

Proposed Plan Change 49 – Open Spaces | Further submission by GTC

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To Planning Policy Team, Upper Hutt City Council
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Introduction

The Guildford Timber Company Ltd. (GTC) wishes to make a further submission to Proposed Plan Change 49 – Open Spaces (PC49). This further submission is set out, generally, in the format of RMA Form 6 and GTC assumes this is sufficient for the purpose of qualifying as a further submission.

GTC considers that it has an interest in the proposal that is greater than the general public. GTC's substantial landholdings have been identified by the Upper Hutt City Council as the 'Southern Growth Area' (SGA) in both local and regional growth strategies. There are a number of submissions made to PC49 seeking the rezoning of the 'Silverstream Spur' as open space. The Spur is a key access point to unlock the future development potential of the SGA.

GTC does not wish to be heard in support of its submission and does not wish to make a joint case.

Background

GTC owns Silverstream Forest (www.silverstreamforest.nz), which is identified as a potential future residential growth area (the 'Southern Growth Area') in the Upper Hutt City Council's 2016 Land Use Strategy and the 2021 Wellington Regional Growth Framework.

The Silverstream Spur is owned by the Upper Hutt City Council and is a key point for potential future access to Silverstream Forest via Kiln St in Silverstream. GTC has a long history of engagement with the Council in relation to the Southern Growth Area and the importance of the Spur in unlocking the development potential of Silverstream Forest. A record of that is well documented on the Council website [here](#).

A summary of recent decisions made by the Council in relation to the Spur and its negotiations with GTC is provided below. This is taken directly from the Council's website at the link provided above.

MOU conclusion and next steps - September 2021



On Wednesday 22 September, Councillors met at an Extraordinary Council Meeting to discuss and agree the Guildford Timber Company MoU conclusion and further steps in relation to the Southern Growth Area.

Council agreed to the Chief Executive sending a letter to GTC formalising the conclusion of the MoU ([📄 Conclusion of MOU and related matters](#) (PDF, 39KB)), and ending discussions with GTC about a land swap or sale of land on the Silverstream Spur. The link to the paper can be found here: [📄 Agenda Extraordinary Council 22 September 2021](#) (PDF, 17MB)

Any future development proposal for the Southern Growth Area and the Silverstream Spur for the construction of a road and infrastructure corridor, will be subject to the ordinary Resource Management Act processes like a plan change followed by a resource consent(s), but may only be a resource consent in some circumstances. This process will involve a public consultation process.

Council officers will continue to meet with GTC to continue planning for the future development of the Southern Growth Area and development of a road/infrastructure corridor across the Silverstream Spur as part of Council's responsibility to plan for growth.

As per Council's explanation on its website, Council intends to continue to meet with GTC to "continue planning for the future development of the Southern Growth Area and development of a road / infrastructure corridor across the Silverstream Spur as part of Council's responsibility to plan for growth".

Most recently, Council submitted an Expression of Interest to the Government's Infrastructure Acceleration Fund for funding toward a 'Silverstream Spur Infrastructure Corridor'. Government has now invited Council to progress through the Request for Proposal stage. This demonstrates alignment between the Council's plans for growth and the Government's position on infrastructure needed to support housing development.

The relief sought by some submitters to rezone the Silverstream Spur in order to prevent development that enables the potential for future residential development at Silverstream Forest, would be inconsistent with recent decisions made by Council and the strategic direction of local and regional housing growth strategies.

Submission points to which GTC's further submission relates

The submitters and submission points listed in the table below are seeking the rezoning of the Silverstream Spur to open space. Most submitters suggest 'natural open space' would be appropriate.

GTC has based its position to 'support in part' the submission points below, upon the summary of the individual points provided in the Council's summary of submissions.

GTC supports 'in part' the submission points below, that relate to the Silverstream Spur and submitters seeking to have it rezoned as open space. GTC's 'in part' support is only provided on the basis that any rezoning of the Spur to open space does not compromise the ability to provide for a future road and associated infrastructure through / on the Spur, to enable potential future residential development at Silverstream Forest.

GTC opposes those parts of submissions which seek to prevent any development whatsoever on the Silverstream Spur.

Submitter number	Submitter name	Submission point	GTC - support / oppose
1	Graham Bellamy	1.1	Support in part
3	Jonathan Board	3.1	Support in part
4	Doug Fauchelle	4.1	Support in part
6	Sean Kushel	6.1	Support in part
7	Cameron Seay	7.1	Support in part
10	Mary Beth Taylor	10.4	Support in part
13	Tony Chad	13.1	Support in part
14	Save Our Hills	14.1	Support in part
17	Abbie Spiers	17.3	Support in part
23	Forest and Bird	23.6	Support in part
27	Silver Stream Railway Inc.	27.1	Support in part

Summary

GTC's vision for Silverstream Forest includes a significant native restoration programme, and the creation of a recreational track network for walking and cycling. GTC's vision has been articulated recently in its submissions on the Open Space Strategy, the Sustainability Strategy, the Wellington Regional Growth Framework, and PC 50, and on the Silverstream Forest website.

There is a clear alignment between what some submitters to PC49 are seeking for the future use of the Silverstream Spur, and what GTC is seeking for the future use of Silverstream Forest.

GTC acknowledges that some submitters are opposed to any development on the Silverstream Spur. However, GTC considers there to be an opportunity whereby development on the Spur could act as a catalyst for the outcomes those submitters are seeking. Access through the Spur via Kiln St would create the ability to remove the Spur's pine trees and begin a comprehensive native restoration programme, and enable the creation of a recreational trail network. A coordinated native restoration programme and linked recreational network from the Spur through to Avro Rd and Whitemans Valley (which could be a partnership opportunity between UHCC, GTC and community groups) could become notable assets for the local and regional community.

James McKibbin
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