

Form 6
Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission: NEIL ELLIS SINCLAIR
[full name]

This is a further submission in opposition to a submission on the following plan change
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general
public has because ...

*I live on Wyndham Road, below the proposed
development, and have serious doubts about provision for
water run off, infrastructure provision (including schools, roads,
access)*

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate
Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

*Tying the plan change into the proposed fast track legislation (which
does not have adequate public or even political oversight).*

Changing the zoning from rural to residential.

The reasons for my opposition are:

*There is insufficient detail given as to how infrastructure
matters are to be dealt with, including stormwater runoff, road
access to the subdivision, school and shopping provisions.*

I seek that the whole of the submission be disallowed:

and that C/C pay for a privately funded plan change.

I ~~wish or do~~ not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[Delete if you would not consider presenting a joint case.]

Signature of person making further submission *N. S. Snelley*
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date *24-6-24*

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019
Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140
Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz
A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

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Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission:

Sandra H. SINCLAIR

[full name]

This is a further submission in opposition to a submission on the following plan change
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general
public has because ...

*I live on Wyndham Rd, Pinehaven, and have
serious concerns related to water run-off and
access issues*

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate
Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

*firstly the submission itself & its tie in to
"fast tracking"
secondly changing the zoning from rural to
urban*

The reasons for my opposition are:

*- the increased demand on local infrastructure -
e.g. schooling, shopping, drainage, roading, traffic
management & light pollution*

I seek that the whole of the submission be disallowed: -

*why are the rate payers footing the bill -
surely those who are submitting this plan
should be paying*

I ~~wish~~ or do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[Delete if you would not consider presenting a joint case.]

Signature of person making further submission Ad Dunstan
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 23/6/24

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
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FURTHER SUBMISSION 123

Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission: BRUCE FALGOUTICK WENTON
[full name]

This is a further submission in opposition to a submission on the following plan change
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general
public has because ...

I AM A PINEHAVEN RESIDENT AND WILL BE DIRECTLY
AFFECTED BY ADDITIONAL, TRAFFIC, RUN-OFF, SUBSIDENCE MADE MORE LIKELY
BY THE ZONE CHANGE ALLOWING A MAJOR DEVELOPMENT ABOVE OUR
SUBURBS.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate
Trust (Submitter Number 162)

The particular parts of the submission I oppose are: I OPPOSE THE REZONING OF
THE SUBMITTER'S PROPERTY FROM RURAL TO GENERAL RESIDENTIAL
AND THE GRANTING OF ACCESS THROUGH THE SILVERSTREAM SPUR

The reasons for my opposition are: G.T.C (SUBMITTER 162) HAS NOT PROVIDED
ENOUGH DETAIL TO SUPPORT A REZONING UNDER PLAN CHANGE 50.
MITIGATION OF FLOODING, TRAFFIC INCREASE, ACCESS, NOISE, SIZE
AND SCOPE OF DEVELOPMENT ARE NOT DETAILED OR INDICATED

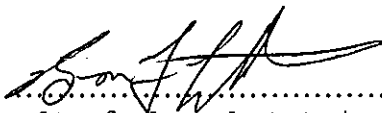
I seek that the whole of the submission be disallowed:

AND THAT THE SUBMITTER (G.T.C) BE REQUIRED TO APPLY
FOR A PRIVATE PLAN CHANGE FOR THE REZONING.

I wish ~~XXXXXX~~ to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

~~[Delete if you would not consider presenting a joint case]~~

Signature of person making further submission 
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 24/6/2024

Electronic address for service of person making further submission

Email: 

Telephone: 

Postal address: 

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FURTHER SUBMISSION 124

Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper
Hutt City Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission: Christopher Julian ROBLETT

[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because I am a resident of Silverstream and I will be directly affected by the potential effects of the type of residential development that would be permitted by the proposed plan change.

I oppose the submission of:

Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

I oppose the submission as a whole and in particular the submitters' request that the land currently zoned rural in both the current plan and as proposed by Plan Change 50 be zoned General Residential.

The reasons for my opposition are:

1. Process:

While submitter number 162 is entitled to seek rezoning through submission to the public plan change process, this is suboptimal both in terms of the detail of the information that would be provided under a private plan change application and the limitation of the submissions process to one round of submissions, not two.

In particular, there is no information at this stage on the likely number of dwellings or whether provision is being made for services such as shops, medical facilities, and

schools. While I note that information is to be provided at the hearing, without this information now, it is difficult to predict and submit on the potential implications for infrastructure and services in the Silverstream / Pinehaven area. I also note that the rules for permitted development (such as the Medium Density Residential Standards) have changed considerably since the 2007 framework document that is referenced in submission 162 was developed and which is therefore of limited use in the context of this submission.

2. Need for green belt vs housing demand in Upper Hutt

The zoning currently creates a green belt at the Southern end of Upper Hutt, which has both aesthetic benefits, in terms of view, and environmental benefits, including absorption of stormwater that might otherwise run off into the residential areas.

I note that the Upper Hutt 2023 review of the Housing and Business Capacity Assessment (HBA) states –

“Upper Hutt’s population is expected to reach 65,700 in 2051, an increase of 18,200 people when compared to 2021, and identifies that 7,931 dwellings are expected to be needed to accommodate this growth. The 2023 HBA found that the realisable capacity across the five urban housing areas in Upper Hutt is 18,461, ***providing more than sufficient dwellings to meet the district’s housing needs in the short, medium and long term.*** (emphasis added) It is anticipated that most of this growth will occur in Trentham and along transport corridors where there is better access to services, transport and amenities.”

There is, therefore, no reason based on shortage of housing to change the council’s existing and proposed zoning of general rural.

3. Impact of residential development that would be permitted by Plan change

As noted above, it is difficult to make a detailed submission in the absence of detail about the proposed development should submission 162 be successful. I understand that should that occur, between 2,000 and 5,000 dwellings could be constructed on the hilltops surrounding Pinehaven and Silverstream. I believe that development even at the lower end of that figure would place unreasonable strain on existing infrastructure, including –

- a) **Roading** – I do not see that the existing roading network could cope with the sort of traffic that would come from the number of dwellings likely to be built if submission 162 was successful. Field Street and Kiln Street are already busy at peak times and can come to a virtual standstill if traffic diverts along them due to an incident on Ferguson Drive or State Highway 2.
- b) **Rail** – Parking around Silverstream railway station is already at a premium with the park and ride off Ferguson Drive and the parks in Gard Street often full and

with commuters already parking on the streets around the station, such as Field Street, Gloster Street, and Terminus Street.

c) Water:

- a. Upper Hutt's drinking water supply system is already showing its age with frequent leaks to the local mains supply. Using the current infrastructure to provide water to a large development would put further pressure on already failing infrastructure.
- b. I have real concerns about the implications of stormwater runoff from a development of the Southern hills on the existing residential development in Silverstream and Pinehaven, particularly where Pinehaven Stream goes underground into two pipes under Whitemans Road, having no open channel until it reaches Halls Creek. "This means that if there is too much water to fit through the pipes it spills out and flows overland towards the bottom of the catchment."
[<https://www.gw.govt.nz/assets/Documents/2022/08/Pinehaven-stream-building-a-flood-map-1.2.pdf>]. That will remain a choke point regardless of the culverts under Pinehaven Road and Sunbrae Drive and the current improvements in Willow Park.

d) Schools – There are two primary schools in the area, Silverstream School and Pinehaven School. Silverstream school appears to be nearing capacity, with a warning that there may not be places available for families living outside the current zone. Pinehaven school sets numbers and criteria for out of zone enrolments. I would ask the hearing to consider carefully whether there is capacity for the likely number of children living in the area if submission 162 were successful.

e) Medical – The local medical centre, The Doctors Silverstream, is currently at capacity and operating a waitlist for new patients. It can take weeks for existing patients to get an appointment. There is no capacity to take on an additional 4,000 + patients and, as noted above, no predicted overall shortage of housing in Upper Hutt making such a development necessary.

4. Potential cost to ratepayers

This year Upper Hutt residents would be facing a 20 per cent rates increase, but for the use of reserves, limiting the increase to around 6 per cent. We should not be expected to fund the infrastructure needed to support the sort of development that would go ahead if submission 162 was successful, particularly since, as noted above, development of the Southern hills is not necessary to meet district's housing needs in the short, medium and long term

I seek that the whole of the submission be disallowed:

I request that the submitter be required to apply for a private plan change for rezoning.

I wish to be heard in support of my further submission.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date ... 24 June 2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz

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OFFICE USE ONLY

Submission number

125

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Thursday, 13 June 2024, at 5pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

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NAME OF SUBMITTER

Paolo Caccioppoli

POSTAL ADDRESS OF SUBMITTER

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

We live across the road from the area of land subject to the proposed rezoning.

☐ The local authority for the relevant area

Details of further submission

To support ☐ / ☒ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER

Cuttriss Consultants Ltd on behalf of the Maymorn Collective

POSTAL ADDRESS OF ORIGINAL SUBMITTER

P O Box 30-429 Lower Hutt

SUBMISSION NUMBER 96 (as supported by 19, 87, 89, 97, 98, 100, 130, 170)

The particular parts of their submission that I support or oppose are:

Proposed rezoning to Rural Settlement Zone.

SETZ-O1

TP-S9

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

The proposed rezoning to Rural Settlement Zone would not create a focal point for the rural community that is the purpose of SETZ-O1. It would detract from the rural character of the area and be inconsistent with the existing Rural Lifestyle zoning of properties on the opposite side of Parkes Line Road from McLaren Street to the Maymorn Settlement zone. It would create a band of more intensive development between the existing Rural Lifestyle zone on the other side of Parkes Line Road and the Rural Production zone leading out to and beyond Colletts Road.

The existing roading infrastructure would not support the proposed permitted activity trip generation thresholds established in TP-S9 for the Settlement Zone.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☐ / ☐ disallowed (tick one ☐) OR

I seek that the following parts of the submission be allowed/disallowed:

Proposed rezoning to Rural Settlement Zone.

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☐):

☐ I do wish to be heard in support of my submission.
☒ I do not wish to be heard in support of my submission.

Please indicate whether you wish to make

☐ I do wish to make a joint case.

a joint case at the hearing if others make a similar submission (tick appropriate box):

☒ I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE

23/6/24

OFFICE USE ONLY

Submission number **126**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

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NAME OF SUBMITTER

Hutt City Council (HCC), Waste and Resource Recovery

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☒):

☒ A person representing a relevant aspect of the public interest

Neighbouring Territorial Authority

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

Owns land adjacent to the relevant area, and owner of the Silverstream Landfill

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

Details of further submission

To support ☐ / ☒ oppose (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER	Guildford Timber Company Ltd, Silverstream Forest Ltd, Goodwin Estate Trust
POSTAL ADDRESS OF ORIGINAL SUBMITTER	Postal address not provided. Electronic address: chris@rmaexpert.co.nz
SUBMISSION NUMBER	162

The particular parts of their submission that I support or oppose are:

See attached letter for details

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

See attached letter for details

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☐ / ☒ disallowed (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:

See attached letter for details

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

- ☒ I do wish to be heard in support of my submission.
- ☐ I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

- ☐ I do wish to make a joint case.
- ☒ I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE	25 June 2024	DATE:
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25 June 2024
Upper Hutt City Council
Planning (Policy Team)
Private Bag 907
UPPER HUTT 5140
planning@uhcc.govt.nz

Further submission from Hutt City Council: Plan Change 50

Kia ora,

Introduction

This letter provides detail and commentary to support Hutt City Council's further submission on Upper Hutt City Council's Plan Change 50. Hutt City Council opposes parts of submission 162 which relate to the rezoning of land owned by Guildford Timber Company Ltd, Silverstream Forest Ltd, Goodwin Estate Trust where it abuts the Council boundary between Hutt City Council and Upper Hutt City Council (identified in submission 162 as 'Ridgeline Areas').

Parts of Submission 162 subject to this further submission

Hutt City Council opposes the rezoning of land from General Rural zone to General Residential zone sought by the submitter near Silverstream Landfill which is located adjacent to the boundary between Hutt City Council and Upper Hutt City Council. Hutt City Council opposes the rezoning on the grounds that it will result in reverse sensitivity effects on Silverstream Landfill. Specifically, this relates to submission point 162.1 in the Upper Hutt City Council summary of submissions.

Silverstream Landfill

Silverstream Landfill is owned and operated by Hutt City Council and is situated between Silverstream and Pinehaven in Upper Hutt and Stokes Valley in Lower Hutt. The landfill is located between 50 metres and 110 metres (approximately) from the boundary with Upper Hutt City Council and the property owned by Guildford Timber Company Ltd, Silverstream Forest Ltd, Goodwin Estate Trust. Silverstream Landfill has been operating at the site since 1972 and provides a significant resource recovery and residual waste disposal service to both Hutt City Council and Upper Hutt City Council residents. Upper Hutt City Council have an active role in Silverstream Landfill, and it is a set agenda item for the Hutt Valley Shared Services Committee which meets quarterly to discuss the infrastructure (including Silverstream Landfill) that services the entire Hutt Valley.

Silverstream Landfill is designated (reference HCC 7) in the City of Lower Hutt District Plan as 'Sanitary Landfill (Silverstream)'.

Silverstream Landfill is the only Class 1 Landfill currently operating in the lower North Island and it is operated in accordance with best practice requirements. Silverstream Landfill operates under resource consents granted by Greater Wellington Regional Council (GWRC) for the discharges that result from the site, including discharges to air, land, and water. Silverstream Landfill is also specifically listed in the definition of 'Regionally Significant Infrastructure' in the GWRC's Natural Resources Plan. These provisions are intended to recognise and protect Silverstream Landfill, including through supporting objectives and policies. Landfill activities can result in a variety of effects on the surrounding environment, including odour and dust, noise, vibration, and visual effects. The Silverstream Landfill is well positioned for the management of these effects, in that it is

separated and buffered from residential development at Silverstream, Pinehaven and Stokes Valley by horizontal distance and the surrounding ridgelines which create a natural buffer, whilst being readily accessible from State Highway 2.

