

Industrial Zones

Our vision for Lower Hutt is to create a city where everyone thrives.

To do this, we need to protect and improve our natural environment and grow our city in a way that is sustainable and meets the needs of all of us who call Lower Hutt home. One of the ways we do this is through the District Plan, which sets the rules for how we use land and develop our city.

The District Plan is going through a top-to-bottom review. How do we protect what we love and provide what we need as a city? That's where you come in – feedback on the draft plan is open until 15 December 2023. Following that, we'll have a statutory submission process on a proposed plan in 2024.

From protecting the environment to managing natural hazards and preserving our built heritage, there's a lot to consider. The District Plan is an important document that influences the future of our city, so find out more and have your say!

Find out more at hutt.city/dpreview

Our industrial areas provide employment for thousands of people from Lower Hutt and across the region, with a wide range of businesses that are important to our economy and way of life.

Industrial areas also provide for research facilities, such as Callaghan Innovation and GNS, and trades education at Whitirea WelTec.

These are areas where we need to provide for specialised businesses that need more space or potentially have significant impacts on neighbours or the environment that need managing.

Most industrial areas in the city are long-established. We're proposing some tweaks to the boundaries as businesses have opened and closed over the years.

We're also proposing a new industrial zone at Benmore Crescent, Manor Park, to provide for growing demand for industrial land.



How much is changing?



Little

A lot

Understanding our District Plan review

What are we proposing?

- Three zones – Heavy Industrial (in Seaview), General Industrial (established major areas), and Light Industrial (smaller and more scattered sites).
- New urban design controls for large new commercial buildings in industrial areas, seeking to ensure design around aesthetics, convenience, personal safety and security, orientation, privacy and public health.
- Industrial zone rules that are more discouraging of things like offices and large format retail that fit better in commercial centres.
- Rules about light, noise, dust, odour and servicing hours to protect nearby residents.

FAQs

What sort of things can I give feedback on?

- The different areas we've put in industrial zones.
- Whether we should control the design of new buildings.
- How we protect neighbours from nuisances.

Do the rules in Industrial Zones cover what type of businesses can open?

Yes. Depending on scale, businesses that mainly serve customers directly and aren't industrial require resource consent in some zones to manage their impacts or make sure they're in a good location. However, we provide for small scale shops and services for workers in the area (e.g. cafes).

What other chapters protect people from nuisances from industry?

- Noise, Light, Signs, and Temporary Activities chapters.
- Businesses in commercial centres are addressed in the Commercial and Mixed Use Zones chapter.

We're keen to hear from you

Go to hutt.city/DPsurvey or drop off your submission at any Hutt City Council neighbourhood hub.

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