

22 May 2026

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Attention: Saritha Shetty – Hearings Co-ordinator
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Proposed Lower Hutt District Plan: Letter to be tabled at Hearing Stream 2

Greater Wellington Regional Council (Greater Wellington) lodged a submission (S452, 2 May 2025) and a further submission (FS38, 24 July 2025) on the Proposed Lower Hutt District Plan (PDP).

Greater Wellington requests that this letter be tabled for the Hearing Panel's information and consideration.

Under Hearing Stream 2: Business, the submission points made by Greater Wellington are addressed within the following Section 42A reports dated 23 April 2026:

- Commercial and Mixed Use Zones, prepared by Stephen Davis;
- Contaminated Land and Hazardous Substances, prepared by Hamish Wesney; and
- Industrial Zones and the Seaview Marina Zones, prepared by Stephen Davis.

The Section 42A reports make recommendations on the Greater Wellington submission points allocated to the Business hearing. Greater Wellington supports the recommendations made by the Section 42A reporting officers as set out in Appendix 1 to this letter.

Greater Wellington appreciates the opportunity to be involved in the PDP process. Should there be any queries raised in relation to the matters set out in this letter, please feel free to contact me at the below address.

Ngā mihi nui.

Nāku, nā,



Erica Wheatley

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Enclosed: Appendix 1 – Greater Wellington Regional Council submission points addressed in
Hearing 2 – Business.

Appendix 1: Greater Wellington Regional Council submission points addressed in Hearing 2 – Business

Submitter	Sub # / FS #	SP #	Support/oppose	Requested relief	S42A recommendation	Greater Wellington response to S42A recommendation
Commercial and Mixed Use Zones						
Wellington Regional Council	452	29	Support	Retain as notified.	Accept in part	Greater Wellington accepts the recommendation on Objective UDSD-O13 for the reasons set out on page 15 of the Section 42A report.
Contaminated Land and Hazardous Substances						
Wellington Regional Council	452	71	Support in part	Amend Policy CL-P1 as follows: “... 3. If a site has not been identified on the Select Land Use Register, a Preliminary Site Investigation must be undertaken, to determine if a HAIL activity has occurred onsite.”	Accept in part	Greater Wellington accepts the recommendation on Policy CL-P1 as a balanced approach for the reasons set out on pages 47-50 of the Section 42A report.
Wellington Regional Council	38	82	Oppose	Oppose submission point 471.154	Accept in part	Greater Wellington accepts the recommendation on Policy CL-P1 as a balanced approach for the reasons set out on pages 47-50 of the Section 42A report.
Wellington Regional Council	38	80	Oppose	Oppose submission point 471.152	Accept	Greater Wellington accepts the recommendation on the Introduction for the reasons set out on pages 42-46 of the Section 42A report.
Wellington Regional Council	38	81	Oppose	Support submission point 471.153	Accept	Greater Wellington accepts the recommendation on Objective CL-O1 for the reasons set out on pages 46-47 of the Section 42A report.
Wellington Regional Council	38	83	Oppose	Oppose submission point 471.155	Accept in part	Greater Wellington accepts the recommendation on Policy CL-P2 for the reasons set out on pages 51-52 of the Section 42A report.
Industrial Zone and the Seaview Marina Zone						
Wellington Regional Council	452	30	Support	Retain as notified.	Accept	Greater Wellington accepts the recommendation on Objective UDSD-O14 for

						the reasons set out on pages 18-19 of the Section 42A report.
Wellington Regional Council	38	59	Support	Allow original submission point 442.18	Accept in part	Greater Wellington accepts the recommendation on the definition of “reverse sensitivity” for the reasons set out on pages 158-172 of the Section 42A report.