

FURTHER SUBMISSION 81

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]

Diana Niala Rickme

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 close to the area proposed to be subject to a plan change.
The change to residential from rural is an appalling degradation
of 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:

*The entire proposal. In particular the request by GTC to
change the zoning from rural to ~~sub~~ residential.*

The reasons for my opposition are:

*Traffic, noise, pollution, effect on wildlife, ability to build
on the skyline*

I seek that the whole of the submission be disallowed:

*Request that the council require the submitter to apply
for a Private Plan Change*

FURTHER SUBMISSION 82

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 JAMES

JONES.....

[full name]

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

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

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

I live in Pinehaven and I am concerned about the fact that the development of the proposed
housing development will have in terms of run off into our geographical area. I am also concerned
by the immediate impact that increased traffic will have on an already struggling reading system
in and around Silverstream.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

**I oppose the submission as a whole and in particular the rezoning from rural to a general
residential zone**

The reasons for my opposition are:

The rezoning and subsequent development will result in increased run off leading to flooding, noise pollution, removal of wildlife habitat and increased traffic congestion and pollution.

I seek that the whole of the submission be disallowed:

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

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

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

Signature of person making further submission

Stephen J Jones.....

(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

Electronic address for service of person making further submission

Email:

.....
.....

Telephone:
.....

Postal address:
.....

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

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

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

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 83

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]

MENDY

~~ROBINSON~~

ROBINSON

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 Blue Mountains I will be directly affected
by the traffic, run-off + landscape effects of the development
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: I oppose the whole submission
and specifically the submitter's request that land currently
zoned as "rural" (in both the operative plan + plan change 50
be updated to "general residential zoning".

The reasons for my opposition are:

The proposed rezoning will result in a huge number of houses
being able to be built along the skyline + hugely increase
traffic congestion as a result of said increase in households.

I seek that the whole of the submission be disallowed:

I request that UHCC require the submitter to
apply for a Private Plan Change for this 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
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 24/6/24

Electronic address for service of person making further submission

Email:

Telephone:

Postal address:

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Form 6
Further Submission

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

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

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

To: Upper Hutt City Council

Name of person making
further submission:

[full name]

AWAN CLIFFORD

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 feel I have great interest than the general public because I reside in Upper Hutt. I'm very concerned
about what is happening to the proposed land changed. The following are some of the aspects of
concern: lack of clarity of what is really taking place, lack of information provided by the Submitter
162 – the zone change would have a negative impact on our city.**

I oppose the submission of:

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

The particular parts of the submission I oppose are:

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

The reasons for my opposition are:

Rezoning is anticipated to bring about adverse environmental effects in the region, such as heightened risks
of flooding, traffic congestion, and light pollution. These changes are poised to negatively impact both the
local community and the natural ecosystem, affecting people, animals, and the land.

I seek that the whole of the submission be disallowed:

- I propose that the Council mandates the Submitter to seek a Private Plan Change for the rezoning.

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

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

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

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

Date 24/6/24

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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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]

KAREN CLIFFORD

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 feel more invested than the average person because I live in Upper Hutt. I'm deeply concerned about the proposed land changes and several aspects worry me: the unclear nature of the situation, the lack of information from Submitter 162, and the potential negative impact the zone change could have on our city.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I oppose the entire submission, especially the request from the submitter to change the land currently zoned as Rural in both the existing Plan and in Plane Change 50 to a General Residential zone.

The reasons for my opposition are:

Rezoning is likely to result in detrimental environmental effects in the region, including increased flooding, traffic issues, and light pollution. These changes are expected to negatively impact residents, wildlife, and the land.

I seek that the whole of the submission be disallowed:

- My suggestion is that the Council insists the Submitter apply for a Private Plan Change to facilitate the rezoning.

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

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

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

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

Date 24/June/2024

Electronic address for service of person making further submission

Email:

Telephone:

Postal address:

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FURTHER SUBMISSION 86

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: Sandra May Cusin
[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 Somerby Mews which is off Kilm. St.
I worry about the volume of traffic in this area.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I oppose the whole 162 Submission, and
the rezoning on such a large scale.

The reasons for my opposition are:

Silverstream has always been an environmentally great
Place to raise a Family the feeling of wellbeing whilst
Walking round the many green spaces that surround it;
We must keep maintaining this.

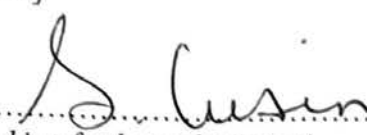
I seek that the whole of the submission be disallowed: ✓

I'm requesting the council to reconsider the plan change
and ask the submitter to apply for private plan change
at their own expense. Better use of Public money at
this time.

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

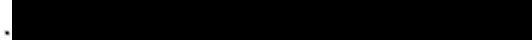
~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~

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

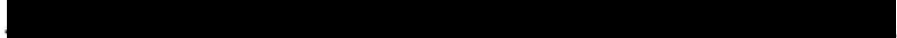
Signature of person making further submission 
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date ... 24-6-2024

Electronic address for service of person making further submission

Email: 

Telephone: 

Postal address: 

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FURTHER SUBMISSION 87

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]

~~Wendy Robinson~~ John Robinson

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 here. The building from start to
finish will impact on the local environment. leads,
flora + fauna

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 submission as a whole. I oppose the
change of land use to general residential zone from
rural.

The reasons for my opposition are:

Traffic increase. Flooding due to increased
hard surfaces. Impact on flora + fauna, esp
the likelihood of advancing Kiwi from Larnumwater
Area.

I seek that the whole of the submission be disallowed:

Private plan change is needed for their
zoning

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

Date 24.6.24

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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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: ... **Heather Frances Beckman**

.....
[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:

- Our family home is in Silverstream and this proposed zone change and development is of grave concern to me. I will be directly affected by the extra traffic going onto the Kiln Street /Field Street roundabout that is already dangerous and the Silverstream Village / Infrastructure does not have the capacity for a further 2000 + homes.
- In addition to this I have already made a submission on the PC49 Open Spaces / PC49V1 Silverstream Spur and I believe the PC50 Plan directly relates to my earlier submission.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I **oppose** the GTC submission in its entirety. Specifically, I **oppose** GTC’s request that the land currently zoned as Rural in both the operative Plan and Plan Change 50 be changed to General Residential zone.

The reasons for my opposition are:

1. I do not believe that the correct process has been followed for rezoning of this scale and the public has not been given the opportunity for consultation.