Concerns regarding the rezoning to General Residential zone

As defined in the Upper Hutt District Plan, reverse sensitivity “means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.”

Hutt City Council is concerned that the General Residential zoning sought by Guildford Timber Company Ltd, Silverstream Forest Ltd, Goodwin Estate Trust, and the future residential development that will result from the rezoning will lead to reverse sensitivity effects on Silverstream Landfill to an extent where Silverstream Landfill operations are curtailed.

The rezoning sought would potentially result in residential development being located as close as 50 metres from the landfill site, with development located below the top of the ridgeline. These residences would therefore be exposed to potential nuisance effects from the landfill site, which would conflict with residential amenity expectations, and would likely give rise to complaints from the occupants. This would result in the constraining and possible curtailment of the existing and future landfill operations.

As noted above, Silverstream Landfill provides an important service for the entire Hutt Valley, and it is imperative that this activity can continue providing this service, without being put at risk of reverse sensitivity through encroaching residential development.

Impacts of reverse sensitivity

The impacts of reverse sensitivity may have the potential to cause the following:

- An increase in operational costs
- Limit the activities undertaken at the site; and
- Cause the landfill to close earlier than its design life.

An increase in operational cost will have an adverse impact on all residents and businesses in the Hutt Valley. The earlier closure would exacerbate this cost impact as waste would need to go to alternative facility most likely outside of the Wellington Region. The economic impact would be felt by all. The landfill is where both Hutt City Council and Upper Hutt City Council send their municipal waste. The need to send waste out of the valley would be a cost that would be felt by all rate payers.

Relief sought

Hutt City Council requests that the request to rezone the Ridgeline Areas from General Rural to General Residential, listed as submission point 162.1, is rejected. Hutt City Council considers that allowing residential development in the areas proposed by the submitter is inappropriate and will result in reverse sensitivity effects on Silverstream Landfill, a piece of Regionally Significant Infrastructure.

Ngā mihi nui,



Councillor Simon Edwards
Chair, Infrastructure and Regulatory Committee



Tui Lewis
Acting Mayor, Hutt City Council

FURTHER SUBMISSION 127

Name (Please use your full name)

AvH

Postal Address

No Answer

Email address

[REDACTED]

I am (please tick all that apply)

A person representing a relevant aspect of the public interest

Please specify the grounds for saying you come within this category

Local resident.

Please indicate whether you support or oppose the submission

Oppose

Name of original submitter

Council

Postal address of original submitter

Council

Submission number

1

The particular parts of their submission that I support or oppose are

Without the surrounding hill's of Silverstream and Pinehaven being native and or other

nature related areas there would be little point in the attractiveness of living in the area. This would need to be accounted for in an future rates which will need to be heavily reduced to account for the decrees in local residents happiness of living in the area.

The reasons for my support or opposition are

To protect the future of Upper Hutt as a destination people want to live.

Please indicate whether you wish the whole of the submission be allowed or disallowed (tick appropriate box)

I seek that the whole of the submission be disallowed

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do wish to make a joint case.

FURTHER SUBMISSION 128

Name (Please use your full name)

Slick Ultra

Postal Address

[REDACTED]

Agent acting for submitter (If applicable)

N/A

Telephone number

[REDACTED]

Email address

[REDACTED]

I am (please tick all that apply)

A person who has an interest in the proposal that is greater than the general public has

Please specify the grounds for saying you come within this category

Living within the area that is going to be impacted

Please indicate whether you support or oppose the submission

Oppose

Name of original submitter

Guildford Timber Company Limited

Postal address of original submitter

Electronic address for service of submitters: chris@rmaexpert.co.nz

Submission number

162

The particular parts of their submission that I support or oppose are

Submission from General Rural Zone to General Residential Zone, The proposed road being constructed on the publicly owned Silverstream spur

The reasons for my support or opposition are

Many factors of this submission are of concern: The technical reports have not been made public regarding the planning/risk management and actual details regarding of number of parcels – this information and detail should have been provided prior to the hearing, I'm uncertain how this bypass of the RMA process was even allowed. By keeping the land zoned as Rural as opposed to General Residential the dwellings should not require 3 waters infrastructure also the environmental impact would be minimised due to less housing density which obviously impacts traffic congestion and other local amenities such as the medical centre and schools which are not currently equipped to handle any significant increase in local population. The road should also not be allowed to utilise the spur due to environmental and aesthetic reasons. Access should instead be via Reynolds Bach Drive. Due to recent detection of kiwi and bat populations, I believe a covenant should be in place preventing cat ownership.

Please indicate whether you wish the whole of the submission be allowed or disallowed (tick appropriate box)

I seek that the following parts of the submission be allowed/disallowed: - Submission from General Rural Zone to General Residential Zone, The proposed road being constructed on the publicly owned Silverstream spur.

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do not wish to make a joint case.

OFFICE USE ONLY

Submission number **129**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Thursday, 13 June 2024, at 5pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter
within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER

Donald Keith Skerman

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):



A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



A person who has an interest in the proposal that is greater than the general public has

I live in Pinehaven and am familiar with local roads and traffic. I have walked over much of the Silverstream Spur and made submissions to PC49V1. I volunteer in native bush regeneration and pest management.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY



The local authority for the relevant area

Details of further submission

To support ☐ / ☒ oppose (tick one ☒) the submission of:
Guildford Timber Company Limited, Silverstream Forest Limited and
the Goodwin Estate Trust

NAME OF ORIGINAL SUBMITTER

POSTAL ADDRESS OF ORIGINAL SUBMITTER chris@rmaexpert.co.nz

SUBMISSION NUMBER 162

The particular parts of their submission that I support or oppose are:

I am opposed to the complete submission, particularly the rezoning of the 'Ridgeline Areas' identified in Revised Appendix A of the GTC submission from General Rural to General Residential, and also the rezoning of the 'Large Lifestyle Area adjoining Avro Road' from General Rural to Rural Lifestyle.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

Please refer to Attachment

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☐ / ☒ disallowed (tick one ☒) OR

~~I seek that the following parts of the submission be allowed/disallowed:~~


I ask that UHCC makes the Submitter apply for a Private Plan Change for the rezoning

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box <input checked="" type="radio"/>):	<input checked="" type="radio"/> I do wish to be heard in support of my submission.
	<input type="radio"/> I do not wish to be heard in support of my submission.
Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box <input checked="" type="radio"/>):	<input type="radio"/> I do wish to make a joint case.
	<input checked="" type="radio"/> I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE  DATE 25 Jun 2024

Attachment to PC50 Further Submission by Donald Skerman

Reasons for opposing submission 162 by The Guildford Timber Company Ltd, Silverstream Forest Ltd and Goodwin Estate Trust

1. Improper Process

The costs and benefits to the city of this very large development have not been made available to the public. A large scale rezoning such as this should have been included in Plan Change 50 so that the public were able to evaluate the full implications and make informed submissions.

The submission by The Guildford Timber Company Ltd, Silverstream Forest Ltd and Goodwin Estate Trust (GTC) makes reference to a “Framework Document” dating from 2007. The map that GTC provided in Revised Appendix A of their submission includes additional areas of land to be rezoned General Residential, some of which were indicated to not be developable due to “Significant Constraints” in the 2007 Framework. Some of the added areas are shown to contain indigenous vegetation. The greater area as well as the introduction of Medium Density Residential Standards (MDRS) mean that a far greater number of dwellings could now be built compared with the 2007 Framework.

The GTC submission mentions “additional dwellings of up to 1600 households” however UHCC’s statement regarding their amended letter of support for GTC’s Fast Track Approval application states that “Council understands the development could provide between 1500-2040 new homes in the Southern Growth Area of Upper Hutt.” The number of people that could potentially live in this area and the effect on traffic congestion and various services should have been clarified when PC50 was notified.

2. Degradation of public land

The 'Main Road' shown in Revised Appendix A of the GTC submission is directed towards what was recommended by the council's ecological consultant to be a Significant Natural Area (SNA) on the council owned 'Silverstream Spur'. GTC's ecological consultant Dr Keesing disputed the boundaries of the SNA during the PC49V1 hearings but did not convince UHCC’s ecological consultant Mr Goldwater that a change was warranted. (ref reply to Chair during final day of reconvened hearing). The SNA boundary included in the PC49V1 documentation was retained in the council's Right of Reply document.

GTC’s evidence to the PC49V1 hearings quoted “up to 1600 household units” although their 18 m wide road corridor was based on UHCC’s design standard for less than 150 houses. A wide infrastructure corridor with a busy road through the Spur land to join with Kiln St would destroy significant vegetation and the contiguity of the forest as a wildlife corridor. It would also create an eyesore on the green landscape visible from much of the city and spoil the enjoyment of residents and visitors walking or potentially cycling on this land.

3. Increased traffic congestion

The vehicle traffic from the 2040 houses proposed to be built on this land and feeding onto Kiln St and Avro Rd/Blue Mountains Rd/Whitemans Rd would cause unacceptable congestion within

Silverstream and Pinehaven as well as Fergusson Drive. Avro Rd and the upper section of Blue Mountains Rd are narrow and winding and not fit for purpose for the current traffic, let alone additional traffic from the proposed Avro Precinct or the ridgeline development. Any additional Rural Lifestyle blocks along Blue Mountains Rd would also need careful consideration of the visibility of vehicles entering and leaving these blocks and the speed limit of Blue Mountains Rd.

Whether vehicles travel from the proposed developments directly onto Kiln St from the northern end or onto Avro Rd from the south they would mostly converge on the Field St roundabout and railway underpass then onto Fergusson Drive to access work, schools and shopping. The replacement of the Silverstream bridge across Te Awa Kairangi and minor work on roundabouts on Fergusson Drive would not provide a significant reduction in congestion. The cross flow of traffic to and from Field St, St Pat's development, County Lane, Eastern Hutt Rd and SH2 in a very short distance and the nearby traffic lights and pedestrian crossing are the main restrictions to traffic flow. Without major additional expenditure on overpasses at some of these intersections, increasing the width of the bridge would make little difference. Based on the current limited bus service in Pinehaven and small number of commuters cycling to Silverstream Railway station it is highly likely that most commuters from the proposed development further away on top of the hill would drive to the station which has no room for expanded car parking.

4. Cost to ratepayers

GTC have said that it is unclear whether there is any lawful basis for UHCC to charge GTC for the road and other infrastructure on the council owned 'Silverstream Spur' (P D Tancock Legal Submissions to PC49V1 10.1.6). From their response to the Long Term Plan 2024-2034 (LTP) GTC seem to be relying on a special 'Developer Agreement' to reduce their financial contributions for the development. The overwhelming majority of public responses to the LTP support either the proposed level of development contributions or more, including the full costs of infrastructure upgrades required for new developments. With all the cost cutting measures proposed in the LTP and council's stated need to make hard decisions, the provision of expensive infrastructure for an unwanted private development would be very unpopular. The steep gradient and curves required for a road and pipelines up the Spur would also cause higher than normal ongoing maintenance costs. GTC also expect additional water supply reservoirs to be built on the council owned Spur land even though some of their land within a short distance is significantly higher. This would further exacerbate the loss of public land and cause additional ongoing pumping costs for ratepayers because peak demand power would be needed rather than gravity with off-peak topping up.

Unless there is a significant increase in immigration to Aotearoa there is likely to be little demand for housing on top of the ridge leading to the infrastructure becoming stranded assets. UHCC's Housing and Business Capacity Assessment (HBA) 2023 update found that "Upper Hutt's population is expected to reach 65,700 in 2051, an increase of 18,200 people when compared to 2021, and identifies that 7,931 dwellings are expected to be needed to accommodate this growth. The 2023 HBA found that the realisable capacity across the five urban housing areas in Upper Hutt is 18,461, providing more than sufficient dwellings to meet the district's housing needs in the short, medium and long term. It is anticipated that most of this growth will occur in Trentham and along transport corridors where there is better access to services, transport and amenities." (Ref

<https://www.upperhuttcity.com/Home/Tabs/Council/Your-Council/Plans-policies-bylaws-and->

[reports/Housing-and-Business-Development-Capacity-Assessment](#) viewed 25/6/2024. There is no sense investing in this risky greenfield development until it is clear that demand for housing will exceed what has already been opened up with infill and less costly developments closer to railway stations.

5. Sustainability

To meet its emissions reductions goals UHCC needs to foster a mode shift away from cars to public and active transport. The length of the bus route required to service this development would make it uneconomic to provide a frequent enough service to be an attractive alternative to private cars. The 1 in 8 gradient of the proposed road through the Spur would deter all but the most avid cyclists or those that can afford E-bikes. The conversion of forest to housing and associated infrastructure would also detract from these goals.

6. Flooding and Land Stability

Whilst GTC claim that flooding of the valleys below the development will be managed by achieving hydraulic neutrality no report has been made available to verify this. Flooding has occurred in the past in Silverstream and Pinehaven and the flood modelling that has been done without the development is not consistent with actual records of some of the events. With climate change increasing the frequency and severity of high rainfall events the effect of the proposed development needs to be properly evaluated. The effect of high and sustained rainfall on the stability of the soil also needs careful assessment to minimise the risk of slips undermining houses and roads as has happened in nearby Stokes Valley in recent years.

Details of further submission

To support ☒ / ☐ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER Ara Poutama Aotearoa the Department of Corrections

POSTAL ADDRESS OF ORIGINAL SUBMITTER Private Box 1206, Wellington 6140

SUBMISSION NUMBER 157

The particular parts of their submission that I support or oppose are:

Corrections Zone provisions would not supersede the provisions relating to the overlays that apply to the site under the ODP; namely the Protected Ridgeline, Southern Hills Area and Pinehaven Catchment overlays.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

The western part of the proposed Corrections Zone which is currently zoned as General Rural contains old growth and regenerating indigeneous vegetation which complements the adjacent Wi Tako Reserve. The block to the south of this which is to be rezoned as Natural Open Space by PC49 also contains old growth indigeneous forest. These areas are covered by the Southern Hills Overlay and their ecological values need to be preserved. They should be classified as SNAs if this is not currently the case.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☒ / ☐ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Form 6
Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

[Clause 8](#) of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission: Susan Lee Roblett

[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because I am a resident of Silverstream and I will be directly affected by the potential effects of the type of residential development that would be permitted by the proposed plan change.

