

## FURTHER SUBMISSION 1

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**Name (Please use your full name)**

Michael barnett

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**Postal Address**

5018

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**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

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**Please specify the grounds for saying you come within this category**

I own a section on blue mountain road

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**Please indicate whether you support or oppose the submission**

Support

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**Name of original submitter**

Michael

---

**Postal address of original submitter**

5018

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**Submission number**

[REDACTED]

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

I seek that the whole of the submission be allowed

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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.

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**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.

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## FURTHER SUBMISSION 2

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**Name (Please use your full name)**

Mel Childs

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**Postal Address**

[REDACTED]

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

A person representing a relevant aspect of the public interest

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**Please specify the grounds for saying you come within this category**

I live in the area

---

**Please indicate whether you support or oppose the submission**

Oppose

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**Name of original submitter**

Mel Childs

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**Postal address of original submitter**

10 Dunns St

---

**Submission number**

50

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

I do not support the re-zoning of areas marked to residential .

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**The reasons for my support or opposition are**

Existing infrastructure is not sufficient to support suggested growth.

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**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

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**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.

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**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.

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## FURTHER SUBMISSION 3

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**Name (Please use your full name)**

Sandra Fogliani

---

**Postal Address**

[REDACTED]

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

A person representing a relevant aspect of the public interest

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**Please specify the grounds for saying you come within this category**

I'm a person interested in the Future of Silverstream

---

**Please indicate whether you support or oppose the submission**

Oppose

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**Name of original submitter**

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

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**Postal address of original submitter**

Silverstream Forest Limited and the Goodwin Estate Trust

---

**Submission number**

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

I am opposed to any building development in that area

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**The reasons for my support or opposition are**

It will greatly increase Pineheaven risk of flooding, there are not enough services in Silverstream and Pineheaven for current residents (not enough doctors, and big numbers of students in schools already, etc) enlarging the number of residents in the area is a silly and risky step

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**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

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**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.

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**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.

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OFFICE USE ONLY

Submission number

4

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

### Proposed Plan Change 50 - Rural Chapter Review

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

#### To Upper Hutt City Council

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

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

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

**Scan and email to:** [planning@uhcc.govt.nz](mailto: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](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER DEBORAH RYAN

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

I live in the community affected by this submission

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

☐ The local authority for the relevant area

## Details of further submission

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

NAME OF ORIGINAL SUBMITTER Guildford Timber Company Ltd (GTC)

POSTAL ADDRESS OF ORIGINAL SUBMITTER 89 Rutherford St. Lower Hutt 5010

SUBMISSION NUMBER 162

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

I oppose The rezoning of Ridgeline areas as identified in The submitter's development planning for 'village hub' - to General Residential, I oppose this use to provide mixed use activities linked by road.

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:

Pinehaven by its very name is known for its pine tree & native bush valleys and ridgeline vistas.

Over the past 5-8 years there has been extensive efforts to trap and eradicate pests such as rats and possums. This now means Pinehaven is blessed with growing abundant native bird life.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

I seek that the ridgeline areas as identified by GTC are not rezoned, and that this is 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

11/6/24

Continued

~~include~~

native bird life including but not limited to:

- tui,
- bellbirds
- fantails & waxeyes
- moreporks
- kaka parrots
- hawks
- rifleman.

I believe the kiwi are also moving closer to Pinehaven and Silverstream. UHC have a published page on their website about this work and how we should all be doing more to protect and encourage the kiwi population.

The proposal by GTC puts I believe all the native bird life at risk of reducing if not disappearing from Pinehaven, Silverstream & the Blue Mountains area, possibly beyond too into Whiteman's Valley as we know that Pinehaven and Blue Mountains act as a corridor through to the Remutaka Forest Park.

An increase in houses and the removal of trees and habitat even with keeping some of the more important ecological areas intact will have a significant negative impact on the native bird populations.

In addition to my environmental & native bird population concerns, ridge line building alters our landscape and vistas forever and ~~therefore~~ while I recognise the potential need for more building land, I believe →

ridgeline building in upper Hutt is not  
something that should be part of our  
future progress plan.  
Environmental protection is key to upper  
Hutt's future & identity.

## FURTHER SUBMISSION 5

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**Name (Please use your full name)**

Silverstream Park Christian Centre

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**Postal Address**

[REDACTED]

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**Agent acting for submitter (If applicable)**

John Ross

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**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

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**Please specify the grounds for saying you come within this category**

I represent an owner who owns a 30ha property adjacent to submitter 162 of Plan Change 50

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**Please indicate whether you support or oppose the submission**

Oppose

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**Name of original submitter**

Guildford Timber Company

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**Postal address of original submitter**

**Submission number**

162

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

We oppose submission 162, which proposes rezoning their land on our boundary to General Residential under plan Change 50. We support this land continuing as currently exists and proposed under PC 50 as a rural zone. We suggest that any proposed change should be made as a separate plan change or resource consent where we would be given the opportunity to fully submit on the detail of their proposal.

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**The reasons for my support or opposition are**

Submission 162 is significantly different to PC 50 and on a scale that should be considered outside of PC 50. We believe the implications on the surrounding area are well beyond the intentions, measures, outcomes and focus of PC 50.

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

I seek that the following parts of the submission be allowed/disallowed: - That the submission be disallowed, particularly with respect to Pt Section 254 Hutt District being 21.4721 ha on CT WN19C/1077 and that it remain Rural Zone as far as PC 50 is concerned.

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**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.

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**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.

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## FURTHER SUBMISSION 6

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**Name (Please use your full name)**

Sue Dawson

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**Postal Address**

No Answer

---

**Email address**

[REDACTED]

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**I am (please tick all that apply)**

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

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**Please specify the grounds for saying you come within this category**

I live 2 houses away from the site where the access road is proposed on Kiln Street, Silverstream.

---

**Please indicate whether you support or oppose the submission**

Oppose

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**Name of original submitter**

Guildford Timber Company Limited

---

**Postal address of original submitter**

Silverstream Forest Limited and the Goodwin Estate Trust

---

**Submission number**

162

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

I oppose all of their submission - in particular the request to have their land (Silverstream Forest) rezoned to general residential and rural lifestyle to enable significant development to occur. I also oppose the development of a Road from Kiln Street, Silverstream to enable clearing of the pines and access to the proposed development.

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**The reasons for my support or opposition are**

The development of this land as proposed would place significant strain on the existing infrastructure. The road going through this part of Kiln Street would cause significant noise, traffic and disruption to the current residents in the area. This section of Kiln Street and the roundabout would not cope with the additional traffic caused by the development (large vehicles, logging trucks and trade vehicles - potentially for years) and the significant increase in residents. The massive increase in traffic over time will result in significant traffic issues and strain on the roading, schooling and services in the Silverstream area. Commuters will take all available parking in the Silverstream area (including Fergusson Rd side) as they attempt to access the trains and access these services. I have concerns about the road impacting the Silverstream Spur and the wildlife in this area. This was heavily debated and the issues outlined at that time. As a result, I understand it was agreed that the Spur would be protected. It seems that the reasons for this protection are now being watered down. I am also concerned regarding the increased risks associated with climate change and the clearing of this land for housing. This alongside water insecurity, and poor existing infrastructure that already appears to be in crisis, just doesn't make sense when there are other options available for development. I am particularly disappointed in some of the strategies that UHCC and Guildford Timber Company have used in trying to advance what appears to be personal interests in getting these plans across the line i.e. letters to Ministers trying to access 'fast-track legislation', secret meetings etc

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

I seek that the whole of the submission be allowed

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**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.

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**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.

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## FURTHER SUBMISSION 7

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**Name (Please use your full name)**

Jonathan Board

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**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

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**Please specify the grounds for saying you come within this category**

I am a local resident that would be unduly affected by the proposal/submission

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**Please indicate whether you support or oppose the submission**

Oppose

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**Name of original submitter**

Guildford Timber Company Ltd.

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**Postal address of original submitter**

Care of Kendons Chartered Accountants Ltd, 69 Rutherford Street, Lower Hutt, 5010

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**Submission number**

162

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

All parts of the submission and I strongly oppose the fast-tracking of the proposal

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**The reasons for my support or opposition are**

It opens the door for the development of the Southern Growth Area which would harm the local character, the environment, increase strain on local infrastructure.