2. There is no design information available on the impact of the re-zoning on the community and environment.
 - a. The Silverstream roundabouts are extremely busy intersections. Entering the roundabout from the south end of Kiln Street is already hazardous, let alone with the additional traffic from a new residential development. Traffic flow / management will be severely impacted in the southern suburbs of Upper Hutt and access to SH2 will be significantly degraded.
 - b. There is insufficient infrastructure (shops, schools, doctors, carparking at shops and at train station) to support the rezoning, nor is the space to provide the required infrastructure.
3. There is no indication of cost to the ratepayers of Upper Hutt.

I seek that the whole of the submission be disallowed and rejected. The Private Plan Change Process needs to be followed and GTC should not be exempt from this. The Public must be given the opportunity to make submissions on this change and UHCC must take these submissions into consideration.

I request that GTC to apply for a Private Plan Change if they wish for their land to be rezoned from Rural to General Residential.

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

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

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

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

Date 24 June 2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: ... [REDACTED]

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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: SANJAY RAWAT
[full name]

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

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

I am a person who has an interest in the proposal that is greater than the interest the general
public has because ... my property is at the foothill of Silverstream Spur
which is bound to have a direct impact on me and my whānau
due to high traffic & risks of flooding & landslide.
I made a submission of PC49V1 too.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I oppose the whole submission, particularly PC50 that
clearly is a big risk for someone like me residing next to
the spur boundary.

The reasons for my opposition are:

I already hear a lot of noise from behind or southern end of
my house very regularly. From experience it's a no brainer that
the amount of pain it'll cause in terms of noise, dust pollution
besides long-term risks around flooding, traffic, etc.

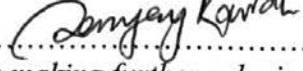
I seek that the whole of the submission be disallowed:

Simple request to council that the submitter applies for private-
plan change. That will also be a better use of public money.
Specially when cost of living and rates are out of control.

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.]

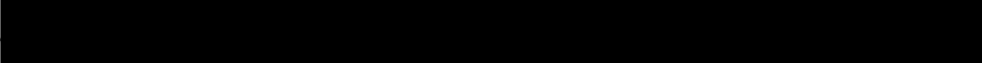
Signature of person making further submission 
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date 21/06/2024.....

Electronic address for service of person making further submission

Email: 

Telephone: 

Postal address: 

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

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

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

Note to person making further submission

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

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

FURTHER SUBMISSION 90

Further submission form (FORM 6)

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 – Rural Chapter Review

Details of submitter

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

NAME OF SUBMITTER

Duncan Stuart

POSTAL ADDRESS OF SUBMITTER

[REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

N/A

CONTACT TELEPHONE

[REDACTED]

CONTACT EMAIL

[REDACTED]

I am (please tick all that apply):

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

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

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

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

I live in Silverstream near the Spur

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

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

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

POSTAL ADDRESS OF ORIGINAL SUBMITTER

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

Contact person: Chris Hansen, RMA Planning Consultant

SUBMISSION NUMBER 162

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

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

All of the submission

The reasons for my support or opposition are:

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

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

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

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

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

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

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

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

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

I do wish to make a joint case.

I do not wish to make a joint case.

Signature and date

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

SIGNATURE

DUNCAN STUART (*SIGNED ELECTRONICALLY*) DATE 24/06/24

FURTHER SUBMISSION 91

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: Edward William Gray
[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 Silverstream (Kiln Street), which is directly affected by the proposed zoning change. The increased housing density will significantly impact local traffic, infrastructure, and the 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 entire submission, particularly the parts seeking to rezone the submitter's land from General Rural to enable residential and mixed-use development.

The reasons for my opposition are:

1. Traffic Congestion: The proposed rezoning and subsequent development would significantly exacerbate existing traffic congestion issues in Upper Hutt, particularly in the Silverstream and Pinehaven areas. The submission fails to provide a comprehensive traffic management plan to address the increased vehicle load on already strained local roads and access routes to State Highway 2. This concern is not merely theoretical; it directly impacts local residents. For instance, exiting our property onto Kiln Street has become increasingly challenging and dangerous due to parked cars and increased traffic volume. The proposed development would only amplify these issues, making simple tasks like leaving one's property both time-consuming and hazardous. This personal experience

underscores the urgent need for a thorough traffic impact assessment and mitigation strategy, which the current submission lacks.

2. Infrastructure Strain: Current infrastructure, including water supply, sewage systems, and local roads, is inadequate to support the proposed population increase. The submission lacks detailed plans for necessary infrastructure upgrades, risking overload and potential system failures.
3. Lack of Social and Well-being Facilities: The proposal fails to adequately address the need for additional social infrastructure such as schools, medical facilities, and recreational areas. Existing amenities are already under pressure, and further development without these considerations will negatively impact community well-being.
4. Environmental Impact: The proposed development would lead to significant deforestation and loss of natural habitats crucial for maintaining the area's ecological balance. The submission does not provide sufficient measures for managing erosion, sediment discharge, and other environmental impacts resulting from large-scale earthworks and development.
5. Inconsistency with Planning Instruments: The proposal does not align with the objectives of the National Policy Statement on Urban Development (NPS-UD) to create well-functioning urban environments. It is also inconsistent with the Upper Hutt City Council's Long Term Plan (LTP) for planned, sustainable growth and infrastructure development. Specifically:
 - a) National Policy Statement on Urban Development (NPS-UD): The proposal does not fully align with the objectives of the NPS-UD, which came into effect on 20 August 2020. Specifically:
 - Objective 1 of the NPS-UD aims for "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."
 - The submission fails to demonstrate how the proposed development would create a well-functioning urban environment, particularly given the lack of planning for social infrastructure and the potential strain on existing services.

Reference: Ministry for the Environment. (2022). National Policy Statement on Urban Development 2020 – updated May 2022.

<https://environment.govt.nz/assets/publications/National-Policy-Statement-Urban-Development-2020-11May2022-v2.pdf>

- b) Upper Hutt City Council's Long Term Plan (LTP) 2021-2031: The proposed zoning change appears inconsistent with the planned, staged approach to growth outlined in the LTP. Specifically:
 - The LTP identifies specific areas for growth and includes planned infrastructure upgrades to support this growth.
 - The submission seeks to accelerate development in an area not currently prioritized in the LTP, potentially disrupting the planned sequence of infrastructure investments.

- For example, the LTP mentions upgrades to the Silverstream bridge and Pinehaven reservoir, but these are planned for years 4-10 and 11-20 respectively, which may not align with the timeline proposed in the submission.

