

**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] *Sharlene Crosswell*

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]. All development for housing changing zones to Rural & Rural to Residential to allow for houses to be developed when we have no

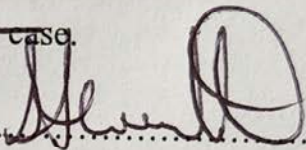
The reasons for my opposition are: [give reasons]. Capacity to service these Sewage and water supply & maintenance are overdue an overhaul how are we supposed to cater for more mass housing?

I seek that the whole of the submission be disallowed:

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

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

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

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

Date 20/06/2024

(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



Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation Clause 8 of Schedule 1, Resource Management Act 1991

To: Upper Hutt City Council (by email: [UHCC.Planning@uhcc.govt.nz](mailto:UHCC.Planning@uhcc.govt.nz))

Name of person making further submission: Mangaroa Farms Limited

This is a further submission in support of, and in opposition to, submissions on the change proposed to the following plan (the proposal):

- Proposed Plan Change 50 to the Upper Hutt City District Plan

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

- Mangaroa Farms are affected by the content of a submission.

I support, or oppose, the submission of:

- Refer to further submission attached.

The particular parts of the submission I support, or oppose, are:

- Refer to further submission attached.

The reasons for my support, or opposition, are:

- Refer to further submission attached.

I seek that the whole, or part, of the submission be allowed, or disallowed:

- Refer to further submission attached.

Mangaroa Farms wish to be heard in support of their further submission.

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



Signature of person authorised to sign on behalf of person making further submission.

Date 26 June 2024

Electronic address for service of person making further submission:

[Redacted]

Telephone: [Redacted]

Postal address: [Redacted]

Contact person: Karen Williams





Mangaroa Farms Limited  
Further Submission on Plan Change 50 to the Upper Hutt District Plan

<b>Submitter number and name</b>	<b>Submission point number</b>	<b>Provision</b>	<b>Stance on the submission point</b>	<b>Decision Sought</b>	<b>Decision Sought</b>  <i>Illustrate which aspects of this original submission that you support or oppose. Please identify which part(s) (if not the whole submission point) of the original submission point that this further submission is in reference to.</i>	<b>Reasons:</b>  <i>Please provide a summary of the reasons why you support or oppose this original submission to help us understand your position.</i>
S121 Gillies Group Management Ltd	S121.1	Berketts Farm Precinct provisions and related provisions	Support in part	Allow in part	Support that part of the submission that seeks RLZ and the Berketts Farm Precinct and structure plan.	Support as agree with submitter that the site should remain Rural Lifestyle Zone, with a precinct based approach to enable a more nuanced level of development. The submitters have an emerging interest in the Berketts Farm Precinct block and are looking at options to undertake clustered housing within the precinct, along with Community Recreation and Education opportunities, with the remainder of the land being used for farming purposes.
S121 Gillies Group Management Ltd	S121.2	SUB-RUR-O2 – Rural lifestyle subdivision Rural lifestyle subdivision	Support	Allow	Support the changes sought to SUB-RUR-O2 as they relate to the rural character and amenity outcomes sought for the RLZ not rural areas as a whole. Also support changes as they remove reference to “Maintains” rural character and amenity and instead shifts the focus to achieving a pattern of development anticipated in the zone (and precinct).	Supported as it aligns with achieving a more nuanced form of development and subdivision. The submitters have an emerging interest in the Berketts Farm Precinct block and are looking at options to undertake clustered housing in specific locations within the precinct (at a much-reduced level – i.e. in the order of 20-30 houses), while continuing rural based activities on the balance of the farmland.
S121 Gillies Group Management Ltd	S121.3	SUB-RUR-O5 – Berketts Farm Precinct	Support in part	Allow in part	Support changes being made to this objective to provide clearer guidance as to the outcome being sought. Suggest further consideration to be given to enabling cluster style housing with amended wording as follows: “Berketts Farm Precinct supports high-quality rural residential housing, including cluster housing development that enhances community living, and is	The submitters have an emerging interest in the Berketts Farm Precinct block and are looking at options to undertake clustered housing in specific locations within the precinct (at a much-reduced level – i.e. in the order of 20-30 houses).  Support in part because these aspects of the submission only partly provide for



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					appropriately located within the wider backdrop of the rural and indigenous forest landscape.”	nature of development being considered by the submitters for this site.
S121 Gillies Group Management Ltd	S121.4	SUB-RUR-P4 Appropriate Subdivision	Support in part	Allow in part	Support changes being made to this objective to provide clearer guidance as to the outcome being sought. Suggest further consideration to be given to enabling cluster style housing with amended wording, for example as follows:  Enable subdivision where it:  1. Is consistent with the purpose, character, and amenity values anticipated by the zone, as influenced by any Precinct, Development Area, or other overlay;  2. Complies with the minimum allotment sizes for each zone, or development outcomes as influenced by any Precinct or Development Area.	Supports the relief sought; however in addition, it also seeks changes that would provide for clustered housing in specific locations within the precinct.
S121 Gillies Group Management Ltd	S121.5	SUB-RUR-P8 Berketts Farm Precinct	Support	Allow	Agree with relief sought by submitter.	This submission is supported as it as it more appropriately delivers the outcome sought in the overarching objective and would continue to enable cluster housing at a reduced level.
S121 Gillies Group Management Ltd	S121.6	SUB-RUR-S1 – Standards for subdivision	Support	Allow	Agree with relief sought by submitter.	Submission is supported as it will improve efficiency and implementation of the district plan.
S121 Gillies Group Management Ltd	S121.7	SUB-RUR-S2 – Minimum requirements for subdivision	Support in part	Allow in part	Agree with amending table to reflect different minimum requirements in development areas and precincts, to the extent that it would provide for nuanced approach at Berketts Farm Precinct.	The submitters have an emerging interest in the Berketts Farm Precinct block and are looking at options to undertake clustered housing in specific locations within the precinct (at a much-reduced level – i.e. in the order of 20-30 houses). Provisions are



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					Amendment is sought to reduce the overall total household numbers enabled in this precinct.	sought that would provide for this outcome.
S121 Gillies Group Management Ltd	S121.10	SUB-RUR-R7 - Subdivision of land in the Berketts Farm Precinct	Support in part	Allow in part	Agree with relief sought by submitter.	Submission is supported as it will improve efficiency and implementation of the district plan.
S121 Gillies Group Management Ltd	S121.10	SUB-RUR-S7 Subdivision within the Berketts Farm Precinct	Support in part	Allow in part	Support amendments sought to points 2, 3, 4 and 5 of this standard. However, the change seeking an increase in the scale of development and enablement of subdivision is not supported. Suggest further consideration to be given to enabling a smaller extent of cluster style housing within refined locations in the Berketts Farm Structure Plan.	The submitters have an emerging interest in the Berketts Farm Precinct block and are looking at options to undertake clustered housing in specific locations within the precinct (at a much-reduced level – i.e. in the order of 20-30 houses).  Support in part because these aspects of the submission only partly provide for nature of development being considered by the submitters for this site.
S121 Gillies Group Management Ltd	S121.12	SUB-RUR-R12 – Subdivision Discretionary Activity	Support	Allow	Agree with relief sought by submitter.	Submission is supported as it will improve efficiency and implementation of the district plan.
S121 Gillies Group Management Ltd	S121.13	SUB-RUR-R13 – Subdivision within the Ponding Area and Erosion Hazard Area of the Mangaroa Flood Hazard Extent	Support	Allow	Agree with relief sought by submitter.	Submission is supported as it will improve efficiency and implementation of the district plan.
S121 Gillies Group Management Ltd	S121.14	SUB-RUR-R16 – Subdivision within the Mangaroa Flood Hazard Extent	Support	Allow	Agree with relief sought by submitter.	Submission is supported as it will improve efficiency and implementation of the district plan.
S121 Gillies Group Management Ltd	S121.15	RLZ-P2 – Rural character and amenity values	Support	Allow	Agree with relief sought by submitter.	Submission is supported as it will improve efficiency and implementation of the district plan.

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S121 Gillies Group Management Ltd	S121.16	Appendix 3 — Berketts Farm Precinct Structure Plan	Support in part	Allow in part	Support that part of the submission that seeks amendments to achieve wording that states “All buildings in the precinct will be located and designed to avoid unacceptable adverse effects on landscape character”.	This aspect of the submission is supported as it is agreed that the notified requirement to not be visible from Whitemans Valley Road is too stringent.
S121 Gillies Group Management Ltd	S121.17	Mapping	Support in part	Allow in part	Support amendments being made to the Berketts Farm Structure Plan to the extent that it would provide for a reduced level of subdivision and development to that notified under PC50, with areas being identified where cluster housing would be deemed appropriate.	Support in part because Managaroa Farms seeks further amendments to the map to reflect reduced housing levels, and to specify where cluster housing would be appropriate.



OFFICE USE ONLY

Submission number **163**

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

Proposed Plan Change 50 - Rural Chapter Review

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

**To Upper Hutt City Council**

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

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

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

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

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

**Details of submitter**

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

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

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) **Chris Hansen, RMA Planning Consultant**

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE:

CONTACT EMAIL:

I am (please tick all that apply 

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

**The submitter owns land affected by PC50.**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area



## Details of further submission

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

NAME OF ORIGINAL SUBMITTER

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

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

**Please refer to attached table.**

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

The reasons for my support or opposition are:

**Please refer to attached table.**

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

**Please refer to attached table.**

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

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

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

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

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

I **do** wish to make a joint case.

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

## Signature and date

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



SIGNATURE

DATE 26 June 2024

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<b>Submitter Number; Name; Address</b>	<b>Submission Number</b>	<b>Support / Oppose</b>	<b>Reason</b>	<b>Decision Sought</b>
Submitter 20: Nigel Marriot 1400 Akatarawa Road; RD2; Upper Hutt	S20.1	Oppose	The submitter's request that there be no further rural subdivision permitted, and prohibition of all current and future rural subdivision is opposed. Such a request is draconian, is contrary to the NPS-UD and does not achieve the sustainable management purpose of the RMA.	Disallow submission S20.1.
Submitter 37: Anne Rainey 25 Sierra Way, RD1, Upper Hutt	S37.1	Oppose in part	The submitter's request that current lot sizes for Rural properties should remain, and infrastructure should be in place before any development occurs in the Blue Mountains is opposed. Such a request is contrary to the NPS-UD and does not achieve the sustainable management purpose of the RMA.	Disallow that part of submission S37.1 that seeks current lot sizes for Rural properties to remain, and infrastructure be in place before any development occurs in the Blue Mountains area.
Submitter 43: Julie Allison 16 Avian Road	S43.1	Oppose	The submitter's request that Council consult with the community and create new documentation outlining the proposed objectives, policies and rules tailored for each zone is opposed. Such a request is unnecessary as Plan Change 50 is going through an appropriate RMA process that will address the concerns raised by the submitter, and delaying the process is contrary to the NPS-UD and does not	Disallow submission S43.1.



			achieve the sustainable management purpose of the RMA.	
Submitter 75: Andrea Martin 113 Kakariki Way, RD1, Upper Hutt 5371	S75.2	Oppose	The submitter's request that any further plans for subdivision to be halted is opposed. Such a request is unnecessary, is contrary to the NPS-UD and does not achieve the sustainable management purpose of the RMA.	Disallow submission S75.2.
Submitter 79: Lisa and Andrew Plimmer 115 Russells Road, RD1, Upper Hutt 5371	S79.1	Oppose in part	The submitter request that the review of the rural zoning be put on hold until a proper assessment of the Berketts' Farm site is undertaken, and there has been genuine consultation with the community is opposed. It is not necessary or appropriate to put the entire PC50 on hold while one particular site is investigated. Such a request is contrary to the NPS-UD and does not achieve the sustainable management purpose of the RMA.	Disallow the request in submission S79.1 to put the review of the rural zones on hold.
Submitter 80: Stephanie Watson 26 Avian Road	S80.1	Oppose	The submitter requests a restriction on traffic on Blue Mountains Road to cars, Utes and school buses and ban all construction and logging traffic. Such a request is inappropriate and unenforceable, and does not recognise there are existing and planned construction and forestry activities in the area that are entitled to use the Blue Mountains Road.	Disallow submission S80.1.
Submitter 93: Ian Stewart	S93.5	Support	The submitter requests a rule allowing for any new subdivision in the General Rural,	Allow submission S93.5.

268 Mangaroa Valley Rd, RD1, Upper Hutt			Rural Production or Rural Lifestyle that meets standards to be undertaken as a controlled activity. Such a request is appropriate and would help to implement the NPS-UD and achieve the sustainable management purpose of the RMA.	
Submitter 93: Ian Stewart 268 Mangaroa Valley Rd, RD1, Upper Hutt	S93.8	Support in part	The submitter requests the deletion of the rules and standards related to Forestry and rely on Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017. While the request is appropriate, the 2017 regulations have been amended by the NES for Commercial Forestry Amendment Regulations 2023 and reference to the latest NES should be referenced in PC50.	Allow submission S93.8, subject to referring to the Resource Management (National Environmental Standards for Commercial Forestry) Amendment Regulations 2023.
Submitter 124: Allan Kelly 1368 Akatarawa Road, RD2	S124.5	Support in part	The submitter requests vehicle movements from construction activities and commercial activities (forestry, infrastructure provision) to be excluded from TP-S9. Such a request is supported as these activities have economic benefits and have short term effects that can be managed.	Allow that part of submission S124.5 that requests vehicle movements from construction activities and commercial activities (forestry, infrastructure provision) to be excluded from TP-S9.
Submitter 124: Allan Kelly 1368 Akatarawa Road, RD2	S124.10	Support	The submitter requests an amendment to GRUZ-S2 that relates to setbacks to a forest as the current drafting could sterilise new building/building platforms in forest land. Such a request is supported as it represents sound planning practice and would and	Allow submission S124.10.

			achieve the sustainable management purpose of the RMA.	
Submitter 124: Allan Kelly 1368 Akatarawa Road, RD2	S124.11	Support	The submitter opposes GRUZ-S14 which requires a self-sufficient potable water supply with a minimum volume of 38,000L and a domestic fire sprinkler system connected to a firefighting water supply. The submitter's opposition is supported as the proposed requirements are too prescriptive and impractical – the requirement is not linked to the need (i.e. size of building); only allows for one hazard management approach (sprinklers), and appears to require a 38,000L tank for potable water and a 7,000L fire volume for the fire sprinkler system..	<p>Allow submission S124.11 and amend GRUZ-S14 as follows (add red text; delete <del>strikeout</del>):</p> <p>1. Each residential unit that is not connected to Council's reticulated water supply, and is not located within the maximum permissible distance to the required number of fire hydrants as described in SNZ PAS 4509:2008, must have the following installed:</p> <p>a. a self-sufficient potable water supply with a minimum volume of <del>38,000L</del> and that provides a minimum of two months potable supply based on the average daily water consumption, determined by the number of occupants, the number of bedrooms and type of sanitary fixtures. The supply must be tested and/or treated to meet safe drinking water standards.</p> <p>b.i) a domestic fire sprinkler system in accordance with NZS 4541:2013 that is connected to a firefighting water supply (7,000L tank) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008." OR</p>



				b.ii) a standalone 45,000L tank or volume as per SNZ PAS 4509:2008.
Submitter 161: John Martin 113 Karaiki Way, 5371	S161.1	Oppose	The submitter requests that PC50 and rural development be revoked. Such a request is unnecessary, is contrary to the NPS-UD and does not achieve the sustainable management purpose of the RMA.	Disallow submission S161.1.
Submitter 168: Wellington Electricity Lines Ltd PO Box 31049, Lower Hutt 5040	S168.5	Support	The submitter requests a new Controlled Activity performance standard for subdivision (SUB-RUR-S1) to ensure the sub transmission network is recognised and protected. Such a request is supported as it represents sound planning practice and would and achieve the sustainable management purpose of the RMA.	Allow submission 168.5.
Submitter 172: Greater Wellington Regional Council PO Box 11646, Wellington 6011	S172.1	Oppose	The submitter requests a reduction in the extent of new rural lifestyle zoning based on a review of potential flood and slope stability hazards. This request provides no indication of where this reduction should be or reasons why the provisions of PC50 will not address the flood and slope stability hazards they are concerned about. Such a request is opposed as it would not achieve the sustainable management purpose of the RMA.	Disallow submission S172.1.
Submitter 172: Greater Wellington Regional Council	S172.4	Oppose	The submitter requests the inconsistencies between the urban extent of PC50 and the planned urban areas in proposed PC1 to the NRP be resolved – there is a risk PC50	Disallow submission 172.4.

PO Box 11646, Wellington 6011			enables small amounts of urban development that will be prohibited under Proposed PC1 to the NRP. The request is opposed as there are submissions to Proposed PC1 to the NRP that challenges the urban extent prepared by GWRC and the prohibition of discharges associated with new unplanned greenfield development. Furthermore, the maps notified in PC1 to the NRP do not accurately reflect the amended changes to the FDS made in 2024. Such a request is contrary to the NPS-UD and does not achieve the sustainable management purpose of the RMA.	
Submitter 172: Greater Wellington Regional Council PO Box 11646, Wellington 6011	S172.8	Oppose	The submitter requests amendments to SUB-RUR-P1 to remove operative direction regarding earthworks and natural elements, and place significant emphasis on rural character and amenity values. The request is opposed as it is considered the notified policy is appropriate, and the amendments requested are contrary to the NPS-UD and does not achieve the sustainable management purpose of the RMA.	Disallow submission S172.8.
Submitter 172: Greater Wellington Regional Council PO Box 11646, Wellington 6011	S172.18	Oppose	The submitter requests an amendment to GRUZ-P7 – Plantation Forestry by amending reference in Clause 1 from ' <i>significant indigenous vegetation</i> ' to ' <i>indigenous biodiversity</i> '. The request is opposed as it is	Disallow submission S172.18.

			considered the notified policy is appropriate, and the amendments do not achieve the sustainable management purpose of the RMA.	
Submitter 172: Greater Wellington Regional Council PO Box 11646, Wellington 6011	S172.20	Oppose	The submitter requests amendments to GRUZ-S6 and GRUZ-R2 providing for Plantation Forestry as a permitted activity – seek reclassifying of GURZ-R2 as a controlled or RDA (with matters of control or discretion over the areas in GRUZ-S7) or amend GRUZ-S6 to incorporate areas in amended GRUZ-P7 (submission S172.18 above). The request is opposed as the managing of adverse effects from Plantation Forestry should be through the Resource Management (National Environmental Standards for Commercial Forestry) Amendment Regulations 2023, and the policies and rules managing plantation forestry should be deleted from PC50.	Disallow submission S172.20 and delete the rules and standards related to Forestry and rely on Resource Management (National Environmental Standards for Commercial Forestry) Amendment Regulations 2023 as sought by submitter 93 (discussed above).
Submitter 172: Greater Wellington Regional Council PO Box 11646, Wellington 6011	S172.37	Oppose	The submitter requests an amendment to RLZ-P4 – Plantation Forestry by amending reference in Clause 1 from ' <i>significant indigenous vegetation</i> ' to ' <i>indigenous biodiversity</i> '. The request is opposed as it is considered the notified policy is appropriate, and the amendments do not achieve the sustainable management purpose of the RMA.	Disallow submission S172.37.



