



OFFICE USE ONLY

Submission number **41**

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 **J Hall**

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

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 Limited

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER - 162

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

I disapprove of the Guildford Timber's submission. They are suggesting that they can put a massive subdivision in with no plans for roads, schools, shops, waterways and what impact this may have on the flora and fauna in our area. I believe that GTC should be going through a Private change process with the council to allow for plans to be reviewed by council and the public to have their say on the impacts and plans.

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:

I oppose as there is no plans showing what is happening and what investment will GTC be making into the region to counter the affects of development. They need to follow the Private Change process.

☒

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

J L Hall

22.6.2024

DATE - *22/6/2024*

OFFICE USE ONLY

Submission number

41

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

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POSTAL ADDRESS OF SUBMITTER

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ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

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☐

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 here and it affects my environment.

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 : Mary Beth Taylor

POSTAL ADDRESS OF ORIGINAL SUBMITTER 165a Katherine Mansfield Drive, Whitemans Valley Upper Hutt

SUBMISSION NUMBER – 222

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

I support the submission from Mary Beth Taylor. Very well put and reflects my views well.

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:

Mary Beth has done a huge amount of work and understands the issues well.

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 J Hall

DATE – 26/6/2024

OFFICE USE ONLY

Submission number

41

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 **J Hall**

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 ☑):

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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 here and it affects my environment.

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 : Mangaroa Farms

POSTAL ADDRESS OF ORIGINAL SUBMITTER Urban Edge Planning PO
Box 39071 Wellington Mail Centre Lower Hutt 5045

SUBMISSION NUMBER – 174

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

I support the zoning change to accommodate local rural energy generation and storage is a brilliant step when looking to the future.

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:

Mangaroa Farms has made a good submission, and I support their position as I believe Mangaroa farm is the only large scale food producing farm in Upper Hutt in this way.
I also support 174 that there has been variations in what was the initial PC50 draft in 2021 in that the council has again made changes without consultation with the existing owners.

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:

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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 J Hall

DATE – 26/6/2024

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42

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

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To Upper Hutt City Council

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NAME OF SUBMITTER **W Hall**

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

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 Limited**

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER - **162**

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

I totally oppose the submission of Guildford Timber (162). That is just a travesty that they think they can get a whole ~4800 house subdivision land change in zoning through this submission... There is nothing in it which shows any planning or foresight into the area. Send them back and get them to do the job properly and go through the right channels for a private development.

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:

I oppose the submission, There needs to be a lot more information provided before any Zone change should even be considered. They need to follow the Private Change process.

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

W E Hall

DATE - 22/6/2024

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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 **W Hall**

POSTAL ADDRESS OF SUBMITTER

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ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply ☑):

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A person representing a relevant aspect of the public interest

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

I live here and it affects my environment.

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 : Mangaroa Farms

POSTAL ADDRESS OF ORIGINAL SUBMITTER Urban Edge Planning PO
Box 39071 Wellington Mail Centre Lower Hutt 5045

SUBMISSION NUMBER – 174

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

The zoning change to accommodate local rural energy generation and storage is great for the future.

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:

I also support 174 that there has been differences from the initial PC50 draft in 2021 in that the council has again made changes without consultation with the existing owners or public.

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:

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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 *W Hall*

DATE – 26/6/2024



OFFICE USE ONLY

Submission number

42

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 **W Hall**

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 here and it affects my environment.

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 : Mary Beth Taylor

POSTAL ADDRESS OF ORIGINAL SUBMITTER 165a Katherine Mansfield Drive, Whitemans Valley Upper Hutt

SUBMISSION NUMBER – 222

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

I support the submission from Mary Beth Taylor. She has articulated the issues and concerns very well with this PC50 review.

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:

Mary Beth has provided an excellent account of the situation.

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:

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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 W Hall

DATE – 26/6/2024

FURTHER SUBMISSION 43

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: Maian Victoria COLE
[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 an Upper Hutt Ratepayer and resident of
Silverstream/Pinehaven for over 40 years. I am concerned
about the impact on traffic, schooling and the environment.

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 entire proposal to change the district plan.
No details have been given about the costs
and benefits of the proposed plan change so we
as a community can make an informed decision.

The reasons for my opposition are:

I am concerned we have no details.
refer above.

I seek that the whole of the submission be disallowed:

The Guildford Timber Company should be required
to apply for a 'Private Plan Change' to support
the rezoning and bear all the costs - so no
costs fall to ratepayers.

to make the
Pinehaven Hills a residential zone.

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 23.06.2024

Electronic address for service of person making further submission

Email: ...

Telephone: ...

Postal address: ...

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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

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]

JEREMY RYAN

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 — *WILD LIFE DISTURBANCE*

I oppose the submission of:

*PARTICULARLY RETURNING
SPECIES → KIWI*

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]. *Leave the open road alone & undisturbed. Avoid Ridge lines. Put high density housing in already occupied land.*

The reasons for my opposition are: [give reasons]. *Our Ridgelines should be left undisturbed visually & physically. Our native wildlife is precious & should be honoured not disturbed.*

I seek that the whole of the submission be disallowed:

am available

I ~~wish~~ *do* 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

J. Ryan
23 June 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]

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

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] [Sara Anne Louise Rai](#)

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 own and reside in a house in central Silverstream and have done so for 30 years. The view from the southern side of our house is of the entire ridgeline from the Silverstream Heritage Train Area all the way around to Avro Road. Looking out to a natural environment is part of the appeal for staying so long in one place.](#)

[I have recently observed a significant change in the volume and frequency of traffic through Silverstream. In particular the rapid build of the 800 houses at Wallaceville has generated a significant traffic jam at the Silverstream roundabout as those residents cut through Pempsey Street to avoid the Fergusson Drive and Highway traffic jam during peak times.](#)

[Having witnessed first hand recent significant flooding on Sunbrae Drive from high rainfall I cannot imagine what rezoning the Silverstream Spur to allow residential housing to be built will do to the storm-water infrastructure.](#)

[My children attended Silverstream Primary School which is now at capacity and would not be able to sustain any additional ‘in-zone’ children resulting from additional houses being built on the Silverstream Spur.](#)

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 Guildford Timber Company Limited’s (GTC) submission 162 in its entirety. In particular I am deeply concerned that GTC are requesting that the current rural zoning captured in the operative plan and Plan Change 50 be changed to residential zoning.

