

Response ID ANON-URZ4-5F8F-E

Submitted to Fast-track approval applications

Submitted on 2024-05-02 14:11:38

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:

Guildford Timber Company Ltd

2 Contact person

Contact person name:

Craig Martell

3 What is your job title

Job title:

Chair of Board - please refer to a letter from the Board - ATTACHMENT 1 in Dropbox (link to be provided separate to this application)

4 What is your contact email address?

Email:

s 9(2)(a)

5 What is your phone number?

Phone number:

s 9(2)(a)

6 What is your postal address?

Postal address:

1 Ghuznee Street, Wellington 6011

7 Is your address for service different from your postal address?

Yes

Organisation:

Chris Hansen Consultants Ltd

Contact person:

Chris Hansen

Phone number:

s 9(2)(a)

Email address:

s 9(2)(a)

Job title:

Planning consultant

Please enter your service address:

s 9(2)(a)

Section 1: Project location

Site address or location

Add the address or describe the location:

The proposed housing development, known as “Silverstream Forest”, is located on approx. 330ha of greenfield land known as the Southern Growth Area, which extends from Silverstream to Pinehaven suburbs of Upper Hutt in Wellington. The Project also includes land owned by Guildford Timber Company (GTC) in Silverstream at Kiln Street and the Silverstream Spur which is owned by Upper Hutt City Council (UHCC).

The land was first identified by UHCC and Wellington Regional Council for future housing in 2007.

The Silverstream Spur connects the Silverstream Forest to the Gateway and Silverstream Village. This s 9(2)(b)(ii)

Apart from the Silverstream Spur, the remainder of the site is in single ownership (the Applicant, GTC or its subsidiary, Silverstream Forest) and is one of the last remaining greenfield sites near Wellington City that is generally free of constraints and suitable for residential development.

The attached Map 1 – Site Location (Attachment 2 in the Dropbox - link sent separately) shows the wider Project Site (comprising of land owned by the Applicant at 44 Kiln St Silverstream, the Southern Growth Area and Council owned land (Silverstream Spur).

Key geographical areas include:

- The Hutt City landfill to the south.
- The Silverstream Bridge over the Hutt River to the north.
- The Blue Mountains Road and Pinehaven to the west.
- The Mangaroa Valley to the east.

A full property schedule and relevant CTs are provided in Attachments 3 and 4 in the Dropbox.

File upload:

No file uploaded

Upload file here:

No file uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

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Who are the registered legal land owner(s)?

Please write your answer here:

44 Kiln Street and all the sites making up the Silverstream Forest Area are owned in freehold Title by GTC and Silverstream Forest Ltd (a wholly owned subsidiary of Guildford Timber Company Ltd).

The Silverstream Spur land is owned by Upper Hutt City Council in freehold title.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The Applicant (GTC) or through its subsidiary Silverstream Forest Ltd are the legal owners of all the land at 44 Kiln Street and the Silverstream Forest Area which the development is proposed on.

There are a number of easements, covenants, notices, rights of ways etc. registered against some of those titles. Many of these appear to be historic but will need to be resolved prior to development of the site and in subdivision. These include electricity, drainage and sewerage easements, access (rights of way).

UHCC is the legal owner of the Silverstream Spur. Council has provided its support for the Fast Track application (See attached letter - Attachment 5 in the Dropbox)

s 9(2)(b)(ii)

Section 2: Project details

What is the project name?

Please write your answer here:

Silverstream Forest Development

What is the project summary?

Please write your answer here:

“Silverstream Forest” is a greenfield residential (and complementary mixed-use) development of Wellington's Southern Growth Area, well connected to the existing Pinehaven and Silverstream/Upper Hutt communities and well serviced by all necessary infrastructure (including transport) and network utilities.

It will create 1500-2040 new homes with a range of housing typologies, across 5 district neighbourhood areas within a natural forest environment. It will provide a significant boost in housing for the Wellington region in response to the current housing crisis.

The development will include staged development over a 15-year period and will generate:

- Construction of \$160- \$170 million of infrastructure (and vesting of this in Council):
- Over \$1.38 billion of housing construction.
- Will provide 200 permanent construction jobs over a 15 year build out period, and additional secondary services.
- In addition to creation of local jobs, will create an estimated spend of 25-35% of the build cost (\$345 - \$483 million) in the local economy.
- Total market value of developed housing estimated to be over \$1.8 billion.
- Opportunity to create an extensive community reserve network to protect and restored a significant area of indigenous forest.
- development of recreational walking and biking tracks for the wider community to enjoy.

What are the project details?

Please write your answer here:

Purpose

The overall purpose of the proposed project is to provide a quality residential development for 1500-2040 new homes, that meets best practice urban design standards and provides a unique offering for those who wish to live in a natural environment while being connected to the city.

Objectives

To achieve this purpose, the following to primary objectives have been developed:

1. Create a project that would deliver 1500-2040 new homes that form part of a well-functioning urban environment that focuses on walkable village hubs with compact and well-designed housing and community spaces.
2. Incorporate into the project sustainability principles that will retain and enhance high-quality ecological areas, provide roading and Three Waters infrastructure, and manage stormwater and flooding to achieve hydraulic neutrality over the entire site.
3. In order to achieve these two primary objectives, a Master planning process adopted the following principles that has driven the planning and design of the project:
 - a. Development in a sustainable way – for example in water use and management; use of development materials;
 - b. Create well connected communities – by developing considered transport and pedestrian, biking links; and connections to existing infrastructure;
 - c. Contribute to a well-functioning urban environment
 - a. Manage natural hazards
 - b. Respect Treaty of Waitangi/manuwhenua interests and principles.
 - c. Respond to housing needs of Upper Hutt and wider Wellington Region (i.e. provide certainty for Upper Hutt's medium to long term housing growth) and help meets regional demand for housing.
 - d. Responding to Climate change and reducing carbon emissions
 - e. Sustainable management of a natural and physical resource (i.e. the site)
 - f. Incorporating Low impact design
 - g. Ecology –reserves/restoration.