<p>Submitter 183: Waka Kotahi/NZ Transport Agency 44 Bowen Street, Thorndon, Wellington 6011</p>	<p>S183.6</p>	<p>Support in part/Oppose in part</p>	<p>The submitter seeks new reverse sensitivity rules and standards in the Noise Chapter, as per Attachment 1 to their submission. While the new noise requirements are appropriate for activities adjacent to regionally significant infrastructure (i.e. State highways; Railway network), they are not necessary or appropriate for internal local roads in new subdivisions. The new provisions are supported if they are amended to only apply to regionally significant infrastructure.</p>	<p>Allow submission S183.6 subject to amending proposed Noise-R4 and Noise-S7 to apply only to regionally significant infrastructure (i.e. State highways and the railway network).</p>
<p>Submitter 183: Waka Kotahi/NZ Transport Agency 44 Bowen Street, Thorndon, Wellington 6011</p>	<p>S183.7</p>	<p>Oppose in part</p>	<p>The submitter requests amendment to SUB-RUR-P4 – Appropriate Subdivision by including a new Clause 5. <i>‘avoid adverse traffic effects on the surrounding transport network’</i>. The requirement to ‘avoid’ adverse effects is opposed as this does not provide for appropriate remedying or mitigation of adverse effects, as provided by the RMA.</p>	<p>Disallow that part of S183.7 (i.e. Clause 5) that requires adverse traffic effects on the surrounding transport network to be avoided, or allow the request subject to the following amendment (add <b>red text</b>; delete <b>strikeout</b>) Clause 5. <i>‘avoid, remedy or mitigate adverse traffic effects on the surrounding transport network’</i>.</p>
<p>Submitter 183: Waka Kotahi/NZ Transport Agency 44 Bowen Street, Thorndon, Wellington 6011</p>	<p>S183.14</p>	<p>Oppose in part</p>	<p>The submitter requests amendment to GRUZ-P1 – Appropriate Subdivision by amending Clause 4. To ‘avoid’ adverse effect on the safety and efficiency of the transport network. The requirement to ‘avoid’ adverse effects is opposed. The wording of the policy was to ‘not compromise’ the efficiency of the transport network, and while this is considered appropriate, it</p>	<p>Disallow that part of S183.14 (i.e. Clause 4) that requires adverse traffic effects on the surrounding transport network to be avoided, or allow the request subject to the following amendment (add <b>red text</b>) Clause . <i>‘will not compromise the safety and efficiency of the transport network’</i>.</p>

			would be acceptable to amend the requirement to include 'safety' .	
Submitter 186: Fire and Emergency New Zealand C/- Beca, PO Box 3942, Wellington 6140	S186.2	Neutral/Oppose in part	The submitter requests amendments to TP-S10 that deletes Clause 2 and replaces it with new access provisions to accommodate fire and emergency services. While neutral on the amendments requested, some clarification of how these standards apply is required in order to make them practicable and effective.	<p>Allow submission S186.2 subject to the following amendments to Clauses 2 and 2(a) and 2(d) (add <b>red text</b>; delete <b>strikeout</b>) are sought to clarify when the requirements apply:</p> <p>2. Rights of ways, private accessways and legal access lots, shall provide for the following <b>(when the "hardstand" has to be accessed via the right of way, private accessway or legal access lots, due to the fire hazard being more than 75m from the Fire Appliance)</b>.</p> <p>(a) An access (<b>sealed</b>) width of no less than 4 metres.</p> <p>(d) Where applicable, be designed with additional width necessary to accommodate the tracking curve of a 12.6 metre long rigid emergency service vehicle with a minimum of a 500mm <b>buffer-clearance (as per RTS 18)</b> each side of the vehicle;</p>
Submitter 186: Fire and Emergency New Zealand C/- Beca, PO Box 3942, Wellington 6140	S186.9	Neutral/oppose in part	The submitter requests amendments to SUB-RUR-S3 that amends Clause 2 and replaces it with new access provisions to accommodate fire and emergency services. While neutral on the amendments requested, some clarification of how these	<p>Allow submission S186.9, subject to the following amendments to Clauses 2(a) and 2(d) (add <b>red text</b>; delete <b>strikeout</b>) are sought to clarify when the requirements apply:</p> <p>2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for</p>

			standards apply is required in order to make them practicable and effective.	Civil Engineering Works, and have (a) An access ( <b>sealed</b> ) width of no less than 4 metres ( <b>when the “hardstand” has to be accessed via accessway, due to the fire hazard being more than 75m from the Fire Appliance</b> ). (d) Where applicable, be designed with additional width necessary to accommodate the tracking curve of a 12.6 metre long rigid emergency service vehicle with a minimum of a 500mm <del>buffer</del> -clearance ( <b>as per RTS 18</b> ) each side of the vehicle;
Submitter 186: Fire and Emergency New Zealand C/- Beca, PO Box 3942, Wellington 6140	S186.18	Neutral/oppose in part	The submitter requests amendments to GRUZ-S1 that amends Clause 2 and replaces it with new access provisions to accommodate fire and emergency services. While neutral on the amendments requested, some clarification of how these standards apply is required in order to make them practicable and effective.	Allow submission S186.18, subject to the following amendments to Clauses 2(a) and 2(d) (add <b>red text</b> ; delete <del>strikeout</del> ) are sought to clarify when the requirements apply: 2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works, and have (a) An access ( <b>sealed</b> ) width of no less than 4 metres ( <b>when the “hardstand” has to be accessed via accessway, due to the fire hazard being more than 75m from the Fire Appliance</b> ). (d) Where applicable, be designed with additional width necessary to accommodate the tracking curve of a

				12.6 metre long rigid emergency service vehicle with a minimum of a 500mm <del>buffer-clearance</del> (as per RTS 18) each side of the vehicle;
Submitter 186: Fire and Emergency New Zealand C/- Beca, PO Box 3942, Wellington 6140	S186.37	Neutral/oppose in part	The submitter requests amendments to RLZ-S1 that amends Clause 2 and replaces it with new access provisions to accommodate fire and emergency services. While neutral on the amendments requested, some clarification of how these standards apply is required in order to make them practicable and effective.	Allow submission S186.37; subject to the following amendments to Clauses 2(a) and 2(d) (add red text; delete <del>strikeout</del> ) are sought to clarify when the requirements apply: 2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works, and have (a) An access (sealed) width of no less than 4 metres (when the “hardstand” has to be accessed via accessway, due to the fire hazard being more than 75m from the Fire Appliance). (d) Where applicable, be designed with additional width necessary to accommodate the tracking curve of a 12.6 metre long rigid emergency service vehicle with a minimum of a 500mm <del>buffer-clearance</del> (as per RTS 18) each side of the vehicle;
Submitter 195: Fairclough/de Raadt 2401 Akatarawa Road, Upper Hutt 5372	S195.4	Support in part	The submitter requests vehicle movements from construction activities and commercial activities (forestry, infrastructure provision) to be excluded from TP-S9. Such a request is supported as these activities have	Allow submission S195.4

			economic benefits and have short term effects that can be managed.	
Submitter 195: Fairclough/de Raadt 2401 Akatarawa Road, Upper Hutt 5372	S195.9	Support	The submitter requests an amendment to GRUZ-S2 that relates to setbacks to a forest as the current drafting could sterilise and new building/building platform in forest land. Such a request is supported as it represents sound planning practice and would and achieve the sustainable management purpose of the RMA.	Allow submission S195.9
Submitter 195: Fairclough/de Raadt 2401 Akatarawa Road, Upper Hutt 5372	S195.10	Support	The submitter opposes GRUZ-S14 which requires a self-sufficient potable water supply with a minimum volume of 38,000L and a domestic fire sprinkler system connected to a firefighting water supply. The submitter's opposition is supported as the proposed requirements are too prescriptive and impractical – the requirement is not linked to the need (i.e. size of building); only allows for one hazard management approach (sprinklers), and appears to require a 38,000L tank for potable water and a 7,000L fire volume for the fire sprinkler system..	Allow submission S195.10 and amend GRUZ-S14 as follows (add red text; delete <del>strikeout</del> ):  1. Each residential unit that is not connected to Council's reticulated water supply, and is not located within the maximum permissible distance to the required number of fire hydrants as described in SNZ PAS 4509:2008, must have the following installed:  a. a self-sufficient potable water supply with a minimum volume of <del>38,000L</del> and that provides a minimum of two months potable supply based on the average daily water consumption, determined by the number of occupants, the number of bedrooms and type of sanitary fixtures. The supply must be tested and/or treated to meet safe drinking water standards.

				<p>b. i) a domestic fire sprinkler system in accordance with NZS 4541:2013 that is connected to a firefighting water supply (7,000L tank) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.” OR</p> <p>b.ii) a standalone 45,000L tank or volume as per SNZ PAS 4509:2008.</p>
<p>Submitter 196: Sharlene McDonald 88 Katherine Mansfield Drive; Whitmans Valley Upper Hutt</p>	S196.1	Oppose	<p>The submitter does not agree with residential development within rural areas. Such a request is contrary to the NPS-UD and does not achieve the sustainable management purpose of the RMA.</p>	<p>Disallow submission S196.1.</p>
<p>Submitter 222: Mary Beth Taylor 165A Katherine Mansfield Drive, Whitemans Valley RD1, Upper Hutt 5371</p>	S222.5	Support in part	<p>The submitter requests the Traffic Generation estimates in TP-S9 to be upgraded in the General Rural and Rural Lifestyle Zones from 100 vehicle movements per day to 200 vehicle movements per day. The request is supported as this is a more realistic and appropriate trigger for the management of effects on the roading network.</p>	<p>Allow submission S222.5 that requests the Traffic Generation estimates in TP-S9 to be upgraded in the General Rural and Rural Lifestyle Zones from 100 vehicle movements per day to 200 vehicle movements per day.</p>

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:**

[Aryan Sanghvi](#).....

*[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 Kiln street and these changes will impact me with increase in traffic and effects on landscape and flooding risks to my property.](#)

**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 the zone change from Rural to General Residential Zone in the Operative Plan and Plan change 50](#)

**The reasons for my opposition are:**

[Traffic from future development will worsen the busy Kiln Street and Field Street roundabout.](#)





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

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

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

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

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: ..... Liang Li .....  
[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 resident of linehaven, traffic congestion is getting worse, and accidents  
will increase, children's safety will not be guaranteed.*

**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,*

**The reasons for my opposition are:**

- 1. traffic congestion.*
- 2. natural environment.*

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

*2 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 ..... King Li .....  
(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 ..21.10.12.....

Electronic address for service of person making further submission

Email: [REDACTED] .....

Telephone: [REDACTED] .....

Postal address: [REDACTED] .....

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

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

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

**Note to person making further submission**

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

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



Further Submission

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:

Adonia Wicks

[full name]

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

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

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

I live in Silverstream and will be affected by the increase in traffic, and ~~risk of~~ increased risk of flooding that ~~will be~~ could be created by the change of zoning, removal of trees & increase of population house on the spur

I oppose the submission of:

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

The particular parts of the submission I oppose are: the whole submission as due process has not been followed, ~~not~~ skipping public consultation, closed door meeting.

I want the process to begin again to a democratic way.

The reasons for my opposition are:

the rezoning will cause traffic congestion, flooding, noise & light pollution.

~~the reasons~~

Why should the people you represent pay for the plan change

I seek that the whole of the submission be disallowed:

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

FURTHER SUBMISSION 166 - SECOND PAGE NOT RECEIVED

## FURTHER SUBMISSION 167

---

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

Sarah Loftus

---

**Postal Address**

[REDACTED]

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

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

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

---

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

I am a resident of Silverstream. I live close to the proposed development at 44 Kiln Street and will be affected by the proposed road and residential development.

---

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

Oppose

---

**Name of original submitter**

Guildford Timber

---

**Postal address of original submitter**

chris@rmaexpert.co.nz

---

**Submission number**



---

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

I oppose the submitter's rezone requests, specifically: "The failure to include land owned by the Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust in the review of rural zones undertaken as part of PC50" "The need to rezone parts of the Guildford Timber Company, Silverstream Forrest Limited and the Goodwin Estate Trust's land to General Residential or Rural Lifestyle (including a new special Precinct for land adjoining Avro Road) to allow the planned use and development of the submitter's land"

---

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

I oppose the submitters Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust's request to have their land rezoned. While the submitters state that they have planned for a number of years for the growth and development of their land, and that their plans "would bring significant economic and social benefits to the wider community", I do not believe there has been anywhere near enough research into the SIGNIFICANT NEGATIVE EFFECTS ON THE WIDER COMMUNITY including: vastly increased traffic in an area already struggling to cope with traffic multiple times per day, vastly increased trucks causing damage to roads, hugely increased cars wanting to use Silverstream shops and amenities and the school, unsustainable passenger growth of use of the railway station and parking, impacts on stormwater, water and sewerage infrastructure, ecological effects including risk of flooding in Pinehaven and Silverstream (a well-known risk), increased air pollution due to not just the higher number of cars but their emissions climbing steep roads to the proposed development and the associated noise.

---

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

I seek that the whole of the submission be disallowed

---

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

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

---

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

I do not wish to make a joint case.

---

## FURTHER SUBMISSION 168

---

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

Evangeline Gray

---

**Postal Address**

[REDACTED]

---

**Email address**

[REDACTED]

---

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

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

---

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

I live very close to the border of the land that submitter number 162 has asked to have rezoned

---

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

Oppose

---

**Name of original submitter**

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

---

**Postal address of original submitter**

chris@rmaexpert.co.nz

---

**Submission number**

162

---

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

I oppose the rezoning of the ridgeline areas above Pinehaven and Silverstream to general residential.

---

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

This change would substantially and permanently change the character of the existing suburb. The green space surrounding Pinehaven has already been acknowledged by the council to be an integral part of the character of the suburb, as recognised in the protections placed on tree groups throughout the area of the properties of those currently living here. Any plan change for this land should be managed as a private plan change and be consulted on fully with the affected communities. The council were correct in their original decision to not rezone this land as part of PC50.

---

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

I seek that the whole of the submission be disallowed

---

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

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

---

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

I do not wish to make a joint case.

---

## FURTHER SUBMISSION 169

---

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

Todd Groombridge

---

**Postal Address**

[REDACTED]

---

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

NA

---

**Email address**

[REDACTED]

---

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

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

---

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

Our property stands to be re-zoned.

---

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

Support

---

**Name of original submitter**

Amber Bill

---

**Postal address of original submitter**

34a Kenneth Gillies Way

---

**Submission number**

41

---

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

I support re-zoning Fairview as Rural Lifestyle, rather than General Residential.

---

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

The properties were sold as rural, they have no services, no footpaths, almost no lighting. Houses at the start of Fairview Drive slated for General Residential have stock on them. Zoning the whole area residential and the impact of additional vehicles and the the environmental impact from septic systems for the potential infill would seem to be impractical, inconsistent with current regulations.

---

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

I seek that the whole of the submission be allowed

---

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

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

---

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

I do not wish to make a joint case.

---

---

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

Todd Groombridge

---

**Postal Address**

[REDACTED]

---

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

Na

---

**Email address**

[REDACTED]

---

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

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

---

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

I live in the affected zone.

---

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

Support

---

**Name of original submitter**

Shannon McLean

---

**Postal address of original submitter**

249 Fairview Drive

---

**Submission number**

102

---

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

I support the preservation of the current character of the subdivision. I also support the concern at the change in zoning and impact on regional council transport rates discount, given our distance from regional transport network.

---

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

The zone change from rural to general seems to be advocating in the Fairview subdivision. Houses at the beginning of the subdivision that currently run stock (Fairview subdivision was a farm not that long ago) are scheduled to be zoned residential, while houses further up remain rural and then a further section residential. The point to buying out where we did was for the peace and quiet. The tranquillity of the area helps refresh the mind after spending a week working in the city. Infilling a subdivision that currently has no water/sewer services, almost zero street lights, no footpaths etc would drastically alter the character of Fairview, would likely overload the natural environment from a septic system perspective.

---

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

I seek that the whole of the submission be allowed

---

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

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

---

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

I do not wish to make a joint case.

---

## FURTHER SUBMISSION 170

---

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

Wyatt Purdon

---

**Postal Address**

[REDACTED]

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

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

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

---

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

My property is located near the GTC land

---

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

Oppose

---

**Name of original submitter**

Guilford Timber Company Limited (Submitter Number 162)

---

**Postal address of original submitter**

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

---

**Submission number**

162



---

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

I oppose the request that the UHCC change the zoning of GTC's hilltop land from General Rural zone to General Residential zone.

---

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

As a Pinehaven resident, I oppose this submission due to the two reasons below: Granting the zone change will lead to the significant use of public funds during a time where rate payers are already doing it tough. This change will lead to more expenditure on items such as a water reservoir, Silverstream bridge upgrade, major road and 3-waters services through the spur. The risk of flooding from the proposed zone change and future housing developments. The Parliamentary Commissioner for the Environment has stated that the Pinehaven flood model is not reliable. Rezoning and future housing developments increase the flooding risk for current Pinehaven and Silverstream residents.

---

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

I seek that the whole of the submission be disallowed

---

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

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

---

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

I do not wish to make a joint case.

---



OFFICE USE ONLY

Submission number **171**

## 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:**

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

### Details of submitter

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

NAME OF SUBMITTER Richard Dormer

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) NA

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

(please tick all that apply)

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

**The effect it will have on my/ family quality of life.**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

## Details of further submission

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

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

POSTAL ADDRESS OF ORIGINAL SUBMITTER 69 Rutherford Street Lower Hutt.

SUBMISSION NUMBER

The particular part of their submission that I totally oppose is:

The objection is the proposal to change zoning to intensive residential from general Rural.

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

The reasons for my opposition are:

The land the subject of this submission is currently zoned General Rural in the Upper Hutt City Council's Operative District Plan. The objection is the proposal to change zoning to intensive residential. The pressure on infrastructure in the surrounding district would be detrimental to residents. The congestion impact on roading in the region as one example of a degradation of quality rural living. The congested impact on family life is also a detrimental consequence.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

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

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

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

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

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

*R. Danner 23/6/24*

## FURTHER SUBMISSION 172

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

Heather Blissett

---

**Postal Address**

[REDACTED]

---

**Email address**

[REDACTED]

---

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

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

---

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

I belong to a local environmental group who has spent many resources and volunteer hours restoring the mauri of the Hull's Creek area and have advocated for the mauri of the spur and all the species who struggle to survive in a declining habitat not caused by natural occurrences but by human activities.

---

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

Oppose

---

**Name of original submitter**

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

---

**Postal address of original submitter**

chris@rmaexpert.co.nz

---

**Submission number**

162

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

I oppose the existing plan for the Southern Growth Area I oppose a corridor on the Silverstream Spur I oppose the cost that this development has created for the ratepayers, eg. Silverstream Bridge, Pinehaven Stream. I oppose the inclusion of the Southern Growth area being included in PC50 and request that it be given its' own plan change. I oppose the cost to ratepayers for the development of 1600 (as stated in the submission) houses.

---

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

Lack of transparency Environmental and biodiversity cost. They will pay the ultimate cost Cost to the ratepayer already and the future costs mean we will be paying for the development. Emphatic NO to any corridsor on the Silverstream Spur. Restore the mauri. Leave it alone. you have plenty of other access points. I don't see any plans for self sufficiency on the spur.