The reasons for my opposition are:

The new building intensification rules that Upper Hutt City Council adopted (as did all Councils) allow 3 dwellings to be built of up to 3 storeys high on one section in Residential Zones. If the Silverstream Spur was rezoned to Residential land it would open it up to building thousands of additional houses which would have a severely detrimental impact on the already maxed out infrastructure of Pinehaven and Silverstream suburbs.

I seek that the whole of the submission be disallowed:

I request that Upper Hutt City Council require GTC (the 162 submitter) to reapply for a Private Land 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 Sunday, 23 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

FURTHER SUBMISSION 46

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: VASANTH BORAIYAN
[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 oppose the submission of:

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

I oppose this submission as a whole,

The particular parts of the submission I oppose are: *Because I live in Pinehauers and this proposed plan change 50, ~~is~~ will increase tremendous traffic, ~~and~~ it will do lots of hazards to the environment.*

The reasons for my opposition are:

This plan will increase flooding, noise pollution and light pollution. This is a ~~re~~ hummengerous large scale ~~is~~ consequences that are against the interest to the public

I seek that the whole of the submission be disallowed:

I request the Council must request the Submitter 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 B. L. Dan 16
(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]

WELLINGTON 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 47

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: Fiona Grace Derham
[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 ...

My property is located next to the CTC
land and/or the Silverstream Spur.

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 request that land currently with Rural
zoning be changed to General residential
zone.

The reasons for my opposition are:

The proposed rezoning will result in a
significant number of houses being
built along the skyline.

I seek that the whole of the submission be disallowed:

I request that the council require the
submitter to apply for a Private Plan
Change for the rezoning.

I ~~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 *Liona Nathan*
(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]

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

Chris Hansen

FURTHER SUBMISSION 48

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 THEO WALL
[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 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.

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 ENTIRE SUBMISSION. I DO NOT AGREE TO THE SUBMITTERS REQUEST TO REZONING THE AFFECTED LAND FROM "RURAL" TO "GENERAL RESIDENTIAL".

The reasons for my opposition are:

THIS HUGE DEVELOPMENT WILL RESULT IN MASSIVE TRAFFIC CONGESTION, INFRASTRUCTURE STRAIN, INCREASED NOISE.
NO INFORMATION HAS BEEN PUBLISHED PUBLICALLY THAT DOCUMENTS THE PROPOSAL'S PLANS NOR COSTS AND BENEFITS.

I seek that the whole of the submission be disallowed:

I WANT UHCC TO FORCE GUILDFORD TIMBER COMPANY TO PROPERLY FOLLOW THE SUBMISSION PROCESS, BY APPLYING 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 R. Wall
(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 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.

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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;
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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]

Prudence Mary von Keisenberg

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 I am concerned about the impact the proposed plan change 50 will have on Pinehaven and Silverstream communities, especially flooding traffic control, storm water management and the environment

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:

The impact on environmental sustainability, stormwater management and flood control traffic management. I live in Silverstream and I am concerned about the lack of any detailed information for public consultation provided by Submitter 162 and the

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

impact that such a large and significant zone change could have on our community. 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 P. M. van Heisterg
(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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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;
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FURTHER SUBMISSION 50

Name (Please use your full name)

Helen Margaret Chapman

Postal Address

[REDACTED]

Agent acting for submitter (If applicable)

n/a

Address for service (If different from above)

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

I live in Silverstream. I have made submissions in PC49 and PC49V1 re GTC and Silverstream Spur. I will be adversely affected by the proposed plan change because of increased traffic volumes around key roundabouts in and out of Silverstream; infrastructure limitations (including parking, doctors, school, roads); loss of greenspace; loss of community wellbeing; run off of water; and costs to ratepayers.

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

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

I oppose the submission as a whole. In particular the zone change from rural to general residential under PC50.

The reasons for my support or opposition are

- The district plan already provides for sufficient housing
 - This development is not necessary for Upper Hutt's anticipated future growth
 - Increased traffic congestion around key intersections in and out of Silverstream, particularly Kiln Street/Field Street and Field Street/Fergusson Drive.
 - Infrastructure limitations in Silverstream. Silverstream is already at full capacity for parking, doctors, school, roads.
 - Loss of greenspace, which is what makes Silverstream and Pinehaven so attractive to live in.
 - Loss of community wellbeing. Community is a special part of living in Silverstream. This proposal would at least double the number of dwellings, which will completely change the special community feel of Silverstream and Pinehaven.
 - Water run off from steep hills causing flooding and slips.
 - There is no analysis of the costs and benefits of this proposal.
 - Insufficient opportunity for the public to have their say, as
 - This application should have been done through a Private Plan Change that is paid for by submitter 162, and not the ratepayers of Upper Hutt. I REQUEST:
-
- 1. The whole of the submission be disallowed
 - 2. The Council require the submitter to go through a Private Plan Change for the rezoning

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 not wish to make a joint case.

