

19 May 2026

Greater Wellington Regional Council
PO Box 11646
Wellington 6142

100 Cuba Street
Te Aro, Wellington 6011
PO Box 11646
Manners Street
Wellington 6142
T 04 384 5708
F 04 385 6960

Attention: Saritha Shetty – Hearings Co-ordinator
Email: district.plan@huttcity.govt.nz

Proposed Lower Hutt District Plan: Letter to be tabled at Hearing Stream 3 – Residential and Rural

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 3: Residential and Rural, the submission points made by Greater Wellington are addressed within the following Section 42A reports dated 21 May 2026:

- Residential Zones, prepared by Kate Pascall; and
- Rural Zones, prepared by Sean Bellamy.

The Section 42A reports make recommendations on the Greater Wellington submission points allocated to the Residential and Rural 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

Senior Policy Advisor
Environmental Policy Team

Email: Erica.wheatley@gw.govt.nz

Email: regionalplan@gw.govt.nz

Mobile: 021 439 421

Enclosed: Appendix 1 – Greater Wellington Regional Council submission points addressed in
Hearing 3 – Residential and Rural.

Appendix 1: Greater Wellington Regional Council submission points addressed in Hearing 3 – Residential and Rural

Submitter	Sub # / FS #	SP #	Support/oppose	Requested relief	S42A recommendation	Greater Wellington response to S42A recommendation
Residential Zones						
Wellington Regional Council	452	24	Support in part	Amend UDSD-O3 follows: The city’s urban form consolidates and intensifies the existing urban area, with greenfield development only taking place within identified <u>sequenced and planned</u> areas.	Accept	Support the recommendation on UDSD-O3 Urban Form on pages 19-23 of the Residential Zones S42A report.
Wellington Regional Council	452	26	Support	Retain UDSD-O6 as notified.	Accept	Support the recommendation on UDSD-O6 Housing Choice on page 16 of the Residential Zones S42A report (only submissions in support).
Wellington Regional Council	452	27	Support	Retain UDSD-O7 as notified.	Accept	Support the recommendation on UDSD-O7 Housing Quality on page 16 of the Residential Zones S42A report only submissions in support).
Wellington Regional Council	452	188	Support	Retain as notified.	Accept in part	Support the general approach to residential zones (including intensification and achieving a compact regional form) as discussed through Section 4.9 of the Residential Zones S42A report.
Wellington Regional Council	452	189a	Amend	Seeks to add new objectives, policies, rules and standards, or add these to each zone tailored to the context of the specific zone, and/or include these in a different section of the DP as appropriate, to the following effect: <u>Objective XX: Building and infrastructure is designed so that they are able to withstand predicted future higher temperatures, intensity and duration of rainfall and wind over the anticipated life span and to mitigate these effects on people, communities and the natural environment.</u>	Reject	Accept the recommendation of the reporting officer set out on pages 26-29, 32-33 of the Residential Zones S42A report that the PDP already contains provisions relating to natural hazards and climate change (CCSD-O2, UDSD-O2, NHO1– NH-O5), stormwater management (INFSD-O6), infrastructure planning and subdivision design (INFSD-O1, INFSD-O2, INF-P3 and INF-P5), which the reporting officer considers collectively manage the increased weather risks associated with climate change.
Wellington Regional Council	452	189b	Amend	Seeks to add new objectives, policies, rules and standards, or add these to each zone tailored to the context of the specific zone, and/or include these in a different section of the DP as appropriate, to the following effect: <u>Objective XX: Tree canopy cover in areas of residential activities is enhanced through maintaining existing trees</u>	Reject	Accept the recommendation of the reporting officer set out on pages 26-29, 32-33 of the Residential Zones S42A report about the appropriateness of the objective applying in the Residential Zones and that the benefits of this objective may not outweigh the potential economic and development impacts, and whether the requested objective sufficiently accounts for

