



Briefing: District Plan Review Committee Workshop

- **Commercial, industrial and mixed-use zones**
- **Seaview Marina**

6 July 2023 – 2.00pm – 3.42pm

Attendees

Elected Members: Mayor Barry, Cr Barratt (via audio video link), Cr Briggs, Cr Dyer, Cr Edwards, Cr Mitchell, Cr Morgan, Cr Parkin, Cr Shaw, Richard Te One, Mike Fisher, Chair Petone Community Board and Karen Yung, Petone Community Board

Staff: Alison Geddes, Director Environment and Sustainability; Tim Johnstone, Head of Planning; Nathan Geard, Policy Planning Manager; Stephen Davis, Intermediate Policy Planner and Saritha Shetty, Administrator Planning.

Apologies

Cr Stallinger, Cr Tupou, Deputy Mayor Lewis

Presenter

Stephen Davis, Intermediate Policy Planner

Key Objectives of the Briefing

To provide an outline of the upcoming changes to the operative District Plan and a brief introduction to the zones.

Introduction:

Slide 1 – Cover

Slide 2 – Topic Chapters – Commercial and mixed-use zones, Industrial zones and the Seaview Marina Precinct

Slides 3, 4 & 5 – Commercial, Mixed Use and Industrial Zones – background

- **Slide 3 – 2010–2014**– central commercial chapter review, 2013 Wellington Regional Policy Statement operative and 2012 –2017 Petone West plan change.
- **Slide 4 – 2017–2019**– intensification to residential and suburban commercial centres and expanded scope to provide mixed use.
- **Slide 5 – 2019–2023** Central City transformation plan, Plan Change 56 and second full housing and business capacity development assessment to be completed.

Slide 6 – Statutory Requirements

The Housing and Business Capacity Assessment Update (HBA) and the National Policy statement on Urban Design (NPS-UD) are the main assessment criteria. Regional Policy Statement changes also need to be considered.

Council's current operative District Plan direction and strategy is effective and doesn't require major changes, hence the new draft is an evolution of the current plan.

Slide 6 – Methodology:

- housing and business development capacity assessment factors in population growth and intensification
- quality of the urban environment
- Riverlink/ Urban Renewal Programme
- climate and natural hazard risks
- long term loss of industrial land
- Tangata Whenua
- economic and community development aspirations
- Seaview Marina development potential

Slide 7 – Existing Council Strategy

Slide 8 – Operative District Plan

Slide 9 – Drivers for Change

Slide 10 – Key Opportunities and Decisions:

HBA –development capacity in the right place, assessing and confirming.

Urban development will be discussed in detail in the next formal papers.

Slide 11 – Incomplete Information Base

HBA 2023 – this will be completed in the next few months – data yet to be established.

Centres and industrial monitoring – vacancy rates yet to be determined.

Public stakeholder and Mana Whenua feedback.

Slide 12 – Where to from here:

Outline of general policy approach for draft District Plan:

- all zones and mapping will be included
- directions from urban design outcomes will be available in August 2023

- detailed decisions will be provided to the District Plan Review Committee in October 2023

Slide 13 – Proposed Approach

A summary of the proposed approach for commercial and industrial zones is below:

Slides 14 to 16 – Commercial zones

- City Centre Zone: Replaces the Central Commercial Activity Area – to strengthen and develop the city centre transformation around Riverlink.
- Metropolitan Centre Zone: Replaces Areas 1 and 2 of the Petone Commercial Activity Area – continue with existing heritage focus on Jackson Street – design controls for good quality use of large spaces.
- Local Centre Zone: Replaces the Suburban Commercial zones – suitable for local or new business start-ups.
- Mixed-Use Zone: smaller unique sites – wide range of uses, protection for residential activities and gross floor area is managed.

Slides 17 to 19 – Industrial zones

- Heavy Industrial Zone – Location of existing Special Business Activity Area – protects heavy industry and related activities.
- General Industrial Zone – largest industrial zone for the city, protects industrial development capacity.
- Light Industrial Zone – More transitional or marginal areas used for a wide range of activities. Residential activities controlled by resource consents.
- Seaview Marina –goal is to provide for development while managing natural hazards and hazards associated with nearby heavy industry.

Questions and Discussion Points

Commercial

Local centre and mixed-use zones do not need strong controls to protect active use or inactivity.

Under mixed-use zones Council's role is protection and preservation for future expansion. Commercial zones can also be utilised for other community activities. Under the District Plan Council has limited control on the use of business or their inactivity.

The District Plan has limited ability to change or control existing commercial spaces. Enforcement cannot be conducted for existing consent use. The proposed draft District Plan enables small-scale activity and would not encourage commercial businesses in potentially high risk local centres or residential areas.

Within Plan Change 56 Council has limited opportunity to offer protection to aquifers, other than monitoring the outcome of the Regional Policy Statement set by the Greater Wellington Regional Council (GWRC). GWRC is reviewing their Natural Resources Plan in the near future. A more practical approach would be managing land use near aquifers and deterring any activities that would cause potential contamination.

Industrial

The 2019 HBA incorrectly forecasted declining long-term industrial demand. The 2023 HBA has a more robust methodology incorporating new trends and forecasts. This includes that some sectors will have declining demand, but most will increase. The HBA's release in the near future will be Council's baseline for a primary quantitative information review.

The draft District Plan provides stronger provisions to protect industrial land from reverse sensitivity. Capacity assessment would be another factor to determine the tightening industrial scenario in the Hutt. This would encourage projection of this land for next 30 years instead of short-term use. Further engagement with industrial stakeholders would be encouraged through the submission process to the draft District Plan.

There is still some uncertainty around how the District Plan will enable effective management of the Petone and Seaview areas under climate change risk and sea level rise. Seaview forms a small part of the region's industrial capacity, but provides for higher-risk heavy industry. It also hosts most of the region's Worksafe regulated major hazard facilities. Climate change will drive the need for better land use.

There is provision in the draft District Plan to support a relocation of site for the Seaview Wastewater Treatment Plant. Any such relocation and design would be considered at a later stage once there is certainty around the preferred location and the zone for this.

Next steps

- A DPRC meeting will be held on 18 October 2023 to make formal decisions on the draft District Plan.
- The draft District Plan will then be consulted on with the public, stakeholders, and Mana Whenua in November 2023.
- Feedback from consultation will shape the proposed District Plan.
- The Chair asked that most draft chapters be completed before the consultation process in November to avoid any unexpected issues.
- Urban design will be presented to the next District Plan Review Committee meeting to be held on 10 August 2023.

Briefing materials

Attachment 1 – Presentation: Commercial and Industrial Zones presentation

The briefing closed at 3.42pm