---

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

I seek that the whole of the submission be allowed

---

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

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

---

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

I do not wish to make a joint case.

---



Form 6  
**Further Submission**

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

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

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

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

**To:** Upper Hutt City Council

**Name of person making further submission:** Tony Montgomery

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 am worried about the increased runoff leading to higher risk of flooding and pollution to nearby streams (one of which runs through my property), throughout the construction phase and subsequent extra housing along the ridgeline above my property.

**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 proposal, but in particular the rezoning of the majority of the ridgeline above Pinehaven/Silverstream to general residential.

**The reasons for my opposition are:**

- The lack of analysis of flooding risk due to runoff. The sheer scale of the rezoning would surely indicate further analysis is required for this aspect alone.
- I am also concerned about the increased traffic congestion getting in and out of Pinehaven as there has been no indication about how that will be catered for.

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

I would request that the council request that the submitter applies for a Private Plan Change for the rezoning of the land.

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 **Tony Montgomery**

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

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

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

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

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



OFFICE USE ONLY

Submission number **174**

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

### Proposed Plan Change 50 - Rural Chapter Review

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

#### To Upper Hutt City Council

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

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

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

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

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

### Details of submitter

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NAME OF SUBMITTER George Hewitt

POSTAL ADDRESS OF SUBMITTER [REDACTED],  
[REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE [REDACTED]

CONTACT EMAIL [REDACTED]

I am (please tick all that apply 

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

As a resident of Silverstream I am frequently in the Blue Mountains Road and Gard Street locality, both by car and also by foot. Hence I have a direct interest in traffic management and the environmental outcomes.



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

SUBMISSION NUMBER 162

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

I am opposed to the GTC land being rezoned for medium density housing

I am opposed to an access road being established through the Silverstream spur (a necessary requirement to service the GTC medium density housing

I am opposed to the traffic movements which will be a consequence to the development of the GTC land for housing purposes.

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 visual reasons for my support or opposition are:

The environmental effects arising from the housing

The environmental effects arising from developing an access road.

The traffic load that will be placed on the Silverstream access corridor.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

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

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

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

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

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

I do wish to make a joint case.

I do not wish to make a joint case.

## Signature and date

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

DATE  
26/06  
/2024

G. R. Hewitt

SIGNATURE

---

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 John Bell.....

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 Fellow of the New Zealand Institute of Environmental Health, former Chairman of the Asia-Pacific Region for the International Federation of Environmental Health, former Senior Lecturer in Environmental Health at Massey University, Wellington Campus, and resident of Upper Hutt for over 36 years. Prior to moving to Upper Hutt, I worked as a Senior Health Protection Officer and was involved, among other activities, in investigating and reporting on Water Supplies, Sewage Disposal; Waste Management; Air, Land and Water Pollution; Housing issues; Occupational and Environmental Noise, including traffic and construction noise; and Environmental Impact Report assessments. A few projects I have been concerned with include the Proposed Aramoana Aluminium Smelter; Clutha Valley Project, both in Otago; and Hutt Valley Riverlink

**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 applicant's interest in changing significant areas of rural Upper Hutt to General Residential Zones using Plan Change 50 without submitting a full Environmental Impact Assessment and separate Plan Change Submission. Therefore, I object to this submitter's application in total.

**The reasons for my opposition are:**

In my professional experience I have been engaged in a wide range of issues, many because of poor planning decisions. These decisions have been caused by inadequate investigation;

simple, or no diagnosis of issues; poor mitigation and both external and internal pressures on Councils. Rectification of issues post-event are incredibly challenging and costly, as I am sure Upper Hutt Council has discovered over the Farrah's relocation.

This submission by Guildford Timber Company Limited is incredibly short of details and does not appear to incorporate, or even mention PC49 Silverstream Spur; or the potential impact of the Intensification Planning Instrument (IPI), adopted by Upper Hutt City Council in December last year, on any development in the Southern Growth Area.

I have heard a range of 1600 up to 4000 households proposed for the area. From a moderate to significant impact on our environment. However, no reference to water supply; roading (other than that in PC49); stormwater; sewage or noise and traffic management, both during the building of any subdivisions and infrastructure and residential occupation.

Furthermore, based on recent experience I am not confident that Wellington Water have the ability to provide Upper Hutt with the additional potable water required to service a further large subdivision.

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

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<sup>th</sup> June 2024.....

Electronic address for service of person making further submission

Email: ..... [redacted] .....

Telephone: [redacted] .....

Postal address: [redacted] .....

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

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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**     **Heather Marryatt**

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 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 ...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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FURTHER SUBMISSION 177

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 E. Kenny

.....  
[full name]

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

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

**I am a person who** has an interest in the proposal that is greater than the interest the general public has because I am a long term resident of Pinehaven and a user of the facilities and roads in Silverstream, plus the surrounding infrastructure.

The Submitter should provide more details of the wider impact that their development will have to the infrastructure in both Pinehaven and Silverstream.. What costs they expect UH Ratepayers to cover.

I have previously voiced my opposition to this Submission due to late of transparency by both UHCC and GTC as to processes.

**I oppose the submission of:**  
I oppose Submission 162 for a Plan Change by GTC.

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

The change from Rural Zoning to General Zoning in its entirety, re any previously changes proposed to Plan 50.

**The reasons for my opposition are:**

I am concerned mass removal of vegetation on the hills and housing covering the land will cause any runoff to come down quickly to the Pinehaven area, filling small streams and overflowing.

Pinehaven already seems to have a problem where Storm water enters the sewerage network and any development above will add to this, poor infracture. The added burden could more than likely cause flooding.

Traffic congestion is already a problem getting out of Silverstream area and this will make it worse on narrow roads, with limited parking in the area.

A thorough costing needs to take place of the actual benefits to existing Ratepayers.

Recently I visited Auckland and saw letters to the editor re what has happened to existing properties when processes are not followed. I have attached this article to my submission, as this is what I am con corned with.

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

I request that because there are many questions re costings. Who is actually paying for what. That GTC should apply for a Private Plan Change for the rezoning, to enable full disclosure and that we Ratepayers can know exactly what the costs are to the city.

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.)*

26 June 2024 Date .....

Electronic address for service of person making further submission

Email: [redacted] .....

Telephone: [redacted] .....

Postal address: ..... [redacted] .....

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# Keeping an area's character is important

It has surprised me to see some infill housing developments that are significantly out of keeping with the neighbourhood where the development is occurring. In addition and possibly more importantly, building consents being granted by Auckland Council where there are multiple areas in which the development does not comply with the Unitary Plan.

The classic case is in Chapel Rd, Howick where a single dwelling was removed from a 3470m<sup>2</sup> site and approval has been given for 28 dwellings. On reading the consent, the words "Do Not Comply" appear no fewer than 10 times in areas covering building height, access, adverse effects on neighbours, outdoor yard areas, total building coverage, outdoor living space and so on.

In addition, only 21 of these have a garage and the remaining 7 have secure uncovered parking for a bicycle. There is no visitor parking available, including on the street outside the development. I am totally mystified how a development with so many issues can gain a consent with no notification. One wonders.

**James Williams, Howick**

## FLOODING

With a bit of easy research it will be seen that areas such as Stonefields and the surrounding areas, Peach Parade, parts of Ellerslie and many more local developments under construction are sending stormwater into the Waiaatarua Reserve.

Properties are starting to be affected with the rising floodwaters. Many large stormwater pipes now feed the stormwater into this reserve from all sides, the



A dog plays in the Waiaatarua Reserve. A reader says many developments are sending stormwater into the reserve.

CHRIS McKEEN/STUFF

only way out is a 1m diameter pipe that was created 100 years ago.

The local flood plains such as the Koraha Reserve are storing this extra backlog of water at a much higher level now, with many surrounding properties getting minor flood damage. The Koraha flood plain flood level has to increase as developments are completed.

This is a time bomb, with development going on all around that will be sending even more surface water into the Waiaatarua wetland area. Many homes will be seriously flooded within the next three

to four years. For this system to work for a further 100 years, another tunnel from the Waiaatarua wetland reserve and into the Orakei Basin is urgently needed.

**Peter Barrow, Remuera**

## MORE ON FLOODING

Stephen Jardene of Glendowie has recently written about the flooding at the bottom of Roberta Ave and claims that Auckland Council's answer is that it is a flood plain and people know the risks.

He claims that is wrong because there is nothing on LIM reports from 20 years

## Write to us

We welcome letters. Email [letterstoeditor@stuff.co.nz](mailto:letterstoeditor@stuff.co.nz). You must include full name, home address, contact number and state what paper you are writing to. Letters should not exceed 250 words. We do not accept pen names or anonymous letters. Names will only be withheld at the editor's discretion. We reserve the right to reject, edit and abridge. Opinions must be genuinely held by the letter writer. Letters may be referred to others for right of reply before publication.

ago. This goes to show how important it is that one always obtain the most recent LIM report from Auckland Council so that flood plains that have been identified by Auckland Council over recent years are fully disclosed before purchasing a property located in a flood plain.

**David Mairs, Glendowie**

## TRAFFIC LIGHTS

At the intersection of Brighton Rd and St Stephen's Ave, underground services have been located and the surface sprayed for this work. I would guess the total cost will be between \$1m and \$2m and yet traffic queues for only about 2 hours on weekday mornings. It would be good to find out why this is being done and why traffic police could not be paid for the 2 hours as they would have done 30 years ago. A far more dangerous intersection is at the bottom of Gladstone Rd, where cars race around from Tamaki Drive.

**Bruce Phythian, Parnell**

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:** .....Erin Edmonds

*[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 close proximity to the proposed development. The impacts this proposal will have on our already stretched infrastructure is detrimental to existing residents health, safety and wellbeing, not to mention the negative impacts on our fragile environment.

**I oppose the submission of:**

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

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

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

**The reasons for my opposition are:**

- The proposed rezoning will result in a significant number of houses being able to be built along the skyline as a permitted activity.
- The proposed rezoning will cause traffic congestion, flooding, noise and light pollution
- The proposed rezoning hasn't taken into account or addressed the significant impacts on our current infrastructure in terms of the medical centre (already at capacity), local schools (already at capacity), water supply and wastewater infrastructure.



- The proposed rezoning will further reduce habitats and disrupt our natural corridors for our birdlife and other wildlife.
- The proposed rezoning is of a very large scale and has significant consequences that are of interest to the public.
- Inclusion of a rezoning of this scale by submission subverts the statutory process for public participation in plans.
- There is no analysis of the costs and benefits of the proposal.

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

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

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

Date 26 June 2024

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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

**Note to person making further submission**

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

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

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





OFFICE USE ONLY

Submission number **179**

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

### Proposed Plan Change 50 - Rural Chapter Review

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

#### To Upper Hutt City Council

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

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

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

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

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

### Details of submitter

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

NAME OF SUBMITTER **A Fabian**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply 

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

I Live here and it affects me and my family.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

## Details of further submission

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

NAME OF ORIGINAL SUBMITTER: **Guildford Timber Company Limited**

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER – **162**

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

GTC is not going about this thr correct way. They need to be providing all the plans and impacts and proposals so the public can review and have their say.

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:

GTC is going around the process which they should be following. It is excluding the publics right to comment and submit on the development/rezoning.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

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

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

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

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

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

I do wish to make a joint case.

I do not wish to make a joint case.

## Signature and date

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

SIGNATURE *A Fabian*

DATE – 24/6/2024

# FURTHER SUBMISSION 180

---

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

Save Our Hills (Upper Hutt) Incorporated

---

**Postal Address**

[REDACTED]

---

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

Stephen Pattinson President Save Our Hills (Upper Hutt) Incorporated

---

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

[REDACTED]

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

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

A person representing a relevant aspect of the public interest

---

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

Save Our Hills (SOH) represents members of the community who have indicated in previous submissions to Council that they oppose inappropriate urban development on the Pinehaven hills and have concerns, among other things, about the inevitable failure of hydraulic neutrality provisions in the District Plan for proposed development of Council's 'Southern Growth Area' (the proposed Guildford Timber Company development on the Pinehaven and Silverstream hills) due to the fatally flawed and unreliable baseline flood model for Pinehaven Stream catchment by Greater Wellington Regional Council.

---

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

Oppose

---

**Name of original submitter**

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

---

**Postal address of original submitter**

chris@rmaexpert.co.nz

---

**Submission number**

162

---

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

All of it as summarised by Submitter #162 in their REVISED APPENDIX A – Map 1 - Proposed zoning of submitter's land. SOH opposes the submission as a whole and in particular the Submitter's request that their land which is currently zoned 'General Rural' in the Operative District Plan and in Plan Change 50 be re-zoned as 'General Residential' including the Medium Density Residential Standards provisions.

---

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

Submitter claims that stormwater / flooding has been addressed in Plan Change 43 (typo - should read Plan Change 42, PC42). The flood modelling underpinning PC42 is not reliable. In PC42, SKM's 'future case scenario' flood modelling (2010) for that part of the Guildford development that is located in the Pinehaven Stream catchment was shown to be able to achieve hydraulic neutrality without requiring any significant stormwater management, because SKM's pre- and post-development flood extent maps were almost identical. This was for a development of 1,665 lots of 750m<sup>2</sup> each with a connected impervious area of 40%. SKM/Jacob's modelling of stormwater runoff in this 'future case scenario' showed only about 1% increase in flood volume when comparing unmitigated runoff for the pre- and post-development situations. But this claim is false. Field tests and peer-reviewed analysis of SKM's 'future case scenario' flood modelling by independent experts showed that increases of 300-500% should be expected, not 1%. GWRC's flood modelling and flood mapping that underpins PC42 is fatally flawed and cannot be relied on to ensure hydraulic neutrality for the submitter's proposed development of the Southern Growth Area. This is a major reason why the Submitter's request for the rezoning should be rejected. See also the attached Appendix to SOH's Further Submission on UHCC PC50 Rural Review (a powerpoint printout as pdf consisting of 8 slides). Other reasons for rejecting the Submitter 162 submission include the lack of any information on urban design, housing densities and layouts, commercial/retail/industrial provisions and controls, open space and recreational facilities, or of the likely impact of this large-scale re-zoning on the environment, slope stability, ecology, sustainability, transport and traffic, visual amenity and changes to the skyline along the ridges, noise and light pollution, nor how any adverse impacts will be mitigated. There is also no information on infrastructure requirements nor any analysis of costs and benefits, including likely costs to ratepayers. The following paragraph is our response to Question 15 in this survey. This survey form prevents any comment / expansion of what we seek in our Further Submission under the option "I seek that the whole of the submission be disallowed". Therefore, please accept our response to Question 15 as follows: 15. I seek that the whole of the submission be disallowed and request that Council require the Submitter to apply for their proposed re-zone of their land from General Rural to General Residential in a Private Plan Change application and provide all the necessary detailed information up front for public notification to allow opportunity for public submissions. Public input on the Submitter's proposed re-zone in PC50 is being bypassed in this current Public Plan Change process in which the Submitter's rezoning request has been presented as a Submission and detailed information is being withheld until the hearing when it is too late in the process for public review and submissions. We consider this to be an abuse of the plan change process.

---

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

I seek that the whole of the submission be disallowed

---

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

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

---

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

I do not wish to make a joint case.

---

**If your submission is over 500 words, please upload a word document with your submission. Please provide the questions as your headers before each paragraph.**

[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/14474ec740336bd57939f5f5ed3c492ff4989f08/original/1719363030/cca1e47b6f3b9724c45b8b4eb1c535e3\\_Appendix\\_to\\_SOH\\_Further\\_Submission\\_on\\_UHCC\\_PC50\\_Rural\\_Review.pdf?1719363030](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/14474ec740336bd57939f5f5ed3c492ff4989f08/original/1719363030/cca1e47b6f3b9724c45b8b4eb1c535e3_Appendix_to_SOH_Further_Submission_on_UHCC_PC50_Rural_Review.pdf?1719363030)

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**TO: UPPER HUTT CITY COUNCIL, 26 JUNE 2024**

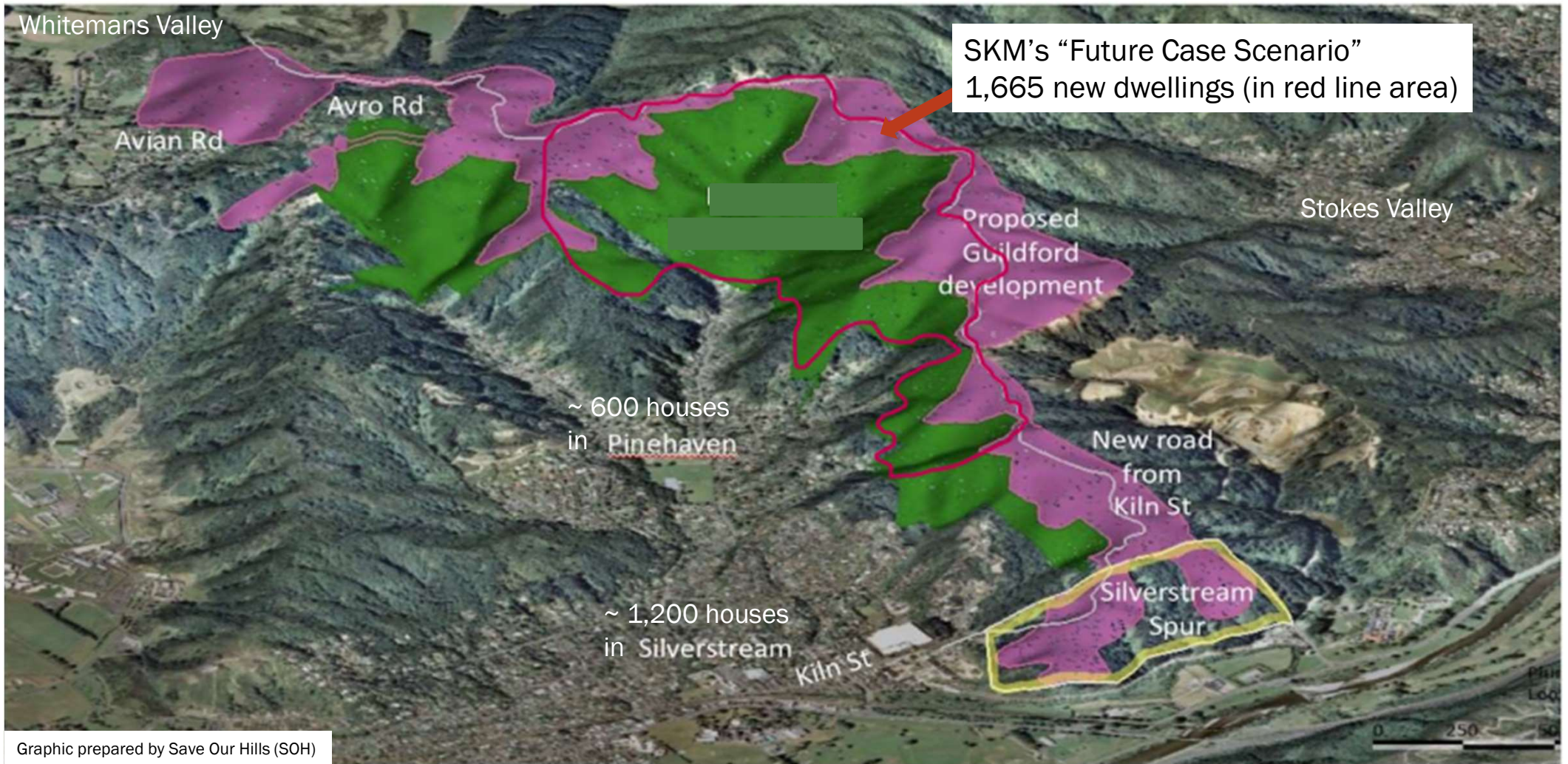
FROM:

SAVE OUR HILLS (UPPER HUTT) INCORPORATED

APPENDIX TO SOH'S FURTHER SUBMISSION

PC50 RURAL REVIEW

OPPOSING SUBMISSION #162







3.2. Hydrology

Current Existing Hydrology

Hydrological inputs were provided by Montgomery Watson Harza (MWH) who completed a hydrological study of the Pinehaven catchment in 2008 (*Pinehaven Stream Flood Hydrology*).