Activities

The master planning process implementing the principles outlined above proposed the development of the site in stages corresponding to three distinct Development areas:

1. Development Area 1: Kiln Street (the Gateway),
2. Development Area 2: Silverstream Spur; and
3. Development Area 3: the Silverstream Forest (consisting of Ridge, Central and Arvo Road Precinct communities).

[These three development areas are shown on Map 1 – Site Location (Attachment 2 in the Dropbox).

Development Area 1: Kiln Street is known as the “Gateway” to the Silverstream Forest Development. This is zoned General Residential and forms part of the existing Silverstream community. The purpose of this Development Area is to provide quality high density residential (up to 6 storeys) and complementary commercial/mixed use activities in close proximity (500m) to the Silverstream Railway, 600m to the Silverstream shops and Primary School and close to other community amenities. Studio Pacific Architecture have completed a concept Masterplan for this community investigating a range of subdivision scenarios for the site, and it is expected to yield between 75- 150 new homes in a medium density typology. Development of this site will include extension of infrastructure services and roading connection through the gateway to the Spur. (The Studio Pacific Architecture Masterplan for the Kiln Street “Gateway” is included in Attachment 6 in the Dropbox)

Development Area 2: Silverstream Spur

The UHCC owns the Silverstream Spur land, and this is currently zoned residential and conservation. UHCC is currently advancing Plan Change 49 –v1, to rezone the land Natural Open Zone with provisions that enable an infrastructure and roading corridor. **s 9(2)(b)(ii)**

[REDACTED]

Development Area 3: Silverstream Forest - (The Southern Growth Area)

“Silverstream Forest” forms the core part of the Southern Growth Area, which is a 330ha site, currently in production forestry. This site will be redeveloped for residential use and complementary mixed-uses and will include areas for housing along with retention of existing indigenous vegetation with high ecological values, being set aside to create an extensive recreational network for community parks/reserve.

The development will add to the diversity of housing options available to residents in Upper Hutt, by creating a new suburb between Silverstream and Pinehaven that provides residents the opportunity to live in a range of housing typologies (estimated between 1000-1815 homes), surrounded by a natural attractive forest environment, with views to the north over the Hutt Valley and located only a short distance from existing services, community

amenities and transport connections to the Hutt Valley.

Silverstream Forest is a master planned community that will consist of a series of village communities (central village, central community hub, upper ridge and Avro Road Precinct) with a range of residential housing typologies (medium density, townhouses, standalone dwellings and smaller affordable homes) linked by road and walking tracks and reserves to be progressively developed in stages.

There will be a range of complementary mixed-use activities to support and enhance the new neighbourhoods (e.g. cafes, childcare, community space, limited retail etc). (The Studio Pacific Architecture Masterplan for the Silverstream Forest is included in Attachment 6 in the Dropbox)

The Masterplan will also provide for an extensive network of reserves and regenerating forest to create a distinctive residential community. The reserves will be able to be used by the wider Pinehaven and Silverstream community and provide for ecological restoration of the forest as well as public recreation walking tracks.

The activities associated with the three proposed development areas outlined above will include:

Development Area 1: The Gateway (Kiln Street)

- Subdivision
- Earthworks – cut and fill
- Removal of vegetation
- Provision of roads and network utilities infrastructure
- Discharge of stormwater to land
- Potential removal of any contaminated land to an approved land fill
- Construction of a variety of residential dwelling typologies and mixed-uses including community centre, community garden/market, linear park, childcare centre/play spaces, hospitality/industrial/co-working buildings, and an adventure hub etc.
- Possible dewatering of sites where high-rise buildings are proposed
- Walkways
- Road access to the Silverstream Spur

Development Area 2: Silverstream Spur

s 9(2)(b)(ii)

Development Area 3: Silverstream Forest

- Subdivision
 - Earthworks – cut and fill for roading and provision of services; residential access and building platforms; mixed-use activities
 - Removal of vegetation (including indigenous)
 - Residential - higher density hilltop villages; lower density single dwellings; lifestyle dwellings; Avro Rd precinct (1200 –1600 new homes)
 - Mixed-use activities - community centre(s); community garden/markets; childcare centres; transport hubs; hospitality/industrial/commercial activities etc
 - Roading and network utilities infrastructure
 - Stormwater management structures and devices including culverts, piping, diversion etc and fish relocation/ diversion
 - Discharge of stormwater to land from new impervious areas and individual house sites
 - Stream diversion and erosion protection works (such as rip rap along margins)
 - Community spaces including walking/cycling paths and recreational facilities – some clearance within areas of significant indigenous vegetation to provide for these structures
 - Commercial forest harvesting – clearance of the land to prepare for development
- In addition, the following activities will be undertaken in all three development areas:
- Archaeological authority investigations
 - Tracking and relocation of geckos/skinks (if required)
 - Investigations for any contaminated land.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

The Silverstream Forest development will be staged in the following way:

Stage 1 ("The Gateway") 44 Kiln Street, Silverstream is a (2.3ha) brownfield site recently rezoned for high density residential development. The Gateway marks the first stage in the Silverstream Forest development. It will include 70-100 household units (a mix of apartment and townhouse development) and complementary mixed use commercial activities located minutes from the Silverstream Railway, expressway and existing Silverstream community. Construction of the access road and infrastructure corridor will start at this section and then be constructed across the Kiln Street site up to the start of the Spur. The timing for Stage 1 is for construction to start from 2026, (subject to fact-tracking approval process).