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**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

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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.

---

**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.

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**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):**

- 1. It is frivolous or vexatious**
- 2. It discloses no reasonable or relevant case**
- 3. It would be an abuse of the hearing process to allow the submission (or the part) to be taken further**
- 4. It contains offensive language**
- 5. 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.**

I am writing to express my continued strong opposition to the proposed: - Infrastructure corridor across the Silverstream spur - The rezoning of the Guildford timber land as residential - The development of >1500 new homes along the Ridgeline The proposal to fast-track this submission which would circumvent public opposition While I understand the pressure that UHCC are under from the central government to find almost 2000 houses to address the current shortfall in their development planning, I do not believe that the southern growth area is the appropriate place for this and I think that this project would have a detrimental impact on our community. First and foremost, the proposed changes open the door to a housing development that is simply too large for our area and would almost double the number of dwellings currently in Pinehaven and Silverstream combined. The increase in population density would strain our already overburdened infrastructure, leading to increased traffic congestion, and undue pressure on our public services. It is already extremely difficult to register with local doctors and dentists, both Silverstream and Pinehaven schools currently operate at capacity and it only takes a minor disruption to gridlock all the roads leading to/from the motorway. Additionally, Upper Hutt residents should not foot the bill for the necessary infrastructure improvements, e.g. new and/or improved roads, schools, medical practices etc. and this spending should be the responsibility of the developer who directly profits from this plan. Furthermore, these changes would also drastically alter the aesthetic of our area, replacing the existing hills, trees and open spaces with a monolithic, medium/high-density housing development. I moved to the Pinehaven and Silverstream area precisely because it has a small town/village feel, with lots of low density housing, and because it is surrounded by green hills and open green spaces. The development on the St. Pats. land has already made the entry to the area feel more urban and closed in, it would be terrible to repeat this mistake on the Spur and the Ridgeline, and further degrade the iconic landscape that defines the entry to Upper Hutt. Open Green spaces like our hills are vital for the health and well-being of local residents, and these areas will be sorely needed in the future, especially as the development on the St Pats land proceeds, in-fill housing swallows parks and gardens and multi-storey multi-dwelling developments spring up around local transportation hubs. Building on Open Green Spaces should be an option of last resort, rather than convenience, as in this case, because once they are gone, they are gone forever. Allowing these changes in zoning opens the door for medium-density development and inevitably, over the years, further infill housing, that will transform this to high-density housing resulting in the loss of the aesthetic entranceway to the Hutt Valley. Additionally, the rezoning and subsequent development would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. The Silverstream Spur and the Ridgeline provides a home to several NZ native species (e.g. Kiwi, Wellington Green Gecko and Short-Tailed Bats) and provides the last opportunity to establish a natural ecological corridor between the Western and Eastern Hills for the migration of animals. Finally, development of the hills increases the risk of flooding and land slips. Independently funded flood modelling suggests that the council funded modelling is flawed in several ways and concludes that any housing development would result in increased flood risk for the residents below. The Ridgeline is steep and already prone to slippages, it should be obvious that any development of the land would result in an increased risk of slippage.

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## FURTHER SUBMISSION 8

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**Name (Please use your full name)**

Mark Farrell

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**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

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**Please specify the grounds for saying you come within this category**

The proposed zoning changes up Avro Road are adjacent to two of the boundaries of my property

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**Please indicate whether you support or oppose the submission**

Oppose

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**Name of original submitter**

Gilford Timber Company

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**Postal address of original submitter**

Level 1, 1 Ghuznee st, Te Aro Wellington

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**Submission number**

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

I oppose the Rezoning of land on Avro Road to a Residential Zone.

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**The reasons for my support or opposition are**

My self and other residents purchased our land and houses up Avro road to have a semi-rural outlook based on the size of existing land parcels with the understanding we would continue to have a natural view with the peace of living in a rural area. My self and other residents do not want to have a view of properties consistent to modern residential subdivisions such as Wallisville estate. We also native birdlife such as Morpork, keraru and Tui that would be affected by residential zoning of this land. Avro road is also extremely narrow and not a week goes by without a near miss of a head on collision, Children Walk up and down the road to catch the school bus and people often walk their dogs at night and as there is no foot paths and a narrow road, increasing traffic will only increase the risk to life on Avro road.

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

I seek that the following parts of the submission be allowed/disallowed: - I seek that Any land up Avro road being zoned as residential be 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.

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**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.

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## FURTHER SUBMISSION 9

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**Name (Please use your full name)**

Carl Leenders

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**Postal Address**

[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

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**Please specify the grounds for saying you come within this category**

I live in the neighboring area of the plan change

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**Please indicate whether you support or oppose the submission**

Oppose

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**Name of original submitter**

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

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**Postal address of original submitter**

chris@rmaexpert.co.nz

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**Submission number**

162

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



The rezoning of the GTC land parcels on our hills around Silverstream to general residential.

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**The reasons for my support or opposition are**

The undemocratic processes that are going on here are incredible, with the end result being thousands more houses in places that are unsuitable and with no infrastructure to support them

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**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

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**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.

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**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.

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**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):**

- 1. It is frivolous or vexatious**
- 2. It discloses no reasonable or relevant case**
- 3. It would be an abuse of the hearing process to allow the submission (or the part) to be taken further**
- 4. It contains offensive language**
- 5. 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.**

OK

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## FURTHER SUBMISSION 10

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**Name (Please use your full name)**

Julie Manu

---

**Postal Address**

[REDACTED]

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**Agent acting for submitter (If applicable)**

not applicable

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**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

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**Please specify the grounds for saying you come within this category**

We live in Sylvan Way and the "main road" - along with the proposed subdivisions on the ridgeline behind our Sylvan Estate subdivision, by GTC will have a major impact on Kiln Street roading, water, sewerage infrastructure, residents (of both Sylvan Estate and Kiln Street), the kindergarten and businesses.

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**Please indicate whether you support or oppose the submission**

Oppose

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**Name of original submitter**

have not submitted previously on this PC50 - only on PC49

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**Postal address of original submitter**

na

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**Submission number**

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

I oppose the submission in its entirety. I do not support the rezoning of the Ridgeline Areas - I do not support the rezoning of the small lots near to and adjoining Blue Mountains Road - I do not support the larger area adjoining Avro road to be rezoned Rural Lifestyle etc - I do not support the proposed development of the new main road from Kiln Street along the ridgeline through all the proposed developments - I do not support anything that is being proposed by GTC for PC50

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**The reasons for my support or opposition are**

The major impact that this will have on our already overloaded roading, public transport - especially parking facilities for an additional approx 2040 homes, water resources. The destruction of the ecosystem where we have deer, native birds and fauna and recently observed NZ Falcon (Karearea) nesting in the bush, with the pine deforestation this now poses land slide risk and instability of the hill sides. The sheer volume (approx 2040 residential homes) this will provide huge strain on our local playcentre, kindergarten and two primary schools, doctors, chemist, dentists even our local super market. This also has a wider than Silverstream/Pinehaven impact - it has an impact on the wider Upper Hutt Community - as new residents need to access intermediates, colleges medical care outside of our local area. The impact on traffic from the Wallaceville development has brought Fergusson Drive back to how it was prior to River Road being built - how is our current roading infrastructure within Silverstream/Pinehaven going to cope not only with the initial development of the subdivisions GTC are proposing, then once residents are in situ - the impact is going to be huge and should not be ignored. What about separate water management for these proposed subdivisions - as our current local system is already under pressure especially during the summer months. I do not want to see our green access way to Upper Hutt City covered in street lights and new residential builds. The land that is being proposed are hill sides and ridgelines - alot of excavation is going to be required to make building sites and roading. From a public view; ecological and nature view - I honestly don't see any benefits in this subdivision - I foresee many problems and very many unhappy current residents. I do not support this Plan Change 50 in any way.

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**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

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**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.

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**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.