Future case scenario

Future case hydrology was required for a sensitivity analysis of potential changes in flooding as the result of future development in the Pinehaven catchment.

Historical development records and the UHCC urban growth strategy 2007 were used to forecast an additional 155 dwellings in Pinehaven in 20 years time from infill development. However the majority of development in the catchment is forecast to come from the green field development of the Guilford lot on the eastern and southern boundaries of the catchment. Initial estimates forecast that this could add an additional 1500 dwellings to the catchment. The location of the Guilford lot in relation to the catchment is shown in Figure 8.

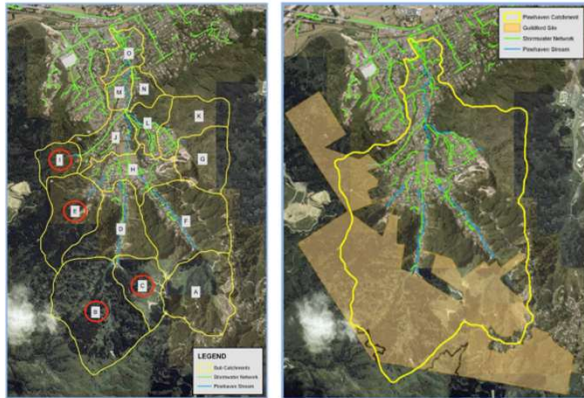


Figure 7 Pinehaven Sub-catchments used for Hydraulic Modelling

Figure 8 Guilford Land

To provide the required level of detail for the future case hydraulic modelling the following methodology was used:

- As the Guilford development makes up the majority of the new dwellings the predicted 1665 new dwellings for Pinehaven were distributed over this area (sub-catchments I, E, B & C), and
- Distribution of the dwellings was undertaken assuming any undeveloped land (in sub-catchments I, E, B & C) would be divided into lot sizes of 750m<sup>2</sup> (minimum size for a residential conservation lot in the Upper Hutt District Plan) and each with a connected impervious area of 40%.



6.3. Future Development in the Catchment

In this investigation the future development in the catchment was also analysed in the 100 year storm with the predicted impacts of climate change and the 10 year storm without climate change. For details on how the future case hydrology was developed refer to section 3.2.

The modelled flood extents associated with the 100 year storm including climate change for the current existing hydrology are compared with the flooding extents from the future case hydrology in Figure 19.



Figure 19 Current Existing vs. Future Case Comparison of Predicted Flooding Extents in the Q<sub>100</sub> with Climate Change.

The model results show that there is the potential for future development to increase flooding in the catchment as connected impervious areas can have a much faster runoff response, with less catchment losses than vegetated catchments. However this comparison of the 100 year rainfall event also shows that the change in extents are minor and may be possible to be mitigated. The steep topography of the catchment appears to constrain the overflows in the upper catchment and thus the minor differences observed are in the lower catchment in the vicinity of Whiteman's Road. The comparison of the modelled inundation depths between current existing and future case hydrology for the 100 year storm results in less than 100mm increase in inundation depths across the catchment.

This analysis was undertaken using the 100 year rainfall event, where much of the floodplain is already inundated. This may have resulted in the impacts of changes in the catchment being drowned out. In lower order flood events the impacts of development are likely to be more readily observed and therefore the assessment of effects for future developments in the catchment should be undertaken in more detail on a case by case bases.

Future Case Scenario - SKM "Pinehaven Stream Flood Hazard Assessment – Pinehaven Flood Hazard Investigation Report: Volume 1" Revision E, 25 May 2010, pp 13-16, 31, 32

SKM's "Future Case Scenario"

(a comparison of pre- and post-development flood extents for unmanaged stormwater runoff from a proposed Guildford Timber Company (GTC) development on the forested hills above Pinehaven)

SKM claim that unmanaged runoff from 1,665 new dwellings by GTC on the hills at I, E, B & C won't make flooding any worse in Pinehaven than it already is, as shown in a flood comparison map Figure 19,

- blue = pre-development
- green = post-development

Unexpectedly, the large increase in impervious area (about 70 rugby fields of asphalt, concrete and steel replacing highly permeable forest) does not increase flood volume, according to GWRC, MWH and SKM.

Before development



After development



... little runoff



... much runoff



manage the  
difference



# How to cheat hydraulic neutrality rules

Before development



Model the forest with little rainfall loss (i.e. as if it is impervious)  
Result ... much runoff



Musn't be more runoff than before development

After development



... much runoff, but no more than before ...

The same as before so needs no management



# Auditor concealed critical information

Michael Law, Beca's flood mapping auditor, misrepresented the facts (3 times) in the Beca audit, by stating incorrectly that MWH were not able to explain the lack of increase in flood volume from unmanaged runoff from the Guildford development on the hills in SKM's 2010 'Future Case Scenario' pre- and post-development flood modelling:

- "MWH were unable to provide an explanation for the lack of increase in flood volume" (p9)
- "MWH have not provided an explanation as to why there is no increase in future [GTC] development flood volumes" (p17)
- "The issue of no increase in post-development flood volume was raised with MWH, but they have not been able to provide an explanation as to why there is not an increase in flood volume" (p27)

Pinehaven Stream - Flood Mapping Audit

Item	Comment	Audit rating	Fit for Use
Blockage	The probability and consequence of culverts, bridges and channels being fully or partial blocked during floods by water borne debris is a reality, especially in heavily vegetated (including forestry) catchments with lots of culverts and bridge, such as Pinehaven. Model runs were carried out that included partial or full blockage of 12 culverts in the catchment. This is a reasonable approach for assessing the sensitivity of the catchment to blockage given the uncertainty surrounding the timing, location and extent of blockage that may occur during an event.	0	Yes
Future development	The upper parts of the Pinehaven catchment are bush and forestry. Sub-division development has been mooted for these areas and it could be expected that there would be some infill development in the lower parts of the catchment. While not pre-judging the outcome of any application to develop within the catchment, it is prudent to assess the effects of possible future development when undertaking flood mapping and hazards studies. To that end, SKM ran the model with reworked hydrographs to represent the additional impervious area associated with the development of 1665 lots of 750 m <sup>2</sup> in the upper parts of the catchment. This is probably an over-estimate of the number of lots that could be developed, and as such represents an upper bound on the effect of development on catchment flows and flood extents. Given that the upper catchment is steep, natural runoff could be expected to be quite high and so the relative effect of development would not be great. Were development to occur, mitigation measures would almost certainly be required to attenuate flows and at least reduce peak flows to existing conditions. As noted in Section 8 below, including future development increases modelled peak flows by 18% in sub-catchment B and 13% in sub-catchment E. However, there is no post-development increase in flood volumes. This is unexpected given the increase in impervious areas. MWH were unable to provide an explanation for the lack of increase in flood volume, and so the future development runs of SKM's flood model are potentially compromised in this regard.	2	No

The conclusion of the review of the hydraulic modelling is that the model is fit for use for producing the flood extent and hazard maps for current development, but that better definition of flood depths, extents and overland flow paths could be provided if the model were to be updated to account for current computer processing power and advances in modelling software. Specifically:

- The use of a finer grid or flexible mesh to construct the 2D model bathymetry would provide better definition of flood extents and overland flow paths.
- Blocking out buildings within the 2D model bathymetry would improve definition of overland flow paths and should be considered if the models are to re-run.
- Review (and update, if necessary) future development hydrology for use in model runs assessing the impact of potential development in the catchment.

Given access issues and the high cost of survey, it is probably impractical to include additional channel cross-sections or model all of the minor bridges and culverts across the stream channel at a catchment level.

Attachment 1 to Report 15.359

Report

## Pinehaven Stream - Flood Mapping Audit

Prepared for Greater Wellington Regional Council

Prepared by Beca Ltd (Beca)

13 July 2015



From: Michael Law [mailto:Michael.Law@beca.com]  
Subject: RE: Pinehaven Stream hydrology - Existing and Future Development  
Date: 11 June 2015 at 5:05 PM  
To: Kristin Stokes [mailto:Kristin.Stokes@mwhglobal.com]  
Cc: Mike Harkness [mailto:Mike.Harkness@gov.govt.nz], Mark Hooker [mailto:Mark.Hooker@gov.govt.nz]

Hi Kristin

Thanks for getting back to me. If the initial and continuing losses are the same in both models, then the flood volumes will be the same (so long as there isn't another % impermeable area parameter that negates the losses). So that could explain the volumes. Other parameters within the model could possibly speed up the runoff response to reflect that aspect of development.

As you can see, I have copied Mike H in on the email. It might be worth the two of you having a chat to confirm our understanding.

Regards

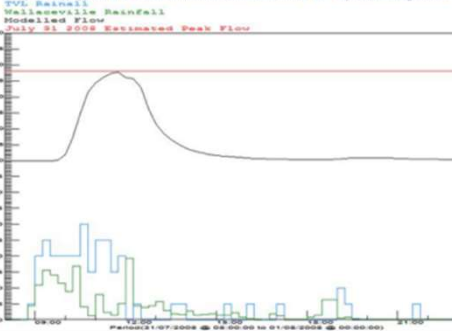
**MIKE LAW**  
Associate - Water Resources  
Beca  
DDI: +64 3 371 3050  
Mob: +64 27 528 8072  
[www.becca.com](http://www.becca.com)

From: Kristin Stokes [mailto:Kristin.Stokes@mwhglobal.com]  
Sent: Thursday, 11 June 2015 4:15 p.m.  
To: Michael Law  
Subject: RE: Pinehaven Stream hydrology - Existing and Future Development

Hi Mike,

Both Tom and I have looked at the model, but the approach that Mike has used for the development model is a bit difficult to tell, and we don't have time in the next few days to try and unravel them fully.

The new alpha and N values given in the appendix B, Revision of our report (2 and 1.7 respectively) appear to be based on the model calibrated to the 23<sup>rd</sup> July event – image below



As far as we can tell the initial Loss and continuing losses used are the same in both models (5mm and 2mm).

The Hydrol model doesn't take any further excess out apart from the initial and continuing losses so that could explain why the volume is the same.

The model that gives the future results I have located the output file and it matches your graph. But I cannot find the model file to be sure of the inputs used.

Would sending the model files to Mike Harkness to interpret be helpful? Otherwise if you give me a call tomorrow maybe we can discuss further

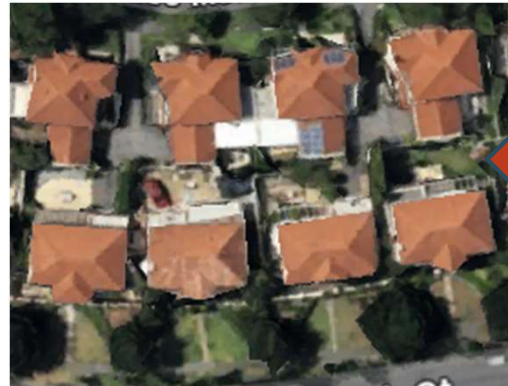
Cheers,  
Kristin



## GUILDFORD IN PINEHAVEN BASELINE FLOOD MODEL

Email chain contains evidence the proposed Guildford development on the Pinehaven hills is in the current Pinehaven baseline flood model

Instead of the baseline flood model for Pinehaven Stream representing the existing catchment as permeable forest ...



... the existing catchment is modelled highly impervious. MWH explained the lack of increase in post-development flood volume to Beca this way: "the initial and continuing [rainfall] losses are the same in both [pre- and post-development] models", meaning the pre-development model already has the GTC development factored into it!

## NO FLOOD PROTECTION FOR PINEHAVEN

- Pinehaven (upstream of Pinehaven Reserve, i.e. Wyndham, Jocelyn, Pinehaven, Forest, Elmslie, Fendalton and part of Blue Mountains roads) gets no flood protection!

### 3. Flood hazard assessment: 1% AEP flood

The effect of the proposed works on flood hazard and their contribution to meeting the project objectives in relation to the 1% AEP flood have been assessed from the results of the model simulations.

The overall extent of flooding for the 1% AEP flood is presented in Figure 3 which shows the model flood extents for the baseline condition and with the proposed works design in place. More detailed maps showing the model flood extents, water depths and the changes in flood depth resulting from the proposed works are provided in Appendix A of this report.

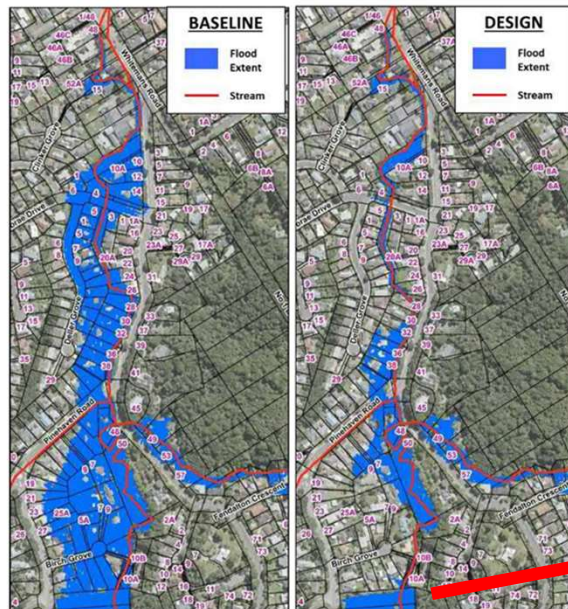


Figure 3: Effect of the proposed works on the extent of flooding within the project area for the 1% AEP flood (with climate change allowance)

The benefits and impacts of the proposed works on flood hazard are discussed further below, based on the results of the hydraulic model simulations of the 1% AEP flood for the baseline condition and with the proposed works.



■ Figure 19 Current Existing vs. Future Case Compare the Q<sub>100</sub> with Climate Change.



# FURTHER SUBMISSION 181

## 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:** Julie Perks

[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 this proposed development is likely to have a direct impact on my present quality of life, with a massive increase in traffic, the potential for increased flooding with less permeable ground available for soaking up water, not to mention a decrease in native bird life which flourishes in the area.

**I oppose the submission of:**

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

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

- I oppose the submission in total, particularly because the land is presently zoned Rural in both the operative Plan and the Plan Change 50, and the submitter is requesting the land be changed to General Residential.

**The reasons for my opposition are:**

- The proposed zone change would permit a significant number of houses built along the top of the ridge line
- In a very quiet and peaceful suburb this proposed change would cause significant increase in traffic congestion, potential for increase in flooding due to less permeable ground, not to mention noise and light pollution, causing harm to native birds, fauna and flora.

- The proposed rezoning covers a very extensive area and would have significant consequences for the public, and fauna and flora. A rezoning of this magnitude by submission subverts the statutory process for public participation in plans.

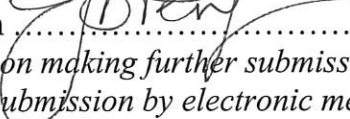
**I seek that the whole of the submission be disallowed:**

I request that the Submitter is required by Council to apply for a Private Plan Change for the proposed rezoning.

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

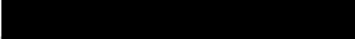
If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*[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: 

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

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019  
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**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

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

**Note to person making further submission**

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

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

# FURTHER SUBMISSION 182

## Further submission on proposed plan change to the Upper Hutt City Council District Plan

### Proposed Plan Change 50 – Rural Chapter Review

**To: Upper Hutt City Council**

This is a further submission in opposition to a submission on publicly notified Proposed Plan Change 50 – Rural Review to the Upper Hutt City Council District Plan.

#### **Details of submitter**

Name: Ewan Lincoln

Postal address: [REDACTED]

Contact telephone: [REDACTED]

Contact email: [REDACTED]

I am a person who has an interest in the proposal that is greater than that of the general public because I live in Dowling Grove, Silverstream, and am concerned about the potential direct effects of the zoning changes proposed in Submission 162 on the area in which I live, as set out in my further submission below.

I have not previously submitted on Proposed Plan Change 50.

#### **Details of further submission**

I oppose the submission of the Guildford Timber Company Ltd (GTC), Silverstream Forest Limited and the Goodwin Estate Trust (Submission 162). In the remainder of this further submission, I refer to the submitter as GTC and the GTC submission as S162.

The particular part of S162 I oppose is the request for rezoning of ridgeline areas of GTC-owned land ('the GTC ridgeline land') from General Rural Zone to General Residential Zone. The fact that I am not commenting on other changes proposed in S162 should not be taken as indicating support for those other proposed changes.

#### *General concerns about S162*

The main reason for my opposition is that S162 provides no details of the nature of the development planned for the GTC ridgeline land, no evidence of the suitability of this land for residential use, and no consideration of the potential impacts of the proposed development. While I outline areas of potential concern below, it is very hard to be specific about reasons for opposing GTC's proposal when the proposal itself is so vague. The fact that there is no clarity even about the number of houses proposed to be included in the residential development illustrates this difficulty: S162, for example, refers to dwellings for up to 1600 households, but I have seen other information from GTC that refers to up to 2040 new houses.

It is hard to escape the conclusion that the GTC ridgeline land is proposed for development not because of its suitability for housing but simply because GTC owns this land and wishes to make money from developing it.

S162 seems to assume that the case for GTC's proposed zoning changes is already well understood by Upper Hutt City Council (UHCC), and that GTC does not need to make that case in its submission. Indeed, the submission refers to various ways in which, it is claimed, UHCC has already provided for GTC's proposed development in planning documents. If true,



it is hard to understand why UHCC anticipated proposed development when that development required a zoning change that had not even been applied for, let alone granted.

The cursory nature of S162 is profoundly disrespectful to the public, as the Plan Change 50 process is potentially the only opportunity for the public to have a say on GTC's proposals. In the absence of a detailed case for the proposed development on the GTC ridgeline land, members of the public are unable to make fully-informed submissions on GTC's proposal.

S162 refers to 'extensive planning undertaken since 2007' for its proposals, and to assessments of infrastructure requirements that have been completed. The only publicly-available evidence of this planning cited in S162 is a Framework Document from September 2007, which appears not even to be a finalised document (it is marked 'draft' throughout). To put the age of this document in perspective, when the document was written the first iPhone had only just been released and the Global Financial Crisis was still in its early stages.

