

From: Richard Harbord
To: Peter Kelly
Subject: FW: GTC Submission to PC50 obs and pols
Date: Tuesday, 3 November 2020 2:41:07 pm
Attachments: image001.gif
GTC Submission to PC50.pdf
image002.gif

Peter,

FYI, I've not been through it yet.

Richard Harbord

Director, Planning and Regulatory Services



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From: Ike Kleynbos <ike.kleynbos@uhcc.govt.nz>

Sent: Tuesday, 3 November 2020 2:34 PM

To: Richard Harbord <Richard.Harbord@uhcc.govt.nz>; Emily Thomson <Emily.Thomson@uhcc.govt.nz>

Subject: FW: GTC Submission to PC50 obs and pols

FYI on what GTC's feedback is on PC50 – haven't read it yet, but worthwhile for you both to be aware of what their view is...

Good chat this afternoon – looking forward to next steps!

Ike Kleynbos

Kaiwhakamāhere Tāone | Senior Planner (Policy)



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From: James McKibbin

Sent: Tuesday, 3 November 2020 2:01 PM

To: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>

Cc: Jason Jones

Subject: Re: Submission to PC 50 obs and pols

Kia ora Ike

Thanks again for the slight extension on this. Please see attached GTC's feedback on the recent PC 50 consultation.

We'd be happy to discuss any aspect of the submission further, so please get in touch if that would be useful.

Cheers

James

From: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>

Date: Friday, 23 October 2020 at 11:15 AM

To: James McKibbin

Subject: RE: Submission to PC 50 obs and pols

Morena James,

Great, we look forward to receiving your feedback. Providing this on the 3rd will be fine.

Hope you also enjoy the long weekend,

Ike Kleynbos

Senior Planner (Policy)



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From: James McKibbin

Sent: Friday, 23 October 2020 9:59 AM

To: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>

Subject: Submission to PC 50 obs and pols

Kia ora Ike

GTC plans to make a submission to the PC 50 strategic obs and pois consultation. Will it be OK to provide our feedback to you on 3 November please? Noting the consultation closes on the 2nd.

I hope you enjoy the long weekend.

Cheers,

James Mackibin



From: CR Tracey, Ulua
To: Kerrie Falconer, Councillors
Cc: Lisa Kynaston, Toni Neale, Peter Kelly
Subject: Re: Withdrawal of Item 6 from Council Agenda this evening
Date: Wednesday, 4 November 2020 1:27:21 pm
Attachments: jma0001.pdf

Good call,

I agree that that by council making a recommendation as regulator – to itself as requiring authority - looks like a conflict of interest.

I think we do need to hit pause until we know the outcome of government reforms, SNA's. I suspect the rush is only to avoid any new legislation. About a third of the spur is mapped as an SNA - so how can we swap that land without knowing the outcome of how SNAs are going to be protected?

Please could we have a new ecological review of the Spur?

I also would like to see proper consultation with the public as set out in the sustainability strategy - to inform and educate. Remember this is public land.

As I have also said before, the two options - to swap or not to swap - is too restrictive and we need to look at other options as have been raised back in 2016. Allowing an access road through the spur without any land swap is an option that should be considered.
Tracey

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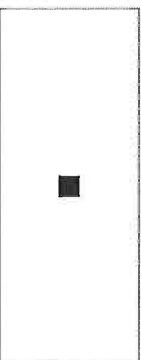
From: Kerrie Falconer <Kerrie.Falconer@uhcc.govt.nz>
Sent: Wednesday, November 4, 2020 12:25:36 PM
To: Councillors <Councilors@uhcc.govt.nz>
Cc: Lisa Kynaston <Lisa.kynaston@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>; Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Subject: Withdrawal of Item 6 from Council Agenda this evening

Hi everyone

Please note the Chief Executive has decided to withdraw in accordance with Standing Order 9, Item 6 (Pinhaven Notice of Requirement Recommendation by Territorial Authority) from Council's agenda this afternoon.

Kerrie Falconer

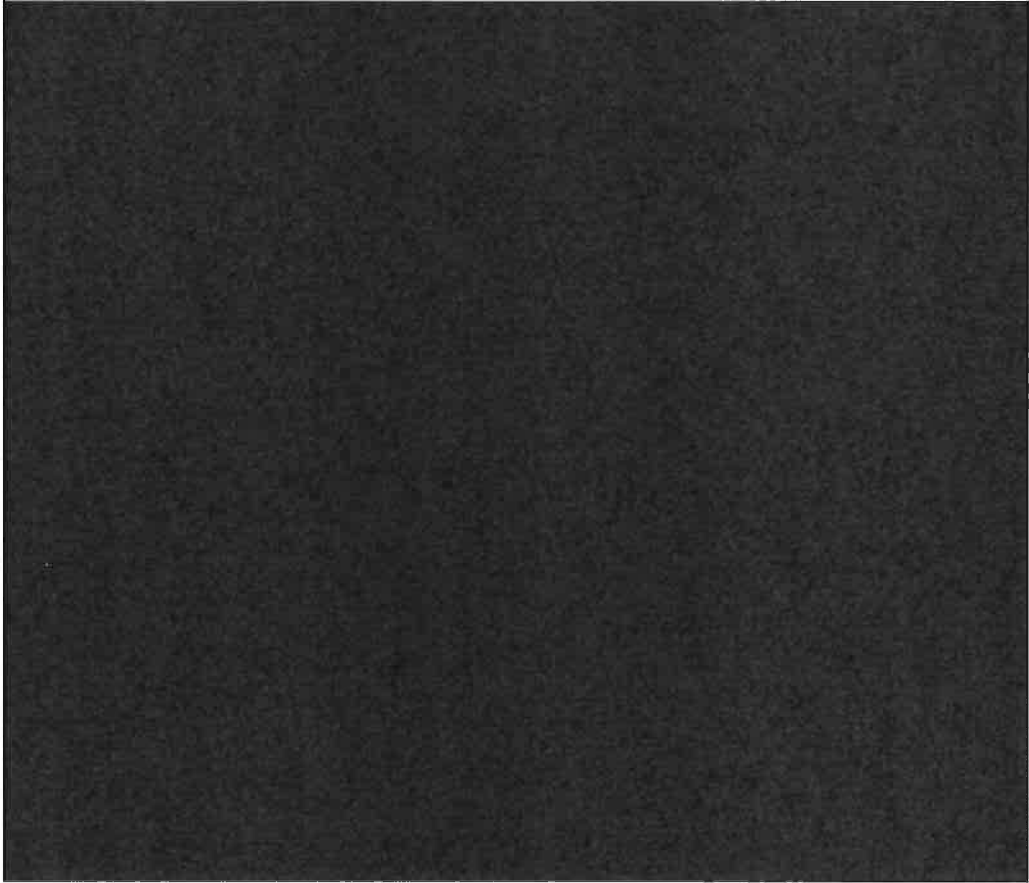
Executive Assistant to Mayor Wayne Guppy



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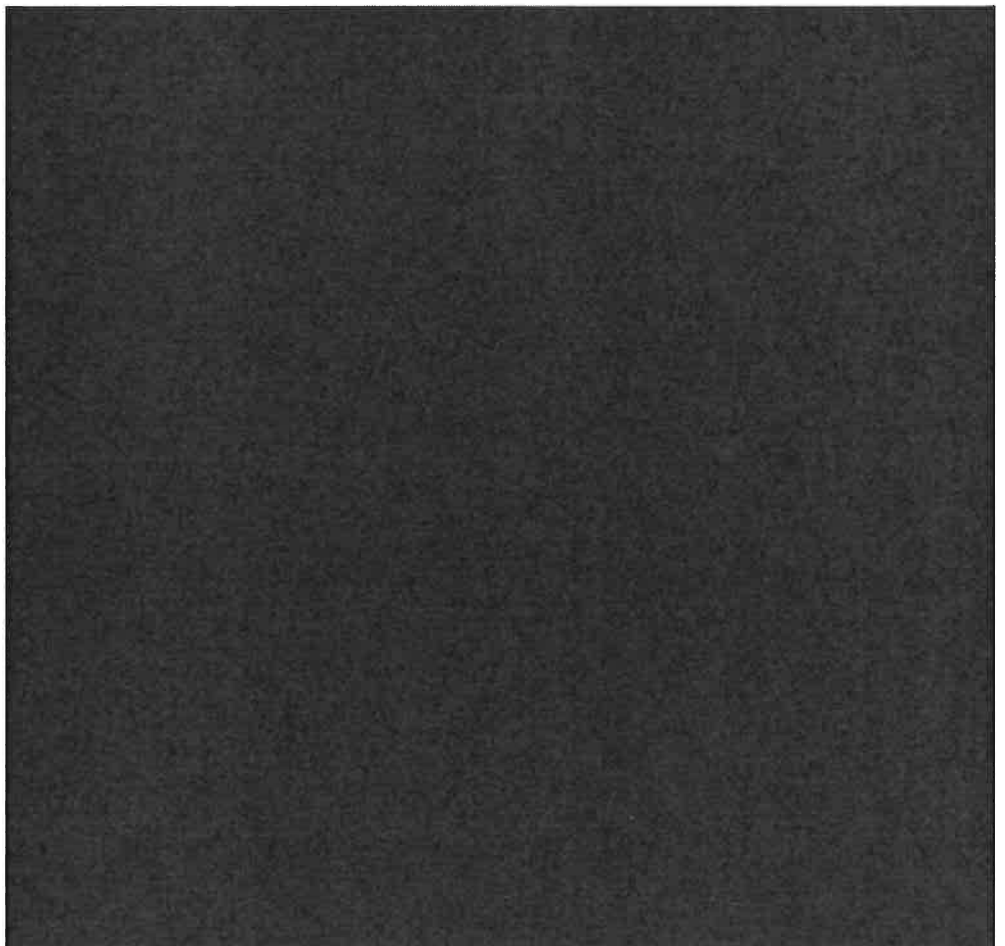
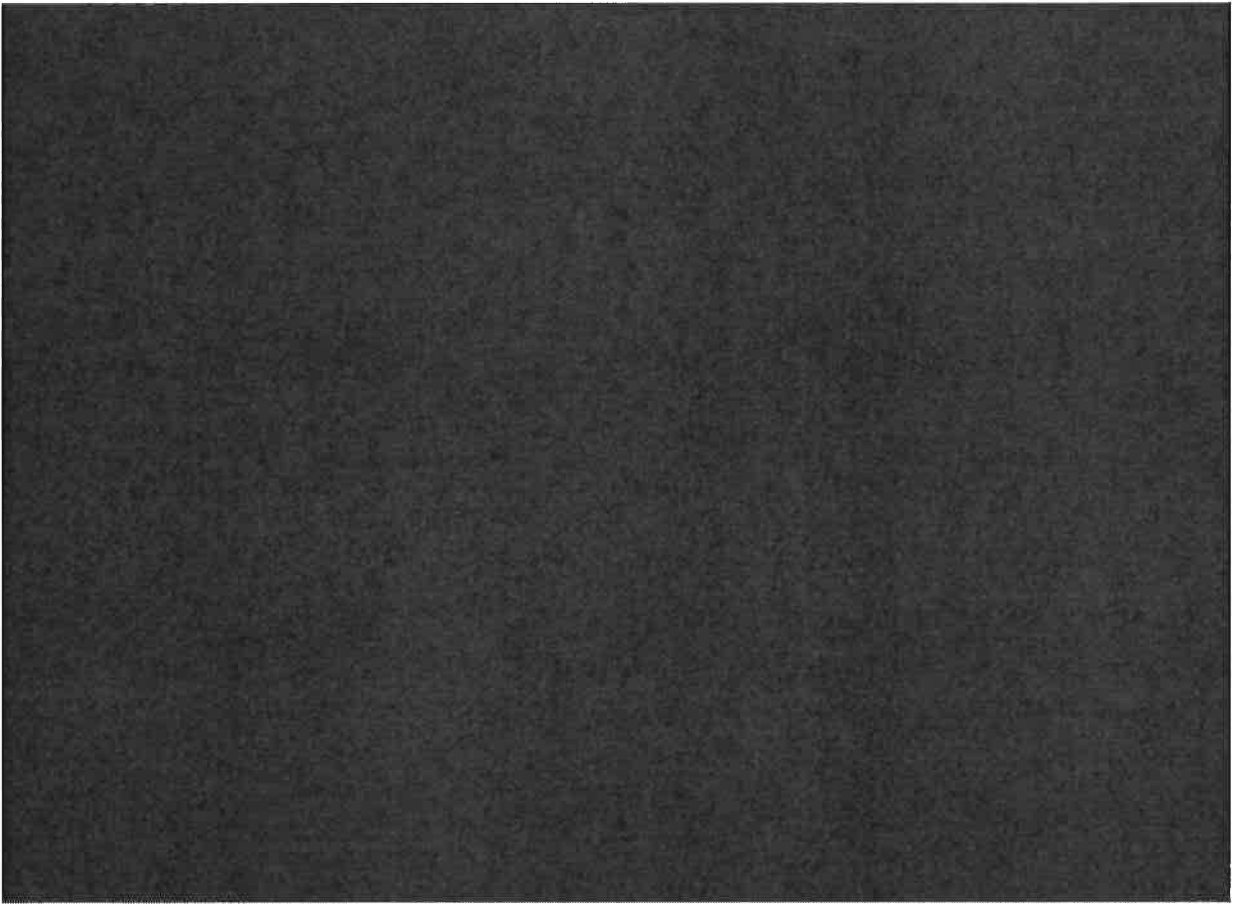
From: CR Tracey Ultra
To: CR Angela McLeod; CR Helen Swales; CR Chris Carson; CR Dave Wheeler; CR Dylan Bentley; CR Blair Griffiths; CR Paul Lambert; CR Steve Taylor; CR Heather Newell; Vibhuti Chopra; Richard Harbord; Geoff Swales; Wayne Guddy; Peter Kelly; "Tracey Ultra"
Subject: Silverstream Spur, MOU
Date: Sunday, 8 November 2020 10:42:45 pm
Attachments: Image.jpeg
Image.jpeg

Dear all,
I have some serious concerns about how the council is excluding the public and advancing the process of the Silverstream Spur land swap.



Thank you in advance to my colleagues for your consideration, I look forward to hearing what you think.

Tracey Ultra



From: Andrea Hilton
To: [REDACTED]
Subject: Conditions for Sale and Purchase Agreements between UHCC and Guildford Timber Company Ltd (GTC)
Date: Tuesday, 10 November 2020 5:28:13 pm
Attachments: image001.gif

Hi James

Further to our meeting on 1 October 2020 and our telephone conversation on 9 November, the following are terms and conditions of the type that the Council is likely to require in the Sale and Purchase Agreement. Please note that these terms and conditions are conceptual and high level. Once agreement is reached the terms and conditions will be drafted to record both our intentions. It is also possible that the valuations will impact the terms and conditions.

The terms and conditions are expressed from the Council's perspective.

- A right to have the land described as 'B' transferred back to it if "B" is not developed for residential housing.
- That GTC will develop both areas "B" and "C".
- GTC being restricted from developing area "B" without proceeding with the development of area "C" and/or requiring area "B" to be developed in such a way that it does not restrict or prevent the development of area "C".
- GTC will not sell the whole of areas "B" and "C" within a specified period after the swap or sale.
- The transfer of area B only after satisfaction of all of the conditions and before any physical work is completed.
- Covenants or Caveats to protect some of the above conditions.
- The Agreements would be collateral and co-dependent, in other words, if a breach of one Agreement occurred then it would be considered a breach of the other Agreement so that both Agreements would come to an end.
- Settlement on both Agreements to be contemporaneous.
- Terms around access to GTC to enable GTC to complete due diligence, including preparations and compliance with the Council's Health & Safety Requirements.

- The Council is also likely to require that the agreement is conditional on the following:
 - o Council being satisfied with GTC's scheme and timeline for development - this is as contractor, not as regulatory authority.
 - o GTC obtaining a Resource and Subdivision Consent for the development that the Council as contracting party, not as regulatory authority, is satisfied with.
 - o The completion of the plan change to rezone the Spur and GTC's land.
 - o Council approval of the Sale and Purchase Agreement and Council approval of all of the conditions.

I emphasise that the terms and conditions above are conceptual only and that once drafted the contract itself will have to be approved by Council prior to public consultation. However, it is usual for collateral and co-dependent agreements that can be cancelled by a breach to be drafted such that the party committing the breach cannot benefit from their breach. A term that required area "B" to be transferred back to the Council if area "B" was not developed is likely to include a time frame that is reasonable. In addition, it is usual that a term preventing GTC from selling the whole of areas of "B" and "C" within a specified time is drafted so that it would not apply if GTC are merely selling Lots created as a result of the approved development.

I also note that it is possible that the Council will require the transfer of land to occur after completion of the plan change and payment for any difference in value between the areas B and C.

As I discussed with you, the Council is aware of its need to provide housing and recent developments in this space are likely to have impacted the urgency. However, a Council view on the impact of these developments has not yet been determined.

I agree that it would be useful to have another meeting, however, I think it would also be useful to limit the attendees at such a meeting and for both sides to determine exactly what they wish to achieve from the land swap. Determining what our respective objectives are will aid a discussion that could assist us to brainstorm potential options to satisfy us both.

I look forward to hearing from you.

Andrea Hilton
Keitohutuhu Mātāmua ā-Ture | General Counsel
cid:image001.gif@01D6B781.7073A6A0



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From: Andrea Hilton
To: Executive Leadership Team
Subject: Re: Conditions for Sale and Purchase Agreements between UHCC and Guildford Timber Company Ltd (GTC)
Date: Wednesday, 11 November 2020 9:08:54 am
Attachments: [img0001.gif](#)

Hi All
I did not mention a condition regarding a contribution to the infrastructure costs because although it had been mentioned I was not aware that it had been agreed that it was required. Do you want me to send an email adding it? I should send a follow up email anyway stating that because the terms and conditions are high level the list is not exhaustive.

Regards

Andrea Hilton

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Wednesday, 11 November 2020 8:25 AM

To: Vibhuti Chopra <Vibhuti.Chopra@uhcc.govt.nz>; Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>; Executive Leadership Team <ELT@uhcc.govt.nz>
Subject: RE: Conditions for Sale and Purchase Agreements between UHCC and Guildford Timber Company Ltd (GTC)

Yeah, that will be one we need to add given we are still sometime away from having a DC policy to cover this catchment and that is dependent on WWL doing a detailed assessment of our entire network.

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



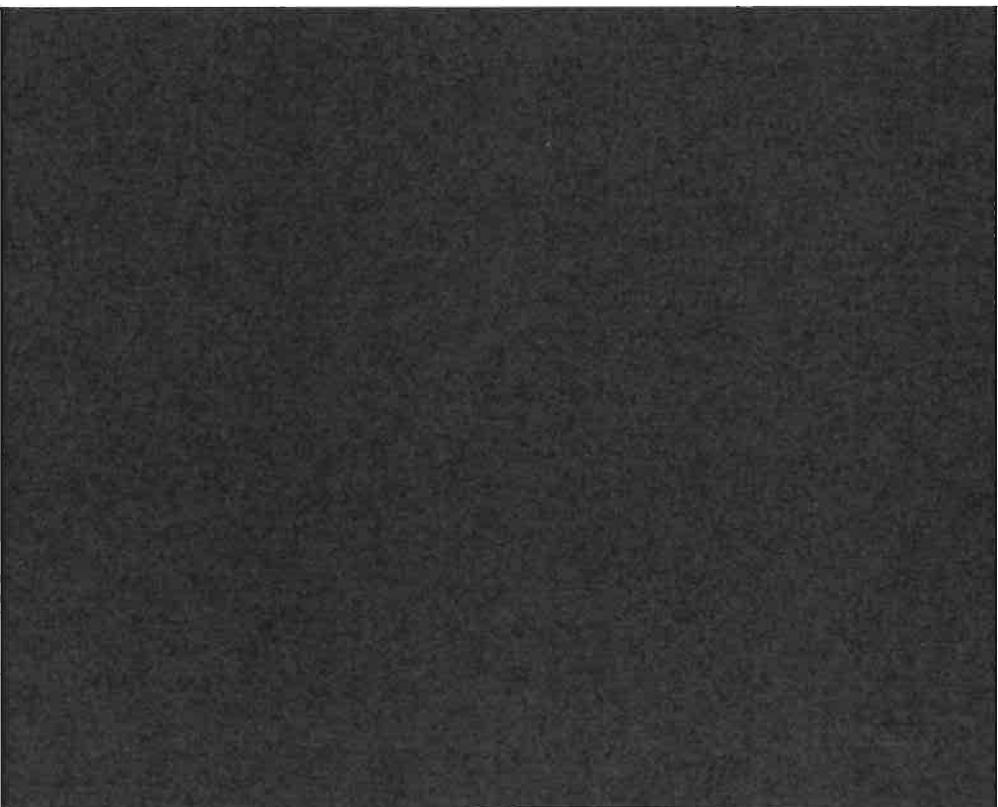
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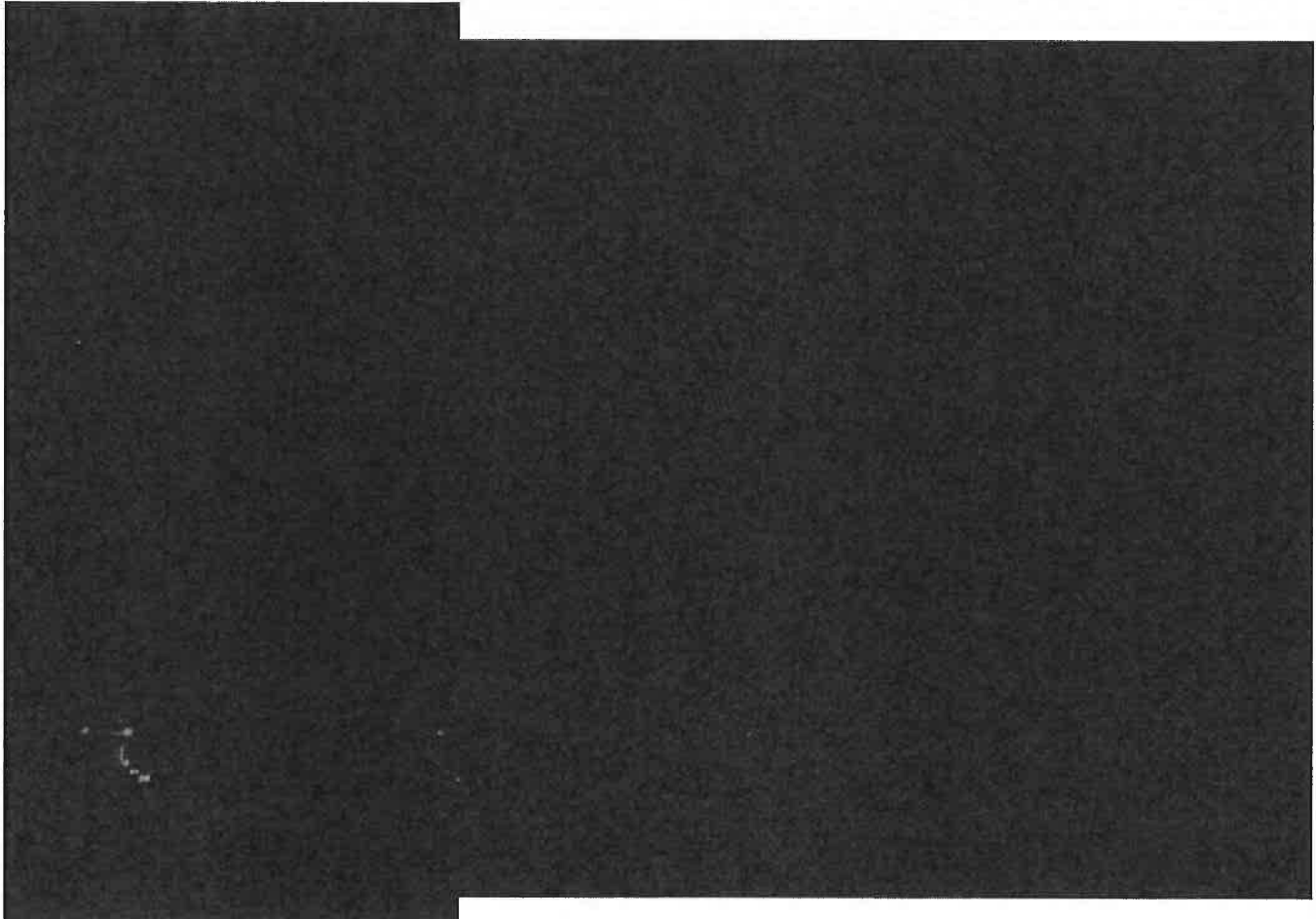
From: Vibhuti Chopra <Vibhuti.Chopra@uhcc.govt.nz>
Sent: Wednesday, 11 November 2020 6:14 AM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>; Executive Leadership Team <ELT@uhcc.govt.nz>

Subject: Re: Conditions for Sale and Purchase Agreements between UHCC and Guildford Timber Company Ltd (GTC)

The conditions look good as a starter for 10. One thing though - we should probably have something in the conditions about paying for infrastructure needs (requirements to the systems not specific to sites) to meet the developments on both B and C.

Vibhuti





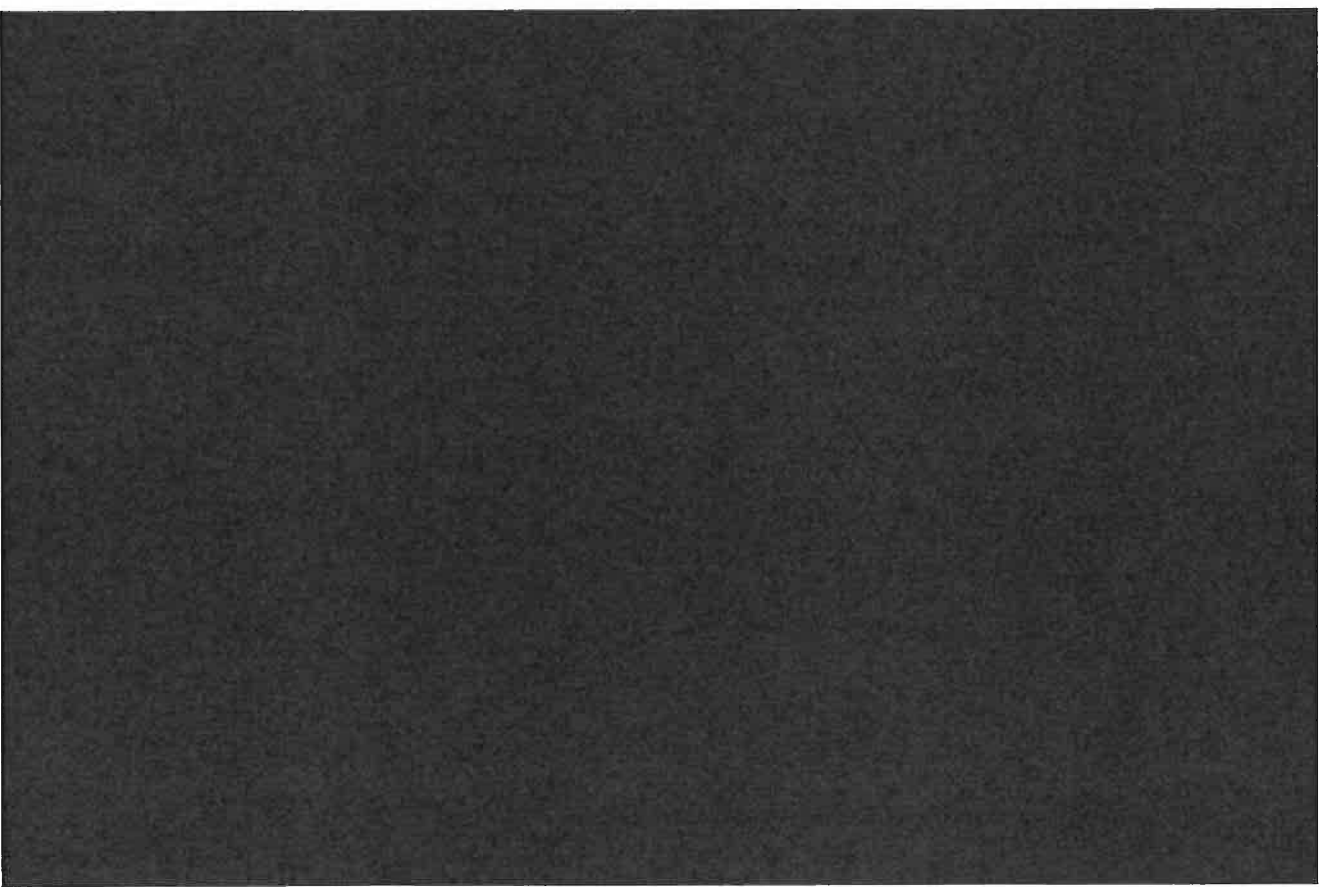
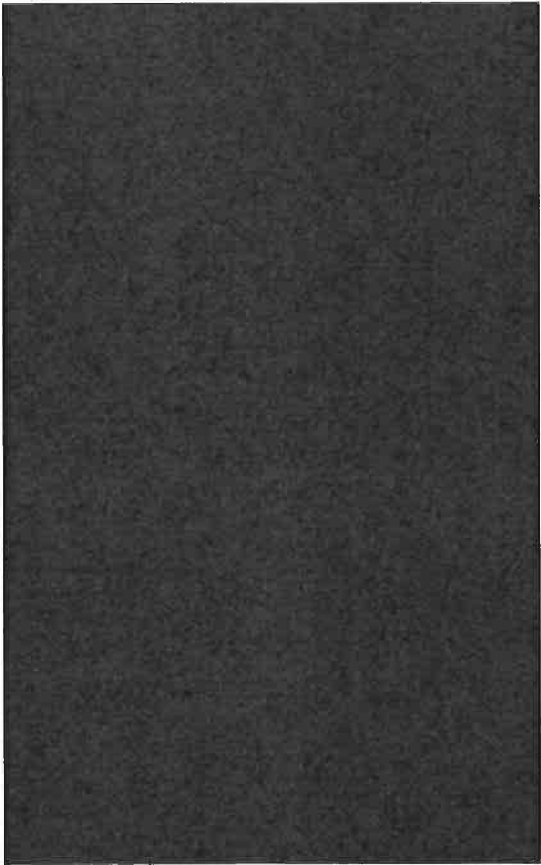
From: Andrea Hilton
To: James McKelvie
Subject: FV: Conditions for Sale and Purchase Agreements between UHCC and Sulford Timber Company Ltd (GTC)
Date: Wednesday, 11 November 2020 10:19:19 am
Attachments: Image001.gif

Hi James
Further to my email yesterday please note that the list of terms and conditions below is not an exhaustive list and a term to add to it is Council will require the agreement to include a term providing for GTC to contribute, in addition to any infrastructure that is to be constructed as a condition of the subdivision consent, to the infrastructure development off the subdivision site necessitated by the development.

Andrea Hilton
Kaitiwhitohu Mātāmua ā-Ture | General Counsel
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From: Andrea Hilton
To: Executive Leadership Team
Subject: FW: Conditions for Sale and Purchase Agreements between UHCC and Guildford Timber Company Ltd (GTC)
Date: Wednesday, 11 November 2020 5:08:31 pm
Attachments: image001.gif

Hi All

James' response below. I will await your instructions.

Regards

Andrea Hilton

From: James Mckibbin
Sent: Wednesday, 11 November 2020 4:51 PM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Subject: Re: Conditions for Sale and Purchase Agreements between UHCC and Guildford Timber Company Ltd (GTC)

Hi Andrea

Thank you for setting out Council's high-level conditions for GTC in writing.

It appears there are now more restrictive conditions than when we met in October, despite GTC's feedback at that time that many of these would be likely deal-breakers for the company.

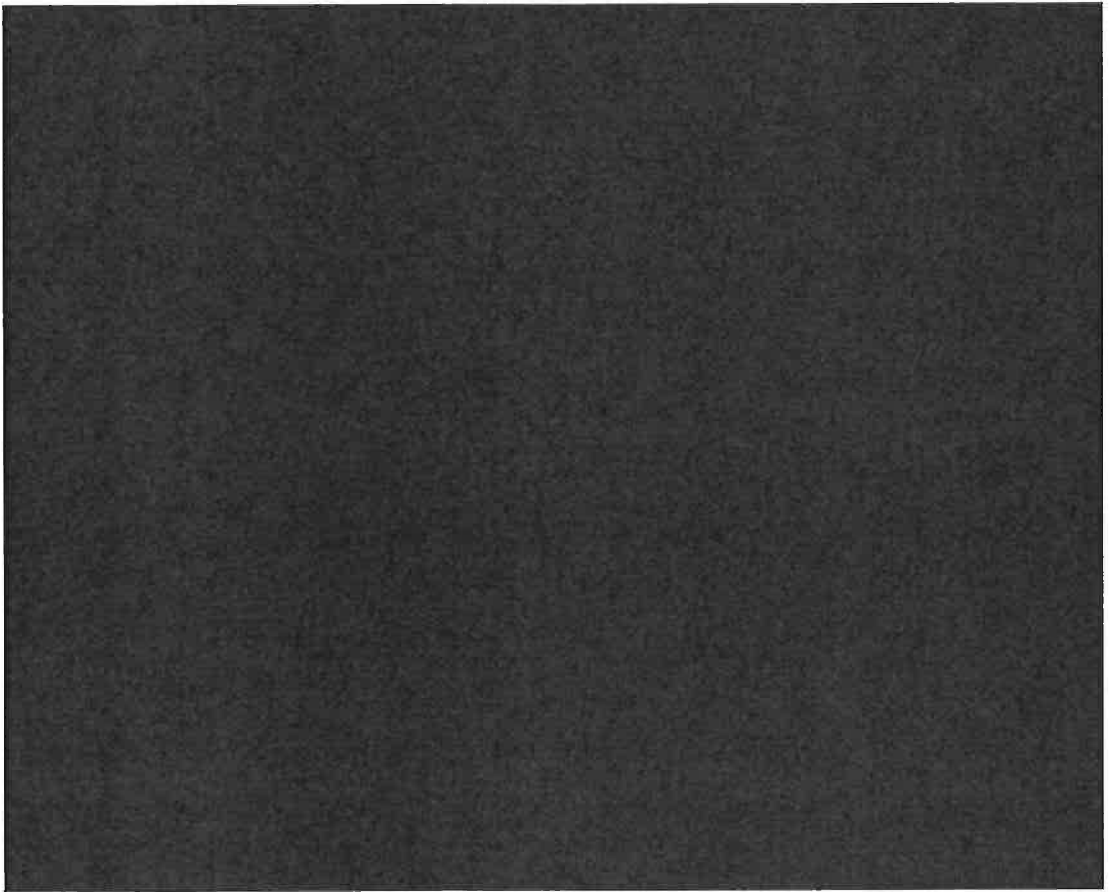
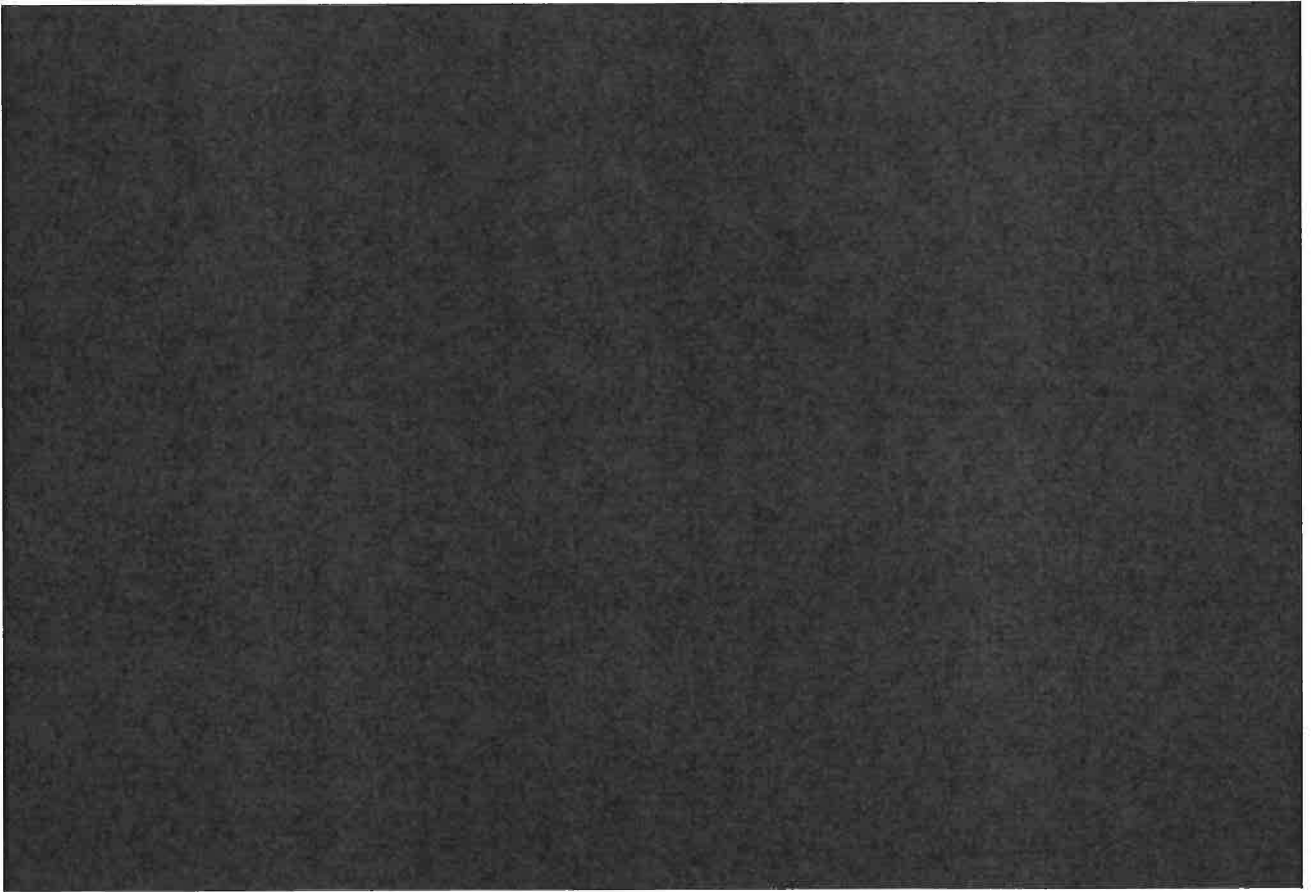
GTC considers a number of these conditions to be unreasonable and commercially untenable, and the Board will be unwilling to engage with the Council further if this is its starting point for negotiations.

GTC has concerns that the land swap is being treated in isolation of the MOU. The MOU sought to achieve a mutually beneficial outcome for both parties and this shared intent isn't reflected in the conditions presented. If there is little movement from Council on these conditions, then the opportunities that the land swap and development of the Southern Growth Area could afford the city, may be lost.

GTC suggests that any further negotiations begin on the basis that there are no conditions attached to the S&P agreement, as this transaction is a core function described and envisaged by the MOU, and that both parties discuss and agree on those conditions which must be included, at the next meeting.

We look forward to Council's response.

Kind regards,
James



From: Peter Kelly
To: Executive Leadership Team; Andrea Hilton
Subject: Draft: Questions For Workshop With Council on UHCC GTC Pinehaven Hills
Date: Wednesday, 11 November 2020 5:25:55 pm
Attachments: images001.gif
Questions For Workshop on UHCC - GTC MOU.docx

Hi everyone,

Just for discussion tomorrow at ELT. I am just looking to frame up the discussion with Councillors for the workshop on the 9th.

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: Peter Kelly
To: Andrea Hilton; Executive Leadership Team; Emily Thomson
Subject: Re: Conditions for Sale and Purchase Agreements between UHCC and Guildford Timber Company Ltd (GTC)
Date: Wednesday, 11 November 2020 7:14:17 pm
Attachments: images001.gif
images002.gif

Don't worry for now. We can let this play out and when the time comes we can discuss more fully with them. I don't think that will be until we complete the workshop with Councillors and gauge their comfort levels. Even if it all fell into line with the MOU we would still be required to add in conditions [REDACTED].

Peter

Peter Kelly
Te Tumu Whakarae
Chief Executive

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From: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Sent: Wednesday, 11 November 2020 5:36 PM
To: Executive Leadership Team <ELT@uhcc.govt.nz>; Emily Thomson <Emily.Thomson@uhcc.govt.nz>
Subject: RE: Conditions for Sale and Purchase Agreements between UHCC and Guildford Timber Company Ltd (GTC)

I don't think there is a legal risk because external lawyers reviewed and amended the MOU to ensure it was not legally binding and I have been careful not to say anything that would give them the impression that it was a done deal. Joy Campbell (DLA) also confirmed when I gave her instructions to advise us on possible terms and conditions that the MOU as it stood was not binding. In addition the law in New Zealand requires any contract for the sale or purchase of land to be in writing. The MOU would fail as a contract for the sale of land because there are so many uncertainties, for example price, when the exchange will occur, how it will occur etc.



Regards

Andrea Hilton

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Sent: Wednesday, 11 November 2020 5:17 PM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>; Executive Leadership Team <ELT@uhcc.govt.nz>
Subject: RE: Conditions for Sale and Purchase Agreements between UHCC and Guildford Timber Company Ltd (GTC)

Cheers Andrea and not surprising,

[Redacted]

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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[Redacted]

[Redacted]

From: James McKibbin
To: Andrea Hilton
Cc: Peter Kelly; Ralph Goodwin; Matt Griffin
Subject: GTC - revised reserve boundary for land swap
Date: Thursday, 12 November 2020 4:06:52 pm
Attachments: ML16023_RevisedReserveBoundary_SZ_ASP.pdf

Hi Andrea

Please see attached the revised reserve boundary of the land GTC will offer the Council as part of the land swap / s&P for the Spur. Defining this area was an outstanding action of GTC's, noted in the valuation brief sent to Tim Truebridge and John Stanley in October.

The extent of the reserve in 2015/16 is outlined by the green dotted line, and the revised proposed reserve is shaded green. The inclusion of land at Duncraig St is shaded blue as this is additional land to that envisaged by the MOU in 2016. You'll notice there are areas of the 2015/16 reserve that are now excluded from the proposed reserve. GTC has offset these exclusions by including land at Duncraig St, and other areas which can be identified on the map. The total reserve area to be offered by GTC is now slightly higher than that proposed in 2015/16 (132.5ha v 131.6ha).

In redefining the proposed reserve land, GTC has sought to maintain the principles of the MOU and land swap discussion document relating to the reserve. These include connectivity and recreation potential, landscape and amenity values, and forest cover.

You will note the three titles excluded from the proposed reserve at the south-eastern point in the map. GTC proposes to create an easement for walking/cycling access in favour of Council across these titles, to ensure that access and connectivity can be achieved at this point as well.

I will send this revised reserve boundary to Tim Truebridge for the purpose of assisting with the completion of the valuation, and assume you will send it to John Stanley.

Please contact me if you have any questions or comments.

Thanks,

James McKibbin

From: Peter Kelly
To: Executive Leadership Team
Cc: Tomi Nisala
Subject: Draft Framework for Discussions
Date: Thursday, 12 November 2020 4:45:07 pm
Attachments: imads001.pdf
imds02p.tmp.docx

SharePoint document links:

[Questions For Workshop Planning for Growth](#)

Hi everyone,

Have been playing around with this and added a bit of a pre-amble followed by questions. I don't intend to add too much more in the way of words and would look to be guided by the discussion. However I may look to get external support like a MHUD rep to reflect Govt policy when and were required maybe to set the scene.

Thoughts most welcome.