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## FURTHER SUBMISSION 11

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**Name (Please use your full name)**

Kenneth Dixon

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**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

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**Please specify the grounds for saying you come within this category**

Proximity of the proposed changes

---

**Please indicate whether you support or oppose the submission**

Oppose

---

**Name of original submitter**

Guildford Timber Company Limited

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**Postal address of original submitter**

Electronic address for service of submitters: [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz) Telephone: 021 026 45108 Contact person: Chris Hansen, RMA Planning Consultant

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**Submission number**

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

Some proposed Transport routes Burden on existing infrastructure (and therefore residents)  
Environmental concerns

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**The reasons for my support or opposition are**

The uncertainty around the transport route(s) there are many options on the submission, some of which I would strongly oppose due to the negative impact on myself and my family. I am also concerned with the impact to the Bird corridor between the two sides of the main Hutt Valley this cannot be negatively impacted by the proposed change. Infrastructure costs on existing residents are excessive and the burden is currently on existing residents, new developments need to shoulder more than their fair share, to help maintain the existing infrastructure that they will benefit from, but was paid for by current residents. The housing shortage is a real problem in NZ and the greater good should too out weighed by Nimbism, it is their land and they should have the opportunity to develop it. However existing residents are doing it tough currently and this proposed development must have significant positive impacts for the whole community and not just be a drain on existing resources (schools, infrastructure)

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

I seek that the following parts of the submission be allowed/disallowed: - 162.1

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**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.

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OFFICE USE ONLY

Submission number

12

## 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](mailto: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](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER

Samuel Wicks

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

I have previously voiced my concerns about Plan Change 50, as it will greatly affect me, my family and local community.

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 within walking distance of the area to be affected by Plan Change 50

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 Helen Chapman

POSTAL ADDRESS OF ORIGINAL SUBMITTER 36B Field Street

SUBMISSION NUMBER 5

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

I agree with and support all parts within Helen's submission.

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

The reasons for my support or opposition are:

Helen's argument against PC50 have covered almost all the points I have against the proposal. It covers how the project will decimate local wildlife, environment, and make the area uninhabitable for native birds to nest in; overload existing infrastructure which is already at capacity, including creating more congestion at the FieldSt/FergussonDr intersection that is already a high traffic area; pedestrian movement up the steep hill will be difficult at best, making planned residents resort to using cars to move to local public transit, which will overflow any remaining parking spaces and make the surrounding area more unsafe for pedestrians; even mentions the report submitted by the NZTA detailing the extensive and costly maintenance that will be required for a road to be built on such a steep hill, which will drastically increase rates for all

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 SW 15-6-24

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



## FURTHER SUBMISSION 13

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**Name (Please use your full name)**

Robert Alkema

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**Postal Address**

[REDACTED]

---

**Agent acting for submitter (If applicable)**

NA

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

A person representing a relevant aspect of the public interest

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**Please specify the grounds for saying you come within this category**

I live in Silverstream in close proximity to the land zoned rural surrounding Silverstream and Pinehaven. I'm also a member of Pest free Upper Hutt carrying out pest trapping on Council land - Silverstream Spur and a volunteer supporting the Mawai Hakona stream restoration project.

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**Please indicate whether you support or oppose the submission**

Oppose

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**Name of original submitter**

Guildford Timber Company Limited, Silverstream Forests Ltd and the Goodwin Estate Trust

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**Postal address of original submitter**

Chris@rmaexpert.co.nz

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**Submission number**

162

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

I oppose the submitters request that the ridge line areas of the submitter's land that it deems suitable for residential and mixed use activities be rezoned General Residential.

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**The reasons for my support or opposition are**

The key areas for my opposition to this part of the submitter's proposal are mainly around the suitability of this land for the intensive development proposed, the impact of the development on the existing infrastructure and its connectivity to the community facilities in the Silverstream area. Each of these aspects are expanded below. Suitability of the land to be zoned Residential development. As stated in their submission "Its land comprises the steeper slopes surrounding the existing residential areas, and the rolling ridges ..." This doesn't draw a picture of land suitable for general Residential zoning for normal type residential development. This land has been zoned rural for some time and I can understand the submitter's desire to raise its value by seeking a zone change and note it has explored this with Council for some time. Times have changed. I believe there is strong community support to protect and enhance the environment. A residential development on top of a ridge line that would need significant cut and fills to produce around 1500 allotments will spoil the 'persona' of Upper Hutt, that of being a city surrounded by natural vegetation clad hills. Their submission also states that the southern development area was included in earlier regional and district planning documents, but more recent versions no longer include this possible development - are these later documents not a strong signal that intensive hillside subdivisions are no longer the way to go? The second aspect, impact of the development on the existing infrastructure. The submitter proposes the key corridor for access and services as being through Silverstream spur via a yet-to-be-approved Variation to PC49. This transport corridor through the spur seems to have significant submissions against this aspect. Should this transport corridor be successful it would discharge traffic from 1500 or so allotments - ten times the current properties to the south of the Kiln/Field street "poached egg" style roundabout. This existing roundabout is barely functioning now at peak times, there is limited opportunity to upgrade it within the existing road space. The submitter mentions references in an earlier Long Term Plan regarding upgrade of the Silverstream bridge and Pinehaven reservoir as been driven or linked to this proposal, I couldn't find such connection in the draft 2024-27 LTP. Certainly growth in the southern area will be a contributor, such as the development in the Heretaunga area, and, as the submitters proposed area sits on top of the ridge line, I suspect it has little relevance for the Pinehaven reservoir. In any event the City is going through tough economic times, needing substantial rate increases to properly discharge its stewardship role in maintaining and renewing existing infrastructure. In my view this is a priority and should be resolved before considering any investment in new facilities to support what would appear to be a poorly connected development. More housing through intensification in the existing urban areas would be better connected to existing community and transport facilities as well as connecting into existing 3 waters infrastructure and meet demands for additional housing.

The third aspect - its connectivity to the community facilities in Silverstream. The submitter appears to position this development as sitting between the city and the Silverstream centre - it appears to me to sit south of both, right on the boundary with Lower Hutt. It mentions walking and cycling and public transport for residents to connect with community facilities. This residential development as proposed is more than a 2 km and some 100 to 300 meters above the Silverstream community, I suggest this is outside most peoples' desire to walk or cycle to connect. Public transport is also mentioned by the submitter - I suspect providing public transport outside the city's urban boundary through rural land may be problematic.

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

I seek that the following parts of the submission be allowed/disallowed: - I seek all matters in the submission relating to the ridge line General Residential zoning, including the ridge line access road through to Kiln Street, to be 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.

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**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.

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## FURTHER SUBMISSION 14

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**Name (Please use your full name)**

Jason Barry Dyhrberg

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**Postal Address**

[REDACTED]

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**Agent acting for submitter (If applicable)**

No Answer

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**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

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**Please specify the grounds for saying you come within this category**

As a resident of Silverstream, I will be impacted by the significant increase in vehicle traffic through the Kiln St - Field St roundabout, with seemingly no work/planning underway to reduce the impact of this should the proposal be approved.

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**Please indicate whether you support or oppose the submission**

Oppose

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**Name of original submitter**

Guildford Timber Company

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**Postal address of original submitter**

**Submission number**

50

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

The connection of the new “main road” to Field St with a clearly articulated and satisfactory plan from either the submitter or the council to address the significant increase in traffic flow through the Kiln St - Field St roundabout.

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**The reasons for my support or opposition are**

Significantly increasing the flow off traffic through the Kiln St - Field St roundabout, without considerable modification or an alternative route, will render it dangerous and cause further delays when entering or exiting Silverstream during busy parts of the day.

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**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

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**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.

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**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):**

- 1. It is frivolous or vexatious**
- 2. It discloses no reasonable or relevant case**
- 3. It would be an abuse of the hearing process to allow the submission (or the part) to be taken further**
- 4. It contains offensive language**
- 5. 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.**

I am not opposed to development, but will not be supportive until my concerns are addressed.

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## FURTHER SUBMISSION 15

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**Name (Please use your full name)**

Catriona Fraser

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**Postal Address**

[REDACTED]

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

A person representing a relevant aspect of the public interest

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**Please specify the grounds for saying you come within this category**

I live in Silverstream and will be impacted by a large development on the surrounding hills. This will lead to increased traffic pressure and we do not have the infrastructure to accommodate it. I am also not clear on the financial implications for ratepayers. I do not wish to pay for this.