I oppose the submission of:

Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust
(Submitter Number 162)

The particular parts of the submission I oppose are:

I oppose the submission as a whole and in particular the submitters' request that the land currently zoned rural in both the current plan and as proposed by Plan Change 50 be zoned General Residential.

The reasons for my opposition are:

We don't know how many houses Guilford Timber Company Limited are thinking of building as this information is not required to be disclosed until the hearing stage.

The reasons given for the development don't stack up. We've more than enough land zoned in Upper Hutt for housing already looking at the council's website.

A new development will increase traffic in the area. Traffic already builds up on a daily basis so how will this be mitigated. There are not enough commuter carparks currently with people parking on the adjoining streets. Again, we have no information from Guilford Timber


Company Limited of the cost to ratepayers for the necessary improvements that will be needed. Our infrastructure is already under stress.

Silverstream school currently has an enrolment scheme so how will additional families that move in to the new residential area be catered for?

I seek that the whole of the submission be disallowed:

I request that the submitter be required to apply for a private plan change for rezoning.

I do not wish to be heard in support of my further submission.

Signature of person making further submission 
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 24 Jun 24

Electronic address for service of person making further submission

Email: 

Telephone: 

Postal address: 

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019
Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140
Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz

A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

FURTHER SUBMISSION 131

Name (Please use your full name)

Shannon McLean

Email address

[REDACTED]

I am (please tick all that apply)

A person representing a relevant aspect of the public interest

Please specify the grounds for saying you come within this category

I am a resident of Upper Hutt, and the area of the submissions to which I am specifically responding.

Please indicate whether you support or oppose the submission

Support

Name of original submitter

Amber Bill

Postal address of original submitter

34a Kenneth Gillies Way

Submission number

41

The particular parts of their submission that I support or oppose are

I unequivocally support all comments provided by the initial submitter. The property and adjacent properties should all be zoned as rural lifestyle. There is no valid reasoning for the Council to adjust the property zoning to general residential as proposed. To do so would only be detrimental to the property owner and out of sync with the zoning and property use of the area.

The reasons for my support or opposition are

The reasons I support this submission are as follows, but are not limited to: • The property meets the criteria for rural lifestyle as laid out by UHCC. • Neighbouring properties are zoned as rural lifestyle. • It meets the character and land use of the area. • The property's proximity to Kaitoke Forest echoes the rural nature of the property. • The explicit covenants on the property title would exclude the benefits generally available by rezoning to general residential, such as subdivision and increased building permit options. There is no logical benefit in adjusting to general residential. • The property would no longer be eligible for the transport subsidy from GWRC, resulting in a rates increase. • It is likely further rates increases would be included for residential services not available at the rural property, such as water and waste management. • It has been observed where changes to zoning from rural to residential have had a detrimental effect on housing ratable values. • A conscious decision has been made by property owners in the area that they were purchasing rural lifestyle properties. • The council should respect the wishes of the residents in their property ownership.

Please indicate whether you wish the whole of the submission be allowed or disallowed (tick appropriate box)

I seek that the whole of the submission be allowed

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do wish to make a joint case.

Name (Please use your full name)

Shannon McLean

Postal Address

No Answer

Email address

[REDACTED]

I am (please tick all that apply)

A person representing a relevant aspect of the public interest

Please specify the grounds for saying you come within this category

I am a resident of Upper Hutt, and the area of the submissions to which I am specifically responding.

Please indicate whether you support or oppose the submission

Support

Name of original submitter

Shannon McLean

Postal address of original submitter

249 Fairview Drive, RD2, Akatarawa, Upper Hutt

Submission number

102

The particular parts of their submission that I support or oppose are

I unequivocally support all comments in the original submission. The only agreeable outcome is for all properties identified to be zoned with a rural classification. There is no valid reasoning for the Council to adjust the property zoning to general residential as proposed. To do so would only be detrimental to the property owners and community and would be out of sync with the rest of the rural zoning and property use of the area.

The reasons for my support or opposition are

The reasons I support this submission are as follows, but are not limited to:

- The properties outline all meet the criteria for rural lifestyle as laid out by UHCC.
- Neighbouring properties are zoned with a rural classification.
- Rural zoning meets the character and land use of the area.
- The proximity to Kaitoke Forest, many properties bordering the forest itself, echoes the rural nature of the properties in the area.
- The explicit covenants on the property titles in the area would exclude all of the benefits generally gained by rezoning to general residential. Benefits such as subdivision and increased building permit options. Therefore, there is no logical benefit in adjusting to general residential.
- The property would no longer be eligible for the transport subsidy from GWRC, resulting in a rates increase. There is no public transport in the area.
- It is likely further rates increases would be included for residential services not available at the rural properties, such as water and waste management, which are all managed by the homeowners through water tanks, septic tank systems, and private contracts with waste and recycling management providers.
- It has been observed where changes to zoning from rural to residential have had a detrimental effect on house values and directly impact the sales market negatively.
- A conscious decision has been made by property owners in the area that they were purchasing rural lifestyle properties, and the council would be remiss in not respecting the rights and boundaries of the residents in their property ownership.
- I reiterate, there is no logical or beneficial reason that the Upper Hutt City Council Planning Team has been able to be provided which justifies the rezoning of any properties in the area mentioned in the original submission. To the contrary, the UHCC has only been able to confirm negative impacts or potential negative impacts to homeowners including the removal of subsidies for services that are not available to the residents and the potential for rates increases. I support the submission in its entirety, and all properties in the mentioned area should have the appropriate Rural classification.

Please indicate whether you wish the whole of the submission be allowed or disallowed (tick appropriate box)

I seek that the whole of the submission be allowed

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do wish to make a joint case.

Name (Please use your full name)

Shannon McLean

Email address

[REDACTED]

I am (please tick all that apply)

A person representing a relevant aspect of the public interest

Please specify the grounds for saying you come within this category

As a resident of Upper Hutt, I am addressing the specific area related to the submission.

Please indicate whether you support or oppose the submission

Oppose

Name of original submitter

Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust

Postal address of original submitter

Not provided

Submission number

162

The particular parts of their submission that I support or oppose are

I oppose the submission in its entirety.

The reasons for my support or opposition are

Permitting the removal of significant green spaces and rural areas for housing intensification comes with various negative impacts. It damages the environment and wildlife habitats, and exacerbates the strain on already overburdened infrastructure, including roads, schools, shops, and utilities. Consequently, I strongly oppose the reclassification that would facilitate such development, particularly in areas designated for general residential use. Ratepayer funds should not be allocated for developing this nature reserve, and under no circumstances should the area be zoned for residential purposes. Submission 162 should be excluded from the PC50 process.

Please indicate whether you wish the whole of the submission be allowed or disallowed (tick appropriate box)

I seek that the whole of the submission be disallowed

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do wish to make a joint case.

FURTHER SUBMISSION 132

Form 6

Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

[Clause 8](#) of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission: [Mayank Sanghvi](#)

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ...

[I am a resident of Kiln street and these changes will impact directly in my day today life, by increased traffic and safety issues, stormwater and flooding.](#)

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

[I oppose the whole submission and mainly the part to change the zone from Rural to General Residential Zone in the Operative Plan and Plan change 50](#)

The reasons for my opposition are:

[Traffic : Increased traffic from future development will worsen the already busy Kiln Street and Field Street roundabout. There must be infrastructure upgrades to manage the higher traffic volumes. Even backing the car out of driveway will be become unsafe due to busy](#)

traffic. I asked for the roadmap from council and GTC 's plan development company but my query was not even responded. It is unavailable in public domain to review. Development plans should include specific rules to ensure road infrastructure improvements and safety.

Stormwater : The area's stormwater overflow issues must be resolved before any residential zoning change. Future development will exacerbate these issues without a clear plan to manage excess water. I being resident will suffer directly from poor stormwater management without proper mitigation strategies which hasn't been planned.

Infrastructure: Existing schools, childcare, medical practices, and shops are insufficient to support increased density from PC50. Specific rules should require additional social infrastructure proportional to the number of new residential units. Adequate social services are critical for maintaining community well-being.

I seek that the whole of the submission be disallowed:

This submission should be disallowed due to process concerns, Upper Hutt City Council's premature support for the plan change undermines public trust in a fair process. This conduct raises concerns about the integrity and transparency of the decision-making process. Residents need assurance that their voices are heard and considered.

I support the development but when everything is done following correct process & procedure and taking into consideration the available infrastructure around the new development.

Submitter of plan should apply for Private Plan change for the rezoning and not use public funds.

I **do not** wish to be heard in support of my further submission.
But can be contacted via email if there are any questions.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 23.06.2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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["mailto:planning@uhcc.govt.nz"](mailto:planning@uhcc.govt.nz) HYPERLINK ["mailto:planning@uhcc.govt.nz"](mailto:planning@uhcc.govt.nz) HYPERLINK
["mailto:planning@uhcc.govt.nz"](mailto:planning@uhcc.govt.nz) HYPERLINK ["mailto:planning@uhcc.govt.nz"](mailto:planning@uhcc.govt.nz) HYPERLINK
["mailto:planning@uhcc.govt.nz"](mailto:planning@uhcc.govt.nz) HYPERLINK ["mailto:planning@uhcc.govt.nz"](mailto:planning@uhcc.govt.nz) HYPERLINK
["mailto:planning@uhcc.govt.nz"](mailto:planning@uhcc.govt.nz).

Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter



OFFICE USE ONLY

Submission number **133**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN
Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER

CAMERON HOSSELL

POSTAL ADDRESS OF SUBMITTER

[REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

—

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

—

CONTACT TELEPHONE

[REDACTED]

CONTACT EMAIL

[REDACTED]

I am (please tick all that apply ☑):

☐ A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☒ A person who has an interest in the proposal that is greater than the general public has

I am a resident of Pinchaven. I will be impacted every day by the effects of the zone change. The increases to

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

traffic, noise, flood

☐ The local authority for the relevant area

impacts, and negative effect on the environment.

Details of further submission

To support ☐ / ☒ oppose (tick one ☒) the submission of:

NAME OF ORIGINAL SUBMITTER Canildford Timber Company Limited, Silverstream

POSTAL ADDRESS OF ORIGINAL SUBMITTER Forest Limited and the

SUBMISSION NUMBER 162 Goodwin Estate Trust

The particular parts of their submission that I support or oppose are:

I oppose the entire submission. In particular, the request to ~~rezone~~ rezone the Rural land of the Pinchaven / Silverstream ~~span~~ greenbelt to General Residential.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

- Traffic increase
- Increased water runoff / flood risk in Pinchaven.
- Visual impact to skyline
- No public analysis of the impacts of change.
- Environmental degradation.
- reduction of habitat for wildlife.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ☐ / ☒ disallowed (tick one ☒) OR

I seek that the following parts of the submission be allowed/disallowed:

I seek that the whole of the submission be disallowed -
I seek that the council request the submitter to re-submit their ^{renewing} request as a Private Plan Change.

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☐ I do wish to be heard in support of my submission.

☒ I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box ☒):

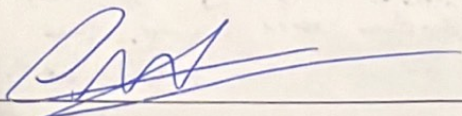
☐ I do wish to make a joint case.

☒ I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE



DATE 25/6/24

FURTHER SUBMISSION 134

Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

[Clause 8](#) of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission:**SUSAN PATTINSON**
[full name]

This is a further submission in opposition to a submission on the following plan change
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general
public has because ... **I AM A PROPERTY OWNER AND LONG-TERM RESIDENT OF
PINEHAVEN AND THE IMPACT OF THIS ZONE CHANGE WILL DIRECTLY AFFECT ME
AND MY FAMILY.**

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate
Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

**I OPPOSE THIS SUBMISSION AS A WHOLE AND IN PARTICULAR I DON'T WANT
THE GUILDFORD TIMBER COMPANY LAND ALONG THE SILVERSTREAM AND
PINEHAVEN RIDGELINE CHANGED FROM GENERAL RURAL TO GENERAL
RESIDENTIAL ZONE.**

The reasons for my opposition are:

**THE PROPOSED RE-ZONE IS HUGE AND IT WILL HAVE A BIG IMPACT ON
PINEHAVEN BUT THERE IS NO DETAIL IN GUILDFORD TIMBER COMPANY'S
SUBMISSION SO I HAVE NO IDEA OF EXACTLY WHAT THEY ARE INTENDING.
WHAT SORT OF DENSITY IS IT GOING TO BE? WHAT IMPACT IS IT GOING TO
HAVE ON THE VISUAL EMENITY OF OUR PINEHAVEN VALLEY? ON THE
ENVIRONMENT, FLOODING, TRAFFIC? WE DON'T KNOW.
I THINK THAT IT IS WRONG THAT THE DETAILED INFORMATION IS BEING
WITHHELD UNTIL THE HEARING BECAUSE I WILL NOT GET A CHANCE TO SEE
AND COMMENT ON IT AT THAT STAGE. I WANT TO BE ABLE TO SEE EXACTLY**

WHAT THEY ARE PROPOSING AND HAVE AN OPPORTUNITY TO MAKE A SUBMISSION ON IT WHICH I CANNOT DO IN THE WAY IT IS BEING PROCESSED AT THE MOMENT.

I seek that the whole of the submission be disallowed: I REQUEST THAT COUNCIL REJECT SUBMISSION 162 AND REQUIRE THE SUBMITTER TO PROVIDE ALL THE DETAILED INFORMATION IN A PRIVATE LAND CHANGE APPLICATION FOR THE RE-ZONING THAT THEY WANT.

