



**SILVER STREAM
RAILWAY**
HERITAGE RAILWAY



In the last few weeks, Upper Hutt City Council has released the summary of Submissions for Plan Change 50 Rural Review. Included in the submissions was one from Guildford Timber Company, Silverstream Forest Ltd and The Goodwin Estate Trust (Submitter 162), seeking to rezone the hilltops surrounding Pinehaven and Silverstream to enable medium density housing, roading, and associated infrastructure. Such a proposal could enable at least 2000, but with full implementation of the Medium Density Residential Standards would enable over 5000 houses.

It is important to note that this could be your last opportunity to have your voice heard on this issue, GTC with UHCC's support have requested Fast Track Consent for the subdivision and roading corridor on the Silverstream Spur, which will have extremely limited opportunity for the general public to have their say on the issues that surround this proposed development.

There is now an opportunity to provide Further Submissions either in support of or opposition to the submissions. Further Submissions are provided for in the plan-making process and they address or respond to specific matters that were raised by submitters in their Submissions, as opposed to matters in the PC50 proposal itself.

If you have an interest greater than the general public or represent a relevant aspect of the public interest, you can make a Further Submission on PC50 Rural Review. You don't have to have made an original Submission to be able to make a Further Submission. For a few examples of how you might have an interest greater than the general public, see other side of this page.

A Further Submission can only support or oppose any of the Submissions, rather than the plan change itself. You cannot extend the scope of the original Submission, only support or oppose any aspect of that submission and provide information/material to support your view

VERY IMPORTANT: You will need to deliver a copy of your Further Submission to the person who made the original Submission within five working days of lodging it with UHCC. The submitter will have provided the address for service on the original Submission form for you to send them a copy of your Further Submission.

The email address that you must sent your 'Further Submission' to for Submitter #162 (Guildford Timber Company) is chris@rmaexpert.co.nz .

Further Submissions must be received by UHCC's planning department no later than 5pm Wednesday 26 June 2024. On your Further Submission Form, ask to be heard so that you can also have your say to the Independent Planning Commissioner(s) at the hearing.

If you are unsure whether you can make a Further Submission, talk to the council staff first as they may be able to help. If you are still unsure, or have questions about the advice from council staff, you need to talk to a lawyer or planning consultant. You can find additional information about this process and the next steps here :

<https://www.environmentguide.org.nz/rma/planning-documents-and-processes/participating-in-the-plan-change-process/>

If you have any other questions, please get in touch with us at gm@silverstreamrailway.org.nz

or at helpsaveourhills@gmail.com or phone Stephen Pattinson (SOH) 027 226 3374

or phone Jason Durry (SSR) 022 156 0874 or Dr Barry Wards (F&B) 022 470 4266

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 Silverstream/Pinehaven I will be directly affected by the traffic, run-off and landscape effects of the development caused by the zone change, or
- I live in Upper Hutt and I am concerned about the lack of information provided by Submitter 162 and the impact such a large zone change could have on our city, or
- I have made a Submission or Further Submission at some point in the history of the Spur or GTC land, such as the PC42 Pinehaven Flood Hazard Extent, PC49 Open Spaces, or PC49V1 Silverstream Spur.
- I represent a relevant aspect of the public interest –
 - climate change / environmental sustainability, or
 - stormwater management and flood control, or
 - traffic management, or
 - some other relevant aspect

You only need one reason from the box (left)

VERY IMPORTANT:

DO NOT copy responses word for word from this page.

These are suggested responses only to help you understand the questions.

You MUST write your responses to the questions IN YOUR OWN WORDS.

If you are unsure what to do or have any questions, you may contact one of us from Save Our Hills (SOH), Silver Stream Railway (SSR) or Forest & Bird (F&B). Our phone numbers are on the other side of this page.

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

Deliver your Further Submission to Council and to GTC's Agent

- By scanning and emailing (e.g. at the Library), or
- By taking a photo of it with your cell phone and sending it

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

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

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