



In the next few weeks, Upper Hutt City Council will release the summary of Submissions which then enables the next stage of consultation to take place, Further Submissions. A total of 93 Submissions were received by UHCC, which is higher than the recent plan change consultation on High Density Development, which reinforces the strong interest in the Spur from the community.

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 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 PC49 variation 1. You don't have to have made an original Submission, but you may have made a Submission at some point in the history of the Spur such as when it was proposed to sell it in 2014.

A few examples:

As the Submissions are related to the Silverstream Spur but you do not have any particular interest in the Spur and what happens to it in the future, you may not be able to make a Further Submission.

If, on the other hand, your property is located next to the Spur, or the land which the road is seeking to enable development of, you clearly have more of an interest than the general public, and will likely be able to make a Further Submission.

A Further Submission can only support or oppose any of the Submissions, rather than the plan change itself. It cannot extend the scope of an original Submission, for example requesting a road on the Spur when one was not originally proposed.

Further Submissions must be received no later than 10 working days after the summary of decisions requested by submitters on a planning proposal is released by UHCC.

You will need to serve a copy of your Further Submission on the person who made the original Submission within five working days of lodging it with UHC. 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.

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