

Fast-track Application Form – Section 5: Adverse Effects

This section of the application form requests a 'high-level' assessment of the anticipated and known effects of the project on the environment.

As outlined in Section 1 of this application, the 'Silverstream Forest' project has been in the concept development and design process since 2007. It has been through two masterplan processes and has had a number of independent expert assessments of the site carried out over this time period.

The following provides a very brief commentary on the known and anticipated environmental effects. It should be noted that the project has yet to get to a final design stage which will be facilitated by the identification of the necessary effects, and the opportunities to avoid, remedy or mitigate adverse effects through design, engineering or conditions is an important part of the process that would be incorporated into a full application should GTC be given the opportunity to utilise the fast-track process.

The anticipated and known potential positive benefits include:

1. Much needed housing in Upper Hutt City to meet the Regions housing crisis. The project has the potential to add an additional 1500 – 2000 new homes in a new suburb providing new safe, quality housing with a mix of typologies.
2. This provides a significant contribution to the predicted housing needs of the Wellington Region.
3. There is potential for a partnership with iwi approach to providing housing, and engagement with iwi is in early stages regarding this possibility
4. The Silverstream Forest site is a well located with easy access to the shops and schools within Silverstream and Pinehaven. It also has easy access to the Silverstream Railway station and State highway 2 to access the centre of Upper Hutt City and the wider Hutt Valley
5. The project offers housing choice, with smaller houses nestled in the forest providing another version of medium density living for those not wanting to live in a highly developed urban area
6. The project has significant potential economic benefits with the construction of \$160-\$170 million of infrastructure; estimates that over \$1.38 Billion of housing construction; creation of 200 permanent construction jobs over a 15 year period; create local jobs that will themselves create a spend of 25-35% of the build cost (\$345-\$483 million) in the local economy, and the total market values developed housing would be over \$1.8 Billion'
7. The project would result in a well-planned urban environment that includes increased walking/cycle paths with access to existing UUHCC and HCC open spaces and reserves;
8. Protection of areas of high ecological value (that meet SNA criteria but not designated SNA) in perpetuity.
9. Removal of commercial forestry activities which are replaced with higher use residential activities and provision of a significant reserves network. This will provide for improved control around stormwater neutrality and contribution to regenerating forest values that improve the ecological landscape.

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

Ecological

As discussed in the application form, there are three distinct Development Areas. Development Area 1: Kiln Street has already been rezoned General Residential, and therefore the adverse ecological effects of rezoning this area for residential and mixed use activities have already been considered. That said, resource consents will be sought that ensures any ecological effects on the removal of vegetation and the stream are identified, and managed to acceptable levels.

Development Area 2: Silverstream Spur is subject to rezoning in PC49 Variation 1 (PC49) to the operative District Plan, and the ecological values of this area have been assessed and are well known. Through the PC49 hearings GTC provided independent expert ecological advice that identified areas of significant indigenous vegetation that meet the criteria included in Policy 23 of the RPS and the criteria in the NPS-IB and has recommended these areas (that are mapped) be protected from any development (including earthworks) that would occur from the construction of the road and infrastructure services corridor through the Silverstream Spur. A decision on PC49 is yet to be released. Notwithstanding this, it is considered that any adverse ecological effects can be managed to acceptable levels. s 9(2)(b)(ii)

[REDACTED]

[REDACTED]

Development Area 3: Silverstream Forest is currently in commercial forestry and indigenous vegetation and potential habitat loss. Similar to Development Area 2, this area has been assessed and significant indigenous vegetation that meet the Policy 23 and NPS-IB criteria have been identified and the master planning has avoided development in these areas. Any adverse effects on these areas through construction activities would be managed through construction management plans and conditions on any consents gained (discussed below). The harvesting of the commercial forestry is imminent, and would be undertaken in accordance with the NES-CF which has strict provisions regarding how the harvesting operations are to be undertaken. While there will be ecological effects of the harvesting of the commercial forest, this is anticipated in the regulations and will be managed accordingly.

The proposed development will have effects on some of the geckos and skinks within the area and, while there are no known endangered species, the project team will seek Wildlife Act authorisation to track and relocate a representative portion of the gecko/skink population to the areas of significant indigenous vegetation from areas that will be developed for residential and mixed use activities.

Landscape and visual

Development Area 3: Silverstream Forest is a prominent elevated site which is visible from many parts of the Upper Hutt district. This area was identified as an area sensitive to change through an Upper Hutt City Council study on landscape values for the district which was completed by Isthmus Limited. With development comes

change, and Policy 6 of the NPS-UD recognises that planned urban built form may involve significant changes to an area and may detract from amenity values appreciated by people and communities. Change in the visual appearance of Development Area 3 is inevitable when the commercial forestry, which is due for harvesting in the near future, is undertaken. The retention and protection of significant indigenous vegetation will assist to partially soften this change. However, the proposed residential and mixed-use development on the hill top areas where the commercial forestry is currently located will have a landscape and visual effect.

As part of the full fast-track application, a landscape review of the road location and cut and fill and earthworks form will be undertaken to avoid effects where possible and Boffa Miskall have been engaged to undertake this work. A full landscape and visual assessment will assess the level of these effects, and propose mitigation methods to soften any adverse effects to acceptable levels using a range of methods including avoiding key area, design, and significant planting programmes to ensure the development melds back into the landscape in time.

Traffic and transport

The Silverstream Project is forecast to provide 1500 – 2000 new homes in stages over the next 15 years. Such an increase will generate additional traffic movements and may put pressure on some parts of the local road network. Independent traffic consultants Arc Advisory Aotearoa have been engaged by GTC are currently working closely with the UHCC to develop a base-line traffic model to understand the current traffic patterns and flows throughout the whole Upper Hutt City catchment. Traffic modelling will then be undertaken to confirm appropriate staging and any required local road upgrades that will be required as the Silverstream Forest development changes traffic flows. This work will allow planned local network upgrades to be programmed as the stages of development occur, and will accompany the full fast-track consenting application.