Peter

Peter Kelly

Te Tumu Whakarua | Chief Executive

peter.kelly@huttcity.govt.nz



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From: Ralph Goodwin
To: Peter Kelly
Subject: GTC 2007 Framework plan
Date: Monday, 16 November 2020 7:14:20 pm
Attachments: [imgscsd6z32nlg](#)
[Guldford framework document.pdf](#)

Hi Peter

Good to chat earlier

Here is the PDF of the framework plan

This material was the basis of our submission to the Urban Growth Strategy

It endorses our initial vision, the principles and values we have continued to demonstrate that remain current today but superseded by the MOU which is a generational opportunity for UHCC

Keep in touch and kind regards

Ralph

Ralph Goodwin

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: Ralph Goodwin
To: Peter Kelly
Subject: GTC 2007 framework plan
Date: Monday, 16 November 2020 7:14:20 pm
Attachments: [image08073.PNG](#)
[Guildford framework document.pdf](#)

Hi Peter

Good to chat earlier

Here is the PDF of the framework plan

This material was the basis of our submission to the Urban Growth Strategy

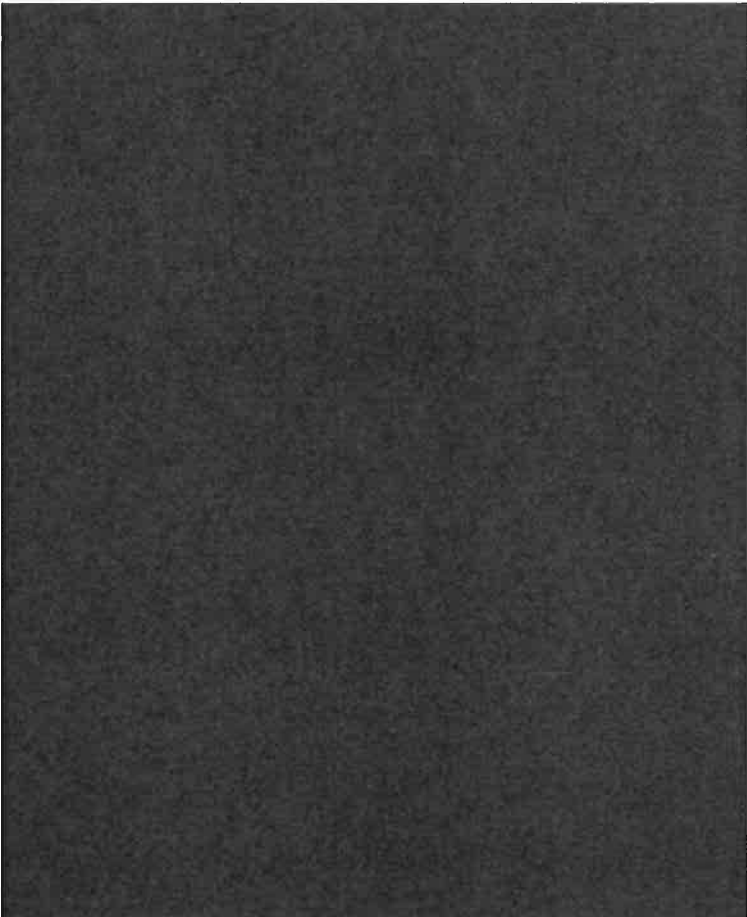
It endorses our initial vision, the principles and values we have continued to demonstrate that remain current today but superseded by the MOU which is a generational opportunity for UHCC

Keep in touch and kind regards

Ralph

Ralph Goodwin

[Redacted]



From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Thursday, November 19, 2020 10:27:40 AM
To: Councilors <Councilors@uhcc.govt.nz>; Kerrie Falconer <Kerrie.Falconer@uhcc.govt.nz>;
Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: Field Tour of GTC and Spur Land By Vehicles
When: Saturday, December 5, 2020 9:00 AM-12:00 PM.
Where: Pinehaven Hills

Kia ora koutou katoa,

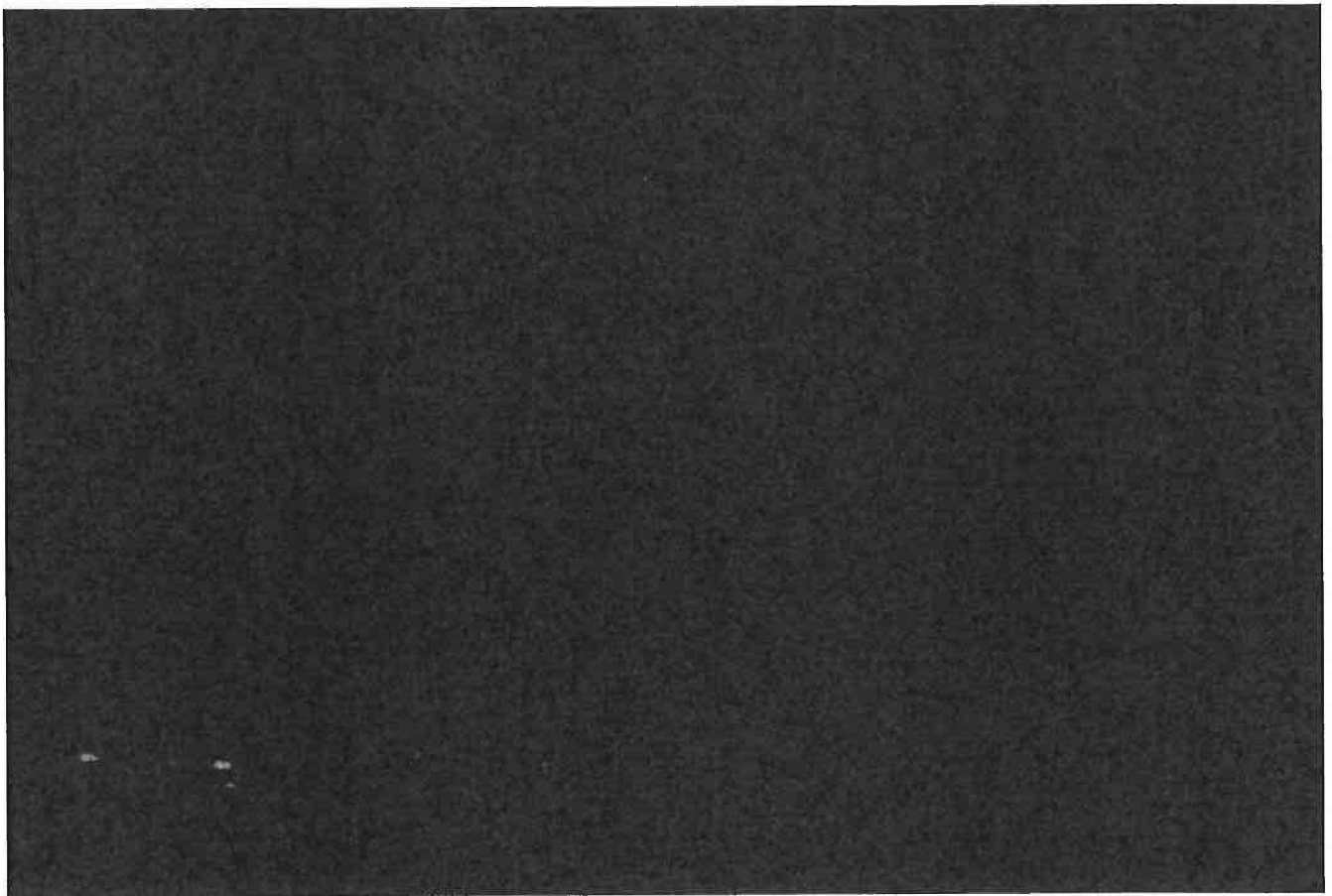
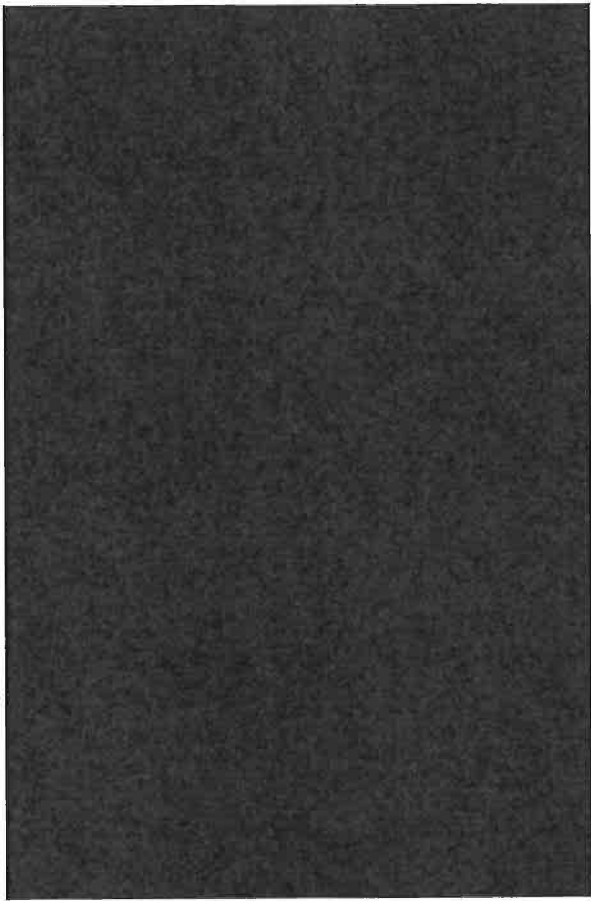
To assist with planning I am interested in gaining an awareness of who could make the field trip on Sat 5 Dec to Pinehaven Hills. I know a number of you have already been up there and know the lay of the land. For those of you that haven't, I would strongly encourage you to consider attending this visit as you will gain a useful insight of both GTC and Spur land. Following this visit we are due to hold a workshop on 9 Dec on PCSO and Pinehaven Hills and we will have a rep from Wfe and an ecologist attend to talk. The eventual outcomes from these two important topics will have a significant impact on how we plan for growth for the community of Upper Hutt out into the future.

I am conscious that you are all busy people and so is Mr Goodwin and I don't want to use up any more of your time than is absolutely necessary and to make it easier we could organise vehicle access to speed up the visit on both GTC and the Spur land. I would look to use a number of Council 4WD and we could comfortably conduct the visit inside the planned three hours. For those that had wanted to walk the land that could be organised to occur at a later date.

Anyway for now I am looking to do this visit by vehicles and would be grateful if you could reply and let me know if you can attend or not by Wed 25 Nov. We could also organise a pick up and drop off from UHCC or along the way if it helped.

Ka nui to mihi,

Peter



From: Andrea Hilton
To: Executive Leadership Team
Subject: GTC - valuations
Date: Tuesday, 24 November 2020 9:32:57 am

Hi All

I spoke to John Stanley on Monday afternoon and he said that Tim Truebridge, GTC's valuer, was keen to push that there was no access onto the Council's land. However, John was not prepared to disagree with Tim in the meeting but he does disagree.

While John acknowledges that it's possible there will be no access to Council land he is not prepared to dismiss it without further information, for example, an engineer's view and possibly costings around that.

I explained that Geoff was reviewing Graeme Walker's previous report on that matter and I would get back to John about the Council's approach once Geoff had completed his review.

Regards
Andrea Hilton

From: Geoff Swainson
To: Andrea Hilton; Executive Leadership Team
Subject: RE: GTC - valuations
Date: Tuesday, 24 November 2020 10:29:46 am
Attachments: [img001.jpg](#)

1. In 2015 Graeme Walker was commissioned to do some work on the feasibility of subdividing the 35Ha Silverstream Reserve. This was at a time when Council were considering options for sale or development of that site.
2. He identified a significant number of (mostly topographical) constraints to development.
3. His assessment and conclusions were that a stand-alone residential development didn't provide a return on investment and that this would most likely be reflected in any bare land price. This is still likely to hold true.
4. The site has legal access to Kiln Street. His workings show that access to the site would be via this frontage on to Kiln Street. However the further into the site the road was developed it was necessary to move it significantly westward and out of the unformed Kiln Street Road reserve. By lengthening the road in this fashion he was able to achieve reasonable gradients whereas following the road reserve would pose impossibly steep gradients the further into the site it progressed.
5. I have viewed the site and agree with both Graeme Walker and Andrew Sarniak-Thomson that access onto the council owned land is possible via the unformed frontage with Kiln Street and it is therefore quite disingenuous to state that the land is "landlocked". To what extent the unformed section of Kiln Street beyond the initial point of access is usable is a quite different matter.
6. The work undertaken by Graeme in April 2015 was based upon development costs and land values at that time. Furthermore he didn't consider any off site development costs. He did however take into account the steepness of the land and the areas covered in significant bush and reached the conclusion that the development yield was somewhere between 70-100 lots. Taking into account the total land area of 35Ha the development yield isn't particularly high.
7. Based upon the work that Graeme undertook and assuming development and sale costs maintain relative it would appear to me that we shouldn't be setting our expectations too high that this will be a windfall in favour of Council.
8. I do however strongly point out that it is the development yield and not the fictitious issue of access that should drive the ultimate valuation.

Geoff Swainson
Director of Asset Management and Operations

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From: Peter Kelly
To: : Raibon Goodwin
Cc: Ioni Neale; Karria Falconer
Subject: Establishing Comms SHR-GTC
Date: Tuesday, 24 November 2020 2:45:03 pm
Attachments: Guildford framework document.pdf
image001.gif

Hi Jason and Simon,

Thanks for seeing me last week and I very much enjoyed our conversation and came away with a deeper understanding of SHR. I have enclosed the 2007 framework document from GTC which I spoke about last Friday and now pass to you both for your information and that of your wider organisation. I do think it addresses a number of the issues that you both touched on and personally believe that SHR and GTC share similar values around preserving heritage, protecting streams, gullies and native flora/fauna etc.

I have also included Ralph Good in this email to follow up on the offer of setting up a meeting between SHR and GTC. I am happy to coordinate this and host here at UHCC or another venue if you were all in agreement. I will ask Toni to find a time that works for you all.

Regards

Peter

Peter Kelly
Te Tumu Whatarae | Chief Executive



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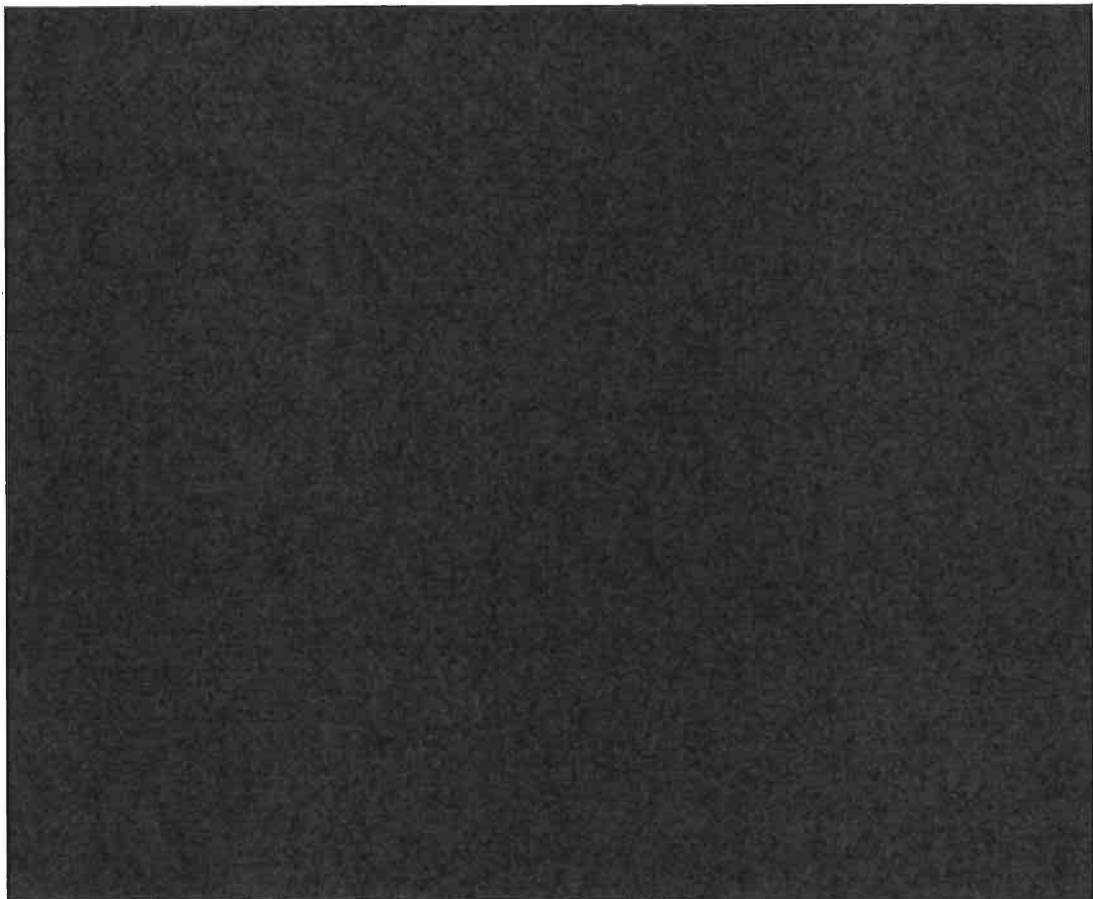
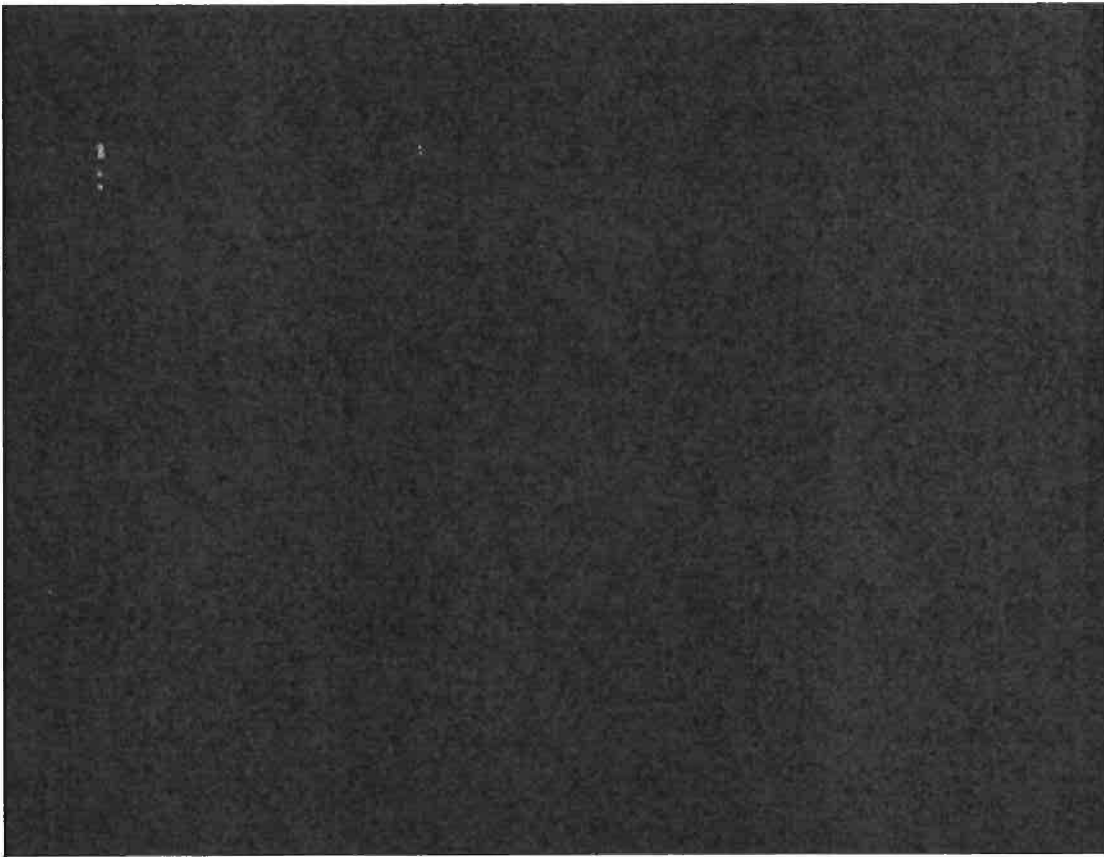
From: Jason Durix
To: Peter Kelly
Cc: Simon Edmonds
Subject: Re: Establishing Common SSR-GTC
Date: Wednesday, 25 November 2020 10:38:47 pm
Attachments: Image001.jpg

Hi Peter

Thanks for coming to see us last week and sending through the document.

Regrettably the treatment of the Spur land in this report is rather less generous than how GTC have assessed the attributes of their own land. In particular:

1. Streams on the Spur are not defined, but are defined across the Guildford block (see figure below) and hence the stormwater management of land areas draining directly to SSR are not addressed.
2. The ecological constraints figure showing the majority of the Spur as suitable for development (see figure below). This is despite the steep slopes (20-30 degrees and >30 degrees) that dominate most of the Spur topography which were identified in the report as being not suitable for development on the Guildford block, but do not seem to have been treated the same on the Spur.
3. Only within the Guildford block are "Slope buffer" areas identified, although it is clear that the same criteria should be applied to large areas of the Spur as stabilisation of these steep slopes. For SSR we are at the bottom of these slopes receiving sediment and stormwater and landslide colluvium from them.
4. The summary that figure that indicates almost all the Spur land area included as "Areas of Minimal Constraints" including "right up to the SSR boundary does not provide any confidence to us that this assessment was either objective or appropriate. These same indications seem to have followed through to other documents produced on the issue so far, further undermining our confidence on the true assessment that has, or more likely **have not** taken place.



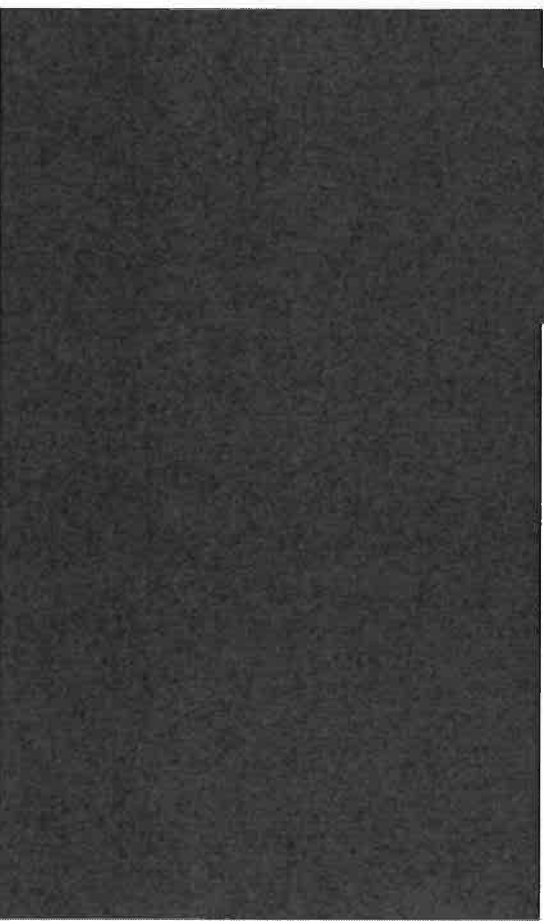
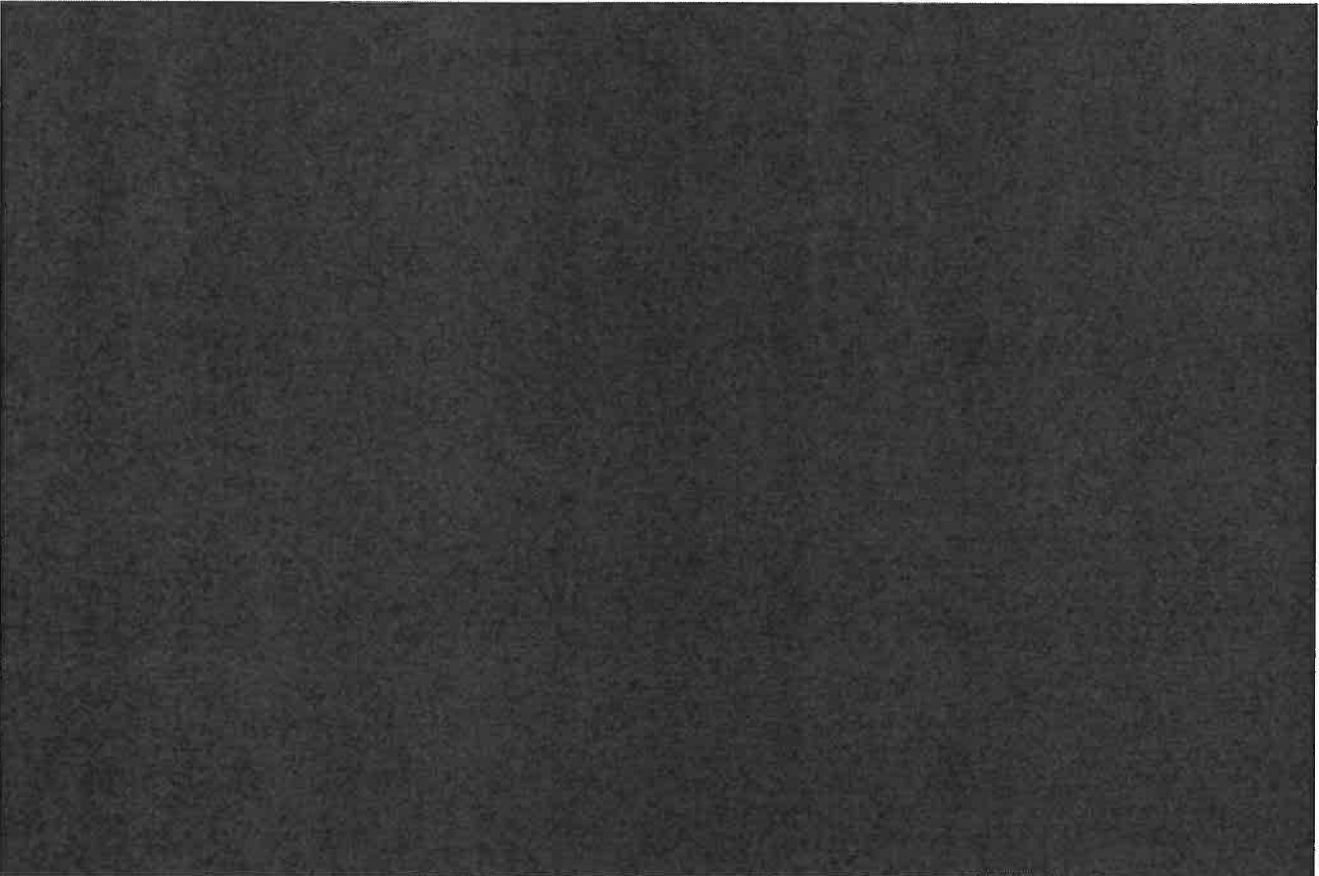
In summary then, this report does nothing to allay Silver Stream Railway's (SSR) fears for its future and that of the Spur, in fact it reinforces them. While the document is rather vague on details about development on the Spur, it shows on several pages and in illustrations that land immediately adjacent to SSR property is "suitable for development" with "no or minimal constraints".

While you are correct in your assumptions that SSR and GTC share values around the protection of areas, the indeterminate nature of all of the material that we have ever received regarding the Spur means we will continue to have to dedicate resource to this issue to ensure our future is protected, to the detriment of our core activities, all the time seemingly being reassured that everything will be ok with no firm evidence that this will be the case, only evidence to the contrary. Building houses next to an operating heritage railway with all of its potential reverse sensitivity issues can only lead to one outcome, and it certainly won't mean the persons doing the complaining will move out.

In the scheme of this entire development, the concessions that SSR are seeking are very minor in nature and will allow us to continue as we have done, giving enjoyment to generations of visitors to Upper Hutt for many years to come and ensures that the spur is used as it was intended when first purchased by UHCC. As we have said all along, SSR are not opposed to development of the Guildford land, using the Spur as access if required, but we owe it to the hundreds of volunteers who have developed our facility to ensure we can pass it on to future generations. The alternative could be very costly for all parties.

Regards

Jason Durry



From: Peter Kelly
To: Jason Darcy
Cc: Simon Edmonds; Ioni Meale
Subject: RE: Establishing Comms SHR-GTC
Date: Thursday, 26 November 2020 8:46:00 am
Attachments: image001.gif

Thanks Jason,

I think it would be helpful to talk this over with GTC directly and air your concerns with them.

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Again I think it would be helpful to discuss this directly with GTC as they are the other party. I am happy to go ahead and find a date and time that works for everyone?

Cheers

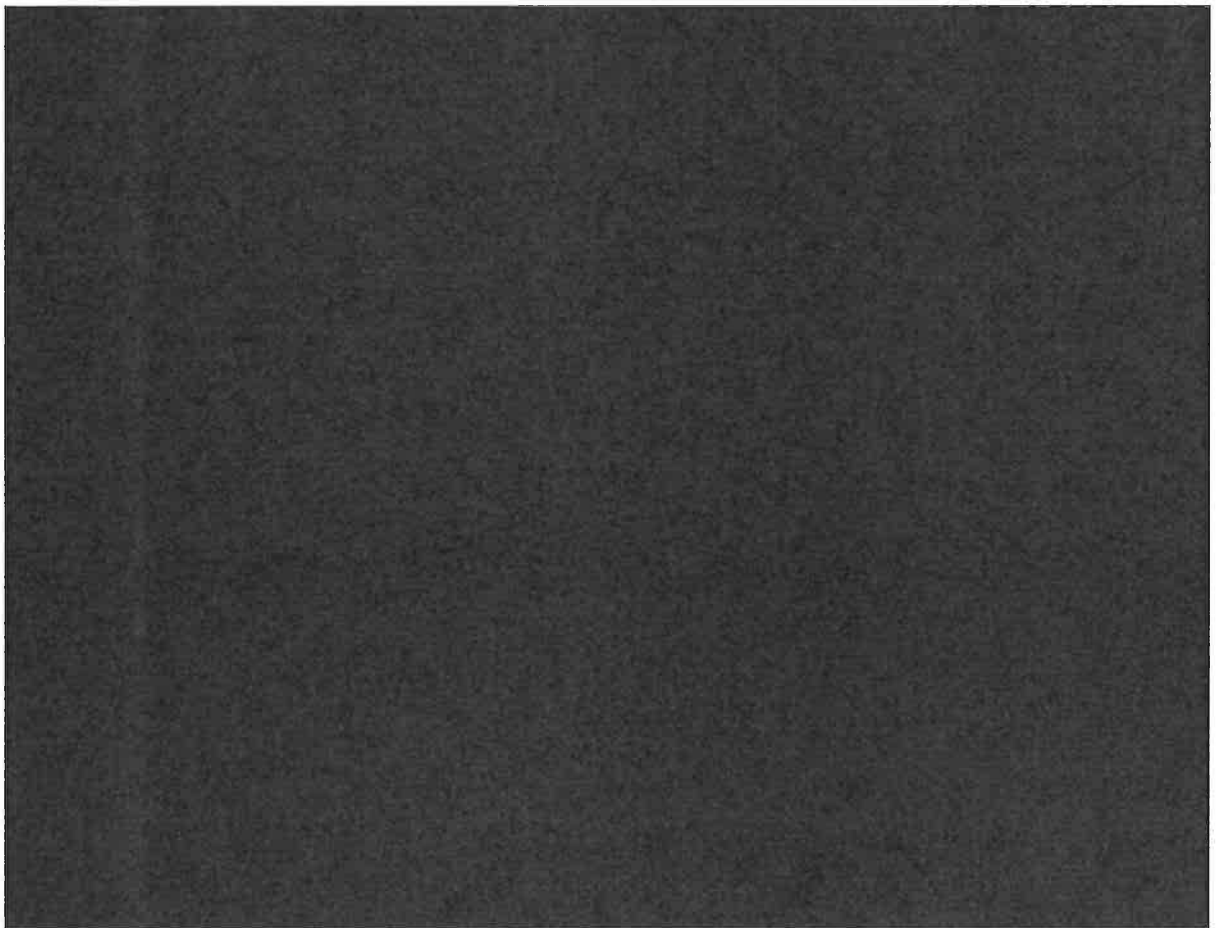
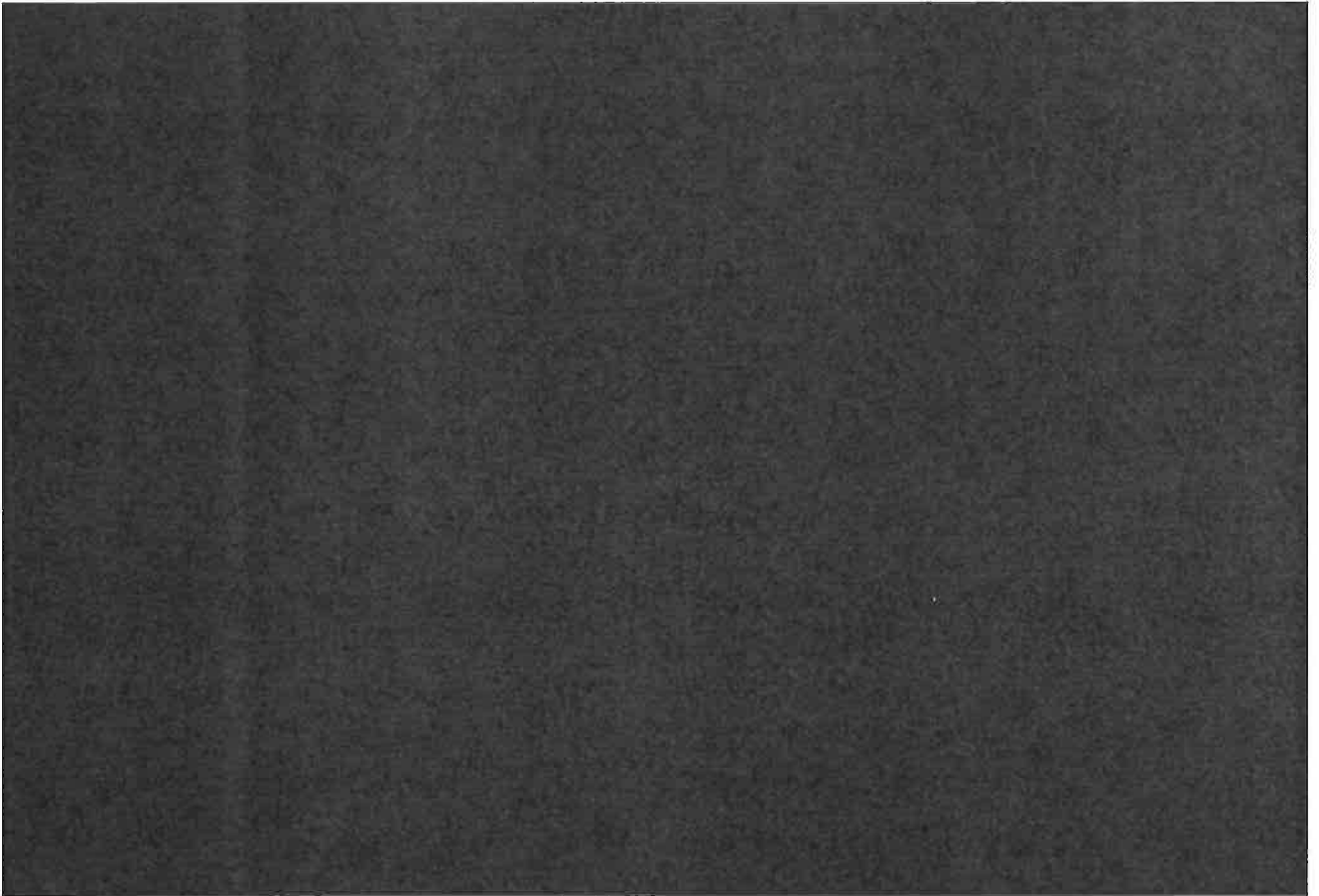
Peter

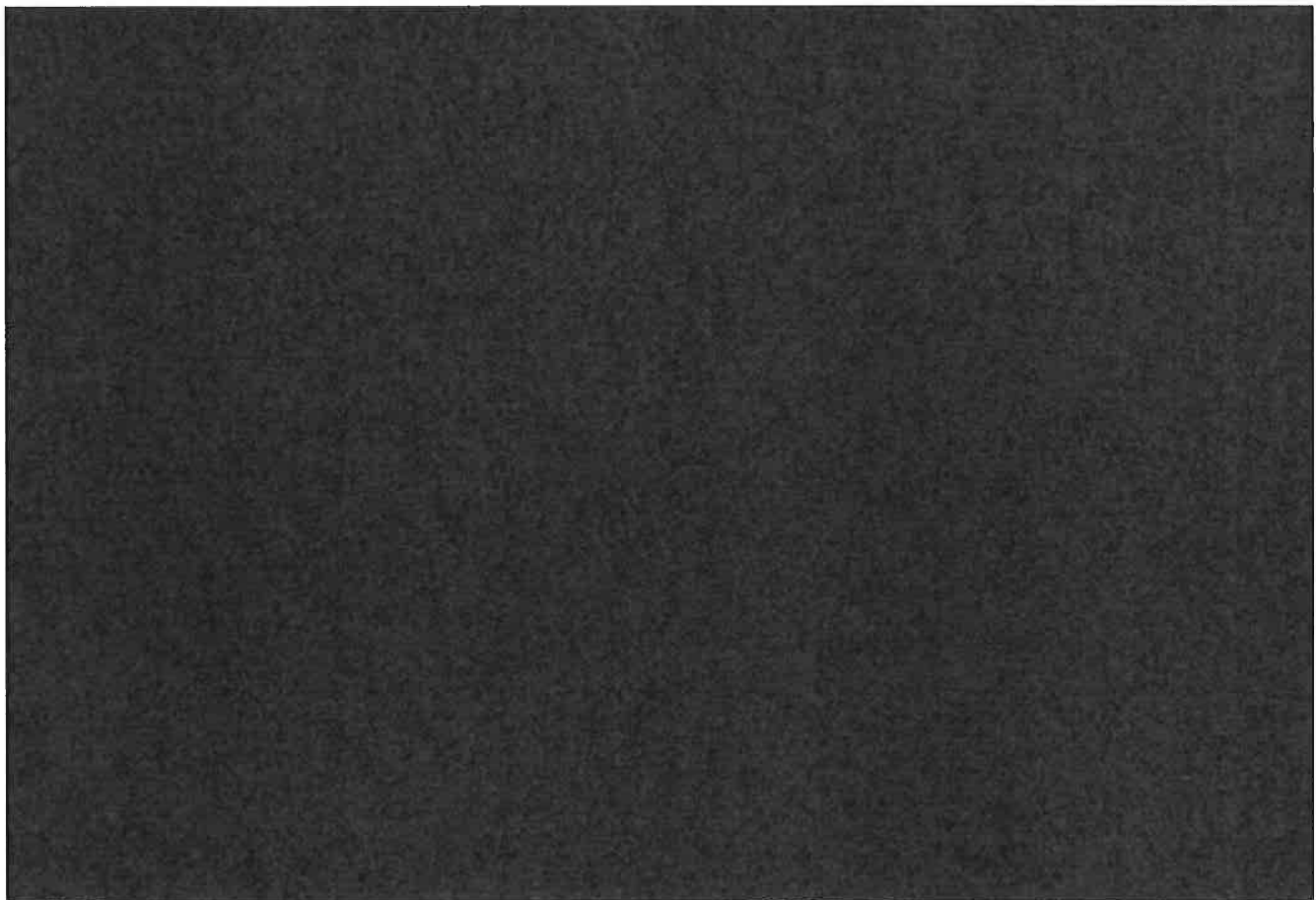
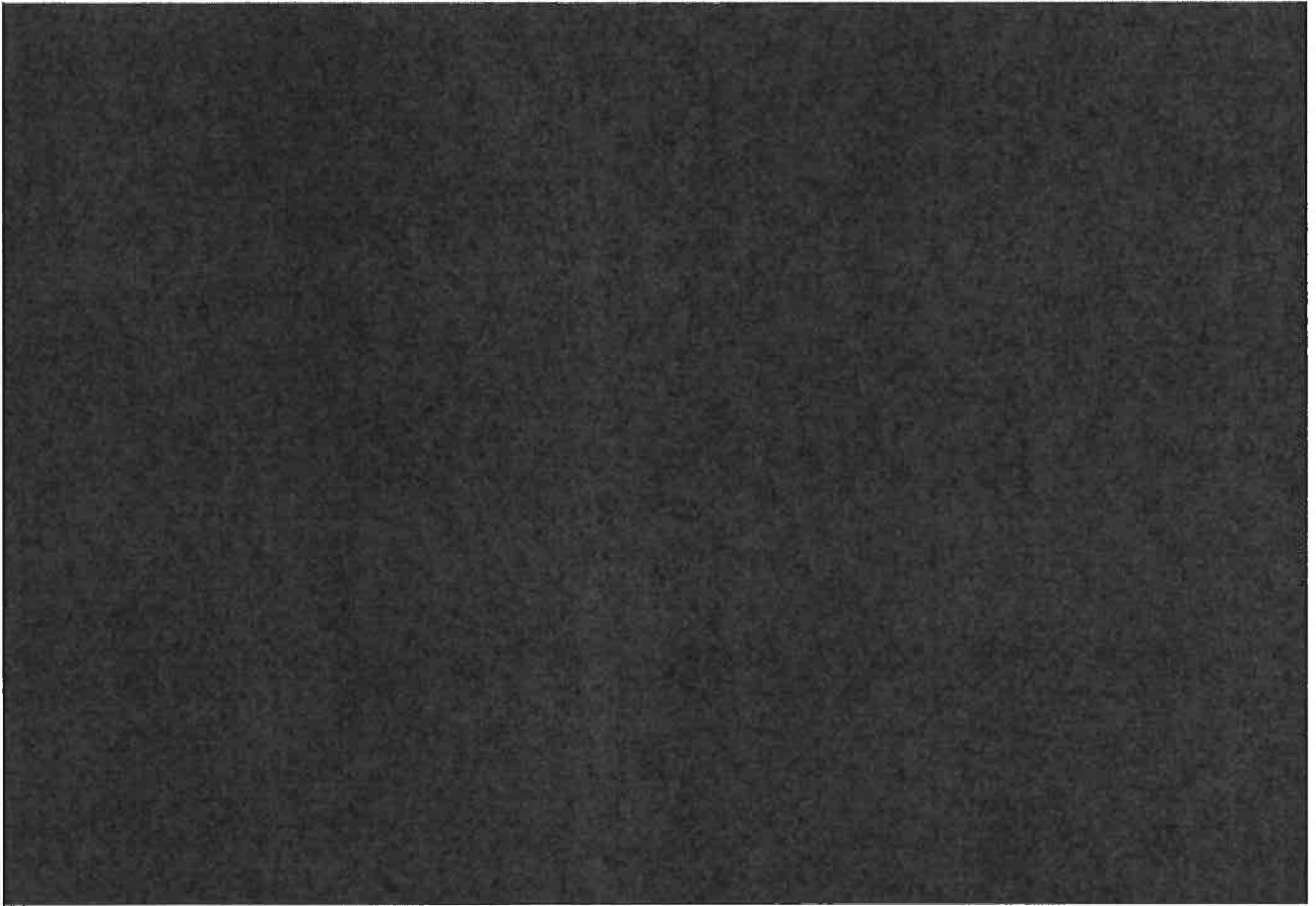
Peter Kelly
Te Tumu, Whakarae | Chief Executive

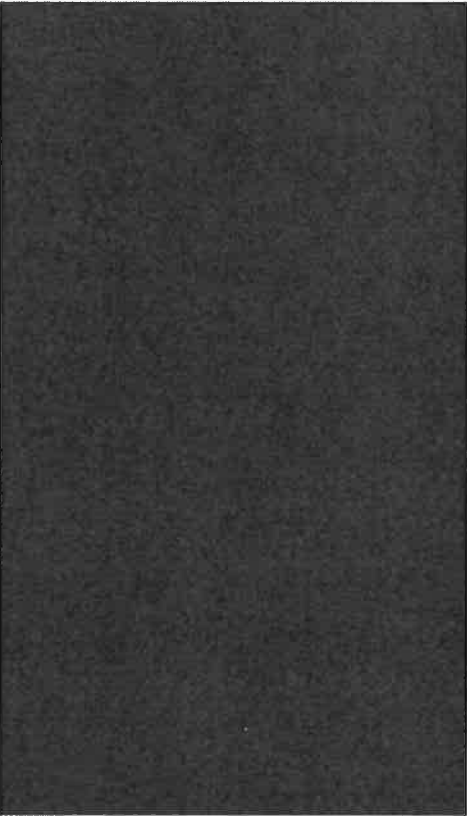


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From: Ralph Goodwin
To: Peter Kelly
Cc: James McElhinny; Mark Ratcliffe
Subject: GTC - land swap discussion doc
Date: Thursday, 26 November 2020 2:56:45 pm
Attachments: InnaeGdoh17.PNG
Land_swap_discussion_doc.pdf
MOU.pdf

Hi Peter

Thank you for your recent efforts and update on your discussions with the Silverstream Heritage Railway.

In preparation for the Council visit to Silverstream Forest next Saturday, we would be grateful if you could circulate copies of the Land Swap Discussion Document to councillors. I have attached a digital copy and it would be appreciated if all councillors could receive this and a hard copy, as we will talk to our vision set out within it, and refer to some of the maps during the visit. Perhaps it would be useful to provide a hard copy of the MOU for reference during the visit, as well (attached). We will have large maps to talk to as well on the day.

We certainly believe the land swap document is an excellent reference and just like the Framework Plan both encapsulate our history, values and vision.

This vision is clearly articulated in the document, and we will reiterate what we see as the key benefits of the swap on Saturday. We would like to take the councillors to visit some of the key sites (e.g. significant natural areas and the track network) that would form the reserve. It is our intention that all of the directors of the company will be on site next Saturday.

I am very happy to coordinate with either yourself or Toni regarding logistics on the day and importantly how those on foot or car can connect at a central point during the morning. I think this is most likely going to be above or in the middle of the proposed reserve.

Look forward to hearing from you and don't hesitate to reach out if there is other material you would like from us.

Kind Regards

Ralph

Ralph Goodwin

From: Peter Kelly
To: Ralph Goodwin; Inai Neale
Cc: James Mackibbin; Mark Ratcliffe
Subject: RE: GTC - land swap discussion doc
Date: Thursday, 26 November 2020 4:52:32 pm
Attachments: imadg001.gif
imadg002.png

Hi Ralph,

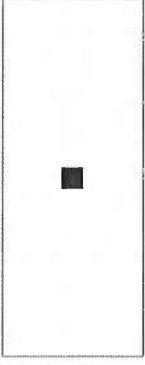
Sure will do.

Now at this stage we have four councillors confirmed and they are Cr Tracy Ultra, Cr Angela McLeod, Cr Hellen Swales and Cr Paul Lambert. It's a busy time so not all were available but some have been up the hill previously. However, I will confirm closer to the time. In the interest of speed and covering as much ground as possible can I suggest we do a tour by vehicle and we can RV with you at 9am possibly on Avro Rd as we are planning on leaving the civic building around 8.40am. Cr Lambert has to depart by 11.10ish but we should be able to cover a bit of ground in the vehicle and get to a number of vantage points and possible vantage point overlooking the Spur if at all possible.

