciate that WCC is currently consulting on the Draft District Plan and is set for further discussions early in the New Year. Following that process, we ask that the City spell out its commitment regarding future development capacity.

GW will continue to work proactively with the City, Waka Kotahi, Kainga Ora and MHUD to examine the best options for delivering the urban growth desired as part of LGWM and we acknowledge that this may require all of us to take a more active role than at present. We would also be keen to understand the City's ambition in actively facilitating urban development outcomes.

In the meantime, Andy we are looking forward to our shared workshop on 14 December to discuss urban development challenges and opportunities, including this matter.

Ngā mihi



**Daran Ponter**  
Chair

DD: 027 454 0689

CC:

Hon Michael Wood, Minister of Transport

Sir Brian Roche, Chair Waka Kotahi

Tracey Martin, Chair Wellington Regional Leadership Committee