Stage 2 (the Silverstream Spur Road and services to the start of the Ridge Village). This phase of the development will involve constructing the access road

through the Council owned Silverstream Spur up to start of the residential ridge development. The timing for Stage 2 is for the infrastructure to be constructed from 2027, subject to fact-tracking approval process. s 9(2)(b)(ii)

Stage 3 includes the development of the Ridge Village of 26.5 ha, and up to 415 homes. This will involve constructing the main road alignment up to the main water reservoir at the boundary between stages 3 and 4. The reservoir will be built before housing is provided in this stage. The reservoir will provide for water in the remaining villages. The Ridge village will provide for substages of residential housing on the slopes and a small community centre providing for a cafe and services for the residents in this village. The housing provided will include reserve edge housing and terraced housing around a small community hub. The primary road corridor with walking and cycling will connect to the spur open space and reserve tracks in this stage. The timing for Stage 3 is for construction to start from 2028 and go through to 2032 (subject to fact-tracking approval process).

Stage 4 (a) (Central Village Housing). Once the access road is provided through the site and bulk earthworks completed, substages of residential housing can be provided through the largest area for housing across the site, starting from the west and moving east. Housing will include reserve edge housing of up to two storeys through to multi-unit terrace housing up to three storeys. Building of tracks through the proposed reserves will begin during this stage. The timing for Stage 4 is for construction to start from 2032 (subject to fast-track approval process)

Stage 4 (b) (Central community hub). This area will provide for the remainder of housing, which could range from townhouses to walk up apartments serviced by the development of a mixed-use hub of community and commercial activities. In total it is expected that the Central Village and housing around the village can accommodate up to 860 homes across stages 4 a and b over 53.70. The timing for Stage 4(b) will start from 2030 onwards (subject to fast-track approval process).

Stage 5 (a) (Upper Ridge Area). This stage includes the construction of the road, services and enabling earthworks from the central area through to the Upper Ridge. A pump station will also be provided and a bridge for access to stage 5b. Once the access road is built, residential substages can be provided in stage 5b. The timing for Stage 5 is for this to be built in 2041 (subject to fast-track approval process).

Stage 5 (b) (Upper Ridge Area – lower terraces and connection to Arvo Road) The remaining housing and small mixed-use area will be provided from Arvo Road down to the southern end of the property looking over the Mangaroa valley. Housing and mixed used development across the Upper Ridge will be provided made up of reserve edge and medium density housing. The area will be progressively developed, including the connection into Arvo Road and upgrades to Arvo Road. The timing for Stage 5 is to begin in 2041 and in total across stages a and b covers 28.4 ha of land and provide for up to 410 homes.(subject to fast-tracking approval process).

Stage 6 (Arvo Road Precinct). This is the last stage in the Silverstream Forest development. This will conclude with extending the construction of access road and services into the Arvo Road Precinct and construction of the dwellings in the Arvo Road Precinct area. This area will provide for more lifestyle housing that is more consistent with a rural lifestyle zone with larger lots.

The timing for Stage 6 is for work to start in 2044 and will provide for up to 130 homes over an area of 16.9 hectares. Alternatively, this land may be developed at the same time or once stage 4 is developed (subject to market demand and the fast-track approval process).

The staging for the masterplan is shown in Attachment 6 in the Dropbox. A masterplan programme is also provided in Attachment 8 in the Dropbox.

What are the details of the regime under which approval is being sought?

Please write your answer here:

1. Resource Management Act 1991.

a. Subdivision consent – subdivision consents will be required for Development Areas 1 Kiln Street and Development Area 3 Silverstream Forest.

s 9(2)(b)(ii)

b. Land use consents – land use consents will be required for all three Development Areas for a wide range of activities including earthworks and the restoration of earth worked areas; mixed uses; residential activities; provision of roading and Three Waters infrastructure; stream protection works; removal of significant indigenous vegetation; works within natural wetlands; community spaces and facilities; and commercial forestry operations

c. Discharge consents – discharge consents will be required in all three Development Areas include stormwater discharges from roads and impervious surfaces (including to land); sediment associated with earthworks; discharges to council systems - other discharge activities in specific Development Areas include potential dewatering of sites (only in Development Area 1); air and noise discharges associate with rock blasting (only in Development Area 2) and discharge of sediment from commercial forestry harvesting (in Development Areas 2 and 3).

d. Stream diversion consents may also be required in Development Area 1.

e. Contaminated Land Investigations consents – while there are no known or HAIL registered contaminated sites within the 3 development areas, a resource consent for investigating a potential contaminated site would be sought under the NES-Contaminated Land during earthworks if required, as per provided for in the regulations.

2. Wildlife Act 1953 – an authorisation will be required to relocate gecko/skinks.

3. Heritage New Zealand Pouhere Taonga Act 2014 – an archaeological authority will be required for earthworks in all three Development Areas.

4. Local Government Act 1974 - roading approvals may be required from UHCC for the construction of the access road to the Silverstream Forest Development Area s 9(2)(b)(ii) and from Hutt City Council if alternative access is proposed from the HCC landfill that adjoins the southern boundary of the Silverstream Forest.

5 s 9(2)(b)(ii)

s 9(2)(b)(ii)

6. There may be a land exchange process or vesting of newly created reserves under the Reserves Act 1977/ Conservation Act 1987 along with necessary approvals to create recreation tracks etc.