Cheers

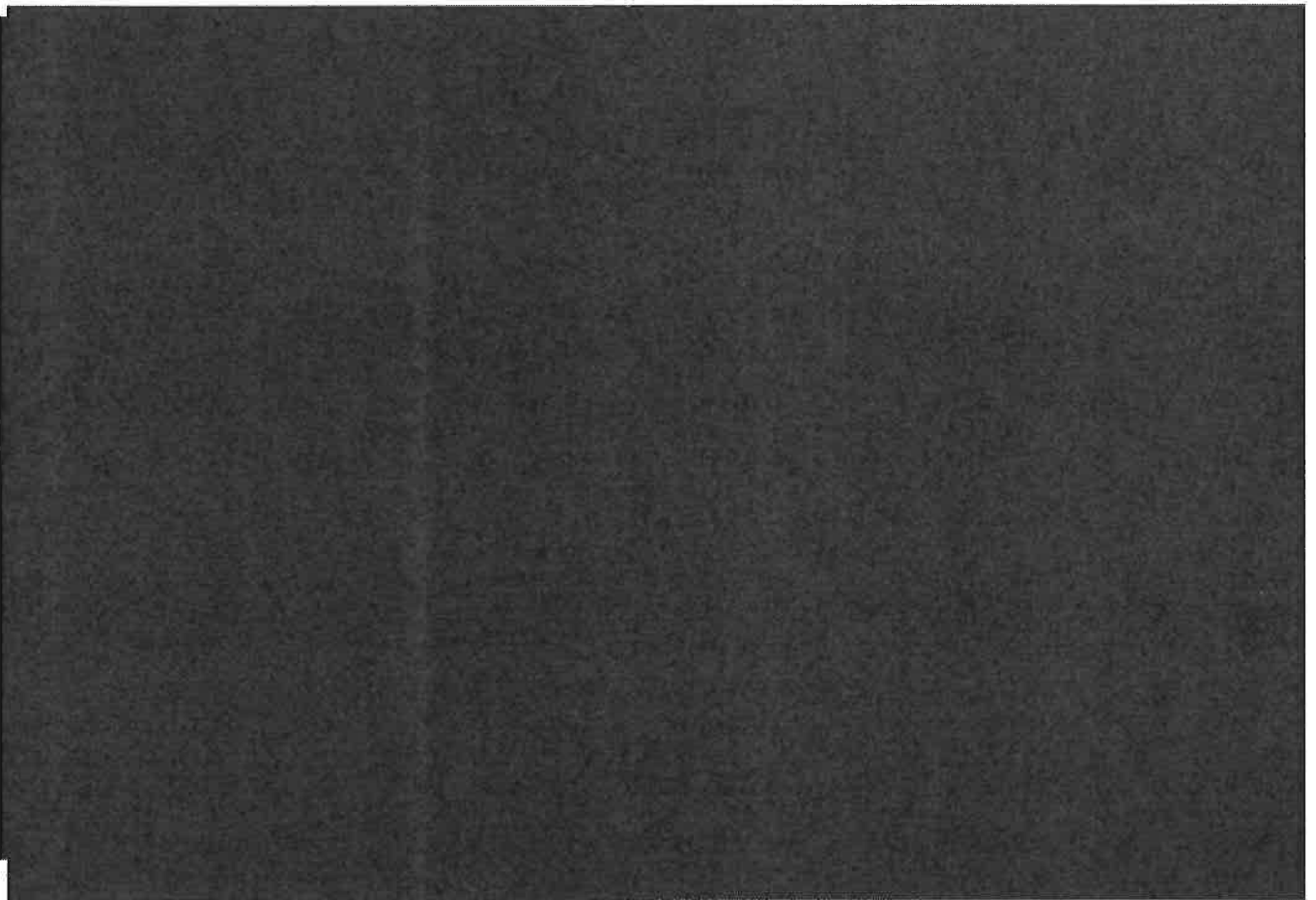
Peter

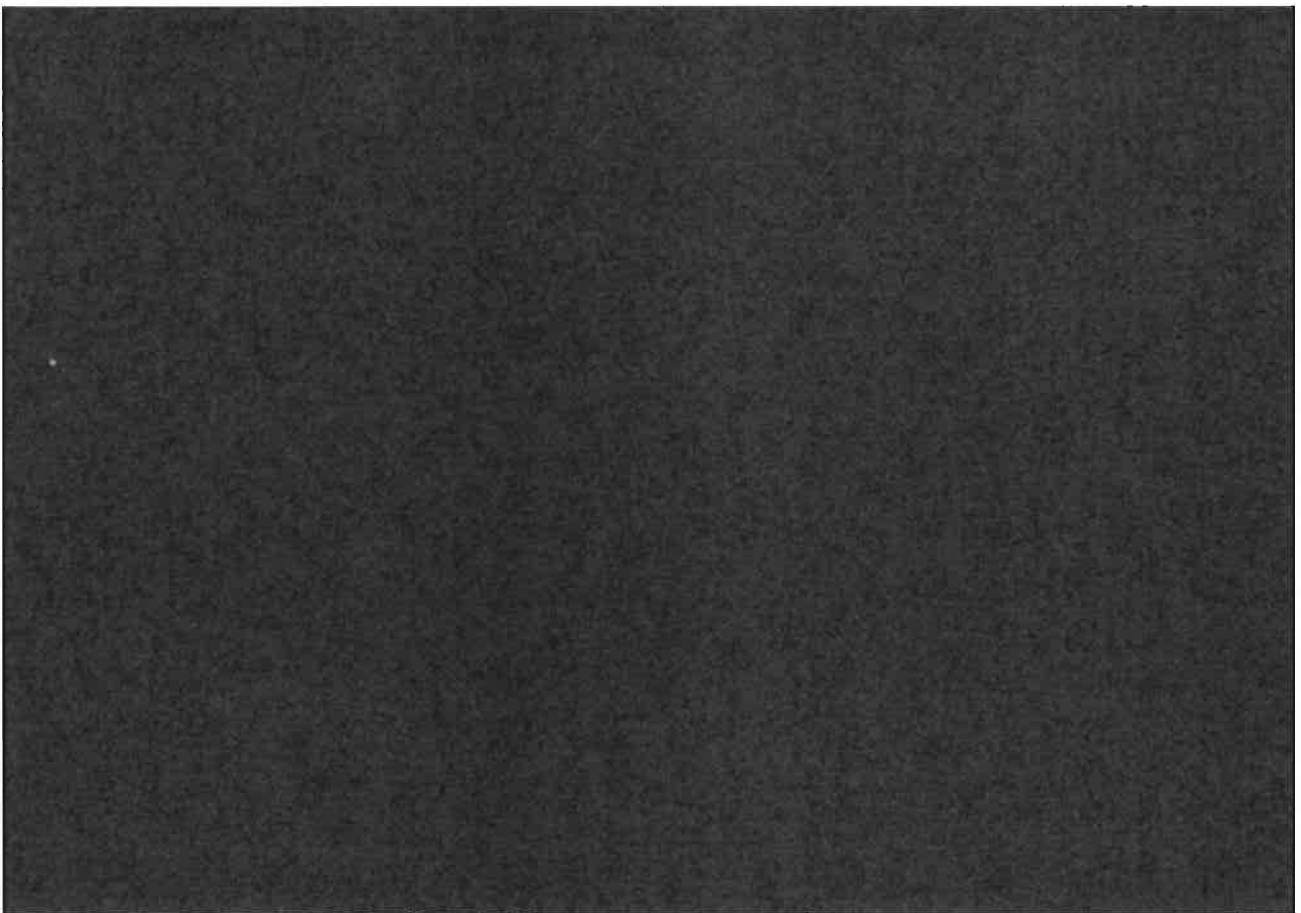
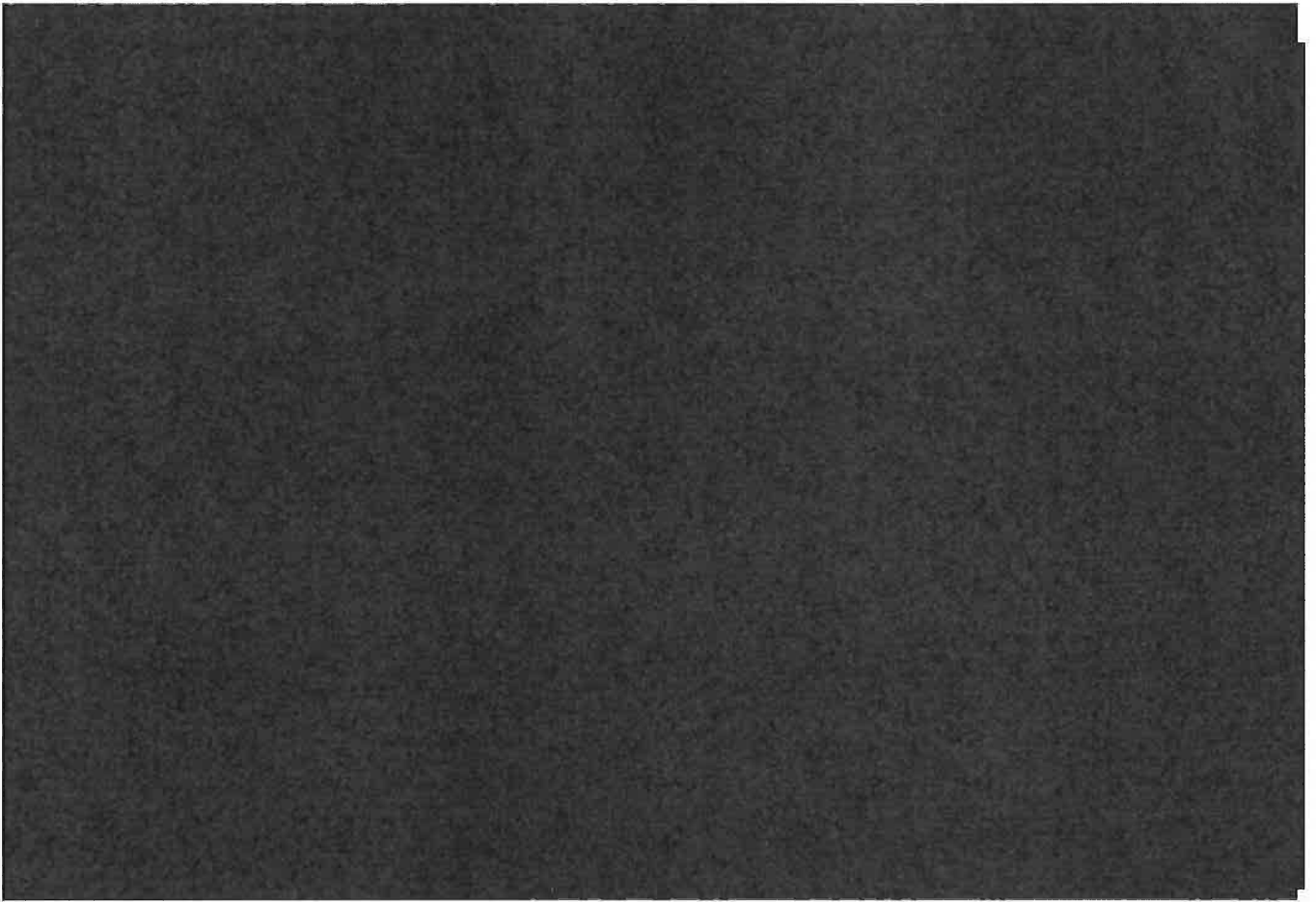
Peter Kelly
Te Tumu Whakarāe | Chief Executive



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From: Peter Kelly
To: Councilors: Andrea Hilton
Cc: Executive Leadership Team: Katie Eskandari, Tom Meale
Subject: Confirmation of Names for Vehicle Tour of Pinehaven Hills
Date: Thursday, 26 November 2020 5:04:14 pm
Attachments: IMG0001.gif

Kia ora koutou katoa,

At this stage I have four councillors confirmed for the visit to Pinehaven Hills they being: Hellen, Angela, Tracy and Paul plus Andrea Hilton and myself. The intention is to gather here at the civic building on Sat 5 Dec and timings will be:

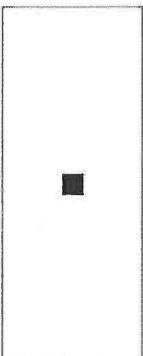
- 0830 – RV at Civic building
- 0840 – Depart in two UHCC 4WD vehicles
- 0900 – RV with Ralph Goodwin (Avro Rd entry point)
- 0900 – 1100 Conduct vehicle tour of Pinehaven Hills GTC and Spur land
- 1110 – Depart Pinehaven Hills for UHCC civic building

Now if there is anyone who I have missed can you please let me know and I will organise another vehicle.

Ka nui to mihi

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.upperhuttcity.com | Pukemāta: www.fb.com/UpperHuttCityCouncil

From: Peter Kelly
To: Simon Edmunds; Jason Durry
Cc: Ioni Neale
Subject: Boifa Miskell Report on Proposed Land Swap
Date: Friday, 27 November 2020, 9:38:18 am
Attachments: Land Swap Discussion.doc.pdf
image001.gif

Hi Jason and Simon,

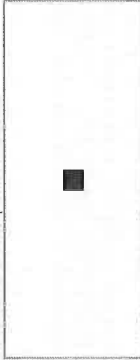
This is another document prepared in 2015 on behalf of GTC and provides a more updated view but is still very much aligned with the 2007 paper. It does talk about preserving open spaces on hills including the Spur that people can see from the valley floor as well as protecting streams etc.

Another useful document to help inform SHR members.

Regards

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Monday, 30 November 2020 8:11 AM
To: Jason Durry <[REDACTED]>; Simon Edmonds <[REDACTED]>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: Establishing Comms SHR-GTC

Thanks Jason,

Again this reinforces in my mind that SSR and GTC should sit down together and discuss this so that both parties are clear on what is envisaged and what is not. The protections afforded under the RMA and SNAs are very clear when it comes to things like freshwater and bio-diversity and I wonder if sometimes we are just barking at shadows. As Winston Churchill once said "jaw jaw is better than war war".

I will ask Toni to see if she can find a time that suits both parties so we can get together to start working our way through SSR concerns.

Regards

Peter Kelly

Te Tumu Whakaree | Chief Executive
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From: Jason Durry <[REDACTED]>
Sent: Sunday, 29 November 2020 10:50 PM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Simon Edmonds <[REDACTED]>
Subject: Re: Establishing Comms SHR-GTC

Hi Peter

Thank you for sending that other additional information through. We are pretty familiar with all of the latest publicly available documents.. Just a note for you, our organisation is known as Silver Stream Railway or SSR for short.

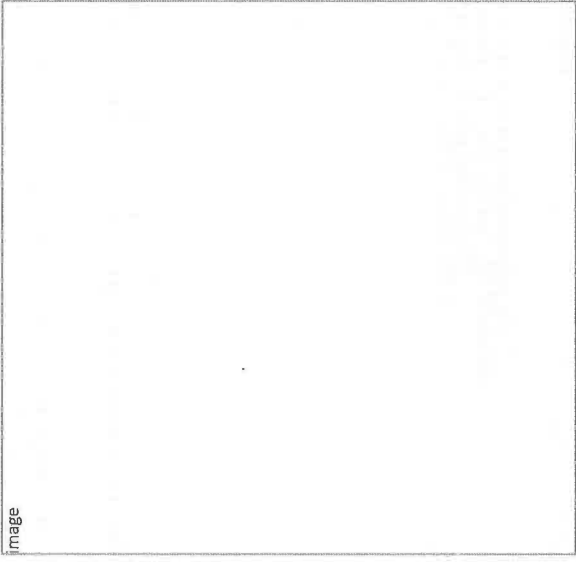
I have read your comments below, however they do not reduce our concern any. The figure on page 50 is the area of major concern for us. It shows an area right up to our boundary that is "suitable for development (circled in red below)".

image



This same map appears to have been used as a basis for the similar map produced in the Land Use Strategy (page 79) which shows a similar, somewhat bigger area shown in blue as "development area". I have stood right next to Mr. Goodwin as he ran his finger over a topographical map of the spur and said while pointing to this area "there is no reason why we should not be able to get houses along here". Another blue blob appears on this map that also comes close to our site.

image



There are also a number of inconsistencies which further reinforce the disregard for the spur and any future effects on our operation particularly in regards to storm water. The GTC concept document shows no streams on the spur. Again like above, this mistruth has propagated into the Boffa Miskell ecological report on the spur which states there are no "perennial waterways" on the spur, and no "permeant (likely mis-spelled permanent?) aquatic systems and no habitat for fish". This is completely incorrect, there are a number of streams that run under the railway, year round, including one that the railway has drawn its water supply for the steam locomotives from for over 40 years. We regularly have problems with maintaining flow to the water tank, not because it does not flow, but because the intake and pipe gets blocked with Koruall Clearly this report was not interested in finding out such details. Below is a photo of this particular stream, running at about its normal rate. This passes under the railway in a large concrete box culvert that replaced an earlier bridge back in the original days of the line, so it is definitely not a new phenomenon.

Its pretty clear that all is not really what it seems with this.

Regards
Jason

From: Peter Kelly
Sent: Thursday, November 26, 2020 8:46 AM
To: Jason Durr
Cc: Simon Edwards; Toni Neale
Subject: RE: Establishing Comms SHR-GTC

Thanks Jason,

I think it would be helpful to talk this over with GTC directly and air your concerns with them.

From my reading of the document pg 41 will now need to be updated as we have published what UHCC assess as the Significant Natural Areas (SNAs) from an ecological perspective and must be protected. Any plan change would have to take that into consideration to get approved.

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Cheers

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive
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From: Jason Durrty [redacted]
Sent: Wednesday, 25 November 2020 10:39 PM

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Cc: Simon Edmonds [redacted]

Subject: Re: Establishing Camms SHR-GTC

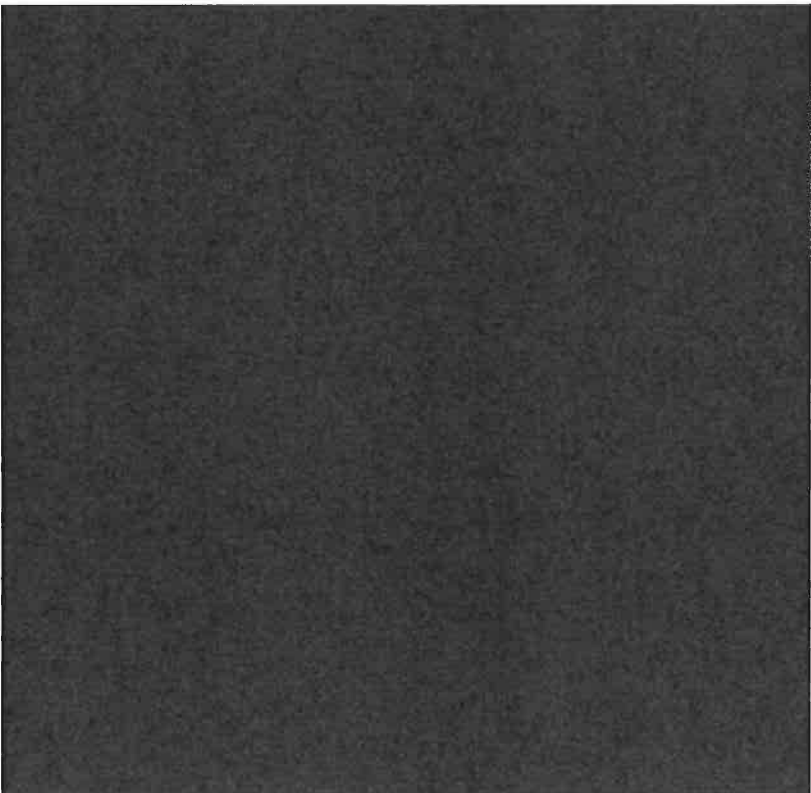
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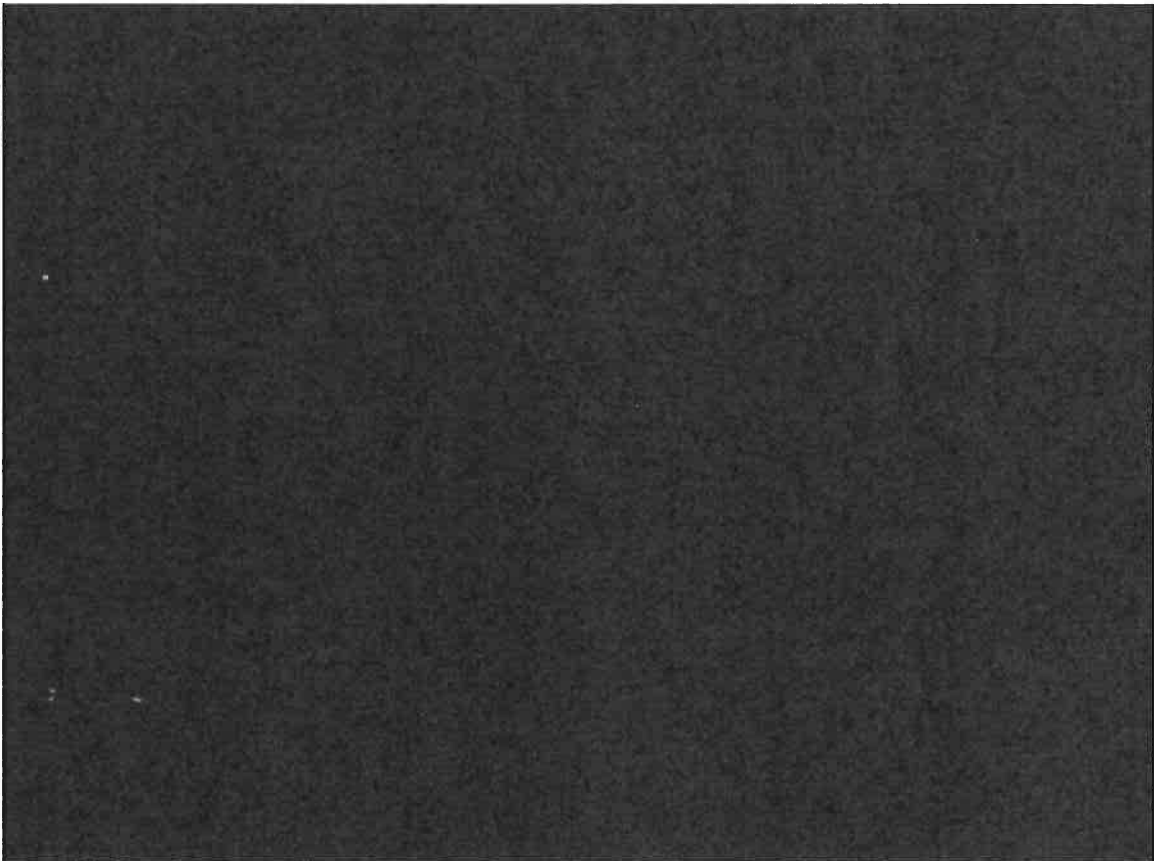
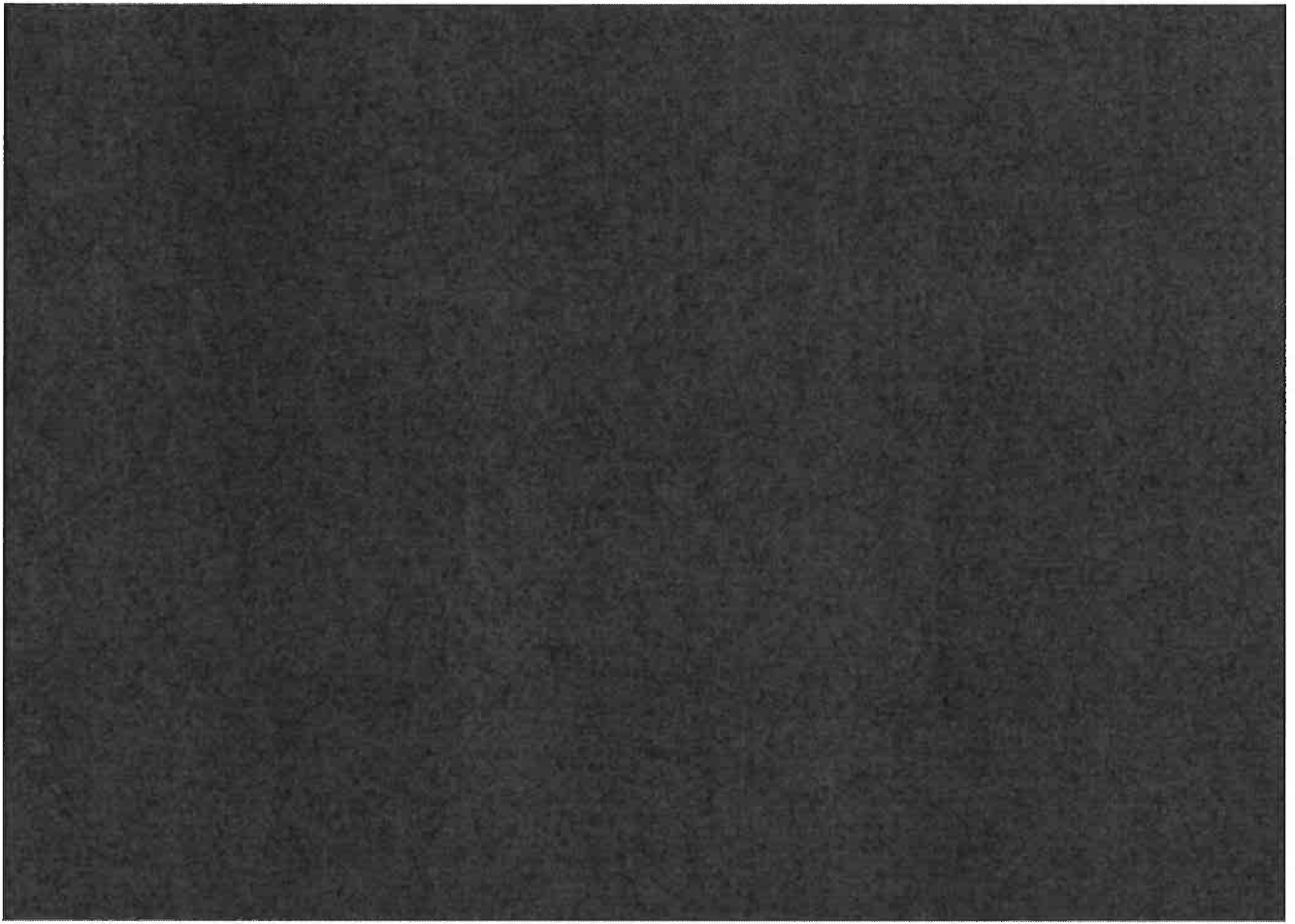
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confidence to us that this assessment was either objective or appropriate. These same indications seem to have followed through to other documents produced on the issue so far, further undermining our confidence on the true assessment that has, or more likely have not taken place.





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Regards

Jason Durry

[Redacted]

From: Belter Kelly
Sent: Tuesday, November 24, 2020 2:44 PM
To: [Redacted] Ralph Goodwin
Cc: Tom Neale; Kerrie Falconer
Subject: Establishing Comms SHR-GTC

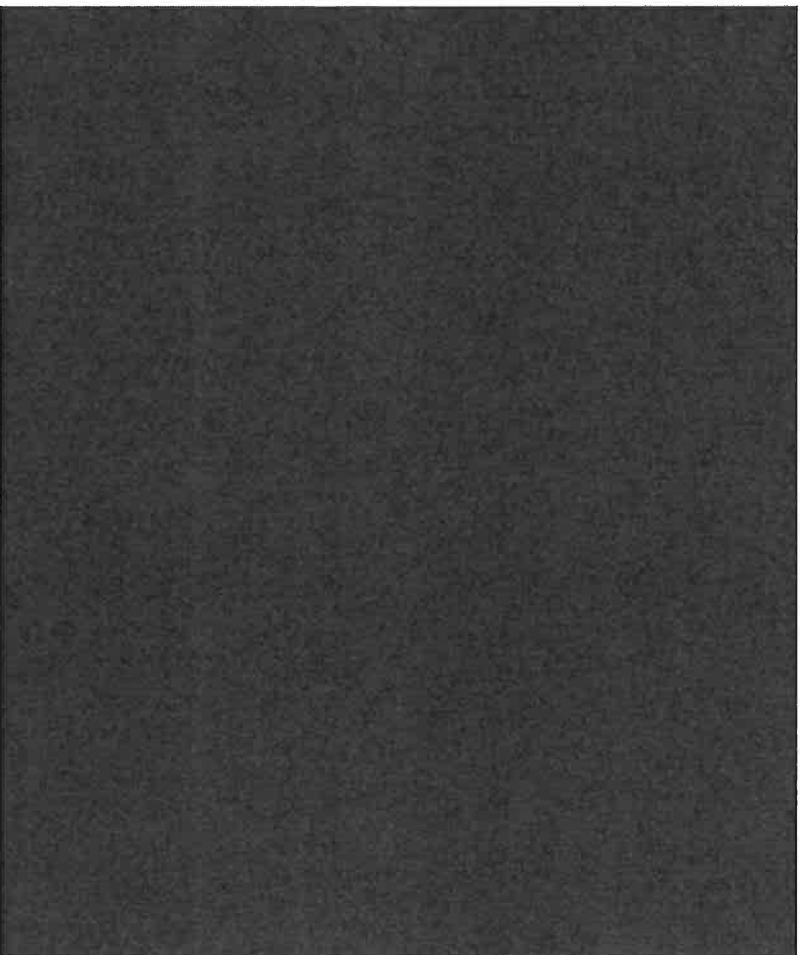
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Peter

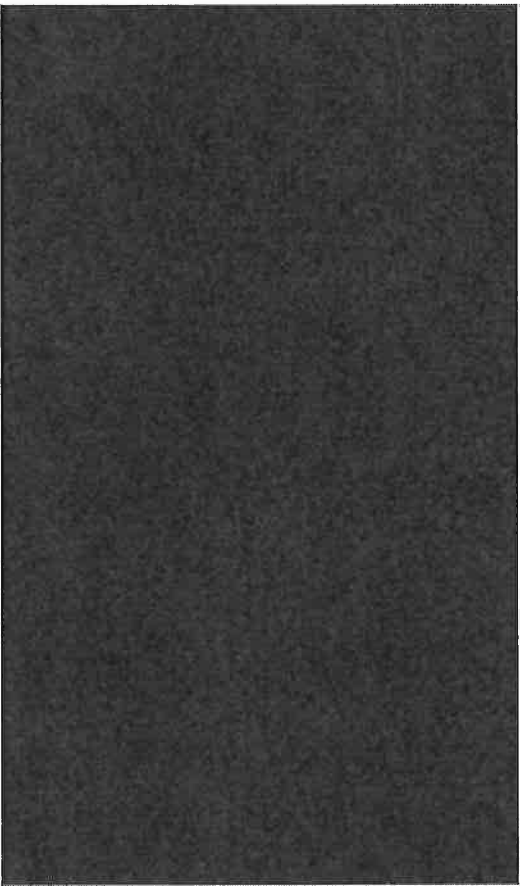


From: Forest & Bird - Upper Hutt Branch
To: CR Angela McLeod; CR Hellen Swales; CR Chris Carson; CR Dave Wheeler; CR Dylan Bentley; CR Blair Griffiths; CR Paul Lambert; CR Steve Taylor; CR Heather Newell; CR Tracey Ulza
Cc: Vibhuti Chopra; Richard Harbord; Geoff Swainson; Wayne Guppy; Peter Kelly
Subject: Forest & Bird Upper Hutt Branch - re Silverstream Spur
Date: Tuesday, 1 December 2020 3:24:21 pm
Attachments: Letter to UHCC and all councillors AGS18is.docx

Councillors & Staff,

Please find attached a letter from Forest & Bird - Upper Hutt Branch that we want to be considered at the Workshop for Councillors on 9th December, to consider the proposed land swap with Guildford Timber Company Ltd and the potential development of the Silverstream Spur for housing.

Regards,
Graham Bellamy
Forest & Bird - Upper Hutt Branch, Chairperson



From: John Stanley
Sent: Tuesday, 1 December 2020 3:12 PM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Cc: John Stanley
Subject: FW: Scope of Work Draft

Kia ora Andrea

Latest update from Tim.

Nā

John Stanley



[Redacted]

From: Tim Truebridge [Redacted]
Sent: Tuesday, 1 December 2020 12:26 PM
To: John Stanley [Redacted]
Subject: RE: Scope of Work Draft

John

Alterations completed by me.....hope you are happy, if not please call

Regards

Tim Truebridge FNZIV

[Redacted]

[Redacted]

[Redacted]

From: John Stanley [Redacted]
Sent: Tuesday, 1 December 2020 12:06 PM
To: Tim Truebridge [Redacted]
Cc: John Stanley [Redacted]
Subject: Scope of Work Draft

Hi Tim

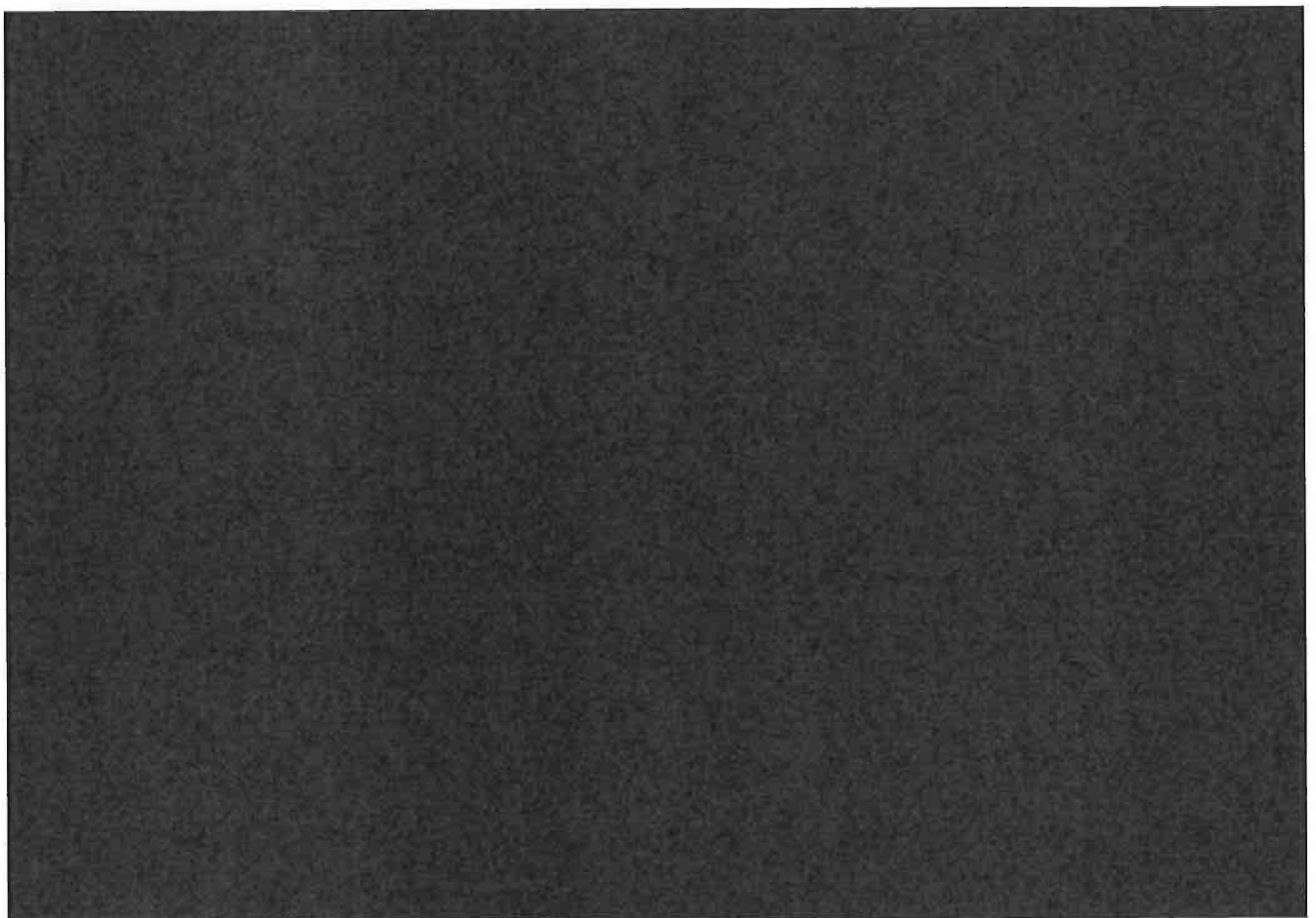
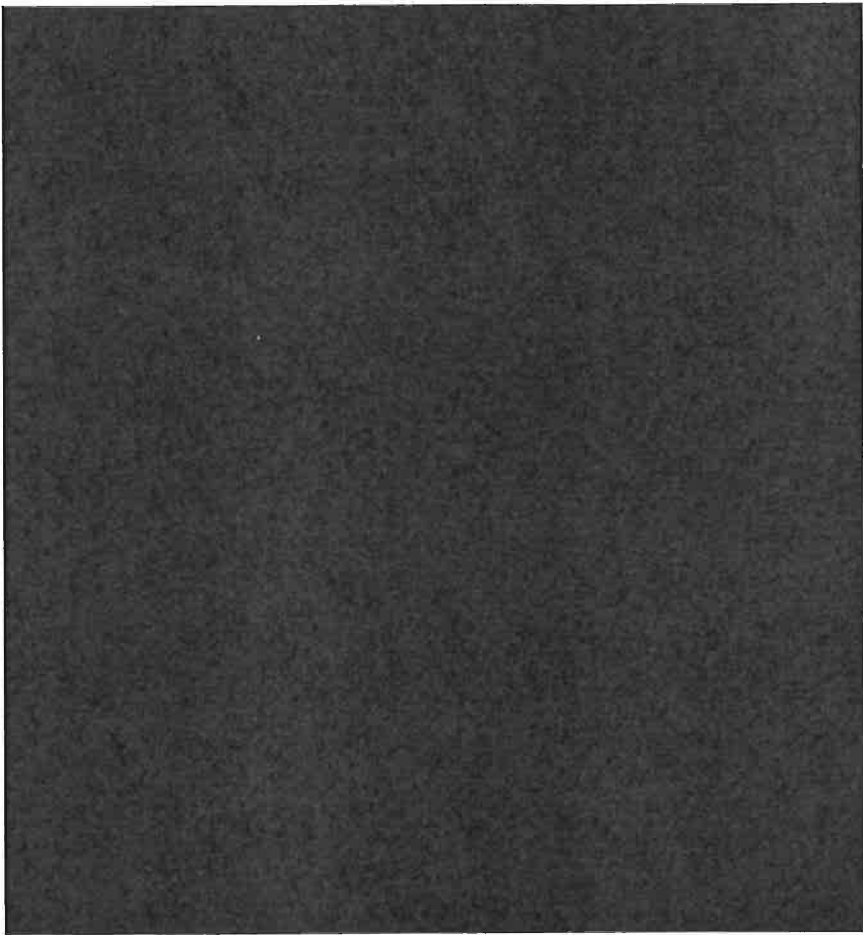
Please read this Scope of Work – it will form part of the report.
I will check with UHCC also.

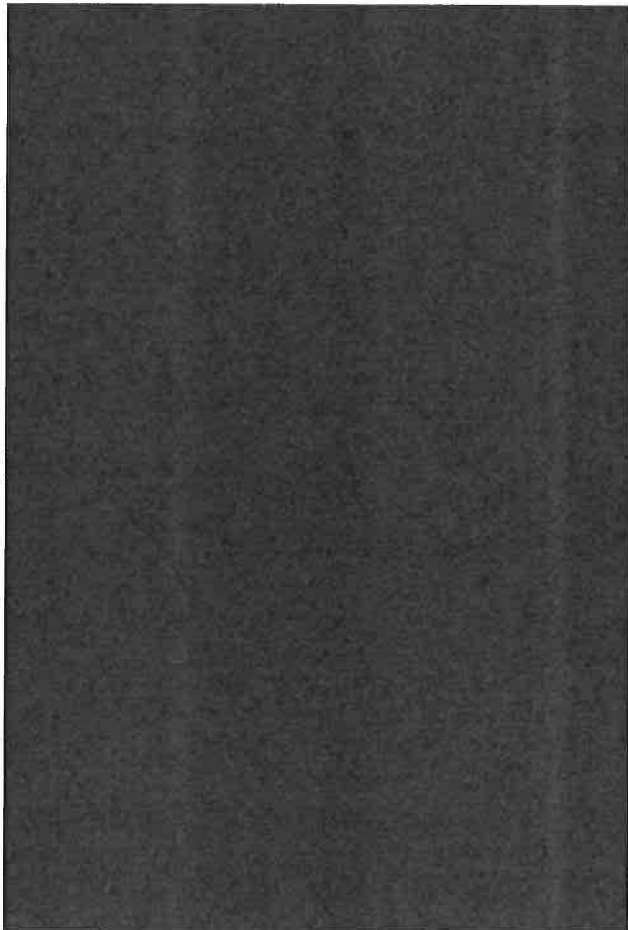
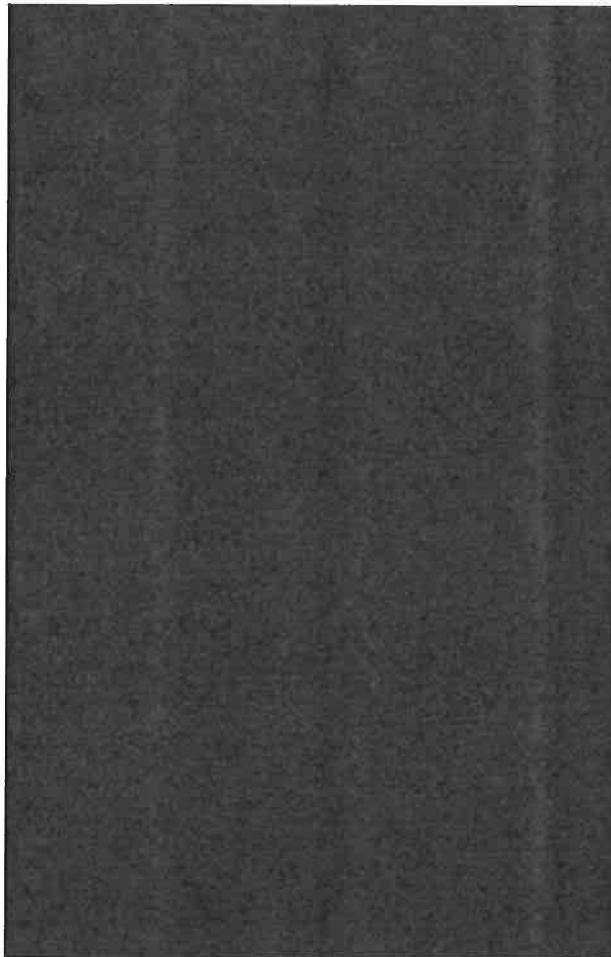
Kind regards

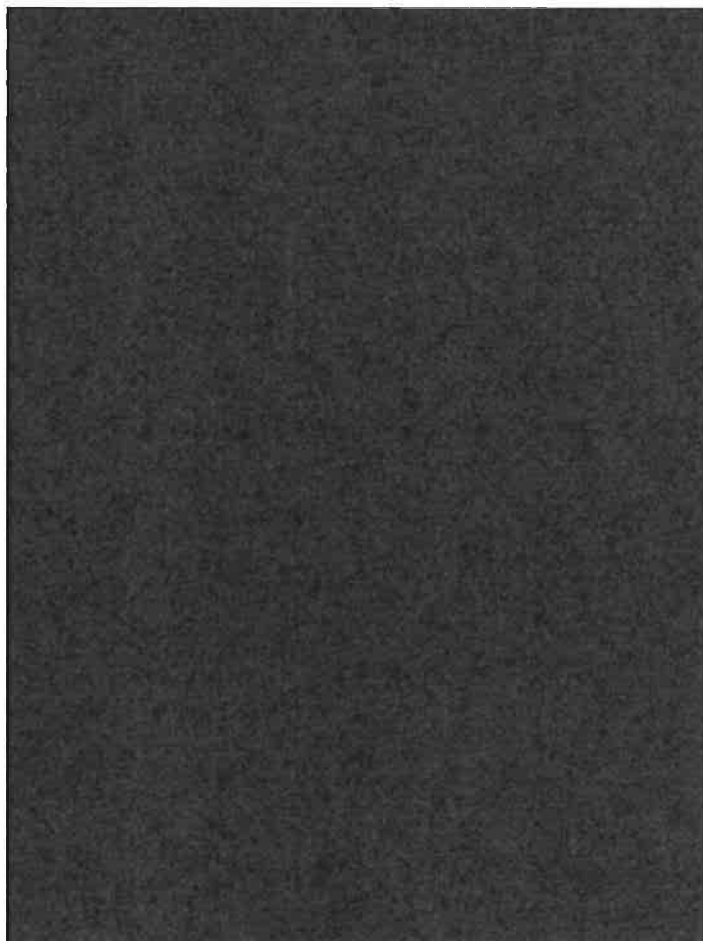
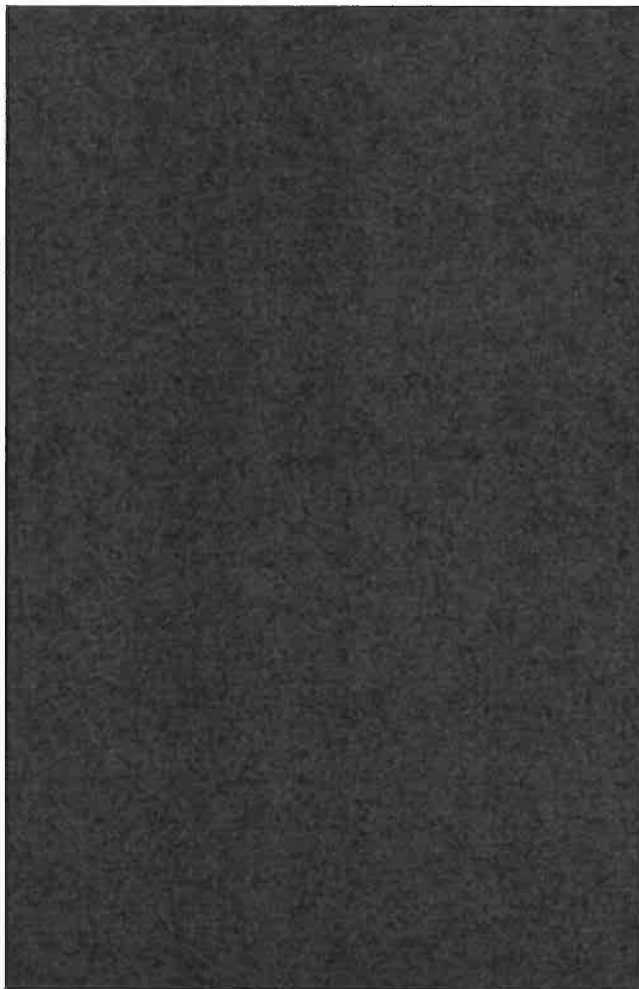
John Stanley

[Redacted]

[Redacted]







From: Emily Thomson
To: Ika Kierobas; Richard Harbord; Peter Kelly
CC: Rebecca Lloyd
Subject: FW: Slides for Pirehaven
Date: Friday, 4 December 2020 2:14:04 pm
Attachments: Pirehaven_SOUT_site_visit_presentation.pptx

Hi,

The attached are slides Keely Paler (ecologist) has prepared for the workshop on the 9th. Keely can talk about the SNA criteria she uses as well.