Further Submission – No.162

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: **JOHN ERNEST PEPPER**

[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 long-term resident of Heretaunga (43 years). I have previously had experience as an Environmental Health Officer with the former Hutt County Council (3 years employment with Hutt County Council, Heretaunga/Pinehaven and its Environs) and a total of 44 years' experience in Environmental Health, both in New Zealand and overseas.

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 strongly oppose the proposed change, that the land classed as Rural Zoning, in both the operative Plan and Plan Change 50, be changed to general residential zone.

The reasons for my opposition are:

- *The proposed rezoning will result in a high number of properties being built along the ridgeline of the Silverstream and Pinehaven Hills. I believe that the ridgeline should be protected in its natural state at all times in order to preserve the significant environmental beauty of the suburbs and natural ecological characteristics of this area.*
- *The proposed rezoning if approved will, in my opinion, cause very serious traffic congestion and high risk of flooding of existing properties, in both the Pinehaven and Silverstream areas.*

- *During my period of employment with Hutt County Council, I was required to investigate a number of cases of drainage and pollution of water courses in Pinehaven, Silverstream and Whiteman's Valley. Any intensive development will, in my opinion, only result in further drainage and ground stability problems, as has been experienced recently in other parts of the Wellington Region.*
- *I believe the number of houses proposed, will seriously impact on the quality of life in the existing suburbs. In particular, overcrowding of schools (Pinehaven & Silverstream Schools), Silverstream Village shops and medical services in this area.*
- *I believe the existing infrastructure within the three districts (Silverstream, Pinehaven and Whiteman's Valley) will be unable to cope with the development, as proposed by Guildford Timber Company & Co.*
- *The Plan supplied to me by Guildford Timber Company continues to show roading through the Spur to the ridgeline which is contrary to my earlier submission that this would NOT be allowed by Council in order to protect the ecological environment on this Spur.*
- *I also strongly oppose this change to the District Plan because it will result in a heavy burden being placed on existing ratepayers within the City e.g. roading changes, drainage services, and Silverstream Bridge, seriously impeding access to and from the Southern area of Upper Hutt City. I firmly believe that no development should be considered until Council has the appropriate level of infrastructure in place to cope with increased number of residents, vehicles, stormwater disposal and water storage capacity.*

I seek that the whole of the submission be disallowed:

- *Because I believe the Council and Developer should properly engage with the community and that any future proposals be included as a private plan change for the rezoning.*
- *NO costs should be incurred by current ratepayers for any future proposal by the Guildford Timber Company & Co.*

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

Signature of person making further submission **John Ernest Pepper**
 (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 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):

- 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 52

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:JOHN DAMIAN O'MALLEY

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 Sylvan Way, Silverstream alongside the Spur. The GTC submission 162 will if successful, have at least two major undesirable adverse effects on:-

- I. The social and economic life of the various communities in Silverstream (including the native bird life I enjoy,) and
- II. Traffic flows from my home to Silverstream Village, Fergusson drive, and Upper Hutt City centre will be severely disrupted.

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 is:- all of the submission.

In particular I contend that The GTC Ltd submission is grossly incomplete. In particular there is no specific design information on the pertinent issues of:-

- Lots, house, shops, businesses, schools
- Urban design and open spaces
- Road transport, and related traffic modelling
- Electricity supply and data communications
- Storm water/flash flooding and impact of climate change
- Waste water, waters supply and related services
- Ecology and impact on the environment
- Reverse sensitivity issues
- Feasibility/ cost estimates and related cost to the public
- Requirements to S32 of the Act

The reasons for my opposition are:

To produce detailed information on the issues listed above at a later hearing bypasses and disempowers the ability of the public to objectively comment on GTC Ltd proposals. Such a technique is contrary to the spirit and intent of the democratic consultative process of the RMA.

Also I object as a rate payer to the Council paying for a plan change sought by a wealthy developer. Such costs should fall in full on the Developer with the full force of the law. There should be no “gentlemen’s “ agreements to reimburse any Council expenses in relation to this matter.

At a time when Council is reducing funding to Community groups in the annual plan, it is an aberration to the Community wellbeing that Council should in any way be funding any business activities of GTC Ltd.

I seek that the whole of the submission be disallowed:

Council should, in disallowing the GTC Ltd Submission, inform them that any re-zoning they seek needs to be applied for by way of a private submission and not part of Plan Change 50.

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

Signature of person making further submission *John D O'Malley*

Date ...23rd June 2024

Electronic address for service of person making further submission

Email: [redacted]

Telephone: [redacted]

Postal address: [redacted] ..

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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.

-



OFFICE USE ONLY

Submission number

53

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

DEREK REEVES

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

my property is adjacent to the GTC land & Silverstream spur. I have concerns about increased traffic & costs, and the process being used to short cut the assessment of cost to rate payers

- ☐ 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 Chris@rmaexpert.co.nz. For GTC: ^{Kendrons CA} 69 Ruherford St. L11 5010

SUBMISSION NUMBER 162

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

I oppose the submission in totality. and specifically that the submitters request that land currently with Rural zoning in both the operative plan and plan change so 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:

The rezoning is very large and the number of houses feasible under the new medium density residential rules will cause significant impact to traffic congestion, overloading to existing local amenities including schools, doctors, food shops, parking. The cost of analyzing these impacts has not been given to residents.

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 request that the Council require the submitter to apply for a private plan change for rezoning. Residents must not be asked to shoulder the costs of impact analysis nor the cost of infrastructure changes. Impact to Flooding in storms has to be studied by the GTC

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:

DSKendz

SIGNATURE

DATE

23/6/24

FURTHER SUBMISSION 54

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]

Joanna Mary Gundersen

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 Somerby Mews - so just below the Silverstream spur.