7. Approval under Freshwater Fisheries Regulations 1983 or section 26ZM of Conservation Act 1987 in the event that works impact Freshwater Fish habitat/passage and require transfer/relocation permits.

8. Land Transfer Act 1952:

a. Currently there are two easements held by HCC over part of the Silverstream Forest (Development Area 3) that provide access to a larger reserve area owned by the Council – removal or modification of these access easements may be required as part of the development of the project.

s 9(2)(b)(ii)

c. There are a number of existing and historic easements/paper roads notices, services, right of ways, access and easements applicable to land that is part of the development that will need to be addressed as part of any development of the site.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

1. Upper Hutt City Council:

2. Greater Wellington Regional Council

Refer to the table in ATTACHMENT 6 in the Dropbox that identifies likely approvals required under the RM from the relevant councils for the activities to be undertaken in each Development Area discussed above.

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

No consents have been applied for or granted for the Project as GTC has been undertaking master planning and preparing plan change applications to enable the development to proceed.

GTC is currently involved in the following public planning processes in its efforts to facilitate the development of its land for residential, and to retain its right to develop the land. These are in their early stages.

UHCC Plan Change 49- variation 1:

A public plan change to rezone the Council owned Silverstream Spur land Natural Open Space Zone and provide a Policy and Rule framework to provide for a road and infrastructure corridor through the Spur to service residential development of the Southern Growth Area. GTC is a submitter on that plan, which is currently being heard by Independent Commissioners appointed by UHCC.

Plan Change 50 – Upper Hutt City Council Rural Review

GTC has requested a number of changes to the Southern Growth Area that include:

1. Rezoning the Ridgeline Areas (shown on Map 1 attached to the submission) suitable for residential and mixed-use activities from Rural to General Residential (and subject to the MDRS provisions)

2. Small Rural Lifestyle areas of the submitter's land near and adjoining Blue Mountains Road be rezoned Rural Lifestyle

3. The rezoning of the remainder of the small lots adjoining the Blue Mountains Road to Rural Lifestyle proposed in PC50 be adopted

4. The larger Rural Lifestyle Area adjoining Arvo Road be rezoned Rural Lifestyle and be subject to the provisions of a new Avro Road Precinct

5. The remaining rural zone land, which covers much of the areas with high ecological value, remain zoned Rural.

Plan Change 50 is in its infancy, with further submissions expected in June 2024 and hearings in the later part of 2024 and early 2025. GTC has been undertaking detailed transport/traffic, ecology, infrastructure assessments in support of its submission seeking that its land be rezoned.

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

Yes, the Silverstream Spur land is owned by UHCC. Their approval is required for infrastructure and roading access through the Spur. s 9(2)(b)(ii)

. UHCC have provided a letter of support of the application for Fast Track (refer to Attachment 5 in the Dropbox).

There are also easements in favour of Hutt City to service its recreational reserve that will need to be resolved with them.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

If GTC is successful in securing consents following completion of the Fast Track process, GTC anticipates that the construction of stage 1 could be started with building the road intersection, earthworks and then house construction approximately six months after the grant of consent, depending on the progression of the consent through the Panel process nominally by early 2026.

We have provided a high-level timeline for each stage of design, certification and procurement prior to construction. In summary, full build out of the residential homes and infrastructure can be provided by 2041 (over a 15-year build time). The longer timeframe accounts for the scale of housing being built each year and market demand.

s 9(2)(b)(ii)

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Relevant local authorities:

- Greater Wellington Regional Council; (relevant Regional Council for consenting purposes)
- Upper Hutt City Council (relevant District Council for consenting purposes)
- Hutt City Council - does not have a consenting role but is an adjacent landowner – operator of the Landfill and owner of a reserve adjacent to the site, and easements providing access to that site.

Relevant iwi authorities:

- o Taranaki Whanūi ki te Upoko o Te ika
- o Ngāti Toa Rangitira
- o Te Āti Awa

Relevant Treaty settlement entities:

- The Port Settlement Block Settlement Trust
- Te Rūnanga o Toa Rangitira.
- The Wellington Tenth Trust.

Adjoining landowners – Please see attached maps identifying adjoining properties, and also table showing addresses and names of the property owners.

A 'high level' assessment of the anticipated and known effects of the proposal is included in section 5 of this application form, and considers the effects on adjoining landowners and the wider community (Attachment 13 in the Dropbox)

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

GTC has engaged with the local community and Councils extensively in the 17-year planning stage of the project. It has been well socialised with key stakeholders including UHCC, neighbours of the site and wider members of the community, including the Silverstream Retreat and Silverstream Railway Trust, the Upper Hutt Branch of Forest and Bird, Pinehaven School and Residents' Association and Save our Hills Inc.

The proposal has been the subject of community consultation on a number of occasions, and the subject of two publicly notified plan change processes – including Plan Change 49-v1 to rezone land on the Silverstream Spur and provide an infrastructure and roading corridor to facilitate the development (94 submitters) hearing underway, and GTC has made a rezoning request under Plan Change 50 – (further submissions are anticipated at the end of the May 2024).

A summary of key processes where consultation has formed a key part is outlined below:

2006-2007

Southern Growth Area Strategy (2007)

UHCC released discussion paper on the potential of the Guildford land being used for residential development. The paper was supported by a number of Council led presentations.

There was Private letter drop brochure and public meetings to inform feedback on the Framework document that underpinned the Southern Growth Area Strategy. The brochure was distributed to all residents in Pinehaven, Silverstream and Blue Mountains Areas.

A public meeting at Pinehaven School was also undertaken with an estimated 250 residents present.

In terms of feedback from the letter drop, 19 feedback forms from community members –were received, along with 6 other emails/calls providing feedback. The feedback was a mixture of support, neutral and opposition.