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				<p><u>and/or planting new trees as part of new residential development to sequester carbon from emissions, reduce stormwater runoff, mitigate heat island effects, and improve the city's biodiversity and amenity. Appropriate indigenous species are utilised as far as practicable.</u></p>		<p>the specific spatial, climatic, and development characteristics of Lower Hutt. Accept that the issue of urban heat and tree canopies is addressed in particularly in the high density residential zone via Policy HRZ-P13(3)(d) and Standard HRZ-S11 Landscaped area.</p> <p>GWRC also notes that guidance on tree canopy cover could be considered for inclusion in the forthcoming non-statutory design guidance that HCC is preparing. GWRC would be open to collaborating on this with HCC in the to ensure effective and achievable design guidelines are provided.</p>
Wellington Regional Council	452	189c	Amend	<p>Seeks to add new objectives, policies, rules and standards, or add these to each zone tailored to the context of the specific zone, and/or include these in a different section of the DP as appropriate, to the following effect:</p> <p><u>Policy XX: Ensure that subdivision and/or development achieves the following tree canopy cover levels at maturity:</u></p> <ul style="list-style-type: none"> i. <u>For residential subdivision and/or development: 20% of the net site area;</u> ii. <u>For residential greenfield and brownfield subdivision and/or development – as for (i), and an additional 15% of the future road area to be vested in Council.</u> 	Reject	<p>Accept the recommendation of the reporting officer set out on pages 26-29, 32-33 of the Residential Zones S42A report about the appropriateness of the objective applying in the Residential Zones and that the benefits of this objective may not outweigh the potential economic and development impacts, and whether the requested objective sufficiently accounts for the specific spatial, climatic, and development characteristics of Lower Hutt. Accept that the issue of urban heat and tree canopies is addressed in particularly in the high density residential zone via Policy HRZ-P13(3)(d) and Standard HRZ-S11 Landscaped area. Accept that there are practical constraints to achieving a 20% landscaping area in conjunction with MDRS site requirements in combination with other site factors e.g., topography, access, manoeuvring.</p> <p>GWRC also notes that guidance on tree canopy cover could be considered for inclusion in the forthcoming non-statutory design guidance that HCC is preparing. GWRC would be open to collaborating on this with HCC in the to ensure</p>

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						effective and achievable design guidelines are provided.
Wellington Regional Council	452	189d	Amend	<p>Seeks to add a new policy to address the cost of providing tree canopy cover as per below example:</p> <p><u>Policy – The cost of providing tree canopy cover and financial contributions</u></p> <ol style="list-style-type: none"> <u>Ensure the cost of providing new trees to achieve the tree canopy cover required for the site or the road corridor, preparing appropriate tree pits, providing the necessary land for planting, and initial tree maintenance is met by those carrying out the subdivision and/or development;</u> <u>Require payment of financial contributions that are fair and proportional in lieu of providing the required on-site and/or on-road tree canopy cover to enable off-site tree planting by the Council, as close to the development site as practicable;</u> <u>No financial contribution shall be required where sufficient existing trees, able to achieve the required tree canopy cover at maturity, are retained on the development site or new trees are planted on the development site by the developer or the site owner to achieve the required tree canopy cover.</u> 	Reject	<p>Accept the recommendation of the reporting officer set out on pages 26-29, 32-34 of the Residential Zones S42A report in not supporting this policy. The reporting officer notes:</p> <ul style="list-style-type: none"> The PDP includes requirements for on-site landscaping, which includes tree canopies and management of urban heat, the cost of which would be met by developers. The Financial Contributions chapter provides the Council with the ability to require a financial contribution for providing and/or upgrading services and infrastructure and ensuring positive effects on the environment to offset or compensate any adverse effects that cannot otherwise be avoided, remedied or mitigated, which could include the planting of trees either in reserves or road corridors where this is not provided on site. Financial contributions are applied through resource consent conditions and should be limited to offsetting the impacts of the development, and imposing a broad requirement for financial contributions could result in a developer incurring costs even where the development does not contribute to the issue of concern.
Wellington Regional Council	452	189e	Amend	<p>Seeks to add a new policy to address the cost of providing tree canopy cover as per below example:</p> <p><u>Policy – Tree health and infrastructure</u></p> <ol style="list-style-type: none"> <u>Ensure that trees on the development site are planted in a position appropriate to the tree type</u> 	Reject	<p>Accept the recommendation of the reporting officer set out on pages 26-29, 32-34 of the Residential Zones S42A report in not supporting this policy. The reporting officer notes:</p> <ul style="list-style-type: none"> The PDP includes requirements for on-site landscaping, which includes tree canopies

