

## Tell me about the Neighbourhood.....

# Wellington

Wellington is a beautiful harbour city centred on a vibrant business district and surrounded by the hills of Wellington's Town Belt - a reserve encircling the city. From the city centre it is only a quick drive to mountains, open countryside and rugged coastlines.

Wellington's compact city centre supports an arts scene, café culture and nightlife much larger than most cities of a similar size.

For the past two years running, Wellington has been awarded 12th best location in the world in which to live by **Mercer's Quality of Living Survey**. It has also gained recognition as a popular travel destination from numerous tourism surveys.



Wellington stands at the south-western tip of the North Island on Cook Strait, the passage that separates the North and South Islands. It is more densely populated than most other settlements in New Zealand, due to the small amount of building space available between the harbour and the surrounding hills. Close to 460,000 people make their home in the greater metropolitan area.

More than most cities, life in Wellington is dominated by its central business district (CBD). Approximately 62,000 people work in the CBD, only 4,000 fewer than work in Auckland's CBD, despite Wellington having a population only a third the size of Auckland.

## Wellington Demographics

In general Wellington has a young population, with fewer elderly and more people aged 20 - 34 than other areas of New Zealand. This is a contributing factor to Wellington's vibrant society and can be observed in its rich café culture.

According to Statistics New Zealand, Wellingtonians are more highly trained and educated than New Zealanders as a whole; and also have the highest income in the country. It is also reported that some 25% of people living in Wellington come from elsewhere, making the city home to many diverse cultures.



A survey of central Wellington apartment dwellers, carried out in 2008, found that in general they had above average annual household incomes with 61% listing their before tax income as \$70,000NZD or more; and 44% with an income over \$100,000NZD. It also found that the age of central Wellington's apartment dwellers varied widely with 49% of those surveyed aged 45 years or older.

## Property Market

Wellington received perfect scores for housing in the 2008 Mercer's Quality of Living Survey, with surveyors commenting on their attractive rental properties and prestigious residential districts.



The city occupies a unique micro-climate and so differs from national real estate trends. The thriving employment industry and expanding government sector contributes to a considerably stable property market compared with other major cities of New Zealand.

As a result of the expanding economy and popularity of the area, property in Wellington has performed well over the past six years. The residential property market has experienced

growth of 68% over this period.

According to Bank of New Zealand analysis there is a fundamental under-supply of dwellings in Wellington, which is a key factor in the residential property market and its ability to return solid growth figures. Annual growth figures in Wellington are consistently higher than both the national average and the Auckland region.

Owner-occupier interest in Wellington apartments is very high for those still looking to make the transition to inner city living. It is estimated that owner-occupiers account for 60% of all apartment purchasers, with that number expected to increase to approximately 70%.



## Economy

As New Zealand's political centre, Wellington houses Parliament along with the head offices of all government ministries and departments; and also the bulk of the foreign diplomatic missions based in New Zealand.

Over the past five years Wellington has shown the highest figures in national employment growth which are being driven by property and business services, the core government sector, construction and retail trade. Wellington also boasts the highest median household incomes in New Zealand.

## Climate

Wellington has few climate extremes, with the most settled weather occurring during summer and early autumn. Typical summer daytime maximum air temperatures range from 19°C to 24°C, and seldom exceed 30°C. Annual sunshine hours average about 2000 hours, more than many of the other major centres.



Winter is normally the most unsettled time of the year. Typical winter daytime maximum air temperatures range from 10°C to 14°C. Frost occurs inland during clear calm conditions in winter.

Because of its location in the roaring forties latitudes and its exposure to omnipresent winds coming through Cook Strait, the city is known to Kiwis as "Windy Wellington".

## Transport

Wellington is serviced by a bus and rail network, and a daily ferry service takes people across Cook Strait to the South Island.

More people use public transport in Wellington than anywhere else in New Zealand. 31% of central Wellington apartment dwellers surveyed in 2008 do not own a car. In Wellington 28% of people use public transport compared with 18% in Auckland and 9% in Christchurch. About 26,000 people commute into the City every working day.



## Visitor Attractions

Wellington is built in a hilly amphitheatre around a fine, deep harbour, and is surrounded by natural beauty. The central city is home to many theatres, galleries, festivals, restaurants and shops.



The wider region offers unlimited recreational and sporting activities from mountain biking to fishing. Snow skiing is just four hours drive away. The wine-growing districts of Martinborough and Hawke's Bay are each just a short trip north.

Wellington is also a natural gateway to the South Island. Daily ferry services provide access to the stunning Marlborough Sounds region, the fine arts district of Nelson and the many boutique wineries of Marlborough.

## Helpful links

Please click on the below links for more information on Wellington

[www.wellingtonnz.com](http://www.wellingtonnz.com)

[www.wellington.govt.nz](http://www.wellington.govt.nz)

[www.wellington.net.nz](http://www.wellington.net.nz)

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