The outcome of this engagement was that the views of the community were considered and the Southern Growth Area which was based on the Framework Document for Guildford (first masterplan completed with assessments between 2006-2008) completed with SKM and Commonground.

2016

Upper Hutt Land Use Strategy (2016)

As part of the development of the Upper Hutt Land Use Strategy, it was released for consultation publicly across Upper Hutt. GTC attended 3 stakeholder group meetings on the strategy, which reaffirmed the role and need for the SGA future housing. These dates were 19 April, 3 and 17 May 2016. The Upper Hutt Land Use Strategy 2016 ("LUS") followed on from the 2007 strategy and confirmed the role of SGA in future housing growth. The SGA was the largest expansion area identified in for Upper Hutt.

2021

Wellington Regional Growth Framework (2021)

The SGA was identified and recommended for re-inclusion in the growth area in the documents that went out for public consultation. No specific meetings were held with individuals at GTC, however the public were able to comment on that strategy, including inclusion of the SGA site. The SGA was also incorporated in the Wellington Regional Growth Framework 2021 ("WRGF"), as one of two future urban areas in Upper Hutt.

2016 -2021

GTC and UHCC entered into a MoU to explore the exchange the Spur for future reserve land as part of development for the SGA in 2016. This MoU remained in place until the conclusion of the IAF application outlined below in 2021. During this time between 2018-2021 13 meetings with Councilors or senior officers with Council were held with GTC.

Interested members of the community spoke at public portions of Council meetings on the MoU and land swap. (2015-2018)

The MoU explored potential land exchange and use of the Spur and lead to the development of the proposed extensive community reserves and walking tracks.

2021

Upper Hutt City Council and GTC joint application to the Infrastructure Accelerator Fund.

Application with the Community is outlined below:

- 13 April: GTC and Boffa Miskell Ecology met with three members of the local Forest & Bird group. The masterplan was presented and GTC listened to F&B's position on, and concerns about, development on the Spur.

- 4 May: GTC attended a meeting with 'Pest Free Upper Hutt' representatives. They discussed what the group is doing and GTC's plan to establish a pest control programme.

- 25 May, GTC presentation to Forest and Bird local branch meeting. At this meeting there were approximately 65 attendees and Forest and Bird, Save our Hills and Silver Stream Railway members were present.

Infrastructure Accelerator Fund 2021

A recast masterplan based on the Guildford Framework document was released for the Infrastructure Accelerator Fund application. The work that was completed for the masterplan and engineering was used as a joint application by UHCC and GTC to obtain IAF funding for infrastructure.

2022

Long term Community Plan

Consultation to all of Upper Hutt was undertaken on the LTCP.

The SGA was identified in the long-term plan as a high growth area called the Southern Growth Area, that was recognised and accounted for in the planning for public infrastructure upgrades for growth planning purposes submission on the LTCP was open to the public.

This plan was adopted in 2022.

2022

Variation 1 to Plan Change 49 by Upper Hutt City Council.

Submissions closed on 4 November 2022. 94 submissions was received, regarding the proposal to rezone the Silverstream Spur from a mix of Rural Hill Zone and Residential Conservation Zone to Natural Open Space. In particular this variation also provided for providing future access to the Southern Growth Area The Plan Change hearing is underway 2024 and proposes an infrastructure corridor through the Spur still to be provided.

2023

Plan Change 50 – Rural Review

GTC provided a submission to rezone the GTC owned land to enable the Southern Growth Area to be developed. 256 submissions on the whole plan change have been made, we are not clear yet on how many submissions are related to the Southern Growth Area.

The wider community is able to engage on the proposal. The Plan Change is almost ready for further submissions to be released and a hearing will be heard at a later point in the year.

2023

Future Development Strategy

GTC provided a submission seeking re-inclusion of the SGA as a priority growth area. It had been removed from the draft due to emphasis placed on brownfield development. GTC also spoke at the hearing. A number of other submitters Forest & Bird and Silverstream Railway submitted against GTC. The final strategy released in March 2024 was moderated providing a pathway for how the Southern Growth Area could be developed and recognising that it had very few constraints.

In summary, extensive Council and GTC led consultation has occurred for the Southern Growth Area over decades and across a range of web through to public and individual meetings. The proposal has been well socialised with the community.

GTC has not yet undertaken consultation with mana whenua to the extent that it would have hoped. GTC are committed to strengthening our efforts to engage and form relationships with mana whenua as part of this application. We have made contact with Taranaki Whānui representatives and are looking to hold initial discussions soon. We are working to establish connections with Ngāti Toa Rangatira too.

Upload file here:

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

The Gateway (44 Kiln Street) and Silverstream Forest (Southern Growth Area) land is owned by GTC and held in freehold title and there are no known Public Works Act 1981 matters relevant to that land.

The Silverstream Spur land is owned by UHCC, this is also owned in freehold title by the Council. There are no known Public Works Act 1981 matters that impact that land.

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

Relevant mana whenua and iwi authorities for the proposal have been identified by Upper Hutt City Council and Greater Wellington Regional Council as being:

- Taranaki Whānui ki te Upoko o Te Ika.
- The Wellington Tenth Trust.
- Ngāti Toa Rangatira.

The Relevant Settlement entities are:

- The Port Nicholson Settlement Block Settlement Trust
- Te Rūnanga o Toa Rangatira.

For completeness, it is noted that the fast-track approval application (if accepted) includes an application for resource consent from Greater Wellington Regional Council (GWRC). GTC understands that as part of assessment of resource consent applications internal GWRC processes may include seeking feedback from mana whenua partners. We understand that mana whenua partners are: Taranaki Whānui ki te Upoko o te Ika, Ngā Hapū o Ōtaki, Rangitāne o Wairarapa, Ātiawa ki Whakarongotai, Te Rūnanga o Toa Rangatira and Ngāti Kahungunu ki Wairarapa.