S162 also refers to a Silverstream Forest Masterplan from 2021 and a joint Infrastructure Accelerator Fund application with UHCC from 2020. These documents do not appear to be publicly available, or if they are, they are not easy to find. Overall, the supporting material for GTC's 'extensive planning' appears to have been consigned to the present-day equivalent of 'the bottom of a locked filing cabinet stuck in a disused lavatory with a sign on the door saying "Beware of the Leopard"'.<sup>1</sup>

S162 and other information from GTC (such as the letter sent to residents of the surrounding community, dated 31 May 2024) states that detail of the proposed development on the GTC ridgeline land, together with an assessment of effects, will be provided at the hearings stage. This is unacceptable. By the time Plan Change 50 enters the hearings stage, there will be no further opportunity for the public to comment on the details provided by GTC.

I am also deeply disturbed by the apparent intention of GTC, with the support of the UHCC, to seek approval of GTC's proposals through the fast-track approvals process, if the Fast-track Approvals Bill is passed. The Fast-track Approvals Bill is undemocratic and privileges development above all other interests. I am very disappointed that the UHCC has not only submitted in support of the Bill but also written a highly inappropriate letter of support for GTC's fast-track application to the responsible Ministers. The UHCC's letter (apparently sent without the knowledge of all councillors) has further undermined public trust in both GTC and Council leadership.

#### *Specific concerns*

My specific areas of concern about S162 are as follows:

- There is no evidence of planning for the provision of services that will be required by the residents of some 1600-2000 new houses. These services include access to schools, medical care and shops. It is not clear that there is spare capacity in the existing services in the Silverstream/Pinehaven area.
- UHCC's own housing assessment, as part of the 2023 Housing and Business Development Capacity Assessment, indicates that there is enough capacity for housing development in areas that are currently zoned as residential, including in Trentham North and Upper Hutt Central. It is hard to understand why large numbers of new homes would be built in the area of Upper Hutt that is most distant from the services of the Upper Hutt city centre.

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<sup>1</sup> Douglas Adams, *The Hitchhiker's Guide to the Galaxy*, Pocket Books, 1979, p. 10.



- The GTC ridgeline land would not have easy access to public transport. S162 talks of commuter cycling connections and connections to Silverstream Railway Station, but realistically people living on a ridgeline are likely to do most of their travel by car. Consequently, the proposed development would be likely to greatly increase car traffic in the Silverstream area and put considerable pressure on Silverstream bridge. It is unclear if or how the impacts of a significant increase in traffic could be mitigated.
- Building on the ridgeline is likely to have a negative visual impact and it is unclear how this will be mitigated. The green hills create an attractive and highly-valued backdrop to Silverstream/Pinehaven and the wider Upper Hutt valley. The UHCC must ensure that any development on the ridgeline does not detract significantly from this backdrop.
- It appears that the proposed development on the GTC ridgeline land relies on the assumption that access will be provided by a road through the Silverstream Spur. The future of the Silverstream Spur is currently under consideration by an independent panel, and there is significant local opposition to the proposal to put a road through this public reserve land.

*Proposed alternative process*

I ask UHCC to reject S162's inadequate proposal for development of the GTC ridgeline land and require GTC instead to fully explain the scope, nature, impacts and mitigations of its proposed development, so that the public can provide informed comment on GTC's proposal. The best way to do this would be to require GTC to submit a private plan change request.

The private plan change process is 'generally used to provide for large-scale developments on large areas of land',<sup>2</sup> so would be appropriate for the proposed development on the GTC ridgeline land. This process would require GTC to provide detailed information up front, allowing the public to make informed submissions and UHCC to give full consideration to the proposals' benefits, impacts and consistency with the District Plan and other relevant plans, standards or policies.

*Submission 162 should be disallowed in part*

I seek that the following parts of S162 be disallowed: the request for ridgeline areas (shown as yellow cross-hatched on Map 1 in Appendix A of S162) to be rezoned from General Rural Zone to General Residential Zone.

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

**Signature and date**



26 June 2024

Ewan Lincoln

<sup>2</sup> <https://www.qualityplanning.org.nz/node/581>

## FURTHER SUBMISSSION 183

---

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

Marion Elizabeth Oliver Rough

---

**Postal Address**

[REDACTED]

---

**Telephone number**

[REDACTED]

---

**Email address**

[REDACTED]

---

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

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

---

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

My property is located near the GTC LAND and Spur

---

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

Oppose

---

**Name of original submitter**

Marion Elizabeth Olivia Rough

---

**Postal address of original submitter**

41 Wyndham Road Pinehaven 5019

---

**Submission number**

162

---

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

Management of Stormwater, Traffic increase and lack of infrastructure and services to support development, distruction of wildlife habitats and ecosystems, fastractracting.

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

All of the above plus in the past logging in my residential area has caused collapse of existing driveways from slash movement in heavy rain and wind

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

I seek that the whole of the submission be disallowed

---

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

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

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

I do not wish to make a joint case.

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OFFICE USE ONLY

Submission number **184**

## 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 **CAROL DORMER**

POSTAL ADDRESS OF SUBMITTER [REDACTED]

[REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) \_\_\_\_\_

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) \_\_\_\_\_

CONTACT TELEPHONE [REDACTED]

CONTACT EMAIL [REDACTED]

I am (please tick all that apply):

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

**I live in Whitemans Valley, visit Silverstream and use the roads to Lower Hutt. There is not much information about the plan + the impacts it will cause**

The local authority for the relevant area



## Details of further submission

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

NAME OF ORIGINAL SUBMITTER

Cuildford Timber Company

POSTAL ADDRESS OF ORIGINAL SUBMITTER

69 Rutherford Street, Lower Hutt

SUBMISSION NUMBER

162

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

I strongly oppose the request by CTC to change what is now general rural to general residential, especially for building on ridgeline areas which I understood was not allowed (I thought buildings were not allowed to be above the ridgeline)

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:

General residential means smaller sections, more density, and provision of all the relevant services - 3 waters, extra roading, lighting and schools to name a few. This involves major costs and who is going to pay and what are the extra costs to the environment

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

— see additional paper

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

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

I seek that Cuildford Timber Company and the Council be open and transparent and that a separate plan change for this area be submitted separately.

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

Carol Dornel

DATE

26/6/24.



## Reasons for Opposition cont.

- and to the community already living in Silverstream and Pinehaven.

I have to ask does Upper Hutt need all this extra housing with the infill and higher density building already happening in the city. Also the other developments still to be finished at Wallaceville and the proposed development at the racecourse. Not to mention sections at Gabites farm and Te Marua.

In our present economic and environmental climate I feel this development is irresponsible. What happened to Council's PC47 natural hazards and building on slopes. Slips and flooding downstream will be inevitable. The council (+my rates) are already working on the Pinehaven flood model which will no doubt need upgrading.

This plan change will also cause a tremendous increase in the volume of traffic on the roads around Silverstream, the bridge and roads to Lower Hutt & Wellington. It will also have an impact on existing roads up to Auro Rd which are narrow and unsuitable at present housing levels.

In the draft PC50 it specifically stated that this area would be looked at under a separate plan change done by the developer.

I urge the Council to decline this submission and request CTC to submit a private plan change. Any fast tracking of their request for this submission should be declined.

## FURTHER SUBMISSION 185

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

M.McLean

---

**Email address**

[REDACTED]

---

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

A person representing a relevant aspect of the public interest

---

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

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

---

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

Support

---

**Name of original submitter**

Amber Bill

---

**Postal address of original submitter**

34a Kenneth Gillies Way

---

**Submission number**

41

---

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

I fully endorse all the points made by the original submitter. It is imperative that the property and nearby lands remain designated as rural lifestyle. The Council's proposal to rezone these areas to general residential lacks justification and would harm the property owner, misaligning with the current zoning and land use practices in the area.

---

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

I stand firmly against UHCC's proposal to change the zoning to General Residential and fully support submission number 41. The reasons for my support include, but are not limited to: - The property meets UHCC's criteria for rural lifestyle zoning. - Neighboring properties are zoned as rural lifestyle. - It aligns with the character and land use of the area. - Its proximity to Kaitoke Forest underscores its rural nature. - The explicit covenants on the property title exclude benefits such as subdivision and increased building permit options available under general residential zoning. Adjusting to general residential offers no logical benefit. - Rezoning would disqualify the property from the GWRC transport subsidy, leading to a rates increase. - Further rates increases for residential services not available at the rural property, such as water and waste management, are likely. - Changes from rural to residential zoning have previously harmed housing rateable values. - Property owners deliberately chose rural lifestyle properties. - The council should honor the property ownership preferences of the residents. The council must respect these compelling reasons and the wishes of the community and property owners in maintaining the current rural lifestyle zoning.

---

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

I seek that the whole of the submission be allowed

---

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

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

---

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

I do wish to make a joint case.

---



---

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

M.McLean

---

**Email address**

[REDACTED]

---

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

A person representing a relevant aspect of the public interest

---

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

As an Upper Hutt resident, I am specifically addressing the area pertinent to the submissions.

---

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

Support

---

**Name of original submitter**

Shannon McLean

---

**Postal address of original submitter**

249 Fairview Drive, RD2, Akatarawa, Upper Hutt

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**Submission number**

102

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

I strongly support all the arguments presented by the initial submitter. It is crucial that the property and surrounding areas continue to be classified as rural lifestyle. The Council's plan to rezone these areas to general residential is unjustified and would negatively impact the property owner, disrupting the existing zoning and land use framework.

---

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

I firmly support this submission. Some of the reasons for my support include: - The properties in question all meet UHCC's criteria for rural lifestyle zoning. - The rural classification is consistent with the character and land use of the area. - Many properties border Kaitoke Forest, which reinforces the rural nature of the area. - Neighboring properties are also zoned rural. - The explicit covenants on property titles in the area prevent the benefits typically associated with general residential zoning, such as subdivision and increased building permits. Therefore, changing the zoning offers no logical benefit. - Zoning changes from rural to residential have historically had a negative impact on property values and the housing market. - The properties would lose eligibility for the GWRC transport subsidy, leading to a rate increase, despite the absence of public transport in the area. - Property owners in this area specifically chose rural lifestyle properties, and the council should respect their rights and boundaries. - Additional rate increases are likely for residential services not available to these rural properties, such as water and waste management, which are currently handled privately by homeowners. - The Upper Hutt City Council Planning Team has not provided any logical or beneficial justification for rezoning these properties. Instead, they have highlighted potential negative impacts, including the loss of subsidies and possible rate increases. In conclusion, I fully support submission 102 and insist that all properties in the mentioned area should retain a Rural classification.

---

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

I seek that the whole of the submission be allowed

---

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

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

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

I do wish to make a joint case.

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

M.McLean

---

**Email address**

[REDACTED]

---

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

A person representing a relevant aspect of the public interest

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

The basis for my response is my residency in Upper Hutt and my frequent use of the facilities within the area, including roading, parks, and shops.

---

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

Oppose

---

**Name of original submitter**

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

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**Postal address of original submitter**

Not provided in submission

---

**Submission number**

162

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

I oppose submission 162 in its entirety.

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

Allowing the removal of considerable green space and rural environments to create housing intensification has numerous negative consequences. It adversely affects the environment and wildlife, puts additional strain on already struggling infrastructure such as roads, schools, shops, and utilities, all of which are already beyond capacity. Therefore, I oppose the reclassification to allow for development, especially where general residential properties are indicated. Ratepayer funding should not be used for developing this nature reserve, and the area should not be classified as residential. The submission of 162 should be dismissed from the PC50 process.

---

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

I seek that the whole of the submission be disallowed

---

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

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

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

I do wish to make a joint case.

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OFFICE USE ONLY

Submission number **186**

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

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

### To Upper Hutt City Council

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

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

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

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

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

### Details of submitter

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NAME OF SUBMITTER Scott & Loretta Lovell

POSTAL ADDRESS OF SUBMITTER [REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) \_\_\_\_\_

CONTACT TELEPHONE [REDACTED] CONTACT EMAIL [REDACTED]

I am (please tick all that apply ☑):

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

**Landowner in a rural zone**

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area



## Details of further submission

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

NAME OF ORIGINAL SUBMITTER Scott & Loretta Lovell

POSTAL ADDRESS OF ORIGINAL SUBMITTER as above

SUBMISSION NUMBER 24

The particular parts of their submission that I support or oppose are: We would just like to clarify our submission with respect to the actual boarding of animals as opposed to our breeding.

We make the following additional recommendations to those made in our earlier submission:

- a. We recommend that boarding for the purpose of "rescue or rehomed animals" and care of them including training should be excluded from the definition and policy change.
- b. We would recommend that "training" also be removed from the definition

We reiterate our primary preference in terms of solutions is not the stepped down option provided in our first submission. Our preference is that this addition both in terms of definition of Animal Boarding and RLZ 19 be deleted. If not then the definition and scope be limited to large commercial boarding facilities and that breeding, rescue and rehomed activities for hobbyists such as ourselves be excluded. We also ask the panel to seek details from the council of the actual problem this rule and definition is intended to fix and the actual basis for it in terms of proportionality of response before making a determination. The council reporting has provided none.

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: Just to be clear we board dogs not owned by us occasionally for two reasons:

- a. where families who have our dogs and go away on holiday or for work. We ~~don't~~ charge them its just something we do to support them and taking a cradle to grave approach to our dogs.
- b. where dogs are rescued or rehomed. In those instances we work to retrain and care for dogs who may have behavioural issues arising from their previous situation and to place them in good experienced homes. We may ask for some payment to cover our costs (particularly vet fees where we have to get the dog spayed or neutered)

It doesn't happen often but we would see this ability to board and rescue as part of our existing uses. Nonetheless we consider that there should be some discretion and exclusion for boarding for the matters above and the definition of "commercial" recouping of costs related to rescue dogs should be excluded as it is a public good and should not be penalized.

We also think that in terms of our suggested changes that hobby breeders such as ourselves should be excluded and that the definition of Animal Boarding should not include breeding and training at all. Training specifically could mean many things in a rural setting -from pony riding to dog agility training. We do not understand the need to include this reference in a list related to "Animal Boarding" it feels like the council throwing everything in there without real substance. Again we note there is an absence of data or of reasoning in the councils report to explain why the inclusion of Animal Boarding as a whole and the definition activities specifically. In the absence of need we don't see the reason for inclusion in Plan Change 50 and suggest this is a level of over regulation and reach without a defined problem.

PLEASE GIVE  
PRECISE DETAILS  
AND USE  
ADDITIONAL  
PAPER IF  
NECESSARY

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

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

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

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



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): No

I do wish to make



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**Signature and date**

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

SIGNATURE



26/6/24



OFFICE USE ONLY

Submission number **187**

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

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

### To Upper Hutt City Council

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

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

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

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

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

### Details of submitter

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NAME OF SUBMITTER

Mary Beth Taylor

POSTAL ADDRESS OF SUBMITTER

[Redacted]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

N/A

CONTACT TELEPHONE

[Redacted]

CONTACT EMAIL

[Redacted]

I am (please tick all that apply 

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

- I live in an adjoining rural area in Whitemans Valley and I am concerned about the potential negative effects to the natural environment and traffic in our valley from any further zoning intensification. I am also concerned about the negative impact that would result from the Berketts Precinct.
- I have made other submissions and further submissions on PC42,

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PC47 and PC50 (2021). PC50 is closely related to these other plan changes.

- I am an environmentalist and I expect UHCC Planners to give effect to the most recent environmentally protective legislation around planning and development including the NPS IB and NPS FM.
- I expect UHCC Planners to give effect to the updated HBA, GW Future Development Strategy, NPS HPL.
- I was a member of the Focus Group (2019 to 2021) that contributed to the first draft of PC50.

---

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

---

The local authority for the relevant area Upper Hutt City Council

## Details of further submission

To   **support** (tick one)  the submission of:

NAME OF ORIGINAL SUBMITTER

Angela McLeod

POSTAL ADDRESS OF ORIGINAL SUBMITTER

angela.mcleodnz@gmail.com

SUBMISSION NUMBER

256

The particular parts of their submission that I support are:

I support submission 172 in its entirety.

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

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

The reasons for my support or opposition are:

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



PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY



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



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

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

to be heard in support of your submission (tick appropriate box):

---

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

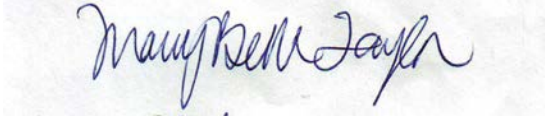
Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box):

I **do** wish to make a joint case.

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

---

## Signature and date



**26 June 2024**

---

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

SIGNATURE

DATE

---





OFFICE USE ONLY

Submission number

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

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

### To Upper Hutt City Council

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

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

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

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

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

### Details of submitter

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NAME OF SUBMITTER

Mary Beth Taylor

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

N/A

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply 

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

- I live in an adjoining rural area in Whitemans Valley and I am concerned about the potential negative effects to the natural environment and traffic in our valley from The Berketts Precinct.
- I have made other submissions and further submissions on PC42, PC47 and PC50 (2021) which are also affected by submitter 127's submission. PC50 is closely related to these other plan changes.

- 
- I am an environmentalist and I expect UHCC Planners to give effect to the most recent environmentally protective legislation around planning and development.
  - I expect UHCC Planners to give effect to the updated HBA, GW Future Development Strategy, NPS FM, NPS HPL.
  - I was a member of the Focus Group (2019 to 2021) that contributed to the first draft of PC50.

---

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

---

The local authority for the relevant area Upper Hutt City Council

## Details of further submission

To   **oppose** (tick one)  the submission of:

NAME OF ORIGINAL SUBMITTER

Noeline and Jeff Berkett

POSTAL ADDRESS OF ORIGINAL SUBMITTER

1 Whitemans Valley RD1, Upper Hutt 5371

SUBMISSION NUMBER

127

The particular parts of their submission that I oppose are:

I oppose submission 127 in its entirety.

I particularly oppose the submitters' request that the land currently zoned as General Rural and Rural Production in the operative District Plan (2004) and also in the PC50 draft (2021) be rezoned as Rural Lifestyle. I also particularly oppose the submitters' request to create a Berketts Precinct overlay within that proposed Rural Lifestyle Zone which would result in even further fragmentation of the rural area.

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

The reasons for my support or opposition are:

Submitter 127's rezoning request will result in a pattern of development that is inconsistent with the rural character and amenity values for this Zone.

The Berkett Precinct would not align with the objectives and policies of the General Rural Zone, Rural Production Zone or Rural Lifestyle Zone where minimum lot sizes are 1 hectare.



The updated HBA indicates that Upper Hutt has more than sufficient housing capacity for the short, medium and long term along existing transport and infrastructure corridors in the lower Te Awakairangi river valley. Submitter 127's rezoning request and development plan are unnecessary.

A Berketts Precinct overlay would NOT lead to integration with the natural environment and would NOT enhance indigenous biodiversity. Such an intensification overlay would result in additional stress and damage to the natural environment and biodiversity. Such a precinct is not needed in order to protect and enhance local rural biodiversity.

As submitter 127's Berketts Precinct includes ponding areas, river corridor and slope risk the proposed development must be assessed against the NPS FM and UHCC PC47.

Submitter 127 is attempting to make UHCC ratepayers pay for their rezoning and Berketts Precinct request. They should be pursuing a private plan change for this land as per PPC55 – Gabites Block.