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**Please indicate whether you support or oppose the submission**

Oppose

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**Name of original submitter**

GTC

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**Postal address of original submitter**

Chris@rnaexpert.co.nz

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**Submission number**

162

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

I oppose the ridge line areas that have been identified in the submitter's development planning being rezoned General Residential. I oppose a larger area adjoining Avro Road being rezoned Rural Lifestyle. I oppose the building of a road from Kiln Street through SNA area.

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**The reasons for my support or opposition are**

I oppose this development. It will impact in the Silverstream and Pinehaven communities. Schools and doctors are already full. The link to Fergusson Drive is already overloaded and could not support that number of extra people. This development is not in the interest of the community .

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**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

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**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.

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**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.

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## FURTHER SUBMISSION 16

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**Name (Please use your full name)**

Sally Forrest

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**Postal Address**

[REDACTED]

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

A person representing a relevant aspect of the public interest

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**Please specify the grounds for saying you come within this category**

I live in silverstream and have an invested interest in protecting the area and its residents

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**Please indicate whether you support or oppose the submission**

Oppose

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**Name of original submitter**

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

---

**Postal address of original submitter**

chris@rmaexpert.co.nz

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**Submission number**

162

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

I oppose all parts of the submission.

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**The reasons for my support or opposition are**

I believe that the increased traffic from 2400 homes feeding into Kiln St at the north and Avro Rd/Blue Mountains Rd/Whitemans Rd from the southern end will have a major effect on traffic and congestion on the roads in Silverstream and Pinehaven. The traffic already in this area is cumbersome and causes huge issues on weekday mornings. I can't see how the proposed widening of the Silverstream Bridge across the river to SH2 will have any significant effect due to the traffic lights and complicated movements of traffic through the roundabouts to and from Field St, SH2, Eastern Hutt Rd, County Lane, the new St Pat's residential development and northern Upper Hutt. I also believe that there are other issues with this development. After council telling us how rates must go up and various programs cut in their Long Term Plan (LTP) consultation, how can they afford to pay for all the infrastructure needed for this development which may never be needed unless immigration is significantly increased? Recent comments by Chris Bishop signalled that central government are looking for user pays for large infrastructure projects. If you read the developer's submission to the LTP you realise who is going to be paying for the 3 waters reservoir upgrades including a new water reservoir on council owned land adjacent to the northern end of the development. "In terms of Liability for Development Contributions and Financial Contributions (para 15-19) there should be the addition of an option to apply and enter into a development agreement or reserve agreement, where a Development Agreement has been entered into this alters, reduces, or negates the need to pay development contributions or financial contributions." GTC also wanted the infrastructure brought forward to suit the timescale they expect to get from their Fast Track application to central government which was supported by a letter from UHCC. Ref submitter 557 in <https://www.upperhuttcity.com/.../long-term-plan-2024...> . In their original submission to PC49V1 GTC said that it is unclear whether there is any lawful basis for UHCC to charge GTC for the road and other infrastructure on the council owned 'Silverstream Spur' (P D Tancock Legal Submissions to PC49V1 10.1.6). This was after their secret Memorandum of Understanding with UHCC for swapping the council owned Spur land for land that couldn't be build on was exposed and ended by UHCC after a backlash from the public. The proposed Infrastructure Corridor (road, 3 waters, power, comms etc) to Kiln St would also permanently bisect a core part of the council owned land and has been opposed by Forest and Bird and an overwhelming majority of submitters to PC49v1. There would be an adverse effect on public enjoyment of this land as well as the flora and fauna. Increased risk of flooding in the valley after periods of heavy rain and adverse sustainability effects from deforestation and increased transport emissions would also result. There doesn't seem to be a plan for increased infrastructure to support these additional homes and residents including sewage and storm water plans, schools, doctors, dentists, supermarkets etc. Silverstream and Pinehaven schools are already at capacity. The Doctors surgery has a 6-8 week wait for appointments at present. The supermarket will not be able to service over 5000 more people. The trains are also already nearly at capacity at peak hours so adding in potentially 5000 more people that may need to take public transport will render it impossible for current residents to continue to access services. Council needs to stop sweeping things under the carpet and trying to push things past the public without true due diligence and consideration of the full impacts of their decisions, not just how it will benefit them in regards finances.

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**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

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**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.

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**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.

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## FURTHER SUBMISSION 17

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**Name (Please use your full name)**

Paula Labuschagne

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**Postal Address**

No Answer

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**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

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**Please specify the grounds for saying you come within this category**

I live in the local Silverstream area impacted by this change.

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**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

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

The specific provisions of the proposal that the submission relates to are:

- The submitters provided a detailed submission on PC50 that requested the rezoning of parts of its land in Pinehaven from Rural to General Residential;
  - The original submission included in APPENDIX A – Map 1 - Proposed zoning of submitter's land a map showing the proposed rezoning of the submitter's land, including the area requested to be rezoned from Rural to General Residential;
- 

**The reasons for my support or opposition are**

I understand the need for housing, however at the moment residents in Upper Hutt are struggling to get access to doctors, dentists, daycare, schooling. There are no provisions in this plan to support addition of any of these services. Where is the walkability factory, where is the public transport. This plan creates 2,400 households who will need to drive anywhere (through already congested roads) to get access to any standard support services. This will also impact existing residents who are already on waiting lists for these services in Upper Hutt and Silverstream.

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**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

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**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.

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**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.

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# Further submission form (FORM 6)

OFFICE USE ONLY

Submission number 18

## 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](mailto:planning@uhcc.govt.nz)

### 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](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER - Graham Bellamy

POSTAL ADDRESS OF SUBMITTER [REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE [REDACTED] ☒

CONTACT EMAIL [REDACTED]

I am (please tick all that apply):

☒ A person representing a relevant aspect of the public interest

I have been involved with Plan Change 49 and this current Plan Change 50 has raised some issues regarding PC 49 and Silverstream Spur and related areas..

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



## Details of further submission

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

NAME OF ORIGINAL SUBMITTER Graham Bellamy

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

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

I note on the current information provided by Guildford Timber Company (GTC) regarding the proposed rezoning of the of the Silverstream/Pinehaven land that they propose to out a road through the corner of a SNA area in the south/eastern corner of their land. Also I note that they have a proposed road ending at the top of Silverstream Spur and indicated to link to 44 Kiln Street. With the recent Fast Track application made by GTC, and supported by UHCC, there appears to be some information that is not being made available to people and organizations who oppose the transit corridor being proposed on the Silverstream Spur.

The proposed residential infill along the GTC land is not required for Upper Hutt. 1,665 new dwellings on this land without adequate water runoff control protection will increase the possibility of erosion and flood damage in the Pinehaven/Silverstream area.

Who pays for all the required infrastructure - water, electricity, gas, sewerage, roading, etc?

What about the impact & cost of upgrading the roading in Kiln Street, Field Street, the roundabouts and under rail ss, Silverstream Straight and the roundabouts and River bridge?

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:

Silverstream Spur needs to be retained as a rezoned natural open space and replanted in native trees and become a space for community use.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

*Proposed roading thru S/S Stream Spur*

*Housing density on Pinehaven Hills without adequate storm water controls.*

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.

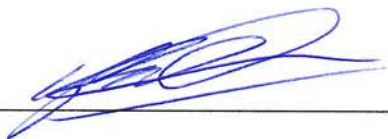


I do not wish to make a joint case.

## Signature and date

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

SIGNATURE



DATE

17/6/24



## FURTHER SUBMISSION 19

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**Name (Please use your full name)**

Carly Mackay

---

**Postal Address**

[REDACTED]

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

A person representing a relevant aspect of the public interest

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**Please specify the grounds for saying you come within this category**

Resident of Pinehaven

---

**Please indicate whether you support or oppose the submission**

Oppose

---

**Name of original submitter**

GTC

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**Postal address of original submitter**

69 Rutherford Street, Lower Hutt

---

**Submission number**

162

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

1. The land rezoning for development.
  2. The proposed main road access to the development.
- 

**The reasons for my support or opposition are**

I oppose the development proposed for 2 reasons:

1. This area is an important part of the natural landscape for Upper Hutt. Forest and Bird have identified this area as a key ecological corridor. There appears to be ample land to develop in Upper Hutt that doesn't have these unique characteristics.
  2. I don't see how access to the proposed development is feasible via Kiln Street. I haven't seen any information confirming how the increased traffic loads will be managed. This area is already congested at peak time, surely the only sensible access point would be via the other side of the hill (Stokes Valley side).
- 

**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

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**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.