Regards

Emily

Emily Thomson
Planning Policy Manager

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Please consider the environment before printing.

From: Peter Kelly
To: "James McKibbin"; Richard Harbord; Emily Thomson
Cc: Ralph Goodwin
Subject: RE: Silverstream Forest maps
Date: Monday, 7 December 2020 4:19:51 pm
Attachments: imaged01.gif

Cheers James these will be most useful and yes it was a good day on Saturday very helpful to those in attendance in understanding the history and vision for the land.

I will print these off in colour on A3 for the workshop so thanks again for sending through.

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: James McKibbin
Sent: Monday, 7 December 2020 12:22 PM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Richard Harbord <Richard.Harbord@uhcc.govt.nz>; Emily Thomson <Emily.Thomson@uhcc.govt.nz>
Cc: Ralph Goodwin
Subject: Silverstream Forest maps

Hi Peter, Richard and Emily

I hope you're all well and had good weekends. I was unable to make the Cr visit to Silverstream Forest on Saturday but heard it was a useful visit for those councillors who attended.

Please see attached the maps that were presented on the day:

1. The revised reserve area.
2. The revised reserve area with potential development areas identified.
3. The SNAs overlay on GTC land (areas as per Boffa Miskell's review of the draft SNA assessment).

I trust these will be useful in any upcoming workshops with Council on the land swap and to provide some more detail into PC50 (noting that we have engaged Studio Pacific Architecture to complete the concept masterplan work for the site, and they will begin this work in early January).

Cheers,

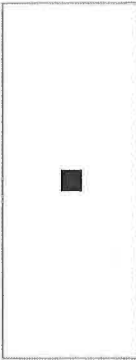
James McKibbin



From: Toni Neale
To: Peter Kelly
Subject: Fw: Silverstream Spur
Date: Tuesday, 8 December 2020 12:44:04 pm
Attachments: Landcorp Itr 17 April 1990.pdf
 Memo 30 March 1990.pdf
 Memo 10 April 1990.pdf
 JHCC Itr to Silverstream Railway 17 September 1992.pdf
 McCullough & Synovec Itr 12 June 1992.pdf
 Chronology of actions on property.pdf
 Excerpt from The Property Group Letter to JHCC 31 January 2007.pdf
 Excerpt from Policy and Planning Minutes 28 November 1989.pdf
 Memo to CEO via Operations Services 20 November 1989.pdf
 JHCC Itr to Silverstream Railway 17 September 1992.pdf
 Image001.pdf

FYI

Toni Neale
 Executive Assistant to the Chief Executive



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From: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Sent: Tuesday, 8 December 2020 12:41 PM
To: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: Silverstream Spur

Hi Toni

Attached are the documents and communications evidencing the steps taken in the acquisition of the land from the Crown (Landcorp) in 1990 and disposing of part of it to The Silverstream Railway Inc. in 1996, and the purposes behind it all.

In summary, the land was acquired with no set purpose in mind. Utilisation of the land for forestry ended for want of a joint venture partner and the falling returns and cost of management to the Council. It was subsequently utilised for recreational purposes. The original zoning was the same for the whole piece of land. So far we have been unable to find when the current zoning was implemented.

Chronology of actions and Excerpt from Property Group Letter were both from The Property Group Ltd Preliminary section 40 Public Works Act 1981 report.

Andrea

From: Kerrie Falconer
To: Councilors: Peter Kelly
Subject: FW: [REDACTED]
Date: Tuesday, 8 December 2020 2:30:41 pm

FYI everyone.

From: Rob, Merrifield [REDACTED]
Sent: Monday, 7 December 2020 2:58 PM
To: UHCC <askus@uhcc.govt.nz>
Cc: NZRLS <[REDACTED]>; G T Carter Transport Books [REDACTED]
Subject: [REDACTED]

Dear Mayor Guppy and Councillors,

I notice there is a proposal that the Council and Guildford Timber Company carry out a land swap of land on the Silverstream Spur.

A small number of years ago I took part in a series of workshops held in Silverstream to discuss the Guildford Timber Company's proposals for development of land above Silverstream and Pinehaven. At that time, I was representing New Zealand Railway & Locomotive Society, Inc., at those meetings. My Society is a part owner with Silver Stream Railway, of adjacent land.

We were concerned at the likely impact of development and any residential properties especially, on the railway heritage operations of our two Societies on the Silver Stream Railway site.

Silver Stream Railway would be the likely recipient of complaints about engine smoke and noise from any adjacent residential property-owners, and my own Society is running a heritage railway carriage restoration workshop on the land at the end of Chalfont Road. It is foreseeable that we may wish to work in collaboration with Silver Stream Railway to run our restored rolling stock on the rail track as well. There are very few other sites indeed where our 114-116 years-old historic carriages would be able to be run.

At the time I clearly stated my Society's views on any development of the Silverstream Spur where it overlooks the Silver Stream Railway, and the working party took due note of our views and the reasons for these. My Society considered such development would adversely affect our significant recreational and heritage site in our City.

I would be grateful for your Council to confirm that this presently proposed land swap does not run counter to the views and conclusions of the working party. If it is for the purposes of building the access road to Guildford Timber Company's land on the heights above Silverstream, the proposed land swap is not likely to be of the same concern to my Society. If the land swap is to permit residential development overlooking the Silver Stream Railway track and our workshop site we would be most concerned.

New Zealand Railway & Locomotive Society, Inc., respectfully asks Council:

1. To confirm to us that the proposed land swap will not adversely affect our operations and workshop; and

2. If residential development counter to the conclusions of the earlier workshop is now proposed on the Silverstream Spur, that our Society's objections be heard.

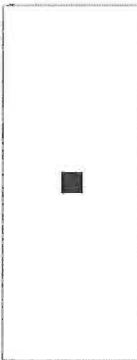
Yours faithfully,

A L R Merrifield,
[REDACTED]
[REDACTED]
[REDACTED]

From: Toni Neale
To: Peter Kaly
Subject: PIV: Silverstream Spur
Date: Tuesday, 8 December 2020 2:41:13 pm
Attachments: [11046001.pdf](#)

Peter, here is the timeline for the rezoning of Silverstream Spur.

Toni Neale
Executive Assistant to the Chief Executive



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From: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>
Sent: Tuesday, 8 December 2020 1:25 PM
To: Mary Cashmore <Mary.Cashmore@uhcc.govt.nz>
Cc: Helen Davis <helen.davis@uhcc.govt.nz>
Subject: RE: Silverstream Spur

Hi Mary,

Helen and I have been doing some digging through the old DPs Planning Maps and believe it was first proposed in 1991 and given full legal effect in 1995.

The full timeline is below:

- 1986** – Town Belt Zone
- 1991** – Proposed DP – Residential Conservation Zone Proposed
- 1994** – Proposed Transitional DP – Residential Conservation Zone Proposed
- 1995** – Approved DP – Residential Conservation Zone

We have enquired about fuller copies of historical DPs and Wendy has told us that these are stored off site. These can be retrieved on request through Wendy. We have some of the other historical material mention above on site with us – just ask Helen.

Many thanks,

Ike Kleynbos
Kaiohokamāhere Taone | Senior Planner (Policy)



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From: Mary Cashmore <Mary.Cashmore@uhcc.govt.nz>
Sent: Tuesday, 8 December 2020 1:05 PM
To: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>
Subject: Silverstream Spur

Hi Ike

Andrea thought you might know where to find out what year/date the above land went from being used for a forestry block by Council to being rezoned Residential Conservation/Rural Hills? Would it be PC 18?

Mary

From: Ralph Goodwin
To: Peter Kelly
Cc: James McKibbin
Subject: Silverstream Railway
Date: Tuesday, 8 December 2020 3:14:28 pm
Attachments: jnaaccia7b20.PNG

Hi Peter

Thank you for arranging the meeting with SHR where we met Simon Edwards and Jason Durry.

I remember meeting with them in the Pinehaven Focus group sessions back in 2106.

We had a good constructive session with them and you are correct that many of our founding principles are aligned.

We have agreed to continue to engage going forward and I believe this will be a worthwhile course of action

On reflection I think the Saturday visit was a very good outing and we would happily extend an invite to any other councillors (or staff) who were unable to attend

Kind Regards and thank you again

Ralph

Ralph Goodwin

[Redacted signature block]

[Redacted footer area]

[Redacted header area]

From: Ralph Goodwin
To: Peter Kelly
Cc: Toni Neale; James Makibhin
Subject: RE: Meeting UHCC-GTC: Planning and Decision Timeline
Date: Monday, 14 December 2020 4:54:26 pm
Attachments: [image001.jpg]
[image001.jpg]

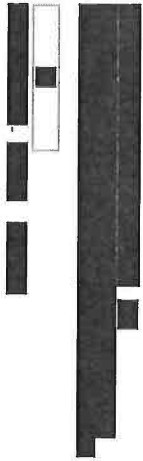
Hi Peter

We are available early Wednesday afternoon before 2pm some in person and by zoom

Kind Regards

Ralph

Ralph Goodwin



From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Monday, 14 December 2020 2:35 pm
To: Ralph Goodwin
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: Meeting UHCC-GTC: Planning and Decision Timeline

Hi Ralph,

Following on from the workshops we had last week we now have a much clearer intent from our Councilors and it would be good to meet sometime this week (possibly via zoom). At the meeting it would be helpful if you were able to provide us with an update on the work plan and timeline that GTC are working to, for instance when will your web-site will go live, when will the master plan will be completed (you mentioned Mar during the visit) and when you think you will have completed all the relevant planning by to join in PCSO.

We could also update you on a revised council decision making/public consultation timeline for the Sale and Purchase agreement. We have two possible options, but which one we choose will very much depend on how we can best synchronise our respective planning efforts to the desired timeline.

Look forward to hearing back in due course.

Cheers

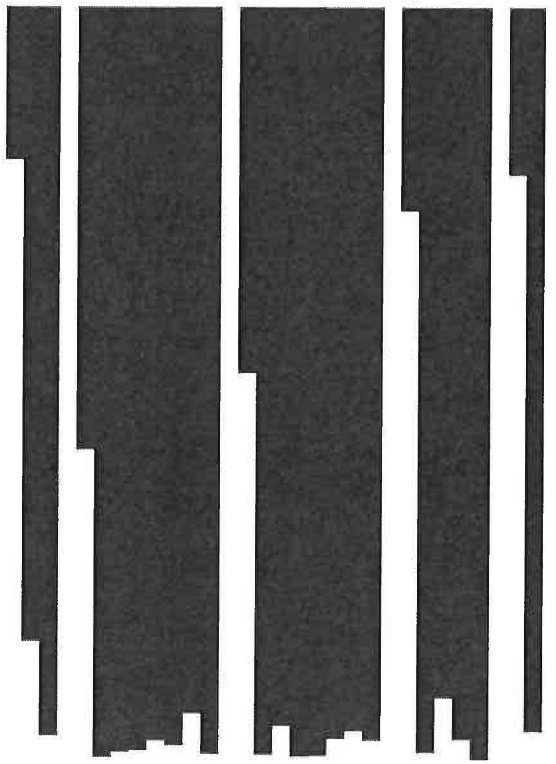
Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.upperhuttcity.com | Pūāmanā: www.tb.com/UpperHuttCityCouncil



From: Ike Kleynbos
To: Peter Kelly
Cc: Richard Harbord; Emily Thomson
Subject: RE: PCSO consultation timeframes
Date: Tuesday, 15 December 2020 9:48:12 am
Attachments: image001.gif

Morning Peter,

GTC have said they anticipate that a masterplan will be drafted by March, which we anticipate would detail housing locations, typologies, roading design, design treatments, and visual assessment. I estimate this would be at least 50 pages.

All things being equal, GTC will also provide the following reports:

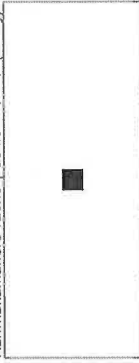
- Stormwater Management Strategy;
- Traffic report & roading design;
- Three waters servicing assessment;
- On-site geotechnical assessment & earthworks management; and
- Biodiversity management strategy.

I would estimate these additional reports would sum at least 400 pages, so at least 450 in total. Some of this reporting may need to be externally peer reviewed.

If you're interested to see more, feel free to take a look at [our draft TOR with GTC](#).

Many thanks,

Ike Kleynbos
Kaiwhakamāhere Tāone | Senior Planner (Policy)



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From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Monday, 14 December 2020 6:56 PM
To: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>
Cc: Richard Harbord <Richard.Harbord@uhcc.govt.nz>; Emily Thomson <Emily.Thomson@uhcc.govt.nz>
Subject: Re: PCSO consultation timeframes

Thanks Ike,

That does seem doable then given the large work load would follow after July during the s32

process.

How much work is needed to complete the documentation for June. I don't have sense of scale or what it looks like, is it 10 pages 100 pages or just a schematic of a master plan supported by a narrative?

Cheers

Peter

Sent from my iPhone

On 14/12/2020, at 16:41, Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz> wrote:

That is correct, we noted in our presentation to Councillors on the 9th and to GTC in our most recent meeting that the latest we could have reporting would be June 2021. We're effectively giving ourselves a month to review material to have this ready for public engagement.

As this phase of engagement isn't the formal process, it doesn't demand the same rigor as notification under the Act. We would therefore only be focusing on a logic check between reporting conclusions and proposed policy response. Once we do get to formal notification, the biggest hurdle will be to complete the s32 evaluation report and fully document the evidentiary basis and provision link(s).

I will add that in our draft TOR with GTC, they have stated that the drafting of RFPs for reporting and s32 evaluation would be done in a collaborative effort with Officers, meaning that the review period should be lessened.

Many thanks,

Ike Kleynbos
Kaiwhakamāhere Tāone | Senior Planner (Policy)
<image001.gif>
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W: www.upperhuttcity.govt.nz | F: www.fb.com/UpperHuttCityCouncil

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Monday, 14 December 2020 4:04 PM
To: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>
Cc: Richard Harbord <Richard.Harbord@uhcc.govt.nz>
Subject: RE: PCSO consultation timeframes

Cheers Ike,

Looking at this then, GTC would have to have everything submitted to UHCC by June or July 21? I guess UHCC needs some time to review their information to make sure it's complete before we could add it to PCSO? How long would we need?

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive
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From: Ike Kleynbos <ike.kleynbos@uhcc.govt.nz>

Sent: Monday, 14 December 2020 3:51 PM

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Cc: Richard Harbord <Richard.Harbord@uhcc.govt.nz>

Subject: PCSO consultation timeframes

Hi Peter,

Hope you enjoyed the rest of your weekend. Richard has asked me to get in touch with the key PCSO timeframes.

We are intending to publicly release our draft objectives, provisions, and zones (AKA, full policy suite) in July 2021 for feedback. This is not the formal submission engagement, but will provide the public with the opportunity to see all draft rules, and for us the opportunity to refine these before the formal process begins.

Formal notification is intended to take place in the first half of 2022. This will begin the full notification process under Schedule 1 of the Act. We have fairly little movement on this date as we are required under the NPS-UD to notify how we will give effect to urban intensification policies by August 2022, as well as enacting changes to the Plan 'as soon as practicable' in light of housing insufficiency.

The latest information on timeframes is also detailed on the PCSO project webpage.

Please let me know if you have any further queries.

Many thanks,

Ike Kleynbos

Kaitiaki Mahere Tāone | Senior Planner (Policy)

<image001.gif>

Te Kaunihira o Te Awa Kaitiaki ki Uta | Upper Hutt City Council

838 - 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

From: Andrea Hilton
To: John Stanley
Subject: Valuation-Intenable update
Date: Wednesday, 16 December 2020 3:55:10 pm
Attachments: image001.tif
image002.jpg

Hi John

The Council would appreciate having a draft valuation before Christmas. We would also need a finalised valuation by the end of January at the latest. As background information for you, the driver for this is that the valuations are fundamental to negotiating the sale and purchase agreements. The sale and purchase agreements need to be finalised to be able to consult on them mid-February to March. The Council's decision on whether to proceed with the sale and purchase agreements will affect whether progress of Plan Change 50.

Peter Kelly, Richard Harbord and I had a meeting this afternoon with Ralph Goodwin, James McKibben, Matt Griffin and Mark Ratcliffe and I understand they will be asking Tim to have a draft report ready by Christmas also.

You mentioned to me that Tim Truebridge is reluctant to factor into valuation considerations the effect of proposed plan change 50 and your view is that it is in accordance with valuation principles to consider this work. I note that back in 2007 the Council identified the southern hills as potential housing land in its Urban Strategy. Are there any other areas that you and Tim have not reached agreement on? I ask because the thought here is that if there are then there is a possibility that they could be resolved if Council officers raised these areas with GTC representatives direct. Therefore, it would be helpful if you could update me on whether there are any outstanding issues so that I could discuss them with Peter Kelly.

Andrea Hilton
Kaitiaki Take Kōwhiri
Kaitiaki Take Kōwhiri
cid:image001.tif@01D6901B-453D99B0

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Christmas Banners | Party Delights

The Legal Services Team wish you the best for the festive season and advise that we will be back in the office from 11 January 2021 but Council offices reopen on 5 January 2021.

From: Andrea Hilton
To: Peter Kelly
Cc: Geoff Swainson; Richard Harbord
Subject: Valuation of Spur and GTC Land
Date: Thursday, 17 December 2020 1:25:42 pm
Attachments: WSHC192222.DDS.pdf

Hi Peter

Following on from my email yesterday, I have spoken to John Stanley this morning and he has said it may not be possible to get figures out before Christmas. The reason for this is that there are two issues that have yet to be resolved between Tim and John. They are:

1. Tim is of the opinion that there is no physical access to the Spur. John believes there is access, however, it is a matter of what the cost is of this access. Therefore, he needs to speak with Graeme Walker and Graeme has not been returning emails or phone calls to John as he is doing other work. Once John speaks with Graeme he will also need Graeme to consider whether the cost of creating access is too high or not, this is likely to be more than a five minute conversation.
2. On usual valuation principles, Plan Change 50 should be factored in on the basis of the Spur Land being zoned for intensive residential development. To date Tim has been reluctant to factor in the probability of the Plan Change.

Tim's reasoning for not considering the impact of PC 50 is that there is no practicable access to the Spur Land, therefore, it is not developable. However, John believes there are three viable access options to the Spur:

- a. Across GTC land in Kilin Street.
- b. From the Silverstream Railway.
- c. Across the Silverstream retreat land
- d. Up the unformed road just far enough to get access

I said to John that the Council's position is that the road does not need to be formed merely on the marked unformed road; it was likely that initial access to the Spur would need to be on this road but once initial access was achieved the road could go wherever was most cost efficient on the Council's land. I mentioned this because John was talking about the road being confined to the unformed legal road. Please let me know if this is not your understanding.

My understanding is that the valuations are to be joint valuations, not separate valuations for the two pieces of land. Please confirm that this is your intention also.

My view is that the valuations should be done taking into account the usual considerations for a valuation. Therefore, if it is appropriate for the valuers to factor in the impact of proposed Plan Changes these should be included in the valuation. Please confirm that you agree to this approach also.

Apparently another reason that the figures may not be available by Christmas is that Tim Truebridge is planning to be on leave from the afternoon of Monday 21 December.

They have prepared an introduction for the valuation including most of the assumptions, it is attached.

Andrea

From: Andrea Hilton
To: Ike Kleynbos; Emily Thomson
Cc: Peter Kelly
Subject: RE: Valuation of Spur Land
Date: Thursday, 17 December 2020 2:03:50 pm
Attachments: Ihanapoti.dcf

Thanks Ike
I thought you would have it already recorded in a document, if you do could you please either send me the document or send a link to it? If John has to go through a lot of documents it will take more time and cost the Council. Getting the valuations completed is a priority for the land swap.

Andrea

From: Ike Kleynbos <ike.kleynbos@uhcc.govt.nz>
Sent: Thursday, 17 December 2020 1:33 PM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>; Emily Thomson <Emily.Thomson@uhcc.govt.nz>
Subject: RE: Valuation of Spur Land

Hi Andrea,

Regarding the info you're after – everything is publicly available on the project webpage, including timeline: <https://www.upperhuttcity.govt.nz/council/plans-policies-by-laws-and-reports/district-plan/PC50>

Many thanks,

Ike Kleynbos

Kaiwhakamahere Taone | Senior Planner (Policy)



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From: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Sent: Thursday, 17 December 2020 1:11 PM
To: Emily Thomson <Emily.Thomson@uhcc.govt.nz>
Cc: Ike Kleynbos <ike.kleynbos@uhcc.govt.nz>
Subject: Valuation of Spur Land

Hi Emily

The valuation relies on factoring in the impact of Plan Change 50 on the basis of probability

that it will proceed. Of course, the valuation cannot consider the impact of the completed Plan Change at this stage. To enable the valuers to take into account the Plan Change, could you please, as soon as possible, provide the following information to John Stanley:

1. The work done to date towards Plan Change 50.
2. The projected timeline. If this has not changed since it was first provided, could you please provide the timeline and confirm that it has not been affected by COVID.
3. At this stage only a high level timeline is expected - such as pre-notification, notification, period for hearings etc. Please call me if you need clarification.

Thanks
Andrea

From: Peter Kelly
To: Andrea Hilton
Cc: Geoff Swainson; Richard Harbord
Subject: RE: Valuation of Spur and GTC Land
Date: Thursday, 17 December 2020 4:11:54 pm
Attachments: Image001.tif
RE: GTC - Valuations.mso

Thanks Andrea my comments are in red. I should qualify those comments in that I am looking at this from a pragmatic point of view and would welcome Richards and Geoff's thoughts.

Peter Kelly

Te Tumu Whakarae | Chief Executive



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From: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>

Sent: Thursday, 17 December 2020 1:26 PM

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Cc: Geoff Swainson <Geoff.Swainson@uhcc.govt.nz>; Richard Harbord <Richard.Harbord@uhcc.govt.nz>

Subject: Valuation of Spur and GTC Land

Hi Peter

Following on from my email yesterday, I have spoken to John Stanley this morning and he has said it may not be possible to get figures out before Christmas. The reason for this is that there are two issues that have yet to be resolved between Tim and John. They are:

1. Tim is of the opinion that there is no physical access to the Spur. John believes there is access, however, it is a matter of what the cost is of this access. Therefore, he needs to speak with Graeme Walker and Graeme has not been returning emails or phone calls to John as he is doing other work... Once John speaks with Graeme he will also need Graeme to consider whether the cost of creating access is too high or not, this is likely to be more than a five minute conversation.
2. On usual valuation principles, Plan Change 50 should be factored in on the basis of the Spur Land being zoned for intensive residential development. To date Tim has been reluctant to factor in the probability of the Plan Change.

Tim's reasoning for not considering the impact of PC 50 is that there is no practicable access to the Spur Land, therefore, it is not developable. However, John believes there are three viable access options to the Spur:

- a. Across GTC land in Kiln Street.

- b. From the Silverstream Railway.
 - c. Across the Silverstream retreat land
 - d. Up the unformed road just far enough to get access
- [Peter Kelly]* My thoughts on this is the access question should be determined by the facts on the ground and not on assumptions that have not been tested, any assumption needs to have a strong foundation before I would consider it to be valid.

They have prepared an introduction for the valuation including most of the assumptions, it is attached.
Andrea

Of course we could purchase land highlighted in a-c above, but that is not within our immediate control and requires a willing seller and I am not sure these assumptions are valid. I am almost certain that the Silverstream Railway would not sell land and Silverstream Retreat is unknown at this point in time. I think considering these as plausible options right now is stretching the pragmatist test.

The facts as I view this question is access is possible but as it currently stands only through the unformed road as identified in d and traverse across to more favourable ground then follow the natural contours. We know the terrain is not favourable initially and the development cost would be considerable. So I would interpret this point as saying **yes there is access but at a very high cost**. I suspect that this would be considerably more than developing an access road through 44 Klin St which would also be very expensive. I don't know that we need further info on this from Graeme Walker (given he is not returning any calls) and Geoff's summary attached based on Graeme findings is relevant.

I said to John that the Council's position is that the road does not need to be formed merely on the marked unformed road; it was likely that initial access to the Spur would need to be on this road but once initial access was achieved the road could go wherever was most cost efficient on the Council's land. I mentioned this because John was talking about the road being confined to the unformed legal road. Please let me know if this is not your understanding.

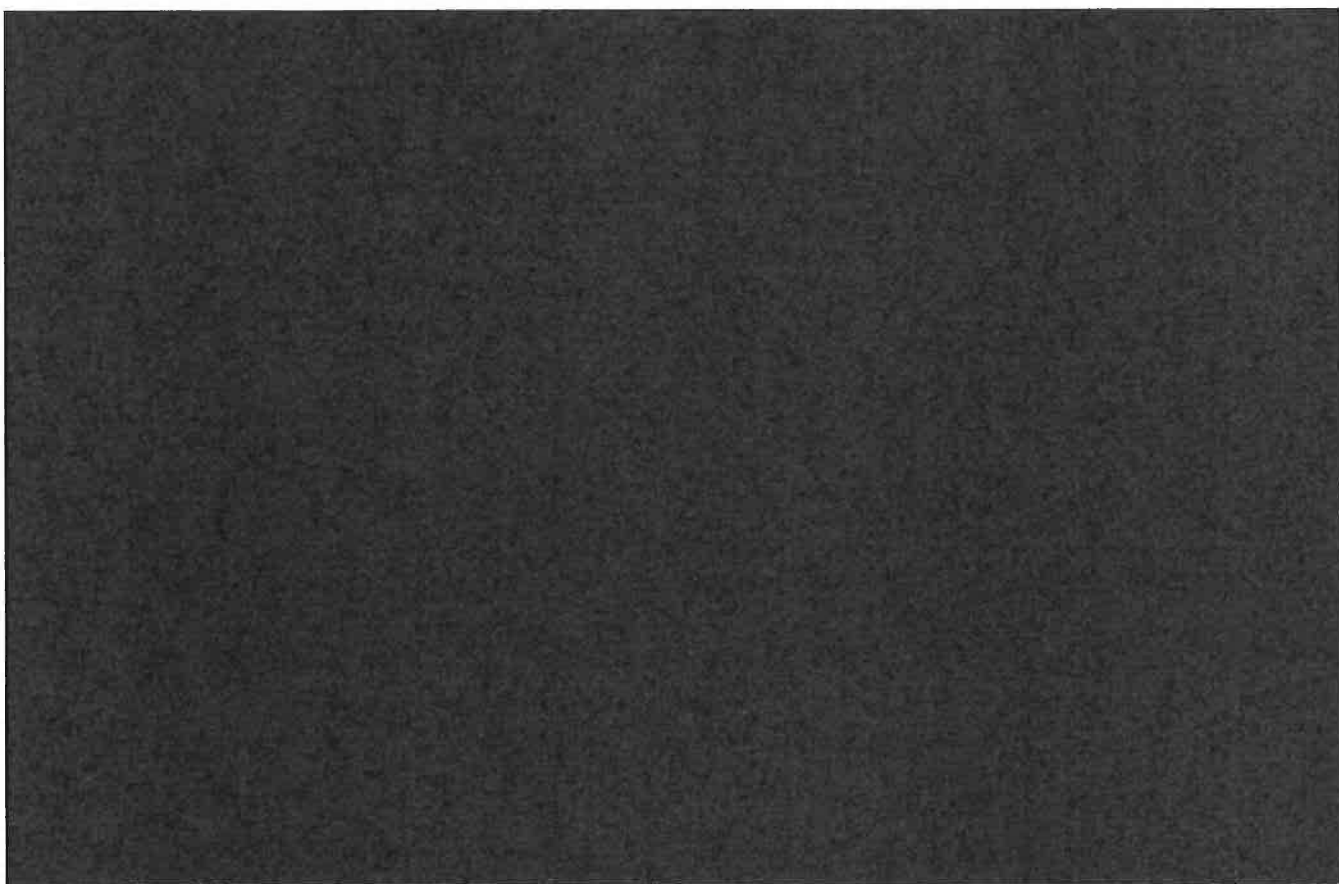
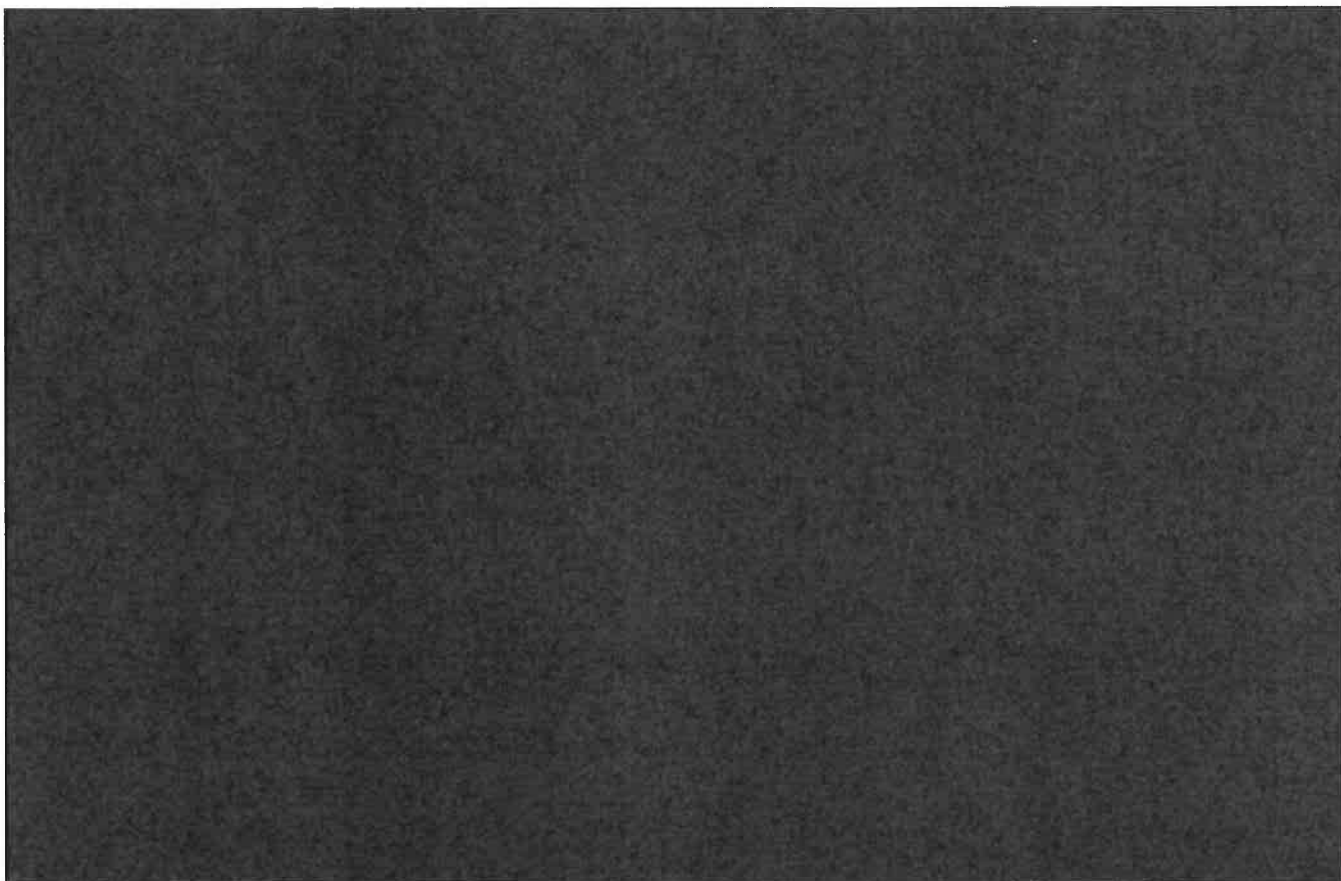
My understanding is that the valuations are to be joint valuations, not separate valuations for the two pieces of land. Please confirm that this is your intention also.

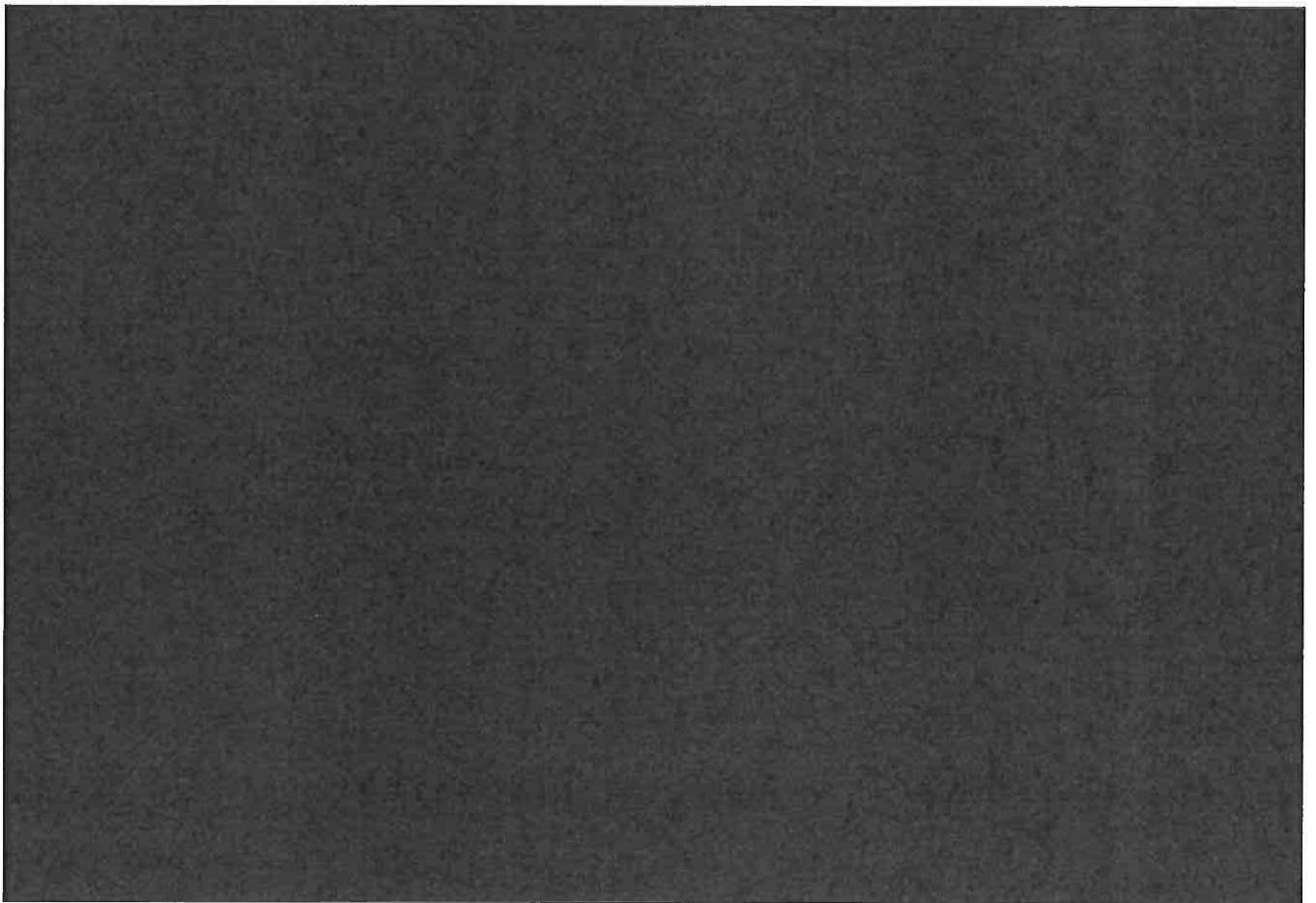
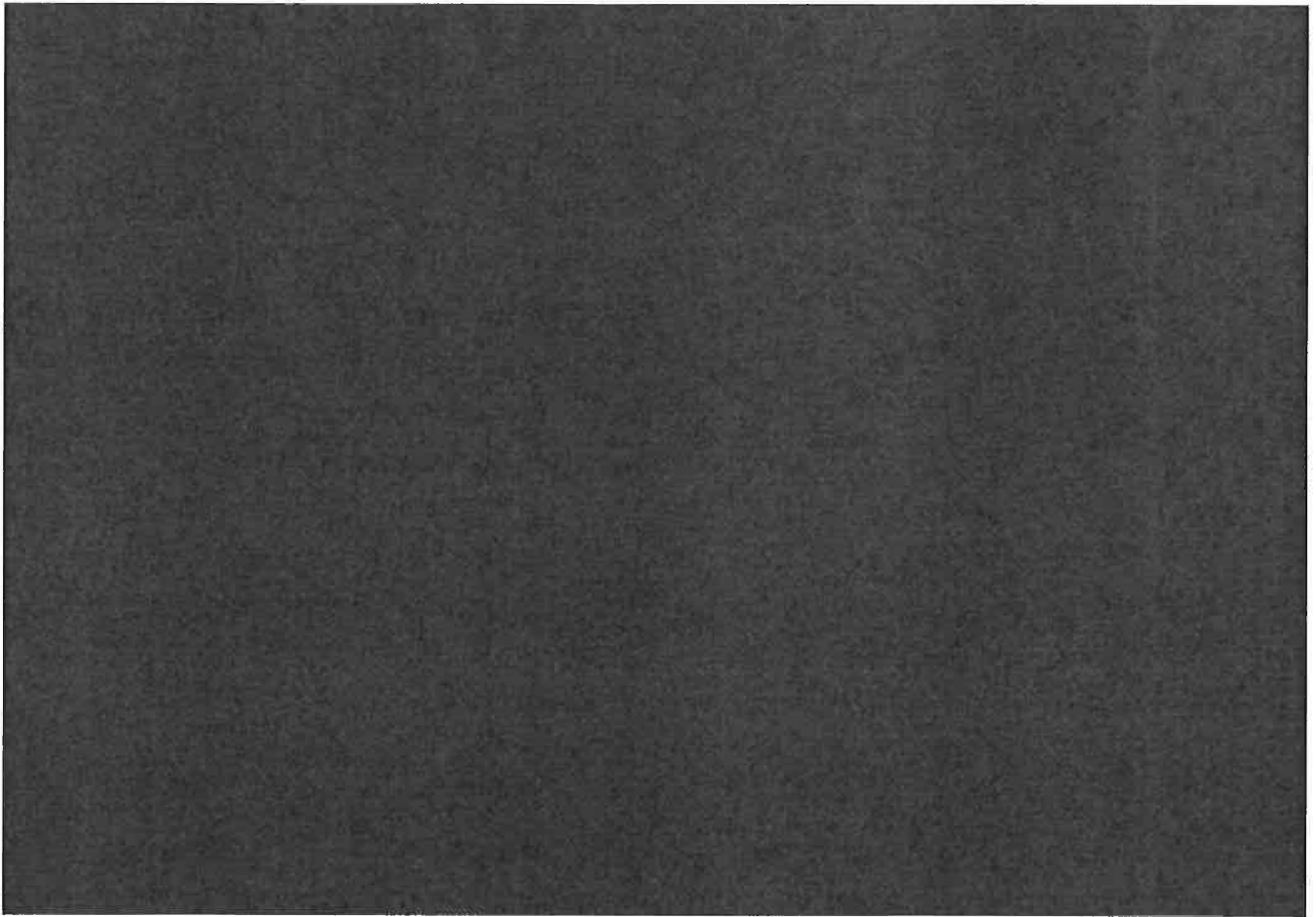
[Peter Kelly] Ideally yes, but if a joint agreement could not be reached then in my opinion a dissenting view would be acceptable but the reasons for that would need to be clearly stated. Then it would be up to GTC and UHCC to come to an agreement.

My view is that the valuations should be done taking into account the usual considerations for a valuation. Therefore, if it is appropriate for the valuers to factor in the impact of proposed Plan Changes these should be included in the valuation. Please confirm that you agree to this approach also.

[Peter Kelly] Reference PCSO, I think this does need to be factored in with some sort of weighting impact but what it looks like on a scale of 1-100 with 1 being we have just started the process and 100 being PCSO approved/notified it probably sits somewhere between 40-60. How that impacts the valuation is up to the Valuers to determine.

Apparently another reason that the figures may not be available by Christmas is that Tim Truebridge is planning to be on leave from the afternoon of Monday 21 December.
[Peter Kelly] Ok that's fine it's been a tough year for everyone and all deserve a holiday but late Jan at the latest please.





From: Peter Kelly
To: Vibhuti Chopra; Media
Cc: Richard Harbord
Subject: RE: Silverstream Spur and a catch-up
Date: Tuesday, 19 January 2021 1:48:16 pm
Attachments: image001.gif

I would consider adding that:

- a potential land swap would help unlock the Southern Hills area and enable greater development of housing on the Silverstream Spur-Pinehaven Hills, which is required to help address the forecasted growth for Upper Hutt City over the next 30 years.
- A detailed analysis has identified 5,600 new dwellings will be required in the Upper Hutt city area out to 2047 and currently 3,600 can be accommodated within existing plans and this includes the Southern Hills area. There is still a shortfall of land for 2,100 dwellings, which Upper Hutt city Council must still plan for and accommodate within the city's boundaries.
- The Significant Natural Areas plan change (check with Emily on wording) currently underway is intended to protect areas of high ecological value and an independent ecologists has identified a SNA on Silverstream Spur and surrounding Pinehaven Hills, which will be protected under the District Plan from further development.

Check the detail with Emily or Ike but pretty sure they are accurate. Refer him to the HBA and SNA assessments which are on our website if he wishes to get off his arse and do some research as it is all in there.

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: Vibhuti Chopra <Vibhuti.Chopra@uhcc.govt.nz>
Sent: Tuesday, 19 January 2021 1:22 PM
To: Media <Media@uhcc.govt.nz>; Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Richard Harbord <Richard.Harbord@uhcc.govt.nz>
Subject: RE: Silverstream Spur and a catch-up

Hi Kimberly,

Richard is on leave. I'll give you some bullet points to convert into a response for Matt –

- The MoU with GTC is just that, its not an agreement.
- We are investigating the details of any swap arrangement at the present time.
- Land valuations are part of this investigation
- Council will consult with the community on any land swap proposal once the investigation is complete and there is a proposal to discuss
- We will engage with any and all interested groups/ parties during the engagement
- The engagement/ consultation will include all details including why (or not) a land swap is being considered

Basically, we are saying, we are working on the details and are not ready to engage yet with the community or media.

Peter – Anything you would like to add/ I've missed?

Vibhuti

From: Media <Media@uhcc.govt.nz>
Sent: Tuesday, 19 January 2021 12:59 PM
To: Richard Harbord <Richard.Harbord@uhcc.govt.nz>
Cc: Vibhuti Chopra <Vibhuti.Chopra@uhcc.govt.nz>
Subject: FW: Silverstream Spur and a catch-up

Hi Richard,

I've received this media query from Matthew Tso at Stuff.

If you could please let me know today how you'd like me to respond, that would be appreciated.

Vibhuti, including you FYI.

Many thanks
 Kimberly

Kimberly Bingham
 Senior Advisor Communications and Engagement



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From: Matthew Tso [REDACTED]
Sent: Tuesday, 19 January 2021 11:36 AM
To: Kimberly Bingham <kimberly.bingham@uhcc.govt.nz>

Subject: Silverstream Spur and a catch-up

Hi Kimberly,

I intend on writing a story on Silverstream Spur - Forest & Bird has raised concerns over the progress of the existing MoU with Guildford Timber Company concerning a land swap.

Can you please find someone to comment of the following - an interview would be preferable;

- The council will be aware of F&B's desire for the spur to be retained (so as to act as a wildlife corridor and to be converted back into native bush as a recreation area), has the council engaged with the group and taken into account its views?
- F&B says the land proposed to be exchanged for the spur is much more marginal than the land it would be swapped for - steeper and poorer access. Would the council consider the swap to be fair if it were to occur?
- What would be the benefit of the land swap to Upper Hutt?
- How many houses could be placed on the spur if it was developed?
- I am also looking for some comment on the need for development in the city.

Let me know how we can proceed.

Cheers,

Matthew Tso



From: Andrea Hilton
To: Peter Kelly
CC: Geoff Staines; Richard Harbord
Subject: FW: Valuation
Date: Wednesday, 20 January 2021, 10:13:42 am
Attachments: ATT00001.000

FYI

From: John Stanley
Sent: Wednesday, 20 January 2021, 10:00 AM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Cc: John Stanley
Subject: RE: Valuation

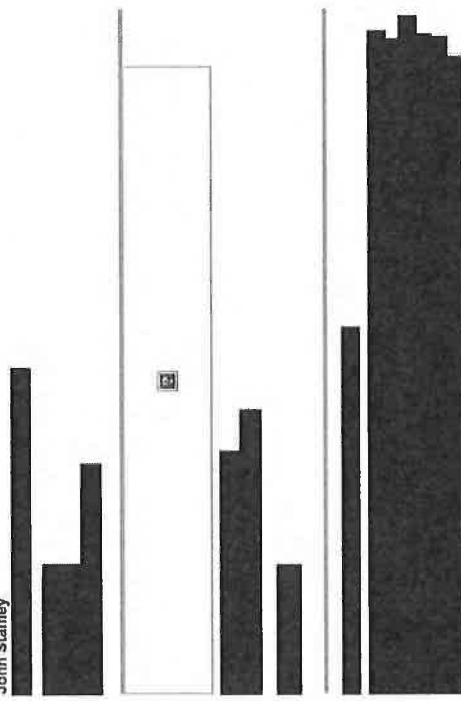
Hi Andrea
Graeme Walker has contacted me yesterday—we will finally meet this Friday (22/01/2021) for the most critical discussions, around subdivision /cost estimates of Silverstream Spur.

