

# Draft District Plan

Presentation to Petone Committee Board

30 October 2023

The bottom right corner of the slide features a decorative graphic consisting of several thick, wavy, light blue lines that flow from the right edge towards the bottom center, creating a sense of movement and modern design.

## 2023

**Early 2023**  
Continuing targeted engagement with stakeholder groups and individuals to guide draft plan development

**Late 2023**  
Draft District Plan released for public feedback

## 2024

**Early 2024**  
Summary of feedback released

**Mid 2024**  
Proposed District Plan released for public consultation

## 2025

**Mid 2025 – Early 2026**  
Hearings and decisions on proposed District Plan

## 2026 onwards

Environment Court appeals (if required)

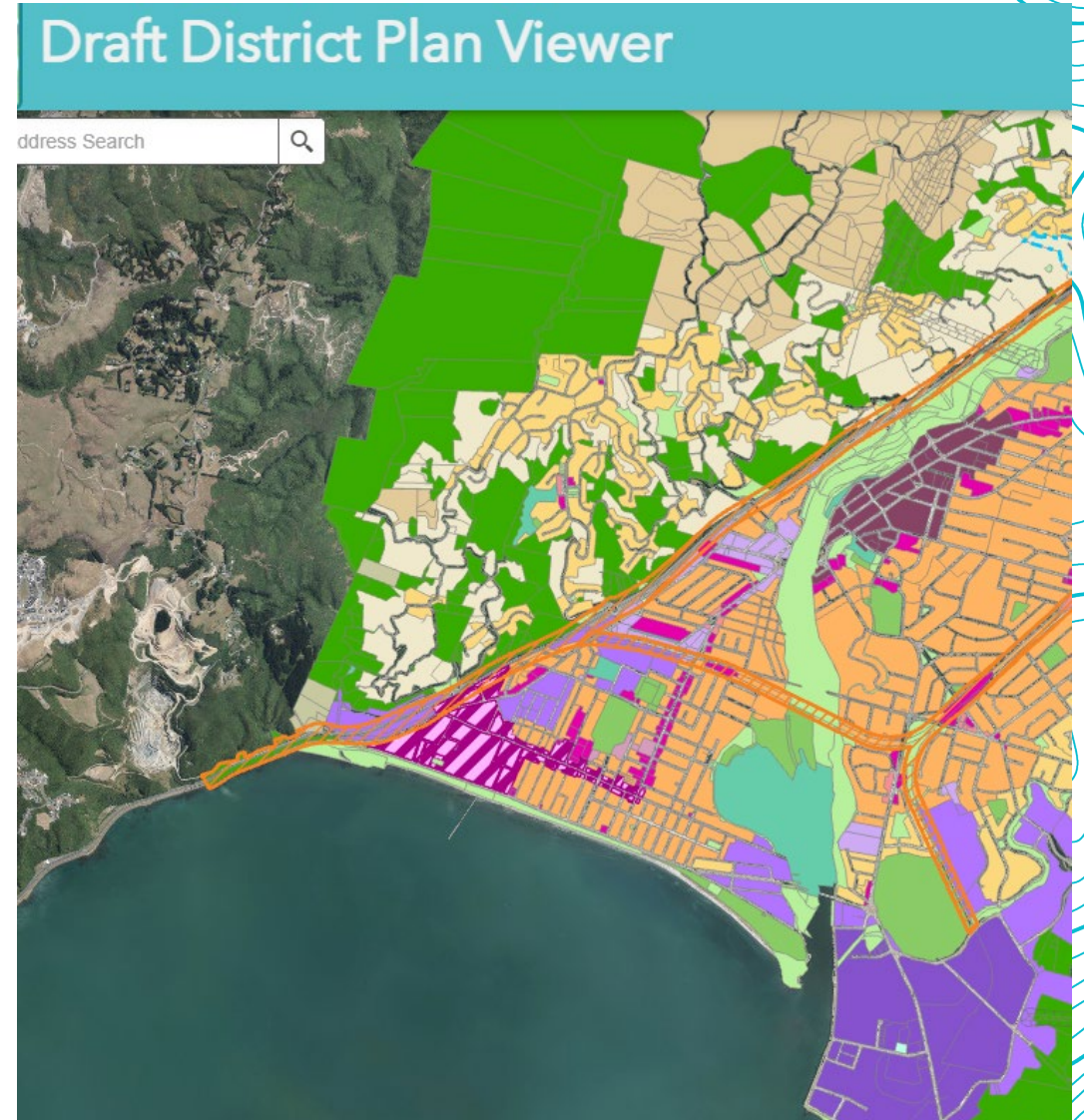
Appeal process completed – New District Plan becomes fully operative