Reference: Upper Hutt City Council. (2021). Long Term Plan 2021-2031.
https://www.upperhuttcity.com/files/assets/public/v/4/yourcouncil/uhcc_ltp2021-2031_web.pdf

- c) Wellington Regional Growth Framework: While the submitter's land was previously included as a Southern Growth Area in the 2021 Framework, it has been excluded from the draft Future Development Strategy (FDS) 2023. This suggests a shift in regional planning priorities that the submission does not address.

Reference: <https://www.gw.govt.nz/assets/Documents/2024/01/S210-Guildford-Timber-Company-Limited-Silverstream-Forest-Limited.pdf>

6. Community Character: The proposed zoning change would significantly alter the character of the Silverstream and Pinehaven areas, potentially disrupting the existing community fabric and rural aesthetic that residents value.
7. Public Transport Integration: The submission fails to adequately address integration with existing public transport infrastructure, potentially leading to increased reliance on private vehicles and further exacerbating traffic and environmental issues.

I seek that the whole of the submission be disallowed:

I seek that the whole of the submission by Guildford Timber Company Limited, Silverstream Forest Limited, and the Goodwin Estate Trust (Submitter Number 162) be disallowed.

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

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

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

Date: 24 June 2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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

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

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

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

Note to person making further submission

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

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

FURTHER SUBMISSION 92

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:

Thomas DUIGALD Hodgson MYERS

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

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

I am a person who has an interest in the proposal that is greater than the interest the general public has because as a resident of Pinehaven, I will be directly affected by:

- Primarily, the stormwater run-off to an already identified and said-to-be under-capacity Pinehaven Stream and associated catchment in extreme rainfall events, and
- Secondly, the substantial traffic increase that will result at Silverstream and beyond, and
- Thirdly, the adverse effects on our landscape that was a prime factor in our decision to purchase our property

That the proposed development will cause if this zone change is permitted.

I have made submissions prior on PC42, but given the history and lack of consideration of evidence that severely questions the validity of the current flood-maps, I have chosen to confine my further submission to the above.

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 land that is currently zoned RURAL should stay as that zoning. PC 50 would see this land re-zoned General Residential.

The reasons for my opposition are:

- The proposed rezoning obviously has the purpose of allowing a substantial number of houses able to be built on our skyline above Elsmilie Road.
- The resultant development of this land will cause extended flooding along with unacceptable increases in traffic volumes to an area already appearing to be at peak.

- From the information I have, it appears that the rezoning will result in a large-scale development, and a rezoning of this magnitude bypasses the statutory process allowing the public to participate in the process.
- I have yet to see any data on costs, benefits, and drawbacks.

I seek that the whole of the submission be disallowed:

I request that UHCC requires the submitter to apply for a Private Plan Change for the rezoning so that the Public can have the requisite input.

I wish to be heard in support of my further submission, BUT if others make a similar submission, I will consider presenting a joint case with them at a hearing.

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

Date 23 June 2024

Electronic address for service of person making further submission.

Email: [REDACTED]

Telephone: [REDACTED]

Postal address [REDACTED]

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

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

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

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

Note to person making further submission

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

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

OFFICE USE ONLY

Submission number

93

PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN

Proposed Plan Change 50 - Rural Chapter Review

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

To Upper Hutt City Council

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

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

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

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

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

Details of submitter

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

NAME OF SUBMITTER: Rachel Stuart

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 ☑):	I live at the bottom of the Silverstream Spur and a resident of Silverstream.
<input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest	<div>PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY</div>
<input checked="" type="checkbox"/> A person who has an interest in the proposal that is greater than the general public has	<div>I live at the bottom of the Silverstream Spur and a resident of Silverstream.</div> <div>I believe such a large change to the hills should require a proper democratic process.</div> <div>I would like to see more detailed planning information</div> <div>With a large change in the land use our house would be affected by any flooding and run off form the hills</div> <div>Traffic into Silverstream will be affected (Kiln Street roundabout)</div> <div>Parking and access to public transportation will be affected for the amount of proposed.</div> <div>I believe the land can be developed in a way that can help with flood managements and create a recreational hub with walking, cycling mountain bike trails etc.</div>
<div>PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY</div>	
<input type="checkbox"/> 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, Silverstream Forest Limited and the Goodwin Estate Trust**

POSTAL ADDRESS OF ORIGINAL SUBMITTER: **chris@rmaexpert.co.nz Telephone: 021 026 45108 Chris Hansen, RMA Planning Consultant**

SUBMISSION NUMBER: **162**

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

I oppose the submission as a whole partially the submitters request for Rual zoning to be changed to General Residential (PC50)

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

The reasons for my support or opposition are:

The district plan already provides for sufficient housing (including with current development plans)

I believe in the integrity and transparency of democratic processes.

This process (related to rezoning of the Spur) should have been initially notified publicly, and given the scale of the change and the impact to Upper Hutt, is quite surprising that it being included at this stage. The full impacts of this proposed development have not been given in full to the community, so that they can make an informed decision on the benefits and costs of it. This should be a private plan change, paid for by the submitter. Council should not be spending ratepayer funds to facilitate a private development.

It has become obvious in recent years that building on hills is unsafe and expensive. For example, the slips in Stokes Valley. The possible slips on the hills could affect the current Silverstream infrastructure including public transport network.

Stormwater management and flood control

The Parliamentary Commissioner for the Environment has written to UHCC and HCC expressing concerns around the flood maps that are out of date and not fit for purpose. Such a drastic change in landuse of the surrounding hills could increase the risk of flooding on the current Silverstream/Pinehaven houses and infrastructure

Traffic management and impact on supporting services

Development on the hills of Silverstream will double the demand on Silverstream's roading infrastructure. There would need to be significant additional investment of roading and public transport to support additional houses in the area. The intersection of Field and Kiln, and those coming from Kiln, will be impacted severely (it can often take a few minutes for one car to get through the intersection, and there will be an additional 2000 using the intersection every day).

The additional traffic and trucks on the road would also put pressure on the Silverstream bridge. This will possibly need improvement.

All the additional traffic (during and after development) will mean servicing this area by bus will be infeasible, as the bus will be unreliable

Silverstream's roads are already full with those parking to catch the train every morning.

I believe the land can be developed in a way that will help with some of the above issues. It could be used as an outdoor recreation hub with trails for walking, cycling, mountain biking and running routes. This can make Upper Hutt become a desirable recreational heaven, (Guildford Timber Land Swap, Land Swap Discussion Document 21 October 2015).

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 disallowed:
I believe that the submission should be disallowed, and that GTC (the submitter) should apply for a private plan change. Therefore allowing the public access for a detailed design information.

