

Proposed Hutt District Plan - Independent Hearings Panel

C/o Hutt City Council
30 Laings Road
Lower Hutt, 5040

by email: district.plan@huttcity.govt.nz

Proposed Hutt District Plan – Hearing Stream 2

1. Wellington Water Limited (Wellington Water) is submitting this letter for consideration by the Commissioners making a decision on Hearing Stream 2 (Business) for the Hutt Proposed District Plan (PDP). Unless the panel have specific questions for Wellington Water, we seek leave to not appear at the hearing scheduled for 25-29 May 2026.
2. This statement sets out Wellington Water’s support for the Hutt City Council’s Section 42A Officer’s report recommendation to accept the Heavy Industrial Zone text in its entirety, subject to the individual provisions and amendments as set out in the report.¹
3. Wellington Water made a submission and further submission on the PDP². The submission sought to retain the Heavy Industrial Zone as notified in the PDP.

The Heavy Industrial Zone helps protect the Seaview Wastewater Treatment Plant from reverse sensitivity effects

4. Wellington Water currently operates Seaview Wastewater Treatment Plant (the Plant) on behalf of Hutt City, and Upper Hutt City Councils.³ The area covering and surrounding the Plant is zoned in the operative District Plan as a special business activity area. Under the PDP, the area is proposed to be rezoned as ‘Heavy Industrial Zone.’
5. The Plant serves a population of about 160,000 in Upper Hutt, Lower Hutt, and Wainuiomata. Wastewater treatment plants are an essential part of our infrastructure. Without wastewater treatment, discharges to the environment would greatly impact the ecosystem, and it would not be safe to swim around Wellington’s bays, or to enable cultural practices like mahinga kai. The plant is a regionally significant asset because of the essential infrastructure services it provides.
6. Consequently, Wellington Water is concerned about potential reverse sensitivity effects. Reverse sensitivity effects occur when more sensitive land uses—such as residential or commercial developments—are established near an existing wastewater treatment plant, potentially leading to conflicts. As these sensitive activities increase in proximity, they may be adversely affected by odour, noise, traffic, or visual impacts associated with the Plant’s operations. Over time, this can result in complaints, pressure for tighter regulatory controls, or operational constraints on the Plant, despite it being established first.

¹ Lower Hutt Proposed District Plan, Section 42A Officer’s Report (Industrial Zones and the Seaview Marina (Zone): Paragraphs 103-105.

² Submitter 422, Further Submitter F36.

³ From 1 July 2026 Wellington Water will become Tiaki Wai. Tiaki Wai will own and operate the Plant on behalf of the community.

7. Heavy industrial activities are considered to be more appropriate to locate close to the Plant compared with other land uses. This is because those activities tend to have a higher tolerance for the environmental effects associated with the Plant's operations.
8. If the areas directly around the Plant were to be rezoned, for example, to a residential zone, an increase in people living in the area would likely increase complaints about the odour. Further, Wellington Water seeks that the Heavy Industrial Zone rules do not enable development of sensitive activities.

Wellington Water seeks that Seaview Wastewater Treatment Plant is protected

9. Paragraphs 103-105 of the Section 42A Officer's Report (Industrial Zones and the Seaview Marina Zone) outline Wellington Water's position. The officer recommends the panel accept the Heavy Industrial Zone text in its entirety, subject to the individual provisions and amendments as set out in the report.
10. None of the individual provisions and amendments recommended are of concern to Wellington Water. Therefore, we support this recommendation.
11. Please feel free to reach out to us if you have any questions.



Katherine Viskovic
Head of Resource Management and Environment
20 May 2025