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**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.

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## FURTHER SUBMISSION 20

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**Name (Please use your full name)**

rob Loftus

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

A person representing a relevant aspect of the public interest

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**Please specify the grounds for saying you come within this category**

I live in Pinehaven and therefore have a interest in all aspects of changes to my local environment

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**Please indicate whether you support or oppose the submission**

Oppose

---

**Name of original submitter**

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

---

**Postal address of original submitter**

chris@rmaexpert.co.nz

---

**Submission number**

162

---

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

OPPOSE. There does not appear to be sufficient thought given to the impact of the proposals on the local roading, traffic and infrastructure requirements that result from this. Equally the impact that this then has in terms of costs to the ratepayer and the second and third order effects that this proposal will generate does not appear to have been considered in this respect

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**The reasons for my support or opposition are**

OPPOSE: There has not been sufficient consideration to the impacts of this, proposal are what the effect will be (on traffic , roading and resources) and what, if anything, can be done to mitigate this appropriately. This is not clear and therefore of real concern to this who live in the locality

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**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.

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## FURTHER SUBMISSION 21

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**Name (Please use your full name)**

Francesca Margaret Moore

---

**Postal Address**

[REDACTED]

---

**Agent acting for submitter (If applicable)**

Not applicable

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

A person representing a relevant aspect of the public interest

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**Please specify the grounds for saying you come within this category**

I live in the Silverstream / Pinehaven community and a development the size of this proposal will have an impact on my local community.

---

**Please indicate whether you support or oppose the submission**

Oppose

---

**Name of original submitter**

Guildford Timber Company

---

**Postal address of original submitter**

Chris@rmaexpert.co.nz

---

**Submission number**

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

The number of houses proposed. We are constantly being told by Wellington Water that we have to conserve because there isn't enough so why would you approve another 2000 plus houses? Also traffic. The road to access state highway 2 is a bridge with a single lane in each direction. The increase in the amount of traffic since Wallaceville estate was built has made it difficult to move in peak times. The proposed road access through Kiln St will create a main thoroughfare and further traffic delays. The proposed houses are not walking distance to public transport so people living in the new area will have no option but to drive. Impact on natural environment. The destruction of the trees including those in a SNS area will negatively impact bird and other wildlife.

---

**The reasons for my support or opposition are**

As per 13

---

**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 22

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**Name (Please use your full name)**

Judi Huxedurp

---

**Postal Address**

[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**

The plan change 50 directly effects my residence, the concept of privacy in your own home, the risk to structure damage due to water run off, building effects on the land and landscape. Access to the community due to increased numbers without infrastructure thoughts.

---

**Please indicate whether you support or oppose the submission**

Oppose

---

**Name of original submitter**

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

---

**Postal address of original submitter**

chris@rmaexpert.co.nz

---

**Submission number**

162

---

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

Their submission mentions the national policy statement - Urban development, but their request to change rural areas to general residential areas does not create well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. Any decisions about Plan change 49 are still waiting as the community did not agree with this and it is on hold. "Proposed Plan Change 49, Variation 1 to provide to infrastructure and services (roading access, utilities, network utilities and water reservoirs for the Southern Growth Area and provision for growth related infrastructure (water reservoir and Silverstream bridge upgrade) including expenditure for this infrastructure in the UHCC LTCP 2021-2035 (adopted in 2022). " The submission relies on the addition of additional infrastructure, roading and utilities which is currently in consultation.

---

**The reasons for my support or opposition are**

The plan to create a number of "walkable village hubs with compact and well-designed housing and community spaces" does not take into account the effect on the current housing around and under the proposed sites. Does not take into account the additional resources and space required for community activities, including but not limited to, schooling, access to outside areas, transportation outside of the region for work. In the neighbouring suburb of Stokes Valley the ground has slipped under houses causes families to be without access, and some even loose their homes. I do not feel that the safety of the environment for building these new homes has been considered.

---

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

I seek that the whole of the submission be disallowed

---

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

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

---

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

I do wish to make a joint case.

---





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

## Further submission form (FORM 6)

OFFICE USE ONLY

Submission number **23**

### 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](mailto: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](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER **Transpower New Zealand Limited**

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

Transpower NZ Ltd is the owner and operator of the National Grid. The need to operate, maintain, develop and upgrade the National Grid is identified as a matter of national significance under the National Policy Statement on Electricity Transmission 2008. Transpower also has an interest as a landowner and occupier.

The local authority for the relevant area

Details of further submission✔

Refer attached table

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:

Refer attached table

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:

Refer attached table



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:

Refer attached table

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.

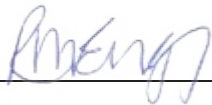


I do not wish to make a joint case.

Signature and date

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

SIGNATURE



DATE 19 June 2024

Original submission points					Transpower Further Submission Points		
Submission Ref	Plan Provision	Relief sought	Reasoning	Decision sought	Transpower Position	The reasons for Transpower’s support or opposition	Relief Transpower seeks
Wellington Electricity Lines Limited S168.7	SUB-RUR- R8 – Subdivision of land within the National Grid Subdivision Corridor which comply with the standards in SUB-RUR-S8	Support in part	Whilst Wellington Electricity Lines Limited acknowledge that Rule SUB-RUR- R8 relates to the National Grid, it is important to note that NZECP 34:2001 similarly applies to WELLS electricity distribution network. Notwithstanding the support provided to SUB-RUR- R8, Wellington Electricity Lines Limited consider that it would be beneficial to advise plan users over compliance with NZECP 34:2001 for subdivision of land which is outside of the National Grid Corridor.	Support clause 5. –  <i>5. The ability of future development to comply with NZECP 34:2001 New Zealand Electrical Code of Practice for Electrical Safe Distances.</i>  But seek that an advice note is provided within the rule to the effect that compliance with NZECP 34:2001 is also applicable to electricity distribution infrastructure which is not contained within the National Grid Subdivision Corridor.  Alternatively, should Council consider such an advice note inappropriate within SUB-RUR- R8 due to scope, then such an advice note could be provided for within the Standards for Controlled Activities in the District’s rural zones.	Oppose in part	Transpower acknowledges the reasoning behind the relief sought but has concerns that an advice note to SUB-RUR-R8 will potentially confuse plan users.  On that basis Transpower opposes the relief sought to add an advice note to the rule.  Transpower is neutral on the provision of an advice note within the Standards for Controlled Activities in the District’s rural zones.	The first part of the submission point be disallowed
Wellington Electricity Lines Limited S168.17	RLZ-P3 – Infrastructure	Support in part	Wellington Electricity Lines Limited support this policy as operational efficiency of the rural supply network is of critical importance to rural businesses and communities.  In consideration of the above create consistency with regional planning documents, as well as removing ambiguity from Wellington Electricity Lines Limited’s critical sub transmission network where it is currently defined by the revoked Electricity Governance Regulations 2003.  The locations of Wellington Electricity Lines Limited’s infrastructure (sub transmission lines, substations, generators) have established effects such as noise and visual; therefore, it is appropriate that Policy RLZ-P3 recognises reverse sensitivity.	The definition of Regionally Significant Network Utilities should be amended so as to align with the definition for Regionally Significant Infrastructure in the WRPS and Natural Resource Plan  and  WELL Seek the following text to be included with in the policy:  <i>To ensure that transport networks, transmission lines and other regionally significant network utilities are <u>recognised and protected to enable them to be operated safely and efficiently.</u></i>  Inclusion of reference to the potential adverse effects of rural lifestyle development to operational aspects of network utility infrastructure in the zone	Support in part	In its submission Transpower sought amendment to RLZ-P3 as follows:  <i>To ensure that transport networks, transmission lines and other regionally significant network utilities are able to be operated, <b>maintained, upgraded, and developed</b> safely and efficiently.</i>  Notwithstanding the relief sought in its submission, Transpower is supportive of the relief sought in submission point S168.17 in relation to RLZ-P3.	The second part of the submission point be allowed