The submitters' land at 528 Whitemans Valley Road is some of the most deeply rural and productive grazing land in the Valley. It does not form part of a natural transition area between urban and rural. If the current owners feel they are too old

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

to continue to farm their land, then it could be sold as a General Rural block to new owner/s who wish to farm or regenerate the native bush to join the existing protected natural areas.

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

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.

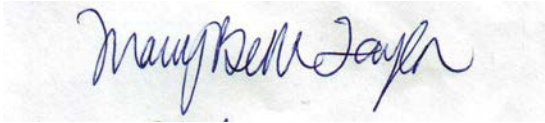
I **do not** wish to be heard in support of my submission.

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



**26 June 2024**

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

SIGNATURE

DATE



OFFICE USE ONLY

Submission number

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

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

### To Upper Hutt City Council

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

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NAME OF SUBMITTER

Mary Beth Taylor

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

N/A

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply 

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

- I live in an adjoining rural area in Whitemans Valley and I am concerned about the potential negative effects to the natural environment and traffic in our valley from The Berketts Precinct.
- I have made other submissions and further submissions on PC42, PC47 and PC50 (2021) which are also affected by submitter 121's submission. PC50 is closely related to these other plan changes.

- 
- I am an environmentalist and I expect UHCC Planners to give effect to the most recent environmentally protective legislation around planning and development.
  - I was a member of the Focus Group (2019 to 2021) that contributed to the first draft of PC50.

---

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

---

The local authority for the relevant area Upper Hutt City Council



## Details of further submission

To   **oppose** (tick one)  the submission of:

NAME OF ORIGINAL SUBMITTER

Gillies Group Management Limited

POSTAL ADDRESS OF ORIGINAL SUBMITTER

acplanning@outlook.co.nz

SUBMISSION NUMBER

121

The particular parts of their submission that I oppose are:

I oppose submission 121 in its entirety.

I particularly oppose the submitters' request that the land currently zoned as General Rural and Rural Production in the operative District Plan (2004) and also in the PC50 draft (2021) be rezoned as Rural Lifestyle. I also particularly oppose the submitters' request to create a Berketts Precinct overlay within that Rural Lifestyle Zone which would result in even further fragmentation of the rural area.

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

The reasons for my support or opposition are:

Submitter 121's rezoning request will result in a pattern of development that is inconsistent with the rural character and amenity values for this Zone.

The Berkett Precinct would not align with the objectives and policies of the General Rural Zone, Rural Production Zone or Rural Lifestyle Zone where minimum lot sizes are 1 hectare.



The updated HBA indicates that Upper Hutt has more than sufficient housing capacity for the short, medium and long term along existing transport and infrastructure corridors in the lower Te Awakairangi river valley. Submitter 121's rezoning request and development plan are unnecessary.

A Berketts Precinct overlay would NOT lead to integration with the natural environment and would NOT enhance indigenous biodiversity. Such an intensification overlay would result in additional stress and damage to the natural environment and biodiversity. Such a precinct is not needed in order to protect and enhance local rural biodiversity.

As submitter 121's Berketts Precinct includes ponding areas, river corridor and slope risk the proposed development must be assessed against the NPS FM and UHCC PC47.

Submitter 121 is attempting to make UHCC ratepayers pay for their rezoning and Berketts Precinct request. They should be pursuing a private plan change for this land as per PPC55 – Gabites Block.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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.

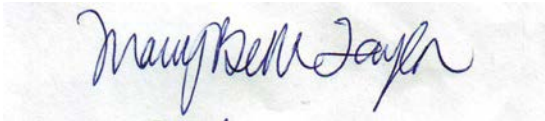
I **do not** wish to be heard in support of my submission.

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



**26 June 2024**

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

SIGNATURE

DATE



OFFICE USE ONLY

Submission number

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

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

### To Upper Hutt City Council

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

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NAME OF SUBMITTER

Mary Beth Taylor

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

N/A

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply 

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

- I live in an adjoining rural area in Whitemans Valley and I am concerned about the potential negative effects to the natural environment and traffic in our valley from such a huge zone change.

- I am concerned about the lack of detailed information and the ongoing refusal to provide information by Submitter 162 including

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an AEE and updated Section 32 Report.

- I have made other submissions and further submissions on PC42, PC49, PC49V1 which are also affected by submitter 162's submission. PC50 is closely related to these other plan changes.
- I am an environmentalist and I expect UHCC Planners to give effect to the most recent environmentally protective legislation around planning and development.

---

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

---

The local authority for the relevant area Upper Hutt City Council

## Details of further submission

To   **oppose** (tick one)  the submission of:

NAME OF ORIGINAL SUBMITTER

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

POSTAL ADDRESS OF ORIGINAL SUBMITTER

chris@rmaexpert.co.nz

SUBMISSION NUMBER

162

The particular parts of their submission that I oppose are:

I oppose submission 162 in its entirety.

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

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

The reasons for my support or opposition are:

Submitter 162's rezoning request will result in an unreasonably large number of dwellings on the ridgelines above Silverstream and Pinehaven as a permitted activity. No resource consent needed. This would allow the MDRS rules of 3 dwellings of 3 stories to be applied.



The updated HBA indicates that Upper Hutt has more than sufficient housing capacity for the short, medium and long term along existing transport and infrastructure corridors. Submitter 162's rezoning request and development plan are unnecessary.

Submitter 162 has failed to provide an AEE nor updated Section 32 report to provide sufficient detail for submitters to respond to.

Submitter 162's submission is based on old legislation, strategies and figures and does not reflect the outcomes expressed in the most recently updated and adopted legislation including NPS UD, NPS FM, NPS HPL, Regional Future Development Strategy, UHCC IPI.

Submitter 162's request for an Avro Precinct did not provide sufficient detail with regard to the number of lots and servicing of the lots.

Submitter 162 is attempting to make UHCC ratepayers pay for their rezoning request when they should be pursuing a private plan change as per PPC55 – Gabites Block.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

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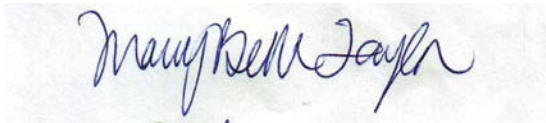
Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

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

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

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

## Signature and date



**26 June 2024**

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

SIGNATURE

DATE

---





OFFICE USE ONLY

Submission number

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

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

### To Upper Hutt City Council

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NAME OF SUBMITTER

Mary Beth Taylor

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

N/A

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply 

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

- I live in a rural area in Whitemans Valley and I am concerned about the potential negative effects to the natural environment and traffic in our valley from any further rural zoning intensification.
- I have made other submissions and further submissions on PC42, PC47 and PC50 (2021). PC50 is closely related to these other plan changes.

- 
- I am an environmentalist and I expect UHCC Planners to give effect to the most recent environmentally protective legislation around planning and development including the NPS IB and NPS FM.
  - I expect UHCC Planners to give effect to the updated HBA, GW Future Development Strategy, NPS HPL.
  - I was a member of the Focus Group (2019 to 2021) that contributed to the first draft of PC50.

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

---

The local authority for the relevant area Upper Hutt City Council

## Details of further submission

To   **support** (tick one)  the submission of:

NAME OF ORIGINAL SUBMITTER

GWRC

POSTAL ADDRESS OF ORIGINAL SUBMITTER

100 Cuba Street, PO Box 11646, Wellington 6011

SUBMISSION NUMBER

172

The particular parts of their submission that I support are:

I support submission 172 in its entirety.

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

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

The reasons for my support or opposition are:

I support submitter 172's affirmation that GWRC does not generally support extensive new rural Greenfield development. GW prefers greater emphasis on compact regional form with housing intensification in existing urban areas along existing transport and infrastructure corridors which can be strengthened and used more efficiently. This concept is supported by recently adopted legislation, FDS, NPS UD, UHCC IPI and others.



I also support GW's concern about the potential adverse effects of rural intensification on indigenous biodiversity, highly productive land, flood hazards and fresh water management.

As an environmentalist, I support GW's intention to seek alignment with the Regional Policy Statement Change 1, RPS Policies 23 and 24, freshwater protection, and particularly greater recognition and application of nature-based solutions.

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

I support GW's hesitancy around overdevelopment (Settlement) of the rural land around the Maymorn Station in advance of transport infrastructure both rail and road which may take many years to achieve.

I support GW's concern that Plan Change 50 attempts to rezone Rural Lifestyle or General Rural land to General Residential, Settlement or Precinct (submitter 162 GTC and submitter 88 John Hill and submitter 127 Berkett and submitter 121 Gillies).

This proposed urbanization of the rural area is

inconsistent with Proposed Plan Change 1 of the Proposed Natural Resources Plan.

I support GW's request to strengthen some terminology for example 'ensure' to 'require', 'restrict' to 'avoid', 'available' to 'protected'.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

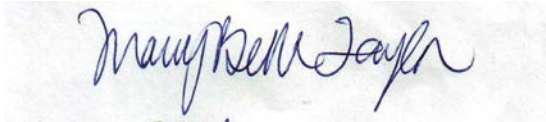
Please indicate whether you wish to be heard in support of your submission (tick appropriate box):

- 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



**26 June 2024**

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

SIGNATURE

DATE



OFFICE USE ONLY

Submission number

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

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

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NAME OF SUBMITTER

Mary Beth Taylor

POSTAL ADDRESS OF SUBMITTER

[REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

N/A

CONTACT TELEPHONE

[REDACTED]

CONTACT EMAIL

[REDACTED]

I am (please tick all that apply 

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

- I live in an adjoining rural area in Whitemans Valley and I am concerned about the potential negative effects to the natural environment and traffic in our valley from proposed intensification at the top of Wallaceville Hill Road.
- I have made other submissions and further submissions on PC42, PC47 and PC50 (2021) which are also affected by submitter 88's

- 
- submission. PC50 is closely related to these other plan changes.
- I am an environmentalist and I expect UHCC Planners to give effect to the most recent environmentally protective legislation around planning and development.
  - I was a member of the Focus Group (2019 to 2021) that contributed to the first draft of PC50.

---

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

---

The local authority for the relevant area Upper Hutt City Council



## Details of further submission

To  **oppose** (tick one  the submission of:

NAME OF ORIGINAL SUBMITTER

John Hill

POSTAL ADDRESS OF ORIGINAL SUBMITTER

198A Katherine Mansfield Drive, RD1, Upper Hutt 5371

SUBMISSION NUMBER

88

The particular parts of their submission that I oppose are:

I oppose submission 88 in part.

I particularly oppose the submitters' request that the land at the top of Wallaceville Hill Road be rezoned as Settlement.

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

The reasons for my support or opposition are:

Submitter 88's Settlement rezoning request will result in a pattern of development that is inconsistent with the rural character and amenity values for this Zone. The transition from urban to rural is already well achieved through the proposed Rural Lifestyle zoning in that ridge area.

The updated HBA indicates that Upper Hutt has more than sufficient housing capacity for the short, medium and long term along existing transport and infrastructure corridors in the lower Te Awakairangi river valley. Submitter 88's rezoning request and development plan are unnecessary.

Submitter 88 describes easy walking access to this land which is in fact a very strenuous vertical climb and descent. The area is not served by public transport. The area is not served by 3 waters infrastructure.

Submitter 88's Settlement rezoning request will result in a significant increase in vehicle movements on Wallaceville Hill Road which would add to the already dangerous driving conditions of this road.

Submitter 88 is attempting to make UHCC ratepayers pay for their rezoning of their land to a Settlement Zone. They should be pursuing a private plan change for this land as per PPC55 – Gabites Block. Detailed information including the proposed size and number of lots, servicing, AEE and updated Section 32 Report are missing from this Settlement Proposal.

Proposed access point (1) at the top of the very windy Wallaceville Hill Road would result in visual impairment for drivers, walkers, horse riders, cyclists and cemetery visitors. Proposed access points (2, 3, 4, 5) at the woolshed and along Katherine Mansfield Drive would lead to unstable roading on the Mangaroa Peatland which is affected by PC42, PC47 and the GW Flood Extent

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

maps.

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

I seek that any proposal for a Settlement Zone at the top of Wallaceville Hill Road by submitter 88 be disallowed as inappropriate for the underlying zone in this area.

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.

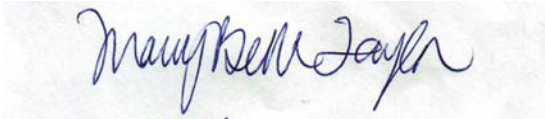
I **do not** wish to be heard in support of my submission.

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



**26 June 2024**

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

SIGNATURE

DATE



OFFICE USE ONLY

Submission number

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

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

### To Upper Hutt City Council

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

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

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

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

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

### Details of submitter

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NAME OF SUBMITTER

Mary Beth Taylor

POSTAL ADDRESS OF SUBMITTER

[Redacted]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

N/A

CONTACT TELEPHONE

[Redacted]

CONTACT EMAIL

[Redacted]

I am (please tick all that apply 

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

- I live in an adjoining rural area in Whitemans Valley and I am concerned about the potential negative effects to the natural environment in our valley from any further rural zoning intensification and fragmentation.

- I have made other submissions and further submissions on PC42, PC47 and PC50 (2021). PC50 is closely related to these other plan

---

changes.

- I am an environmentalist and I expect UHCC Planners to give effect to the most recent environmentally protective legislation around planning and development including the NPS IB and NPS FM.
- I expect UHCC Planners to give effect to the updated HBA, GW Future Development Strategy, NPS HPL.
- I was a member of the Focus Group (2019 to 2021) that contributed to the first draft of PC50.
- I fully support the Mangaroa Farm's wide range of rural activities they manage in Whitemans and Mangaroa Valleys as a registered non-profit company.

---

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area Upper Hutt City Council

## Details of further submission

To   **support** (tick one)  the submission of:

NAME OF ORIGINAL SUBMITTER

Mangaroa Farms

POSTAL ADDRESS OF ORIGINAL SUBMITTER

C/- Urban Edge Planning, PO Box 39071, Wellington Mail Centre, Lower Hutt 5045

SUBMISSION NUMBER

174

The particular parts of their submission that I support are:

I support submission 174 in its entirety.

I particularly support the submitters' position as the only working farm in the area to contribute to local food production and food security. I support their vision and plans to increase the productive use of their lands to create a community food hub and resilience education centre.

I also support the submitter's acknowledgement that there has been significant deviation from the initial mainly accepted PC50 draft 2021 in the current proposed PC50 2023 with changes imposed without consultation with land owners.

I support the establishment of a Mangaroa Farms Precinct and Structure Plan.

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

The reasons for my support or opposition are:

I support submitter 174's intention to create a Precinct and Structure Plan which would include land at 40 Mangaroa Valley Road and 67 Whitemans Valley Road. These sites would provide village centres to create a connected and cohesive settlement around the junction of the two rural valleys.



The upper valley (Whitemans and Mangaroa) communities have been lacking basic amenities for decades including shops and community centre. Mangaroa Farms initiatives are a welcome step toward achieving these facilities for the rural community.

I support the provision of zoning to accommodate local renewable energy generation and storage. This will provide energy security and resilience to meet the unknown changes and energy challenges our rural communities will face in a climate change future. Localised renewable energy generation and micro grid distribution would serve as a model for other rural communities to work toward achieving energy security.



I support the rezoning of the submitter's land at 133 Whitemans Valley Road from the proposed Rural Lifestyle Zone as notified in Plan Change 50 to General Rural. General Rural zoning would better support long term sustainable farming and avoid further unnecessary land fragmentation in the Valley.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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.

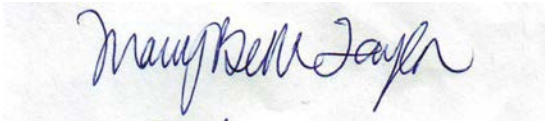
I **do not** wish to be heard in support of my submission.

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



**26 June 2024**

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

SIGNATURE

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: John Mantell Durry  
[full name]

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

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

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

I live in Napier & own a steam Engine which is keep at Silverstream Railway & made previous submissions.

**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:**all of the submissions, in particular the GTC Ltd is incomplete.  
The repropoed rezoning  
How many houses will there be.  
Where is the roading going to go  
Will there be any impact on the enviroment  
Ths estimated costs.

**The reasons for my opposition are:** The underhanded way the UHCC & GTC are trying to conduct this proposal, is not constitutional.

**I seek that the whole of the submission be disallowed:** Because GTC apply for rezoning be private submission not part of the plain change 50

*MD*  
I ~~submit~~ 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 ..... *MD* .....  
(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 26th June 2024 .....

Electronic address for service of person making further submission

Email: [redacted] .....

Telephone: [redacted] .....

Postal address: [redacted] .....

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

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019  
**Post to:** Planning (Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140  
**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)  
  
**Deliver to GTC’s agent (Chris Hansen, RMA Planning Consultant):** [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz)  
A copy of your further submission must be served on the original submitter by emailing to GTC’s agent (Chris Hansen) within 5 working days after it is served on Upper Hutt City Council.

**Note to person making further submission**

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

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

# FURTHER SUBMISSION 189

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: Dianne Margaret Crawford Christenson  
[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 at 116a Wyndham Road and our property adjoins the areas which Guildford Timber Company seek to rezone.**

- Our property will be impacted by the development of the hill area above us and the streams that run through our property will suffer from excess runoff and associated sedimentation from land development.
- There will also be increased traffic on Wyndham Road which currently suffers from congestion due to residents parking on the road. As well as this there will be increased traffic on Blue Mountains Road and on all access points to Silverstream and Pinehaven.
- There will also be significant impacts on the landscape and this will negatively impact on the indigenous biodiversity, including birds, invertebrates and freshwater biodiversity. When access roading to forestry blocks was developed the sediment runoff into our stream smothered all freshwater crayfish and they have not returned to our stream.

**I oppose the submission of:**

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

The particular parts of the submission I oppose is the submission as a whole and in particular, the submitter's request that land which is currently zoned as rural in both the operative plan and Plan Change 50 be reclassified as Rural Residential with an area close to our boundary rezoned to residential.

The reasons I am opposed to the zone changes are:

1. The proposal to rezone has been cloaked in secrecy, maps have been shared but are difficult to read, keys are unclear on these maps and the current roading has not been clearly labelled. This makes it difficult to clearly understand the impact on current properties from the proposed changes.
2. Currently, there is poor management of traffic congestion in the current rural and rural residential areas. Avro Road and Avian Place are difficult to drive on currently and with a huge increase in residential properties there will be huge traffic congestion which will flow onto Blue Mountains Road, Pinehaven and Silverstream.
3. Flooding during increased rain events (1 in 100 year and 1 in 10 year floods) has not been adequately planned for.
4. Noise and light pollution will be increased negatively impacting on wildlife.
5. Rezoning under the fast track system does not allow the proper measure of public participation in the process.
6. There are large significant natural areas within the proposal area.
7. Much of the neighbouring land is zoned as having slope stability issues. Having development above these properties will exacerbate this problem and likely lead to increased risk of slioppage and damage to downslope properties.

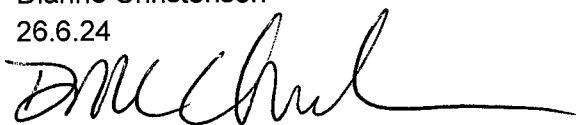
**I seek that the whole of the submission be disallowed.**

I ask the Upper Hutt City Council to respect the rights of the ratepayers and require the submitter to apply for a Private Plan Change for the rezoning and allow the public including neighbouring properties to oppose or agree with the proposal in an open and honest forum.

