

# Draft District Plan Review: Mixed-use Zone

## OVERVIEW: MIXED-USE

This draft chapters has been prepared as part of Council's District Plan Review Project. The structure and layout of these chapters reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the Mixed-use Zone (MUZ) of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The Mixed-use Zone has been introduced and a result of the Commercial Management Area review. The focus of this chapter is to continue to provide for, and enable the establishment of new, and continued operation of existing, commercial activities within the areas around the existing Town Centres, that make up this zone. The MUZ is to replace the existing commercial areas and apply to land within the town centres of Dannevirke, Woodville, Pahiatua and Eketahuna. The current provisions of the zone allow for the establishment of commercial activities in isolation. The intent of the MUZ is to enable greater flexible within these areas by increasing the extent of activities that can occur here. The main focus remains commercial activities however, allowances for light industrial and ancillary residential activities have also now been included. The purpose of this change recognises the ample amounts of commercially zoned land within the District and aims to introduce a new framework to create ample opportunities for new development to occur. Therefore, the review of this chapter seeks to enable commercial and light industrial uses as far as possible and limit medium to heavy industrial uses, and isolated residential uses, to protect the integrity of the zone. In addition to this change is the introduction of a 'Central Retail Area' to protect the pedestrian heavy environments along the main streets of these town centres. The intent of these areas is to limit the allowed activities to retail, hospitality, professional services and ancillary residential only. These areas contain high foot traffic counts and busy street environments and therefore require a higher level of protection to compared to the rest of the zone.

Due to the number of substantive changes and consequential changes proposed, the new Mixed-use Zone (MUZ) will replace the existing Commercial Management Area chapter in its entirety. The main changes proposed by draft Plan Change, for the MUZ, include:

- Updating the Objectives and Policies to reflect a new approach of enabling a wider range of activities in the commercial areas and limiting/restricting incompatible activities. This change is to encourage development in these areas and protect the zone hierarchy in the District. Some

additional activities such as residential uses, where these are ancillary to the primary use, are also provided for to increase flexibility.

- Updating the Rule list to clearly outline what activities are enabled, what activities require a higher level of scrutiny and what activities are discourage. Where resource consent is triggered, clear direction is provided to plan users on the key matters to be addressed.
- Recognising that all forms of commercial use are primarily provided for in this zone by creating a rule list and associated standards that provide for these activities without the need to seek approval from Council.
- Updating the bulk and location standards to reflect current best practices for development, in particular appropriately managing reverse sensitivity effects and the effects of development where a boundary is shared with another zone.
- Parallel changes to the Subdivision Chapter to reflect the changes made above, including new objectives and policies, revised matters of discretion, framework, a change to the minimum lot size.

## PROVISION-BY-PROVISION SUMMARY OF CHANGES – INDUSTRIAL ZONE

Provision	Change	Primary reason for change
Introduction	<b>New text added</b> which provides updated commentary on purpose of the Mixed-use Zone and what it provides for, including promoting and enabling commercial and light industrial activities and reducing barriers to entry for new development.	To better align the zone description with the National Planning Standards description of a Mixed-use Zone and to highlight the wider range of industrial activities while also continuing to provide for flexibility within the zone where this is appropriate.
MUZ-Objectives	<b>Objectives added</b> to include the need to provide for a variety of commercial and light industrial activities and protect their viability moving forward.	To better reflect the importance of the commercial areas to the District and clearly identify what is to be enabled within this zone. The focus is to increase flexibility within the mixed-use zone and making it simpler for development and redevelopment to occur here. The intent is to strengthen the zone hierarchy and protect the core focus of each zone.
MUZ-Objectives	<b>Objectives added</b> to include the need for new development to manage the associated effects and impacts on the surrounding environment.	To recognise that some activities, depending on location and boundary interface, have the potential to generate adverse effects and to ensure that these are appropriately managed.
MUZ-Policies	<b>Policies added</b> to reinforce the need to allow for a variety of activities to be able to establish in the zone and	To better reflect a wider range of activities already within the MUZ and the intent to expand on the range provided for within the zone in the future.

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	limit activities that can result in an inefficient use of commercial land.	
MUZ-Policies	<b>Policies added</b> to include clear direction on the key matters to be maintained and addressed for new development within the zone.	To clearly outline the key design outcomes sought for the zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring. A key focus is managing the interface of the MUZ to other zones and also ensuring appropriate servicing arrangements are in place to provide for development.
MUZ-Rules	<b>Updates</b> to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
MUZ-Rules	<b>Updates</b> to ensure that the list of activities provided for within the zone area clear and concise.	To clearly outline that the zone is primarily for commercial, and some industrial, activities and to prevent incompatible activities from occurring in the MUZ. Almost all commercial activities, some industrial and ancillary activities, are provided for in the zone as a permitted activity.
MUZ-Rules	<b>Updates</b> to ensure introduce and provide for the 'Central Retail Area'.	To clearly outline that this portion of the MUZ is limited to retail, hospitality, professional services and ancillary residential only. These areas are limited to the core extent of the main streets within the Dannevirke, Woodville, Pahiatua and Eketahuna town centres. This recognises that these environments are high pedestrian areas and busy road frontages where new vehicle access is not provided for.
MUZ-Matters of Discretion	<b>Additional (and updated) matters of discretion</b> added to allow for careful consideration of resource consent applications.	Recognising that a lot of activities are provided for as a permitted activity and therefore, where consent is required, an increased level of effects is anticipated. To require careful consideration of the outcomes of new proposals including explicit direction around protecting the mixed-use, and adjoining environments. Also, to enable Council to achieve the desired outcomes through the consenting process.
MUZ-Standards	<b>Additional (and updated) Standards</b> added to reflect current best practice for managing commercial	The way in which the commercial environment is to be managed has remained constant over time. The need for standards is limited to ensuring

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	development including boundary interface and reverse sensitivity controls.	adequate setbacks between buildings and activities across boundary interfaces, as well as ensuring appropriate servicing arrangements are out in place before new development occurs.
SUB- Consequential Changes	<b>Amendments added to the standards of Subdivision Chapter</b> to align the minimum lot sizes to current best practice.	To align the subdivision chapter with the direction taken in the MUZ.