## FURTHER SUBMISSION 24

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**Name (Please use your full name)**

Howard Neil Carter Rait

---

**Postal Address**

[REDACTED]

---

**Agent acting for submitter (If applicable)**

N/A

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

A person representing a relevant aspect of the public interest

---

**Please specify the grounds for saying you come within this category**

I have concerns around traffic and local infrastructure

---

**Please indicate whether you support or oppose the submission**

Oppose

---

**Name of original submitter**

Gilford Timber Company LTD, Silverstream Forrest LTD and Goodwin Estate Trust

---

**Postal address of original submitter**

chris@rmaexpert.co.nz

---

**Submission number**

162

---

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

The re zoning of land owned by the submitter being noted as "Ridgeline areas" in their proposal to "General Residential"

---

**The reasons for my support or opposition are**

I do not believe the local infrastructure which includes but is not limited to: Roading (in particular congestion within and on the outskirts of Silverstream Village), schooling, supermarkets/shops, Drs, electricity, water, storm water, waste water and public transport can support the additional people and number of vehicles that will be using the facilities and areas. Let's be honest - we are struggling already in many of these areas. Full studies and capacities of the infrastructure (particularly vehicle access) and the proposed route vehicles will be able to get under or over the railway lines need to be undertaken and presented, as currently there is only ONE railway underpass (Nil overpasses) in this area and that leads onto a very busy road (Fergusson Drive). Adding another one to two thousand (possibly even more) vehicles each day to those that already use this singular access is fraught with issues. The singular (Main) road shown accessing the proposed "General Residential" zones in my opinion does not provide adequate details not what the traffic flow will be. Full studies of traffic exiting onto Kiln Street are required. Even if other access routes are identified they will still end in Silverstream Village trying to get out to Fergusson Drive. I also have grave reservations about buildings and the required roads being built on hills given the effects of recent weather situations. Recent events have clearly shown it is not ideal to build on hills and this has been demonstrated many times (within the Wellington region and the rest of the country) in recent years with a vast number of slips and houses having to be evacuated etc. I mean - haven't we learnt anything over the last five or so years? I do not believe the houses that will be built in the proposed "General Residential" zones will be affordable for many "new" home owners or lower income families. I do not believe the Council should allow "General Residential" zones near Waste facilities. How long will it be before anybody who does purchase a house or lot in the proposed areas start complaining about overlooking a Waste facility (tip) or the noise and smell that facility generates?

---

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

I seek that the following parts of the submission be allowed/disallowed: - Rezoning of parcels of GTC owned land to "General Residential" 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 25

---

**Name (Please use your full name)**

Robin Perks

---

**Postal Address**

No Answer

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

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

---

**Please specify the grounds for saying you come within this category**

I am a resident of Southern Upper Hutt, and I wish to express my concerns regarding the proposed development. My apprehensions are centered around the potential impact on my quality of life, specifically pertaining to the anticipated increase in traffic volume, the possibility of stormwater runoff, and the degradation of visual amenity in the area. These issues are of significant importance to me, and I believe they warrant careful consideration in the evaluation of the proposal.

---

**Please indicate whether you support or oppose the submission**

Support

---

**Name of original submitter**

Barry & Jeanne Bowden

---

**Postal address of original submitter**

48 Flux Road

---

**Submission number**

165

---

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

1. Increased Traffic 2. Noise Pollution

---

**The reasons for my support or opposition are**

I hereby register my opposition to the proposed increase in traffic congestion on Pinehaven and Bluemountains Road and the adjacent areas. Furthermore, I am deeply concerned about the potential environmental repercussions, particularly the destruction of natural landscapes that could lead to stormwater runoff and subsequent flooding. These developments pose a significant threat to the ecological balance and the well-being of the community, and as such, should be addressed with utmost urgency and consideration.

---

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

I seek that the whole of the submission be allowed

---

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

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

---

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

I do wish to make a joint case.

---

## FURTHER SUBMISSION 26

---

**Name (Please use your full name)**

Robert Stonehouse

---

**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**

My property is located near the GTC land and I am concerned how this proposal will impact environmental sustainability, flooding and local traffic management.

---

**Please indicate whether you support or oppose the submission**

Oppose

---

**Name of original submitter**

Submitter number 162. Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust

---

**Postal address of original submitter**

chris@rmaexpert.co.nz

---

**Submission number**

---

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

I oppose to the rezoning of land in Silverstream/Pinehaven to general residential in the Ridgeline Areas, the rezoning of lots adjoining Blue Mountains Road, and the rezoning of the area adjoining Avro Road.

---

**The reasons for my support or opposition are**

I am gravely concerned about

- 1) Impacts on environmental sustainability and destruction of local flora and fauna of which makes Pinehaven beautiful. Including deforestation.
- 2) the potential significant impacts on flooding and slips, of which pinehaven is already under threat.
- 3) the significant increase in the future number of road users and traffic, particularly the silverstream center, of which is already dire, with no adequate redirection plan.
- 4) Loss of public reserves and walk ways.
- 5) Negative impact on quality of life of local residents whom bought in the area due to its private and environmentally friendly characteristics.
- 6) Loss of Silverstream/Pinehaven Greenbelt.

**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

27

### 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:

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](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER BRENDA STONESTREET

POSTAL ADDRESS OF SUBMITTER [REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) N/A

CONTACT TELEPHONE [REDACTED]

CONTACT EMAIL [REDACTED]

I am (please tick all that apply):

☒ A person representing a relevant aspect of the public interest

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:

NAME OF ORIGINAL SUBMITTER: SUBMISSION 162 - GUILDFORD TIMBER CO LTD & GOODWIN ESTATE

LOCAL ADDRESS OF ORIGINAL SUBMITTER

TRUST & SILVERSTREAM

SUBMISSION NUMBER 162 PCSO - RURAL LAND

FORESTS LTD.

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

PLEASE REFER TO THE ATTACHED DOCUMENT LABELLED BS

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

The reasons for my support or opposition are:

PLEASE REFER TO THE ATTACHED LABELLED BS

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

PLEASE REFER TO THE ATTACHED LABELLED BS

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

Brenda Spensley

DATE

20-6-24



Submission 162 - Guildford Timber Company Limited, Silverstream Forests Ltd and the Goodwin Estate Trust

I oppose the submitters request that the ridge line areas of the submitter's land that it deems suitable for residential and mixed use activities be rezoned General Residential.

The key areas for my opposition to this part of the submitter's proposal are mainly around the suitability of this land for the intensive development proposed, the impact of the development on the existing infrastructure and its connectivity to the community facilities in the Silverstream area.

My key issues are outlined below:

**1. Suitability of the land to be zoned Residential development,**

As stated in their submission "Its land comprises the steeper slopes surrounding the existing residential areas, and the rolling ridges ..." This is not flat land and with this comes a number of potential issues – erosion, slips, floods as opposed to land suitable for general Residential zoning for normal type residential development. I am particularly worried about the flood and slips threat of this proposed development on the current residents.

This land has been zoned rural for some time and I can understand the submitter's desire to raise its value by seeking a zone change and that it has explored this with Council for some time.

In Silverstream and Pinehaven there has always been a strong community support to protect and enhance the environment. A residential development on top of a ridge line that would need significant cut and fills to produce around 1500 allotments will spoil the 'persona' of this environmental minded community as we value the Upper Hutt city in that it is a city surrounded by natural vegetation clad hills.

Their submission also states that the southern development area was included in earlier regional and district planning documents, but more recent versions no longer include this possible development - are these later documents not a strong signal and acknowledgement that intensive hillside subdivisions are no longer the way to go?

**2. Impact of the development on the existing infrastructure.**

The submitter proposes the key corridor for access and services as being through Silverstream spur via a yet-to-be-approved Variation to PC49. This transport corridor through the spur seems to have significant submissions against this aspect. Should this



(BS) Brenda Stonestreet

transport corridor be successful it would discharge traffic from 1500 or so allotments - ten times the current properties to the south of the Kiln/Field street roundabout. This existing roundabout is barely functioning now at peak times (school, kindergarten and work traffic chaos that sees residence waiting for 10 minutes at a time to currently come out from Kiln Street), and there is limited opportunity to upgrade it within the existing road space.

