

# District Plan Review Workshop

Draft District Plan:

Commercial, Mixed Use, and Industrial chapters

08/06/2023



# Topic Chapters

- Commercial and Mixed Use Zones
- Industrial Zones
- Seaview Marina Precinct

## Not covered:

- Quarries
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# Commercial, Mixed Use, and Industrial Zones

## Background

2010-2011

- Central Commercial chapter last reviewed

2013

- Wellington RPS operative – identifies Lower Hutt city centre and Petone as regionally significant centres, and directs protection of major industrial employment areas

2012-2014

- Petone West plan change – encourages more mixed use

# Commercial, Mixed Use, and Industrial Zones

## Background

2017-2021

- Residential and Suburban Mixed Use plan change – updated new suburban commercial zone and more intensification / taller buildings provided for

2019

- Full District Plan review starts

2019

- First Housing and Business Development Capacity Assessment, concludes commercial and industrial capacity is tight but forecast decline in the long term

# Commercial, Mixed Use, and Industrial Zones

## Background

2019

- Central City Transformation Plan adopted

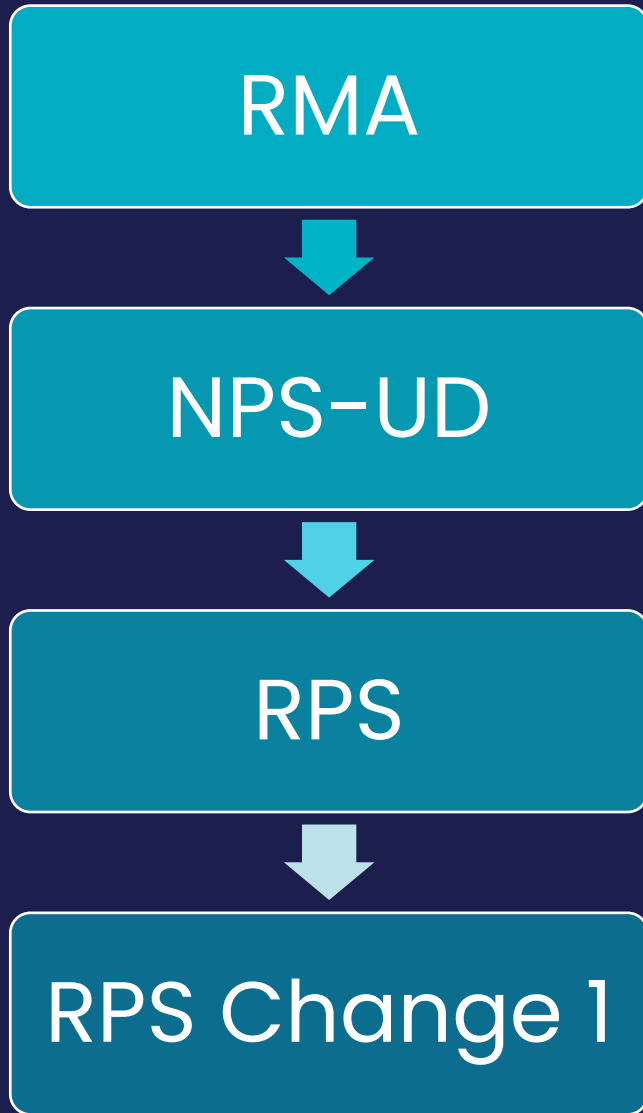
2022-

- Plan Change 56 to implement government direction on intensification

2023

- Second full Housing and Business Development Capacity Assessment due to be completed, likely to change conclusion of 2019 assessment

# Statutory Requirements



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Section 31(1)(aa) – Functions of territorial authorities:

*ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district*

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Policies 3 and 4 – sets lower bounds for height and density limits based on centres hierarchy (city centre, metropolitan centre, other centres), and proximity of rapid transit

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Objective 22 – compact well designed and sustainable regional form

Policy 30 – viability and vibrancy of regionally significant centres (Wellington City, plus Lower Hutt city centre and Petone within Hutt City)

Policy 31 – promote higher density and mixed-use development

Policy 32 – protect key industrial-based employment locations

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Largely continues current approach but updated to implement NPS-UD direction

- ◆ Building height and density as per NPS-UD (will already be implemented through Plan Change 56)
  - ◆ Potential for explicit new direction on centres hierarchy (but too early to tell)
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# Existing Council Strategy