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:

Rachel Stuart

SIGNATURE

24 June 2024

DATE

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:

MEENA RAWAT

[full name]

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

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

I am a person who has an interest in the proposal that is greater than the interest the general public has because ... I live in Silverstream area, I think due to this I will be and the whole community affected by traffic, landslide and flooding. Also I have made a submission of PC49VI Silverstream spur.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I oppose the whole submission, due to resident of Silverstream and knowing the cons of the submission

The reasons for my opposition are:

- * Noise Pollution
- * traffic congestion
- * flooding + land sliding.
- * dust pollutions

I seek that the whole of the submission be disallowed:

I will request that submitter applies for private plan change. As this will save public money and this money will be used in other public services.

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

Date *23/06/24*

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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

Note to person making further submission

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

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

Form 6
Further Submission

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

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

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

To: Upper Hutt City Council

Name of person making further submission: Simon Francis Wall
[full name]

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

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

I am a person who has an interest in the proposal that is greater than the interest the general public has because ... I live in Pinehaven Road and am very concerned that there is a Plan Change from GTC that the public do NOT know the impact of.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I oppose the whole submission to make zoning changes that do not allow sufficient public input.

The reasons for my opposition are:

My opposition is the impact of traffic, flooding, noise, industrial visual, and environmental impact on the affected lands & the surrounding areas.

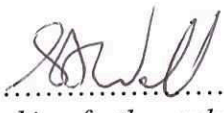
I seek that the whole of the submission be disallowed:

The submitter needs to apply for a Private Plan Change for this rezoning.

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

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

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

Signature of person making further submission 
(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

Electronic address for service of person making further submission

Email: .. 

Telephone: 

Postal address: 

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

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

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

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 96

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: Natasha Colbourne
[full name]

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

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

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

I live in Pinehaven and my property is one that will potentially be adversely affected by the proposed plan change

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I currently oppose all of it, particularly the request to change the zoning from rural to general residential

The reasons for my opposition are:

- Lack of details in order to make an informed decision
 - Major concerns around lack of infrastructure to support huge intensification of housing
 - the requirement of community owned land to make it happen and the detrimental environmental impact on the spu-
- I seek that the whole of the submission be disallowed:**

As a ratepayer I should not be paying for this process. It is up to UTC to privately pay for any potential plan change.

FURTHER SUBMISSION 97

Form 6

Further Submission

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

Council District Plan

Clause S of Schedule I, 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: **Anne Rainey**

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

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

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

I am a resident of the Blue Mountains /Silverstream area, in Sierra Way. I will be affected by the development on the hill because of traffic and other pressures on community resources and infrastructure. I am further concerned for the environment and any future flood issues in the Pinehaven area that is likely to impact the bottom of Blue Mountains Hill Road and ultimately access to the south side of Silverstream.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

- **I object to all parts of the plan and believe it should be a self-funded private plan change with information on upgrading existing and new infrastructure up front.**
- **Council and its staff should not be involved until all the information that is required by a private plan change has been presented and reviewed by all concerned, including other relevant bodies and public consultation. I think it is unreasonable for the Upper Hutt ratepayers to**

subsidise Guildford Timber Company in any way with this submission, particularly in the areas of stormwater, water, sewage, electricity, and roads.

- **Silverstream must have a clear and transparent plan for upgraded community facilities, including schools and buses along with infrastructure before any further development goes ahead.**

The reasons for my opposition are:

There has not been enough information to determine the impact this subdivision will have on the area, both from a community perspective and an environmental perspective.

The development will cause traffic congestion, flooding, noise, and light pollution and alter the skyline view significantly in the Pinehaven area.

This rezoning opens the ability to build up to 3,500 houses which is significantly more than has been consulted on in the past, this now needs to be treated as a new consultation with the public that includes the details of how many houses will be built, what type of housing, what the roading will look like, who will be paying for all the upgrading/new infrastructure to support this many additional people in our community. This includes planning for the increase in the use of places like schools, railway stations, and other community amenities.

This should be a private plan change; it is significant and I strongly object to my rates being spent on a development that I (and other ratepayers) won't benefit from. The amount of money that this council is spending on this plan change with the use of their staff is criminal given it will only benefit the Guildford Timber Company, Silverstream Forest Limited, and the Goodwin Estate Trust (submitter number 162).

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

If others make a similar submission, I will not consider a shared presentation.

Anne Rainey

Signature of person making further submission

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

Date 25 June 2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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

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

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

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

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

Note to person making further submission

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

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

Further Submission

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]

Warner SAVILLE

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

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

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

I live in Silverstream and am very concerned about the lack of information provided by Submitter 162 and the possible consequences such a dramatic zone change could have on our area.

I oppose the submission of:

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

The particular parts of the submission I oppose are: the whole submission and especially the submitter's request that current Rural zoning be changed to General Residential zoning.

The reasons for my opposition are: the rezoning has potentially huge effects on our local area. The Silverstream/Pinehaven suburb has reached capacity now as evidenced by traffic bottlenecks/school rolls/stormwater + runoff, etc. The development bears little resemblance to the original proposal detailed in the 2007 meeting that I attended. Not all costs will be on submitter 162 – the costs to the local public **I seek that the whole of the submission be disallowed:** could be huge.

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

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

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

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

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

Date 24 June 2024

Electronic address for service of person making further submission

Email:

Telephone:

Postal address:

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

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

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

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

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

Note to person making further submission

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

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- it 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 99

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: MARK FESAITU VAURASI

[full name]

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

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

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

I live in Pinehaven, 35 Jocelyn Crescent and I will be directly affected by the traffic and the zone change, and run-off effects.

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 proposed zone change which will cause traffic issues
I oppose the submission as a whole, currently rural zone to General Residential zone.

The reasons for my opposition are:

The proposed rezoning will cause issues: traffic congestion, noise, flooding and light pollution.

I seek that the whole of the submission be disallowed:

I ask that Council require 'Guildford' to apply for a private Plan change for rezoning.

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

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

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

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

Date *24 June 2024*

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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.

X **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 ✱

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

Note to person making further submission

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

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FURTHER SUBMISSION 100

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: Raymond Leslie Marryatt

.....

[full name]

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

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

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

I am a resident of the Silverstream area, Gard Street, I will be affected by the development because of traffic and other pressures on community resources.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

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

The reasons for my opposition are:

There has been insufficient information to be able to determine that its good for the community.

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

I seek that the whole of the submission be disallowed:

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

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

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

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

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

Date ...24/06/2024.....

Electronic address for service of person making further submission

Email: [REDACTED]
.....

