

# Draft District Plan

Presentation to Wainuiomata Community Board

1 November 2023

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

## 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)

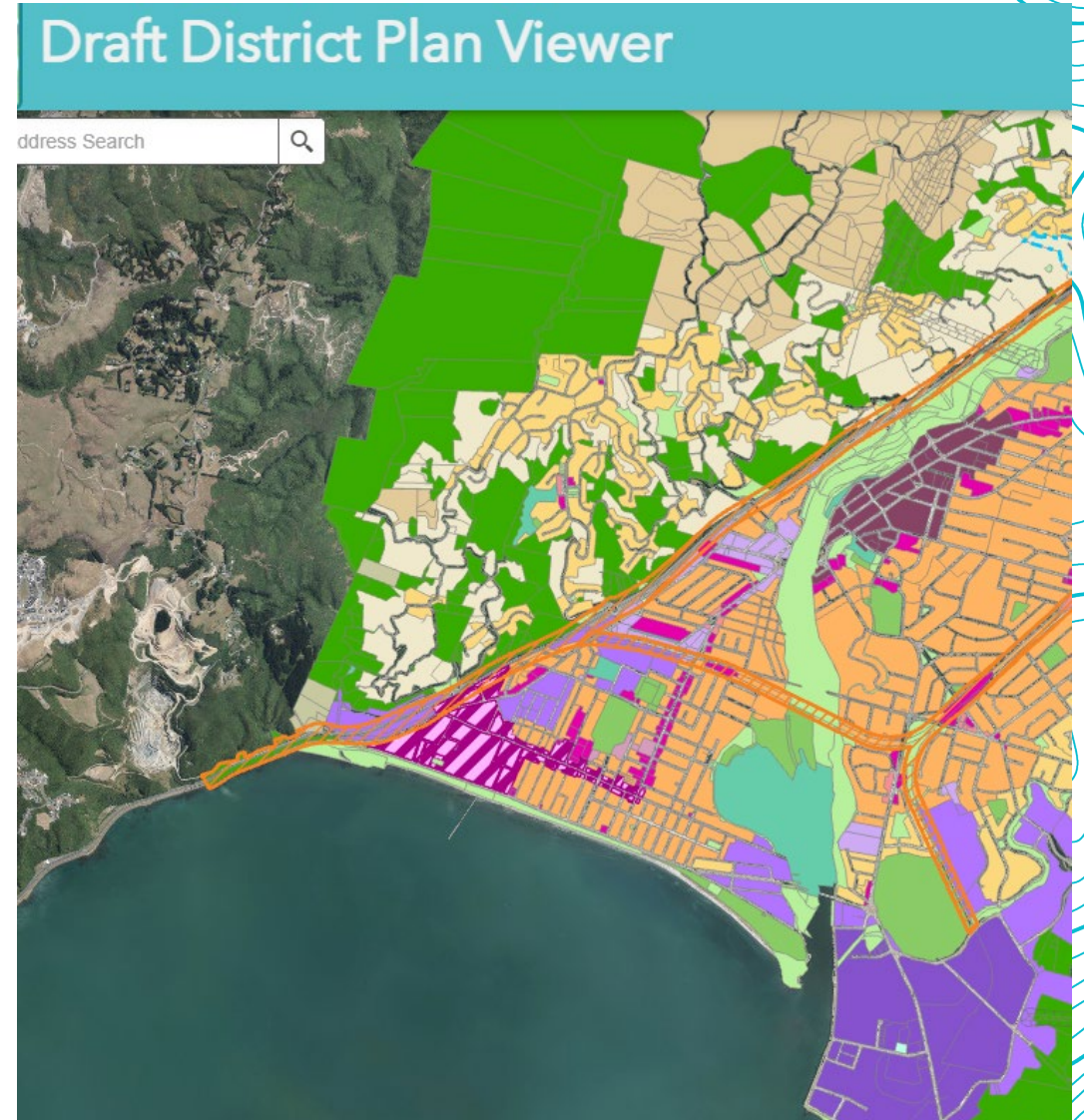
Appeal process completed – New District Plan becomes fully operative