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 because if it is included in PC50, a large area of steeper slopes around Silverstream - currently zoned General Rural, will become zoned to allow for medium to heavy density housing

The reasons for my opposition are: I am concerned about stormwater runoff and hillside stability in the event of the Hutt Valley experiencing a weather event such as Auckland and the East Coast experienced during Cyclone Gabrielle (Feb 2023). I am also concerned that medium to heavy density housing in that zone will put pressure on the roads around the Village Hub at Silverstream - parking for rail travellers is already hard to find.

I seek that the whole of the submission be disallowed: Yes.

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 Mr. Lunde Ben
(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 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
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 55

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:Ruth Leonie Currie.....
[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 the Silverstream area and I am directly affected by the increase in housing in the area, which impacts schooling, transport, infrastructure and other local services such as healthcare.

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 entire submission, especially the change to residential zone for much of the current rural zoned areas.

The reasons for my opposition are:

- There is insufficient infrastructure to support so many additional houses. This includes schools, existing road capacity, health care and commercial services.
- The existing roads are insufficient for the current demand of traffic and there is no plan to increase the trafficability around the area.
- One of the main access routes is past the local school which is already incredibly congested at drop off and pick up times. This proposal increases the risk to children and guardians in and around the school.
- The analysis of the environmental impacts is not clear, and the subsequent impact on the houses below the proposed area.
- The proposed rezoning is of such scale and consequence that it is of interest to the public. The current proposal process is subverting the statutory process for public participation in plans.

- There are no clearly identified benefits to this proposal.

I seek that the whole of the submission be disallowed:

- I request that the Council require the submitter to apply for a private plan change for the rezoning.

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 ...23 June 2024.....

Electronic address for service of person making further submission

Email:[REDACTED].....

Telephone: ...[REDACTED].....

Postal address: [REDACTED].....

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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 56

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: Martina Saville
[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 am concerned about traffic for the initial construction phase and ongoing traffic from new residents in an already built up area, and community infrastructure - schools, water etc.

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:

Rezoning the development site from rural zone to general residential.

The reasons for my opposition are:

The development will add to Upper Hutt's struggling infrastructure. Wallaceville Estate and the new Silverstream St Pats development are already well underway and impacting congestion

The proposed development is concerning for its impact on our water infrastructure (already under pressure) and other amenities like school, daycare etc. Our area of UH is known for its natural beauty and protected native trees - I'd love to see us protecting our native bush areas and regenerating them, not removing trees for the sake of housing.

I seek that the whole of the submission be disallowed:

I request the council to require GTC to apply for a Private Plan change for the re-zoning.

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 23/06/24

Electronic address for service of person making further submission

Email:
[Redacted]

Telephone:
[Redacted]

Postal address:
[Redacted]

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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 57

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: Dan iel McGlinchey
[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 concerned that appropriate infrastructure is not being put in place to support the scale of the proposed development and this will have an adverse impact on the Silverstream 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:

Rezoning the development site from rural zone to general residential.

The reasons for my opposition are:

The development will add to Upper Hutt's already poor infrastructure situation, we can't handle the traffic without major new roads and a new Silverstream bridge. Houses should not be built on the skyline, what an eyesore and a disgrace. We need more houses but infrastructure must be upgraded and permitted build sites need to not destroy the natural beauty of the area.

I seek that the whole of the submission be disallowed:

I request the council to require GTC to apply for a Private Plan change for the re-zoning.

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 23/06/24

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

58

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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within 5 working days after making this further submission to Council.

Details of submitter

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MARGARET DAWSON

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

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

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

The particular parts of their submission that I support or oppose are: **PLEASE SEE ATTACHMENT**

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 SEE 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:

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.

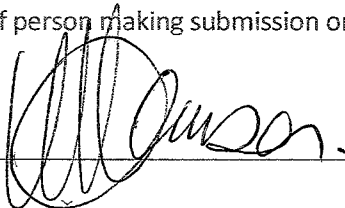
Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box ☒):

- ☐ 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 23 June 2024

Dawson further submission on submission 162, PC50

I am writing to express my concerns with the proposed re-zoning of the Silverstream and Pinehaven Hills, sometimes known as the Southern Growth Area (SGA).

I am a resident of Kiln Street, Silverstream and have not made a previous submission on the proposal because at no time was I made aware of the plan change. I will be directly affected by any adverse traffic, stormwater and amenity effects of potential development as a result of the zone change.

In particular I am concerned about the lack of information provided by the Guildford Timber Company (GTC - Submitter 162) around long-standing issues in our community as well as concerns around the process of the plan change. These include stormwater run-off and traffic management around the Pinehaven and Silverstream.

My key concerns are outlined below:

Stormwater

Stormwater overflow is a long-standing issue in the Pinehaven and Silverstream, but particularly in Pinehaven. The number of overland flow paths and streams in the area mean that at times of heavy rain there is excess water running through residential areas. I believe many other residents will submit in further detail on this. While I do not expect that a plan change submission, like that of submission 162, would provide a detailed plan to address this, I firmly believe that it would be inappropriate to change to a residential zoning without a clear path forward to address this. Particularly where future residential development will only exacerbate the issue.

It is those who live in Pinehaven and Silverstream who will bear the ill-effects of poor stormwater management.