I wish ~~or do not wish~~ to be heard in support of my further submission.

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.
{Delete if you would not consider presenting a joint case.}~~

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 25 June 2024

Electronic address for service of person making further submission

Email: [redacted]

Telephone: [redacted]

Postal address: [redacted]

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Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140
Scan and email to: planning@uhcc.govt.nz

Deliver to GTC’s agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz
A copy of your further submission must be served on the original submitter by emailing to GTC’s agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

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- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

FURTHER SUBMISSION 135

Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making
further submission:
[full name]

Hannah Hageraats

This is a further submission in opposition to a submission on the following plan change
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general
public has because ...

*I am a resident of Pinehaven and I am concerned
about the negative effects that ^{increased} housing on the hills surrounding
Pinehaven will have on the natural environment + wildlife.
I am also worried about the increased traffic and water run-off as a zone
I oppose the submission of: change increases population and hillsides are stripped of vegetation*

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate
Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

*Guildford Timber Company Ltd's request for a change from Rural zoning to
Residential zoning for land on the Pinehaven and Silverstream hills.
I oppose the submission as a whole.*

The reasons for my opposition are:

- Lack of public consultation + participation in this decision making
 - Negative effects to natural environment + wildlife.
 - Negative effects such as higher traffic, water run off, light + noise pollution
for those living lower down.
 - Increased risk of flooding to the valleys below
 - Diminished natural aesthetic of Pinehaven + Silverstream as a whole.
- I seek that the whole of the submission be disallowed:

*I seek that the council require the Guildford ~~timber~~ Timber Company Ltd
to apply for a private Plan Change for the rezoning.*

I wish *or* do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[Delete if you would not consider presenting a joint case.]

Signature of person making further submission *Hagorath*
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date *25.06.24*...

Electronic address for service of person making further submission

Email: [redacted]

Telephone: [redacted]

Postal address: [redacted]

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

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Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140
Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz
A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

FURTHER SUBMISSION 136

000000.Form 6

Further Submission

in opposition to a submission on notified proposed plan change to Upper
Hutt City Council District Plan

[Clause 8](#) of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

**Name of person making
further submission:**

Mamta Sanghvi

This is a further submission in opposition to a submission on the following
plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the
general public has because ...

*I am a resident of Kiln street and this zone change and the new housing changes
will impact my daily life, there will be increased traffic, stormwater and flooding
issues and the change is whole landscape*

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the
Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

*I oppose to change the zone from Rural to General Residential Zone in the
Operative Plan and Plan change 50 and also the whole submission.*

The reasons for my opposition are:

*Additional traffic from future development will worsen the avery busy Kiln
Street and Field Street roundabout. Infrastructure must be upgraded to
manage the higher traffic.*

*Stormwater overflow issues will affect me as a resident of Kiln street and
increased risk of flooding if these things are not improved.*

I seek that the whole of the submission be disallowed:

I will support future development with clarity in plan for infrastructure when

building high density housing.

Request council to ask plan submitter to apply for Private Plan change for the rezoning.

I **do not** wish to be heard in support of my further submission.

I can be contacted via email if there are any questions.

Signature of person making further submission

.....

(or person authorised to sign on behalf of person making further submission)

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

Date 23.06.2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz" HYPERLINK "mailto:planning@uhcc.govt.nz".

Note to person making further submission

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- it is frivolous or vexatious;
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- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence,

but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

FURTHER SUBMISSION 137

Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June
2024, at 5pm**

To: Upper Hutt City Council

Name of person making
further submission:
[full name]

Patricia Anne Dunlop

This is a further submission in opposition to a submission on the following plan change
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general
public has because ...

I am a resident of Pinehaven and am concerned at
how we will be impacted by development of homes
due to a zone change.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate
Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

I oppose the submission of rural zoning in
Silverstream area being changed to General
Residential zone as outlined in Plan Change 50
and the operative Plan.

The reasons for my opposition are:

The proposed rezoning will increase traffic on
already congested roads which are in a sad state of
disrepair. The risk of flooding and slips in the area would
be greatly increased. The cost of putting a road through
the area is millions of dollars, as ratepayers we don't
want to be paying for that!!

I seek that the whole of the submission be disallowed:

and the Council require
the submitter to put a Private
plan change application through
for rezoning purposes.

Also, the ecology of
the area would be
decimated - we have
so many native species
in that area.

I ~~wish~~ or do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[Delete if you would not consider presenting a joint case.]

Signature of person making further submission P. D. McLean
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 25/6/24

Electronic address for service of person making further submission

Email [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant):

chris@rmaexpert.co.nz

A copy of your further submission must be served on the

original submitter by emailing to GTC's agent (Chris Hansen)

within 5 working days after it is served on Upper Hutt City

Council

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

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- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

Form 6
Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

[Clause 8](#) of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission: [Stephen Pattinson](#).

[full name]

This is a further submission in opposition to a submission on the following plan change
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general
public has because ...

[I live in Pinehaven and a zone change of the scale requested by Submitter 162 will have a big
impact on my home and community.](#)

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate
Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

[I oppose the submission as a whole and in particular I oppose the Submitter's request that
their land be changed from General Rural, which is what it is zoned as at the moment in both
the Operative District Plan and in PC50, to General Residential zone.](#)

The reasons for my opposition are:

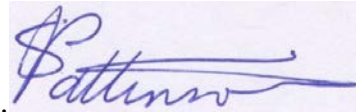
[Submitter 162 wants their land rezoned to General Residential, including the Medium Density
Residential Standard provisions. This would allow, as a permitted activity, up to 3 storey
terrace housing all along the ridgeline. This will affect the visual amenity of Pinehaven
dramatically; there is likely to be noise and light pollution, increased traffic, increased
flooding, and a huge adverse impact on the environment, yet there is absolutely no detailed
information provided by the Submitter about any of this. The Submitter says they will bring
this information to the hearing but that is too late in the process. I won't have had a chance to
view the Submitter's detailed information before the hearing, nor will I be able to have a say
on any of it because it is arriving too late in the process.](#)

I seek that the whole of the submission be disallowed:

I request that Council reject Submission 162 and require the Submitter to provide all the detailed information upfront in a Private Plan Change application. A zone change of this scale should then be publicly notified so that I and other members of the public can have a fair opportunity to view the details and make submissions and further submissions on it.

I wish to be heard in support of my further submission.

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~



Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 25 June 2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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- it contains offensive language:

- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

Form 6
Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission: Rui Heng
[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ...

I live on Elmslie Road, Pinehaven. I will be so worried about the landscape, landslides or flood. Also I worked in Silverstream, the traffic is already overwhelmed.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

I oppose the whole submission.

The reasons for my opposition are:

This rezoning will cause flooding, traffic jam, lose of the natural environment. get noise of the construction.

I seek that the whole of the submission be disallowed:

I request council require Submitter to apply for a Private Plan change.

I wish *or* do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[Delete if you would not consider presenting a joint case.]

Signature of person making further submission R. H. Heng
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 21.06.2024.

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140
Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz
A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

Form 6
Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

[Clause 8](#) of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission:Richard Grant Wheeler

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ...

I'm a resident and landowner / Rate payer in Silverstream. And I'm a Co-ordinator with Pest-Free Upper Hutt - (PFUH) actively engaged with the management of pests in Silverstream Southern area this has been continually supported by UHCC sustainability Trust

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

The entire submitters request of current Rural zoning change in both Plan change 50 (PC50) and operative plan to General residential

The reasons for my opposition are:

- Infrastructure
- The scale of the submitters proposal plan , causing traffic congestion within Silverstream and also between 44 Kiln Street and SH2 which is already heavily congested at peak times from other residential developments such as Wallaceville Estate
- There is already insufficient parking in Silverstream anywhere near close to Rail or buses
- No public cost analysis has been provided
- **Remutaka Conservation Trust (RCT)** have confirmed to PFUH as of May 2024 - the presence of **Kiwi** in Whitemans Valley and near Blue Mountains.

I seek that the whole of the submission be disallowed and request UHCC require the Submitter to apply via a Private Plan change for any rezoning

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission ... (sent electronically)

*(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)*

Date 25th June 2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz

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Note to person making further submission

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- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

FURTHER SUBMISSION 141

Name (Please use your full name)

Colin Rickerby

Postal Address

No Answer

Email address

[REDACTED]

I am (please tick all that apply)

A person who has an interest in the proposal that is greater than the general public has

Please specify the grounds for saying you come within this category

Long term resident of Pinehaven and Silverstream. Member of an environmental group.

Please indicate whether you support or oppose the submission

Oppose

Name of original submitter

The Guildford Timber Company Ltd, Silverstream Forest Ltd and Goodwin Estate Trust

Postal address of original submitter

chris@rmaexpert.co.nz

Submission number

162

The particular parts of their submission that I support or oppose are

I am against any rezoning of the Guildford land to general residential.

The reasons for my support or opposition are

The negative impact of the development and ongoing impact on the environment and are due to the potential number of houses that could be built on the ridges and spurs above Pinehaven and Silverstream. This is due to the following reasons:

1. Traffic impact at Kiln St, Field St
 2. Impact on nature connection across the valley
 3. Water run off impacts
 4. Smell and noise from the tip.
 5. General unsuitability
1. Traffic impact at Kiln St, Field St Kiln St and Field St (the under pass) is busy enough at present. As a pedestrian (accessing the Silverstream Station from the Field St end) and sometimes a motorist this area at morning and evening commute times already has heavy flows and queues. Adding the significant number of houses that this rezoning would allow will have a very negative impact on traffic flows.
2. Impact on nature connection across the valley As previously raised in the general discussion about the Southern Growth Area and Silverstream Spur, this land forms a natural corridor across the valley for birdlife.
3. Water run off impacts Subdividing and building at the level of general residential will increase water run off due to hard surfaces such as roofs, concrete and sealed surfaces. Appropriate drainage or storage infrastructure will need to be included to prevent negative impact the land below.
4. Smell and noise from the tip Over the last 4 decades I have walked, biked and ran this land. On occasions areas of this land are subject to smell and noise from the tip. This will negatively impact the experience of potential residential owners.
5. General unsuitability The altitude of the land being requested to be rezoned is around 300m higher than the valley floor and in most places is steep. While this offers great views it requires a lot of energy (carbon fuels) to get vehicles up the hill, a lot of effort (carbon credits) to develop (excavate for building sites and roads, infrastructure for pipes and cables). The higher density developments on the valley floor are more efficient use of land. A large percentage of the land is indicated on the UHCC Natural Hazards Map as a High Slope Risk (Coffey, 2020) (Proposed Plan Change 47)

Please indicate whether you wish the whole of the submission be allowed or disallowed (tick appropriate box)

I seek that the whole of the submission be disallowed

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do not wish to make a joint case.



OFFICE USE ONLY

Submission number **142**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter
within 5 working days after making this further submission to Council.

Details of submitter

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Sara McLean

[Redacted]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

[Redacted]

[Redacted]

I am (please tick all that apply

☒ A person representing a relevant
aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ A person who has an interest in the
proposal that is greater than the
general public has

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

Details of further submission

To support ✓ / ○ oppose (tick one ✓) the submission of:

Shannon McLean

Fairview Drive, RD2, Akatarawa, Upper Hutt 5372

102

The particular parts of their submission that I support or oppose are:

I support the decision to oppose proposed Plan Change 50

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

That I agree with submission 102 in its entirety.

The identified properties should explicitly retain a

rural lifestyle classification, which suitably aligns

with the rural area, property use, and UHCC

zoning criteria.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed ✓ / ○ disallowed (tick one ✓) OR

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

○ I do wish to be heard in support of my submission.
✓ I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

○ I do wish to make a joint case.
✓ I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

DATE 25/6/24

Form 6
Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City Council District Plan

[Clause 8](#) of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission:Jason Durry.....
[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ... I have made a number of submissions on related plan changes including Plan Change 49 and Plan Change 49 Variation 1 which is closely related to this further submission

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

The parts of the submission seeking to rezone GTC land to General Residential or any industrial/business zoning on the same “Ridgeline Areas” in particular the adverse affects that will affect the characteristics and qualities of a well-functioning urban environments of Pinehaven and Silverstream. These affects include but are not limited to:

- Traffic and Transportation.
- Landscape/visual effects.
- Ecological effects.
- Archaeological effects.
- Stormwater and flood hazard.
- Geological.
- Infrastructure – servicing/earthworks.
- Economic.
- Urban design.
- Reverse sensitivity effects from the landfill.

Cultural effects.

The reasons for my opposition are:

This submission is a predetermined and pre-arranged attempt by both GTC, their subsidiaries, and UHCC to bypass the ability of the community to provide informed commentary on the proposed rezoning by not including the subject land in the publicly notified proposal, and introducing it by submission. Such methods are designed to limit opposition to the proposal and disregard normal democratic process, something GTC are renowned for. There is little need for such an extreme change of zoning on this land, UHCC has made changes to city wide zoning to cater for any potential population growth, with zoning changes along existing or planned public transport routes able to provide sufficiency in housing supply in the long term by a significant margin.

I seek that the whole of the submission be disallowed.

I wish to be heard in support of my further submission.

Signature of person making further submission ...*Jason Durny*.....
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date25/6/24.....

Electronic address for service of person making further submission

Email:

.....[REDACTED].....
.....

Telephone:[REDACTED].....

Postal address:

[REDACTED]

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- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
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OFFICE USE ONLY

Submission number

144

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

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Details of submitter

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NAME OF SUBMITTER

Tony Chad

POSTAL ADDRESS OF SUBMITTER

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply):



A person who has an interest in the proposal that is greater than the general public has

I am a resident of rural Upper Hutt (since 1984). I have previously submitted on this and other plan changes. I have coordinated local trapping efforts in the area for Pest Free Upper Hutt, (since 2018). I have a particular interest in maintaining the rural character of rural Upper Hutt and making it a safer place for recovering indigenous species to survive and grow stronger. Places such as Whitemans Valley, Blue Mountains, Pinehaven and Silverstream Spur need to support the halo effect for sanctuaries or partial sanctuaries such as Wainuiomata Mainland Island and Zealandia.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

Details of further submission

To ☐ / ☒ **oppose** (tick one) ☒ the submission of: 162 Guildford Timber Company Ltd, Silverstream Forest Ltd and the Goodwin Estate Trust.