Sediment runoff from earthworks, construction activities and commercial forestry

Extensive earthworks will be required in all three Development Areas to construct the development activities proposed. Sediment runoff from earthworks and construction activities will be a major focus to ensure sediment does not enter waterways and be tracked over roads. Standard erosion and sediment control techniques will be fully designed and incorporated into a management plan mechanism that would meet GWRC requirements, with monitoring and reporting a key requirement. This is standard practice for projects with earthworks of this scale.

Sediment runoff from the commercial forest harvesting operations are managed by the NES-CF and the requirements of these standards will be followed and reported on accordingly.

Stormwater (water quality) and flood hazard

Due to the elevation and slopes over the site, management of stormwater will be a major focus in design of the infrastructure. Overall the stormwater management system will be designed to achieve hydraulic neutrality on the GTC site meaning there would be no increase in flood or stormwater effects beyond the site.

In Development Area 1: Kiln Street, stormwater will be managed using a typical urban approach of rainwater harvesting collection from roofs, and hardstand areas and piping into the existing council stormwater system. A typical urban treatment train approach will be applied to manage stormwater discharges and attenuation.

In Development Area 2: Silverstream Spur, stormwater runoff from the spur road corridor would be collected within a localised primary pipe network and discharged to a detention pond to provide attenuation of peak storm flows. Treatment of the “first flush” runoff could be achieved by several appropriate methods such as rain gardens, tree pits or a wetland. Natural runoff from existing water courses and gullies would be passed beneath the road accessway via appropriately sized culverts.

In Development Area 3: Silverstream Forest, stormwater from roads would be through swales and retention ponds and then soakage to ground through a treatment train approach to manage water quality but also to help with managing stormwater velocity and volume. Where required a detention ponds or treatment wetlands will be created. Stormwater from individual houses and hardstand areas would also be soakage to ground and rainwater harvesting reuse would be used.

Archaeological

An initial archaeological assessment of the area was undertaken in 2017 for the Pinehaven Stream upgrade project which is located near the site. This assessment tracked the history and recorded matters of interest in the area, but found no archaeological sites and identified no reason any sites would be found. A targeted assessment specifically for the Silverstream forest has started and will be finalised once cultural engagement with Tangata Whenua is underway. Notwithstanding this, an archaeological authority will be sought from Heritage New Zealand for the Silverstream Forest to ensure archaeological sites may not be located on higher ground, and to ensure the correct protocols are in place in the unlikely even a site or item is found.

Cultural

The Project Team have been working with Wakira Consulting to help it better understand and engage with the two local iwi in Upper Hutt who have mana whenua status. GTC is committed to strengthening its efforts to engage and form relationships with mana whenua as part of this application. GTC have made contact with Taranaki Whānui representatives and are looking to hold initial discussions soon and are working to establish connections with Ngāti Toa Rangatira too. Engagement with these iwi are at a very early stage, and the intention is to ensure the principles of the Treaty of Waitangi are given effect to through the project. GTC will seek to ensure that the views of mana whenua and their aspirations for the development are understood and that the

project is refined through to consent stage informed by those discussions and views to result in a proposal that can be supported by iwi groups.

Geological

The UHCC District Plan identifies a number of erosion hazard areas on the site, associated with the steep slopes. A Geotechnical Assessment of the site has been undertaken and the layout and design of the development avoids as far as possible any erosion hazard areas. A full geotechnical assessment will be provided and detail design of earthworks cut and fill areas will be to recognised and accepted Geotech standards to mitigate effects on erosion prone areas.

Reverse sensitivity effects from HCC landfill

Development Area 3 adjoins land owned by HCC used as a public landfill. This activity can in certain conditions generate odour and noise effects, and attract seagulls, that can be considered a nuisance to sensitive activities such as residential areas, community facilities, and schools etc. GTC is aware of the possibility of these 'reverse sensitivity' effects and through the master planning process has redesigned the project adjoining the landfill site by moving residential areas further north (as per its submission on PC50), and proposing more appropriate mixed-use activities that are not sensitive to these landfill effects and has engaged an Air Quality expert to assist with this. In addition, GTC may consider using other mechanisms to manage any reverse sensitivity effects from the landfill, such 'non-complaint' covenants on any nearby residential activities.

Construction activities – dust, noise, traffic and visual effects of earthworks

Construction activities can cause a range of adverse effects on adjoining land owners and the local community, including dust, noise, traffic disruptions and visual effects of construction areas and earthworks. All of these effects are short term, and can be managed using the standard best practice guidelines used by the construction industry implemented through a series of construction management plans to address the specific effects. Part of the construction management process includes a consultation plan that identifies a range of communication methods to engage with the community to ensure minimum disruption is caused to adjoining land owners and the local community, and the appointment of a contact person as a first point of contact to address any issues. It is anticipated these approaches to managing the effects of construction activities will be required through conditions on any consents granted.

Urban Design effects

The proposed masterplan clearly outlines how amenity and liveability effects can be accommodated to manage effects and help achieve the benefits the development can deliver. Amenity effects will be met by providing a design guide to deliver on the masterplan village areas, in particular

- providing a design guide for apartment outcomes for The Gateway
- controlling how houses are situated on the “reserve edges” and outline guidance for delivering on the community hubs
- articulating how lifestyle homes and hamlets may be provided in the Avro and Ridge Villages.
- The residential housing proposed within each of the villages would provide guidance on how to achieve cluster housing forms and refer out to the Medium Density Guide for the MDRS where this is appropriate for more traditional medium density areas.