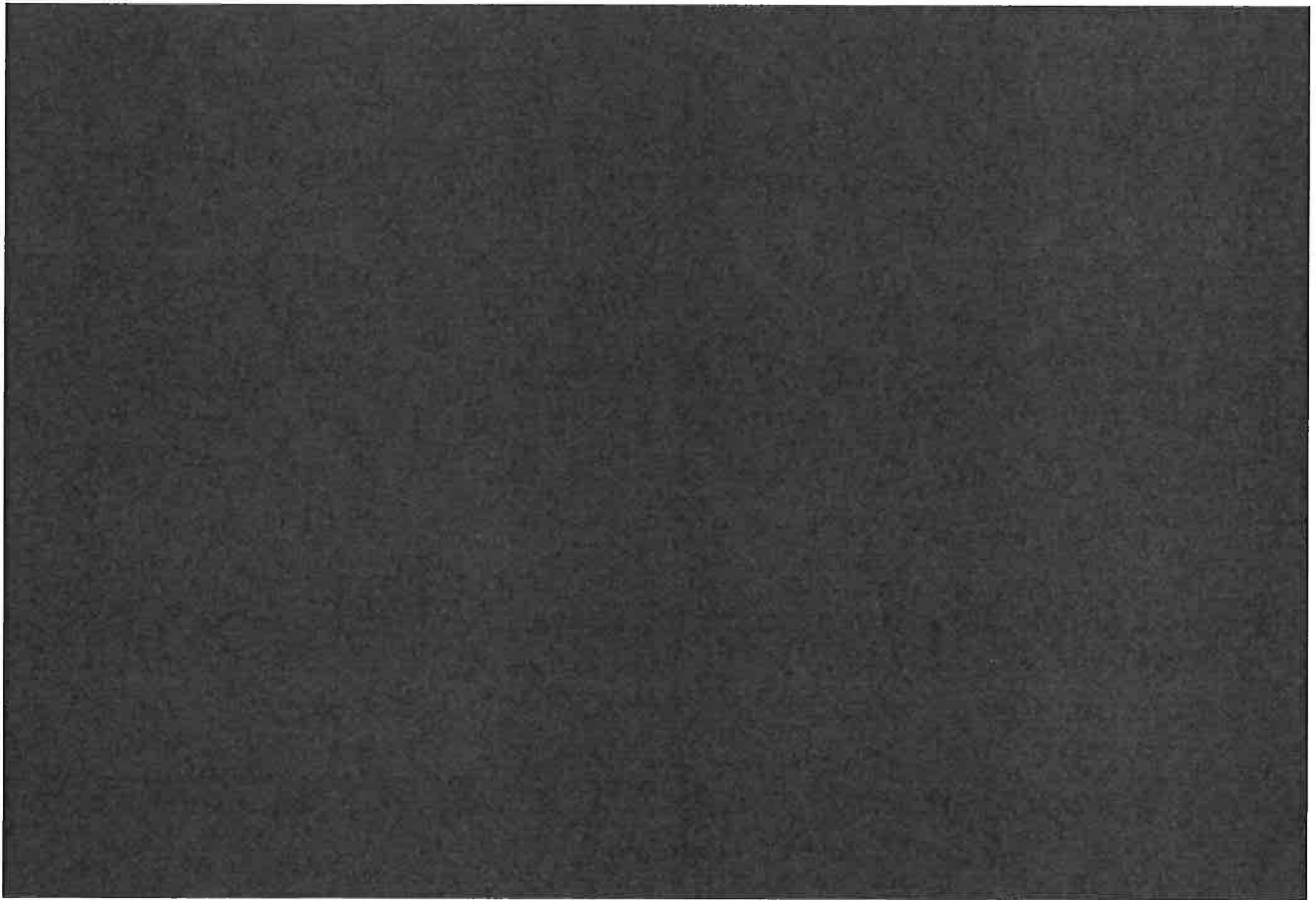
Thank you organising the all the background information (PC 50) and specific information on the Spur. It added substance and fully confirmed my initial thoughts. I have forwarded the information to Graeme in advance of our Friday meeting.

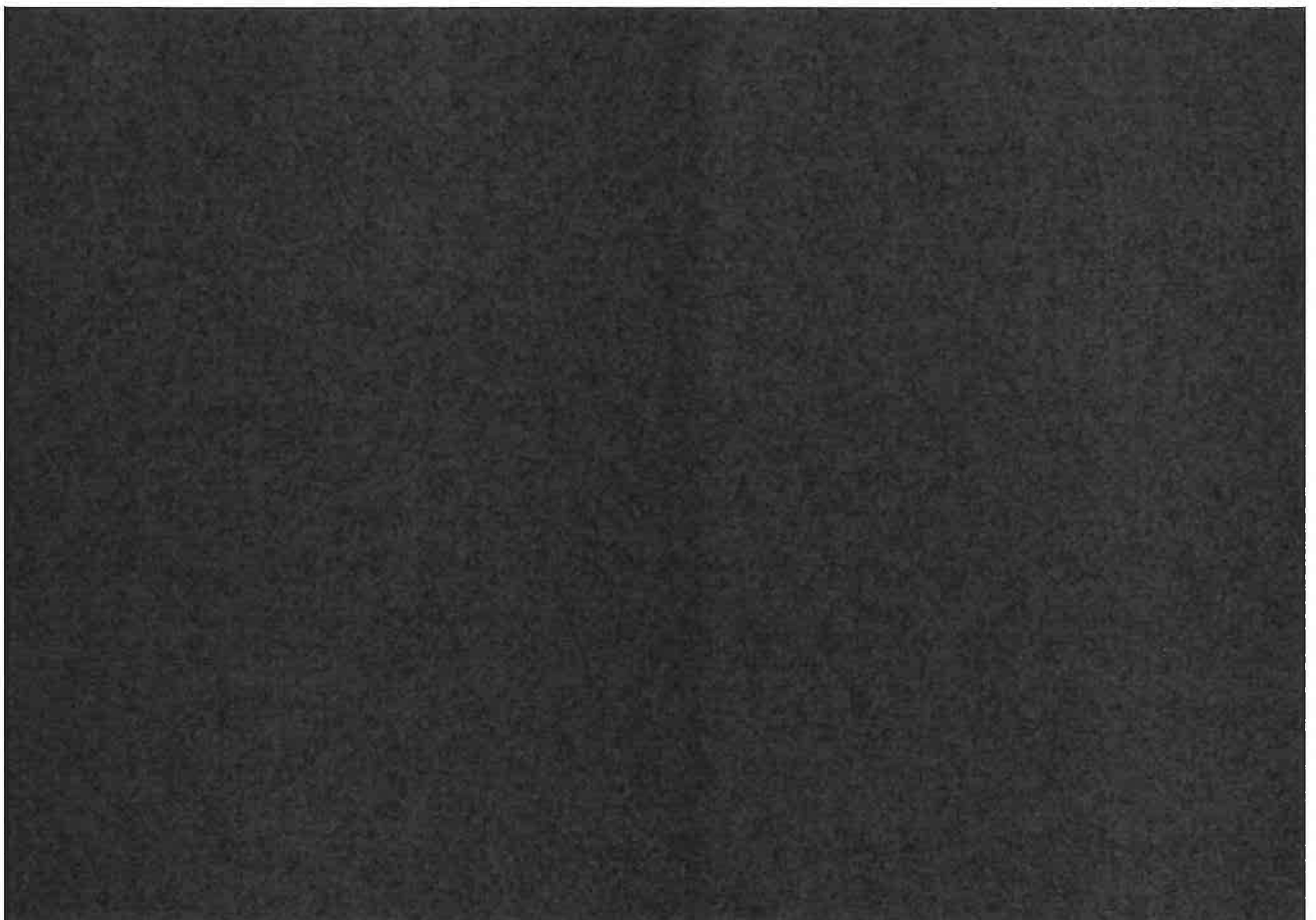
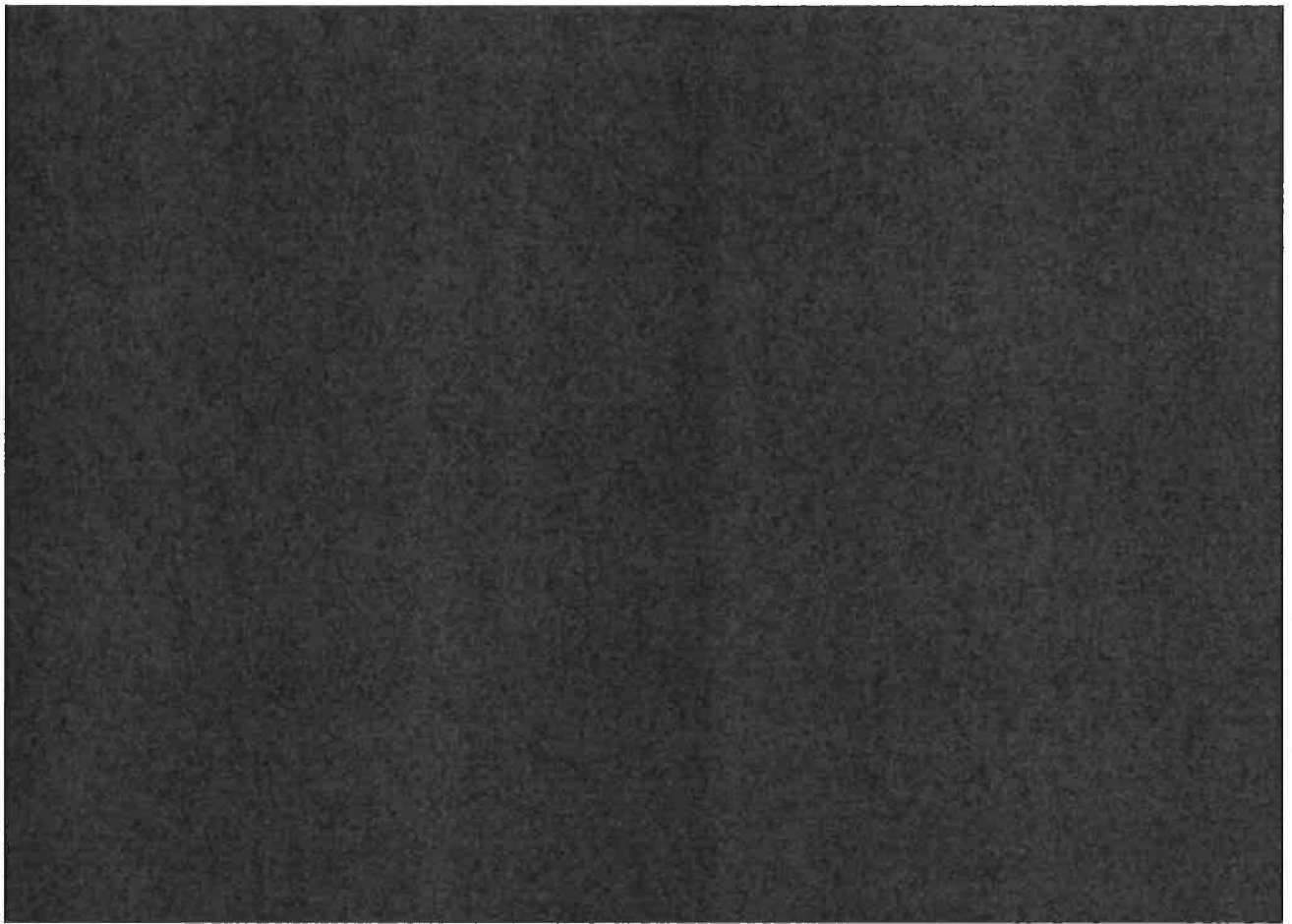
My total focus for the rest of this week and next is to see the Valuation report completed this month.

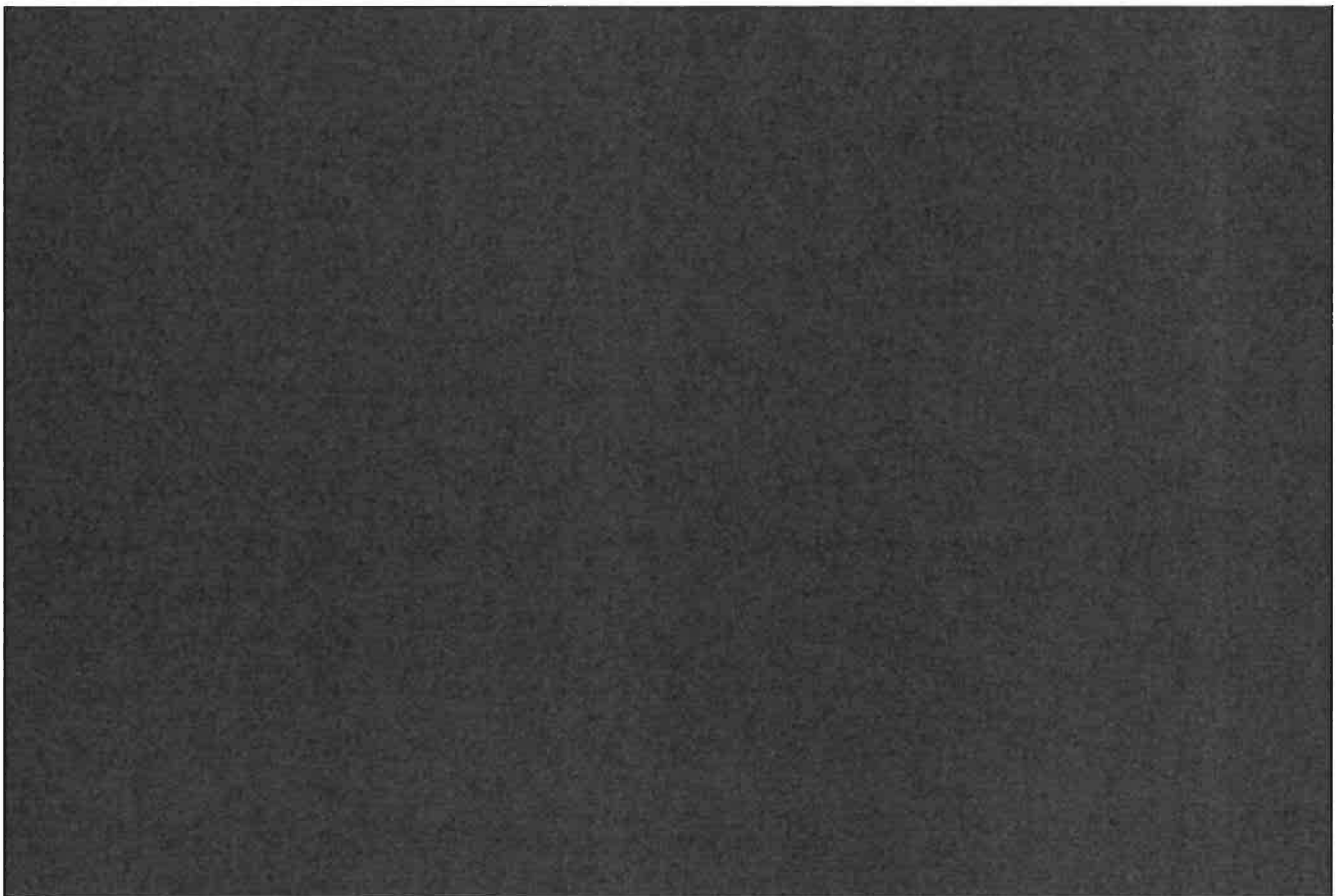
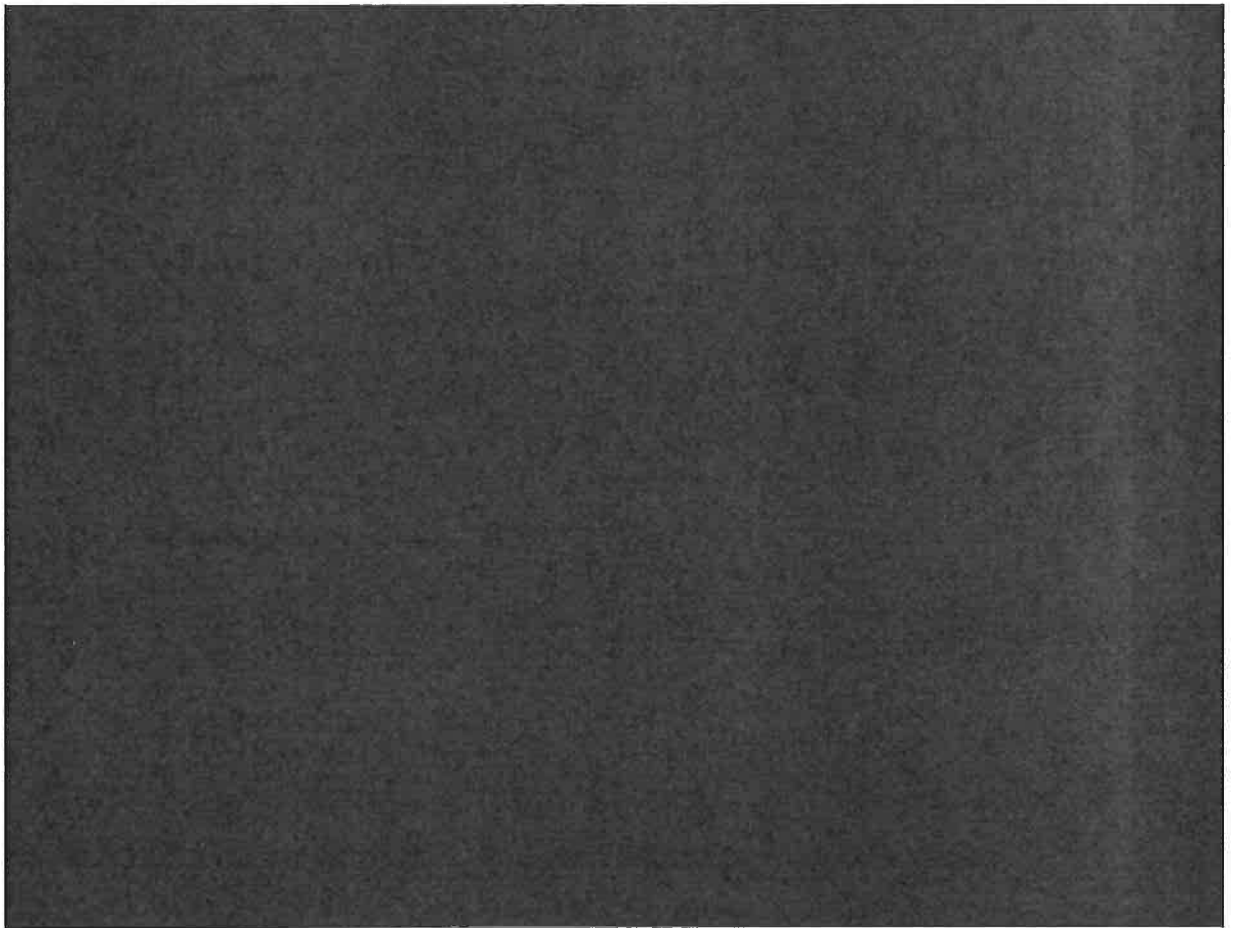
Nga mihi

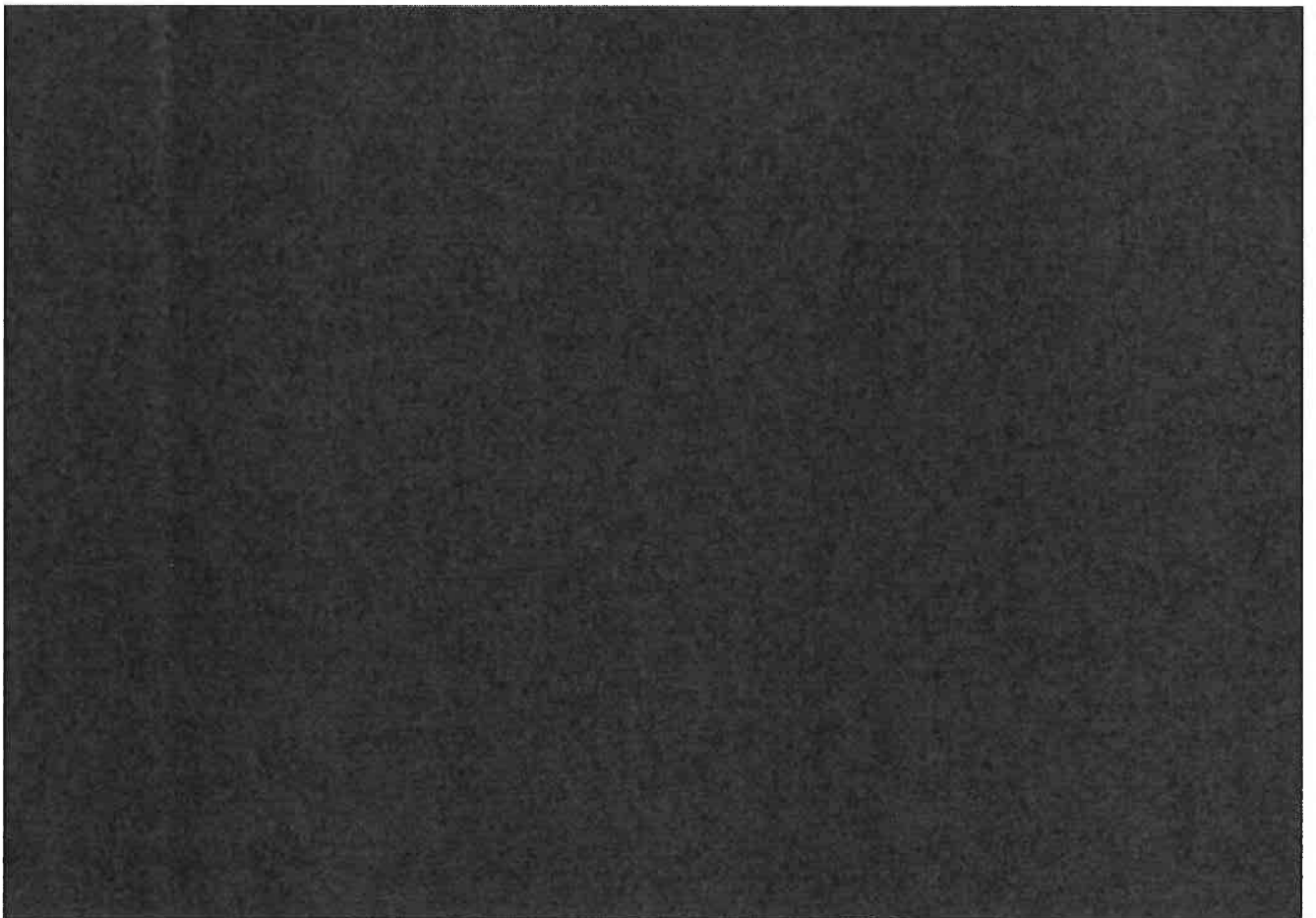
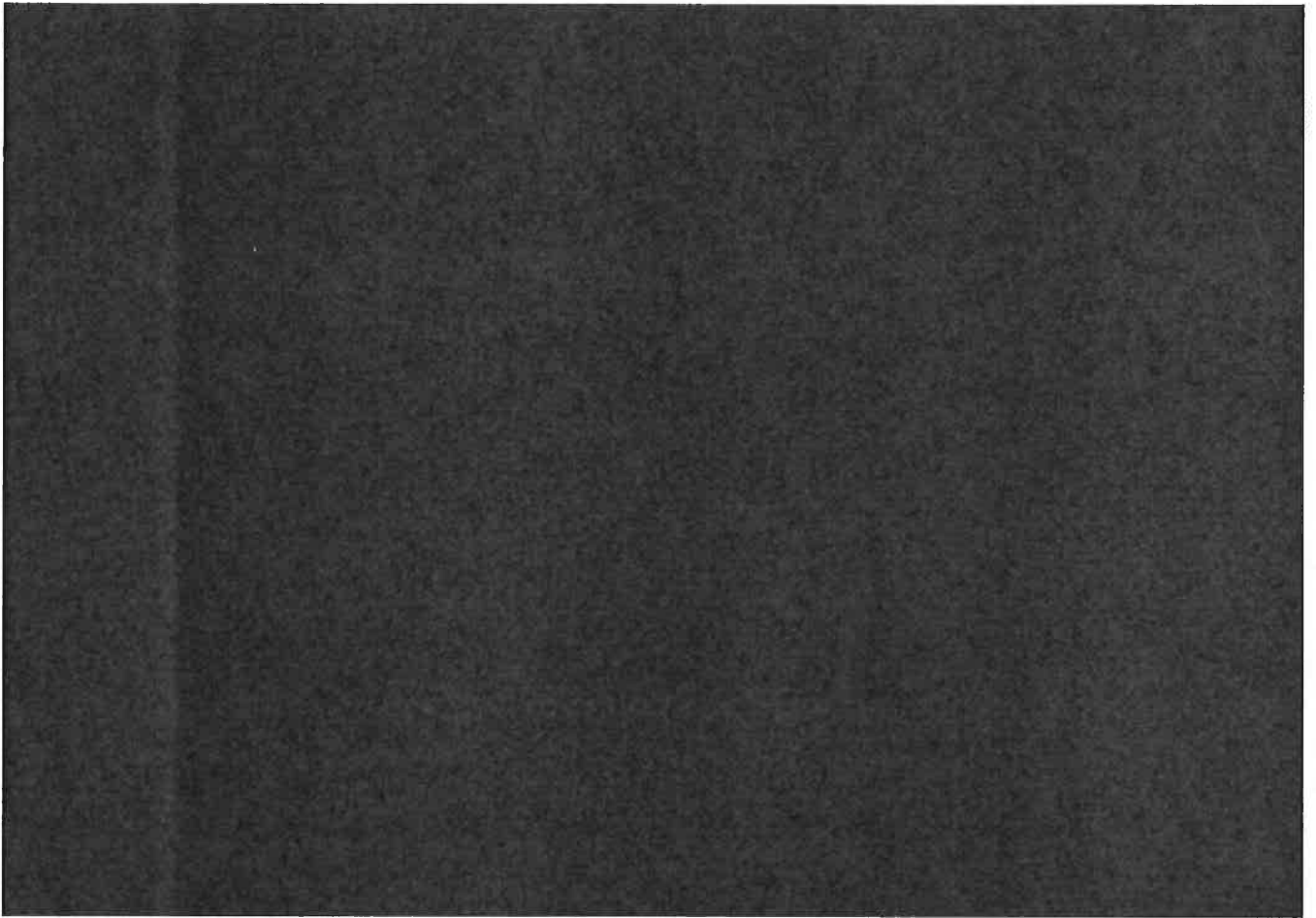
John Stanley











From: Peter Kelly
To: "James Mckibbin"
Subject: RE: Silverstream Forest website
Date: Wednesday, 3 February 2021 3:42:29 pm
Attachments: [jma00011.pdf](#)

And to you James,

The site looks great and I have sent a text to Ralph saying that.

cheers

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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Pae Tukuru: www.uhcc.govt.nz | Pukamata: www.tb.com/UpperHuttCityCouncil

From: James Mckibbin
Sent: Wednesday, 3 February 2021 3:26 PM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Richard Harbord <Richard.Harbord@uhcc.govt.nz>; Geoff Swainson <Geoff.Swainson@uhcc.govt.nz>; Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>; Brett Latimer <Brett.Latimer@uhcc.govt.nz>; Emily Thomson <Emily.Thomson@uhcc.govt.nz>; Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>; Kylie Robinson <Kylie.Robinson@uhcc.govt.nz>
Cc: Ralph Goodwin
Subject: Silverstream Forest website

Hi everyone

Happy new year – I hope you're all well!

Yesterday, the website for Silverstream Forest went live which is exciting, and I wanted to share the link with you all for information and interest.

www.silverstreamforest.nz

The website includes a video that explains the company and families' history and association with Pihlhaven and Silverstream, and the vision for the community reserve and housing development. We had some really cool drone footage taken that shows the native forest through the block, and highlights the potential of the proposed reserve for walking and mountain biking.

I wanted to make you aware of the site in case it's helpful for you to direct interested people to it, so they can see what we're up to and where we're at with planning, community engagement, planting, pest control, etc.

Cheers,
James

James McKibbin

From: Andrea Hilton
To: Peter Kelly
Cc: Geoff Swainson; Julia Fink
Subject: FW: GCT/UHCC Land exchange
Date: Wednesday, 3 February 2021 4:27:03 pm
Attachments: ATT00001.png
UHCC Bullfinch 09.02.2021_Version 2.docx

FYI

From: John Stanley
Sent: Wednesday, 3 February 2021 2:11 PM
To: Tim Truebridge
Cc: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>; Martin Veale
John Stanley
Subject: RE: GCT/UHCC Land exchange

Kia ora Tim

Attached is the working draft as at 3-02-2021 – without prejudice.
Additions and changes can be expected as this is the working draft only.

I have removed all calcs and values.

Moreover I have not disclosed any of my draft valuation figures to UHCC.
The figures I mentioned this morning are subject to TY review (including our methodology)

Meantime TY are awaiting written instructions from our client UHCC for the next step .

Nga mihi

John Stanley

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: Tim Truebridge
Sent: Wednesday, 3 February 2021 11:50 AM
To: John Stanley
Subject: GCT/UHCC Land exchange

John

Can you please send through the latest version of the report

Regards

Tim Truebridge FNZIV

[Redacted]

[Redacted]

[Redacted]

From: CR Tracey, Ultra
To: Peter Kelly, Councilors
Subject: Re: Silverstream Forest
Date: Friday, 5 February 2021 3:57:03 pm
Attachments: Image001.pdf

Thanks, this is a great read and as I live on a bush section I think this will be a lovely place to live.
My questions are:

1. If a land swap occurs - how will the council fund works on area A to build and maintain tracks, manage old pines and control wilding pines? Area A would also need new plantings to mitigate storm water run off.
2. What do they mean by "sustainable"? Are they planning to build off grid eco homes?
3. Who would upgrade Avro Rd? If this is council responsibility are there funds set aside for this?
3. If the council makes a commitment to the land swap - should there be planning or funding included in the LTP?

Just my thoughts, I would like to know these details before making a decision.
Tracey

Get Outlook for iOS

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Wednesday, February 3, 2021 3:34:45 PM
To: Councilors <Councilors@uhcc.govt.nz>
Subject: FW: Silverstream Forest

Hi everyone,

This link is worth checking out and tells the story behind the planned Silverstream Hills/Pinehaven Hills development.

Regards

Peter

Peter Kelly
Te Turu Whakarae | Chief Executive



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Pae Tukutuku: www.upperhuttcity.com | Pukamara: www.fh.com/UpperHuttCityCouncil

From: Matt Weavers <Matt.Weavers@uhcc.govt.nz>
Sent: Wednesday, 3 February 2021 12:47 PM
To: Executive Leadership Team <ELT@uhcc.govt.nz>; Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>
Subject: Silverstream Forest

Hi everyone,

We just heard about this new website last night and thought you should all be aware of it.

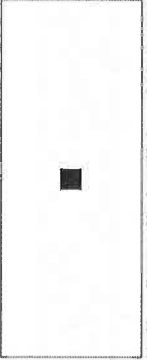
We are also letting Matthew Tso from stuff know about this as he has shown some interest in this topic recently.

<https://www.silverstreamforest.nz/>

Kind regards,

Matt Weavers

Senior Advisor Communications and Engagement



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W: www.upperhuttcity.com | F: www.fb.com/UpperHuttCityCouncil

From: Andrea Hilton
To: James Mickibbin; John Stanley; Tim Truebridge
Cc: John Stanley
Subject: RE: GCT/UHCC Land exchange
Date: Tuesday, 9 February 2021 9:13:16 am
Attachments: image002.gif
image003.png

Hi James

It will be valuable to have a meeting with the valuers present to answer questions and provide clarification and additional insight on the reports but at this stage UHCC would prefer to have a chance to read the valuation reports before meeting. The reasoning is that a meeting will be more productive once the reports have been read and digested. I will discuss with Peter and either Toni or I will get back to you.

Regards

Andrea Hilton

Kaitohutohu Mātāmua ā-Ture | General Counsel

cid:image001.gif@01D6901B.453D99B0



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Pukamata: www.fb.com/UpperHuttCityCouncil

From: James Mickibbin

Sent: Tuesday, 9 February 2021 8:39 AM

To: John Stanley

Tim Truebridge

Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>

Cc: John Stanley

Subject: Re: GCT/UHCC Land exchange

Good morning

GTC would like to meet, as Tim suggests below, to receive the report and have the valuations conveyed to both parties. Andrea, if that works for you and UHCC, perhaps we can find some times that work for everyone to meet - ideally this week if schedules align?

Thanks

James

From: John Stanley

Date: Thursday, 4 February 2021 at 10:03 AM

To: Tim Truebridge [REDACTED], John Stanley
Cc: James Mckibbin [REDACTED], Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Subject: RE: GCT/UHCC Land exchange

Hi Tim

Many thanks – email noted.
We are still awaiting response from UHCC.

Nga mihi

John Stanley

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Tim Truebridge [REDACTED]
Sent: Wednesday, 3 February 2021 5:30 PM
To: John Stanley [REDACTED]
Cc: James Mckibbin [REDACTED]
Subject: RE: GCT/UHCC Land exchange

John

Thank you for the latest draft joint report.

Given the current impasse, I expect the parties will now reconvene to progress the matter.

I have suggested to GTC that now that the draft report is as more or less complete, that a meeting of valuers with the respective parties is appropriate.

The purpose of the meeting would be to canvass the report, valuers to convey the valuations, and then valuers to contribute (if required) to any following discussion.

In terms of the report I will be submitting the latest joint draft, although there may be some changes where required. If TY do not want their letter head on that doc (as they have eluded to) then I will remove it.

Regards

Tim Truebridge FNZIV

[REDACTED]

[REDACTED]

[REDACTED]

From: John Stanley [REDACTED]
Sent: Wednesday, 3 February 2021 2:11 PM
To: Tim Truebridge [REDACTED]
Cc: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>; Martin Vaale [REDACTED]; Jerome Mckeefry [REDACTED]; John Stanley [REDACTED]
Subject: RE: GCT/UHCC Land exchange

Kia ora Tim

Attached is the working draft as at 3-02-2021 – without prejudice. Additions and changes can be expected as this is the working draft only.

I have removed all calcs and values.

Moreover I have not disclosed any of my draft valuation figures to UHCC. The figures I mentioned this morning are subject to TY review (including our methodology)

Meantime TY are awaiting written instructions from our client UHCC for the next step.

Nga mihi

John Stanley

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Tim Truebridge
Sent: Wednesday, 3 February 2021 11:50 AM
To: John Stanley
Subject: GCT/UHCC Land exchange

John

Can you please send through the latest version of the report.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

From: Andrea Hilton
To: Peter Kelly
Subject: RE: GTC land swap - report to Council
Date: Monday, 15 February 2021 9:19:20 am

The report could have the valuation too. The only issue would be to make sure C's are aware that they need to be careful not to discuss the valuation or the specific terms of the contract in the public section of the meeting.
Peter

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Friday, 12 February 2021 3:36 PM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Subject: Re: GTC land swap - report to Council

Yeah I was wondering how we manage that given that the valuation would be commercially sensitive. What you suggest makes sense and is easily justified.

Peter

Sent from my iPhone

On 12/02/2021, at 15:30, Andrea Hilton <Andrea.Hilton@uhcc.govt.nz> wrote:

Hi Peter

Regarding the report that will eventually go to Council relating to the land transaction between the Council and GTC, since the actual report will be in Public, I suggest that a copy of the sale and purchase agreement is included in the Public Excluded agenda for the same meeting, with a recommendation that the report be received. This would enable the Councilors to get a copy of the actual agreement at the same time as they get the report, so that the Councilors have knowledge of the actual proposed terms and conditions.

Alternatively, a workshop before the report goes to Council that would give the Councilors an opportunity to consider all the terms and conditions without them being in the public arena.

Regards

Andrea Hilton

From: Toni Neale
To: Records
Subject: FW: MOU Silverstream Spur
Date: Monday, 15 February 2021 3:24:00 pm
Attachments: UHCCLetterMOUGoldford13Jan21-2.doc
image001.gif

For the mail system and back to me please.

Toni Neale
Executive Assistant to the Chief Executive



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W: www.uhcc.govt.nz | F: www.fb.com/UpperHuttCityCouncil

From: [Redacted]
Sent: Monday, 15 February 2021, 1:39 PM

To: CR Dylan Bentley <Dylan.Bentley@uhcc.govt.nz>; CR Chris Carson <Chris.Carson@uhcc.govt.nz>; CR Blair Griffiths <Blair.Griffiths@uhcc.govt.nz>; CR Paul Lambert <Paul.Lambert@uhcc.govt.nz>; CR Heather Newell <Heather.Newell@uhcc.govt.nz>; CR Steve Taylor <Steve.Taylor@uhcc.govt.nz>; CR Tracey Ultra <Tracey.Ultra@uhcc.govt.nz>; CR Dave Wheeler <Dave.Wheeler@uhcc.govt.nz>; CR Hellen Swales <Hellen.Swales@uhcc.govt.nz>; CR Angela McLeod <angela.mcleod@uhcc.govt.nz>
Cc: Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>; Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Vibhuti Chopra <Vibhuti.Chopra@uhcc.govt.nz>; Richard Harbord <Richard.Harbord@uhcc.govt.nz>
Subject: re: MOU Silverstream Spur

Dear All,

Please find attached my letter regarding the status of the Silverstream Spur.

I look forward to receiving your acknowledgement of receipt of this letter and your comments.

Kind regards,
Mary Beth Taylor

From: Peter Kelly
To: John Ross
Subject: Toni Neale
Date: Monday, 15 February 2021 3:38:09 pm
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png

Hi John,

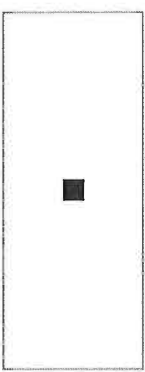
The Council have not yet decided on whether they wish to proceed with a sale and purchase agreement and before they do they will go out to the community to consult on this and gauge the community interest to help them reach a decision. They have a range of options to consider from a land swap at one end as proposed under the MOU, to a possible sale on the open market or to simply maintaining the status quo. Any decision is still some months away and not likely before June 2021 on current thinking.

As part of our process to help gather information we would welcome an opportunity to meet with you.

Regards

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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Tau Waera: +64 4 527 2110 | Waea Pūkoro: +64 27 208 8000 | I-mēra: peter.kelly@uhcc.govt.nz
Pae Tukutuku: www.uhcc.govt.nz | Pukamāta: www.fb.com/UpperHuttCityCouncil

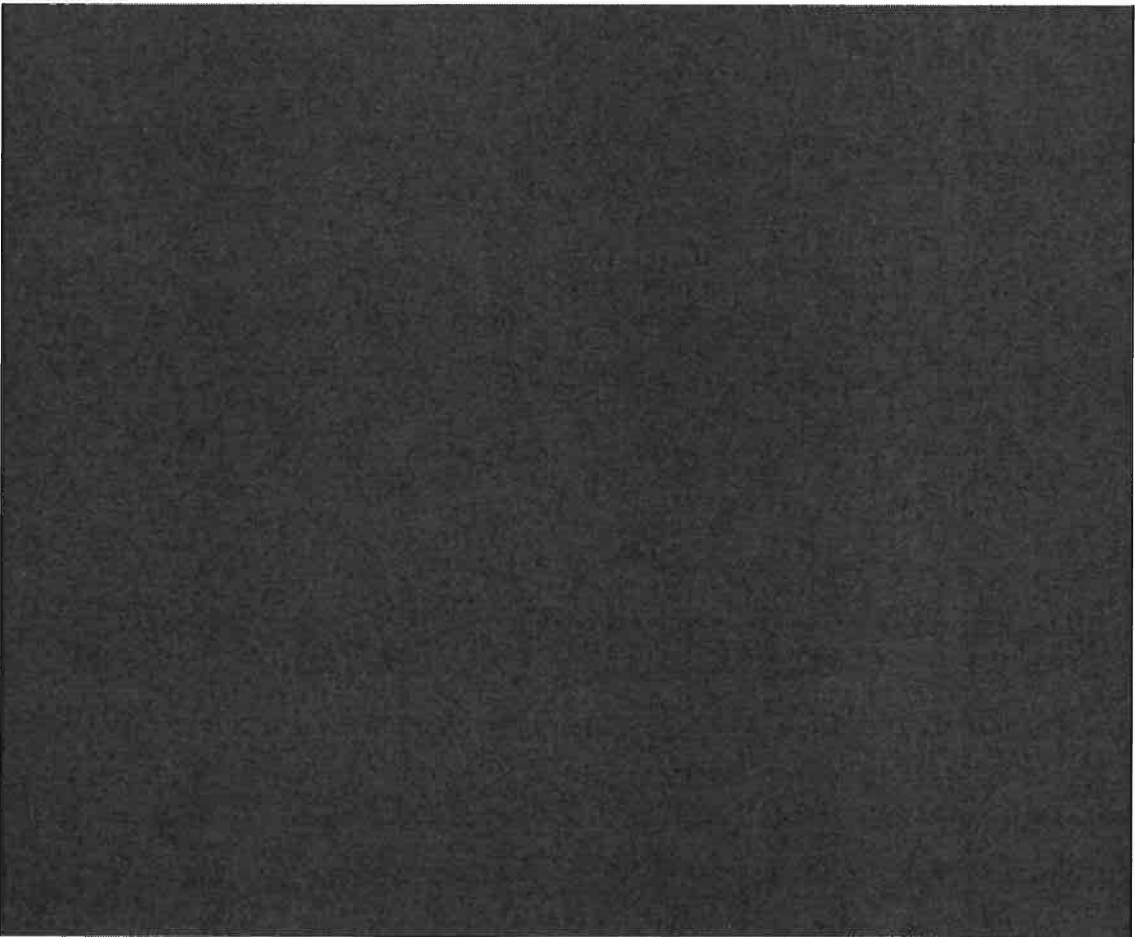
From: John Ross

Sent: Monday, 15 February 2021 3:02 PM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Subject: The Spur

Hi Peter,

I am chairperson of Silverstream Park Christian Centre who own land next to The Silverstream Spur.

A meeting was advertised on signs around Silverstream to talk about the spur. I attended thinking it was organised by UHCC but discovered otherwise on arrival. [Redacted]



From: Josephine Collins
To: Peter Kelly
Cc: Wayne Guppy; Toni Neale; Janette Granville
Subject: RE: Briefing Req'd: Silverstream Spur & Guildford development- Consultation/Timeline
Date: Wednesday, 17 February 2021 11:04:17 am
Attachments: image001.gif
 image003.jpg
 image005.jpg
 image004.jpg

Thanks Peter

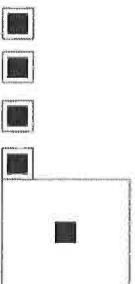
We look forward to further information ; especially around timelines/engagement & the consultation process as it comes to hand.

Nga Mihi

Josephine Collins www.cowd123.govt.nz
 Senior MP Support
 Hon.Chris Hipkins MP for Remutaka


Authorised by Hon.Chris Hipkins MP, Parliament Buildings, Wellington

Services To Rangatahi Whare Paraniata
 Private Bag 18041, Wellington 6140, New Zealand
www.parliament.nz



From: Peter Kelly [mailto:Peter.Kelly@uhcc.govt.nz]
Sent: Wednesday, 17 February 2021 8:26 AM
To: Josephine Collins

Cc: Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: Briefing Req'd: Silverstream Spur & Guildford development- Consultation/Timeline

Kia ora Josephine,

We will come back to you with information regarding this. Suffice to say that when planning for growth city councils must balance a lot of competing priorities within extant government policy, the RMA (SNAs), community sentiment and freeing up more land for housing. It is also fair to say

that parts of the community are well ahead of any formal process that Council has yet to initiate and under those processes there are clear requirements to engage with the community on planning changes and sale and disposal of strategic assets (e.g. land). Finally, there are always aggrieved parties who are disappointed with the outcomes of Hearing Panels and the decision reached by Commissioners particularly with regards to Plan Change 42 and the Pinehaven Stream Flood protection mitigation which was found in favour of GWRC and UHCC.

Have a look at the link below to see what GTC are wanting to do.

<https://www.silverstreamforests.nz/>

Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive

cid:image003.gif@01D70506.61892700

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Pae Tukutuku: www.upperhuttcity.com | Pukamata: www.tb.com/UpperHuttCityCouncil

From: Josephine Collins

Sent: Tuesday, 16 February 2021 9:11 AM

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>

Cc: Hon Chris Hipkins; janette.granville@uhcc.govt.nz

Subject: Briefing Reqd: Silverstream Spur & Guildford development- Consultation/Timeline

Morena Peter & Wayne

We hope you've had a good start to the week.