Telephone: [REDACTED]

Postal address: [REDACTED] .

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Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

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FURTHER SUBMISSION 101

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]

PETER KAIWAI

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 RATE PAYER IN UPPER HUTT
I AM CONCERNED AT EXTRA COSTS
TO COUNCIL WHICH WILL BE PASSED ON
TO RATE PAYERS. I.E. ROADING + INFRASTRUCTURE COSTS

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I OPPOSE ALL OF THE SUBMISSION AND
THE REZONING OF LAND WHICH IS NOW
ZONED RURAL.

The reasons for my opposition are:

THE ROADING INFRASTRUCTURE WILL NOT BE ABLE
TO HANDLE THE TRAFFIC INCREASE THAT WILL
OCCUR IF REZONING GOES AHEAD.
THE INCREASED COST TO COUNCIL/RESIDENTS/RATEPAYER
IS NOT WORTH THE BENEFIT OF REZONING. COST/BENEFIT RATIO.
I seek that the whole of the submission be disallowed:

I REQUEST COUNCIL REQUIRE SUBMITTER
TO APPLY FOR PRIVATE PLAN CHANGE FOR
THE REZONING ENSURING ALL INFRASTRUCTURE COSTS
ARE PAID BY SUBMITTER THAT IS ROAD BRIDGES
ACROSS HUTT RIVER NEW ROADS IN + OUT OF
REZONING AREA / WASTE WATER / STORMWATER COSTS

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

Date 25/06/2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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Note to person making further submission

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

Further Submission

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

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

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

To: Upper Hutt City Council

Name of person making

further submission:

[full name]

MICHAEL PETER O'LEARY

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 area and will be adversely affected by this development.

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 impact on the traffic flows
The environmental impact - especially the storm water run off
The cost to rate payers, all costs should be covered by the developers.

The reasons for my opposition are:

Costs, infra structure - stormwater, water, sewerage
Traffic - flows and increased density that will impact on the roading capacity.
Social work. Lack of Drs, Dentist to service this proposed development

I seek that the whole of the submission be disallowed:

Yes.

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

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

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

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

Date 25/06/2024

Electronic address for service of person making further submission

Email:

Telephone:

Postal address:

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

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Note to person making further submission

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

Further Submission

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]

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

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

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

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

I oppose the submission of:

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

The particular parts of the submission I oppose are:
[clearly indicate which parts of the original submission you oppose, together with any
relevant provisions of the proposal].

The reasons for my opposition are: [give reasons].
*Destruction of greenbelt & natural environment
Major congestion around Silverstream & SH2.
Storm & drainage control*

I seek that the whole of the submission be disallowed:

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

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

*Delete if you would not consider presenting a joint case.

Signature of person making further submission *Pam Wigley*
(or person authorised to sign on behalf
of person making further submission)

Date *25/06/2024*

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

Electronic address for service of person making further submission (email)

Email:

Telephone:

Postal address:

Contact person: [name and designation, if applicable]

Note to person making further submission - A copy of your further submission must be served on the
original submitter within 5 working days after it is served on the local authority.

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

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

FURTHER SUBMISSION 104

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**

Chris Trickett

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

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

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

Living in Pinehaven means I'll experience firsthand the increased traffic, environmental impact from runoff, and strain on already struggling infrastructure caused by the zoning changes and additional housing development.

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 am against the proposal overall, especially the request to rezone land currently designated as rural in both the operative plan and Plan Change 50 to general residential.

The reasons for my opposition are:

The proposed rezoning is extensive and has significant public consequences, leading to a large number of new houses, traffic congestion, flooding, potential landslides, increased stress on failing infrastructure, and environmental damage. Introducing such a large-scale rezoning through this submission undermines the statutory process for public participation in planning and lacks an analysis of the proposal's costs and benefits.

I seek that the whole of the submission be disallowed:

I urge the council to require the submitter to apply for a private plan change for the rezoning.

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

Signature of person making further submission: Chris A Trickett.

Date 25/6/24

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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

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

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

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

Note to person making further submission

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

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
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FURTHER SUBMISSION 105

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: Christine O'heary
[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 area that will be adversely affected by this development.

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 impact that it will have on the traffic flow in the area.
The environmental impacts on the area, with the run off into the lower surrounds.
The cost to the rate payers, who should not cover the cost of this proposed development.

The reasons for my opposition are:

- Costs
- Traffic
- Flooding issues
- Schooling (not enough schools now)
- Doctors not seen as a need

I seek that the whole of the submission be disallowed:

Yes.

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

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

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

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

Date *25/06/2024*

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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

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

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Note to person making further submission

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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: Joanna Llewellyn

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

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

I am a person who has an interest in the proposal that is greater than the interest the general public has because I have lived in the Pinehaven area for over 20 years.

I have studied Biogeography, ecology and conservation, have a Bachelors Degree in Zoology and am extremely concerned that about the threat to the Silverstream Spur where will remove the corridor required for our native birds, some of which are critically endangered.

I have personally been impacted by the water shortages that our area has been facing and question the suitability of a housing development that, under new rules, can put an additional 3-5000 houses to be reliant on the same insufficient infrastructure.

I oppose the submission of:

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

The particular parts of the submission I strongly oppose are:

I oppose the entire submission to make zoning changes, as it does not allow sufficient public input.

The 3rd paragraph of the submission states;

“The submitters could not gain an advantage in trade competition through this submission.”

The statement is clearly incorrect and misleading, If the rezoning proposal is agreed to, the value of the land being rezoned would immediately increase in value even before any developments begin.

Page 8 of the submission lists a significant amount of information that is not available for the public to analyse and understand before the review process happens. Effectively all public analysis is bypassed by only making such information available at the time of the hearing.

The submitters will provide the following information to the hearing to support the above proposals:

- Technical Reports assessing the effects associated with the rezoning and the new Avro Road Precinct proposed above:
- Traffic and Transportation.
- Landscape/visual effects.
- Ecological effects.
- Archaeological effects.
- Stormwater and flood hazard.
- Geological.
- Infrastructure – servicing/earthworks.
- Economic.
- Urban design.
- Reverse sensitivity effects from the landfill.
- Cultural effects.
- S32A Evaluation.

For this reason alone, this Submission must be rejected and GTC required to make a private Plan Change request that is subject to public review.