**Submissions open until 15 December**

# New look District Plan

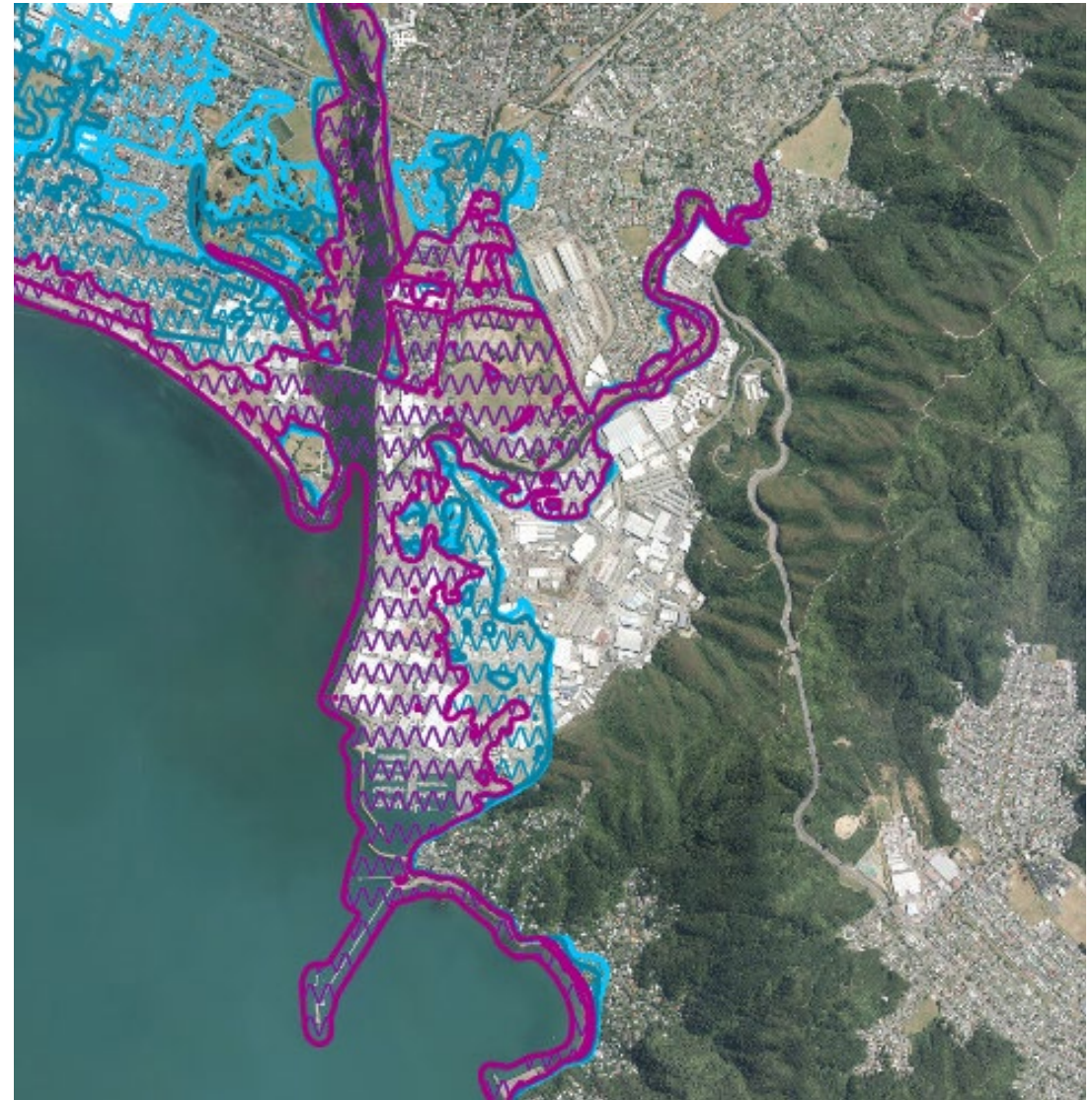
- Follows National Planning Standards
- New Zones and Overlays
- Overall approach the same: Objectives, Policies, Rules and Standards
- Resource consent required if not permitted
- New prohibited activities eg new vehicle crossings on Jackson Street and sensitive uses in Heavy Industrial Zone
- New Eplan





# District Wide Matters

- Infrastructure and Transport
- Hazards and Risks
- Historical and Cultural values
- Natural Environmental values
- Subdivision, earthworks, noise, signs etc





