



Upper Hutt F&B PC49 & Variation 1 Preserving opportunities & making a submission

Nature's voice and working to
defend nature – Upper Hutt







Keith George

Proposed residential development

Planting


Planting

Hulls Creek

Spur

Proposed residential development

Witako



Variation 1 to PC49 – a road to somewhere??

- Council documents:
 - Planning proposal
 - Section 32 evaluation report (includes costs & benefits)
 - Other background reports

Proposal

- Rezone the Silverstream Spur as Natural Open Space
- Enable site specific provisions for infrastructure including a transport corridor
- Protect identified Significant Natural Areas on the Spur from development

NB: ‘transport corridor’ and ‘infrastructure’ are not included in the definition of ‘development’



What's the road for???

- Access to the Southern Growth Area to maintain future development opportunities
- Impacts likely to include:
 - Road through a proposed SNA
 - Doubling of residential properties in Silverstream/Pinehaven
 - Pressure on services, including transport, parking
 - Loss of open space
 - Compromised recreational, environmental & conservation opportunities
 - Effects on wellbeing & lifestyle

Is this what Silverstream/Pinehaven & UH residents want for future generations?



Values & Opportunities

The Section 32 Report notes (previous submissions):

- Silverstream Spur is of “**ecological importance**” and an “**iconic landscape defining the entry to Upper Hutt**” that should be “**protected and maintained**”.
- Parts of the Silverstream Spur have been identified as meeting the threshold for a Significant Natural Area (SNA)
- Proposal maintains that a road would enhance recreational opportunities by providing access – a weak argument
 - You can’t always have your cake & eat it too
 - Potential conservation values will be compromised
 - Increased risk of mammalian predators



Values & Opportunities

- The Spur is regenerating
- It already holds populations of ponga, mamaku, kamahi, beech, mānuka, kanono, māhoe, & putaputawētā
- Natural linkage of the western & eastern sides of the valley at the narrowest point
- Future environmental enhancement would compliment local restoration activities
- Links Keith George memorial park to the eastern side of the valley
- Removal of pines & replant in natives will build the ecological corridor across the valley to allow fauna to migrate & diversify
- Provides another natural linkage to other bush areas in southern end of area (Ecclesfield, Wi Tako, Pinehaven, Blue Mountains, Trentham Scenic Reserve, TMP and further south)
- Potential for attractive walking and bike tracks for the community to enjoy.

**A road would be another loss of habitat in the area.
Once it's gone, it's gone forever**



Writing a Submission

You can:

- Support or oppose the proposal
- Be neutral (with supporting information)
- Request to be heard

- An effective submission will state what effects you think the proposal will have and why you support/oppose the proposal
- If you want to see changes to the proposal, you should clearly state what these are and why.



Writing a Submission

- **Stick to the topic – don't get distracted by personal issues or past disputes**
- **Focus on the environmental effects**
- **Be specific about your concerns, and give examples**
- **Tell the council what you want them to do – don't leave them to guess**
- **Write in clear, everyday language.**



What not to do in your submission

Make sure that your submission does not:

- include any personal feelings you have about the council or its officers
- refer to issues or effects that are not related to the proposal you are submitting submit on
- raise matters that are not within the council's control
- raise the issue of your business being affected by a competitor. Trade competition is not a valid issue for consideration under the RMA

Submissions must be completed on Submission Form 5
Submissions close 5pm Friday 4 Nov 2022



Submit