Traffic

The current roundabout at Kiln Street and Field Street is already significantly busier than the intersection type allows. Increasing traffic flows down Kiln Street from any future development will only make it near-impossible for residents to navigate their way in and out of the suburb. Again, I do not expect a great level of detail from submitter 162 for the plan change itself, but there do need to be checks and balances in the zone rules to ensure that the roading infrastructure is appropriately upgraded as needed to keep up with residential development. This could take the form of a specific distinction rule within the zone/precinct to ensure that developers contribute to the infrastructure upgrades necessary.

Social infrastructure

The current schools, early childcare, medical practices and shops in the area will not be adequate to support the increase in density that future development enabled by PC50. I believe that the zone should include specific rules that require an allowance of social infrastructure per number of residential units in any future development.

Alternative areas

I question the need for so much additional housing into greenfields areas, when the focus should be on sustainable development of our brownfields areas in the first instance.

This has significantly better outcomes for waste, climate, access to public transport and amenities, and requires less investment into infrastructure and services. I also question what growth projects the UHCC are working on that requires them to provide so much additional land for housing. Has this work been undertaken, and has it been provided to the public?

I submit that the Council and developers should also be focussed on other, more appropriate areas of future development, such as the Whitemans Valley area. In the current fiscal climate it does not make sense to develop into an area like the SGA which requires such a significant upgrade to all infrastructure, including stormwater and roading. I believe it would be more appropriate to focus on the low hanging fruit that we have within our area.

Future resource consenting

I note that the Guildford Timber Company submitted in support of the Fast Track Approvals Bill currently at Select Committee. If an SGA development is consented through that pathway, as the Bill is currently written this does not allow for any further public participation in the decision-making. Concerned residents will not have an opportunity to see the detailed application documentation and assessment of environmental effect of any proposal.

This means that this proposed plan change may be the only opportunity that residents have to understand what will happen in our suburb and what the adverse effects may be. Upper Hutt City Council needs to consider this when making their decision on the plan change with the scant information provided.

Process concerns

I am concerned that the Upper Hutt City Council have pre-determined the outcome of this proposed plan change. Specifically the UHCC letter to GTC stating they support the plan change and intend to provide the necessary approval.

I find this inappropriate as the process is still ongoing and submissions are still being heard. This conduct does not give local residents confidence that this will be a fair process and a lot of trust has been lost as a result.

Summary

Overall I do not oppose future development in the SGA and therefore this plan change, but the process thus far of plan change 50, Council letter of support, the submissions process and potential for fast tracked consenting leaves me deeply concerned.

I believe that there need to be appropriate rules applied to this zone to ensure that infrastructure (roads, stormwater, schools, medical centres etc) is upgraded to support any future growth in the area and provide necessary resilience.

I do not wish to present on this submission, but am happy to address any question you may have via email or phone.

FURTHER SUBMISSION 59

Name (Please use your full name)

Magrita Freie

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

As a resident of Pinehaven I will be directly affected by the traffic, run-off and landscape effects of the development caused by the zone change. The changes will impact directly on my lifestyle, as the proposed zone change is adjacent to my property.

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

162

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

I oppose the submission as a whole and in particular the submitter's request that land currently with Rural zoning in both the operative Plan and Plan Change 50 be changed to General Residential zone.

The reasons for my support or opposition are

- The proposed rezoning will result in a significant number of houses being able to be built along the skyline as a permitted activity. This will impact me daily.
 - The proposed rezoning will cause traffic congestion, flooding, noise and light pollution
 - The proposed rezoning is of a very large scale and has significant consequences that are of interest to the public. Inclusion of a rezoning of this scale by submission subverts the statutory process for public participation in plans.
 - There is no analysis of the costs and benefits of the proposal.
-

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.



Te Kaunihera o
Te Awa Kairangi ki Uta
Upper Hutt City Council

Further submission form (FORM 6)

OFFICE USE ONLY

Submission number **60**

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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NAME OF SUBMITTER

Ian Price

POSTAL ADDRESS OF SUBMITTER

[Redacted address]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

—

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

—

CONTACT TELEPHONE

[Redacted phone number]

CONTACT EMAIL

[Redacted email address]

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

Resident of Silverstream - adjacent to
Paper Road at Silverstream spur

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

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

162

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

I oppose Plan change 50 as a whole, The submitters Submission be Rejected, to Rezone from Rural to General Residential, Declined.

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:

Rezoning ~~and~~ allowing huge amount of unreasonable Housing, congestion, Flooding. Very large scale. No costs or plans for Public to View or comment on.

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.

My Request is That Council Reject Guildford Timber Submission and Direct them to Resubmit as a Private Plan change for the Rezoning application.

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 ☒):

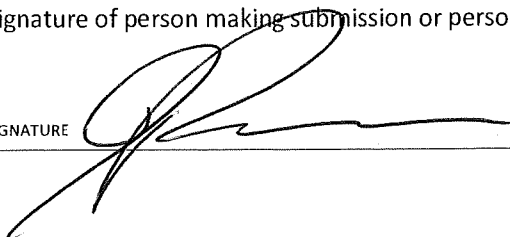
☐ I do wish to make a joint case.

☐ 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

21/6/24

FURTHER SUBMISSION 61

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:Kevin Fellows

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 my house is downhill from the proposed re-zoning of the Guildford Timber Company 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: I oppose the whole of the submission.

The reasons for my opposition are: If the proposed re-zoning goes ahead my house will be at increased risk of flooding unless the whole of the stormwater from the proposed development is contained within the development until it is delivered to the floor of the Hutt River valley.