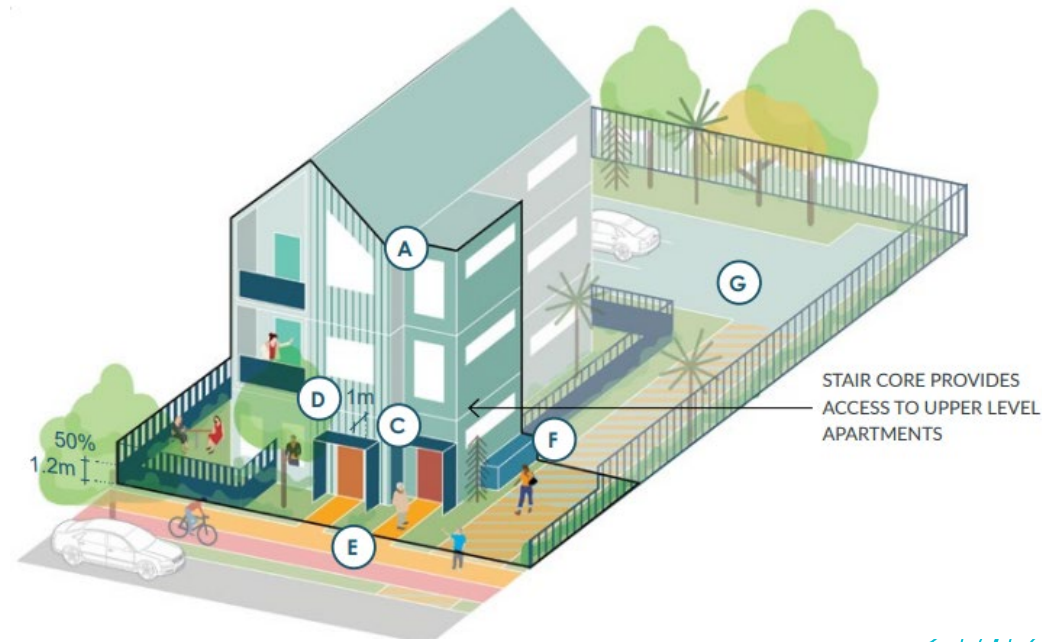
# Zones

- Replace the activity areas in the current District Plan.
  - Residential
  - Rural
  - Commercial and Mixed Use
  - Industrial (Heavy, Industrial, Light)
  - Open Space and Recreations
  - Special Purpose: Hospital, Quarry, Tertiary
- Defined by the National Planning Standards



# Residential zones

- Continues approach from Plan Change 56
- **High Density Residential Zone**
- Applies to walkable catchments and adjacent to commercial centres
- Permits three units per site and six-storey buildings (ten storeys adjacent to city)
- **Medium Density Residential Zone**
- Permits three units per site and three-storey buildings
- Wide range of other standards apply (eg building coverage, recession plane, landscaping requirements)
- **New Large Lot Residential Zone**
- Previously Hill Residential or Landscape Protection



# Commercial and Mixed-Use zones

**City Centre Zone** – top of the “centres hierarchy”

**Metropolitan Centre Zone (Petone)** – no longer a restriction on small units under 500m<sup>2</sup> in Petone West

**Local Centre Zone**

**Mixed Use Zone** – new zone with no equivalent in the operative plan

Allows residential and small-scale commercial, community, health, etc.

Applies to:

- Very small suburban shopping centres
- Fringe areas around some centres
- Some key corridors with existing mix of uses and good public transport routes – parts of these are existing residential areas







# Some things to note:

- Rules for heritage buildings/structures are similar to existing District Plan.
- Permitted to replace existings signs in heritage area, digital signs require resource consent
- Tertiary Education Zone specific to WelTec Whitireia campus in Petone – similar to existing District Plan approach but no longer includes includes Udy Street carpark.





## New Jackson Street Character Transition Precinct





# Natural hazards

- Continues work that was done for Plan Change 56
- Greater focus on vulnerability of activities (rather than just buildings)
- Wider range of hazards:
  - ➔ The Wellington Fault and the Wellington Fault Induced Subsidence Area.
  - ➔ Flood hazard areas (including stream corridors and overland flowpaths).
  - ➔ Slope hazard areas.
  - ➔ Liquefaction areas.
  - ➔ Tsunami areas.
  - ➔ Coastal inundation areas.

## General approach:

- Categorise as High, Medium and Low Hazard Areas
- Risk based approach: higher the hazard level for the area, and the more sensitive the activity, the less enabling the plan provisions.