Central City Transformation Plan

Petone 2040

Seaview Gracefield Vision

Other centre-specific plans e.g. Naenae, Wainuiomata

Mostly implemented outside the District Plan but still need to be enabled and supported

# Operative District Plan

## **Commercial/Centres:**

Central Commercial  
Petone Commercial 1  
Petone Commercial 2  
Suburban Mixed Use\*

## **Business/Industrial:**

General Business  
Special Business  
Avalon Business  
Special Recreation (Seaview  
Marina)



# Drivers for change

Housing and  
business  
development  
capacity

Responding to  
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



# Key opportunities and decisions

Providing sufficient development capacity in the right places

Assessing and confirming the hierarchy of centres

Mixed uses and serving intensification

Urban design outcomes\*

Incorporating Urban Renewal Programme directions

Protecting industrial land capacity long term

Zoning and integration questions




# Information base

Housing and Business  
Development Capacity  
Assessment 2023

Centres and industrial  
monitoring

Public, stakeholder, and mana  
whenua feedback



# Where to from here?

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Outline general policy approach for draft District Plan

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Draft District Plan should include all zones and mapping

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Zone chapters will have urban design outcomes from urban design topic (TBD at next month's meeting), hopefully will have guides

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Numerous detailed decisions – can make changes in October sign-off meeting, confirm priority areas for consultation, make final decisions after feedback

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# Proposed Approach



# Commercial – Centres Hierarchy



City Centre



Metropolitan  
Centre



Local Centre



Mixed Use



# Commercial – Location and Goals

## City Centre

- Existing Central Commercial area
- Main location for city-wide and regional destinations
- Following Central City Transformation Plan goals for different precincts

## Metropolitan Centre

- Existing Petone Commercial area
- Heritage-focussed controls for Jackson Street
- In western end, design controls emphasise efficient and good quality use of large sites

## Local Centre

- Several dozen major and medium-sized suburban commercial centres
- Provide for local, small, niche, or startup businesses
- Strong role for residential mixed use to support viability

## Mixed Use

- Transitions between areas, or transitioning over time
- Small centres, fringes of larger centres, and out-of-centre clusters
- Provides for areas that are an unusual fit in other zones or land uses that aren't a great fit for centres

# Commercial – Policy Framework

## City Centre

- Wide range of uses
- Protect ground floor for active uses
- Design controls for all new buildings
- Some limits on activities that reduce pedestrian amenity or incompatible with sensitive activities (e.g. industrial, yard-based retail)

## Metropolitan Centre

- Wide range of uses
- Protect ground floor for active uses
- Design control for all new buildings
- Activities controlled by area
- Resource consents for large-format retail to assess impacts on centres

## Local Centre

- Wide range of uses
- Protect ground floor for active uses
- New buildings subject to design standards
- GFA (gross floor area) managed

## Mixed Use

- Wide range of uses
- Industrial allowed where managed to protect residential activity
- Fully residential development OK
- New buildings subject to design standards
- GFA (gross floor area) managed



# Industrial – Types



Heavy Industrial



General Industrial



Light Industrial



Seaview Marina



# Industrial – Location and Goals

## Heavy Industrial

- Existing Special Business area
- Protected solely as a destination for industry and compatible/support activities
- Focus on reverse sensitivity for hazardous industry, protecting capacity

## General Industrial

- Bulk of the existing General Business area
- Primarily a destination for industry and compatible/support activities
- Provide for some specialised commercial

## Light Industrial

- Smaller and more marginal existing business areas, or near residential areas
- Protecting industrial capacity important but flexibility for sensitive uses and protection of residential amenity

## Seaview Marina

- Key issues are managing natural hazards and major hazard facility risks
- Land use also controlled to protect centres

# Industrial – Policy Framework

## Heavy Industrial

- Industrial, logistics, and accessory activities permitted
- Sensitive activities prohibited
- Other activities require consent, based on reverse sensitivity, functional needs

## General Industrial

- Industrial, logistics, and accessory activities permitted
- Yard-based retail and other low density activities not suitable in centres provided for
- Limits to protect centres and long term industrial capacity

## Light Industrial

- Similar to General Industrial
- Main difference is more openness to sensitive activities (e.g. live-work) where this doesn't eat up industrial capacity

## Seaview Marina

- No sensitive activities or development in high risk areas of the site
- General, principles-based policies, detailed design left for resource consent

# Questions