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

Dianne Christenson

26.6.24







OFFICE USE ONLY

Submission number **190**

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

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

### To Upper Hutt City Council

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

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

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

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

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

### Details of submitter

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NAME OF SUBMITTER

David Fenton Grant-Taylor

POSTAL ADDRESS OF SUBMITTER

[Redacted]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

N/A

CONTACT TELEPHONE

[Redacted]

CONTACT EMAIL

[Redacted]

I am (please tick all that apply):

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

I am a member of volunteer group Silverstream Railway  
I have a greater than usual interest in New Zealand bush and biology

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area



**Details of further submission**

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

NAME OF ORIGINAL SUBMITTER Quildford Timber Company Limited and Silver stream Forest Ltd

POSTAL ADDRESS OF ORIGINAL SUBMITTER and the Goodwin Estate Trust  
Chris Hansen chris@rmaexpert.co.nz

SUBMISSION NUMBER # 162

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

The submission in whole, in particular the treatment of access, sediment and runoff control, and the risks of erosion

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:

This proposal to increase the original indication of around 1500 low density dwellings to about 4500 dwellings bypasses the public right to consider the final plan, which has crept mightily over the last few years. The cost of this inclusion should fall on the group that desires it (by requiring a private plan change)

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

see attached sheet

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:

DR Grant Taylor

SIGNATURE davidfentongt@outlook.com

DATE 26/06/2024



Attached sheet

I seek that the following parts of submission 162 be disallowed, on the basis that there is no accurate information on

- lot size
- size of transport corridors.
- control of runoff and sediment (particularly given the extensive clearfelling that has occurred
- controls to mitigate erosion so typical of the weathered greywackes of Wellington, and the recent failures in Stokes Valley, and earlier failures in Kelson.
- Risks to the remnants of native vegetation
- Risks to the native fauna of the area.
- Access arrangements for a possible increase in population for a possible doubling of the population and therefore traffic. The June 2023 figures for population built on the 2018 census were Silverstream population 3,600, and Pinehaven population 2,100.

All data to make a reasoned assessment is woefully deficient. The people wishing for such an important, very significant change should bear that responsibility themselves





OFFICE USE ONLY

Submission number **191**

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

### Proposed Plan Change 50 - Rural Chapter Review

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

#### To Upper Hutt City Council

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

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

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NAM OF SUBMITTER: Rudolf Vos and Ans Potting

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply):

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

**My property was rezoned.**  
PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

## Details of further submission

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

NAME OF ORIGINAL SUBMITTER Rudolf Vos and Ans Potting

POSTAL ADDRESS OF ORIGINAL SUBMITTER 52 Mangaroa valley road, Upper Hutt

SUBMISSION NUMBER 112

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

Rezoning from Rural Production (RPROZ) to Rural lifestyle (RLZ)

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:

Criterion (c) in NPS/HPL Clause 3.4 (1) was not taken into consideration when our property was defined as highly productive land.

Our area is highly fragmented through subdivision. Our area is a rural lifestyle area, not a production area.

See attached MS word document with our further submission.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

Rezone first 800m of Mangaroa valley road, including our property, from Rural Production Zone (RPROZ) to Rural Lifestyle Zone (RLZ)

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:

26 June 2024  
SIGNATURE



26 June 2024  
DATE

**Further submission on submission nr 112 (Rudolf Vos and Ans Potting) - on Upper Hutt City district plan**


**Proposed Plan Change 50 (PC50) – Rural review**

**25 June 2024**

**To:** Upper Hutt City Council

**Further submission in support of:** Our original Submission 112 on Proposed Plan Change 50 – Rural Review (Oct 2023)

**Name of submitter:** Rudolf Vos and Ans Potting

**Address:** 

**Introduction**

This submission supports our initial submission #112 on Proposed Plan Change 50 – Rural Review, as notified by Upper Hutt City Council on 4 October 2023.

Please note that at the time of our initial submission #112 we were overseas and didn't have the possibility, nor the information from the council to fully research our options for a submission on the Proposed Plan change 50 Rural review as notified by Upper Hutt City Council. In the past months we did that research and acquired this information. That is why we submit this further submission in support of our original one.

We do not stand to gain any commercial advantage from this submission

We wish to be heard in support of our submission.

We do not intend to present a joint case with others who may have similar submissions.

This submission specifically relates to the zoning of our property at 52 Mangaroa Valley Road.

We seek the rezoning of the first 800m of Mangaroa Valley road, including our property at 52 Mangaroa Valley road, to Rural Lifestyle Zone (RLZ).



## **1. Shift in Strategy for PC50 Rural**

The planning process for PC50 started in 2019 and has extended into its fifth year, during which time both legislative changes and evolving events have significantly impacted the strategy behind PC50-Rural. In May 2024, we learned from UHCC planners that with the implementation of the Intensification Planning Instrument (IPI) combined with the latest projected growth for Upper Hutt, there is now a long-term surplus of housing options. Consequently, the original need to find more housing options in semi-rural areas around the city has diminished and the necessity for a Settlement Zone at the first 800m of Mangaroa Valley road may no longer be seen as relevant by UHCC planners as it was before.

With the shocking changes in the notified PC50 rural review document (Oct 2023) we were suddenly deprived without warning of all development options on our property. These development options were anticipated for years in multiple PC50 Rural drafts that went through public consultations. We must realise that the planning process has taken so long that we are now left with a changed planning strategy for the PC50 rural review.

Given this strategic shift, Rural Lifestyle Zoning, with the proposed requirements for subdivisions with a minimum net site area of 3000m<sup>2</sup>, an average lot size of 1ha, and a building platform of 200m<sup>2</sup>, might now be seen as more appropriate for our area than Settlement Zoning. Rural Lifestyle Zoning would at least still provide us with the option to downsize with limited development while maintaining the existing Rural Lifestyle look and feel.

## **2. The Lifestyle Nature of Our Area**

Our property is located within the first 800m of Mangaroa Valley road. The area is predominantly a lifestyle area, not a production area. For nearly 20 years, UHCC has allowed subdivision of farms into lifestyle blocks. While the minimum subdivision size in the currently operational district plan for our area is 4ha with an average of 16ha, 18 properties within 1km of our property, are smaller than 4ha.

The small size and fragmented nature of the lifestyle blocks on the first 800m on Mangaroa valley road makes them unsuitable for sustainable production income. Assigning Rural Production zoning to this area does not make the land more productive. These blocks are not viable as economic production units. However, they have excellent access to central Upper Hutt and the residents primarily commute to earn an income while enjoying living in a semi-rural environment. Living in our area is a lifestyle choice rather than a choice for production.

To enable economically viable primary production in our area, many blocks would need to be amalgamated. However, the economics of the Mangaroa Rural Lifestyle market make this infeasible. A 4ha lifestyle block has an average capital land value of \$1.1 million, compared to the median price per hectare farms in New Zealand, which was \$30,330 as of April 2023. And to be economically viable, productive farms need a minimum size that is significantly larger than 4ha. This stark economical difference highlights that it is not a realistic expectation that these blocks will ever be amalgamated to enable economically viable primary production.

For many years it has been acknowledged by rural residents and councils around the country that lifestyle blocks of 4ha are challenging plot sizes with rural lifestyle residents often struggling to maintain their land. Portions of their land that are not used are often seen as costly surpluses. The turnover of 4ha blocks is high due to this land maintenance struggle in combination with the cost of rates, maintenance and management of the land. The demand for 1ha or smaller blocks (RLZ net area) consistently outstrips that of larger blocks. These smaller land parcels are more affordable, easier to maintain and retained longer. They allow residents to enjoy rural living better.

Rural Lifestyle Zoning with an average lot size of 1ha for subdivision in our area would be very appropriate and would give residents seeking to downsize their land the option to do so with limited development in line with the RLZ zoning requirements while maintaining the existing Rural Lifestyle look and feel. It would also give others a chance to live in our area.

### **3. Further support for the appropriateness of Rural Lifestyle zoning in Our Area**

There are 25 submissions entered on PC50 rural review that ask for rezoning from Rural Production or General Rural to Rural Lifestyle zoning. There is clearly a big demand for this in areas of the rural Upper Hutt community. The fragmented and subdivided rural land around Upper Hutt is currently already more akin to Rural Lifestyle zoning than anything else and the very blunt (and often non-complying) instrument to only use LUC3 land mapping as the sole criterion to determine what highly productive land is does not change that.

The first 800m of Mangaroa valley road offers significant amenity in comparison to other locations within the Upper Hutt rural environment. It is noted in Proposed Provisions PC50 that Rural Lifestyle Zones offer the “attractiveness of a semi-rural lifestyle that provides space and a sense of community”. Our area boasts a community hall for hire in the form of Wallaceville Church – very popular for weddings and functions. The beginning of Mangaroa Valley Road has an area of reserve land with access to the Mangaroa River which proves popular all year-round for locals and visitors. Nearby is the new Mangaroa Farms Shop which is proving very popular to the community and people outside of the valley. Also, the Clay Target Club brings regular visitors and interest to the area. In addition, Mangaroa Valley Road and Gorrie Road are frequently used by cycling clubs as the base for cycle race events.

The first 800m of Mangaroa Valley Road area meets all the requirements of RLZ-O3 as it offers “natural character consisting of a sense of space and openness, trees and landscaping”, the “residential units and farm buildings integrate with the natural and rural character of the area” and the area offers “a high level of rural residential amenity values”.

Submission 174, which pertains to Mangaroa Farms, aligns with Private Plan Change 51 that is currently on hold and proposes the potential of adding many blocks smaller than 4ha adjacent to our property. If Submission 174 does not result in changes to the notified version of PC50 Rural, there is still the potential for Mangaroa Farms to re-initiate Private Plan Change 51. This would lead to the creation of many more lifestyle blocks next to our property, further reinforcing the appropriateness of Rural Lifestyle Zoning for our area.

### **4. Rezoning to Rural Lifestyle can be achieved in alignment with the NPS/HPL regulation**

NPS/HPL Clause 3.4 (1) states that “every regional council must map as highly productive land any land in its region that: (a) is in a general rural zone or rural production zone; and (b) is predominantly LUC 1, 2, or 3 land; and (c) forms a large and geographically cohesive area.”

The land in Whitemans Valley/Mangaroa Valley area that is proposed to be mapped as Rural Production Zone because of the LUC2 and 3 Mapping, is made up of an array of privately owned properties ranging from less than 1200m<sup>2</sup> through to large areas of 60ha or more. As stated in UHCC Land Use Strategy “the majority of the area of rural land in Upper Hutt is held in land parcels greater than 20 hectares, and most of this land is identified as being used for farming and forestry purposes. In contrast, land parcels smaller than 20 hectares make up the greatest number of parcels. However, only 2.6% of these have been identified as being used for farming purposes, identifying a shift in the types of land use in rural areas more towards lifestyle options and more intensive productive uses”. The fact that these rural areas are made up of so many small parcels of land of less than 20ha proves that the area of land being reclassified to RPROZ does not satisfy the requirement of being “a large and geographically cohesive area”.

It must also be re-acknowledged that the total of Upper Hutt's privately owned rural land area is only approximately 3264ha and the GIS mapping of soil grades shows that only a small percentage of this rural land in Upper Hutt is made up of LUC 2 or LUC 3 soil. While it is a nice idea to protect LUC2 or 3 soil we must also acknowledge that this small percentage of 3264ha does not represent "a large and geographically cohesive area". The areas of LUC 2 or 3 land in Upper Hutt are tiny and they pale in comparison to the large swathes of geographically cohesive productive rural areas in neighbouring districts that are used for true rural production and rural industry rather than lifestyle activities which are more common in rural Upper Hutt areas.

In PC50 rural review (Oct 2023) all sections in the first 800m of Mangaroa Valley have been re-classified from Settlement Zone to Rural Production Zone (RPOZ) which requires a minimum net area of 4ha for a subdivision combined with an average area of 16ha. This size classification is entirely at odds with the current layout of the land parcels in our area. Despite the area currently zoned as Rural Valley Floor (4ha minimum), there are 18 land parcels within a 1 km journey by road in both directions from our property that are smaller than 4ha and none of the lifestyle parcels on the first 800m of Mangaroa valley road comply to the required average of 16ha. They will not be compliant to the incoming zoning rules.

As the lifestyle parcels on the first 800m of Mangaroa valley road are highly fragmented by subdivision, they do not comply with the criterion of NPS/HPL clause 3.4 (1) (c).

That clause makes it clear that in the NPS/HPL, using the LUC3 mapping as the only criterion to map and define highly productive land is seen as too blunt an instrument for fragmented areas like ours. This realistic perspective is also acknowledged in text on the current UHCC webpage for PC50 - Rural review, which states:

*"PC50 has taken into consideration the National Policy Statement for Highly Productive Land (NPS-HPL). The rural environment of Upper Hutt has land which is considered to be highly productive land as it falls under classes 2 and 3 of the Land Use Capability assessment carried out by Landcare Research (Manaaki Whenua). This land will generally be zoned Rural Production unless it is already highly fragmented through subdivision or development."*

Considering NPS/HPL clause 3.4 (1), rezoning our area to Rural Lifestyle Zone can be achieved in alignment with NPS/HPL regulations.

## **5. Comparison and alternative**

The Burkett's Farm precinct, as proposed, allows for a high density of development in the middle of Whitemans valley. The proposed maximum number of allotments is 103 of which 36 with a minimum allotment size of 7000m<sup>2</sup> and the rest with a minimum allotment size of 4000m<sup>2</sup>.

There is significant negative feedback in the Mangaroa/Whitemans Valley community regarding the Berketts Farm Precinct. The general feeling amongst the community is that the location of Berketts Farm Precinct is not suitable for development of large quantities of Rural Lifestyle Zoned properties. The S32 Evaluation Report clearly states in multiple areas that the Berketts Farm Precinct does not comply with the Rural Lifestyle Zone rules, and it is noted that the Council has moved forward with "Option 4 – Bespoke Precinct" where it would create "bespoke provisions that modify the underlying zones and enable development in accordance with a structure plan". There are many reasons why Rural Lifestyle Zone properties would be better suited in other parts of the valley.

Rural Lifestyle Zone properties are to be "generally located on the periphery of the City in locations". The first 800m of Mangaroa Valley Road is just 5km (7 minute drive) from the centre of Upper Hutt. Berketts Farm is at least 10.2km (14 minute drive) from Upper Hutt and 11.3km (15 minute drive) from Silverstream.

Rural Lifestyle Zone is described in the S32 Evaluation Report as “close to key transport routes and has easier topography”. Our area of the first 800m of Mangaroa Valley Road has very easy topography being generally flat with a wide two lane road, easy access to Upper Hutt City via Wallaceville Hill Road and offers good visibility along a straight road. In comparison Berketts Farm Precinct is in the centre of Whitemans Valley – amongst large swathes of bare undulated rural land – equidistant from Silverstream and Upper Hutt. The roading is narrow, winding and with poor visibility heading both north and south. The addition of 103 new households to these narrow and winding roads will greatly affect the safety of the roads and likely require ongoing roading improvement and ongoing repair at significant cost. The topography of Berketts Farm Precinct is far more complicated and significant earthworks will be required to develop the land. The S32 Evaluation Report notes the environmental risk to be “additional erosion and runoff from bulk earthworks” and “potentially increased land instability through development”.

Rural residents in our area are surprised to see the creation of the high density Berketts Farm Precinct in the Proposed Provisions PC50 (Oct 2023) while all development options are removed from the first 800m of Mangaroa valley road. It is reasonable to question Council on why the Berketts Farm Precinct is to move forward in its proposed precinct form despite significant negative feedback from the community and the precinct plan’s acknowledged non-compliance with the Rural Lifestyle zone rules. In contrast, our area on Mangaroa valley road is already laid out in a close to Rural Lifestyle Zone format and can be rezoned to Rural Lifestyle zoning in alignment with the NPS/HPL regulations, specifically Clause NPS/HPL clause 3.4 (1) (c).

Considering rezoning both Burketts Farm and the first 800m of Mangaroa valley road to Rural Lifestyle zones might be a appropriate alternative.

## **6. NPS/HPL Clause 3.5 (6)**

NPS/HPL clause 3.5 (6) states that “If land that is mapped as highly productive is the subject of an approved plan change to rezone the land so that it is no longer general rural or rural production zone, the land ceases to be highly productive land from the date the plan change becomes operative, even if the change is not yet included in maps in an operative regional policy statement.”

Following the letter of the law, one could argue that Plan Change 50-Rural is not formally approved yet and therefore this clause does not apply to exclude land that is mapped as LUC3 from rural production zoning.

However, such a black and white argument is questionable if not unreasonable even, because were it not for the excessive delays of PC50 rural, caused by the introduction of the IPI, the HPS/HPL itself and a shortage of resourcing at the UHCC planning department, PC50 rural could have been approved before the commencement date of the NPS/HPL.

Clause 3.5 (6) seems to seek reasonable protection for residents from being unfairly deprived of options that were anticipated for a very long time in draft plans that went through public feedback processes, due to the introduction of new regulations that severely delayed the planning process. Due to the excessive length of the PC50 rural planning process, NPS/HPL clause 3.5 (6) should be applied in the spirit of this clause in the legislation.

While PC50 Rural is not formally approved, the excessive delays caused by the IPI, HPS/HPL, and UHCC resourcing issues justify applying this clause by rezoning our area to Rural Lifestyle zone so that the residents at least will still have some limited development options. This approach ensures fairness to the community and recognises some of the negative aspects of the lengthy and complex planning process.



**Conclusion:**

We seek that Upper Hutt City Council rezone the first 800m of Mangaroa Valley Road, including our property at 52 Mangaroa Valley Road, from Rural Production Zone (RPROZ) to Rural Lifestyle Zone (RLZ). This change would reflect the lifestyle nature of the area, acknowledge the strategic shift in PC50-Rural, support the community's needs, and align with the requirements of the NPS/HPL.

Please note that in our original submission (#112) we asked the council to re-instate the removed Settlement zone on the first 800m of Mangaroa valley road. As stated above, given the shift in strategy for PC50 rural, we no longer ask for this. Instead, we request to re-zone the area to Rural Lifestyle Zone so that so that the residents in that area at least will still have some limited downsizing options.

Please note that in our original submission on PC50 Rural Review (2023), one of the options we requested was postponing the PC50 rural review until the new government removed the LUC3 classification from NPS/HPL. However, now that we learned that rezoning the first 800m of Mangaroa Valley Road to Rural Lifestyle Zone is achievable in alignment with NPS/HPL by considering Clause 3.4 (1), we no longer wish to delay PC50 rural for this reason.

# FURTHER SUBMISSION 192

## 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]

Nadine Ebbett

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 put in submissions to PC49 which is related to this 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:**

All parts of the submission seeking general residential zoning on the GTC land.

**The reasons for my opposition are:** UHCC and GTC have predetermined the outcome of this plan change by planning this land to be included by submission removing the ability of the community to see the assessment of affects like a plan change of this scale should produce.

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

GTC land is not required to meet upper hutt housing capacity and as such has been left out of the future development strategy and is away from any transport connections and is not a good

PTO

example of a connected suburb being up a  
steep and winding road away from services.

The housing will clog the streets of  
Silverstream with all the cars from 4000 houses.