Please see email below that we have received from Peter

Could you please provide a briefing so that I can update Chris and so that we can reply to Pete regarding the avenues he has available to raise his concerns and partake in any consultation

Nga Mihi

Josephine Collins www.govt.nz

Senior MP Support

Hon.Chris.Hipkins.MP@Remutaka



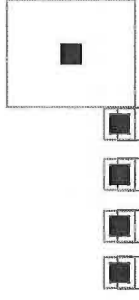
Authorised by Hon. Chris Hipkins MP, Parliament Buildings, Wellington

Parliamentary

Service Te Rauanga Whare Pāremata

Private Bag 1804 | Wellington 6160, New Zealand

www.parliament.nz



From: Hon Chris Hipkins

Sent: Tuesday, 16 February 2021 9:03 AM

To: Janette Granville

>, Josephine Collins

Subject: FW: Silverstream Spur & Guildford development

FYI

From: peter

Sent: Friday, 12 February 2021 9:14 AM

To: Hon Chris Hipkins

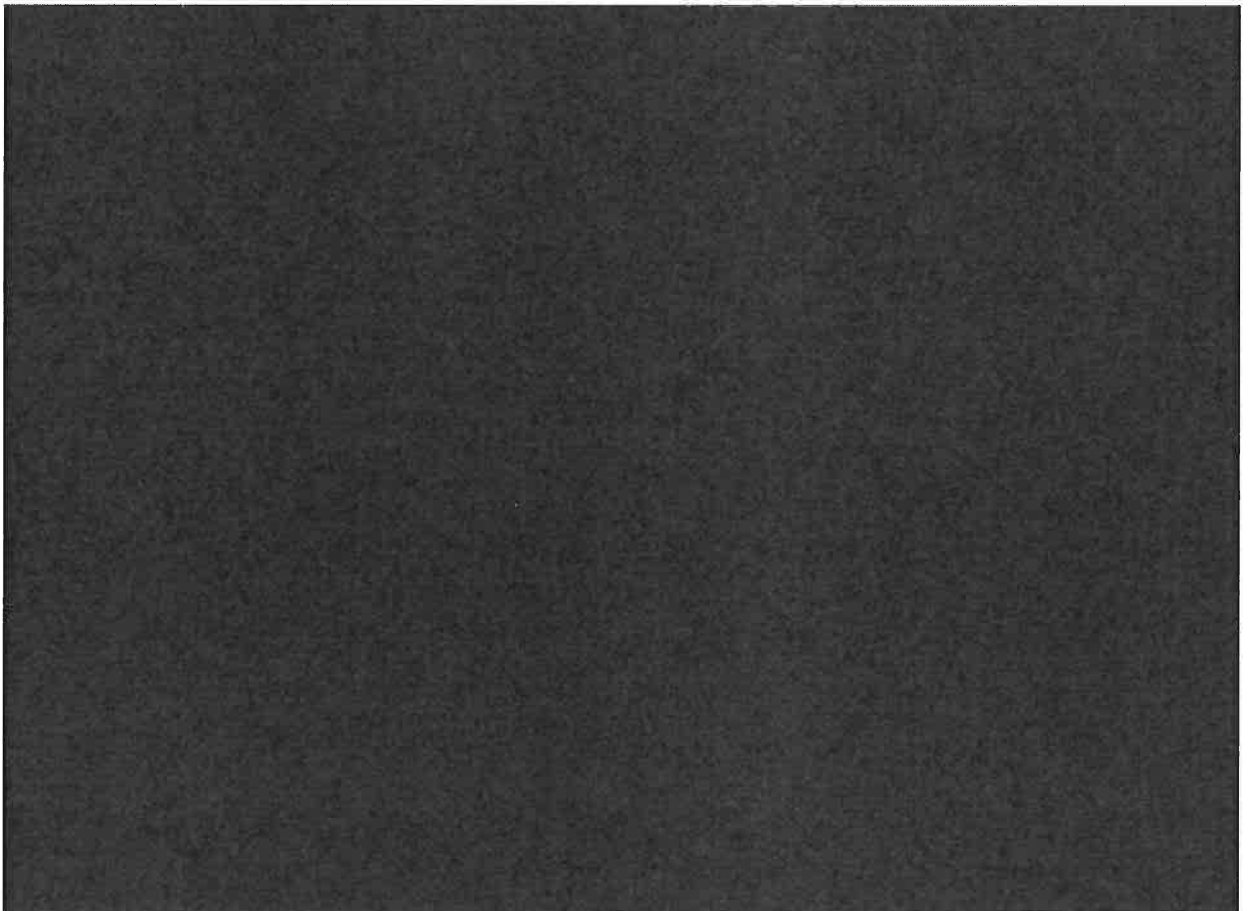
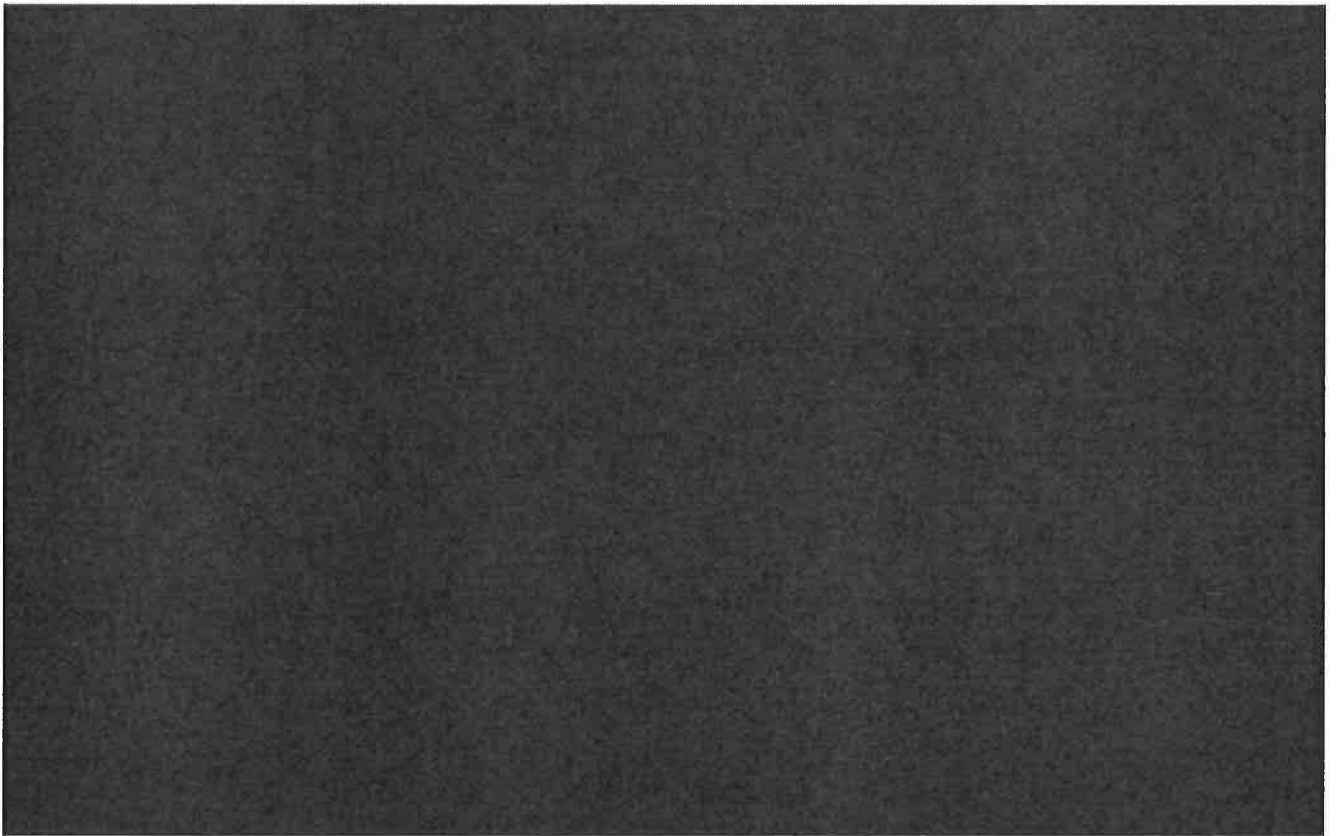
Subject: Silverstream Spur & Guildford development

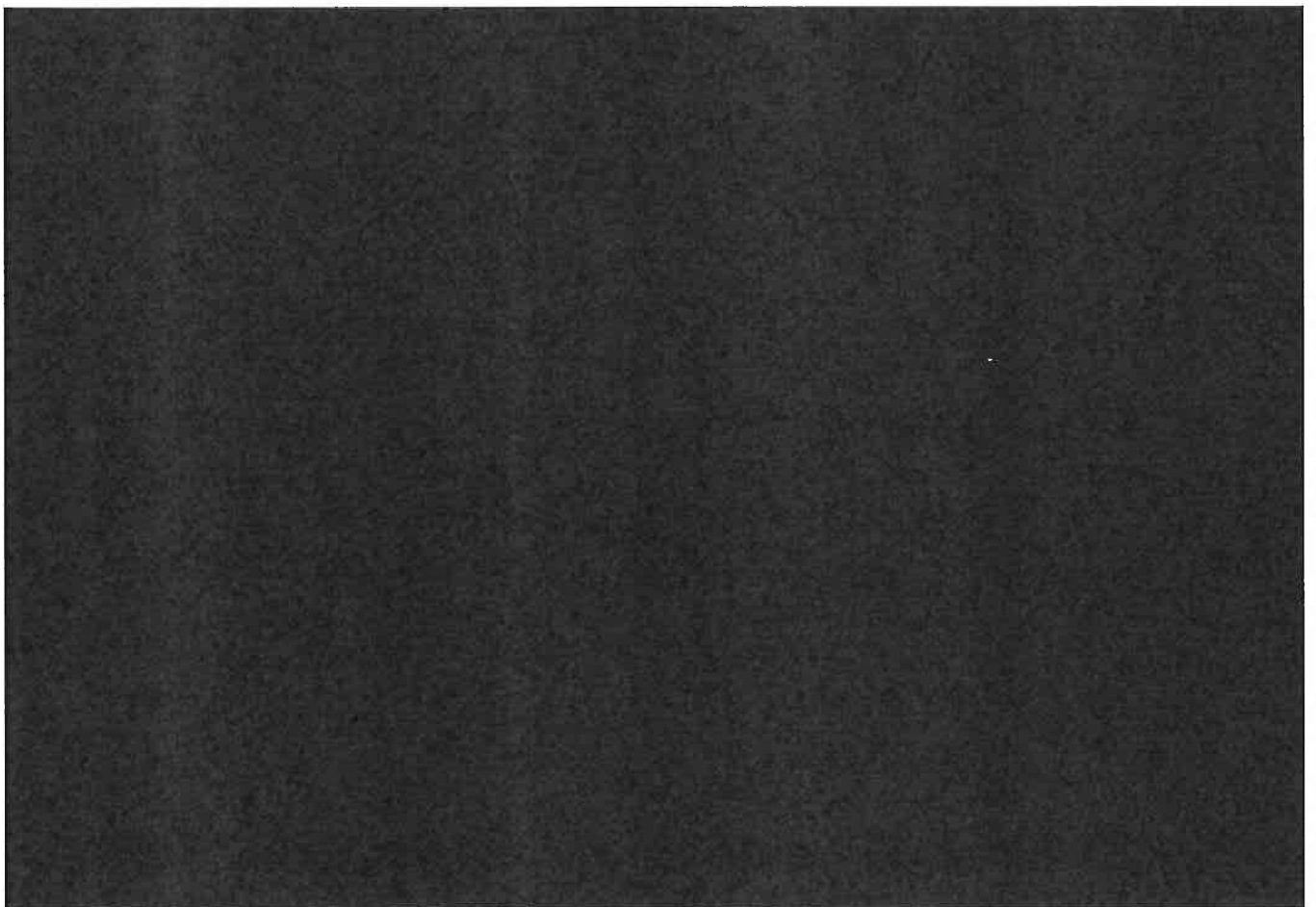
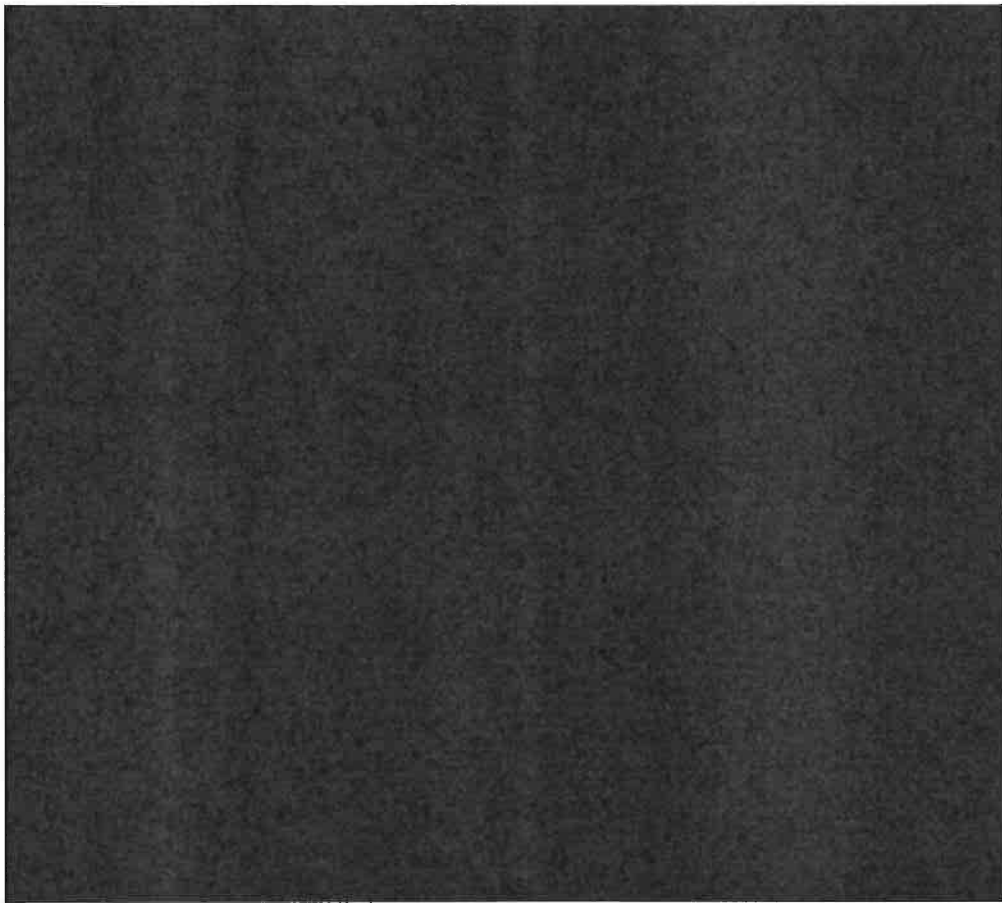
Mōrena Chris,

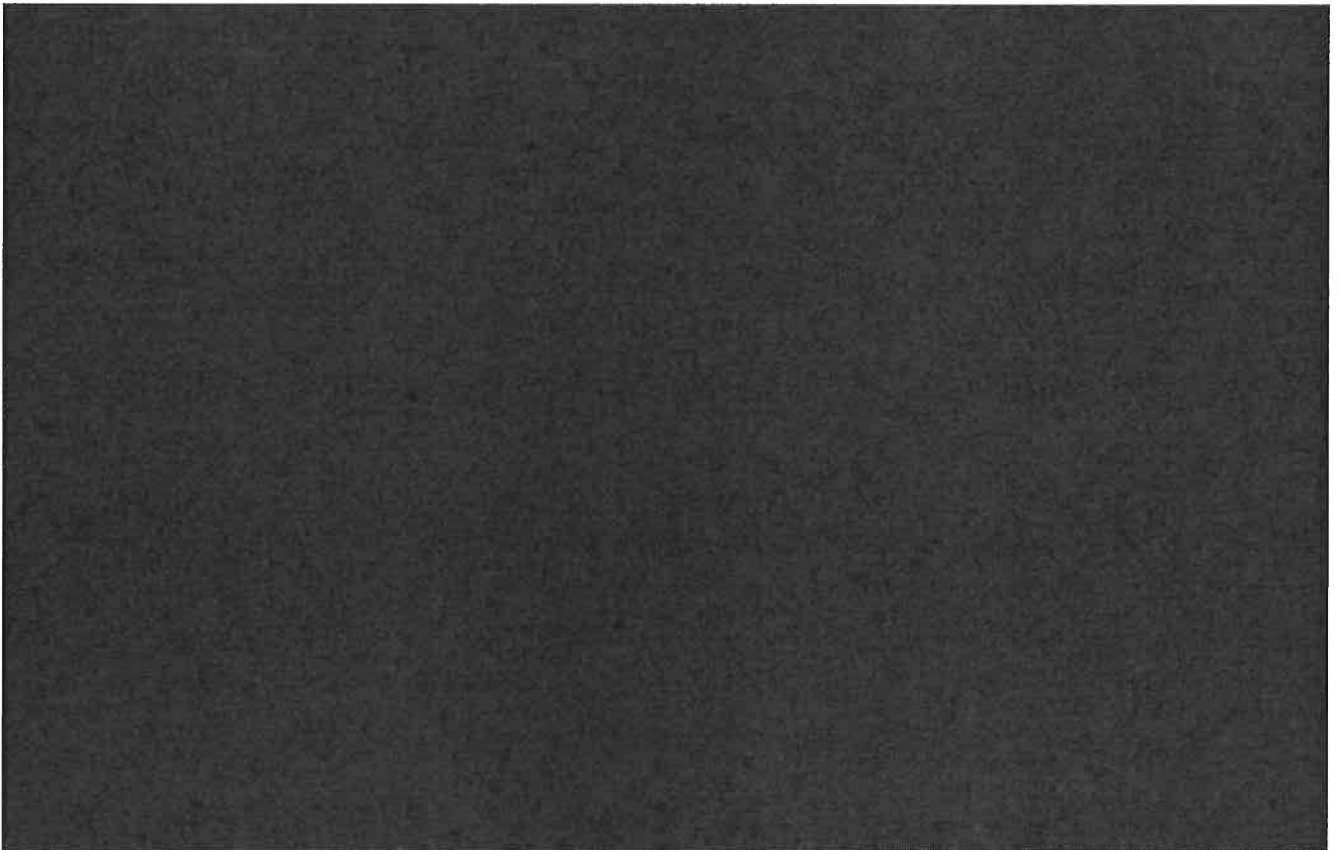
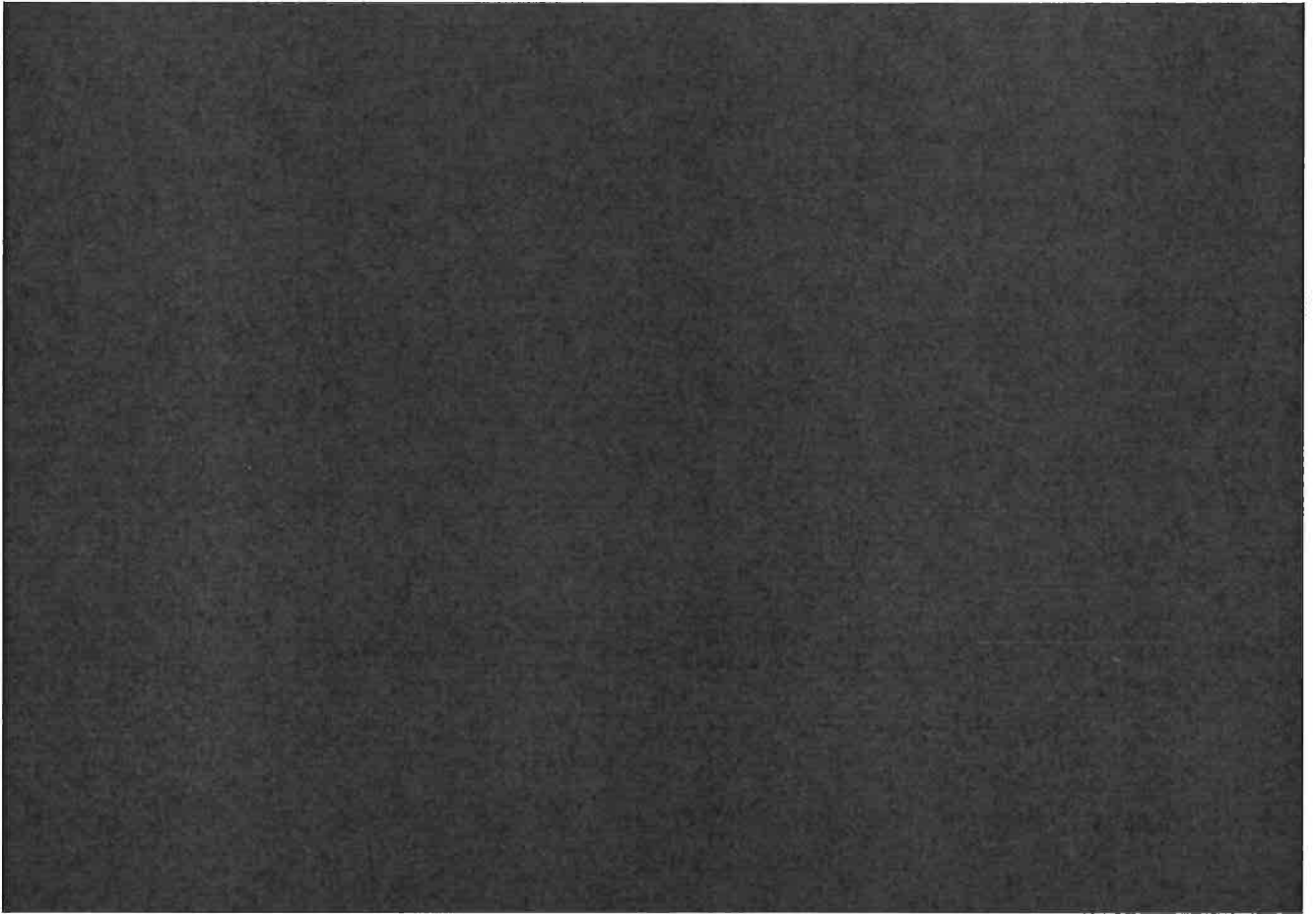
I am writing to express concern over the imminent sale of the public-owned land (Silverstream Spur) and development in the hills surrounding Silverstream and Pinehaven.

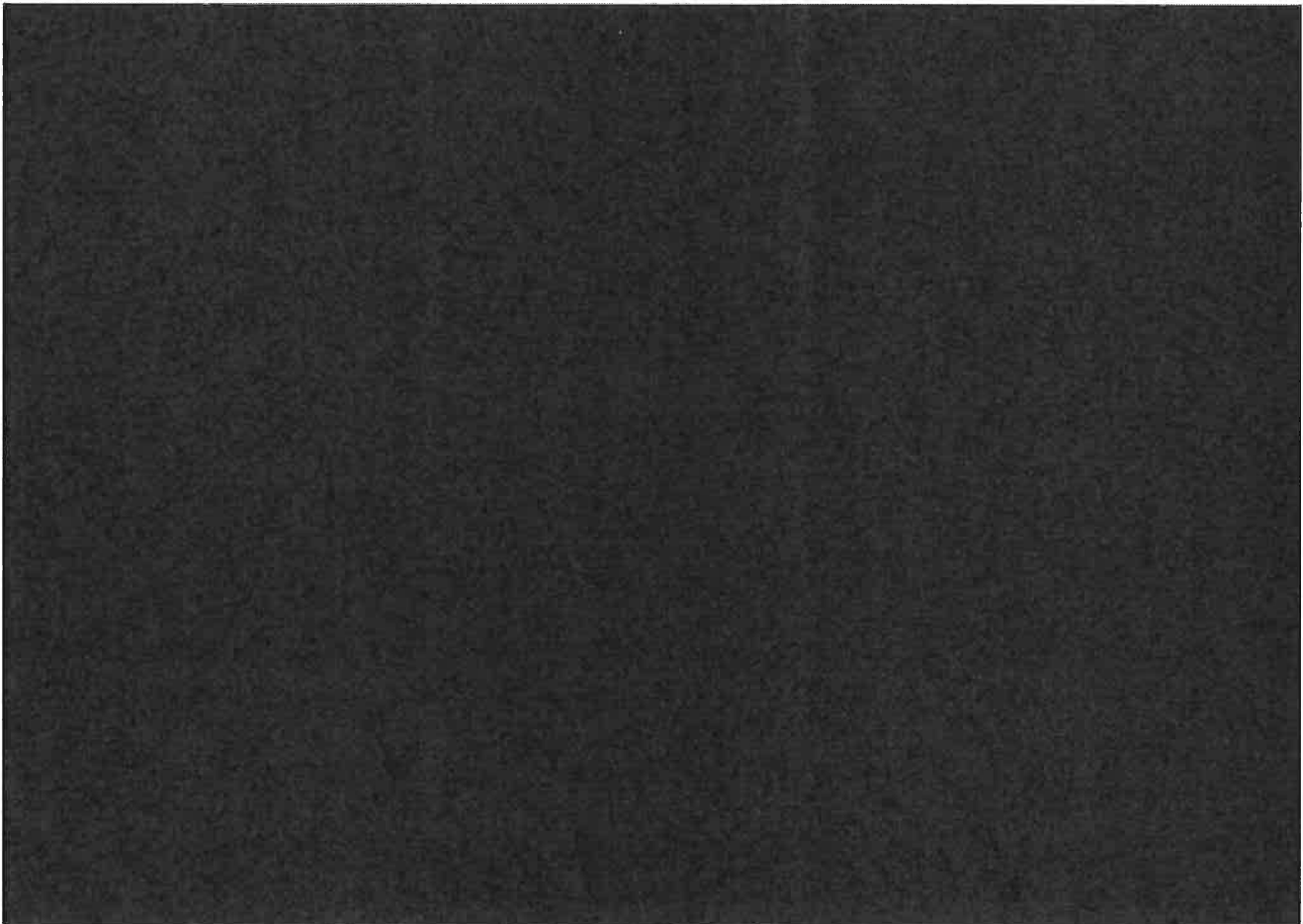
The community is losing a valuable asset in the Spur, as the character of the area will be significantly changed. The irreversible environmental change will also have a negative effect on native birdlife, which use the Spur as the narrowest crossing point between the two sides of the valley. This lack of foresight will be sorely felt once the Wainuiomata eco sanctuary is complete, and the native birdlife is unable to use the Spur to access the Akatarawa forest.

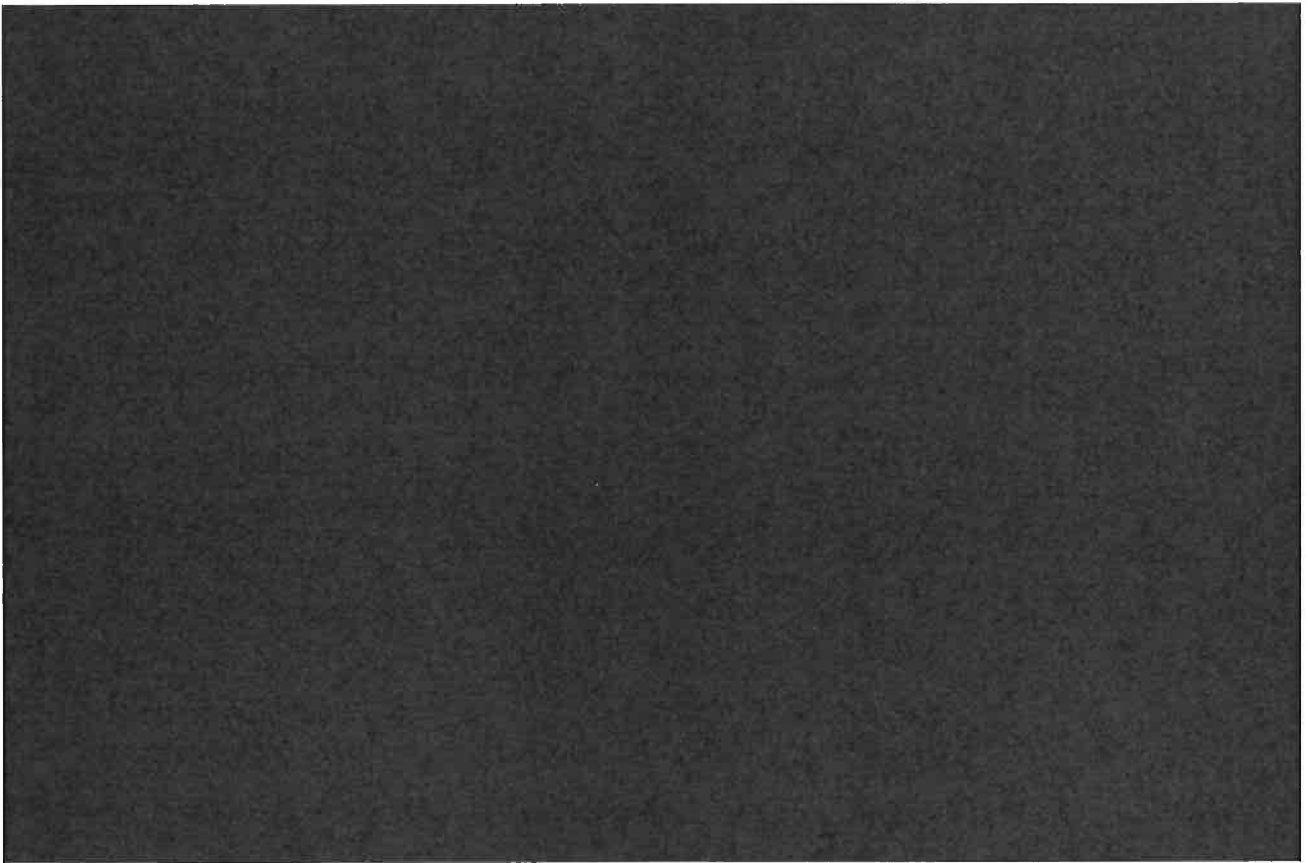
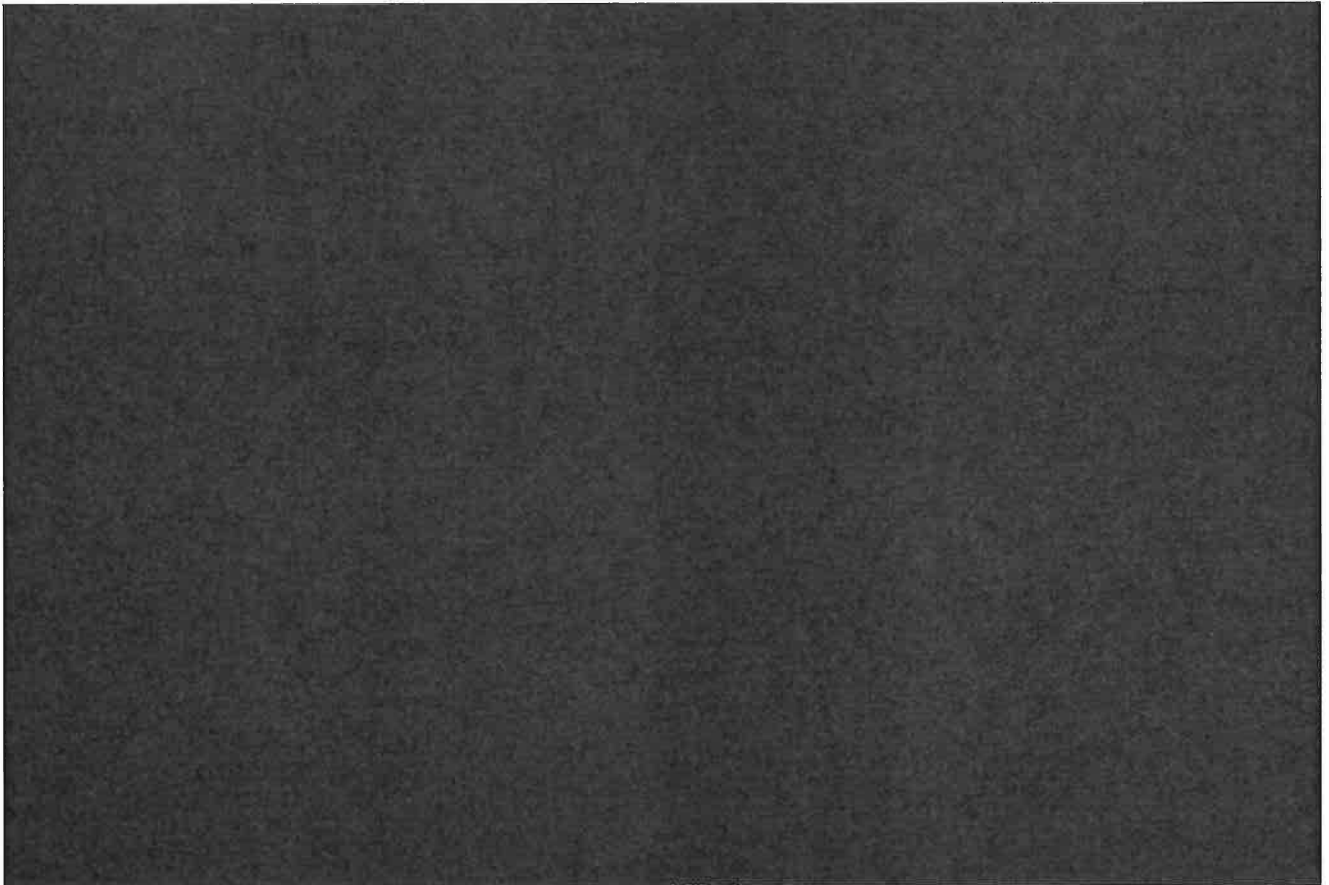
There has been no accessible public consultation on the scale of the proposed development from either council or the Guildford Timber Company. This has resulted in

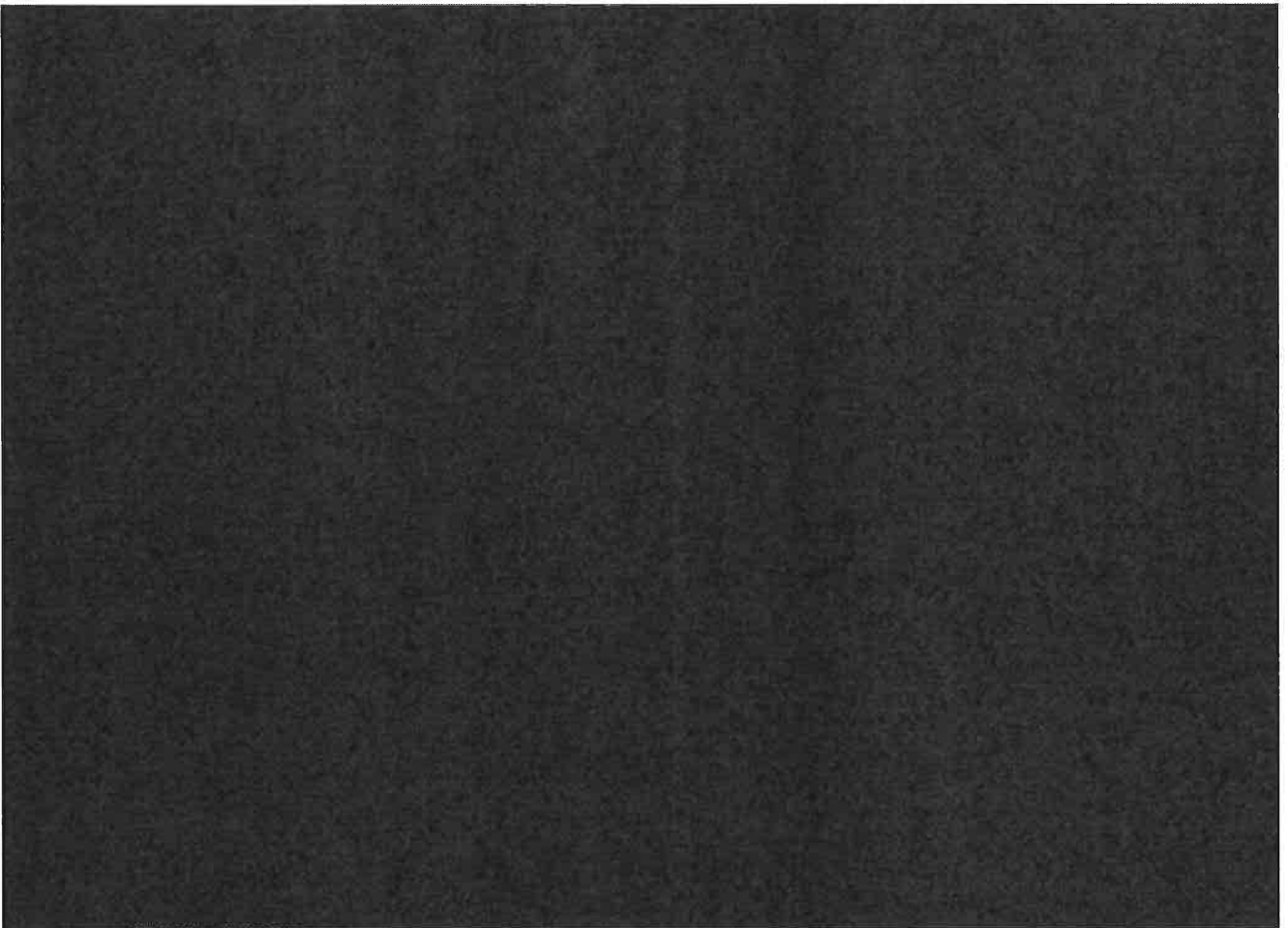
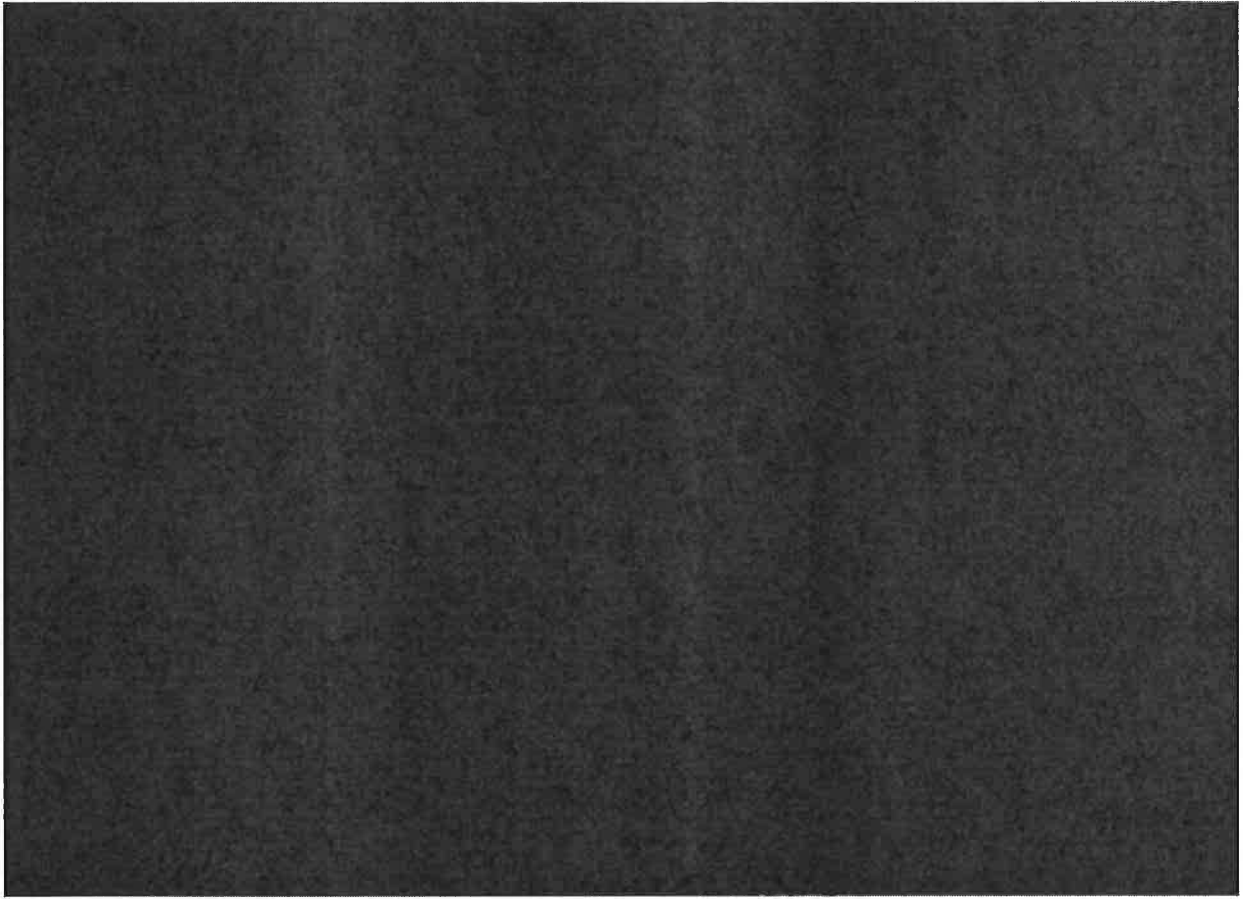


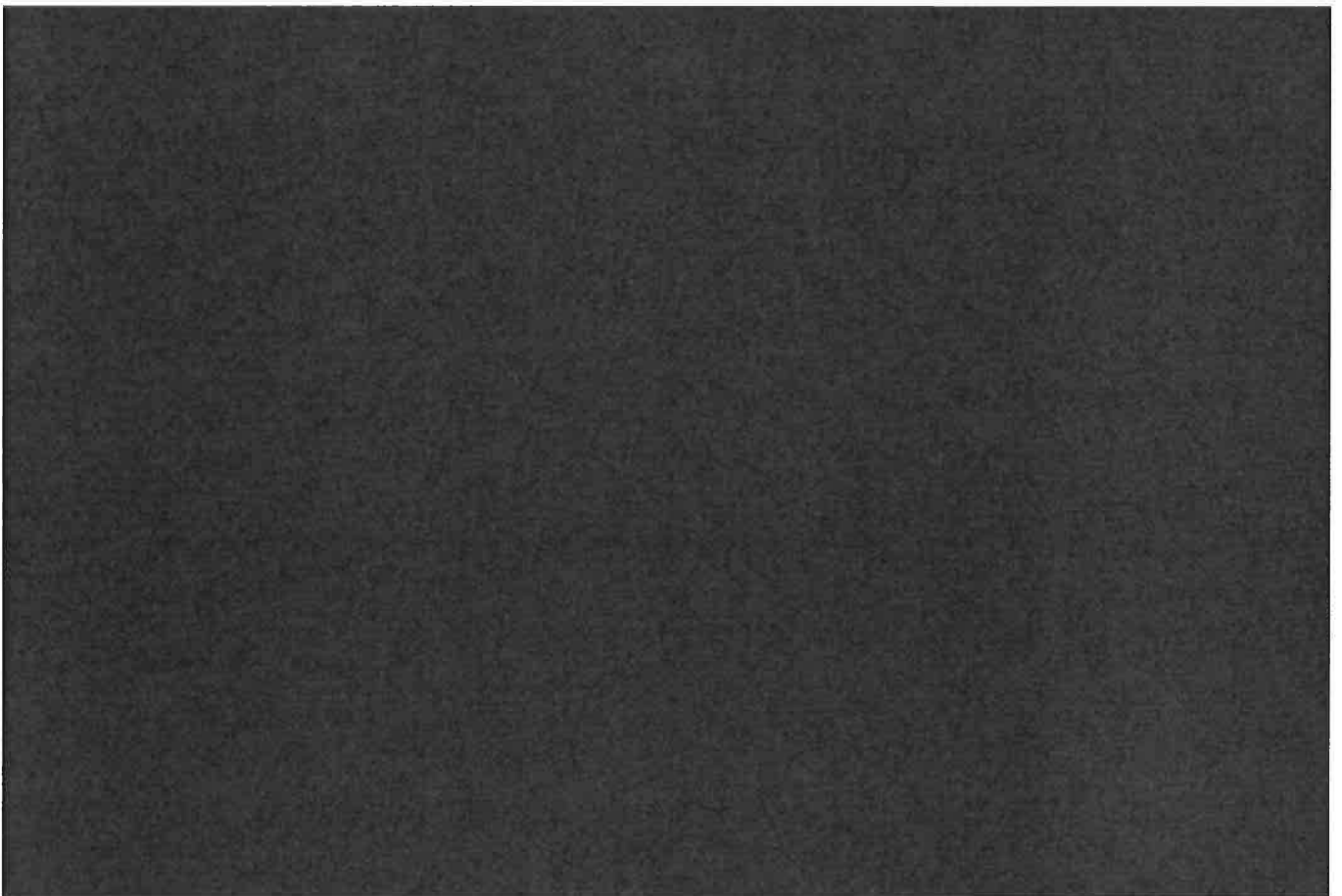
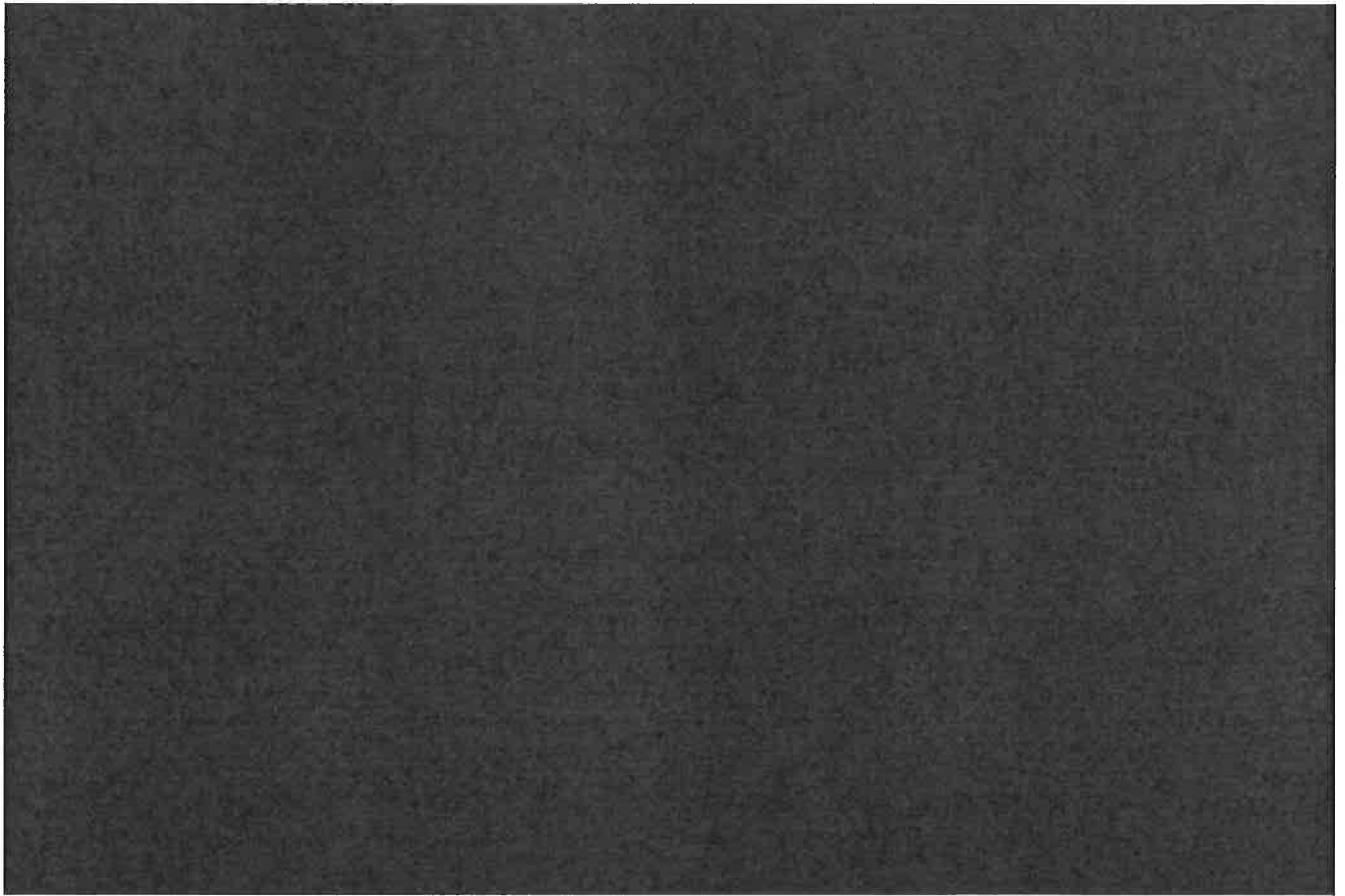