The submitter mentions references in an earlier Long Term Plan regarding upgrade of the Silverstream bridge and Pinehaven reservoir as been driven or linked to this proposal, I couldn't find such connection in the draft 2024-27 LTP. Certainly growth in the southern area will be a contributor, such as the development in the Heretaunga area, and, as the submitters proposed area sits on top of the ridge line, I suspect it has little relevance for the Pinehaven reservoir.

Upper Hutt City is going through tough economic times and needs substantial rate increases to ensure the maintainence and renewal of the existing infrastructure. In my (and my families) view this is a priority and should be resolved before considering any investment in new facilities to support what would appear to be a disconnected development.

More housing through intensification in the existing urban areas would be better connected to existing community and transport facilities as well as connecting into existing 3 waters infrastructure and meet demands for additional housing.

### **3. Connectivity to the community facilities in Silverstream.**

The submitter appears to position this development as sitting between the city and the Silverstream centre - which in relativity sits south of both, right on the boundary with Lower Hutt. It mentions walking and cycling and public transport for residents to connect with community facilities. This residential development as proposed is more than a 2 km and some 100 to 300 meters above the Silverstream community, I suggest this is outside most peoples' desire to walk or cycle to connect. Public transport is also mentioned by the submitter - I suspect providing public transport outside the city's urban boundary through rural land may be problematic.



## FURTHER SUBMISSION 28

---

**Name (Please use your full name)**

Nancy Bale

---

**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 am a resident of Pinehaven since 2016

---

**Please indicate whether you support or oppose the submission**

Oppose

---

**Name of original submitter**

GTC Silverstream Forest and Goodwin estate trust

---

**Postal address of original submitter**

Chris@rmaexpert.co.nz

---

**Submission number**

162

---

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

The council should not be investing in new infrastructure that only serves a small portion of Upper Hutt residents instead limited resources would be better spent on developing existing infrastructure for medium density housing. Also cutting the wildlife corridor between the river and forested areas of silverstream and pinehaven is not good for our community.

---

**The reasons for my support or opposition are**

Only a small portion of residents would benefit from the proposed council investment in New infrastructure and this proposal would be to the detriment of our natural environment. The impact on traffic, parking and train services has not been adequately considered.

---

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

I seek that the whole of the submission be disallowed

---

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

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

---

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

I do not wish to make a joint case.

---

OFFICE USE ONLY

Submission number

29

## 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](mailto: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](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER **Paul Grooby**

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 ☐ I live in the area that is proposed to be changed under 'submission 162'

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 Paul Grooby

POSTAL ADDRESS OF ORIGINAL SUBMITTER 15 Pinehaven Road, Pinehaven

SUBMISSION NUMBER 162

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

I oppose the planned changes to the zoning classification around the ridgelines of Pinehaven as per Guilford Timber Company Application.

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:

Increased traffic through the relatively narrow streets of Whitemans road. The road up to Avro road is narrow , windy so increated traffic will create new issues.

Secondly - additional strains on infrastructure such as waste water

Potential from errosion with stabilising trees on the hills now removed.

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 Paul Grooby

DATE 21-June-2024

## FURTHER SUBMISSION 30

---

**Name (Please use your full name)**

Stephanie Winter

---

**Postal Address**

[REDACTED]

---

**Agent acting for submitter (If applicable)**

NA

---

**Address for service (If different from above)**

Same as above

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

A person representing a relevant aspect of the public interest

---

**Please specify the grounds for saying you come within this category**

Further expansion of housing as planned/ suggested for the Pinehaven Silverstream hills area will adversely impact the infrastructure and environment, resulting in affecting the quality of life for residents.

---

**Please indicate whether you support or oppose the submission**

Oppose

---

**Name of original submitter**

Guildford Timber Company

---

**Postal address of original submitter**

Guildford Timber Company

---

**Submission number**

162

---

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

I oppose the change of zoning for hilltop land along the ridge line from Kiln Street to Avro Road

---

**The reasons for my support or opposition are**

Harm to homes and environment due to possible flooding, and lack of sufficient infrastructure to support a project of this size.

---

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

I seek that the following parts of the submission be allowed/disallowed: - Guildford Timber Company submission 162

---

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

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

---

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

I do wish to make a joint case.

---

## SUBMISSION 31

---

**Name (Please use your full name)**

Richard Aaron Fewtrell

---

**Postal Address**

[REDACTED]

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

A person representing a relevant aspect of the public interest

---

**Please specify the grounds for saying you come within this category**

I live on Blue Mountains Road and will be impacted by this development.

---

**Please indicate whether you support or oppose the submission**

Oppose

---

**Name of original submitter**

Leith-Anne Mangos

---

**Postal address of original submitter**

79a Sierra way

---

**Submission number**

85

---

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

I am opposed to this development and agree with the points raised by Mrs Mangos. The increase in traffic will be dangerous and disruptive to the community. In the 7 years I have lived on Blue Mountains Rd the traffic has gotten worse with development in Whitemans Valley and surrounds. We have seen an increase in traffic through Silverstream since the Wallaceville Estate subdivision was created, leading to congestion in the local area. I am concerned about safety of children and the impact on infrastructure and our schools. Where will the new children in the area go to school? Pinehaven and Mangaroa Schools can't cope with a large increase in pupils. This plan is a disgrace and totally disregards the local communities views, who are mostly opposed to the development.

---

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

I seek that the whole of the submission be allowed

---

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

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

---

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

I do not wish to make a joint case.

---



## FURTHER SUBMISSION 32

---

**Name (Please use your full name)**

Steffen Wohlleben

---

**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**

because I'm a resident of Pinehaven already affected by a crumbling, unmaintained infrastructure that is put under further stress by an secretive almost clandestine process that's bypassing democratic due process.

---

**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 (Submitter Number 162)

---

**Postal address of original submitter**

Kendons Chartered Accountants Ltd, 69 Rutherford Street, Lower Hutt 5010 NZ

---

**Submission number**

162

---

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

The submission as a whole should be rejected.

---

**The reasons for my support or opposition are**

The current infrastructure doesn't support this development, the process is clandestine and ethically questionable. No information is given to the public. Medium density homes should be built in cities with supporting infrastructure and not as greenfield development without even a thought given to mass transit and public transportation.

---

**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 33

---

**Name (Please use your full name)**

Ayse Altin-Wohlleben

---

**Postal Address**

[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 and my property is close the th GTC land. I am concerned about this process and how little information has been given to the public by submitter 162.

---

**Please indicate whether you support or oppose the submission**

Oppose

---

**Name of original submitter**

Guildford Timber Company Limited

---

**Postal address of original submitter**

Kendons Chartered Accountants Ltd, 69 Rutherford Street, Lower Hutt, 5010 NZ

---

**Submission number**

162

---

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

I oppose submission 162 as a whole. Especially the request that currently rural zoned land in operative plan and plan change 50 would be changed to General residential zone.

---

**The reasons for my support or opposition are**

I have great concerns about how this proposal will affect my life due to such things as increases in traffic volume, further strain on already limited public traffic and alternative transport options, lack of infrastructure, potential storm water run off and increase of slippages, loss of visual amenity, effects on wildlife and nature in general. There is no analysis of the costs and benefits of this proposal. The consequences for the public are massive and inclusion of a rezoning of such a size by submission subverts the statutory process for public participation in plans. I request that council require the submitter to apply for a private plan change for 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 34

---

**Name (Please use your full name)**

Anthony Jackson

---

**Postal Address**

[REDACTED]

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

**I am (please tick all that apply)**

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

---

**Please specify the grounds for saying you come within this category**

I live in pinehaven, which is directly affected by these planned changes

---

**Please indicate whether you support or oppose the submission**

Oppose

---

**Name of original submitter**

Guildford timber company

---

**Postal address of original submitter**

Care of Kendons Chartered Accountants Ltd, 69 Rutherford Street, Lower Hutt, 5010

---

**Submission number**

162

---

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

I oppose the full submission but especially the request by the submitter that land with rural zoning in the plan 50 be changed to residential zone.