I seek that the whole of the submission be disallowed: Guildford Timber Company should apply for a Private Plan Change, so that the cost of the development will not fall on ratepayers. This should show in detail how their proposal will handle stormwater, without any of it passing through the existing suburbs of Pinehaven and Silverstream. The flood modelling that has been used to date is inappropriate, as confirmed by the Parliamentary Commissioner for the Environment, and cannot be relied upon. If stormwater from the proposed development was allowed to flow through Pinehaven and Silverstream, then there would be substantially increased risk of flooding in those suburbs.

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 ...24 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

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 62

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 Ivan Anthony Luketina

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

My property is in Pinehaven near the GTC 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:

The rezoning of rural land to general residential.

The reasons for my opposition are:

The destruction of the natural environment.

The costs to the council in providing roading and infrastructure.

The increased traffic congestion.

The increased runoff affecting Pinehaven.

I seek that the whole of the submission be disallowed:

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

Signature of person making further submission Ivan Luketina

.....

(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.)

Date24/6/2024.....

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.

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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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FURTHER SUBMISSION 63

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]

Kevin John von Keisenberg

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 I am very concerned about the impact the proposed Plan change will have on the Pinehaven and Silverstream Community especially in relation to traffic control and environmental sustainability

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

I oppose

The reasons for my opposition are:

There is a lack of information from the Submitter of number 162. The impact on traffic control, potential for flooding, and detrimental effects on the the environment is serious

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)
(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]

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Note to person making further submission

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FURTHER SUBMISSION 64

Name (Please use your full name)

Paul Hume

Postal Address

[REDACTED]

Address for service (If different from above)

No Answer

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 live in Pinehaven, my property is close to the proposed development.

Please indicate whether you support or oppose the submission

Oppose

Name of original submitter

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

Postal address of original submitter

Submission number

162

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

I oppose the re-zoning of properties from General Rural to General Residential, and from General Rural to Rural Lifestyle. I oppose the building of roads associated with the proposed Avro Road Precinct. I oppose the lack of information for public consultation.

The reasons for my support or opposition are

The hills around Silverstream and Pinehaven have considerable ecological importance. This development will therefore cause significant environmental damage. For example, the Silverstream Spur is an important ecological corridor, as noted by Forest and Bird (<https://www.forestandbird.org.nz/branches/upper-hutt/silverstream-spur>). I am also concerned by the burden that these extra houses will place on local infrastructure (roads, water, schools), which are already stretched. Residents are already facing significant increases to rates and adding several thousand houses without investing in local infrastructure will only make things worse.

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 65

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]

Janice Boyd

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 I am concerned about the flooding and infrastructure

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:

who is paying for roading, sewerage water and the submission as a whole.

The reasons for my opposition are:

Council not being open and honest with the Public. The speed at which this proposal is happening.

I seek that the whole of the submission be disallowed:

That Council require Guildford 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 J. Bap
(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:

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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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 66

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: Lawrence Boyd
[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 ...

Concerned about the infrastructure

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:

Cost to ratepayers should be put onto
developers.

The reasons for my opposition are:

Traffic congestion & cost ~~add~~ to
ratepayers

I seek that the whole of the submission be disallowed:

Guildford to apply for a private plan
what is the agenda for future
population growth in that area eg
Schooling, shopping.

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 L Boyd
(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 21.6.2014

Electronic address for service of person making further submission

Email: .. [REDACTED]

Telephone: .. [REDACTED]

Postal address: [REDACTED]

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FURTHER SUBMISSION 67

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 Anne Marie Wiltshire

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

My property is in Pinehaven beneath the GTC land holdings. Having experienced the effects
of the unstable nature of Pinehaven's clay in the past, I am concerned about how increased
run-off could affect this suburb.

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, particularly the rezoning of rural land to general
residential.

The lack of detail provided by Submitter 162: specific plans should be put up for full public
review before any zoning change be implemented.

The reasons for my opposition are:

The increased runoff affecting Pinehaven.

The destruction of the natural environment – especially the removal of the green link between
the western and eastern Hutt Valley hills.

The costs to the council in providing roading and infrastructure.

The increased traffic congestion: Silverstream is already affected by extra traffic from the
Wallaceville estate.

I seek that the whole of the submission be disallowed:

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

Signature of person making further submission Anne Wiltshire

.....

(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.)

Date24/6/2024.....

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:
- 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

68

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

JOHN MELLORS

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 adjacent to Kiln Street. I regularly drive to Silverstream Village for shopping, school pickup/drop off, GP etc.

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 n/a

POSTAL ADDRESS OF ORIGINAL SUBMITTER n/a

SUBMISSION NUMBER n/a

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

I do not support the submitters request to change the Rural zoning to a 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:

The proposed zoning change will allow for a large number of residential dwelling to be built. However there is no detail about traffic management and parking, particularly around Silverstream Station for commuter parking already at capacity. Silverstream school is very congested at school dropoff and pickup times.

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:

The Submitter needs to be requested to provide details of the impact of the change, in particular traffic management, parking and storm water / flood management

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

JM Peters

DATE

23 June 2024



OFFICE USE ONLY

Submission number

69

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

LYNDA MELLOR

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 use Kiwi St daily for school pickup and drop off.

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

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

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

I do not support the submitters request to change the Rural zoning to a 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:

My reason to oppose the change is the high increase of traffic on Kiew St heading into Silverstream, at present it is heavily congested with very little parking available

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:

The submitter should be required to submit a detailed impact of the change i.e. traffic management, parking, flood control.

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

Lynda Mellors

DATE

23 June 2024

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]

BARBARA SAVILLE

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 long term Silverstream resident, who has no interest in leaving the area, I can see the consequences of such an undesired zone change in and on this area.

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 because the submitter's request that land currently with Rural Zoning in both the operative plan, and Plan Change 50, will potentially be changed to General Residential Zone.