The particular parts of their submission that I oppose are:

I oppose the submission as a whole.

I particularly oppose submitter 162's request that their land currently zoned as General Rural in the operative District Plan (2004) and also in the draft PC50 (2021) be rezoned as General Residential. In addition I particularly oppose the submitter's request to create an Avro Precinct.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my opposition are:

The submitter 162's requests for rezoning will potentially allow for a totally inappropriate number of dwellings to be built on this land above Pinehaven and Silverstream as a permitted activity with no recourse to residents to object at a later stage.

The submitter's proposed development has the potential to adversely affect the human residents, environment and natural biodiversity of Pinehaven, Blue Mountains and Silverstream.

Submitter 162 seeks to circumvent current procedures and protections by changing existing zoning.

Submitter 162 seeks that Upper Hutt City Council does their work for them, unchallenged and at ratepayers' expense.

Submitter 162 needs to apply for development approval through a publicly notified Private Plan Change, as was done for PPC55 Gabites Farm and also for the Phil and Coral Kidd application for Riverside Farm in 2020. This must be at the submitter's expense, not at the expense of the ratepayers of Upper Hutt who have already paid far too much in connection to various GTC submissions and hearings.

In accordance with the National Policy Statement on Urban Development (NPS-UD), the 2023 HBA for Upper Hutt found the following:

- 1) Upper Hutt's population is expected to reach 65,700 in 2051, an increase of 18,200 people when compared to 2021, and identifies that 7,931 dwellings are expected to be needed to accommodate this growth.
- 2) the realisable capacity across the five urban housing areas in Upper Hutt is 18,461, providing more than sufficient dwellings to meet the district's housing needs in the short, medium and long term. It is anticipated that most of this growth will occur in Trentham and along transport corridors where there is better access to services, transport and amenities.

The dwellings envisaged by Submitter 162 are quite simply not required within the scope of the 2023 HBA and are in the wrong place at the wrong time. This submission deserves no favours!

I seek that the whole of the submission be ☒ **disallowed** (tick one)

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☒ I do wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box ☒):

☒ I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:



SIGNATURE

24 June 2024

DATE



OFFICE USE ONLY

Submission number

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

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Details of submitter

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NAME OF SUBMITTER

Tony Chad

POSTAL ADDRESS OF SUBMITTER

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply):



A person who has an interest in the proposal that is greater than the general public has

I am a resident of rural Upper Hutt (since 1984). I have previously submitted on this and other plan changes. I have coordinated local trapping efforts in the area for Pest Free Upper Hutt, (since 2018). I have a particular interest in maintaining the rural character of rural Upper Hutt and making it a safer place for recovering indigenous species to survive and grow stronger. Places such as Whitemans Valley, Blue Mountains, Pinehaven and Silverstream Spur need to support the halo effect for sanctuaries or partial sanctuaries such as Wainuiomata Mainland Island and Zealandia. I live in a part of Whitemans Valley likely to be adversely affected by the proposed Berkett Precinct.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

Details of further submission

To ☐ / ☒ **oppose** (tick one) ☒ the submission of: 127, Noeline and Jeff Berkett of 1 Whitemans Valley RD1 Upper Hutt 5371

The particular parts of their submission that I oppose are:

I oppose submission 127 as a whole.

I particularly oppose submitter 127's request that their land currently zoned as General Rural and Rural Production in the operative District Plan (2004) and also in the draft PC50 (2021) be rezoned as Rural Lifestyle. In addition I particularly oppose the submitter's request to create a Berketts Precinct overlay within that Rural Lifestyle Zone which would further fragment that rural area.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my opposition are:

Submitter 127's requests for rezoning will potentially allow for a number of dwellings to be built on this land that is inappropriate for this area, being detrimental to the rural character of the area. This area needs to retain existing zoning so that future generations will retain the option to farm and/or encourage regeneration of native bush.

The submitter's proposed development has the potential to adversely affect the human residents, environment and natural biodiversity of Whitemans Valley.

Submitter 127 seeks to circumvent current procedures and protections by changing existing zoning.

Submitter 127 seeks to make Upper Hutt City Council ratepayers bear the cost of their rezoning request and Berketts Precinct consideration.

Submitter 127 needs to apply for development approval through a publicly notified Private Plan Change, as was done for PPC55 Gabites Farm and also for the Phil and Coral Kidd application for Riverside Farm in 2020. This must be at the submitter's expense, not at the expense of the ratepayers of Upper Hutt.

In accordance with the National Policy Statement on Urban Development (NPS-UD), the 2023 HBA for Upper Hutt found the following:

1) Upper Hutt's population is expected to reach 65,700 in 2051, an increase of 18,200 people when compared to 2021, and identifies that 7,931 dwellings are expected to be needed to accommodate this growth.

2) the realisable capacity across the five urban housing areas in Upper Hutt is 18,461, providing more than sufficient dwellings to meet the district's housing needs in the short, medium and long term. It is anticipated that most of this growth will occur in Trentham and along transport corridors where there is better access to services, transport and amenities.

The dwellings envisaged by Submitter 127 and their rezoning request and development plan are quite simply not required within the scope of the 2023 HBA.

I seek that the whole of the submission be ☒ **disallowed** (tick one)

Please indicate whether you wish to be heard in support of your submission (tick appropriate box ☒):

☒ I do wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box ☒):

☒ I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:



SIGNATURE

24 June 2024

DATE



OFFICE USE ONLY

Submission number

144

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

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NAME OF SUBMITTER

Tony Chad

POSTAL ADDRESS OF SUBMITTER

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply):



A person who has an interest in the proposal that is greater than the general public has

I am a resident of rural Upper Hutt (since 1984). I have previously submitted on this and other plan changes. I have coordinated local trapping efforts in the area for Pest Free Upper Hutt, (since 2018). I have a particular interest in maintaining the rural character of rural Upper Hutt and making it a safer place for recovering indigenous species to survive and grow stronger. Places such as Whitemans Valley, Blue Mountains, Pinehaven and Silverstream Spur need to support the halo effect for sanctuaries or partial sanctuaries such as Wainuiomata Mainland Island and Zealandia. I live in a part of Whitemans Valley likely to be adversely affected by the submitter's proposals.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

Details of further submission

To ☐ / ☒ **oppose** (tick one) ☒ the submission of: 88 , John Hill 198A Katherine Mansfield Drive, RD1, Upper Hutt 5371

The particular parts of their submission that I oppose are:

I oppose submission 88 in part.

I particularly oppose submitter 88's request that their land at the top of Wallaceville Hill be rezoned as Settlement.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my opposition are:

Submitter 88's requests for Settlement rezoning will potentially allow for a number of dwellings to be built on this land that is inappropriate for this area, being detrimental to the existing rural character and amenity values of the area. Urbanisation of the rural area is not required.

The submitter's proposed development has the potential to adversely affect the human residents, environment and natural biodiversity of Whitemans Valley.

Submitter 88 seeks to circumvent current procedures and protections by changing existing zoning.

Submitter 88 seeks to make Upper Hutt City Council ratepayers bear the cost of their request to rezone their land to a Settlement Zone.

Submitter 88 needs to apply for development approval through a publicly notified Private Plan Change, as was done for PPC55 Gabites Farm and also for the Phil and Coral Kidd application for Riverside Farm in 2020. This must be at the submitter's expense, not at the expense of the ratepayers of Upper Hutt. The Private Plan must address the issues of degraded traffic safety and flow in the vicinity of the proposed access points, plus give consideration to PC42 and PC47 as they apply to the Mangaroa Peatland and the GWRC Flood Extent Maps. In accordance with the National Policy Statement on Urban Development (NPS-UD), the 2023 HBA for Upper Hutt found the following:

1) Upper Hutt's population is expected to reach 65,700 in 2051, an increase of 18,200 people when compared to 2021, and identifies that 7,931 dwellings are expected to be needed to accommodate this growth.

2) the realisable capacity across the five urban housing areas in Upper Hutt is 18,461, providing more than sufficient dwellings to meet the district's housing needs in the short, medium and long term. It is anticipated that most of this growth will occur in Trentham and along transport corridors where there is better access to services, transport and amenities.

The dwellings envisaged by Submitter 88 and their rezoning request and development plan are quite simply not required within the scope of the 2023 HBA.

I seek that the whole of the submission be ☒ **disallowed** (tick one)

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

☒ I **do** wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

☒ I **do not** wish to make a joint case.

☒

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:



SIGNATURE

24 June 2024

DATE

OFFICE USE ONLY

Submission number **144**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

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Scan and email to: planning@uhcc.govt.nz

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Details of submitter

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NAME OF SUBMITTER

Tony Chad

POSTAL ADDRESS OF SUBMITTER

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply):



A person who has an interest in the proposal that is greater than the general public has

I am a resident of rural Upper Hutt (since 1984). I have previously submitted on this and other plan changes. I have coordinated local trapping efforts in the area for Pest Free Upper Hutt, (since 2018). I have a particular interest in maintaining the rural character of rural Upper Hutt and making it a safer place for recovering indigenous species to survive and grow stronger. Places such as Whitemans Valley, Blue Mountains, Pinehaven and Silverstream Spur need to support the halo effect for sanctuaries or partial sanctuaries such as Wainuiomata Mainland Island and Zealandia. I live in a part of Whitemans Valley likely to be adversely affected by the proposed Berkett Precinct.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

Details of further submission

To ☐ / ☒ **oppose** (tick one) ☒ the submission of: 121, Gillies Group Management Ltd

The particular parts of their submission that I oppose are:

I oppose submission 121 as a whole.

I particularly oppose submitter 121's request that their land currently zoned as General Rural and Rural Production in the operative District Plan (2004) and also in the draft PC50 (2021) be rezoned as Rural Lifestyle. In addition I particularly oppose the submitter's request to create a Berketts Precinct overlay within that Rural Lifestyle Zone which would further fragment that rural area.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my opposition are:

Submitter 121's requests for rezoning will potentially allow for a number of dwellings to be built on this land that is inappropriate for this area, being detrimental to the rural character of the area. This area needs to retain existing zoning so that future generations will retain the option to farm and/or encourage regeneration of native bush.

The submitter's proposed development has the potential to adversely affect the human residents, environment and natural biodiversity of Whitemans Valley.

Submitter 121 seeks to circumvent current procedures and protections by changing existing zoning.

Submitter 121 seeks to make Upper Hutt City Council ratepayers bear the cost of their rezoning request and Berketts Precinct consideration.

Submitter 121 needs to apply for development approval through a publicly notified Private Plan Change, as was done for PPC55 Gabites Farm and also for the Phil and Coral Kidd application for Riverside Farm in 2020. This must be at the submitter's expense, not at the expense of the ratepayers of Upper Hutt.

In accordance with the National Policy Statement on Urban Development (NPS-UD), the 2023 HBA for Upper Hutt found the following:

1) Upper Hutt's population is expected to reach 65,700 in 2051, an increase of 18,200 people when compared to 2021, and identifies that 7,931 dwellings are expected to be needed to accommodate this growth.

2) the realisable capacity across the five urban housing areas in Upper Hutt is 18,461, providing more than sufficient dwellings to meet the district's housing needs in the short, medium and long term. It is anticipated that most of this growth will occur in Trentham and along transport corridors where there is better access to services, transport and amenities.

The dwellings envisaged by Submitter 121 and their rezoning request and development plan are quite simply not required within the scope of the 2023 HBA.

I seek that the whole of the submission be ☒ **disallowed** (tick one)

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

☒ I do wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

☒ I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:



SIGNATURE

24 June 2024

DATE



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Submission number

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PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

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NAME OF SUBMITTER

Tony Chad

POSTAL ADDRESS OF SUBMITTER

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply):



A person who has an interest in the proposal that is greater than the general public has

I am a resident of rural Upper Hutt (since 1984). I have previously submitted on this and other plan changes. I have coordinated local trapping efforts in the area for Pest Free Upper Hutt, (since 2018). I have a particular interest in maintaining the rural character of rural Upper Hutt and making it a safer place for recovering indigenous species to survive and grow stronger. Places such as Whitemans Valley, Blue Mountains, Pinehaven and Silverstream Spur need to support the halo effect for sanctuaries or partial sanctuaries such as Wainuiomata Mainland Island and Zealandia. I live in a part of Whitemans Valley likely to be adversely affected by the proposed Berketts Precinct.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

Details of further submission

To ☐ / ☒ **support** (tick one) ☒ the submission of: 256 Angela McLeod

The particular parts of their submission that I support are:

I support submission 256 as a whole.
I particularly support the submitters’ request that the land currently zoned as General Rural and Rural Production in the operative District Plan (2004) and also in the PC50 draft (2021) be maintained in that same zoning from the entrance to Katherine Mansfield Drive through Whitemans Valley to Russells Road. By supporting submission 256 I confirm my opposition to the request of submitters 121 and 127 to create a Berketts Precinct overlay at 528 Whitemans Valley Road within that proposed Rural Lifestyle Zone which would result in even further fragmentation of the rural area..

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support are:
The reasons for my support or opposition are: I support submitter 256’s confirmation that IF rezoned Rural Lifestyle, the land from the corner of KMD along Whitemans Valley Road to Russells Road will result in a pattern of development that is inconsistent with the rural character and amenity values for this Zone. Such a rezoning request would fragment the land within a successful and productive local farming enterprise. I support submitter 256’s request that General Rural and Rural Production zoning be retained for this area.

