



How to make an effective submission on Upper Hutt City Council's Plan Change 49 Open Space Variation 1 Silverstream Spur.

An effective submission will state what effect's you think the variation will have, and why you support or oppose the proposed variation. If you would like to see changes to the proposed variation, you can suggest alternatives.

The council will consider different values expressed by submitters, and providing facts supported by evidence will help you build a strong case.

As a submitter you can:

- support or oppose the plan change variation
- be neutral (with supporting information)
- request to be heard in support of your submission.

Stick to the topic

- If you support or oppose the proposed variation in full, or if there are particular aspects you support or oppose, say so.
- Clearly state any issues you might have about possible environmental effects, and how you would like these to be addressed.
- If you think that the proposed variation objectives, policies or rules should be changed, specify why and in what way.
- If you think the effects of the proposed variation are so serious that it should not go ahead, state what you think these effects are and why.
- Include any maps, diagrams, supporting information and professional opinions that support your submission.

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 on
- raise matters that are not within the council's control

Submissions that are frivolous, vexatious or offensive can be struck out by the council or hearing panel

To write a clear and effective submission:

- stick to the facts – 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.

Lodging your submission

- Send your submission by email, post, hand delivery, or lodge through the council's website <https://letskorero.upperhuttcity.com/pc49> before the closing date and time.
- Make sure you state in your submission if you want to speak at a hearing. You don't have to and, although it can help to highlight what you write in your submission, your submission is just as valid if you don't speak.

Try to send your submission well before the closing date and time. If you send it by post, do so a few days before the deadline, and check that it has arrived in time.

The deadline for submissions is Friday the 4th of November at 5pm.

Some information about the Silverstream Spur and the proposed variation you may want to consider when making a submission:

The Spur was purchased in 1990 using funds held by UHCC under its Reserve Fund Policy that could only be used for the purchase of land to be held as public reserves and for the improvement and development as reserves of the land so purchased.

Documents from UHCC refer to the Spur as the Silverstream Spur Reserve, including zoning maps currently on the UHCC website created in May 2022.

A road/infrastructure corridor is not required for public recreational access to the Spur. Other local reserves such as Ecclesfield Reserve, Wi Tako Ngatata Scenic Reserve and Keith George Memorial Park do not have a roads or infrastructure corridors through them, yet they are still fully accessible to the public for a range of recreational activities.

The Spur when combined with the area above Sylvan Way (also included in PC49 for rezoning to Natural Open Space) and the Kiln Street paper road, the potential area for a reserve and ecological corridor is over 47 hectares.

The Spur has previously been put forward for designation as a Reserve under the Reserves Act 1977, according to UHCC meeting minutes and documents in both 1992 and 2001. Neither time has the matter been followed through.

A road/infrastructure corridor is not required for the harvesting of the pine trees on the Spur. Previous harvests of logs on the Spur and neighbouring properties utilised logging tracks which could form the basis for recreational tracks once any future harvesting is complete. These tracks would also assist with replanting the harvested areas in native vegetation

The developer seeking the road/infrastructure corridor has multiple other feasible access options available to their proposed development, none of these other access options have ever been explored by UHCC in any detail.

The entire Spur is a very important part of the ecological corridor linking birds and other wildlife in Wainuiomata with Akatarawa and beyond, crossing at the narrowest part of the Hutt Valley, taking advantage of the replanting work that has taken place at Hulls Creek and north of Manor Park beside the Hutt River to get across the valley floor.

The construction of the road/infrastructure will enable future housing development to take place on the Silverstream Spur with greater ease and this could be enabled in future by a simple zoning change.

The road/infrastructure corridor and any potential future housing development on the Spur would cause an increase in storm water run-off with effects on Silver Stream Railway's historic infrastructure, as well as creating reverse sensitivity problems on the railways operations.

The enabling of site specific provisions for a road/infrastructure corridor in a Natural Open Space zone sets a precedent which would enable it to be repeated in other similar areas.

A Private Plan Change would be the more appropriate way of a developer seeking provisions such as a road/infrastructure corridor on publically owned land to enable their subdivision.

Construction of a road/infrastructure corridor on Natural Open Space zoned land does not fit with the stated purpose of the Zone which is to allow for activities and development of an appropriate scale to occur in identified spaces whilst conserving the natural character and associated ecological and landscape values and providing a valuable contribution to the wellbeing of the Upper Hutt community, allowing for recreation, customary, and conservation activities in a natural setting.

Despite UHCC staff repeatedly stating that there were no submissions specifically opposing the construction of a road on the Spur during the initial Plan Change 49 consultation, 2 submissions and 6 further submissions specifically objected to a road on the Spur, but UHCC chose to include it in the variation when only 1 Further Submission sought that provision.