Relevant Deeds of Settlement and principles are:

Port Nicholson Block (Taranaki Whānui ki te Upoko o te Ika) Claims Settlement Act 2009.
Ngāti Toa Rangitira Claims Settlement Act 2014.

Refer to ATTACHMENT 12 in the Dropbox for a full summary of the relevant Treaty Settlements

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Noe that we are aware of.

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

No

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

It appears that this question is referring to protected customary right holders under the Marine and Coastal Area Act. This does not apply to the proposal as it is outside of the Coastal Marine Area.

If this question is intended to relate to whether there is a wider cultural assessment of the proposal regrettably, due to the timing of the fast-track application, GTC have been unable to obtain a cultural values assessment of the proposal.

Regrettably due to the timing of the Fast Track application there has been no cultural values assessment undertaken for the proposal. GTC intend to engage with tangata whenua to understand their views on the proposal and obtain a cultural values assessment. GTC is committed to strengthening our efforts to engage and form relationships with mana whenua as part of this application. We have made contact with Taranaki Whānui representatives and are looking to hold initial discussions soon. We are working to establish connections with Ngāti Toa Rangatira and the Wellington Tenth's Trust too.

Upload your assessment if necessary:

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Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

The anticipated and known effects of the project on the environment include:

Actual and potential positive effects:

- Will make a significant contribution to much needed new housing in Upper Hutt City to meet the region's housing crisis.
- Well located new suburb providing new safe, quality housing with a mix of typologies.
- Housing choice, smaller houses nestled in the forest provides another version of medium density living for those not wanting to live in a highly developed urban area
- Opportunity to protect and restore key areas of significant indigenous vegetation – with a large portion of the site remaining undeveloped/being replanted in indigenous forest with potential to create a significant recreational reserve network for use by the community.
- Economic benefits – construction spend in the local economy and employment in construction sector and secondary services. and Increased walking/cycle paths and potential to improve the recreational reserve network.
- Protection of areas of high ecological value (that meet SNA criteria but not designated SNA)
- Retirement of the site from commercial forestry. Integrated stormwater management of the area

Actual and potential adverse effects of the project requiring mitigations include:

- Ecological – removal of significant indigenous vegetation/loss of habitat, relocation of geckos/skinks
- Landscape and visual
- Traffic and transport
- Erosion/Sediment runoff from earthworks, construction activities and commercial forestry
- Stormwater and flood hazard – from increased impervious surfaces
- Archaeological
- Cultural (tbd)
- Geological – earthworks on steep slopes
- Reverse sensitivity effects from HCC landfill and Silverstream Railway.
- Urban design/ light effects
- Geotechnical /slope hazard
- Construction activities – dust, noise, traffic and visual effects of earthworks
- Effects on easement held by HCC for walking track access from/to their adjoining reserve land.
- Adverse impact on community adverse to change in views/outlook or current amenity.
- Potential impact on community access to the Spur during construction of access road/infrastructure.

Refer to the 'high-level' assessment of effects in ATTACHMENT 13 in the Dropbox.

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Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

As shown on the location Map 1 (Attachment 2 in the Dropbox) the site is not in the coastal marine area or coastal environment and therefore the New Zealand Coastal Policy Statement is not relevant.

The following are relevant National Policy Statements:

1. National Policy Statement on Urban Development 2020 (updated 2022) – NPS-UD
2. National Policy Statement for Indigenous Biodiversity 2023 – NPS-IB
3. National Policy Statement for Freshwater Management 2020 (amended 2024) – NPS-FM

The following are relevant National Environmental Standards:

1. National Environmental Standards for Commercial Forestry 2023 (NES-CF)
2. National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CL)
3. National Environmental Standards for Freshwater 2020 (NES-F)

A General Assessment of the project in relation to any relevant national policy statement and national environmental standard is in ATTACHMENT 14 in the Dropbox.

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Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

In short yes, it will save GTC an estimated 5-6 years and \$3-7million, the value of a one-stop shop for approvals is significant.

Silverstream Forest is a primely located site for residential development (that has been recognised by both GWRC and UHCC as being suitable for future housing growth since 2007). It is a good example of a proposal where the extent of the RMA approvals required are significantly complex and disproportionate to the likely adverse effects on the environment that the development will cause, on a site inherently suitable for housing development.

There is a suite of technical assessments completed for the site that has identified few constraints and where there is, a high degree of confidence that those that have been identified (for example areas of significant indigenous vegetation) can be avoided, remedied and mitigated through usual methods. Under the current legislation and planning framework GTC has received legal and planning advice that it will need to participate in 6 discrete RMA hearing process – all to be able to develop its land. This includes processes to rezone its land, protect its ability to develop its land, and to obtain resource consent in order to rezone and consent its proposed development all with subsequent Environment Court appeals likely:

(i) Upper Hutt City Council – Plan Change 49-variation 1 Sliver Stream Spur to obtain a consenting pathway in the plan for an access road and infrastructure corridor to service the residential development. This is currently being heard.

(ii) Upper Hutt City Council - Plan Change 50 Rural Review to rezone its land to residential and special purpose precinct. GTC has made a request to rezone its land via submission. Submissions have closed and we are awaiting further submissions.

(iii) Greater Wellington Regional Council Plan Change 1 (to the Natural Resources Plan) GTC need to be involved in order to protect the right to develop its land and defend against proposed regional rules that combine to make unplanned greenfield development a prohibited activity. GTC has filed a submission and further submission opposing the new policy and rules.