I seek that the whole of the submission be ☒ **allowed** (tick one)

Please indicate whether you wish to be heard in support of your submission (tick appropriate box): ☒ I **do** wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box): ☒ I **do not** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:



SIGNATURE

24 June 2024

DATE

☒

☒

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Submission number **144**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

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NAME OF SUBMITTER

Tony Chad

POSTAL ADDRESS OF SUBMITTER

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply):



A person who has an interest in the proposal that is greater than the general public has

I am a resident of rural Upper Hutt (since 1984). I have previously submitted on this and other plan changes. I have coordinated local trapping efforts in the area for Pest Free Upper Hutt, (since 2018). I have a particular interest in maintaining the rural character of rural Upper Hutt and making it a safer place for recovering indigenous species to survive and grow stronger. Places such as Whitemans Valley, Blue Mountains, Pinehaven and Silverstream Spur need to support the halo effect for sanctuaries or partial sanctuaries such as Wainuiomata Mainland Island and Zealandia. I live in a part of Whitemans Valley likely to be adversely affected by the proposed Berketts Precinct and other proposed urbanisation of the rural area.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

Details of further submission

To ☐ / ☒ **support** (tick one) ☒ the submission of: 222 Mary Beth Taylor

The particular parts of their submission that I support are:

I support submission 222 as a whole.
I particularly support the submitters' comments on Berketts Precinct and on the state of infrastructure (especially roading and bridges) in the rural area that would be adversely affected by any proposed urbanisation of the rural area. By supporting submission 222 I confirm my opposition to the request of submitters 121 and 127 to create a Berketts Precinct overlay at 528 Whitemans Valley Road within that proposed Rural Lifestyle Zone which would result in even further fragmentation of the rural area..

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support are:
The reasons for my support are as stated above. The submitter has researched the issues thoroughly and has been a member of relevant focus groups.

I seek that the whole of the submission be ☒ **allowed** (tick one)

Please indicate whether you wish to be heard in support of your submission (tick appropriate box): ☒ I do wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box): ☒ I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:



SIGNATURE

24 June 2024

DATE





OFFICE USE ONLY

Submission number

144

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To Upper Hutt City Council

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NAME OF SUBMITTER

Tony Chad

POSTAL ADDRESS OF SUBMITTER

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply):



A person who has an interest in the proposal that is greater than the general public has

I am a resident of rural Upper Hutt (since 1984). I have previously submitted on this and other plan changes. I have coordinated local trapping efforts in the area for Pest Free Upper Hutt, (since 2018). I have a particular interest in maintaining the rural character of rural Upper Hutt and making it a safer place for recovering indigenous species to survive and grow stronger. Places such as Whitemans Valley, Blue Mountains, Pinehaven and Silverstream Spur need to support the halo effect for sanctuaries or partial sanctuaries such as Wainuiomata Mainland Island and Zealandia. I live in a part of Whitemans Valley likely to be adversely affected by the proposed Berketts Precinct and other proposed urbanisation of the rural area.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

Details of further submission

To ☐ / ☒ **support** (tick one) ☒ the submission of: 172 GWRC

The particular parts of their submission that I support are:

I support submission 172 as a whole.

I particularly support the submitters' query around why so much new Rural Lifestyle, Settlement and Precinct zoning is even necessary given the extent of realisable development capacity enabled through the recent UHCC Intensification Planning Instrument and the updated HBA 2023 for Upper Hutt.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support are:

I support submitter 172's affirmation that GWRC does not generally support extensive new rural Greenfield development. GW prefers greater emphasis on compact regional form with housing intensification in existing urban areas along existing transport and infrastructure corridors which can be strengthened and used more efficiently. This concept is supported by recently adopted legislation, FDS, NPS UD, UHCC IPI and others. I also support GW's concern about the potential adverse effects of rural intensification on indigenous biodiversity, highly productive land, flood hazards and fresh water management.

As a member of Forest & Bird and a coordinator of Pest Free Upper Hutt I support GW's intention to seek alignment with the Regional Policy Statement Change 1, RPS Policies 23 and 24, freshwater protection, and particularly greater recognition and application of nature-based solutions.

GW has recognized that much of Plan Change 50 is located on bare slopes at risk of erosion which in turn creates the risk of sedimentation in fresh water bodies including wetlands and the Mangaroa Peatland. The NPS FM and UHCC PC47 must be applied to any intended zone changes in PC50.

I support GW's hesitancy around overdevelopment (Settlement) of the rural land around the Maymorn Station in advance of transport infrastructure both rail and road which may take many years to achieve. I support GW's concern that Plan Change 50 attempts to rezone Rural Lifestyle or General Rural land to General Residential, Settlement or Precinct (submitter 162 GTC and submitter 88 John Hill and submitter 127 Berkett and submitter 121 Gillies). This proposed urbanization of the rural area is inconsistent with Proposed Plan Change 1 of the Proposed Natural Resources Plan.

I support GW's request to strengthen some terminology for example 'ensure' to 'require', 'restrict' to 'avoid', 'available' to 'protected'. UHCC needs to stand strong on having Policies rather than Strategies to protect the rural area, the local environment and the local biodiversity.

In accordance with the National Policy Statement on Urban Development (NPS-UD), the 2023 HBA for Upper Hutt found the following:

- 1) Upper Hutt's population is expected to reach 65,700 in 2051, an increase of 18,200 people when compared to 2021, and identifies that 7,931 dwellings are expected to be needed to accommodate this growth.
- 2) the realisable capacity across the five urban housing areas in Upper Hutt is 18,461, providing more than sufficient dwellings to meet the district's housing needs in the short, medium and long term. It is anticipated that most of this growth will occur in Trentham and along transport corridors where there is better access to services, transport and amenities.

To repeat ... Upper Hutt does not need intensification and urbanisation of the rural area.

I seek that the whole of the submission be ☒ **allowed** (tick one)

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

☒ I do wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

☒ I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:



SIGNATURE

24 June 2024

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NAME OF SUBMITTER

Tony Chad

POSTAL ADDRESS OF SUBMITTER

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply):



A person who has an interest in the proposal that is greater than the general public has

I am a resident of rural Upper Hutt (since 1984). I have previously submitted on this and other plan changes. I have coordinated local trapping efforts in the area for Pest Free Upper Hutt, (since 2018). I have a particular interest in maintaining the rural character of rural Upper Hutt and making it a safer place for recovering indigenous species to survive and grow stronger. Our rural communities such as Whitemans Valley, need to support the halo effect for sanctuaries or partial sanctuaries such as Wainuiomata Mainland Island and Zealandia. I live in a part of Whitemans Valley likely to be adversely affected by the proposed Berketts Precinct and other proposed urbanisation of the rural area. Over the past few years I have experienced the benefits of Mangaroa Farms' arrival in the local rural community. I fully support their Vision for the future and the way they turn Vision to Reality.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

Details of further submission

To ☐ / ☒ support (tick one) ☒ the submission of: 174 Mangaroa Farms

The particular parts of their submission that I support are:

I support submission 174 as a whole.
I particularly support the submitters' position as the only working farm in the area to contribute to local food production and food security. I support their plans to increase the productive use of their lands to create a community food hub and resilience education centre. I also support the submitter's acknowledgement that there has been significant deviation from the initial PC50 draft 2021 in the current proposed PC50 2023 with changes imposed without consultation with land owners. I support the establishment of a Mangaroa Farms Precinct and Structure Plan.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support are:
I support submitter 174's intention to create a Precinct and Structure Plan which would include land at 40 Mangaroa Valley Road and 67 Whitemans Valley Road. These sites would provide village centres to create a connected and cohesive settlement around the junction of the two rural valleys. The upper valley (Whitemans and Mangaroa) communities have been lacking basic amenities including a Community Centre and Mangaroa Farms initiative is a welcome step toward achieving this.
I support the provision of zoning to accommodate local rural energy generation and storage. This will provide energy security and resilience to meet the unknown changes our communities will face in a climate change future. I support the rezoning of the submitter's land at 133 Whitemans Valley Road from the proposed Rural Lifestyle Zone as notified in Plan Change 50 to General Rural. General Rural zoning would better support long term sustainable farming and avoid further unnecessary land fragmentation in the Valley.
I stand in awe of what Mangaroa Farms has achieved in terms of regenerative farming, market gardens, farm shop, shared walking tracks, community involvement and especially their predator control and restoration work through tree-planting and fencing. They are a truly valued addition to our rural community.

I seek that the whole of the submission be ☒ allowed (tick one)

Please indicate whether you wish to be heard in support of your submission (tick appropriate box): ☒ I do wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box): ☒ I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:


SIGNATURE

24 June 2024

DATE

FURTHER SUBMISSION 145

Further submission form (FORM 6)

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 – Rural Chapter Review

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NAME OF SUBMITTER

Michelle Norman

POSTAL ADDRESS OF SUBMITTER

[REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

N/A

CONTACT TELEPHONE

[REDACTED]

CONTACT EMAIL

[REDACTED]

I am (please tick all that apply):

A person representing a relevant aspect of the public interest **YES**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

- I believe in the integrity and transparency of democratic processes
- Climate change implications on infrastructure
- The looming rates burden and the need to spend public funds effectively and efficiently
- Stormwater management and flood control
- Traffic management
- The promotion of active transport modes, and building 'up not out'

A person who has an interest in the proposal that is greater than the general public has **YES**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

I live in Silverstream near the Spur

The local authority for the relevant area **NO**

Details of further submission To support / **oppose** (tick one) the submission of:

NAME OF ORIGINAL SUBMITTER Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust

POSTAL ADDRESS OF ORIGINAL SUBMITTER

Electronic address for service of submitters: chris@rmaexpert.co.nz Telephone: 021 026 45108

Contact person: Chris Hansen, RMA Planning Consultant

SUBMISSION NUMBER 162

The particular parts of their submission that I support or oppose are:

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

All of the submission

The reasons for my support or opposition are:

- The actual need for housing in Upper Hutt
 - The district plan already provides for sufficient housing
 - This development is not necessary for Upper Hutt's anticipated future growth
- I believe in the integrity and transparency of democratic processes.
 - This process (related to rezoning of the Spur) should have been initially notified publicly, and given the scale of the change and the impact to Upper Hutt, is quite surprising that it being included at this stage.
 - It is my understanding from a recent LGOIMA that UHCC and GTC have worked together to ensure the approach has happened this way, which in my opinion is not a very good look
 - The full impacts of this proposed development have not been given in full to the community, so that they can make an informed decision on the benefits and costs of it
 - The community have not explicitly been asked if they want development on the hills above Silverstream and Pinehaven
 - Furthermore, this should be a private plan change, paid for by the submitter. Council should not be spending ratepayer funds to facilitate a private development
- Climate change implications on infrastructure
 - It has become obvious in recent years that building on hills is unsafe and expensive. For example, the slips in Stokes Valley. We cannot expect to engineer our way out of climate change.
 - Severe weather events are forecast to be more frequent and severe
 - UHCC ratepayers should not have to fund, maintain and eventually repair infrastructure on hills that will be at this level of risk
 - The development on the hills will be totally car dependent, leading to unavoidable emissions from those forced to drive every day
- The looming rates burden and the need to spend public funds effectively and efficiently

- As mentioned above, it is not fair to ask ratepayers to contribute towards a development that will be a net rates burden on all of us
- There are better opportunities to build more cheaper or resilient infrastructure for other developments (e.g. St Pats, Racecourse)
- Stormwater management and flood control
 - The Parliamentary Commissioner for the Environment has written to UHCC and HCC expressing concerns around the flood maps that are out of date and not fit for purpose
- Traffic management and impact on supporting services
 - Development on the hills of Silverstream will double the demand on Silverstream's roading infrastructure
 - The intersection of Field and Kiln, and those coming from Kiln, will be impacted severely (it can often take a few minutes for one car to get through the intersection, and there will be an additional 2000 using the intersection every day)
 - This will also mean servicing this area by bus will be infeasible, as the bus will be unreliable
 - Silverstream's roads are already full with those parking to catch the train every morning

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be allowed / **disallowed** (tick one) OR

I believe that the submission should be disallowed, and that GTC should apply for a private plan change.

I seek that the following parts of the submission be allowed/disallowed:

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

I do wish to be heard in support of my submission.

I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

I do wish to make a joint case.

I do not wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE

Michelle Norman

MICHELLE NORMAN (SIGNED ELECTRONICALLY)

DATE 25/06/24

Form 6
Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

[*Clause 8 of Schedule 1, Resource Management Act 1991*](#)

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission: Theresa Mary Fowler

.....
[full name]

This is a further submission in opposition to a submission on the following plan change
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general
public has because ...

I live locally in Silverstream and am concerned about the negative effect of the proposed
extensive housing development on current rural land, and the request to changing this to
general residential land

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate
Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

That the submission made was under the description of PUBLIC, not PRIVATE, and the
proposal of changing rural land to general residential, proposing building medium density
housing without adequate stormwater/flooding planning in place that is correct, and the
negative effect on the environment and to those who live in the Pinehaven and Silverstream
area.

The reasons for my opposition are:

Submitting as PUBLIC, means limited opportunity for the community / myself and my family to make submissions on the proposed changes. The proposal should instead be PRIVATE, allowing for the community/affected people, such as myself to be able to submit readily/freely.

The potential for the environment to be damaged and lost, including loss of wildlife, birdlife and recreation, through loss of Reserve, plus the risk of flooding and lack of stormwater strategies. The current Stormwater Plans are not up to date, and may not reflect the true risk of such large-scale housing development in a rural area.

I seek that the whole of the submission be disallowed:

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[Delete if you would not consider presenting a joint case.]



Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date: 26 June 2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019
Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140
Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz

A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

Form 6
Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
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[*Clause 8 of Schedule 1, Resource Management Act 1991*](#)

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission: Martinus Afridus Herings

[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ...

I live in Silverstream and am concerned about the effect of stormwater and flooding in the area due to the proposed number of medium density houses to be built on the Pinehaven Hills and Silverstream Spur.

As well, I am concerned about the effect on the environment, the change from rural to general residential, and with potential loss of bush, bird and wildlife, and risk of slips and recreational areas.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

That the submission has been made Public, and there is limited opportunity for the public people/community to comment and submit on the proposed plans and large-scale development of medium density housing.