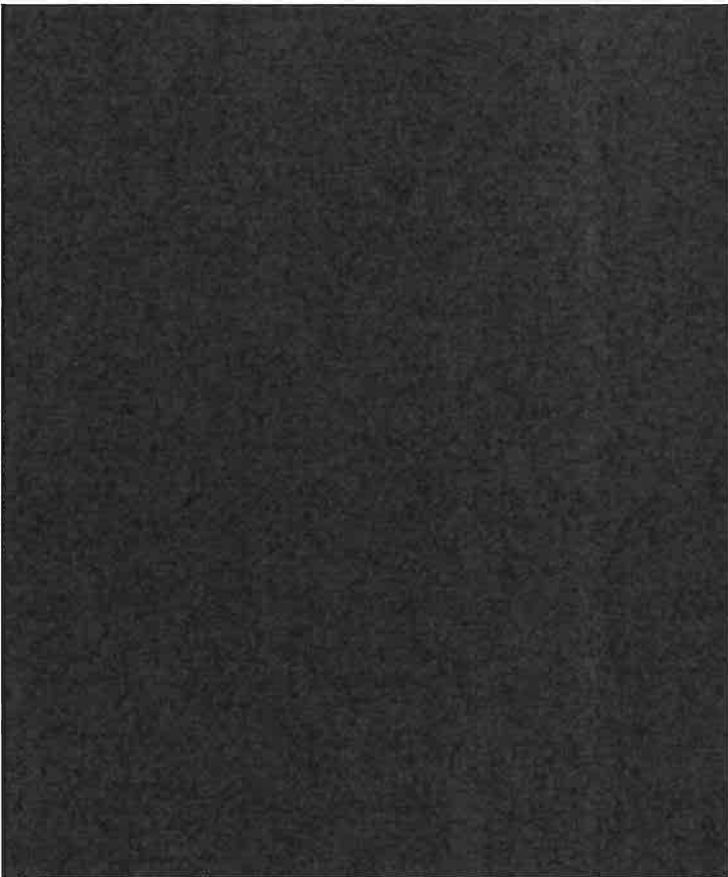
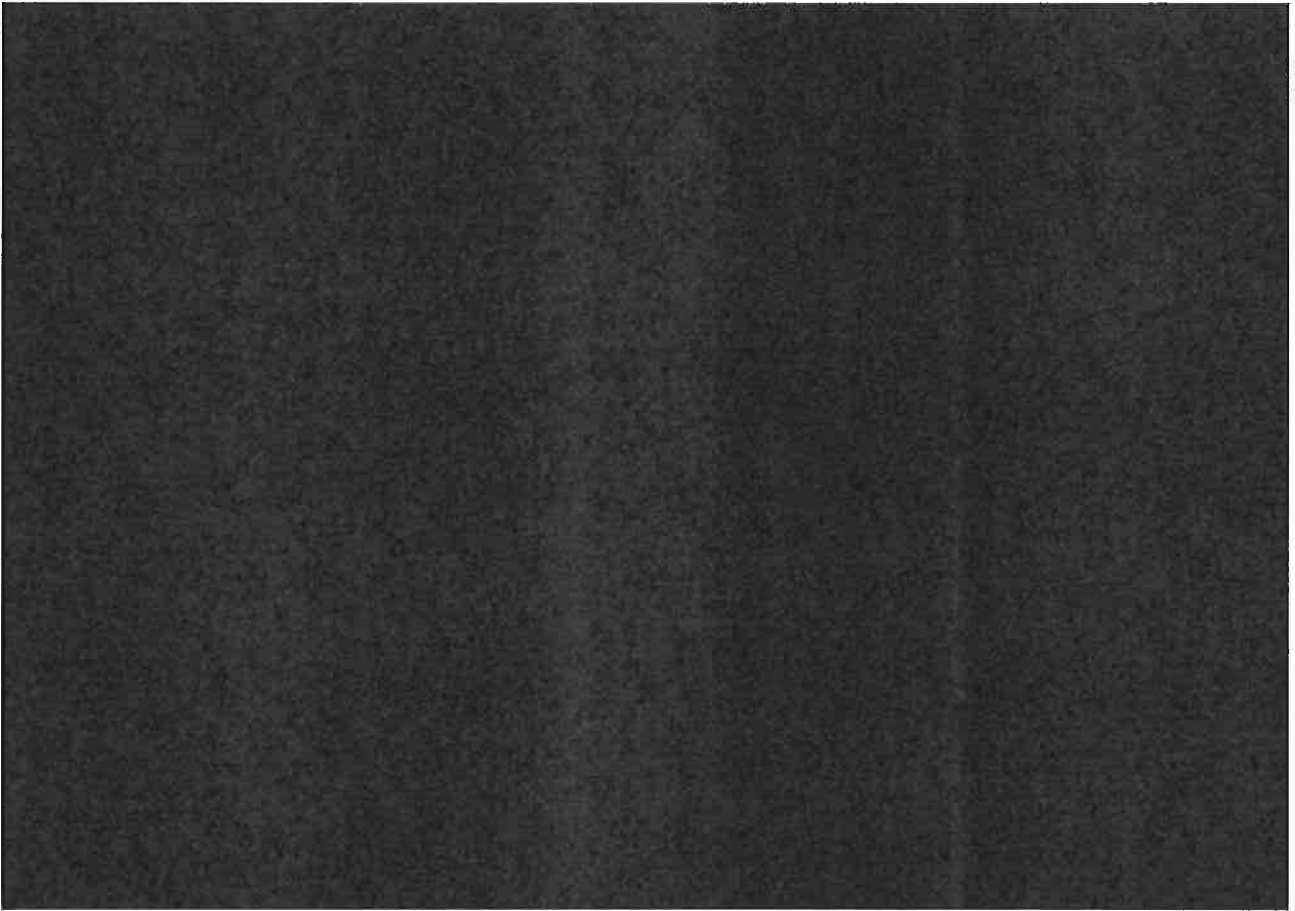


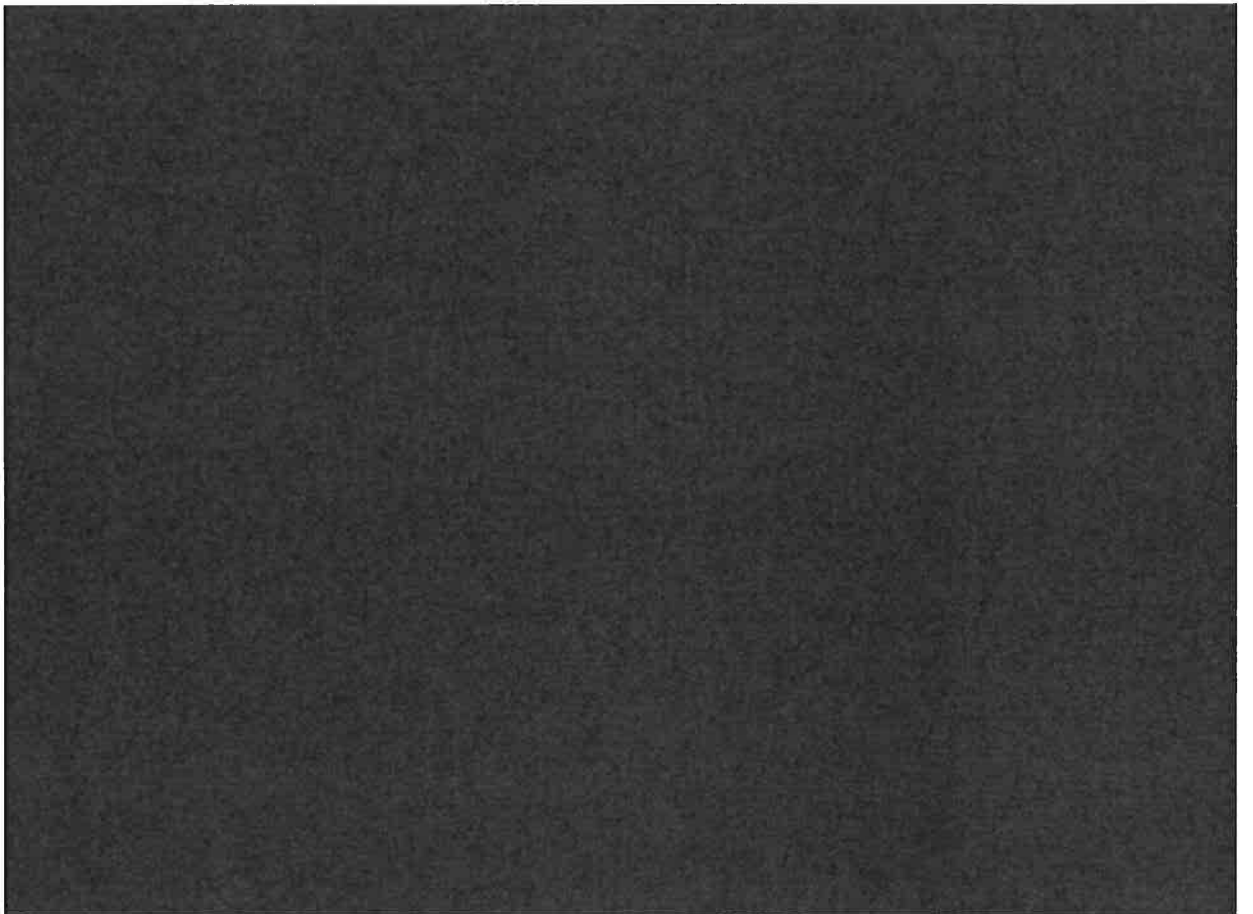
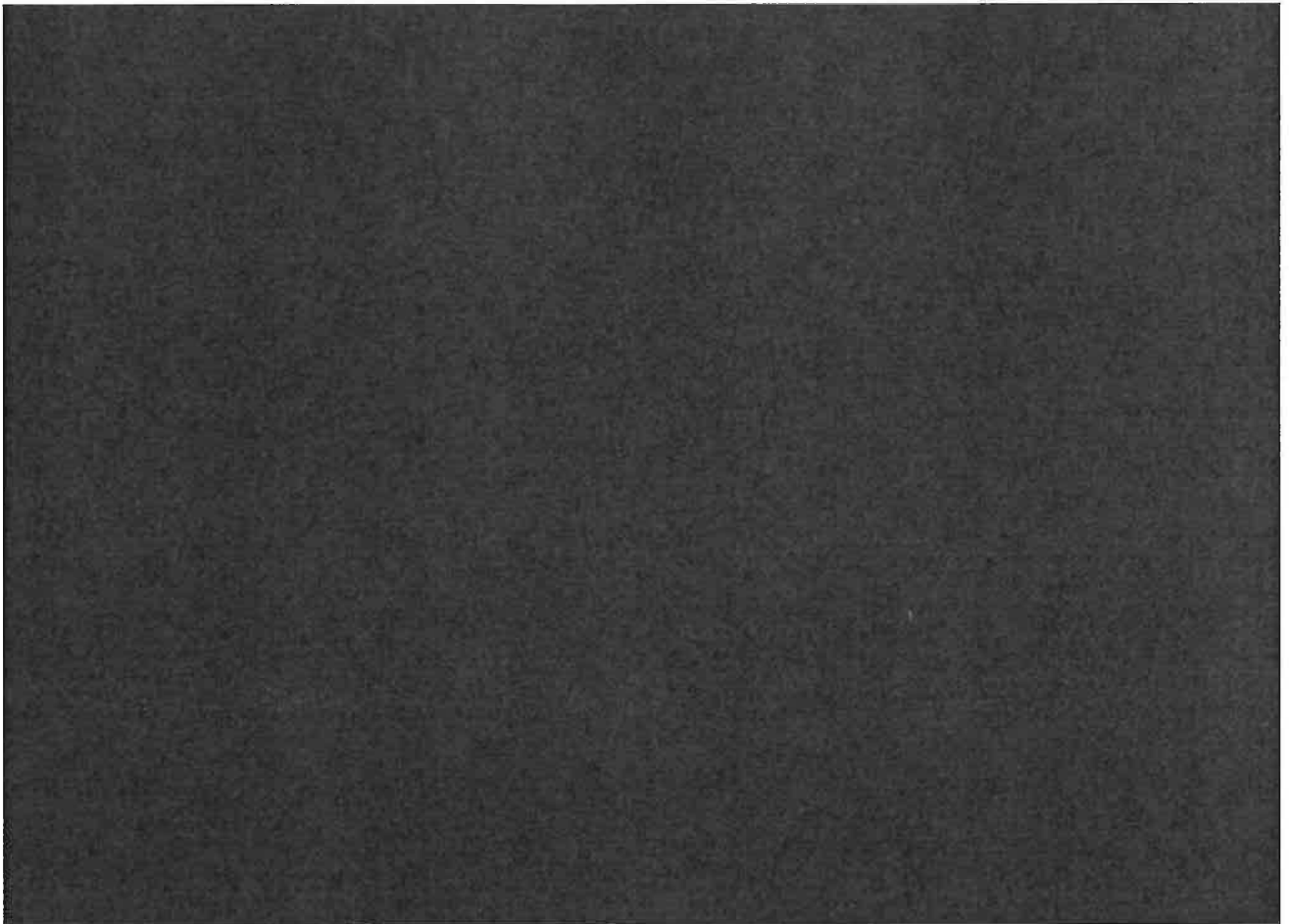


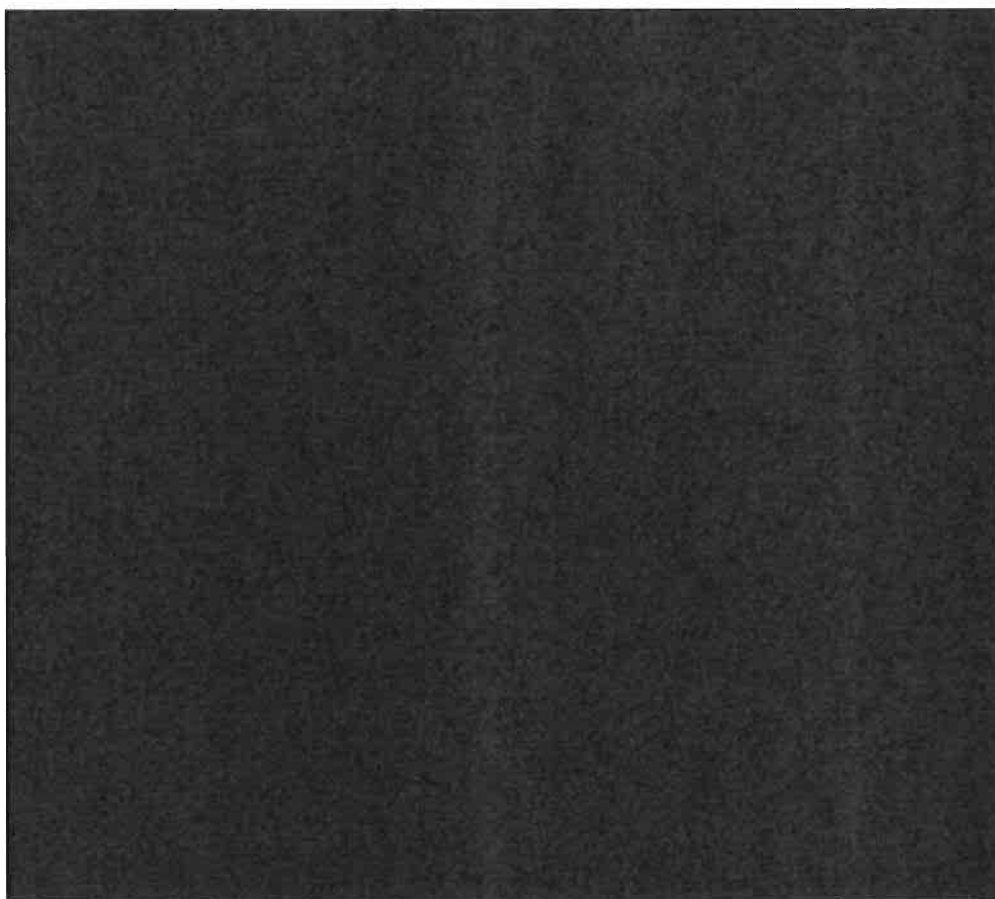
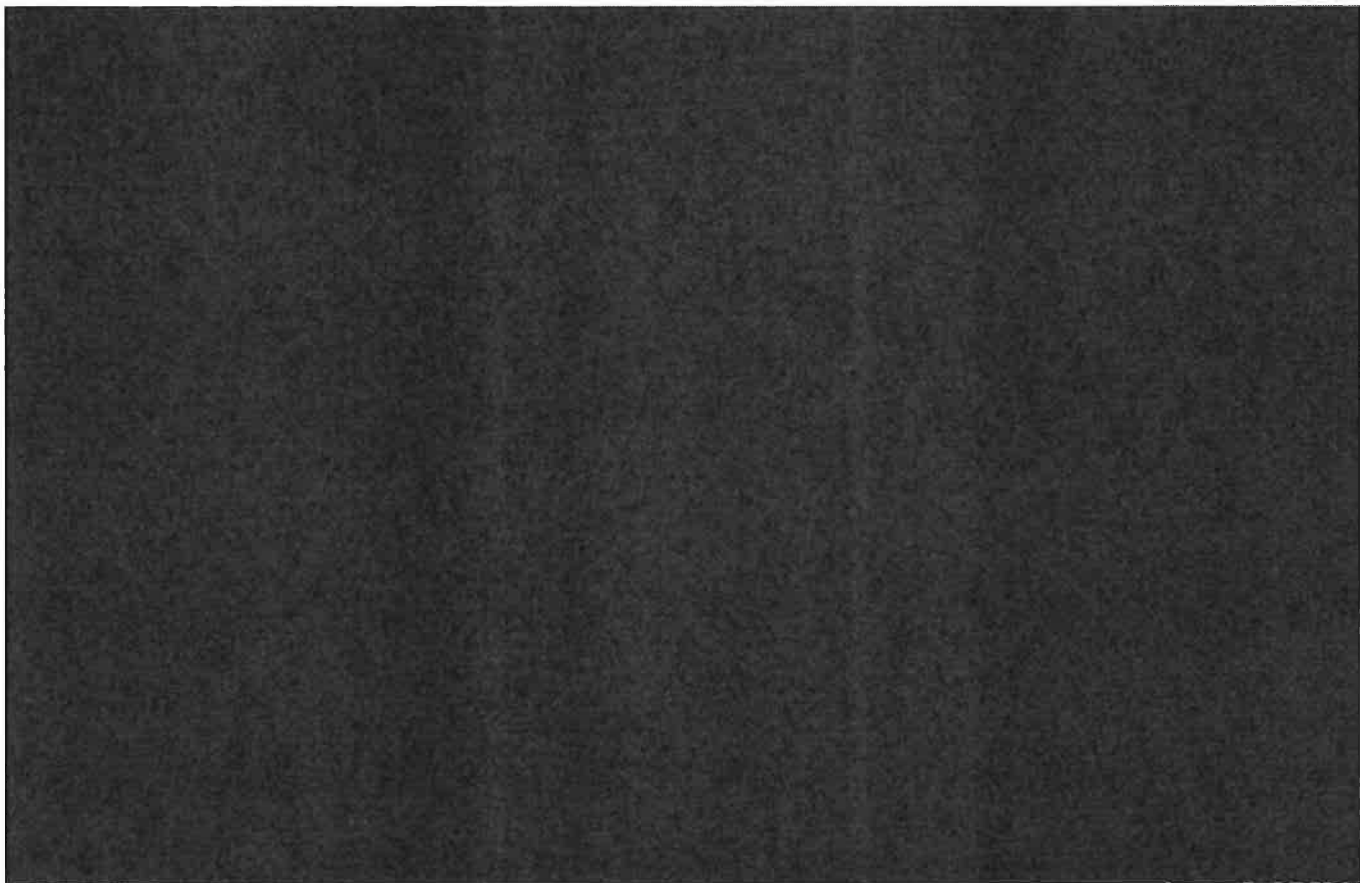


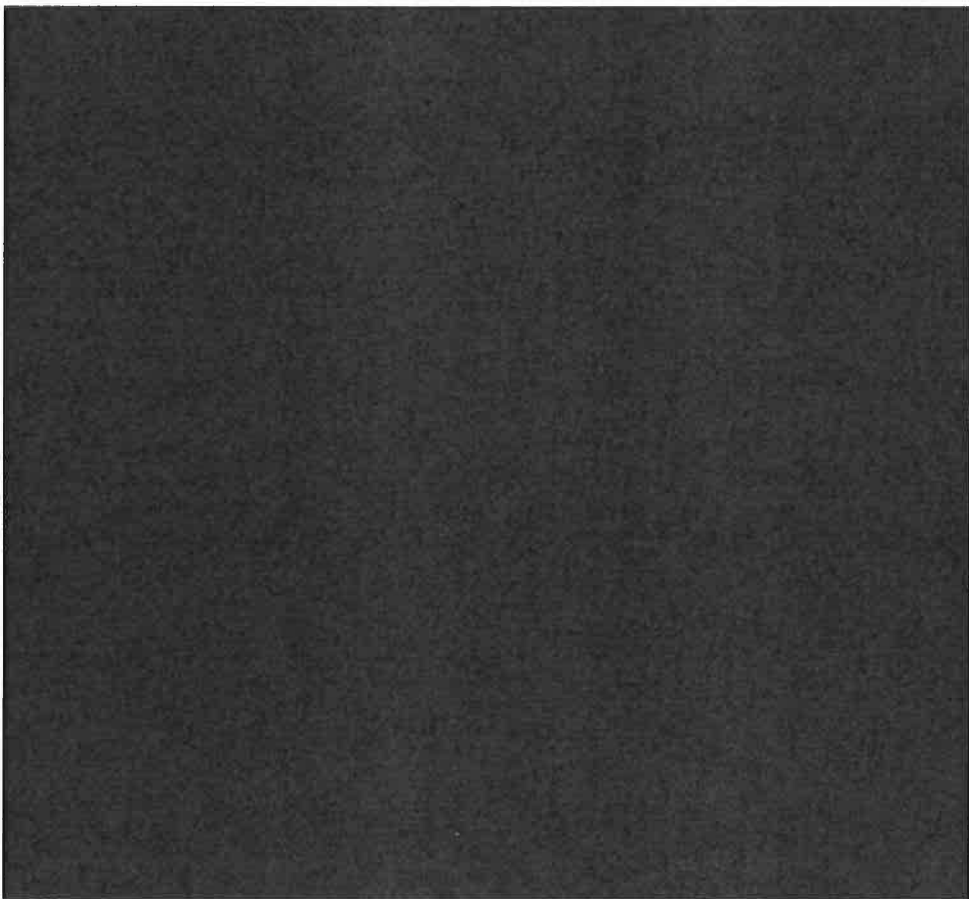
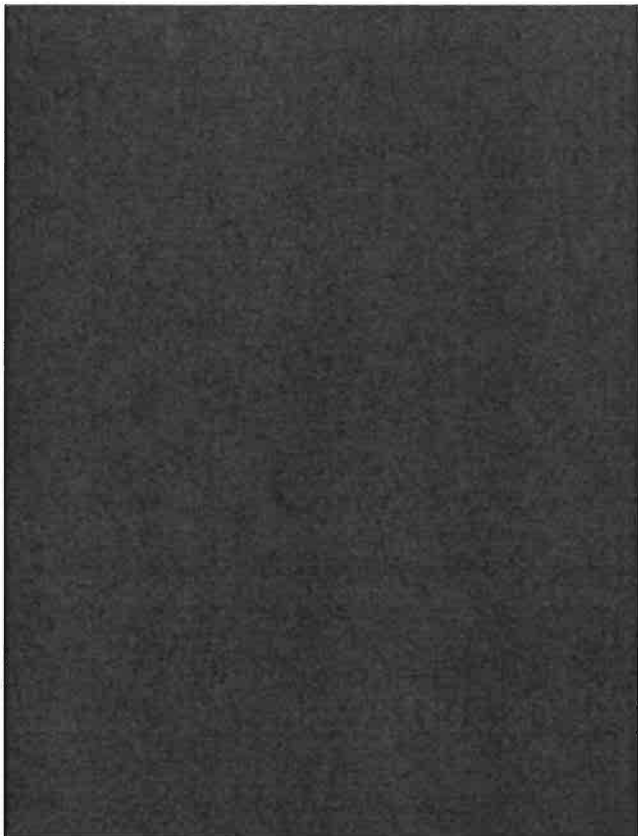












From: Peter Kelly
To: Ike Kleymbos, Chris Dabbh
Cc: Toni Neale
Subject: FW: Proposed UHCC Internet Site Containing Information on Silverstream Spur - Pinehaven Hills
Date: Tuesday, 23 February 2021 2:52:39 pm
Attachments: image001.gif

Thanks Ike and very useful suggestions.

Chris: Could I ask that you look to add the links as Ike recommends and please chat to him re any clarification.

I will look at the narrative and play around with that and what the current state is and process. I expect this page will evolve over time so we don't need to land it first up. Just getting it up and running will be a good first step.

Re the GTC commissioned Boffa Miskell report, that's a valid point, however I am viewing that in a similar way to the GTC Framework document in that it injects information into the debate that is not currently accessible. Potentially these two reports may be removed in time if and when they are posted up on the Silverstream Forests site. Let me think about putting up the link to that site because if we were to do that would we then have to put up the SOH site as well so we cannot be seen to favour one over the other.

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.upperhuttcity.com | Pukamata: www.fb.com/UpperHuttCityCouncil

From: Ike Kleymbos <Ike.Kleymbos@uhcc.govt.nz>
Sent: Tuesday, 23 February 2021 1:41 PM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Executive Leadership Team <ELT@uhcc.govt.nz>; Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>; Bridget Herries <Bridget.Herries@uhcc.govt.nz>; Emily Thomson <Emily.Thomson@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: Proposed UHCC Internet Site Containing Information on Silverstream Spur - Pinehaven Hills

Hi Peter / all,

Richard, Emily, and I have reviewed the draft material and have the following comments and

recommendations:

- Add a link to the [PC42 Recommended Decision](#) (which was unanimously adopted by Council)
- Adding a link to the [Elood Hazard User Guide](#) would also be useful as this provides numerous links to flood reporting
- If we're quoting a Council memo, then provide a quote and hyperlink to memo within text (because it will be an OIR)
- Only add hyperlink to [NPS-UD webpage on the MFE site](#) ONLY as this explains it, rather than getting technical, while providing link to technical doc (narrative should be updated accordingly)
- A link should be provided to the [HBA page on Council's website](#). Narrative above could reference the HBA commercial viability of the land to support the residential appropriateness stance taken in the 1989 Council memo.
- The narrative should address what the current state is of the land swap/enablement as this is the logical next question – again, with the interest supplementing the need for OIR
- Do we consider a link to the [Silverstream Forests site](#) is appropriate here as we are referencing GTC material?
- Whilst the [Wildlands Spur SNA](#) assessment is somewhat in the public arena via Tiaki Taiao, the same cannot be said for the GTC-commissioned assessment done by Boffa Miskell. This has not been verified by Council and is likely subject to change, therefore it would likely be better to not include this work yet.
- To improve the legibility and understanding of supplied hyperlink reports after the narrative, organising them under the following headings may be appropriate:
 - o UHCC Land Swap Documents
 - o GTC Assessments / Concepts
 - o Associated Technical Reporting
 - o Plan Change Material (incl. NPS-UD hyperlink)

Happy to answer any follow-up queries on this.

Many thanks,

Ike Kleymbos
Kaiwhakamāhere Tāone | Senior Planner (Policy)



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W: www.upperhuttcity.com | F: www.fb.com/UpperHuttCityCouncil

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Monday, 22 February 2021 4:49 PM

To: Executive Leadership Team <ELT@uhcc.govt.nz>; Andrea Hilton
<Andrea.Hilton@uhcc.govt.nz>; Bridget Herries <Bridget.Herries@uhcc.govt.nz>; Emily Thomson
<Emily.Thomson@uhcc.govt.nz>; Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: Proposed UHCC Internet Site Containing Information on Silverstream Spur - Pinehaven Hills

Hi everyone,

The link below will take you to a page that holds information that is in the public domain pertaining to the Pinehaven Hills Silverstream Spur issue. It is seeking to pull relevant pieces of info into one place to make it easier for people to find who wish to do their own research and become informed on the subject. Most of this info has come from previous LGOMA requests and we would continue to update it applicable.

Thoughts/comments most welcome and it would be good to go live ideally Friday this week if at all possible.

Cheers

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.uhcc.govt.nz | Pūkamata: www.flo.com/UpperHuttCityCouncil

From: Chris Dabb <chris.dabb@uhcc.govt.nz>
Sent: Monday, 22 February 2021 12:35 PM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: Silverstream Spur

Hi Peter

Here is a private link to view the proposed website page (not published): [Upper Hutt City Southern Growth Area - Silverstream - Pinehaven Hills](#)

You may share this temporary link internally or with Councilors as you see fit.

Please advise of any changes, or when you are ready for it to be published. If any changes are made, I will need to provide a new preview link to you.

Current settings (can be adapted as requested):

- > Can be found on Google: Yes
- > Can be searched for on the Council website: Yes
- > Can be found in website navigation menus: No
- > Can be found on the plans and policies page: No
- > This page will technically sit under the Council plan, policies page but as per above will only be searchable. These settings can be loosed if required.

Thanks

Chris D

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Monday, 22 February 2021 11:32 AM
To: Chris Dabb <chris.dabb@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: Silverstream Spur

I think under the first one Council Plans...

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.uhcc.govt.nz | Pūkamata: www.flo.com/UpperHuttCityCouncil

From: Chris Dabb <chris.dabb@uhcc.govt.nz>
Sent: Monday, 22 February 2021 11:16 AM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: Silverstream Spur

Noted, thanks.

In regards to where this page will sit on the Council website, my initial recommendation is

underneath:

- a) Council plans, policies, bylaws and reports: <https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports>
- Or
- b) Our strategies (within Council plans, policies, bylaws and reports) <https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Strategies>

Any thoughts/confirmations would be appreciated.

Chris D

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Monday, 22 February 2021 11:10 AM
To: Chris Dabb <chris.dabb@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: FW: Silverstream Spur

Chris,

I need to amend the words to reflect when the rezoning occurred. I said early 2000s but it was in fact mid 1990s.

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive
cid:image001.gif@01D70915.FA9019F0



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From: Peter Kelly
To: Andrea Liliani, Richard Haddock, Vishnu Chooze, Executive Leadership Team
Cc: Ika Mavundus, Bealisa Smith, Chris Ebbels, Emily Thompson, Tom Meale
Subject: UHCC SOUTHERN GROWTH AREA INTERNET SITE DEVELOPMENT
Date: Thursday, 26 February 2021 1:15:11 pm
Attachments: FAQ_UHCC_GTC_MOU.docx
image001.gif

Hi,

This draft is based on our response to Min Hipkins office re a query he had from a member of the community about Pinehaven Hills.

I have turned it around into a FAQ doc with the intent of putting it up on the website that Chris has created and you can check out at the link below. The intent of the site is to group relevant information that provides a one stop shop for those community members who want a bit of balance in the current debate going on out there.

The site is looking good and feedback on that and the FAQ doc would be most welcome. Ideally it would be good to go live on this early next week if at all possible and the information will evolve over time.

Finally, should we put up the link to the GTC Silverstream Forest internet site or would that open us up to bias if we didn't have SOH up there?

Upper Hutt City Southern Growth Area – Silverstream – Pinehaven Hills

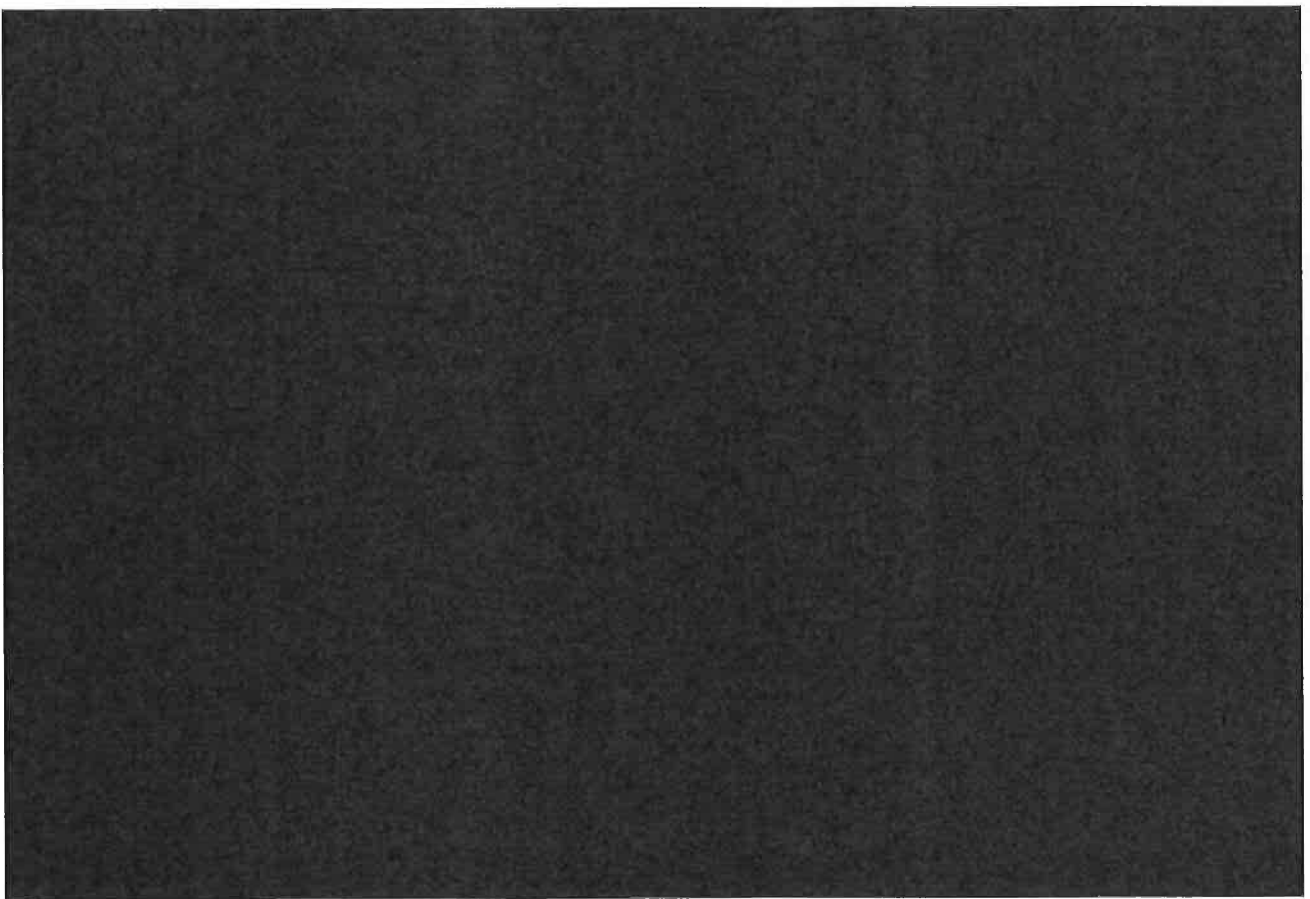
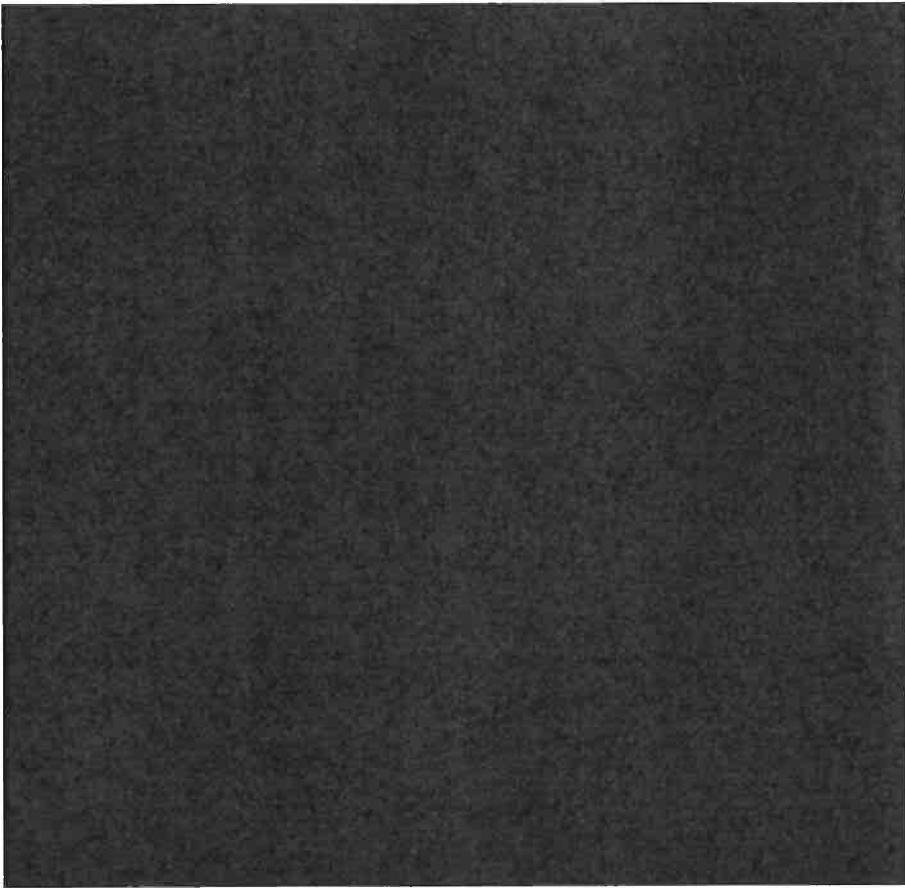
Peter Kelly

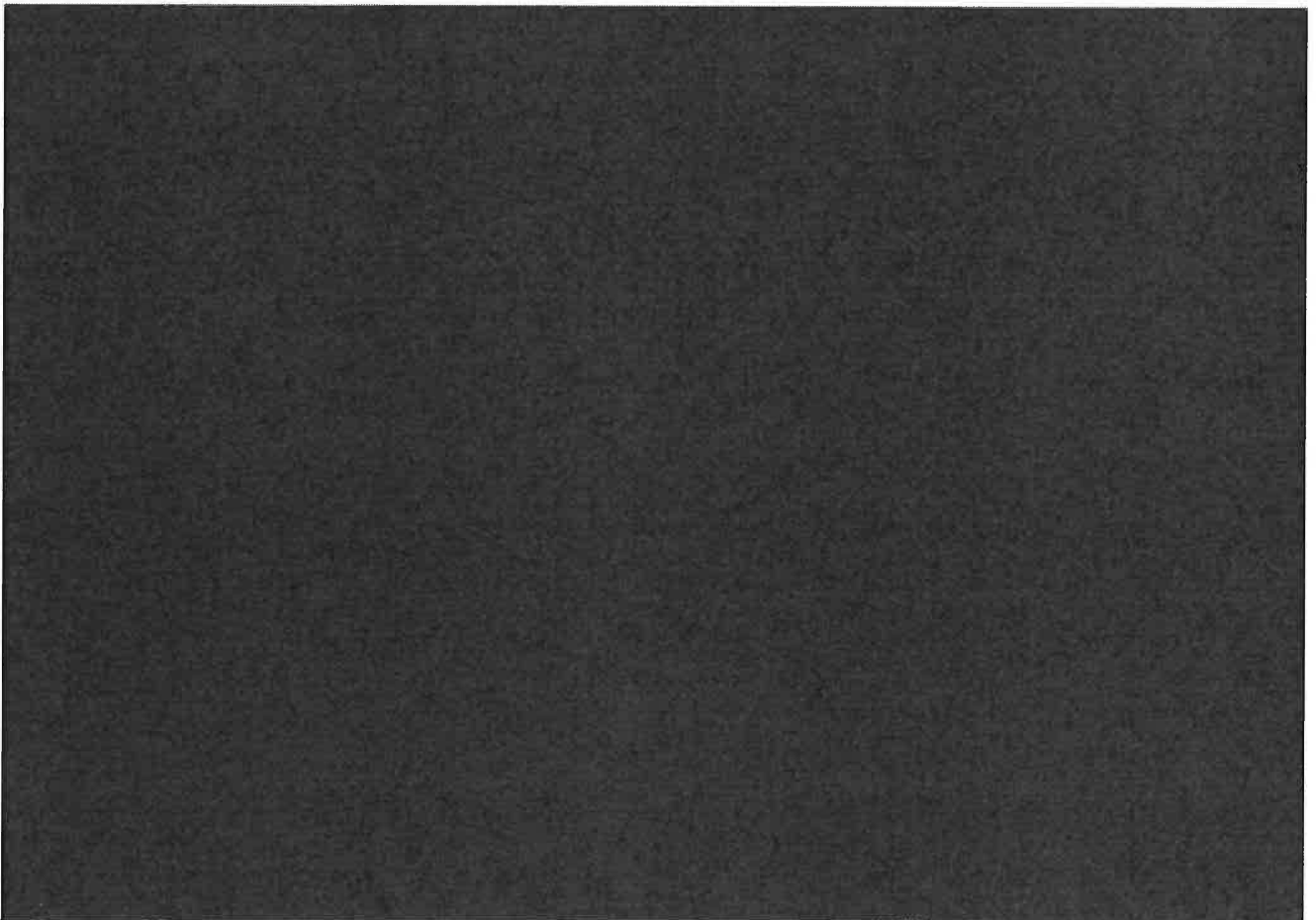
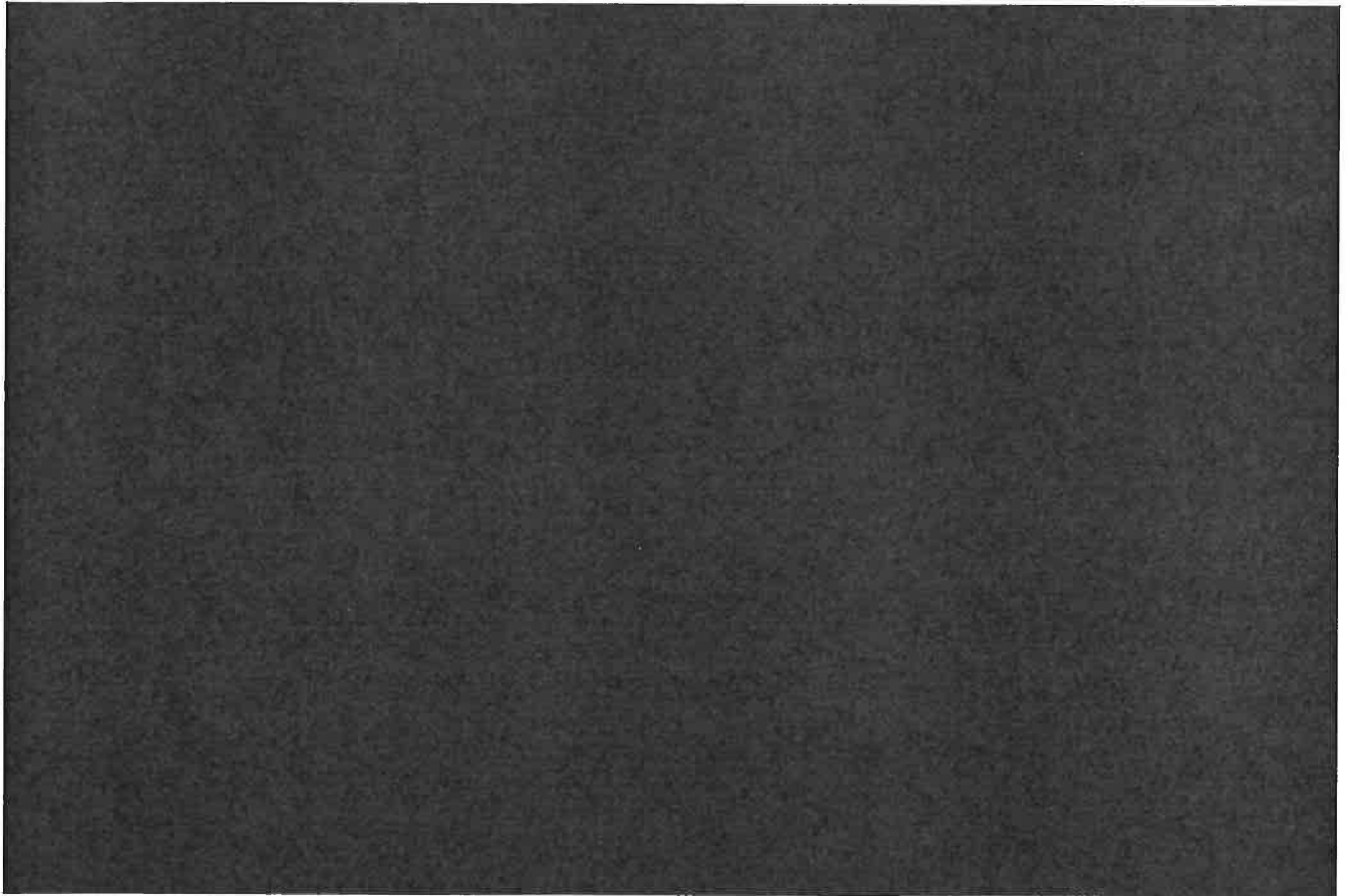
Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.upperhuttcity.govt.nz | Pukamata: www.fb.com/UpperHuttCityCouncil





[Redacted]

[Redacted]

From: James McKibbin [Redacted]
Sent: Friday, 17 July 2020 11:12 AM
To: Emily Thomson <Emily.Thomson@uhcc.govt.nz>
Subject: Re: GTC and UHCC meeting

Hi Emily

[Redacted]

Thanks for your email, your suggestions sound good and we're keen to meet with you and others next week.