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

Date .. *26-6-24* .....

Electronic address for service of person making further submission

Email: ..... [redacted] .....

Telephone: ..... [redacted] .....

Postal address: ..... [redacted] .....

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

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

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

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

### Note to person making further submission

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

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



**From:** [Upper Hutt City Council](#)  
**To:** [UHCC Planning](#)  
**Subject:** Ricky completed PC50 - Rural chapter Further Submissions  
**Date:** Wednesday, 26 June 2024 3:38:50 pm

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Ricky just submitted the survey PC50 - Rural chapter Further Submissions with the responses below.

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

Ricky Huxedurp

---

**Email address**

[REDACTED]

---

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

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

---

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

I live in Sylvan Way and my access to the community would be greatly impacted by the congestion caused by the submission.

---

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

Oppose

---

**Name of original submitter**

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

---

**Postal address of original submitter**

chris@rmaexpert.co.nz

---

**Submission number**

162

---

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

I oppose all of the submission as it is not a public submission but a private change request that should be funded by the owner of the property. The proposed rezoning of currently pine forest on open ground to general residential will impact the current residential community limiting access to schooling, medical care (that is already under strain), access to transport infrastructure, and community areas.

---

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

As mentioned previously, the access to community resources will be heavily impacted by this change. Along with changes to the water runoff, noise, lack of safety regarding environmental impact of changing the forest to housing as seen in previous situations like the neighbouring suburb of Stokes Valley.

---

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

I seek that the whole of the submission be disallowed

---

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

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

---

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

I do not wish to make a joint case.

---

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:** David L Brown

.....  
[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 will be subjected daily to the increase in traffic, additional runoff and visual impact of the 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 changing of the submitters land from General Rural to General Residential

**The reasons for my opposition are:**

There is not enough information in the submission (#162) or the submitters Development Framework document to address the impacts of the flow on effects of the increase in traffic movements beyond the submmiter’s boundaries. This traffic is going to pass by/through a township, primary school, playcenter and substandard residential streets. This *must* be considered and not left solely for the Council *read ratepayer* to pick up the tab.

Likewise, there is too little information regarding the impacts and mitigation of things like noise and particularly light pollution.

I am also opposed to development on ridgelines. This would inevitably present a silhouette Of urban structures. All developments any where should always be sited on the down side of the ridgeline.

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

I believe that the development proposal is so significant that it should be reviewed as a separate private plan change.

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

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

Date *26 June 2024*

Electronic address for service of person making further submission

Email:

.....

Telephone: .. [redacted] .....

Postal address: .. [redacted] .....

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

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

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

**Note to person making further submission**

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

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





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

# Further submission form (FORM 6)

OFFICE USE ONLY Submission number **195**

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

### Proposed Plan Change 50 – Rural Chapter Review

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

#### To Upper Hutt City Council

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

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

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

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

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

### Details of submitter

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

NAME OF SUBMITTER Paula Antonchich

POSTAL ADDRESS OF SUBMITTER  
 [Redacted]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE  CONTACT EMAIL [Redacted]

I am (please tick all that apply):

A person representing a relevant aspect of the public interest

My property is located in Pinehaven and potentially affected by the development



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

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

---

The local authority for the relevant area

### Details of further submission

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

Guldford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust (Submitter number 162)

POSTAL ADDRESS OF ORIGINAL SUBMITTER

162

The particular parts of their submission that I oppose are:

Rezoning GTC land in Silverstream and Pinehaven to General Residential Area

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

The reasons for my opposition are:

Building houses on the ridgeline above Pinehaven would:

- Destruct natural environment, this area is a forest corridor for birds. Karearea are nesting in the forest and kiwi have been heard around Whitemans Valley and Pinehaven.
- It will increase water runoff from the hills and put additional flooding risk on Pinehaven
- Increase traffic around Silverstream
- Put additional pressure on parking around Silverstream railway station where there aren't enough parks as is



PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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



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

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

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

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

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

## Signature and date

---

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

*Paula Antonchich*

26/6/2024

SIGNATURE

DATE

---





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OFFICE USE ONLY

Submission number

162

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

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

### To Upper Hutt City Council

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

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

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

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

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

### Details of submitter

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

NAME OF SUBMITTER

SUSAN FOOTITT

POSTAL ADDRESS OF SUBMITTER

[REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

N/A

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

[REDACTED]

CONTACT EMAIL

[REDACTED]

I am (please tick all that apply):

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

**Details of further submission**

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

NAME OF ORIGINAL SUBMITTER

GUILDFORD TIMBERS COMPANY

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

162

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

I oppose 100% to the submitter request that land presently "Rural" zoning in both of Plan / Plan change 50 be changed to "Enriched" Residential Zone

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

The reasons for my support or opposition are:

- 1) Auro Road is "not" capable of accepting any additional traffic. The present road is a "one lane" for most of the road.
- 2) The infrastructure in Silverstream will not be sufficient to give support to extra housing people

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

I request that Upper Hutt Council request that the submitter Guildford Timber Co apply and submit a Private Plan change for the rezoning

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

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

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

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

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

**Signature and date**

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

SIGNATURE

*Keith*

DATE

24/6/24

# FURTHER SUBMISSION 197

## 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] Pipi 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** lives in Upper Hutt and am concerned about the impact the PC50 plan change will have to Silverstream as I travel through it daily to get to work. The proposed re-zoning will increase traffic and impact on congestion and deterioration of roads. Equally, the removal of wildlife habit will hugely impact not only on our wild life but also erosion and run-off.

**I oppose the submission of:**

- Submitter #162 - Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust

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

- The whole submission of changing to residential zoning from Rural. Due to the lack of details by submitter #162 in terms of costs and the impact the zone change will have on infrastructure, traffic, noise and pollution.

**The reasons for my opposition are:**

- The proposed zone change would potentially allow over 250 houses to be built and the current infrastructure leading into Silverstream and Pinehaven is hazardous enough already without the additional impact of residents in the new lots entering the valley from the area.
- Wildlife in this area is already competing for food sources and homes due to current zone changes to their habit in Upper Hutt. This zone change will only force them to relocate and have to compete in habits that are already overpopulated to prior rezones. Over population of wildlife is no different than that of people which as a result means loss of quality of life due to no homes or depleted food sources.



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

And request that Submitter #162 is required by Council to apply for a Private Plan Change for the proposed 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 ..... *P. Kailwan* .....  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make your submission by electronic means.)

Date *26.6.2024*

Electronic address for service of person making further submission

Email: [REDACTED]

Telephone: [REDACTED]

Postal address: [REDACTED]

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

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

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

**Note to person making further submission**

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

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;



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



198

OFFICE USE ONLY

Submission number

162

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

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

### To Upper Hutt City Council

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

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

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

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

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

### Details of submitter

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

NAME OF SUBMITTER IAN FOOTITT

POSTAL ADDRESS OF SUBMITTER [REDACTED]

[REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE [REDACTED] CONTACT EMAIL [REDACTED]

I am (please tick all that apply 

A person representing a relevant aspect of the public interest PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

A person who has an interest in the proposal that is greater than the general public has PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area

## Details of further submission

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

NAME OF ORIGINAL SUBMITTER GUILDFORD TIMBER COMPANY

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER 162

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

I TOTALLY OPPOSE THE SUBMITTEES REQUEST THAT LAND RURAL ZONING IN BOTH PLANS AND PLAN 50. TO BE CHANGED TO RESIDENTIAL ZONE.

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

The reasons for my support or opposition are:

AVRO ROAD IS UNCAPABLE OF TAKING ANY MORE TRAFFIC IT IS ALREADY SEVERELY DAMAGED WITH LOGGING TRUCKS AND THE CONSTANT TRAFFIC OF TRUCKS - DIGGERS - BUILDERS -

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

I REQUEST THAT COUNCIL REQUIRE THE SUBMITTER GUILDFORD TIMBER COMPANY TO APPLY FOR A PRIVATE PLAN CHANGE. FOR THE REZONING

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

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

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

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

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

I do wish to make a joint case.

I do not wish to make a joint case.

## Signature and date

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

SIGNATURE

J. F. [Signature]

DATE

21-6-24



OFFICE USE ONLY

Submission number **199**

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

### Proposed Plan Change 50 - Rural Chapter Review

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

#### To Upper Hutt City Council

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

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

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

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

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

### Details of submitter

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NAME OF SUBMITTER **Greater Wellington Regional Council**

POSTAL ADDRESS OF SUBMITTER

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

**Nicola Arnesen**

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE)

CONTACT TELEPHONE

CONTACT EMAIL

I am (please tick all that apply 

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

The local authority for the relevant area



## Details of further submission

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

NAME OF ORIGINAL SUBMITTER

POSTAL ADDRESS OF ORIGINAL SUBMITTER

SUBMISSION NUMBER

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

**Refer to attached submission.**

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

The reasons for my support or opposition are:

**Refer to attached submission.**

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

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

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

**Refer to attached submission.**

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

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

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

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

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

I **do** wish to make a joint case.

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

## Signature and date

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

SIGNATURE **Nicola Arnesen**

**26/06/2024**

DATE

# Proposed Plan Change 50 to the Upper Hutt City Council District Plan (2004) - Rural Review - Further Submission Points Table

**Submitter Name:** Greater Wellington Regional Council

Submitter name:	Submitter address for service:	Submission point number:	Support or oppose:	The particular parts of the submission point I support or oppose are:	The reasons for my support or opposition are:	Allow/disallow whole submission point, or allow/disallow the following parts of the submission point:
Gillies Group Management Ltd	acplanning@outlook.co.nz	121.3	Oppose	Submitter seeks to amend SUB-RUR-O5 as follows: Berketts Farm Precinct is a high quality rural residential development <u>where the subdivision layout and built development that integrates with the physical and environmental features of the site and are subservient to the expansive, rural and indigenous forest landscape. natural environment and enhances indigenous biodiversity</u>	Greater Wellington considers that the relief sought is not consistent with Policies 47 and 61 of the Operative Regional Policy Statement.	Disallow in Part.  Disallow the substitution of “natural environment and enhances indigenous biodiversity” with “environmental features of the site and are subservient to the expansive, rural and indigenous forest landscape”
Gillies Group Management Ltd	acplanning@outlook.co.nz	121.5	Oppose	Submitter seeks to amend SUB-RUR-P8 to replace the requirement for subdivision to be “consistent” with the Berketts Farm Structure Plan with the requirement for subdivision to be “generally in accordance” with the Berketts Farm Structure Plan.	In our original submission Greater Wellington acknowledged the intention to protect existing indigenous vegetation in the Berketts Farm structure plan through the ‘no development’ area. Greater Wellington considers that the proposed drafting weakens the extent to which subdivision and development must align with the Berketts Farm Structure Plan, which may undermine its implementation.	Disallow in Part.  Disallow the substitution of “consistent” with “generally in accordance”.
Gillies Group Management Ltd	acplanning@outlook.co.nz	121.11	Oppose	Submitter seeks to amend SUB-RUR-S7. The following changes are proposed;  To replace the requirement for allotment, access and road locations to be “consistent” with the Berketts Farm Structure Plan with the requirement for allotment, access and road locations to be “generally in accordance” with the Berketts Farm Structure Plan.  Removal of standards relating to protection of indigenous vegetation and enhancement with additional vegetation.	In our original submission Greater Wellington acknowledged the intention to protect existing indigenous vegetation in the Berketts Farm structure plan through the ‘no development’ area. Greater Wellington considers that the proposed drafting weakens the extent to which subdivision and development must align with the Berketts Farm Structure Plan, which may undermine its implementation.  Greater Wellington considers that the removal of the standards relating to the protection and enhancement of indigenous vegetation, without proposing alternative standards, is not consistent with Policies 47 and 61 of the Operative Regional Policy Statement.	Disallow in Part.  Disallow the substitution of “consistent” with “generally in accordance”.  Disallow the removal of standards relating to protection of indigenous vegetation and the removal of the standard for addition of new indigenous vegetation without replacement with an alternative.

Submitter name:	Submitter address for service:	Submission point number:	Support or oppose:	The particular parts of the submission point I support or oppose are:	The reasons for my support or opposition are:	Allow/disallow whole submission point, or allow/disallow the following parts of the submission point:
Ara Poutama Aotearoa the Department of Corrections	Private Box 1206, Wellington 6140	S157.1	Oppose	Submitter seeks to update the District Plan maps to apply the special purpose Corrections Zone to the Rimutaka Prison site.	<p>Greater Wellington does not necessarily oppose the use of a Corrections Zone, however the western portion forms part of Witako Reserve and is a Key Native Ecosystem site where conservation, monitoring and pest management activities occur.</p> <p>Greater Wellington wishes to ensure that the re-zoning of the entire site to a Correction Zone will not potentially adversely affect current activities underway or indigenous biodiversity values on the western portion of the site.</p>	<p>Disallow in part.</p> <p>Disallow re-zoning of western portion of the site or otherwise amend relief to protect indigenous biodiversity values onsite.</p>
Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust	chris@rmaexpert.co.nz	162.1	Oppose	Rezone ridgeline areas of Map 1 in Appendix A of their submission from General Rural Zone to General Residential Zone.	<p>Greater Wellington considers that the matter of residential zoning is beyond the scope of this plan change as its focus is rural zones.</p> <p>Greater Wellington considers that the submitter's proposed rezoning requires a rigorous assessment against the Natural Resources Plan and Regional Policy Statement.</p> <p>As highlighted in our original submission this zoning would be inconsistent with Proposed Plan Change 1 to the Natural Resources Plan which has defined the urban extent in Map 88. Zoning of new land parcels to residential zones would be considered 'unplanned greenfield development' and subject to Rule WH.R6 which makes the creation of impervious surfaces a prohibited activity.</p> <p>Additionally, Greater Wellington notes that the submitter's proposal has not been identified in the Future Development Strategy.</p>	Disallow whole submission point.
Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust	chris@rmaexpert.co.nz	162.5	Oppose	The consequential amendments to the relevant District Planning Maps to include the above rezoning and precinct requests.	<p>Greater Wellington considers that the matter of residential zoning is beyond the scope of this plan change as its focus is rural zones.</p> <p>Greater Wellington considers that the submitter's proposed rezoning requires a rigorous assessment against the Natural Resources Plan and Regional Policy Statement.</p> <p>As highlighted in our original submission this zoning would be inconsistent with Proposed Plan Change 1 to the Natural Resources Plan which has defined the urban extent in Map 88. Zoning of new land parcels to residential zones would be considered 'unplanned greenfield development' and subject to Rule WH.R6 which makes the creation of impervious surfaces a prohibited activity.</p> <p>Additionally, Greater Wellington notes that the submitter's proposal has not been identified in the Future Development Strategy.</p>	<p>Disallow in part.</p> <p>Disallow any consequential amendments relating to proposed rezoning from General Rural Zone to General Residential Zone.</p>

Submitter name:	Submitter address for service:	Submission point number:	Support or oppose:	The particular parts of the submission point I support or oppose are:	The reasons for my support or opposition are:	Allow/disallow whole submission point, or allow/disallow the following parts of the submission point:
Guildford Timber Company Limited, Silverstream Forest Limited and the Goodwin Estate Trust	chris@rmaexpert.co.nz	162.6	Oppose	Any further consequential amendments or other amendments to the Operative District Plan considered necessary to achieve the intention of this submission request to better provide for residential and mixed-use activities on the submitter's land.	<p>Greater Wellington considers that the matter of residential zoning is beyond the scope of this plan change as its focus is rural zones.</p> <p>Greater Wellington considers that the submitter's proposed rezoning requires a rigorous assessment against the Natural Resources Plan and Regional Policy Statement.</p> <p>As highlighted in our original submission this zoning would be inconsistent with Proposed Plan Change 1 to the Natural Resources Plan which has defined the urban extent in Map 88. Zoning of new land parcels to residential zones would be considered 'unplanned greenfield development' and subject to Rule WH.R6 which makes the creation of impervious surfaces a prohibited activity.</p> <p>Additionally, Greater Wellington notes that the submitter's proposal has not been identified in the Future Development Strategy.</p>	<p>Disallow in part.</p> <p>Disallow any consequential amendments relating to proposed rezoning from General Rural Zone to General Residential Zone.</p>
Mangaroa Farms Ltd	C/- Urban Edge Planning, PO Box 39071, Wellington Mail Centre, Lower Hutt 5045 Corinna@uep.co.nz; Karen@uep.co.nz	174.4	Oppose	The rezoning of the parcels of land at 40 Mangaroa Road (Lot 2 DP 369137, Part Lot2 DP 58877 and Lot 1 DP 312502) and 67 Whitemans Valley Road (Lot 3 DP 495158, in part) from General Rural and Rural Production as notified in Plan Change 50 to Rural Lifestyle Zone.	<p>Greater Wellington considers that the submitter's proposed rezoning requires a rigorous assessment against the Natural Resources Plan and Regional Policy Statement.</p> <p>The site is likely subject to flood and erosion hazards along the Mangaroa River, and development on this site may exacerbate downstream flood and erosion hazards. Greater Wellington notes that there are no flood protection structures along the Mangaroa River nor plans to increase the level of protection in this area.</p>	Disallow whole submission point.





OFFICE USE ONLY

Submission number # **200**

## 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:**

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NAME OF SUBMITTER **Peter and Rosalyn Ross**

POSTAL ADDRESS OF SUBMITTER [REDACTED]

AGENT ACTING FOR SUBMITTER (IF APPLICABLE)

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) [REDACTED]

CONTACT TELEPHONE [REDACTED] CONTACT EMAIL [REDACTED]

I am (please tick all that apply ):

A person representing a relevant aspect of the public interest

PLEASE SPECIFY THE GROUNDS FOR SAYING YOU COME WITHIN THIS CATEGORY

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

**We both live in Pinehaven and would be greatly affected by the submission of GTC, should it be approved**

Peter and Rosalyn Ross

[REDACTED]

[REDACTED]

CONTACT EMAIL [REDACTED]

## Details of further submission

To **oppose** the submission of:

NAME OF ORIGINAL SUBMITTER

Guildford Timber Company

POSTAL ADDRESS OF ORIGINAL SUBMITTER

chris@rmaexpert.co.nz

SUBMISSION NUMBER

162

The particular parts of their submission that we oppose are:

The 162 submitters (Guildford Timber Company) propose “the Ridgeline Areas be rezoned from General Rural to General Residential and be subject to the MDRS provisions incorporated into the district plan through the IPI component of 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 our opposition are:

The GTC proposes to use the Silverstream Spur to access their development on the ‘Ridgeline’. They propose this access by using PC49 as a public PC but it is almost completely for their benefit and thus should be a private PC paid for by the GTC in its entirety.

The UHCC infrastructure around Pinehaven and Silverstream will not support the planned housing of the submitter. The current infrastructure (shopping area, roads, doctors, schools etc) is already at capacity and is and will be further strained by existing planned housing developments such as Wallaceville and St Pats.

Any development on the ‘Ridgeline’ will increase the flooding risk to our house.

PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

We seek that the whole of the submission from submitter 162 be **disallowed**.



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

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

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

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

I **do** wish to make a joint case with Rosalyn Ross, my wife.

---

## Signature and date

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

SIGNATURE

Peter D Ross 26 June 2024

**Rosalyn Ross 26 June 2024**

DATE

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