The reasons for my opposition are:

One of my concerns is about the negative effect on the environment e.g., through flooding/stormwater affecting housing and land below the new development, that this development will have. In particular the previous/current Stormwater plans are flawed and

incorrect and need to be re written. Hence I consider people, housing and infrastructure are being put at risk unnecessarily.

I seek that the whole of the submission be disallowed:

I wish to be heard in support of my further submission.
YES

Signature of person making further submission: Martin Herings / authorised person is



Theresa Mary Fowler

*(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)*

Date: 26 June 2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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FURTHER SUBMISSION 148

Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

[Clause 8](#) of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission:Anna Mary Wheeler

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ...

I'm a resident and landowner / Rate payer in Silverstream. who will be affected by this

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

The entire submitters request of current Rural zoning change in both Plan change 50 (PC50) and operative plan to General residential

The reasons for my opposition are:

- The scale of the submitters proposal plan will cause traffic congestion within Silverstream and also between Kiln Street and State Highway2 which has become increasingly congested over the last few year with the development at Wallaceville Estate
- Parking is already poor in Silverstream village anywhere near close to Rail,buses of hopping area
- PC50 is a UHCC plan Change - Guildford Timber company need to apply for a Private Plan change, attempting to push their private rezoning through on this is not the correct way to rezone private land

I seek that the whole of the submission be disallowed - and that the Submitter to apply to UHCC for a Private Plan change for any rezoning

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission ... (sent electronically)

(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 25th June 2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: ... [REDACTED]

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FURTHER SUBMISSION 149

Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission:Michael Hurle.....
[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ...

I live in Upper Hutt and I am concerned about the flow on effect of increased traffic congestion at the south end of the city and its impact on the commute South from the north at Silverstream bridge lights and on SH2 and Fergusson Drive. I am also concerned about the impact on the environment and broader infrastructure with such a large development on the hills. I believe such a development should follow the full process of public consultation and the provision of all details and impact assessments ahead of any hearing.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

I oppose the submission in full in all respects.

The reasons for my opposition are:


I believe such a large development with so many potential impacts on the broader city should be fully explained so that we can reach a fully informed decision with respects to the plans. In an environment today where public bodies are being held to more account, where impacts on

infrastructure due to growth, climate and lack of investment, can be significant, the Council owes it to ratepayers to make sure every aspect of such a development is fully explained, assessed and considered. We want Upper Hutt to continue to grow, but in an orderly and well considered way that ensures it stays fit for the future.

I seek that the whole of the submission be disallowed:

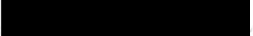
I request the this rezoning submission be required by Council to be made as a private plan change ensuring all aspects are properly and transparently assessed.

I wish to be heard in support of my further submission.

Signature of person making further submission 
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date ...24 June 2024.....

Electronic address for service of person making further submission

Email: 

Telephone: .. 

Postal address: 

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Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz
A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.



OFFICE USE ONLY

Submission number **150**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter
within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER

Barry Wards

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL to

I am (please tick all that apply ☒):

☐

A person representing a
relevant aspect of the
public interest

The relevant aspect relates to the protection of the natural environment for the benefit of future generations

☐

A person who has an interest in
the proposal that is greater
than the general public has

Expansion of rural and residential zoning

☐

The local authority for the relevant area

Details of further submission

To oppose the submission of:

NAME OF ORIGINAL SUBMITTER	Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust
POSTAL ADDRESS OF ORIGINAL SUBMITTER	Postal address not stated in submission Email: chris@rmaexpert.co.nz
SUBMISSION NUMBER	162

The particular parts of their submission that I oppose are:

Replacement of APPENDIX A – Map 1 - Proposed zoning of submitter’s land included in the submitter’s original submission with the Revised Attachment A – Map 1 - Proposed zoning of submitter’s land attached to this late submission

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my opposition are:

In the long-term, rezoning would have a significant impact on the natural character of Silverstream/Pinehaven,	The rezoning is unnecessary. There is no consistent data indicating the need for more residential zoning in Upper Hutt – current figures and maps already indicate there is sufficient to meet projected growth.
No detail provided on plans for development if the land was rezoned residential	We need to preserve green spaces for future generations, not continue to mar ridgelines with housing and development.
Infrastructure in Silverstream / Pinehaven is already under pressure – the zoning change would significantly compound this	It is more appropriate for the submitter to propose rezoning as a private plan change accompanied by all the necessary information on any proposed development of the land. It is well known that the intention of the rezoning is to enable the development of thousands of homes on the ridgeline; consequently, the submitter should be required to be completely transparent in their intentions and provide full and complete details as part of a private plan change.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be disallowed

To support the submission of:

NAME OF ORIGINAL SUBMITTER	Greater Wellington Regional Council
POSTAL ADDRESS OF ORIGINAL SUBMITTER	100 Cuba Street, PO Box 11646, Wellington, 6011
SUBMISSION NUMBER	172

The particular parts of their submission that I support are:

Attachment 1 of the submission

The reasons for my **support** are:

The submission makes a sound case for PC50 to give effect to the National Policy Statement for Freshwater Management in a more substantive way.	The submitter makes some very sound points with respect to the extent of new rural lifestyle zoning from a rural productive capacity, freshwater, indigenous biodiversity and flood hazards perspective. I support their suggested amendments.
The submission makes very sound suggested amendments to some provisions to strengthen indigenous biodiversity, freshwater and highly productive land direction.	I agree with the submitter that it is unclear why so much new rural lifestyle zoning is considered necessary for Plan Change 50, given the extent of realizable development capacity enabled through the recent Intensification Planning Instrument for Upper Hutt city.
I strongly support the submitters position on indigenous biodiversity and the need to give effect to the National Policy Statement for Indigenous Biodiversity.	

I seek that the whole of the submission be **allowed**

PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):	<input checked="" type="checkbox"/> I do not wish to be heard in support of my submission.
Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):	<input checked="" type="checkbox"/> I do wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:



DATE: 26/06/24



25 June 2024

Upper Hutt City Council: Plan Change 50 – Rural Review

Submissions – Hutt Valley Clay Target Club Inc

1. **Purpose of submission:** The purpose of submission is to:
 - a. **support in general terms** the proposed **changes** to the Operative District Plan (**ODP**) as they relate to the creation of a new **Clay Target Club Acoustic Overlay** (the **acoustic overlay**);
 - b. **request** certain **modifications to the acoustic overlay, to both**
 - i. **increase the size of the acoustic overlay** on the flat land to the south and east of the Clay Target Club so that it extends 1 km (rather than the present 500 m); and
 - ii. **reduce the internal sound design level limits** from 35 dB for bedrooms and 40 dB for other habitable rooms to 30 dB and 35 dB respectively;
 - c. **oppose** the **submission** made by **John Hill** (submission 88) insofar as it criticises the proposed incorporation of the acoustic overlay into the ODP.
2. **Background to Hutt Valley Clay Target Club:** It is important to provide some background to the Clay Target Club as the acoustic overlay seeks to ensure our ongoing longevity.
3. The Clay Target Club has a **long proud tradition** – we are a well-run and successful club that provides an important **public facility** in the greater Wellington region. Briefly the Club:
 - a. was incorporated **120 years** ago – in 1903 and has been at its **present site** in Whiteman's Valley for over **60 years** – since the early 1960s
 - b. owns **land** approximately **63 ha** in size, all of which is utilised
 - c. is **solely** a **clay target** club – we use only shot guns, with no other forms of shooting allowed (we shoot all the five main clay target disciplines)
 - d. is now the **only** public **Clay Target club** in the **greater Wellington region** (with the next clubs being in Palmerston North and in the Wairarapa) – the former Porirua club joined us a few years ago, having lost their grounds to the Transmission Gully motorway
 - e. has **238** financial and life **members**, is affiliated with the NZ Clay Target Assoc, and has had (and has) several shooters with a **world-ranking**
 - f. provides a venue for:
 - i. **Club** events, usually two or three times a month
 - ii. **National** events, usually once or twice a year
 - iii. **International** events, usually every three or four years
 - iv. the **wider public**, with many social and corporate events each year (ie in 2022 **41 groups** with **461 people** and two **pre-duck shooters events** with approx. 120 entries)

- g. has a **membership open** to the **public** (subject to compliance with our safety standards) and shoots on **published** shoot days
 - h. has recently had all its shooting ranges, facilities, and standing orders **certified** by the **NZ Police** as part of the new and **rigorous Firearms Licencing regime**
 - i. have over **\$1.5 m** invested in it **facilities** (buildings, traps to throw clay birds, tractor, and quad bikes) and grounds (including tree planting)
 - j. has an **impeccable** and **proven record** in terms of **compliance** with all central and local Government requirements – and can be relied on to act responsibly
 - k. tries hard to foster a **good relationship** with our new **neighbours**
4. **Housing development starting to encroach on club grounds:** Recent housing developments just to the north of the Clay Target Club grounds have become a significant concern to Club. The provisions of this Rural Review will, if passed, allow further residential to the south-west of the Club grounds, as well is further south.
 5. It is therefore **critical** that the future of the Clay Target Club is protected from these residential developments and other similar uses where occupants may, over time, seek to stop the Club's activities on the basis of noise concerns..
 6. Our concern is far from academic. In other parts of New Zealand, several long-established clay target club's have been forced to close because housing developments have spread into what was previously purely rural land. Notwithstanding that these new residents purchase their land and build their houses in full knowledge of the existence of these club activities, in the absence of robust reverse sensitivity requirements in the relevant District Plan, clubs have been forced to close because of noise complaints by the new residents.
 7. **Acoustic overlay consistent with new zoning for Clay Target Club grounds:** As explained in more detail in the Council's Section 32 Report, the proposed acoustic overlay is consistent with the proposed rezoning of the Club grounds as **Sport and Recreation zone** under Plan Change 49. While that plan change is still being considered by a Hearing Panel, there was no opposition to the zoning change itself by anyone who submitted on the proposed change.¹
 8. This new zoning for the Clay Target Club grounds recognises the role and regional importance of the Club, both as a community facility and its longevity as now the only location where club members and the public can shoot clay targets as a recreation activity (and a facility capable of hosting national and international events).
 9. The proposed acoustic overlay is a key measure, along with the re-zoning, needed to ensure the continuity the Club and proving us with some certainty going forward.
 10. **The acoustic overlay provides an efficient and effective way of protecting the amenities of residents:** Of the four options considered by the Council in the section 32 report, the requirement to make house owners provide for internal insulation and ventilation systems to

¹ The only submissions made in opposition to that proposed plan change concerned the proposal to provide for a modest increase in the number of shooting days permitted – not the change in the zoning itself.

achieve specified internal acoustic levels, is a practical and affordable means of ensuring that those residents are not disturbed by the Clay Target Club activities.

11. It is extraordinarily difficult and expensive, if not practically impossible, for the Club to try and erected noise barriers to prevent disturbance to occupants of buildings that have been built in relatively close proximity to the Club. By contrast, for a few thousand dollars, these documents can ensure that noise levels are kept within well understood and acceptable limits.
12. Our advise is that a well designed modern house would ordinarily be constructed in a manner and using materials that would already provide this. Houses using a cheaper construction will incur some cost but this is necessary and appropriate if they want build or add to a property near that Club.
13. Mr Hill's submission (submission 88) to the effect that the club should "*bear the cost and responsibility for noise mitigation*" ignores the fact that there is no cost-effective way in which the Club could successfully mitigate noise, whereas good insulation and ventilation systems are an affordable and practical step that occupants of new dwellings, or extensions to existing dwellings, can take to prevent their disturbance.
14. Mr Hill's submission that existing houses should be exempt fails to appreciate that existing houses are already exempt. The new acoustic overlay rules only apply to new properties or extensions to existing properties where a habitable space is being added.
15. **Modifications sought:** Clay Target Club seeks two modifications currently proposed plan change.

Extension to Boundaries to acoustic overlay

16. The Clay Target Club seeks an extension to the boundaries of the acoustic overlay:
 - a. The Clay Target Club is situated on the valley floor. To the north and north-west of the Club the land slopes up to a ridgeline. A number of lifestyle blocks have already been developed on this land to the north and north-west of the Club, in reasonably close proximity to the Club and within the acoustic overlay.
 - b. The land to the south and south-east of the Club is flat land, continues along the valley floor.
 - c. As it has been explained to the Club, the northern and north-western boundaries of the acoustic overlay, broadly follow and correspond to the ridgeline of the land that rises up out of the valley floor. If that is correct, that makes sense as any residential units or sensitive activities on the other side of the ridgeline are unlikely to be affected by any noise from the club's activities.
 - d. However, on the flat land to the south and south-east of the Club, the acoustic only overlay extends approximately 500 m from the boundaries of the Club's land. In our view, this is not sufficient to ensure those properties are not unduly affected by any noise travelling from the Club. The prevailing wind is from the north and most of the shooting occurs towards the properties to the south and south-east of the Club.

- e. We therefore request that the boundary of the acoustic overlay be extended to 1 km from our boundary in any direction, unless there is a ridgeline at a distance closer than this that will prevent properties beyond that ridgeline from being affected by any noise.

Permitted internal sound design levels

- 17. The proposed rule changes consulted on include a new provision – Noise–S7. This provision essentially specifies minimum design and construction requirements to ensure that noise from outside activities does not exceed specified internal sound design levels. The design level specified:
 - a. for **bedrooms** is **35 dB**; and
 - b. for **other habitable** rooms is **40 dB**.
- 18. These design and construction levels are achieved through the installation of insulation and ventilation systems.
- 19. However, the relevant New Zealand standards provide for a range of design levels rather than a single design level. For bedrooms the range is from 30 – 40 dB and for other habitable rooms, it is from 35 – 45 dB. As such the proposed rules seem to sit in the middle of this range.
- 20. The Clay Target club submits that the design level should be more rigorous than this and adopt the more conservative design levels of:
 - a. for **bedrooms** is **30 dB**; and
 - b. for **other habitable** rooms is **35 dB**.
- 21. Our architectural advice is that the additional cost to meet this slightly higher standard is marginal – yet it would provide occupiers with better protection. Protection for occupants should be maximised.