The reasons for my opposition are two fold:

The Proposal

Under new planning laws passed last year it is within the GTC's rights without consultation to place up to 5000 houses in the area they are suggesting to be rezoned from Rural to Rural lifestyle medium density housing. This will profoundly effect the surrounding area in terms of

- flooding, land slips, Ministry for the Environment has already acknowledged the increase flooding risk that such a development would create.
- three waters (storm, waste, supply) As described above, the Wellington region has serious water supply issues, I also question how much the UHCC will need to invest to supply the size of this development given the indicative VERY SIGNIFICANT rates increase already advised.
- impact on native birds including but not limited to; Kaarearea, Kiwi, Fantail, Tui, Wood Pigeon, Kaka.
- Noise and visual pollution.
- Unbudgeted impact on the UHCC ratepayers for an unneeded development.
- UHCC's own HBA declares that there is ample capacity for housing development in areas already zoned as residential, close to public transport including railway in Trentham North and Upper Hutt Central.
- Traffic congestion, including the impact of the interface to public transport (parking at / near the railway station is inadequate already).

- The location of the proposed development is too far from established public transport hubs. Given the terrain involved it is unlikely to encourage cycling or walking to the train station.
- Traffic management interface with the existing State Highway 2 at the Silverstream Bridge.

The Process

- I am highly concerned submitters of #162 GTC are attempting the proposed plan change 50 to bypass a private plan change process which would provide the public the detailed design information and allow the public to know what they are submitting for or against.
- I am also aware that the Mayor and the CE have given commitments to the developer that were not supported by UHCC due process. I feel that there is currently a complete lack of accountability by the leadership of the UHCC to the ratepayer on this issue. Concerned at the lack of consultation with Maori.

I seek that the whole of the submission be disallowed:

For transparency and due process, the ratepayers of Upper Hutt should not be expected to support a plan change that benefits the GTC so substantially. They should / must prepare their Private Plan Change submission including full detailed design information.

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

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

Date 24/06/24

Electronic address for service of person making further submission

Email: [REDACTED]@n

Telephone: [REDACTED] 2 [REDACTED] 0

Postal address: [REDACTED]

When a person or group makes a further submission on a Proposed Plan Change this is public information. By making a further submission your personal details, including your name and addresses, will be made publicly available under

the Resource Management Act 1991. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at planning@uhcc.govt.nz.

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

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

Note to person making further submission

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

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
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FURTHER SUBMISSION 107

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]

MRS Fiona C Mower

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

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

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

I live in Silverstream and I will be affected by
extra traffic that will be a result of development
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:

I oppose the whole submission (no 162) but I especially
oppose the submitters request that the current rural
zoned be changed to a General Residential zone.

The reasons for my opposition are:

This proposed rezoning is large and significant and there is
a lack of public / community information on how any
future development will be managed. I would like full
transparency of the effects it will have on the Silverstream/
Pinehaven suburbs. I do not feel there are the infrastructure

I seek that the whole of the submission be disallowed:

I ask that Upper Hutt City
Council requires the submitter
to apply for a Private Plan
change for the rezoning.

or community services in
place to fully support such
a large future development
and worry about further
increases to traffic congestion
in this area.

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

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

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

Signature of person making further submission Heide Mower

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

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

Date 25/6/24

Electronic address for service of person making further submission

Email: [REDACTED]

Postal address: [REDACTED]

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

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

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Form 6
Further Submission

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

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

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

To: Upper Hutt City Council

Name of person making

further submission:

[full name]

Frances Buckett

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, I have lived here for 48 years. We, in Silverstream and Pinehaven will be affected by traffic, overflow, lack of doctors, schools, parking etc.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I oppose the submission as a whole, that the land currently zoned Rural, be changed to General Residential under Plan Change 50

The reasons for my opposition are:

This rezoning will result in a huge amount of houses. The rezoning will result in, much more traffic, stress on our doctors, schools, parking, noise. There has been no analysis of costs.

I seek that the whole of the submission be disallowed:

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

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

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

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

Signature of person making further submission *J Buckitt*
(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. 2024*

Electronic address for service of person making further submission

Email: ... [REDACTED]

Telephone: . [REDACTED]

Postal address: . [REDACTED]

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

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

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Note to person making further submission

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

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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: PETER JOHN COOPER
[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 and have many concerns over the intensification of residential housing on the hills around us.

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:

request
The submitters (#162) to rezone the large areas bordered in blue & cross hatched yellow to General residential.

The reasons for my opposition are:

I am a survivor of The Dec 1976 floods in Pinehaven. This subdivision could increase run off stormwater significantly with major repercussions around the neighbourhood.

I seek that the whole of the submission be disallowed:

and RTC directed down the Private Plan change route/path

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

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

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

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

Date 25 JUNE 2024

Electronic address for service of person making further submission

Email:

Telephone:

Postal address:

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FURTHER SUBMISSION 110

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]

Colin Buckett

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

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

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

I live in Pinehaven and have done for 48yrs
All of Pinehaven and Silverstream will be affected
by the lack of infrastructure and traffic, lack
of parking + strain on schools and doctors. I am
I oppose the submission of:

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

The particular parts of the submission I oppose are:

I oppose the whole submission

I oppose the request that the land be changed
to General Residential Zone

The reasons for my opposition are:

The rezoning will allow a large amount of
houses built along the ridge, this will cause significant
traffic congestion, flooding risk, noise and strain
on schools, doctors, parking, infrastructure

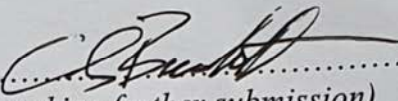
I seek that the whole of the submission be disallowed:

I request the council, require the submitter
be asked to apply for a Private Plan Change
for rezoning

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

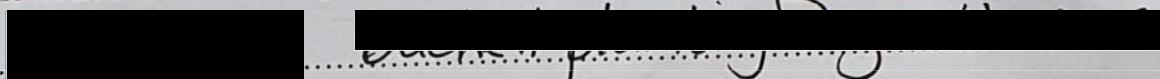
If ~~others make a similar submission~~, I will consider presenting a joint case with them at a ~~hearing~~.

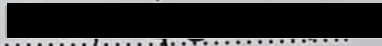
[Delete if you would not consider presenting a joint case.]


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

Date 25.6.2024

Electronic address for service of person making further submission

Email: .. 

Telephone: .. 

Postal address: 

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

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:Nicola Jean Robinson.....
[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 ...

As a Pinehaven resident of more than three decades I am very concerned and will be directly affected by the water run-off, the increased traffic congestion, and the significantly altered landscape that such a development will cause due to the zone change.
Also, I made a further submission on PC49 Variation 1.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I oppose the entire submission, but most especially I oppose the submitter's request that the land in both the operative plan and PC50 be changed from Rural zoning to that of General Residential zone.