The reasons for my opposition are:

The above change, IF agreed to, will change both Silverstream and Pinehaven forever. There are no guarantees that traffic flow, schools, medical + dental services, stormwater, etc. can and will cope with such extensive population increase.

I seek that the whole of the submission be disallowed:

I request that Upper Hutt City Council require the submitter (named above) to make an application for a Private Plan Change for said rezoning.

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

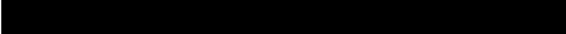
~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~

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

Signature of person making further submission ... B. E. Saville
(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 June 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.

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 71

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]

Annette Dillon

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 reside on 30 Kith St & this proposed
land change will significantly increase traffic flow down
Kith St. Stormwater is a potential issue & lack of
social infrastructure

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:

Lack of detailed design ie transport & traffic modelling,
Stormwater management, wastewater.

Cost to public

The reasons for my opposition are:

Process of plan change
Fast track approvals Bill won't allow for public
participation

I seek that the whole of the submission be disallowed:

Utter letter states support for plan change
& intent to provide necessary approval. This is
a corrupt 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 *COO*

(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]*

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



Te Kaunihera o
Te Awa Kairangi ki Uta
Upper Hutt City Council

Further submission form (FORM 6)

OFFICE USE ONLY

Submission number **72**

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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NAME OF SUBMITTER

Cathy Price

POSTAL ADDRESS OF SUBMITTER

[REDACTED ADDRESS]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

—

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

As above

CONTACT TELEPHONE

[REDACTED PHONE]

CONTACT EMAIL

[REDACTED 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 am a resident of Silverstream

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

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

162

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

I oppose the Submission as a whole.
I oppose the Submitters application to change land zoning from rural 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:

The Proposed re Zoning will cause further traffic congestion and extra pressure on an already overloaded infrastructure.
A large scale development such as this needs to be publicly consulted.

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:

My request to Council is for the Guildford Timber Company (the Submitter) to apply for a private plan change for this re Zoning application.

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

C. R.

DATE

21-06-2024



Te Kaunihera o
Te Awa Kairangi ki Uta
Upper Hutt City Council

Further submission form (FORM 6)

OFFICE USE ONLY

Submission number **73**

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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NAME OF SUBMITTER - Keith Laughton Bitchener

POSTAL ADDRESS OF SUBMITTER - [REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) NA

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) NA

CONTACT TELEPHONE [REDACTED]

CONTACT EMAIL [REDACTED]

I am (please tick all that apply ☒):

- ☐ A person representing a relevant aspect of the public interest

- ☒ 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 am a resident of Silverstream and have lived here for 26 years. The proposal plan change will directly and adversely affect the quality of life I live. I chose to live in Silverstream for a reason and that being because of the village type community and surrounds rather than a busy suburbia and what this plan change would change the area into.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

SUBMISSION NUMBER 162

The particular parts of their submission that I oppose are:

1. The traffic plan
2. Subdivision settlement – to fast track road corridor
3. Environment effects – destroy bird corridor

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:

Reasons for my opposition

Lack of adequate longer-term plan to manage traffic. Traffic is currently over capacity in and around the village. We like Silverstream as it is and don't want the village and area to get worse with access in and out already adding unnecessary time to any journey. To put in a corridor with access through Kiln St and Avro Rd to a suburb with potentially 2000 plus houses would put massive pressure and potentially gridlock on an already crowded local streets. I like most residents would like to have a village that has reasonable in and out flows.

I am also deeply concerned if a road is put through Kiln Street not only because of the traffic congestion already alluded to but the damage it would do the environment and bird life. Currently the Spur allows the free flight of birds through various corridors through the Hutt Valley and down to Wainuiomata. A road through the Spur would immediately provide a block to the birds' flight path. We would like to leave a legacy of looking after this aspect of our

environment for our future children and grandchildren. The council I believe originally purchased this land with a view to preserving it as a nature reserve. This is how the land should stay.

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 request the UHCC disallow the whole submission but if they continued I request they ask the original submitter to make a submission for a Private Plan Submission.

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

L. Britchenor

DATE

24 June 2024.

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: LEO PARNELL SMITH
[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 CONSERVATIONIST AND HAVE BEEN HEAVILY INVOLVED IN PEST CONTROL
AND FOREST RESTORATION IN THE AREA OVER THE PAST 30 YEARS.

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:

- RATE PAYERS SHOULD NOT BE EXPECTED TO CONTRIBUTE TO A PRIVATE
PLAN CHANGE.
- LOSS OF OUR RATEPAYER OWNED RESERVE ON THE SPUR.
- INCREASED FLOOD DANGER. (re 1976 FLOODS)

The reasons for my opposition are:

- MASSIVE POLLUTION OF OUR WATERWAYS AND RIVER.
- NO CONSIDERATION OF RATE OF CLIMATE CHANGE.
- HUGE INCREASE IN INFRA STRUCTURE COST.
- NO MONETARY INPUT FROM DEVELOPER TO SUPPORT 3-5000 HOMES.

I seek that the whole of the submission be disallowed:

L.P. Smith

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 L. P. Smith
(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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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

OFFICE USE ONLY

Submission number 75

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

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

Alan Ward

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

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

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

162

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

The increase in residential properties

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:

Attached

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

St Ward

DATE

24/6/24

The reasons for my opposition to submission no 162 are as follows.

Significant increase in motor vehicle traffic on Blue Mountains Road and Kiln Street.

Lack of existing parking at the Silverstream Village, Railway Station and Bus stops.

The strain on existing stormwater systems in Pinehaven and Silverstream.