**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 Eplan

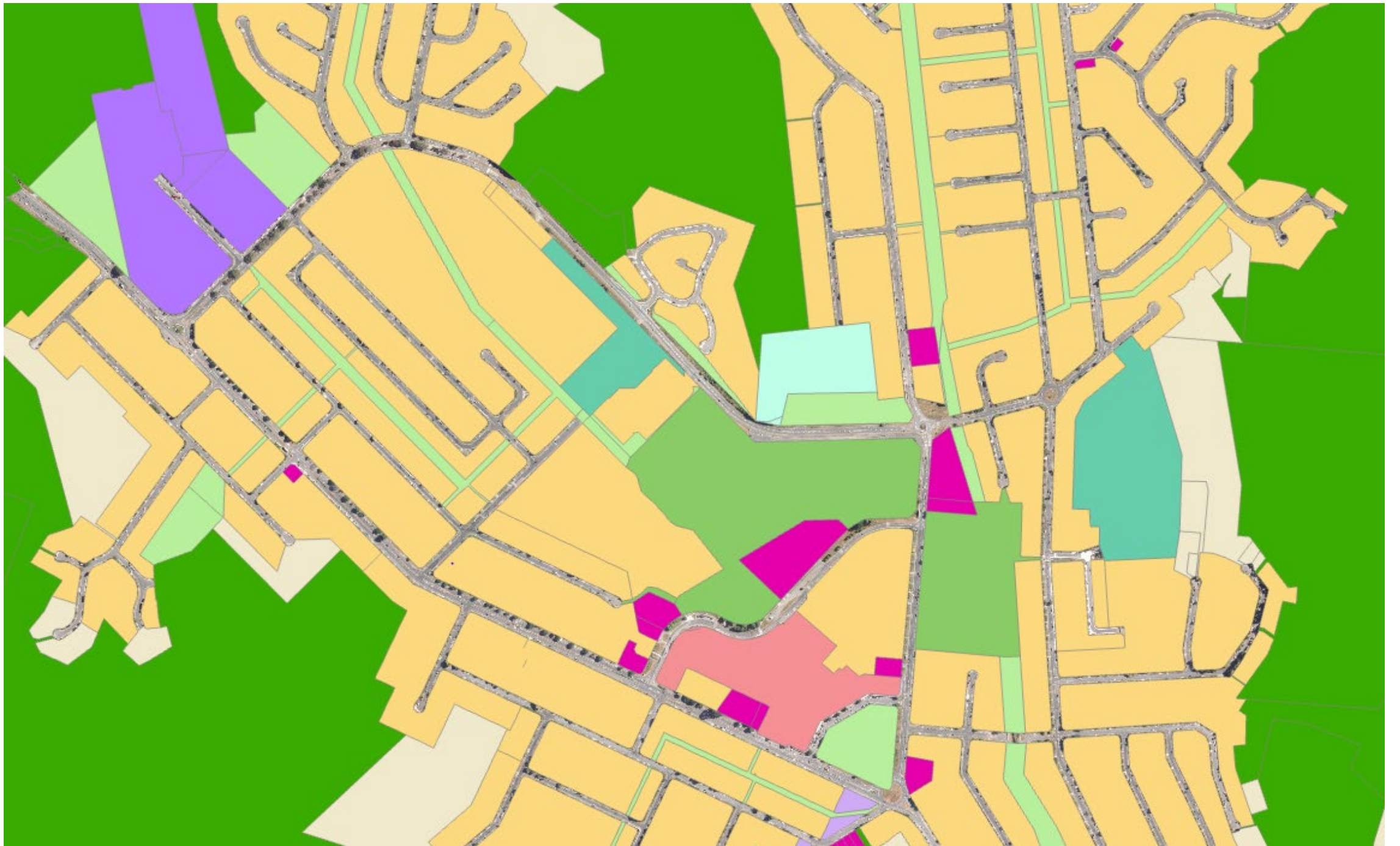


# Zones

- Replace activity areas in the current District Plan.
- Main zones for Wainuiomata:
  - Residential – Medium Density and Large Lot
  - Local Centre and Mixed Use
  - Industrial (General and Light Industrial)
  - Open Space and Recreation
  - Maori Purpose Zone – Wainuiomata Marae
  - Rural Lifestyle
  - General Rural
- Defined by the National Planning Standards