The reasons for my opposition are:

I have very grave concerns that the proposed zone change and resulting building on the Southern Growth Area (Guildford land) will cause a serious flood risk to properties below, including more landslides/slips and endangering lives.
I do not want residents nor visitors deprived of the Silverstream Spur public reserve and greenbelt area - the destruction of the natural environment would be a travesty. Silverstream

already endures traffic congestion problems and the potential building of thousands of houses on the spur hills would very significantly increase traffic congestion in the region, which will reduce quality of daily life for existing residents in the area and cause risk to lives, especially that of our children.

I seek that the whole of the submission be disallowed:

I request that the Council require the submitter to apply for a private plan change for the rezoning. Ratepayers are already providing millions of dollars for Guildford Timber Company and must not be required to pay any more!

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

Date25 June 2024.....

Electronic address for service of person making further submission

Email:[redacted].....

Telephone: [redacted].....

Postal address: [redacted].....

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

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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:Mr Ian James Mower.....
[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 permanent resident of Silverstream and believe I will be severely impacted by the traffic
flow in and out of the area should a significant number of dwellings be constructed on the hills
above Pinehaven and access is via the suggested route only. Furthermore, there appears a lack of
transparency as to how much the public will be expected to fund the whole of life costs associated
with this proposed venture and the infrastructure needed to complement its construction.

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 that it seeks reclassify (rezone) the land from an area that is
intended to be zoned as Rural to that of Residential housing.

The reasons for my opposition are:

The end result of this proposed rezoning would be a very significant increase in dwellings in a
confined area with limited access. There is little in the way of information in the submission
as to how the resultant impact on stormwater, traffic management and amenities, such as
schools, will be both planned and funded.

I seek that the whole of the submission be disallowed:

I believe the council should require the submitter to apply for a Private Plan Change for this
rezoning request.

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

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

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

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

Date 25 Jun 2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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

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

Form 6
Further Submission

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

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

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

To: Upper Hutt City Council

Name of person making
further submission:
[full name]

Blair Woolcott

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 home owner in pinchaven directly
under the proposed subdivision

I oppose the submission of:

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

The particular parts of the submission I oppose are:

The whole submission 162-

The reasons for my opposition are:


Stormwater management (lack off)

I seek that the whole of the submission be disallowed:

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

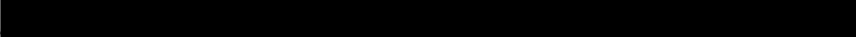
If others make a similar submission, I will consider presenting a joint case with them at a hearing.

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

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

Date 25/6/2024

Electronic address for service of person making further submission

Email: 

Telephone: 

Postal address: 

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Note to person making further submission

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FURTHER SUBMISSION 114

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: SHARON JOY TAYLOR
[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'm a resident of Pinehaven & concerned of lack of information
provided to the general public with regard to PC50.*

I oppose the submission of:

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

The particular parts of the submission I oppose are:

The whole submission 162 needs to be rejected.

The reasons for my opposition are:

*lack of transparency & information about proposal.
concern re flooding, lack of infrastructure, traffic management*

I seek that the whole of the submission be disallowed:

*The council needs to require the submitter to apply
for a private plan change for rezoning & follow the
correct process so public can have a say.*

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 21/6/24.....

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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Note to person making further submission

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- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
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Form 6
Further Submission

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

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

Proposed Plan Change 50 – Rural Chapter Review

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

To: Upper Hutt City Council

Name of person making

further submission: Caleb Samuel Scott

[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 of my work in the protection for the Silverstream Spur in keeping it a natural open space with no transport corridor etc being put across it. The map shown in Submission #162 shows the road leading into Spur.

I have made submissions on the issue previously (PC49) .

Adverse effects on neighbouring property that I have personal involvement with.

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 lack of information around the development in regards to services including Roothing, Power energy requirements, Water requirements, Wate and storm water. Plot sizes and housing numbers. Transport resources including traffic flows and public transport, and exact locations of roading access to this development

The reasons for my opposition are: This submission bypasses standard procedures for plan changes and give no option for public consultation and also doesn't provide a clear picture of the development, The plan change being funded by the council should not be altered to suit the needs of a private developer.

I seek that the whole of the submission be disallowed: This should be done as a private plan change and not via PC50, also any zones changes should be funded by the private submitter and not the UHCC.

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

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

Date 25/06/2024

Electronic address for service of person making further submission

Email:

[REDACTED]

Telephone:

[REDACTED]

Postal address:

[REDACTED]

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FURTHER SUBMISSION 116

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]

Jennifer McGruer

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

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

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

my property is in Silverstream near the GTC
land, and I'm worried about stormwater runoff.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I oppose the whole of the GTC submission.
There has been no cost estimation provided to
the public. This is terribly unfair and due
process has not been followed.

The reasons for my opposition are:

stormwater runoff. How will the houses
below the GTC zone be affected by storm-
water? We haven't been told! What will
that mean for insurance costs on those properties
downstream?

I seek that the whole of the submission be disallowed:

The ^{UH} Council should require that the
Submitter, should apply for a private plan change
for rezoning.

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

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

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

Signature of person making further submission

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

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

Date 24.6.24

Electronic address for service of person making further submission

Email:

Telephone:

Postal address:

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Note to person making further submission

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Form 6
Further Submission

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

Clause 8 of Schedule 1, Resource Management Act 1991

Proposed Plan Change 50 – Rural Chapter Review

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

To: Upper Hutt City Council

Name of person making further submission: Simon McGruer
[full name]

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

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

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

my mother's property is in Silverstream and I am worried about storm-water run-off from the GTC land. I am a resident of Heretaunga and am concerned at the lack of information provided by submitter 162, and the impact this change would have on our city.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I oppose all of the GTC submission.
No cost estimation has been provided to the public.
Due process has not been followed.

The reasons for my opposition are:

There will be an increase in traffic, and I don't know what the storm-water run-off effect will be. We have not been told!
How will this affect insurance costs for those properties downstream.

I seek that the whole of the submission be disallowed:

The council needs to require the Submitter to apply for a private plan change for the re-zoning.

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

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

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

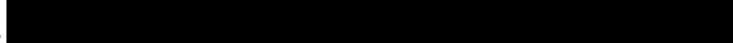
Signature of person making further submission ... 

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

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

Date 24 June 2024

Electronic address for service of person making further submission

Email: ... 

Telephone: ... 

Postal address: ... 