The strain on existing waste water systems in Pinehaven and Silverstream.

The lack of schooling growth in the Pinehaven and Silverstream areas.

The strain on existing water mains in Pinehaven and Silverstream.

The strain on Volunteer Fire Fighting in the Silverstream area.



Further submission form (FORM 6)

OFFICE USE ONLY

Submission number **76**

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

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

LEONIE WARD

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

N/A

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

AFTER LIVING IN SILVERSTREAM FOR OVER 50 YEARS AND CURRENTLY OWNING TWO LOCAL PROPERTIES WHICH WILL BE EFFECTED BY THE PROPOSED CHANGES.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

OUR FAMILY HAVE, AND STILL DO, GIVE MANY HOURS OF SERVICE TO THE COMMUNITY AS VOLUNTEER FIRE PERSONS. THIS CHANGE WILL PUT GREATER PRESSURE ON OUR FAMILY LIFE.

Details of further submission

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

NAME OF ORIGINAL SUBMITTER

GUILDFORD TIMBER COMPANY

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

P.C. 50
SUBMITTER N° 162

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

I OPPOSE THE SUBMISSION AS A WHOLE AND IN PARTICULAR THE SUBMITTER'S REQUEST THAT LAND CURRENTLY WITH RURAL ZONING IN BOTH THE OPERATIVE PLAN & PLAN CHANGE 50 TO BE ALTERED 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~~ opposition are:

APART FROM THE COST TO RATE PAYERS !!

ARE THE DIRECT NEGATIVE IMPACT ON THE FOLLOWING:

THE ROADING; THE LACK OF INFRASTRUCTURE TO SUPPORT PROPERTIES, SEWAGE AND WATER TRAFFIC CONGESTION, DANGER OF FURTHER FLOOD ISSUES
THE NATIVE BIRD LIFE, A GREAT APPEAL FOR RESIDENTS

LACK OF PARKING FOR PUBLIC TRANSPORT

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:

My REQUEST IS FOR UHCC TO REQUIRE GUILDFORD TIMBER COMPANY THE SUBMITTER, TO 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):

☐ 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

24 JUNE 2024

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: *Craig Alexander Thorn*.....

[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 the Silverstream area, Sierra Way. I will be affected by the development on the
hill because of traffic and other pressures on community resources.*

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 object to the plan in whole as it should be a self funded private plan change with all relevant
information provided up front. I believe the Council and its officers should be acting at arms
length until all information as required by a private plan change has been presented and
reviewed by all concerned. I strongly oppose the ratepayers via council subsidising the GTC in
its plan change.*

The reasons for my opposition are:

I have seen insufficient information to be able to determine that it is good for the community.

I believe that this should be a private plan change not a ratepayer funded plan change to the benefit of some private individuals. It appears to be a massive wealth transfer that normally would not be available to any other entity. I also strongly object to any shortcuts to normal planning that has not presented all information at the usual steps of a normal process.

I seek that the whole of the submission be disallowed:

The Submitter GTC 162 should be required by Council to fund and submit a private plan change.

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 24 June 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.

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

OFFICE USE ONLY

Submission number

78

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, 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

Sharyn Mitchell & Andrew Mann

POSTAL ADDRESS OF SUBMITTER

[REDACTED]

[REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

NIL

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

NIL

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

As I live in the area this submission affects my living conditions.

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

Rowen Brookman

POSTAL ADDRESS OF ORIGINAL SUBMITTER

68 Marchant Rd, Kaitake, Upper Hutt

SUBMISSION NUMBER

250

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

To have 68 Marchant Rd changed from Rural Production 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:

Previous submissions for smaller blocks have resulted in extensive requirements for redevelopment of both roading and the intersection of Marchant Rd & SH2. Until this is completed no re zoning should occur. PTO.

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:

NIL.

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

Intehell

DATE

24 Jun 24

The area has now had an additional overlay for high production soils added and rezoning to smaller blocks would be detrimental to the usage of this designation.

Kaitoke is the only area left in the upper Hutt boundrys that still has a "rural" open feel to it. This has been maintained by enforcing the rural production zoning and ~~only~~ allowing a minimum 10 acre lot size.

I oppose any rezoning from rural production to rural lifestyle.

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]

Barry McIntyre

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 the streets below the area in this proposed
plan change. I am concerned about how this will affect
daily life of residents of Pinelawn. We do not have the
infrastructure for this increase in population.

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 all of the submission, especially the
zoning change from Rural to General Residential.

The reasons for my opposition are:

It will have a negative impact on the ecology
of the area, and a negative impact on wildlife
our green belt views, community services & infrastr-
ucture will be overloaded. I don't want my rates
to increase to pay for
this development

I seek that the whole of the submission be disallowed:

The GTC & GET should
apply for a Private Plan
Change as it is for their personal benefit, not
our community's benefit.

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 23.6.24

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

FURTHER SUBMISSION 80

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]

Dennis James Clark

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 lived in Pinehaven for nearly 40 yrs
and the infrastructure of this area is at capacity NOW
without filling up our green belt recreation area with a HUGE
number of houses in an area directly above where we
live

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 all of the submission but particularly
the change in zoning from Rural to General Residential

The reasons for my opposition are:

The change in zoning will bring a HUGE number of
negative effects to our community from traffic and
infrastructure congestion, loss of a green belt area, noise
and drainage issues and be a huge cost to
rate payers.

I seek that the whole of the submission be disallowed:

And that the submitter should be required
to apply for a Private Plan change rather
than this being a Public Plan change and a
cost to rate payers.

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 23-6-2024

Electronic address for service of person making further submission

Email:

Telephone:

Postal address:

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- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
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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