

RMA FORM 5

Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991



Privacy Statement

Your submission must include your name, and an address for service (preferably email, but you can use a postal address). All information you include in this submission, including your name and address for service, will be provided to other submitters and published on Hutt City Council's website. Paper copies may also be made available. Hutt City Council is required to collect and publish this information to carry out its functions under the Resource Management Act 1991 and to enable others to take part in the district plan process. The Council, other submitters, and the Environment Court may need to contact you during this process.

If your submission does not include your name and an email or postal address for service, it will be rejected.

While the Council will retain all information provided in your submission in secure council systems, all contact details will be removed from any documents published on Council's website once the district plan process is complete. However, your name and the contents of your submission will still appear in these documents.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at contact@huttcity.govt.nz, call 04-570-6666, or write to us at Private Bag 31912, Lower Hutt 5040.

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name OR Company/organisation	JACKSON ST PROGRAMME
Contact person <i>if different</i>	NIK ZAN GOURPOULOS
Email address <i>the Council, hearing panel, and courts will use this to contact you, and will publish this information so other submitters can contact you if necessary</i>	nikzang@gmail.com
Postal address <i>Required if you did not provide an email address, otherwise optional</i>	
Phone <i>optional</i>	

3. This is a submission on the Proposed Lower Hutt District Plan 2025.

4. I ☐ could ☒ could not gain an advantage in trade competition through this submission.
(Please tick one)

5. If you could gain an advantage in trade competition through this submission:

- I ☐ am ☐ am not directly affected by an effect of the subject matter of that submission that—
- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition:

(you must tick one if you answered "could" to the question in paragraph 3 above)

Note: if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

6. The specific provisions of the proposal that my submission relates to are:

Give details:

Multiple

(We recommend using additional pages if your submission is lengthy)

7. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

See attached document

(We recommend using additional pages if your submission is lengthy)

8. I seek the following decision from Hutt City Council:

Give precise details:

As per submission

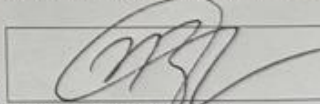
(We recommend using additional pages if your submission is lengthy)

9. I ☒ wish ☐ do not wish to be heard in support of my submission.
- (please tick one)

10. If others make a similar submission,

- I ☐ will ☒ will not consider presenting a joint case with them at the hearing.
- (please tick one)

Signature of submitter:
(or person authorised to sign on
behalf of submitter)



2-5-2025
Date

(a signature is not required if you make your submission by electronic means)

Where to send your submission

- By email (preferred): district.plan@huttcity.govt.nz
- By post: Hutt City Council, Private Bag 31912, Lower Hutt 5040
- In person: At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Jackson Street Programme Submission on Draft Hutt City Council District Plan

Introduction

The Jackson Street Programme (JSP) has been at the centre of supporting the businesses in Jackson Street, Petone since 1992. Its promotional and advocacy activities have strongly contributed to a vibrant town centre that is now a major drawcard in the wider Hutt Valley.

Some of the matters submitted on below are critical to ensure that the work that the Programme has undertaken is not undermined, and the vibrancy and sustainability of Petone's key business district continues for the foreseeable future.

General Comments

Jackson Street, Petone has become the jewel in the crown of the Hutt City in terms of a vibrant focal point for destination shopping and dining. We are concerned that there has been a trend in HCC's planning to treat the area as an undifferentiated space with the rest of the city. In effect taking a homogeneous approach to the Street, when its very strength is its boutique offering. This was manifested last year with the extension of a city wide paid parking regime to Jackson Street which has created significant adverse outcomes for businesses (including a big increase in vacancies), and now with a proposed one-size-fits-all approach to zoning at the western end of Petone.

Metropolitan Zone – Permitted Activity

The Draft District Plan allows new buildings of up to 1,000 m² without resource consent with no designated restrictions for the minimum size of retail operations. Without proper consideration of the types of retail businesses that would be contemplated in such a development, there is a significant risk that a mini mall environment would be created. This could have an extremely harmful impact on the viability of the Heritage Precinct.

The advent of the Queensgate Mall in the 1980s had a ruinous impact on the Hutt City CBD which is still evident many decades later. While the permitted activity is not on such a scale, it does carry disproportionate risks to the Heritage Precinct, which is already encumbered by significant ongoing challenges to its viability through double digit increases in insurance and rates costs, as well as new fees such as paid parking.

JSP is in favour of the complementary development of big box retail in the western end. It is that complementary nature that we seek to preserve as a proven formula for the successful development of Petone. Allowing a crossover of boutique type stores would upset that well-tuned balance between small and large scale retail operations that currently exists.

Heritage Buildings

The Heritage Precinct is the bedrock that has underpinned the revival of Jackson Street as a destination for the whole region and beyond. There are very few places in New Zealand that have the social, cultural and historical narrative that Jackson Street has, and certainly there is nothing in the wider Hutt region that matches it on the same scale.

Retailers in Jackson Street have leveraged off this setting to create a boutique retail and service experience for visitors that has been well recognised locally and beyond.


Significant investment has been, and continues to be, made by building owners to retain the historic feel of the precinct – all of which is predicated on Jackson Street being a continuing drawcard for destination shopping. Much of this investment for building upgrades has been undertaken collaboratively by building owners in line with Council's own planning requirements, which themselves recognise the critical importance of heritage values.

JSP is concerned that an inconsistent approach has been undertaken in the selection of buildings for specific heritage recognition. A number of buildings have been omitted that have apparently strong merits for additional heritage status. Further, there is no apparent compelling logic to removing blocks from the Cuba Street to Victoria Street integrated precinct.

In this matter we support the more detailed submission of the Petone Historical Society.

Height Limits

JSP is in favour of the relaxation of height limits in the Heritage Precinct from 10m to 15m-20m with the proviso that there is a sufficient set back that does not adversely impact the overall streetscape.

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Chair, Jackson Street Programme

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