(iv) If Greater Wellington RCNP - Change 1 rules are confirmed regional consents for the development would be unavailable under the RMA. GTC would have to wait two years following the determination on any appeals and then apply for a private plan change to change the rules in the regional plan (another public planning process) in advance of being able to even apply for consent.

(v) Following that, (and successful resolution of any appeals) GTC would have to apply for resource consents for its development (to both Regional and District Councils) and fund another publicly notified process, obtain consent and defend against any Environment Court appeals.

As demonstrated above, GTC would need to jump through 6 separate hoops – all with the prospect of individual Environment Court appeals. In addition, there would be processes under the Local Government Act 1974 to allow for the Council to provide for access across public land (Silverstream Spur) and potentially under the Local Government Act 2002 and Reserves Act 1977, as well as other approvals identified in this application. While some of these processes are underway (and may occur concurrently - the outcome of those is not guaranteed) s 9(2)(b)(ii)

s 9(2)(b)(ii)

These processes take away funds that could otherwise be spent on improving environmental outcomes of the development, for example providing better infrastructure s 9(2)(b)(ii)

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

Silverstream Forest is a good candidate for fast track. The project has been progressively developed over the last 17 years with extensive master planning of the site undertaken in 2007/8 and again in 2021. The 2021 Masterplan to develop the SGA has been well socialised with the community and has its own webpage on UHCC website and recently updated to create a 2024 version reflective changes in the planning environment and refinements to the concept. A large amount of work was undertaken jointly with UHCC in 2021 as part of a unsuccessful bid to the Infrastructure Accelerator Fund and proposed land exchange. There is a high degree of agreement between UHCC as to the servicing proposals for the development and provision for infrastructure to service the development has been provide for in the Long-Term Community Plan and a collaborative approach taken to working with Council on this to date.

- A lot of the technical assessment of the site and master planning has already been undertaken to support of earlier master planning work and in anticipation of Plan Change 50.
- GTC and its Board have significant experience in land development and consenting.
- GTC have a team of experienced and well-respected experts engaged on the project on its plan change (rezoning request) currently undertaking project design and detailed assessment of effects to support the plan change.
- It is well positioned to further develop its proposal to be in a position to apply and obtain resource consents and other approvals from the Panel withing the Bills current 2-year window, anticipates it will be in a position to lodge consent in second half of 2025 (if referred).
- Staging of the development, starting with development of the Gateway means that if approval is granted that works will commence on the development and housing delivered in the short term.

The Applicant has a Board and wider team with considerable experience in environmental assessments land development and fast track consenting and has instructed a team of experts to support the project, understands the need to deliver a well-considered proposal, with a good understanding of effects in a timely way.

• s 9(2)(a) (Planning Lead)

• s 9(2)(a) I – landscape and visual effects)

• s 9(2)(a)

s 9(2)(a) (Masterplanning Urban Design lead).

s 9(2)(a)

o Michael Hall – Urban Planning and Project lead

o Infrastructure lead – s 9(2)(a)

o Flood Hazard – s 9(2)(a)

o Water Quality – s 9(2)(a)

• Cultural advisory s 9(2)(a)

• Traffic – s 9(2)(a)

• s 9(2)(a)

• s 9(2)(a)

• s 9(2)(a)

• s 9(2)(a)

GTC understands the challenges that can occur in fast-track consenting and is well equipped to address those. It has a close working relationship with UHCC and would seek engagement with key stakeholders early to get their input into the proposal.

Has the project been identified as a priority project in a:

Local government plan or strategy

Please explain your answer here:

The project has been identified as a priority project in the following previous local government plans and strategies:

1. Wellington Regional Growth Framework 2021 – the submitter's land was previously included as a Southern Growth Area in Wellington Regional Future Growth Framework (2021).

2. UHCC Land Use Strategy 2016 – 2043 (LUS) - the submitter's land is identified in the Council's LUS as the Southern Growth Area.

3. UHCC Long Term Plan 2021 - 2031 (LTP) (adopted 2022) the submitter's land is identified in the Council's LTP as the Southern Growth Area and is recognised and accounted for in the planning for public infrastructure upgrades for growth planning purposes. In particular:

o Silverstream bridge replacement being required due to growth in central Upper Hutt and the southern growth zone. Infrastructure upgrades to the bridge was planned for years 4-10.

o Pinehaven reservoir upgrades for water supply were required for growth in years 11-20

Both of these investments require significant capital investment but have been planned for in the LTP and planned to allow for medium term growth.

4.UHCC Plan Change 43 (stormwater/ flooding) and associated works, and Proposed Plan Change 49, Variation 1 to provide to infrastructure and services (discussed further below)

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The proposal provides housing and associated infrastructure that is needed in the Wellington Region.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

Yes, as discussed in other parts of this application and in the assessments of the project against the provisions of the NPS-UD, the proposed project will increase the housing supply in the Upper Hutt area by 1,500 – 2,040 houses which will assist to address the current housing needs of the district and region, and the master planning process will contribute to a well-functioning urban environment as defined in Policy 1 of the NPS-UD.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will deliver significant economic benefits, both locally and regionally. The project provides long-term construction that will make a significant contribution to the economy of the region. This includes:

- Construction of between \$160-170 million of infrastructure over the life of the project.
- estimated \$1.38 billion of housing construction over a 15-year period.
- Creation of over 200 permanent fulltime construction jobs over a 15 year period.
- In addition to creation of local jobs, this project will create an estimated spend of between 25-35% of the build cost – (\$345-\$483 million in the local economy) by way of services and materials, and equipment purchases - with the potential for this figure to increase if local Hutt and Wellington based firms are successful at tendering for the project.
- It will create new public assets by way of potential reserves and quality, efficient and sustainable infrastructure- roading and Three Waters for the Upper Hutt Community.
- Building a new suburb of 1500-2040 new homes, will bring 3500+ new residents to the area, will increase both the customer base for local Hutt businesses strengthening the Silverstream and Pinehaven Village retailers.
- The development offers attractive housing options in close proximity to central wellington for residents who are needed to drive the regional economy,
- Provides a new ratepayer base for UHCC.