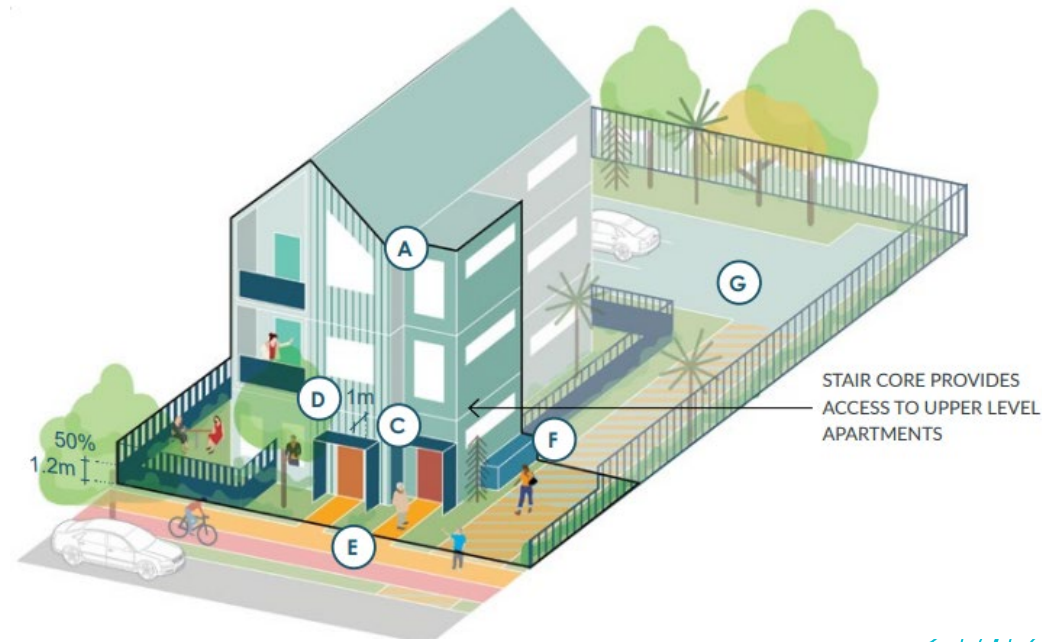






# Residential zones

- Continues approach from Plan Change 56
- **High Density Residential Zone** – not applicable to Wainuiomata
- **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, three-waters
- **New Large Lot Residential Zone**
- Previously Hill Residential or Landscape Protection
- Minimum lot size 1,000m<sup>2</sup>
- 1 house & a minor dwelling unit



