

Commercial and Mixed Use 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 existing commercial areas drive our city's economy and are home to many community and civic facilities.

These are places Council invests the most in public projects to revitalise areas and attract visitors, such as Te Wai Takamori o Te Awa Kairangi (Riverlink). Denser centres also provide an opportunity for conveniently located apartment living right by shops and services. The draft District Plan aims to support these Commercial Zones and encourage a variety of commercial and residential options.

There are also areas on the fringe of centres and some key corridors that could help provide more local services as our city grows and intensifies. We are proposing that these be included in a new Mixed Use Zone. We're keen to hear about areas where we can encourage more local shops and services.

This chapter includes rules about light, noise, dust, odour and servicing hours to protect nearby residents.



How much is changing?



Little

A lot

What are we proposing?

- Four zones – City Centre, Metropolitan Centre (for Petone West and Jackson Street), Local Centre (for 19 suburban centres) and Mixed Use (for a range of other locations).
- Active Frontage rules to create a more attractive street front for pedestrians on certain streets.
- Refreshed urban design principles for commercial centres to ensure that our buildings, spaces, and physical networks are designed around aesthetics, convenience, personal safety and security, orientation, privacy and public health.
- New Character Precinct on Jackson Street to cover the parts of the street not already in a heritage area, to encourage new buildings to visually fit in with the semi-industrial and heritage surroundings.
- New Mixed Use Zone to cover small suburban centres and provide a flexible option for some (currently residential) public transport corridors and fringe areas around other centres.
- Diversify large format retail in Petone West to include other commercial activities.

FAQs

What sort of things can I give feedback on?

- Our proposed Character Area on Jackson Street.
- The different areas we've proposed for commercial zones.
- The centres we've identified and whether any should be added or removed.
- How we provide for centres to get established, grow or shrink.
- Where – if at all – to introduce Mixed Use zones.
- How we design new buildings to enhance our public spaces and attract people to visit our centres.
- Providing for competition and making it easier to start and expand businesses.
- How we protect neighbours from nuisance caused by commercial activities.

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

Yes. Some larger businesses or types of businesses require resource consent in some zones to manage their impacts or ensure they're in a good location.

What other chapters protect people from nuisances caused by businesses?

- Noise, Light, Signs, and Temporary Activities chapters
- Businesses in industrial areas are addressed in the Industrial Zones chapter.

Does a Mixed Use Zone mean I need to have a business on my property?

No, property owners in Mixed Use zones can choose whether to have businesses, homes or both.