In addition to providing these direct benefits to the regional economy an economic assessment of the Southern Growth Area has been undertaken by s 9(2)(a). In order to realise the benefits of providing for housing in the Southern Growth Area Mr Foy's overall conclusions on the supply and demand analysis for housing in the region was that there will be very close to a shortfall of residential dwelling capacity in Upper Hutt being allowed for over the next 30 years. There was also too much reliance placed on infill housing to meet demand in the district.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

The project is a residential and mixed use development which would not provide any direct support to primary industries.

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

The project is a residential and mixed use development which would not provide any direct support to development of natural resources.

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The project will support the climate change mitigation by retiring production forestry on site (pine). The proposal includes the potential for creation and protection of 124.1 hectares of existing and replanted indigenous forest, including significant indigenous vegetation. This will be the primary way climate

change mitigation and removal of greenhouses gas emissions will be provided.

The existing working pine forest is currently registered under the Emissions Trading Scheme. As a result of the proposed development this forest would be removed from the Emissions Trading Scheme losing some of the registered sequestration benefits of a pine forest of 68.8 hectares. However, the proposal will provide a better response to managing climate change adaptation by providing carbon indigenous forest of high biodiversity and ecological value as potential reserves. The impact of these indigenous forests will be significant in terms of the ability to continue to provide for the mitigation and removal of greenhouse gas emissions.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The project will support climate change adaptation, resilience and recovery from natural hazards. Currently the land is primarily used for pine forestry, which is uneconomic. Forestry can make the surrounding environment susceptible to slips and debris entering waterways even when the activity meets permitted activity or consenting requirements. Conversion of the pine plantation forestry to residential activities which will take account of future climate change predictions in the design of infrastructure and homes will provide a significant level of positive benefits from a climate change adaptation perspective. Key benefits include:

- Provision of roads that meet current hazard requirements (e.g storm and earthquake)
- Management of sediment from operational stormwater through low impact design treatment systems
- Removing potential debris and slip failure events from plantation forestry.
- House designs will be built to latest standards for earthquakes and water reuse will be incorporated into the design for rain harvesting.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

An assessment of the known and anticipated environmental effects associated with the proposed development is included in ATTACHMENT 13 in the Drop Box. This assessment demonstrates that significant environmental issues have been identified and have either already been assessed, or will be assessed further prior to a full application being made. The assessment also identifies that there a range of avoidance, design, or conditioned mitigation methods available to manage any adverse effects to acceptable levels.

Is the project consistent with local or regional planning documents, including spatial strategies?

No

Please explain your answer here:

The project is not consistent with the following local or regional planning documents:

1. PC50 to the UHCC district plan removed the Souther Growth Area notation off the GTC site – GTC have sought through a submission on PC50 to have part of their land rezoned general residential, part Avro Road Precinct, part Rural Lifestyle and the remainder left as rural in order to facilitate the proposed development
2. PC1 to the Wellington NRP has categorised GTC's land as 'unplanned greenfield development' and through new rules prohibits stormwater to be discharged from the site from both new greenfield development activities and plantation forestry on highest erosion risk land.
3. In March 2024 a revised Wellington Future Development Strategy was released, and while the GTC land is not included as a Future Growth Area as it had previously been in the Wellington Regional Growth Framework, the FDS does not preclude future development on the site and states "Any areas not specifically identified as priorities for development may still be appropriate to develop according to the local needs and constraints but will not be prioritised at a regional level." This has also been identified as being appropriate for future development subject to assessments being completed as outlined in Attachment 15 of the dropbox
4. The proposal is generally consistent with the intent to provide for the housing needs in the Wellington Regional Policy Statement as a well-functioning urban environment.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

Yes

If yes, please explain:

The project will be affected by climate change and natural hazards. However the hazards which are related to earthquakes and storm events are well understood and can be designed into the development so the infrastructure and buildings proposed in the Southern Growth Area can appropriately respond to this. In particular;

- The site is within the Pinehaven Catchment Overlay, however through design these flooding effects can be appropriately managed through storage and low impact stormwater design
- The site is not on highly productive land, which is needed for providing food security
- The whole site is not susceptible to sea level rise due to its location in the region and that the majority of the development is also on ridge lines
- It is not identified in a district plan operative or proposed fault band
- The site is identified as a site susceptible to slope risk. However, the risk associated with building on slopes is well known and is able to be acceptably managed with appropriate geotechnical engineering design across the site.

Overall, the site is well located for providing for housing.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

GTC confirms (to the best of the current Board's knowledge) it has had no enforcement/compliance actions taken against it. GTC has a clean track record. GTC did receive one email reminder from the compliance team at Upper Hutt in December 2023 about ensuring that works did not start onsite until 7am. GTC provided further instruction to the logging contractor working on site and this was immediately resolved to the satisfaction of Council. It was a minor incident and not taken further.

GTC also liaised with GWRC compliance team over a landslide that occurred on its property in 2007. GTC took all actions necessary to manage this hazard, and this incident was managed/resolved to the satisfaction of Council. No compliance issues were identified.

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

s 9(2)(a)

Important notes