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				<p>and in sufficient soil volume, width and depth to maximise the tree's healthy growth.</p> <p>b. <u>Where subdivision consents associated with the development of new residential units are granted, consent notices will be issued and registered against the relevant titles requiring that the tree canopy cover levels required are achieved and maintained.</u></p> <p>c. <u>Ensure the planting of trees in the future roads of greenfield subdivisions is carried out in accordance with:</u></p> <ul style="list-style-type: none"> i. <u>the tree pit requirements of the Council's Infrastructure Design Standard to provide sufficient soil volume and avoid damage to the surrounding infrastructure; and</u> ii. <u>the needs and requirements of the Council, as the future road owner/manager, including approval of the tree species by the Council arborist.</u> 		<p>and management of urban heat, the cost of which would be met by developers.</p> <ul style="list-style-type: none"> • The Financial Contributions chapter provides the Council with the ability to require a financial contribution for providing and/or upgrading services and infrastructure and ensuring positive effects on the environment to offset or compensate any adverse effects that cannot otherwise be avoided, remedied or mitigated, which could include the planting of trees either in reserves or road corridors where this is not provided on site. • Financial contributions are applied through resource consent conditions and should be limited to offsetting the impacts of the development, and imposing a broad requirement for financial contributions could result in a developer incurring costs even where the development does not contribute to the issue of concern.
Wellington Regional Council	452	189f	Amend	<p>Seeks to add a new policy to address the cost of providing tree canopy cover as per below example:</p> <p><u>Policy XX: Promote and enable the design of buildings and infrastructure so that they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span and to mitigate the effects of these on people and communities.</u></p>	Reject	<p>Accept the recommendation of the reporting officer set out on pages 26-29, 32-33 of the Residential Zones S42A report about the appropriateness of the objective applying in the Residential Zones and that the benefits of this objective may not outweigh the potential economic and development impacts, and whether the requested objective sufficiently accounts for the specific spatial, climatic, and development characteristics of Lower Hutt. Accept that the issue of urban heat and tree canopies is addressed in particularly in the high-density residential zone via Policy HRZ-P13(3)(d) and Standard HRZ-S11 Landscaped area.</p> <p>GWRC also notes that guidance on tree canopy cover could be considered for inclusion in the</p>

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						forthcoming non-statutory design guidance that HCC is preparing. GWRC would be open to collaborating on this with HCC in the to ensure effective and achievable design guidelines are provided.
Wellington Regional Council	452	189g	Amend	Seeks to add new rule(s) and standard(s) to appropriate zone chapters to give effect to the Tree Canopy Cover and Financial Contributions policies in submission points 452.189a, 452.189b, 452.189c, 452.189d, 452.189e, and 452.189f.	Reject	Accept the recommendation of the reporting officer set out on pages 26-29, 32-35 of the Residential Zones S42A report as set out above.
Wellington Regional Council	452	190a	Support	Amend as follows: 8. Is connected to open space and the natural environment, 9. Supports and effective and efficient public transport network.	Reject	Accept the recommendation of the reporting officer on HRZ-O4 set out on page 31 of the Residential Zones S42A report that public transport is sufficiently addressed in this objective through clauses 3, 6, and 7, and could also be reasonably considered via Objective HRZ-O1.
Wellington Regional Council	452	190b	Support	Seeks that "... high density development also supports the ability to provide effective, efficient (and affordable) public transport networks and services" be identified in one of the objectives for this zone.	Reject	Accept the recommendation of the reporting officer set out on page 31 of the Residential Zones S42A report that public transport is sufficiently addressed in this objective through clauses 3, 6 and 7, and could also be reasonably considered under Objectives HRZ-O1, and strategic directions INFSD-O5 and UDSD-O2.
Rural Zones						
Wellington Regional Council	452	28	Support in part	Amend UDSD-O8 clause b. as follows: b. Protect, <u>enhance and restore</u> , the cultural, heritage and natural values of these areas	Accept	Support the recommendation on UDSD-O8 Rural and Open Space Areas on pages 34-35 of the Rural Zones S42A report.
Wellington Regional Council	452	191	Support	Retain RLZ-P5 as notified.	Accept in part	Support the recommendation on RLZ-P5 Infrastructure on pages 52-53 of the Rural Zones S42A report.
Wellington Regional Council	F38	73	Support	New definition: "managed fill" (Waste Management NZ Ltd original submission): Facility where managed fill material is accepted for deposit. Managed fill material is:	Accept	Support the recommendation to add the definition of "managed fill" on pages 108-109 of the Rural Zones S42A report.

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				<ul style="list-style-type: none"> • <u>Contaminated soil and other contaminated materials;</u> • <u>Natural materials such as clay, gravel, sand, soil, rock; or</u> • <u>Inert manufactured materials such as concrete and brick; and</u> <p>That does not contain:</p> <ul style="list-style-type: none"> • <u>More than 2 per cent by volume of incidental or attached biodegradable materials (e.g. vegetation).</u> • <u>Hazardous substances or materials (such as municipal solid waste) likely to create leachate by means of biological breakdown;</u> • <u>Products or materials derived from hazardous waste treatment stabilisation or disposal practices;</u> • <u>Materials such as medical and veterinary waste, asbestos, or radioactive substances;</u> • <u>Combustible components; or</u> • <u>More than 2 per cent by volume of incidental or attached biodegradable materials (e.g. vegetation).</u> 		