Clay target club received no notification of rule changes

- 22. The Club did not make a submission prior to this. The reason for that is simple. While the Club received notification of the current opportunity to make submissions, on the plan change proposal, we were not notified of the proposed rule changes late last year when it seems the formal public notification occurred. This is despite being a directly affected party.
- 23. Council officials will confirm that, prior to this, representatives of the Clay Target Club had been in regular contact with the Council in the lead up to the notification last year (which was also during the Covid era) and sought regular updates (some in writing) as to when plan changes 49 and 50 would be notified. Regrettably we have no record of any notification of either proposal at the time of public notified. As such we did not make an initial submission on either change.
- 24. In the circumstances it is important that the Club be treated as an original submitter.

Oral submissions

25. The Club seeks the opportunity to appear and make oral submissions in support of this written submission.

FURTHER SUBMISSION 152

Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making
further submission:

[full name]

Tiffany Jane Trickett

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ...

as a resident of Pinehaven I will be directly affected by the increased pressure on the already falling infrastructure, this development will have. Also concerned how this might change the environment around me.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

I oppose the Submission as a whole, in particular the rezoning of the land to residential

The reasons for my opposition are:

The rezoning is very large scale with significant consequences that the public have an interest in. Rezoning of this scale by Submission subverts the statutory process for public involvement in Plans.

I seek that the whole of the submission be disallowed:

I request the council requires GTC to apply for rezoning through a Private Plan Change.

Wish
I ~~wish or do not wish~~ to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[Delete if you would not consider presenting a joint case.]

Signature of person making further submission cos
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 21/6/24

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and address, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019
Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140
Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz
A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

FURTHER SUBMISSION 153

Form 6 Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making
further submission: QUINTIN TOWLER
[full name]

This is a further submission in opposition to a submission on the following plan change
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general
public has because ...

I HAVE MADE A SUBMISSION TO PC49
WHICH RELATES TO THIS

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate
Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

THE WHOLE SUBMISSION IN
PARTICULAR THE PART ABOUT
RESIDENTIAL ZONING ON THE HILL TOPS

The reasons for my opposition are:

THIS TYPE OF REZONING SHOULD BE UNDERTAKEN BY
EITHER PRIVATE PLAN CHANGE OR IN THE PUBLICLY NOTIFIED
PROPOSAL RATHER THAN A DELIBERATE AVOIDANCE OF THIS
PROCESS TO REDUCE OPPOSITION.

I seek that the whole of the submission be disallowed:

AND COUNCIL DEMAND GTC UNDERTAKE A PRIVATE
PLAN CHANGE.

I ~~wish~~ or do not wish to be heard in support of my further submission.

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~

~~[Delete if you would not consider presenting a joint case.]~~

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 26-06-24

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

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Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz

A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
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- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

Form 6
Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making
further submission: Rhys Lloyd
[full name]

This is a further submission in opposition to a submission on the following plan change
proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general
public has because ... I have made similar submissions
on this issue in the past, in particular PC49 VI.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate
Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

Any parts of the submission that seek general residential
zoning on any part of the land.

The reasons for my opposition are:

This is a pre-determined and undemocratic method that
has been used by VHCC and GTC in collaboration to limit
opportunity for the public to have their say. This pre-
determination goes back many years.

I seek that the whole of the submission be disallowed:

GTC and VHCC need to scale back what is being sort
from this submission and undertake a private land change for
a proposal that does not wreck the surrounding community and
its residents with excessive traffic and other affects from
potentially 5,000 houses.

I wish ~~or do not wish~~ to be heard in support of my further submission.

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~
~~[Delete if you would not consider presenting a joint case.]~~

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 26/6/24

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz

A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
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Form 6
Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making

further submission:

[full name]

Vicki Jocelyn Cooper

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ...

I've been a resident in Pinehaven since 1976. I am concerned around the lack of information provided by Submitter #162 and the impacts the requested change may have.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

The full GTC Planning request by Submitter #162 ie. the re-zoning from general rural to general residential.

The reasons for my opposition are:

During the 1976 floods I witnessed a hillside covered in full grown pine trees literally moving across the hill whilst they were still standing upright. The hills around Pinehaven are susceptible to heavy rain events. The GTC re-zoning request, will only amplify the existing problems.

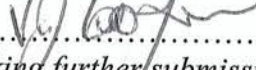
I seek that the whole of the submission be disallowed:

The GTC request must be directed down the private plan change path.

I ~~wish or~~ do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[Delete if you would not consider presenting a joint case.]

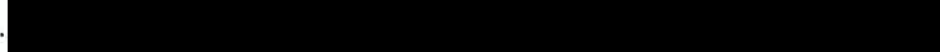
Signature of person making further submission 
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date ..25-6-2024

Electronic address for service of person making further submission

Email: . 

Telephone: ... 

Postal address: . 

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

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Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140
Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz

A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

FURTHER SUBMISSION 156

Name (Please use your full name)

Frank Graham Pitt

Postal Address

[REDACTED]

Telephone number

n/a

Email address

[REDACTED]

I am (please tick all that apply)

A person who has an interest in the proposal that is greater than the general public has

Please specify the grounds for saying you come within this category

I live in the area that will be adversely affected by this proposed change.

Please indicate whether you support or oppose the submission

Oppose

Name of original submitter

Guildford Timber Company Limited, Silverstream Forest Limited, and the Goodwin Estate Trust

Postal address of original submitter

chris@rmaexpert.co.nz

Submission number

The particular parts of their submission that I support or oppose are

I would like the entire submission to be disallowed.

The reasons for my support or opposition are

The submission will adversely affect the entire region, in terms of damaging the local ecology, increasing flood and earthquake risk, overloading existing water and wastewater systems, and overloading the existing transport network. It will also cost the local council far more money than they will ever recover from it. I also oppose the fast track process that the submitters are attempting to use, as it is anti-democratic and against the wishes of the vast majority of New Zealanders. Finally, any construction work on the ridge above my home runs a significant risk of damaging my property, and severely affecting the value of my property.

Please indicate whether you wish the whole of the submission be allowed or disallowed (tick appropriate box)

I seek that the whole of the submission be disallowed

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do not wish to make a joint case.

Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt
City Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making further submission: *[full name]*

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am *[select one or more of the following]*—

- a person who has an interest in the proposal that is greater than the interest the general public has because:
 - ☒ my property is located next to or near the GTC land and/or the Silverstream Spur, or
 - ☒ I live in southern Upper Hutt and I have concerns about how this proposal will affect my way of life due to such things as the increases in traffic volume, potential stormwater run off, or loss of visual amenity, or
 - ☒ I live in Upper Hutt and I am concerned about the lack of any detailed information for public consultation provided by Submitter 162 and the impact that such a large and significant zone change could have on our city, or
- a person representing a relevant aspect of the public interest, namely:
 - climate change, or
 - environmental sustainability, or
 - stormwater management and flood control, or
 - traffic management, and/or the promotion of active transport modes, or
 - some other relevant aspect

I oppose the submission of:

Guildford Timber Company Limited, Silverstream Forest Limited and the
Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:
[clearly indicate which parts of the original submission you oppose, together with any relevant provisions of the proposal].


The reasons for my opposition are: [give reasons].

I seek that the whole of the submission be disallowed:

I wish *or* do not wish to be heard in support of my further submission.

*If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*Delete if you would not consider presenting a joint case.

Signature of person making further submission 
(or person authorised to sign on behalf
of person making further submission)

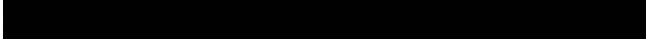
Date 24/06/2024

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

Electronic address for service of person making further submission (email)

Email: 

Telephone: 

Postal address: 

Contact person: [name and designation, if applicable] Jenni Harris

Note to person making further submission - A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter



OFFICE USE ONLY

Submission number **158**

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To Upper Hutt City Council

Further submission only in **support of** or **opposition to** a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan

Deliver to: Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

Post to: Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

Scan and email to: planning@uhcc.govt.nz

A copy of this further submission must also be served on the original submitter
within 5 working days after making this further submission to Council.

Details of submitter

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

NAME OF SUBMITTER Anna Holman

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply):

- ☐ A person who has an interest in the proposal that is greater than the general public has



I live on Kiln St and would be affected by increased traffic which our street would not be

able to support safely. We would have a lot more noise around the clock from this traffic and it would negatively effect our quality of life.

I am concerned about the management of the run off and how flooding could destroy our home and property.

I am concerned about the increased pollution from building work and light pollution as well as the negative effect on the views.

Details of further submission

OPPOSE



- NAME OF ORIGINAL SUBMITTER Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER (Submitter Number 162)

The particular parts of their submission that I support or oppose are:

I oppose the submission completely overall, in particular the part that land in the rural zone in both the operative plan and plan change 50 be changed to general residential zone.

PLEASE CLEARLY INDICATE WHICH PARTS OF THE ORIGINAL SUBMISSION YOU SUPPORT OR OPPOSE, TOGETHER WITH ANY RELEVANT PROVISIONS OF THE PROPOSED PLAN CHANGE. PLEASE USE ADDITIONAL PAPER IF NECESSARY

The reasons for my support or opposition are:

There will be costs for the council for services and infrastructure which will in fact be beneficial to the developer, the council should not be taking on any costs.

We are already under pressure with water, there will be too much water use.



Houses could be built in the zone which will cause a lot of traffic congestion and put incredible pressure on the stretched medical centre, school and kindergarten that we have here.

Traffic around Silverstream will be extremely heavy, this is unpleasant and unsafe. There is already increased traffic flow with the Wallaceville and the roundabouts will become extremely congested.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

I seek that the whole of the submission be **disallowed** (tick one) OR

I seek that the following parts of the submission be allowed/disallowed:



PLEASE GIVE PRECISE DETAILS OF THE PARTS OF THE SUBMISSION THAT YOU SEEK TO BE ALLOWED OR DISALLOWED. USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

☐ I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

☐

I **do** wish to make a joint case.

Signature and date

Signature of person making submission or person authorised to sign on behalf of person making submission:

SIGNATURE Anna Holman

DATE
26/06
/2024

FURTHER SUBMISSION 159

Name (Please use your full name)

Adrienne Mary Downes

Postal Address

[REDACTED]

Telephone number

[REDACTED]

Email address

[REDACTED]

I am (please tick all that apply)

A person who has an interest in the proposal that is greater than the general public has

Please specify the grounds for saying you come within this category

I wish to keep rural identity for us and our neighbours

Please indicate whether you support or oppose the submission

Support

Name of original submitter

Shannon McLean

Postal address of original submitter

249 Fairview Drive RD2 Upper Hutt

Submission number

102

The particular parts of their submission that I support or oppose are

I support NOT rezoning of rural property as general residential. A change to general residential will I believe spoil the rural outlook and lifestyle that we all love.

Please indicate whether you wish the whole of the submission be allowed or disallowed (tick appropriate box)

I seek that the whole of the submission be allowed

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do not wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do wish to make a joint case.

Name (Please use your full name)

Adrienne Mary Downes

Postal Address

[REDACTED]

Telephone number

[REDACTED]

Email address

[REDACTED]

I am (please tick all that apply)

A person who has an interest in the proposal that is greater than the general public has

Please specify the grounds for saying you come within this category

We live in a rural community and believe a change to general residential will be to the detriment of the area.

Please indicate whether you support or oppose the submission

Support

Name of original submitter

Amber Bill

Postal address of original submitter

34a Kenneth Gillies Way RD2 BIRCHVILLE Upper Hutt

Submission number

The particular parts of their submission that I support or oppose are

I wish to support the original submission of our neighbour against rezoning as general residential instead of rural lifestyle

The reasons for my support or opposition are

A change will be to the detriment of the rural lifestyle. Maybe also to the wildlife who make this area their home.

Please indicate whether you wish the whole of the submission be allowed or disallowed (tick appropriate box)

I seek that the whole of the submission be allowed

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do wish to make a joint case.

Form 6
Further Submission

in opposition to a submission on notified proposed plan change to Upper Hutt City
Council District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

The closing date for further submissions is **Wednesday, 26 June 2024, at 5pm**

To: Upper Hutt City Council

Name of person making further submission: Tamara Jane Betteridge
[full name]

This is a further submission in opposition to a submission on the following plan change proposed to the Operative District Plan for Upper Hutt (the **proposal**):

- Proposed Plan Change 50 – Rural Chapter Review (PC50)

I am a person who has an interest in the proposal that is greater than the interest the general public has because ...

I am a Silverstream resident & this will greatly affect my community. We don't have the infrastructure for the massive increase in houses, we don't have the capacity for things like schooling. The increase in traffic alone would affect my every day. The taking away the green space is concerning. The flooding potential for Pinchaven & surrounds.

I oppose the submission of:

- Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter Number 162)

The particular parts of the submission I oppose are:

I oppose it as a whole. Changing the zoning from rural to general residential is horrifying to me. The amount of houses will affect so many things. ~~totally~~

The reasons for my opposition are:

The lack of transparency, lack of info about the development. A major concern about flood plans & future adverse weather events & what we have seen in the Hawke Bay. The choke it would create for traffic with a one lane bridge into half of upper Hutt & then the increase traffic into Silverstream. Where will all the children attend school as Silverstream school already massive.

I seek that the whole of the submission be disallowed:

I as a ratepayer think Guildford needs to apply for a private plan change for rezoning & do this privately as I do not want to be paying for this process.

I wish or do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[Delete if you would not consider presenting a joint case.]

Signature of person making further submission

(or person authorised to sign on behalf of person making further submission)

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

Date 26/6/24

Electronic address for service of person making further submission

Email: haha [redacted]

Telephone: [redacted]

Postal address: [redacted]

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Scan and email to: planning@uhcc.govt.nz

Deliver to GTC's agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz

A copy of your further submission must be served on the original submitter by emailing to GTC's agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

Note to person making further submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter