

# ***Sustainable Wellington***

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# Lessons

- 1 Understand the characteristics and nature of your city.

# Lessons

- 2 Build on the opportunities and take measures to mitigate the problems

# Lessons

- 3 Understand the market, particularly where and how it can help achieve quality mixed use environments

# Lessons

- 4 Successful places need people and people need successful places. Public areas are an integral part of city life - they need to provide options for outdoor activities; they require careful attention in design and maintenance.

# Lessons

- 5 Target intensive development in areas where the benefits are greatest and which offer the most to the community.

# Lessons

- 6 More people living in central areas can have significant economic and social benefits.

# Lessons

- 7 Inner city apartment living is a real choice and the housing standards should reflect this.

# Lessons

- 8 Cities are complex. To make them work well requires tolerance; care and good up-front planning.

# Outline

- **Factors affecting development in Wellington City**
- **Our vision**
  - Outcomes for urban development
  - Map: where will we grow
- **Current challenges**
  - Intensification
  - Delivering transport solutions
  - Climate change

# Our population is growing rapidly

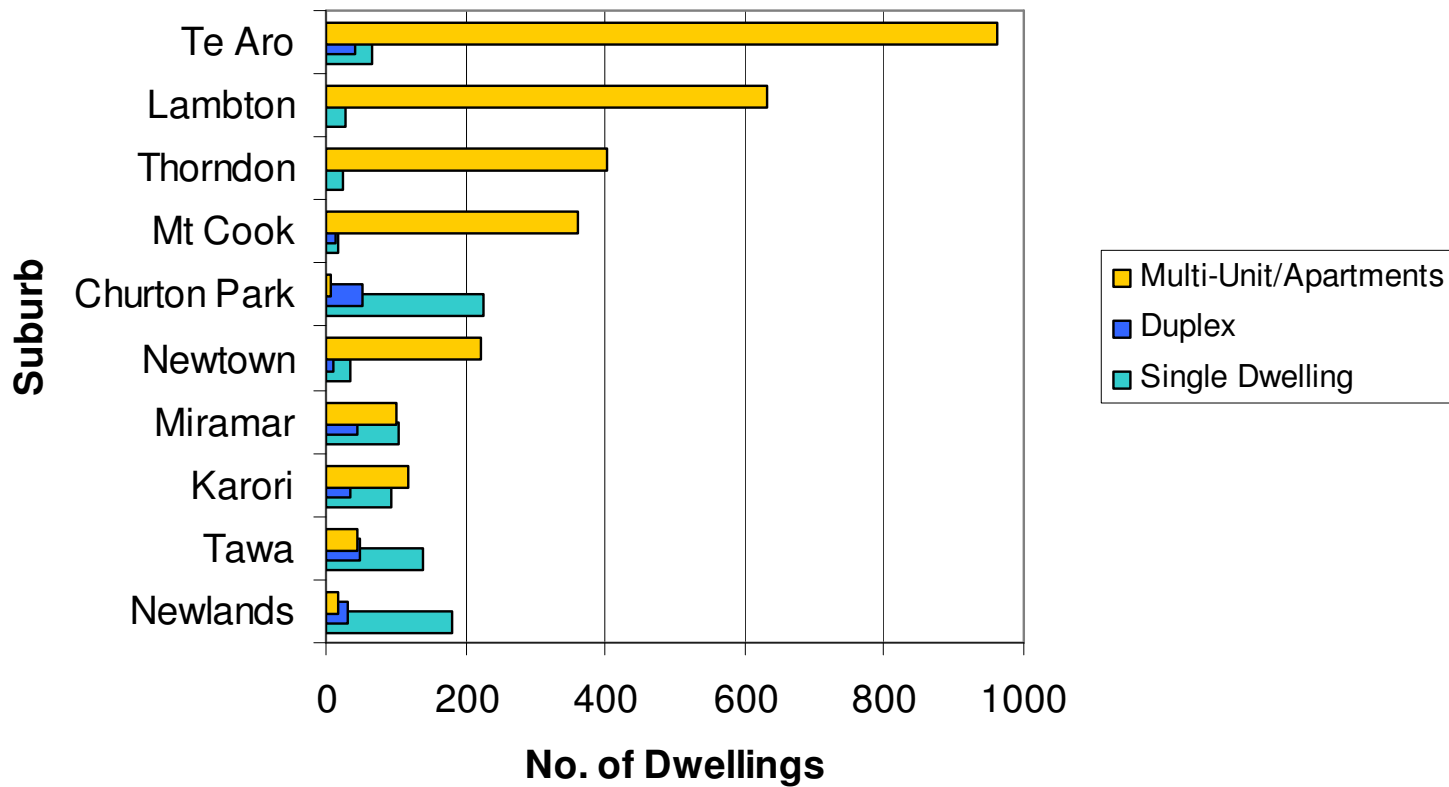
- 2001-2006
  - Kapiti up by 3,800 (9%)
  - Wellington region up by 25,300 (6%)
  - WELLINGTON CITY grew by 15,700 (10%)
- Wellington City predicted to continue to dominate regional growth
- New projections for Wellington City
  - 44,000 more residents by 2031
  - 24,000 more households by 2031

# And we are changing

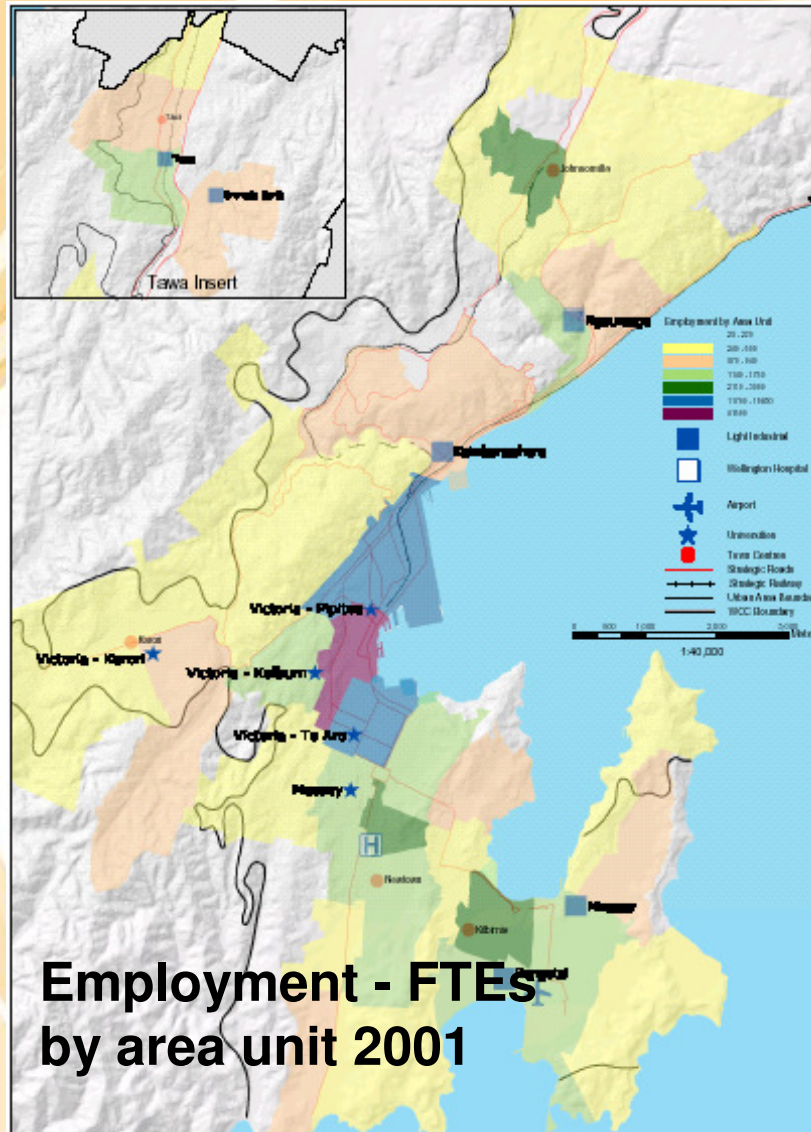
- We are getting older faster (100% increase in number of retired population over next 20 years)
- Fewer kids per household - our fertility rate expected to decline (1.43 to 1.29)
- More singles and couples
- All leads to there being fewer people living in each home and increasing demand for different forms of housing

# Apartments dominate recent development

**New Dwellings 2000-2004  
Top Ten Suburbs**



# Most people work in the CBD



- Economic growth between 2-5% per year over last decade
- 113,000 FTE jobs, 13,000 more by 2010
- Current vacancy rates for industrial land in Wellington City 4-7%
- New commercial/industrial areas planned - Lincolnshire Farm (2,000 jobs), City Gateway (8,000 jobs)
- Loss of industrial land by conversion to bulk retail and residential

# Other drivers of change

- Fuel costs have risen significantly and not showing signs of slowing down
- Locations to work, centres and public transport becoming more important in people's decisions about where they live
- Housing affordability – ongoing issue

# Challenges

- **Intensification**
  - **Difficult for community to accept change**
  - **Making sure we get quality development**
- **Delivering transport solutions**
  - **Public transport**
  - **Improving connections, particularly to eastern suburbs**
- **Climate change**



- **Urban areas house more than 50% of world population**
- **75% of greenhouse gas emissions**

# Sustainable transport



- **Uphill task - 30% reduction in emissions by 2020**

# Sustainable living

## Western Harbour, Malmo



- **Biogas from waste**
- **Heat and cooling from aquifer water**
- **10% of local heating and hot water from solar power**
- **5% only of waste to landfill.**