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FURTHER SUBMISSION 118

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:**
Dr Brian Adams

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

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

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

- My property is located near the GTC land and the Silverstream Spur
- I live in southern Upper Hutt and I have concerns about how this will affect the wellbeing of the local community, as well as me and my family's quality of life, due to increases in traffic volume, damage to local roads, loss of visual amenity, plus the impact on local services for many years.
- I am also very concerned about the limited detailed information for public consultation & the impact that such a large & significant zone change is likely to have on our local community.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

- The Ridgeline areas identified in the submitters development planning being rezoned GENERAL RESIDENTIAL.
- Lots near to and adjoining Blue Mountains Road being rezoned from GENERAL RURAL to RURAL LIFESTYLE

- The remainder of the GCT land in Silverstream/ Pinehaven being zoned GENERAL RESIDENTIAL, as well as the additional proposed residential zones which include a substantial main road along the Ridgeline including the alternative access options in Appendix A of the submitters revised zoning application.

The reasons for my opposition are:

- The public information distributed by GTC provides very limited, rather technical information which has massive long term implications for the future of the Silverstream community. More information in “plain English” allowing for more informed public discussion & consultation is warranted, before any “final” decisions are made.
- This proposal appears to me to reflect substantial urbanization by stealth!

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

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

Date 25 June 2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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

Deliver to GTC’s agent (Chris Hansen, RMA Planning Consultant): chris@rmaexpert.co.nz
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- it contains offensive language:
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NZ Transport Agency Waka Kotahi Reference: 2023-0326

31/05/2024

Upper Hutt City Council
838-842 Fergusson Drive
Upper Hutt

Via email: planning@uhcc.govt.nz

Further submission on Plan Change 50 – Rural Chapters Review

Attached is the NZ Transport Agency Waka Kotahi (NZTA) further submission on Proposed Plan Change 50 to Upper Hutt District Plan (Rural Road Review).

We welcome the opportunity to discuss the contents of our submission with Council Officer's as required.

If you have any questions, please contact me.

Yours sincerely



Joshua Kenneally
Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services

Phone: [REDACTED]

Email: [REDACTED]

[Z](#)

FORM 5, CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

Submission on Upper Hutt District Council – Plan Change 50 – Rural Chapters Review

To: Upper Hutt City Council
838-842 Fergusson Drive, Upper Hutt
Upper Hutt,
Via email: planning@uhcc.govt.nz

From: Waka Kotahi, NZ Transport Agency
44 Bowen Street
Pipitea
Wellington.

1. This is a further submission on the following plan:

Proposed Plan Change 50, Upper Hutt District Plan.

The New Zealand Transport Agency further submission is summarised in Table 1, attached. In general, NZTA has not made a further submission on provisions already covered by its primary submission due to the volume of submissions received.

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

The specific submissions that are supported or opposed, the reasons for this, and the decisions sought are set out in the attached table.

3. NZTA does wish to be heard in support of this submission.**4. If others make a similar submission, NZTA will consider presenting a joint case with them at the hearing.****5. NZTA is willing to work with Upper Hutt District Council in advance of a hearing.**

Signature of person authorised to sign on behalf of Submitter:




Joshua Kenneally
Planner – Poutiaki Taiao / Environmental Planning


System Design, Transport Services

Phone:

Email:

Table 1: NZTA Further Submission Response

Submitter Name/ Organisation	Submission Number	Chapter / Topic	Support or suppose	The particular parts of the submission I support or oppose are:	The reasons for my support or opposition are:	I seek that the whole or part of the submission be allowed or disallowed.
Guildford Timber Company Ltd. Silverstream Forest Ltd. Goodwin Estate Trust	162.1	Proposed Rezoning	Oppose	<p>Submitter seeks to rezone the area shown below from General Rural Zone to General Residential Zone:</p> 	<p>While the proposed area of rezoning would not directly access State Highway 2 (SH2), it would enable significant intensification of residential activities, which would have flow-on traffic effects on the state highway network, particularly the SH2/Silverstream Bridge intersection.</p> <p>No evidence or information has been provided to understand the transport effects of this proposal. In particular NZTA is concerned about what (if any) improvements would be required to the local road/SH2 intersection as a result of the increase in traffic movements.</p>	The submission point be disallowed.
Cannon Point Development Ltd.	181.2	Proposed rezoning	Oppose	<p>Submitter seeks to rezone the area shown below from General Rural Zone to General Residential Zone:</p>	<p>While the proposed area of rezoning would not directly access State Highway 2 (SH2), it would enable significant intensification of</p>	The submission point be disallowed.

					<p>residential activities, which would have flow-on traffic effects on the state highway network, particularly the SH2/Totara Park Road Bridge intersection.</p> <p>No evidence or information has been provided to understand the transport effects of this proposal. In particular NZTA is concerned about what (if any) improvements would be required to the local road/ SH2 intersection as a result of this increase in traffic movements.</p>	
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FURTHER SUBMISSION 120

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:**Mike Pattison

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

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

I am a person who has an interest in the proposal that is greater than the interest the general public has because I have been living in Silverstream for 49 years and anticipate that the proposed plan change will lead to traffic congestion on routes into, out of, and within Silverstream village, increase the likelihood of flooding particularly at the railway underpasses, and exceed the capacity of local schools, shops and services.

I oppose the submission of:

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

The particular parts of the submission I oppose are:

I oppose the Guildford Timber Company's submission on Plan Change 50 seeking to have the proposed development of GTC's land included in the Fast-track approvals legislation thereby short-circuiting the opportunity for consideration and comment by members of the public who stand to be significantly affected by the proposed rezoning of land from Rural to General Residential zone.

The reasons for my opposition are:

- The proposed rezoning will allow up to 2040 new houses to be built in an area which currently provides a 'green surround' to Silverstream and Pinehaven and offers ecological and recreational benefits to those communities.
- The scale of the proposed rezoning is such that upgrading infrastructure such as roading, water and electricity supply, and stormwater drainage and flood prevention

measures will require considerable investment, but the submitter has offered no information on how this will be delivered and who will fund it.

- The proposed rezoning is focused on delivering additional houses but many of them will not be located within walking distance of necessary community facilities such as a school, a supermarket and public transport.
- For there to be genuine public consultation, people living in Silverstream, Pinehaven and the vicinity of Blue Mountains Road need to be given access to much more information regarding the plans which Guildford Timber Company have developed before a decision is made on the proposed rezoning.

I seek that the whole of the submission be disallowed:

- I request that the Council instruct the submitter that the proper process is to make an application for a Private Plan Change.

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

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

Signature of person making further submission 

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

Date ...25 June 2024.....

Electronic address for service of person making further submission.

Email: 

Telephone: 

Postal address: 
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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.