---

**The reasons for my support or opposition are**

1) there has been no public available analysis on the costs and benefit of the proposal, or even the amount of houses proposed to be built 2) I am concerned about the potential for flooding and this should be addressed 3) submission 162 has bypassed the public process meaning that the public have not had proper opportunity to review and feedback on the full proposals, and are also having to pay for the process that should have been a private submission

---

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

I seek that the whole of the submission be disallowed

---

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

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

---

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

I do wish to make a joint case.

---

# FURTHER SUBMISSION 35

## 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]

ANDREW PUGLIA

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

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

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

AS A RESIDENT OF PINEHURST I WILL BE DIRECTLY AFFECTED BY  
THE TRAFFIC, RUN OFF AND LANDSCAPE EFFECTS CAUSED BY  
THE ZONE CHANGE.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

~~THE AMOUNT OF TRAFFIC IN THE AREA WILL BE SO  
EXCESSIVE AND~~

I OPPOSE CHANGING THE RURAL ZONE TO THE RESIDENTIAL  
ZONE!

The reasons for my opposition are:

THE AMOUNT OF TRAFFIC IN THE AREA IS ALREADY AT  
MAXIMUM CAPACITY, THERE IS NO EXPANSION  
POSSIBLE.

I seek that the whole of the submission be disallowed:

REQUESTING THE GTC APPLY FOR A PRIVATE CHANGE  
PLAN ACCORDINGLY.

RESTART THE 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 ... Arden PM .....  
(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 ... 21/06/24 ...

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](mailto: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](mailto:planning@uhcc.govt.nz)

**Deliver to GTC's agent** (Chris Hansen, RMA Planning Consultant): [chris@rmaexpert.co.nz](mailto: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 36

## 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: ANNMARIE PUGLIA  
[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 PINEHAVEN & AM EXTREMELY CONCERNED HOW THIS WILL  
AFFECT OUR LIVES, DUE TO POSSIBLE LANDSLIDES, INCREASE IN FLOOD RISK  
& HUGE VOLUME OF TRAFFIC

**I oppose the submission of:**

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

**The particular parts of the submission I oppose are:**

THE ENTIRE SUBMISSION. IT NEEDS TO BE SCRAPED &  
COMPLETELY RESTARTED FROM THE BEGINNING

**The reasons for my opposition are:**

INCREASED RISK OF FLOODING, TRAFFIC CONGESTION INTO & OUT  
OF SILVERSTREAM & PINEHAVEN, PLUS THE HIGH RISK  
OF LANDSLIDES.

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

UH CITY COUNCIL ~~MUST~~ <sup>MUST</sup> REQUIRE GTC TO APPLY FOR A  
PRIVATE PLAN CHANGE FOR REZONING.  
GTC MUST RESTART THEIR SUBMISSION.



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 ...21/06/24.....

Electronic address for service of person making further submission

Email: .....

Telephone: .....

Postal address: .....

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

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

#### **Note to person making further submission**

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

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

Form 6  
**Further Submission**

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

*Clause 8 of Schedule 1, Resource Management Act 1991*

**Proposed Plan Change 50 – Rural Chapter Review**

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

To: Upper Hutt City Council

Name of person making  
further submission: .....*Patricia Bernice Tankersley*.....  
[full name]

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

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

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

*I am a resident of Silverstream. This zone-change proposal is a major shift in UHCC policy and will impact on my life and my 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 all of it. It is unthinkable that a block of land this size be rezoned general residential.*

The reasons for my opposition are:

*This is a large-scale zoning change with significant consequences. Public participation is essential.*

I seek that the whole of the submission be disallowed:

*It seems appropriate for the submitter to follow the established procedure and apply for a private plan change for rezoning.*



I ~~wish~~ 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 *Patricia Bernice Tankersley*  
(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 *22 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](mailto: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](mailto:planning@uhcc.govt.nz)

**Deliver to GTC's agent** (Chris Hansen, RMA Planning Consultant): [chris@rmaexpert.co.nz](mailto: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 38

## Form 6 Further Submission

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

Clause 8 of Schedule 1, Resource Management Act 1991

### Proposed Plan Change 50 – Rural Chapter Review

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

To: Upper Hutt City Council

Name of person making  
further submission: STEPHEN EDWARD RICKMAN  
[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 the immediate vicinity of the plan change and will be directly  
affected by the Plan Change. I am greatly concerned by the probable effects  
on development such as; traffic increase and pedestrian safety, pressure  
on infrastructure, and of course our beautiful natural 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 submission in its entirety. The rezoning is  
plain wrong.

The reasons for my opposition are:

Traffic/pedestrian safety  
Negative impact on environment (natural)  
Pollution.  
Ability to build on the skyline.

I seek that the whole of the submission be disallowed:

The council must require the submitter (GTC) 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 *DE Rickman*  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date 21/6/24

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone [REDACTED]

Postal address: [REDACTED]

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and 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](mailto: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](mailto:planning@uhcc.govt.nz)

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

39

## 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](mailto: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](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER **P Fabian**

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 : 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 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:

There are good ideas in the submission, and I support the position as I believe the council should be supporting Mangaroa farm as I believe it’s the only food producing farm that operates at a scale that is able to make a meaningful contribution to food production and supply for the local and wider community.

I also support 174 that there have 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:

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 P. Fabian

DATE – 26/6/2024



OFFICE USE ONLY

Submission number 39

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](mailto: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 **P Fabian**

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:

The fact that Guildford Timber is not following the appropriate Plan change process. They should be going through the Private Plan Change process which will ensure they are covering all areas which affect the public and environment. This will allow for the appropriate assessments and recommendations to be made and for public to have their say on the future of Upper Hutt and its environment.

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

The reasons for my support or opposition are:

That the Guildford Timber company is trying to subvert the process which they should be following to allow for the appropriate checks and balances and public input into this change.

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 - 22/6/2024

OFFICE USE ONLY

Submission number

39

## 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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**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

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NAME OF SUBMITTER **P Fabian**

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 as it is a fair representation of challenges which Upper Hutt faces 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 a fair and reasonable account of the situation and where things are at.

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 P Fabian

DATE – 26/6/2024





OFFICE USE ONLY

Submission number

40

## 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 **K Fabian**

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 : 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:

It would be good to see Mangaroa and Whitemans Valley get amenities which they have been lacking for some time. As with the Community Centre in Timberlea these would be a great asset to this area also.

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:

There are good ideas in the submission, and I support the position as I believe the council should be supporting Mangaroa farm as I believe it's the only 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 *H. Fabian*

DATE – 26/6/2024



OFFICE USE ONLY

Submission number

40

### PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

#### Proposed Plan Change 50 - Rural Chapter Review

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

#### To Upper Hutt City Council

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NAME OF SUBMITTER **K Fabian**

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 as they have not put in any plans around traffic, schooling, run off, or impacts on the community. My understanding is that there is a process that Guildford Timber should be following. By following the process for a private company it will allow for plans to be reviewed by council and the public to ensure minimal impact or the correct investment in the surrounding community.

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

The reasons for my support or opposition are:

That the Guildford Timber company is trying to skirt around the correct process which they should be following. The public need to be able to have their say and review their plans for the area. I also believe that the relationship between Wayne, Geoff and Guildford needs to be brought into question, especially considering the letter from Guildford to the council dated 13<sup>th</sup> May 2024 which states that

"Our team very much wish to continue the good faith and collaborative relationship that the parties have enjoyed dating.". Dating is defined as "to regularly spend time with someone you have a romantic relationship with". If these groups are dating then there is definitely a conflict of interest and as a serious document I would believe this would be inappropriate to be stating if this is just a purely business and pcouncil matter.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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Please indicate whether you wish to make a

☐ I do wish to make a joint case.



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

☒ I do not wish to make a joint case.

---

### Signature and date

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

SIGNATURE



DATE - 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 **K Fabian**

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

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A person who has an interest in the  
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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 as it is a fair representation of challenges which Upper Hutt faces 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 a fair and reasonable account of the situation and where things are at.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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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 K Fabian

DATE – 26/6/2024