---

# Commercial and Industrial Zones

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

**Metropolitan Centre Zone (Petone)**

**Local Centre Zone**

**Mixed Use Zone** – new zone allows for residential and small-scale commercial, community, health, etc.

**General Industrial** – Waiu Street

**Light Industrial**

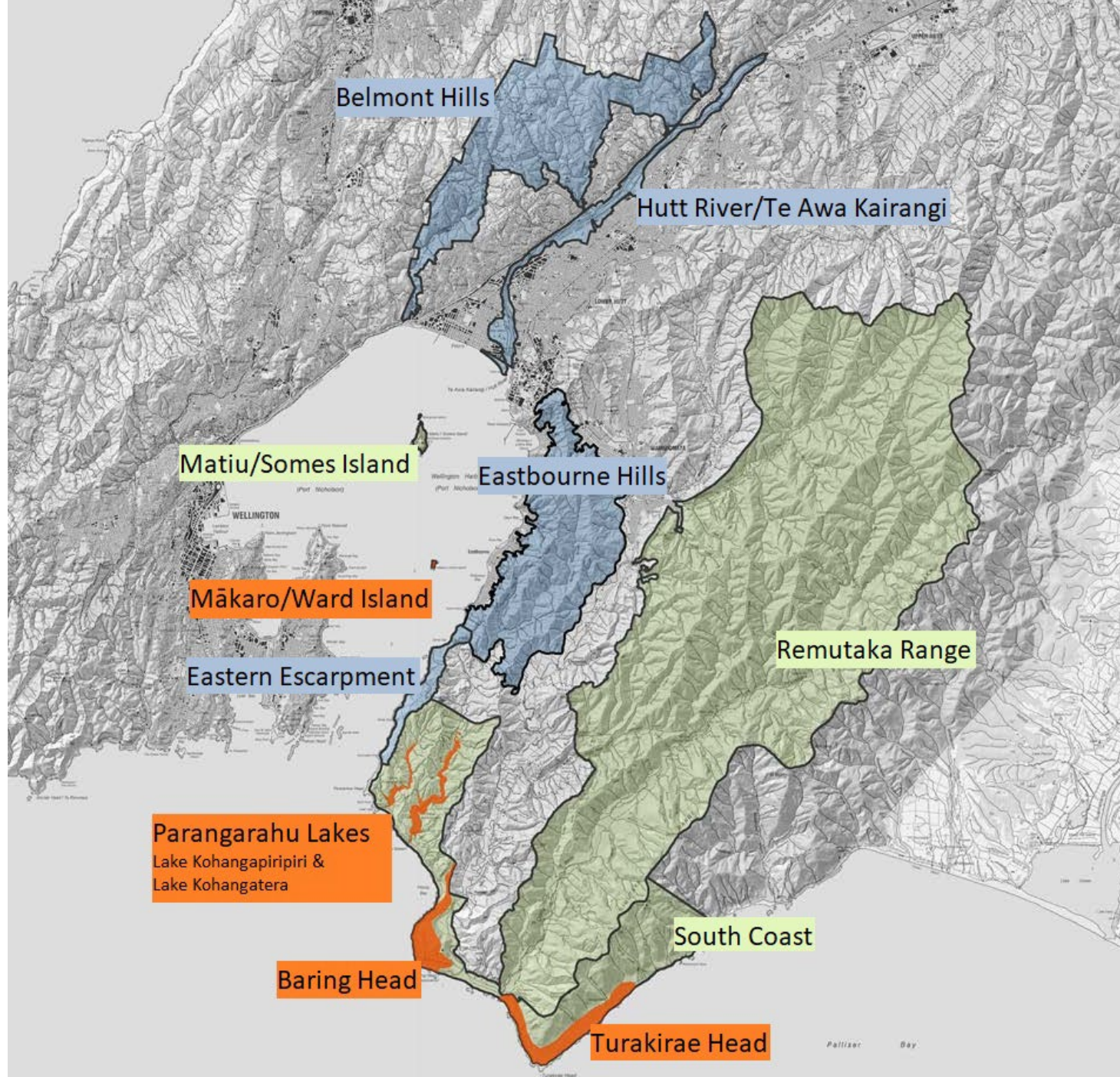


# General Rural Zone

- Similar overall approach to the current District Plan
- Smaller area for rural zone due to regional parks becoming Natural Open Space Zone.
- General approach:
  - Permits a mix of rural and recreation activities
  - Permits residential activities (one dwelling per 15ha)
  - Resource consent required for most other activities
- Natural Environment overlays applicable:
  - Highly valued Outstanding Natural Features and Landscapes
  - Controls on new buildings, earthwork and vegetation clearance in ONFs / ONLs
- Greater restrictions on development in Highly Productive Land Overlay (as required by NPS)









# Rural Lyfestyle zone

- Applies to sites on interface between rural and urban areas (Wainuiomata North and Moores Valley Road)
- Minimum allotment size of 1ha and one minor residential unit proposed



# 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.