How is everyone from UHCC placed for Wednesday next week? This would work well for our team, as Jason is free any time and Ralph can be available in the afternoon on Wednesday. Matt and another director may Zoom call in if unable to make it to Wellington in person. I may be on bereavement leave and unable to attend, but day/time to be confirmed and in any case the others will attend without me.

If it works to make both meetings in the afternoon on Wednesday (say from 1pm onwards) that would be great. I appreciate that may not work for everyone at UHCC, so if not I'll ask for some more options from our team.

Thanks,
James

From: Emily Thomson <Emily.Thomson@uhcc.govt.nz>
Date: Friday, 17 July 2020 at 8:37 AM
To: James Mckibbin [redacted]
Subject: GTC and UHCC meeting

Hi James,
Thank you for your email on 8 July. We are keen to continue to work together to find a path to enable appropriate development of the Southern Growth Area for both housing and recreation.

As you have identified there are two specific issues to discuss further as soon as possible.

1. The plan change 50 requirements
2. Land swap timing and conditions

I propose that these two issues require separate input and that smaller meetings with the right people would be the most efficient way forward. I therefore propose that initially I meet with Jason and yourself to work through plan change and master planning information requirements. This meeting to be quickly followed by a meeting of the GTC directors with Peter Kelly and Andrea Hilton to discuss the land swap options and conditions.

I propose that both meetings occur in the week beginning 20 July. Can you please indicate your availability during next week for these meetings.

Kind Regards
Emily

From: James Mckibbin [redacted]
Sent: Wednesday, 8 July 2020 4:18 PM
To: Emily Thomson <Emily.Thomson@uhcc.govt.nz>
Cc: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Richard Harbord <Richard.Harbord@uhcc.govt.nz>; Vibhuti Chopra <Vibhuti.Chopra@uhcc.govt.nz>; Geoff Swainson

<Geoff.Swainson@uhcc.govt.nz>; Brett Latimer <brett.latimer@uhcc.govt.nz>; Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Subject: Re: GTC and UHCC meeting

Hi Emily,

Thanks again for your response. Having now discussed this with the others, I've set out GTC's views at this stage under the two processes, land swap and PC 50, below.

Land swap

GTC would value more information or detail about Council's position regarding the land swap please. Specifically, its reasons for wanting the land swap conditional upon a plan change and development agreement, and the risks to Council if the land swap and plan change are completed independently of one another? GTC would find it useful having a description of the issues from Council's perspective, and/or to meet again to discuss this further in order to progress the land swap.

We wish to re-emphasise that GTC has invested significant capital to ensure the land swap and plan change proposal become increasingly viable. Plan changes carry inherent risks themselves, and having the land swap conditional upon a plan change doesn't de-risk GTC's investments. It will be difficult for GTC's shareholders to justify contributing to the costs of master planning for PC 50, without more certainty over the land swap.

GTC's preference remains to be that the land swap is completed first and isn't conditional upon a plan change. GTC wishes to stress the clear recreational, open space and biodiversity/ecological benefits in the land swap which should be highlighted. The land swap enables the protection in perpetuity of 130-ha of land that Council can begin planning for now. There is clear potential to create a recreational hub and the community will have immediate access to the land as of right once a land swap is completed. We want to make sure these benefits are not forgotten as our discussions progress, because in our view the land swap offers the city and the community much more than just housing supply.

PC 50

We would value the opportunity to meet with you to refine the scope of what GTC's input to PC 50 would be, so that we can accurately cost this potential workload (noting the reservations about further investment above). For efficiency, our preference would be to supplement the investigations Council has completed/will complete for PC 50, by filling any gaps that are specific to GTC land (e.g. transport and infrastructure reporting). In relation to the s32 report, we would see GTC drafting a section to support Council's s32, rather than completing a separate report. It would also be useful to develop a process that ensures UHCC Planning is supportive of the work completed by GTC, so that when the planning provisions are handed over, both parties are on the same page. We can discuss this in more detail when we next meet.

It would be good to meet with you to discuss the practicalities of including master planning for the Southern Growth Area into PC 50. If you're able to suggest a few times over the next week or so, Jason Jones and I will be happy to meet with you at Council.

GTC is committed to the MOU and achieving the goals set out within it, that mutually benefit both parties. We look forward to continuing to engage openly and collaboratively with the Council through these processes. We look forward to hearing from you.

Kind regards,

James

From: Emily Thomson <Emily.Thomson@uhcc.govt.nz>
Date: Friday, 3 July 2020 at 11:19 AM
To: James Mckibbin [REDACTED]
Cc: Peter Kelly <Peter.Kelly@uhcc.govt.nz>, Richard Harbord <Richard.Harbord@uhcc.govt.nz>, Vibhuti Chopra <Vibhuti.Chopra@uhcc.govt.nz>, Geoff Swainson <Geoff.Swainson@uhcc.govt.nz>, Brett Latimer <brett.latimer@uhcc.govt.nz>, Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Subject: GTC and UHCC meeting

Hi James,

Thank you for your letter to Peter Kelly confirming the position of Guildford Timber Company Ltd. (GTC) and your intentions for the GTC holdings in the Southern Growth Area (SGA). As you note in this letter there are two processes which need to be completed before any land in this area can be developed, being a land swap and a plan change (as outlined in the MOU signed in 2016).

I can confirm that the actions you outline in your letter are generally consistent with the discussion at the meeting on 17 June 2020.

In terms of Council actions the land swap will require a Council decision to seek community views on the disposal of the Council land (known as the Silverstream Spur) and will need to indicate the land that council will acquire from GTC and conditions that the Council would need to be in place prior to the land swap occurring (i.e. the plan change process). This process will require a minimum of 3 months to complete and result in a council decision on the conditional land swap.

The land swap would need to be subject to a number of conditions related to the following matters:

- A plan change process being completed which results in a proposal to provide for a minimum of 1100 households in the SGA as a master planned development;
- A development agreement relating to any off-site infrastructure required as a result of the development of the SGA; and
- Certainty about the area of land and any facilities (tracks etc.) to be provided on the land for public recreation.

As previously discussed, in order to consider the SGA as part of Plan Change 50 we would need a complete package of information, including proposed plan provisions, effects assessments (at a minimum for traffic, infrastructure, stormwater/ flood, ecology, landscape and visual amenity) and a section 32 analysis for the land to be provided to the Council by June 2021 to form part of the plan change 50 consultation.

We are keen to meet with you again to progress discussions in more detail about the points above.

Kind Regards

Emily Thomson
Planning Policy Manager

Te Kaunihera o Te Awa Kairangi ki Uta - Upper Hutt City Council
838 – 842 Ferguson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

From: Ralph Goodwin
To: Peter Kelly
Subject: Briefing Reqd: Silverstream Spur & Guildford development- Consultation/Timeline
Date: Friday, 26 February 2021 3:48:05 pm
Attachments: [image001.gif](#)
[image002.gif](#)

Thank you Peter

I enjoyed our catch up and feel we continue to engage openly and with an constructive agenda
Look forward to catching up on various fronts in coming weeks and we would very much like the
opportunity to present at your intended workshop

Have an enjoyable weekend

Regards

Ralph

Ralph Goodwin

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Wednesday, 24 February 2021 2:13 pm
To: Ralph Goodwin
Subject: FW: Briefing Reqd: Silverstream Spur & Guildford development- Consultation/Timeline

Ralph,

Here is the response we provided to Min Hipkins' office and I have deleted the name of the
member of the public who sought the information. Our number's around land size are off as we
worked on the area of the land identified within zones A-C which is less than the 330ha your
mentioned this morning. We were working on 218ha approx.

We will use some of this in our website to help answer some of the more frequently asked
questions and just putting that together.

The chat this morning was helpful and we are looking to find a time over the next week or two to
get together and will work through James. We are also looking at identifying a date in early Apr
for a workshop with Council and would look to invite you to present your master plan to the
Council and take questions.

Cheers

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.upperhuttcity.govt.nz | Pukemātaia: www.tb.com/UpperHuttCityCouncil

Mōrena Chris,

I am writing to express concern over the imminent sale of the public-owned land
(Silverstream Spur) and development in the hills surrounding Silverstream and Pinetaven.
First, the sale of this land cannot be described as imminent. Before Council could approve
the sale of any surplus Council land they would need to consult with the community under
the Significance and Engagement Policy because a decision to sell this land owned by
UHCC is significant under that Policy and therefore the public must be consulted. There is
not anything to consult on yet because the Council is still negotiating with a potential
purchaser. So on this point Mr (name deleted) can be assured that due process will be
followed.

The process for disposing of Council owned land will require a paper to go before council setting out the reasons why and options for Councilors to consider. In this particular case there could be three options for Council to consider, and these are:

- As per the MOU between UHCC-Guildford Timber Company (GTC) conduct a land swap to enable residential development of the Spur and GTC Land.
- Sell the Council land on the commercial market to a property developer to enable residential development of the Spur, or
- Maintain the status quo and retain the Spur land in public ownership.

The land in question known as the Spur consists of approx. 35.14 hectares and the useable space (22 hectares) could realise between 350-400 houses and would be accessed from Kiln Street. The importance of the Spur land is that it unlocks access to GTC land. That is the GTC land that borders the Spur land to the East and runs West to East up to Avro Road above Pinehaven from the West, the Spur provides a shorter and easier access. This land would also unlock a further 40.9 hectares approx. of land which could be re-zoned residential for future housing development. The yield on this land could be between 350 -750 dwellings. This entire area is known on UHCC Land Use Strategy and Wellington Regional Growth Spatial Plan as the "Southern Hills" growth area and has been annotated as a strategic growth area for the Wellington region. Any future development of GTC land would require a Plan Change to occur. The plan change process requires public consultation whereby the public as a whole and more particularly the Upper Hutt community have an opportunity to submit and present their views at a hearing.

Under the Land Swap MOU, UHCC would exchange the Spur land (35.14 hectares) and in exchange receive 132.5 hectares of land that is predominantly a proposed Significant Natural Area (SNA) under the Resource Management Act and would become a public ecological reserve. In time it could be developed to enable passive recreational activities like walking and mountain biking.

The community is losing a valuable asset in the Spur, as the character of the area will be significantly changed. The irreversible environmental change will also have a negative effect on native birdlife, which use the Spur as the narrowest crossing point between the two sides of the valley. This lack of foresight will be sorely felt once the Wainuiomata eco sanctuary is complete, and the native birdlife is unable to use the Spur to access the Akatarawa forest. Only 22 hectares of the Spur has the potential to be developed due to the slope/terrain and the proposed SNAs. The remaining 13 hectares would remain in vegetation and would most likely see the pine trees felled and native vegetation planted in their place. This land would provide the ecological corridor sought by Mr (*name deleted*) and would extend South of the Spur boundary, across the private land owned by the Silverstream Retreat to Reynolds Batch Drive (the Tip access road).

There has been no accessible public consultation on the scale of the proposed

development from either council or the Guildford Timber Company. This has resulted in uncertainty and stress for residents regarding the extent of the development and its knock-on effects such as: access and traffic, pollution, water run-off and flooding, insurance, and the change of the area's character. It would have been premature for Council to consult the public because there is no "imminent sale" of the land and the Council has not received a subdivision consent application. There would be nothing to consult on. The community have and will continue to be consulted on such things as water run-off which was conducted under the auspices of the District Plan Change 42, future rural and residential development is being conducted under District Plan Change 50 and will go out for consultation later this year and under the Resource Management Act there are rigorous requirements around obtaining Resource Consents for new sub-divisions.

Upper Hutt must pride itself on the native bush it can offer for recreation, and strive to protect and enhance these areas. Rather than urbanising the steep, slip-prone hills around Silverstream and Pinehaven, replanting the area in native trees would have multiple benefits to Upper Hutt: Of the total 218.54 hectares of land owned between UHCC and GTC along the Silverstream and Pinehaven hills less than 29% has been identified as having the potential to be developed so therefore 71% of the land would be available to enhance or replant in native bush and provide recreation opportunities. The use of the large area for the activities that Mr (*name deleted*) supports would surely allay his concerns listed below and would simultaneously enable much needed housing to be developed that is sympathetic to the environment and cater for the planned growth in Upper Hutt and wider region. On current projections Upper Hutt requires 5,600 new dwellings out to 2047 and currently 3,500 (which includes the Southern Growth Area) can be catered for leaving a deficit of 2,100 still to be found.

- making a green belt for bird-life and public access. 71% of the land would be retained in its current natural state and enable this and the SNA District Plan change and resource consent process would have to take this into consideration.
- sequestering NZ carbon emissions using native trees rather than exotic pine. The 71% of the land which would be retained in its current natural state would enable this.
- reducing water run-off from the hills and the flood risk in the valley below. Plan Change 42 covers this aspect in detail and is very clear on the mandatory requirement for any developments within the catchment of Pinehaven/Silverstream Hills and must have hydraulic neutrality.
- preserving the character of the city. With less than 29% of the hills having the potential for development this characteristic would still be maintained and the resource consent process would have to take this into consideration.

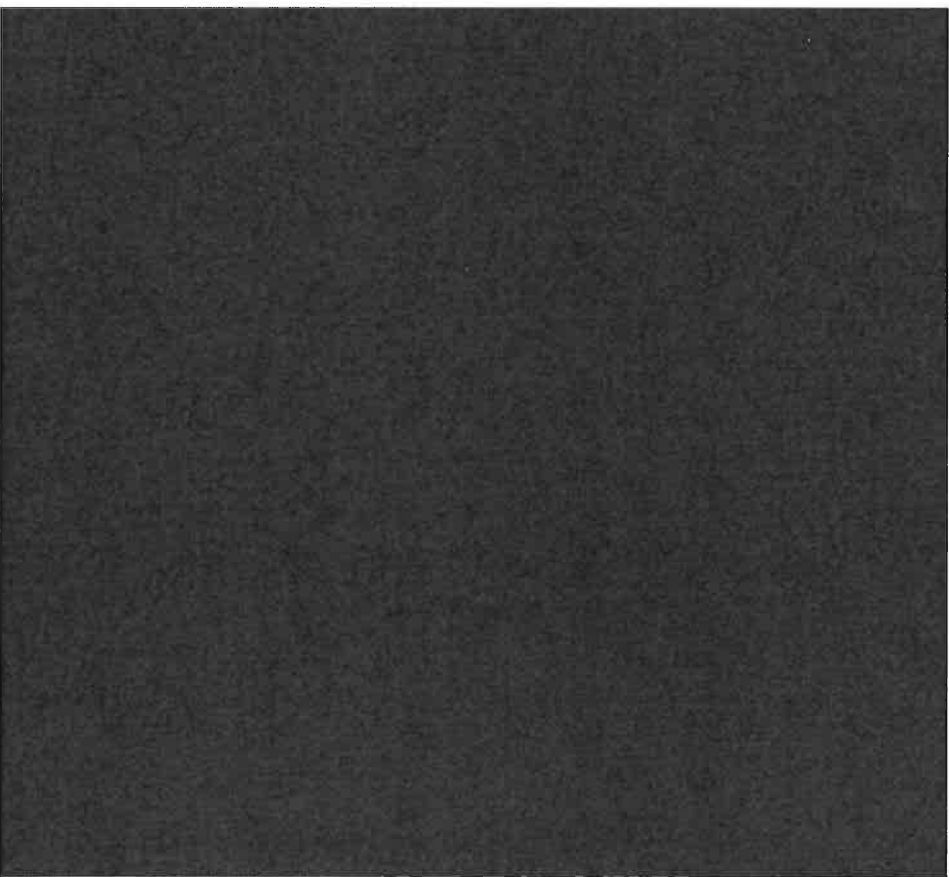
We are desperate for clarity on the planned development. I am asking for your help, as our MP, to provide the community with an opportunity to raise our concerns with council, and promote the option of a native green belt as the preferred alternative to high-risk development. The "proposed development" is not the Council's project if Mr (*name deleted*) would like more information on the proposed development I recommend that he contacts James

McKibben of the Guildford Timber Company Ltd and views the video at <https://vimeo.com/489542983> about Silverstream Forest. The process is still being determined and as such the timeline for papers to come before Council for a decision is still some time away. Finally, prior to Council reaching a final decision on the sale and disposal of any council owned land there must be public consultation under the Significance and Engagement Policy and Mr *(name deleted)* and others will be able to participate in that process and share their concerns directly before Council.

Thank you for your time and your continued work for our community.

Ngā mihi nui,

(name deleted)



[REDACTED]

From: James McKibbin [REDACTED]
Date: Monday, 1 March 2021 at 5:24 PM
To: Tim Truebridge [REDACTED]
Cc: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Subject: Re: Valuation meeting GTC/UHCC

Hi again, our questions will come to you from GTC tomorrow morning.

Thanks
James

From: James McKibbin [REDACTED]
Date: Monday, 1 March 2021 at 3:09 PM
To: Tim Truebridge [REDACTED]
Cc: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Subject: Valuation meeting GTC/UHCC

Hi Tim and John

UHCC and GTC are looking to set up a meeting to discuss the outcome of the final draft valuation report, which both parties have now received, thank you. The meeting is proposed to be without valuers present, unless required.

One option is to meet this Wednesday 3 March at 3pm, which at the moment works for both parties.

GTC has some questions for you both about the methodology applied to the valuation which I will send through by the end of the day. It will be 2-3 queries.

Will you both be in a position to respond to the parties by Wednesday, and if need be, would you be able to attend the meeting on Wednesday?

It would be great to know what your availability is like before GTC/UHCC confirm the meeting.

Thanks,

James McKibbin
[REDACTED]
[REDACTED]



From: Andrea Hilton
To: James Mckibbin; Tim Truebridge
Cc: Peter Kelly; Toni Meale
Subject: RE: Valuation meeting GTC/UHCC
Date: Wednesday, 3 March 2021 12:37:52 pm
Attachments: Image002.tif
Image003.png

Hi James
Thanks for the update. We only have an hour available this afternoon and it would be good to meet with the GTC team anyway to see where we are at and talk about the next steps so that a start can be made on a draft agreement. As we have already discussed it is possible that we will need more than one meeting to discuss terms and conditions so this afternoon can be the first. If we don't have a meeting this afternoon we might not have another time slot until the week starting 15 March. So the preference is to carry on with the meeting without the valuers. If the Valuers' response to your email is unsatisfactory and you would like a meeting with the valuers we could arrange another meeting.

Regards
Andrea Hilton
Kaitiaki Takekōwhiri Māiānua ā-Ture | General Counsel
cid:image001.gif@01D6901B.453D99B0

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Pukamāta: www.fba.com/UpperHuttCityCouncil

From: James Mckibbin
Sent: Wednesday, 3 March 2021 10:30 AM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>; Tim Truebridge
Subject: Valuation meeting GTC/UHCC

Hi Andrea, John and Tim

I've just spoken to Tim about valuers attendance at the meeting planned for today, and he advised that John you may not be free now until tomorrow?

It will be useful to have both valuers present at the meeting to discuss the response to GTC's questions and the valuation generally, so if John cannot make today then we may need to postpone.

James

From: Peter Kelly
To: [Redacted]
Cc: Lisa Kynastou; Tom Beale
Subject: Workshop: GTC-UHCC Memorandum of Understanding and valuations
Date: Wednesday, 3 March 2021 9:58:13 pm

Ralph, James,

Here is the invite I was referring to and we were hoping you could attend from 1-2pm. Hopefully we can make this work and the intent would be for GTC to present to Council on your master plan for 20-30min then take questions for the remaining time. After you have departed the councillors will then have a two hour workshop to discuss this, the options, valuations and S&P agreement.

Cheers

Peter

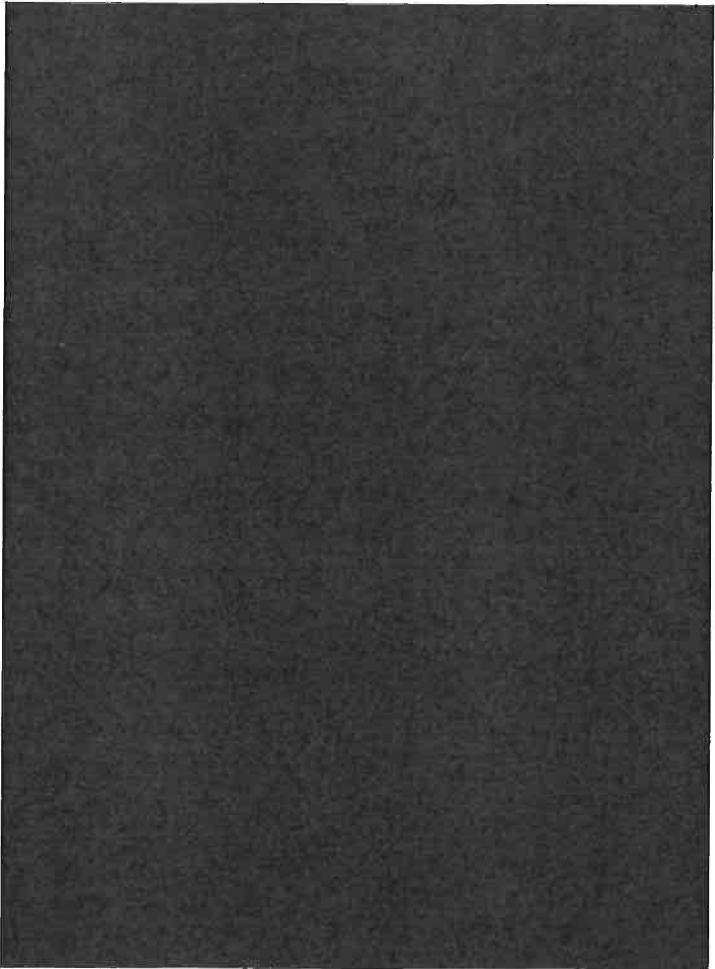
Workshop: GTC-UHCC Memorandum of Understanding and valuations

Scheduled: 9/04/2021 at 13:00 to 16:00, NZST

Location: Council Chambers Lvl 2

Invitees: Catering, Julia Fink, Councillors, Executive Leadership Team, Governance, Council Chambers Lvl 2, Richard Harbord, Ike Kleynbos, CR Dylan Bentley, Emily Thomson, CR Angela McLeod, Andrea Hilton, Heather Newell, Sandra Stokes, CR Hellen Swales, CR Steve Taylor, CR Chris Carson, Mike Ryan, Ralph Goodwin, CR Tracey Ultra, James McKibbin, Paul & Steph Lambert, Vibhuti Chopra, Wayne Guppy, CR Paul Lambert

Sent from my iPhone



From: Ralph Goodwin
To: Peter Kelly
Cc: James Mackintosh
Subject: Presentation To Councilors Fri 9 April 1:2pm
Date: Monday, 8 March 2021 4:30:05 pm
Attachments: j0a9e01.rtf
j0a9e58227.png

Thank you Peter

Yes did pick it up and we would very much like the opportunity to present and I imagine we will arrange for representatives of Studio Pacific to present their master plan work :
<https://www.studiopacific.co.nz/about>

Kind regards

Ralph

Ralph Goodwin

[Redacted]
[Redacted]
[Redacted]
[Redacted]

[Redacted]
[Redacted]

[Redacted]
[Redacted]

[Redacted]
[Redacted]

[Redacted]
[Redacted]

[Redacted]
[Redacted]

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Monday, 8 March 2021 4:14 pm

To: Ralph Goodwin [REDACTED] 'James McKibbin'

Subject: Presentation To Councillors Fri 9 April 1-2pm

Hi Ralph,

Just following up in case you didn't get the appointment invite. Hopefully you can make this and the intent is that you will have all 60min to present your vision/master plan and take some questions from the Councillors. At the end of this hour the Councillors will then go into a workshop to work our way through the issues.

On Sat 10th Apr is the LTP engagement session planned for Silverstream/Pinehaven area and not sure where it will physically occur but most likely at a local park. I suspect that some of the SOH members may use this as an opportunity to tackle the councillors on this subject.

Cheers

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.upperhuttcity.com | Pukamata: www.fb.com/UpperHuttCityCouncil

From: Peter Kelly
To: Andrea Hillier; Executive Leadership Team
Cc: Ioni Neale; Lisa Kynaston
Subject: Council Workshop UHCC-GTC MOU
Date: Thursday, 11 March 2021 12:55:19 pm
Attachments: [image001.gif](#)

Hi everyone,

This is the thinking for the scheduled workshop on the 9th April. GTC have confirmed there availability to attend between 1-2pm.

UHCC-GTC MoU Discussions 1-4pm

1-2pm – GTC to present on Master Plan and take questions
2-4pm – Councillor workshop on:

- Valuation (Valuation document),
- Draft Sale and Purchase conditions
- Options for consultation
- Potential Timelines for Report to Council, Consultation period, oral submissions date, deliberation and final Council decision
- Councillor direction

Thoughts?

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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From: Peter Kelly
To: Ralph Goodwin
Subject: RE: Conservation goals and up to 1500 houses can co-exist in Upper Hutt's southern hills, developers say.
Date: Friday, 12 March 2021 8:08:36 am
Attachments: [IMBPS01.pdf](#)
[IMBPS02.pdf](#)

Thanks Ralph,

I read this yesterday evening and thought it was a good article and nice to see that they gave it fair and balanced coverage.

Regards

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: Ralph Goodwin
Sent: Thursday, 11 March 2021 7:30 PM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Subject: Conservation goals and up to 1500 houses can co-exist in Upper Hutt's southern hills, developers say.

Ralph Goodwin

[Redacted content]

[Redacted content]

Peter

On Stuff today

Conservation goals and up to 1500 houses can co-exist in Upper Hutt's southern hills, developers say.

<https://www.stuff.co.nz/national/124181059/upper-hutts-hills-wont-become-a-houseing-essence-developers?cid=ad-iphone>
Get Outlook for iOS

Regards

Ralph

From: UHCC
To: Toni Neale
Subject: FW: Silverstream Spur
Date: Friday, 12 March 2021 9:50:04 am

Morning Toni,

Please see email below, this was sent to Peter already.

Cheers,
Tina

From: Jason Durry
Sent: Friday, 12 March 2021 09:47
To: UHCC <askus@uhcc.govt.nz>; Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Subject: Silverstream Spur

Hi

We notice that UHCC has now opened a webpage with details on the proposed land swap of the Silverstream Spur. Silver Stream Railway is concerned that the contents of this page completely ignore the railways concerns, especially as it is the most directly affected party.

Firstly the excerpts quoted from the 1989 document are heavily slanted towards the purchase of the land being for development purposes. In fact the railway is mentioned twice by name in this document and we firmly believe this warrants the excerpts that mention the railway and the buffer zone be included on the page, to give a far more balanced narrative of the original purchase.

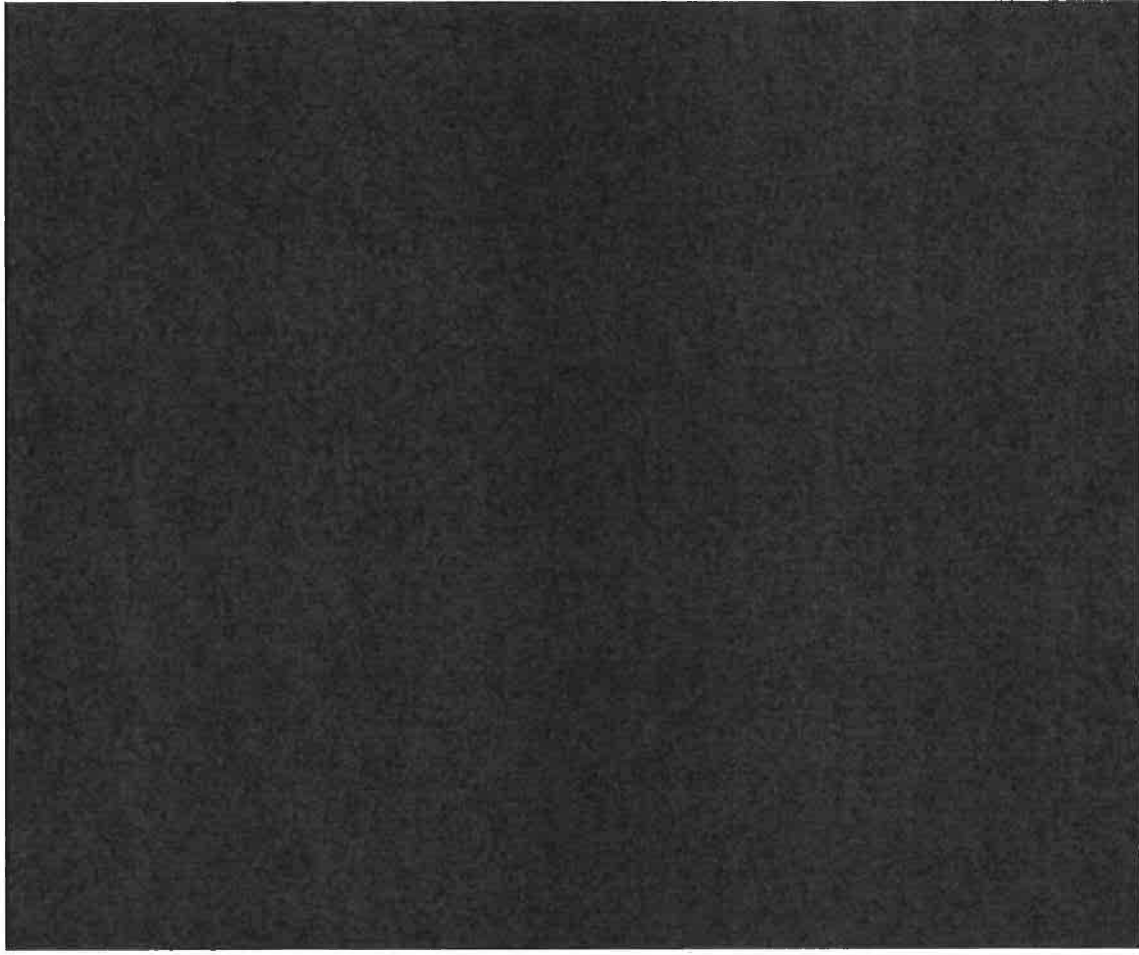
Secondly we would like the page that we have created to put our side of the story, be included in the links with other far less effected groups. As previously mentioned, Silver Stream Railway is the only party that is directly affected by the swap, having the only privately owned boundary bordering the land at the centre of our concerns. Surely that counts for something.

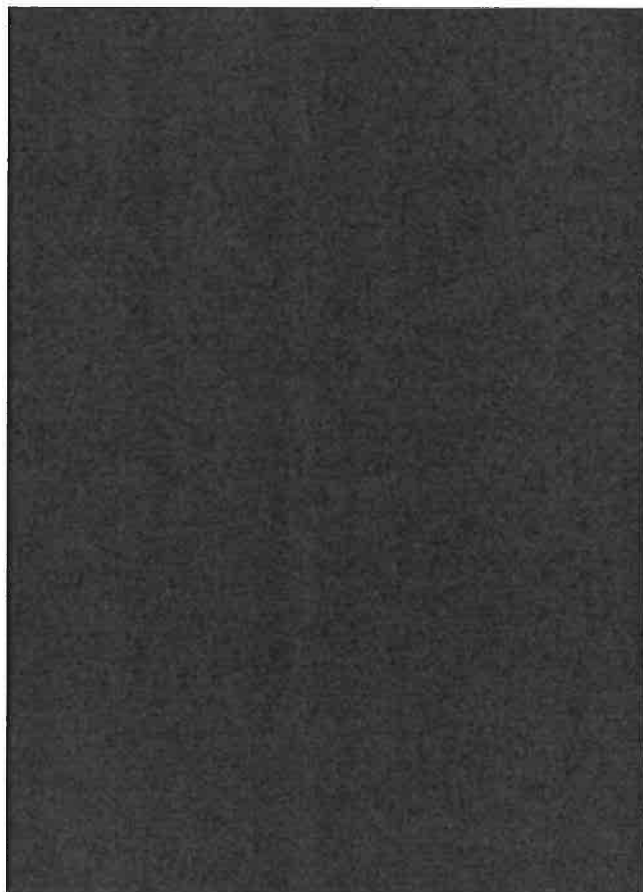
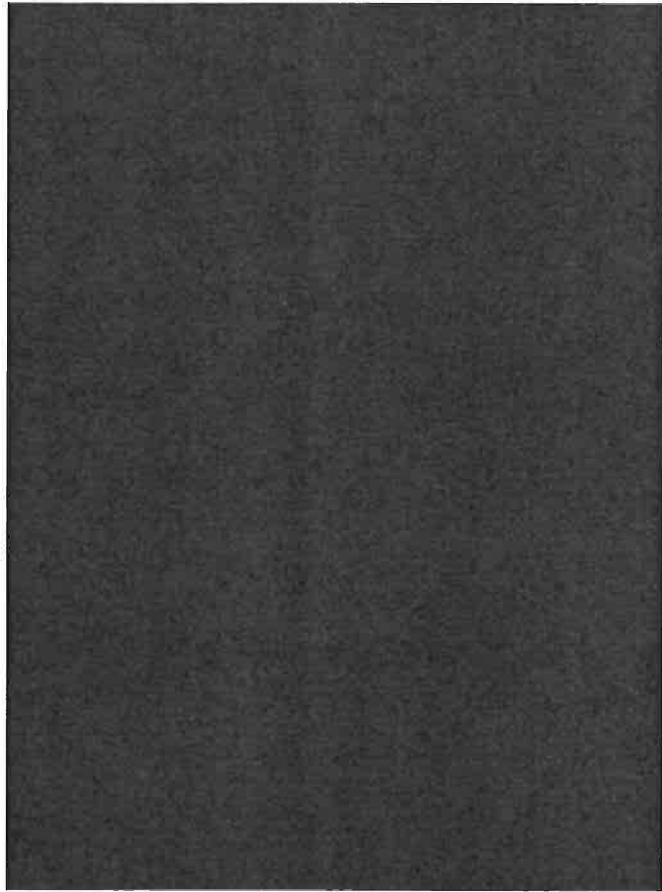
The link to the page we have set up is
<https://www.silverstreamrailway.org.nz/silverstream-spur>

Please do not hesitate to contact me if you have any questions.

Regards
Jason Durry

[Redacted signature block]





From: Jason Durry
To: Peter Kelly
Subject: Re: Silverstream Spur
Date: Tuesday, 16 March 2021 8:28:19 am
Attachments: image001.gif

Hi Peter

Thanks for getting back to us, and thank you for adding our page to the website.

We made the decision to publish our webpage and start the petition to draw attention to our position. We have kept pretty quiet about anything related to the spur with the exception of a letter to the editor of the Upper Hutt Leader in June 2014 following an article in the same paper regarding the council's decision at that time to put the land up for sale. Presently our position was in danger of getting drowned out with all the other organisations (Save our Hills, Forest and Bird) showing their opposition to this proposal.

There is very little information in this proposal in the public arena that even points out that we exist, let alone that we are going to be effected by this, aside from a brief reference in the councils Land Use Strategy. None of the other previously mentioned organisations mention us at all. Even the flashy new "Silverstream Forest" website completely leaves us out. That is why I requested that reference be made on your website as it was very clearly one of councils original intentions to protect us. It is your choice to not put that up there, although there is little reason we can see why it could not be added.

You say you are disappointed with the "emotive language" used on our page. Silver Stream Railway has been built up over decades by volunteers who have invested a great deal of both physical and emotional effort into the place. To have spent the last 7 years (so far) working over various proposals from Council that will, if they go ahead, have a material effect on those decades of effort, then yes of course it is going to be emotive. Without any firm evidence that says our future is assured, and we can carry on as we always have, then we had little choice but to put our side of the story across. We always have been and will continue to be open to engaging with any other party over this matter, this is as you say the best way to ensure the right outcome.

We have been overwhelmed with the amount of support we have received in the very short time since we released our web page and petition. It just goes to show how unpopular this proposal is.

Regards
Jason

From: Peter Kelly
Sent: Monday, March 15, 2021 9:49 AM

To: Jason Durry, Simon Edmunds
Cc: Ioni Neale
Subject: RE: Silverstream Spur

Mōreana Jason and Simon,

Thanks for your email and we have added Silver Stream Railway link to that last paragraph.

Can I say I am somewhat surprised and a bit disappointed by the tone of your email and equally with the emotive language of the SSR page. Words like "battling" certainly don't characterise my meeting with you and Simon. I have found over my many years in the military in dealing with complex issues whether in peacetime or overseas in conflict situations language matters and using the wrong language typically leads to sides hardening their position. I would be more than happy to meet with the SSR Board and work our way through this.

As I said when we met there is a lot of common ground that we can agree on. Equally, I don't believe all the of Spur is in play and we cover this on our information page where we talk about at least 13ha being set aside. It could be as much as 23ha, regardless what it is it would be left to regenerate as native bush and provide the ecological reserve and buffer SSR is seeking.

Suffice to say as always I am happy to sit down with your Board and discuss this at length with them and hear their concerns directly from them.

Ngā mihi

Peter

Peter Kelly (he/him)

Te Tumu Whakarae | Chief Executive



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From: Jason Durry

Sent: Friday, 12 March 2021 9:47 AM

To: UHCC <askus@uhcc.govt.nz>; Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Subject: Silverstream Spur

Hi

We notice that UHCC has now opened a webpage with details on the proposed land swap of the Silverstream Spur. Silver Stream Railway is concerned that the contents of this page completely ignore the railways concerns, especially as it is the most directly affected party.

Firstly the excerpts quoted from the 1989 document are heavily slanted towards the purchase of the land being for development purposes. In fact the railway is mentioned twice by name in this document and we firmly believe this warrants the excerpts that mention the railway and the buffer zone be included on the page, to give a far more balanced narrative of the original purchase.

Secondly we would like the page that we have created to put our side of the story, be included in the links with other far less effected groups. As previously mentioned, Silver Stream Railway is the only party that is directly affected by the swap, having the only privately owned boundary bordering the land at the centre of our concerns. Surely that counts for something.

The link to the page we have set up is

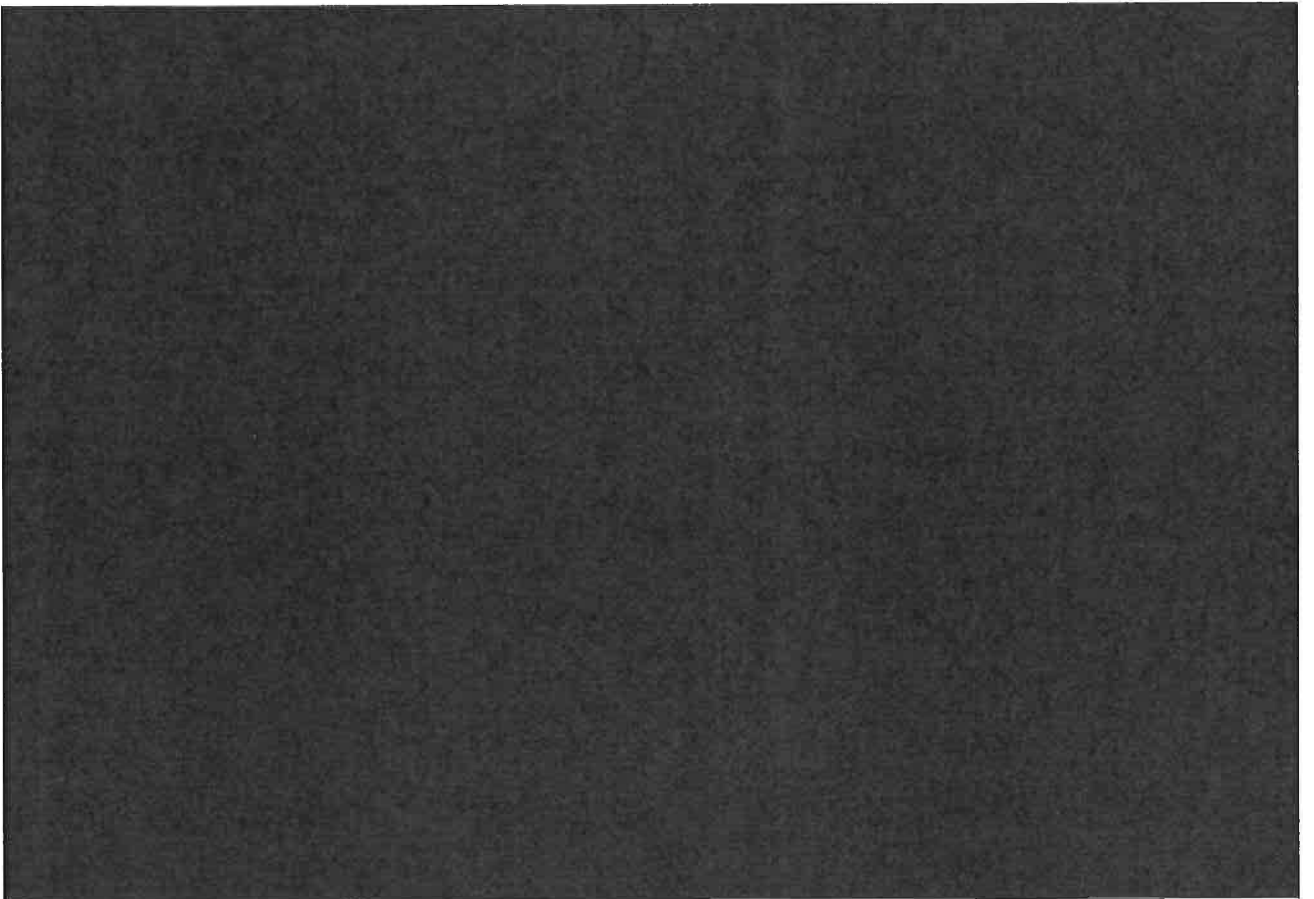
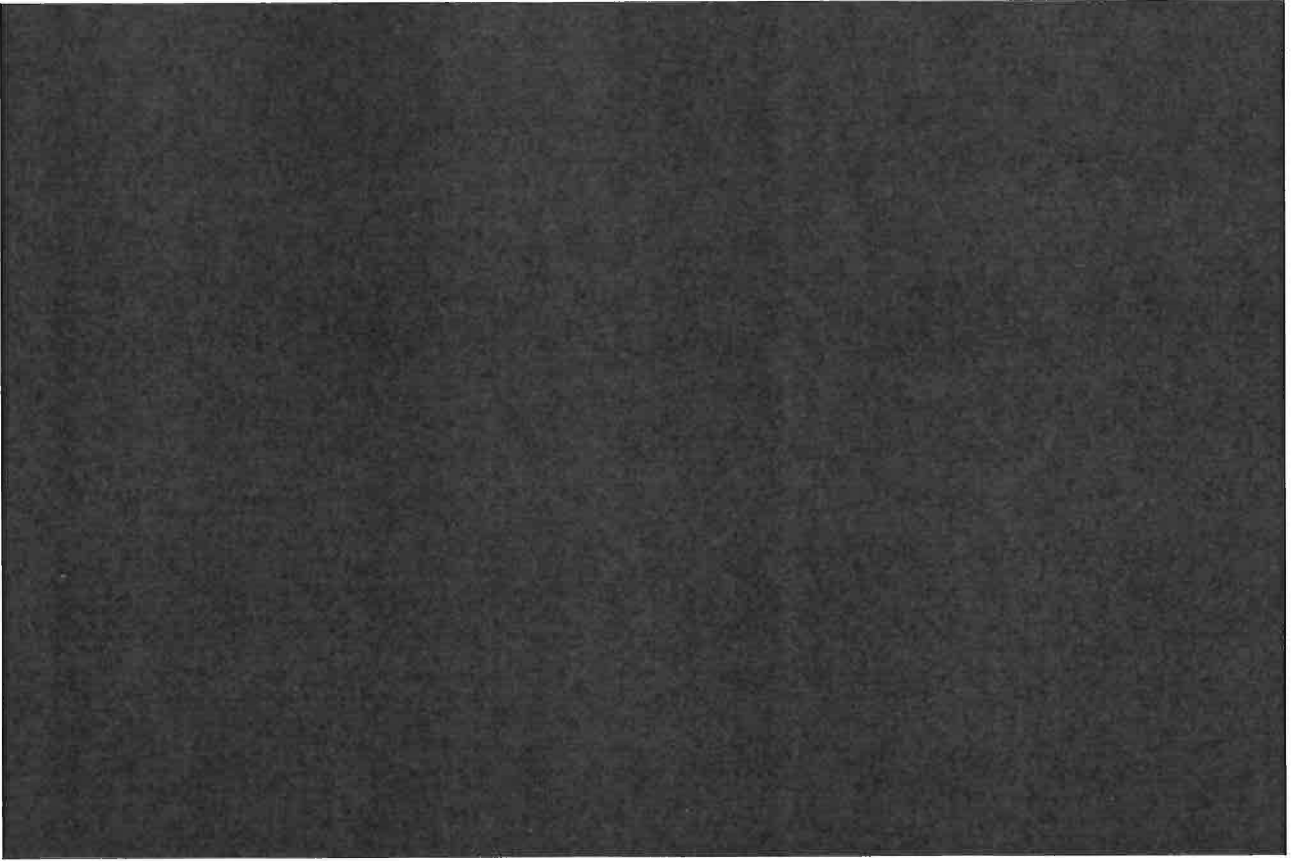
<https://www.silverstreamrailway.org.nz/silverstream-spur>

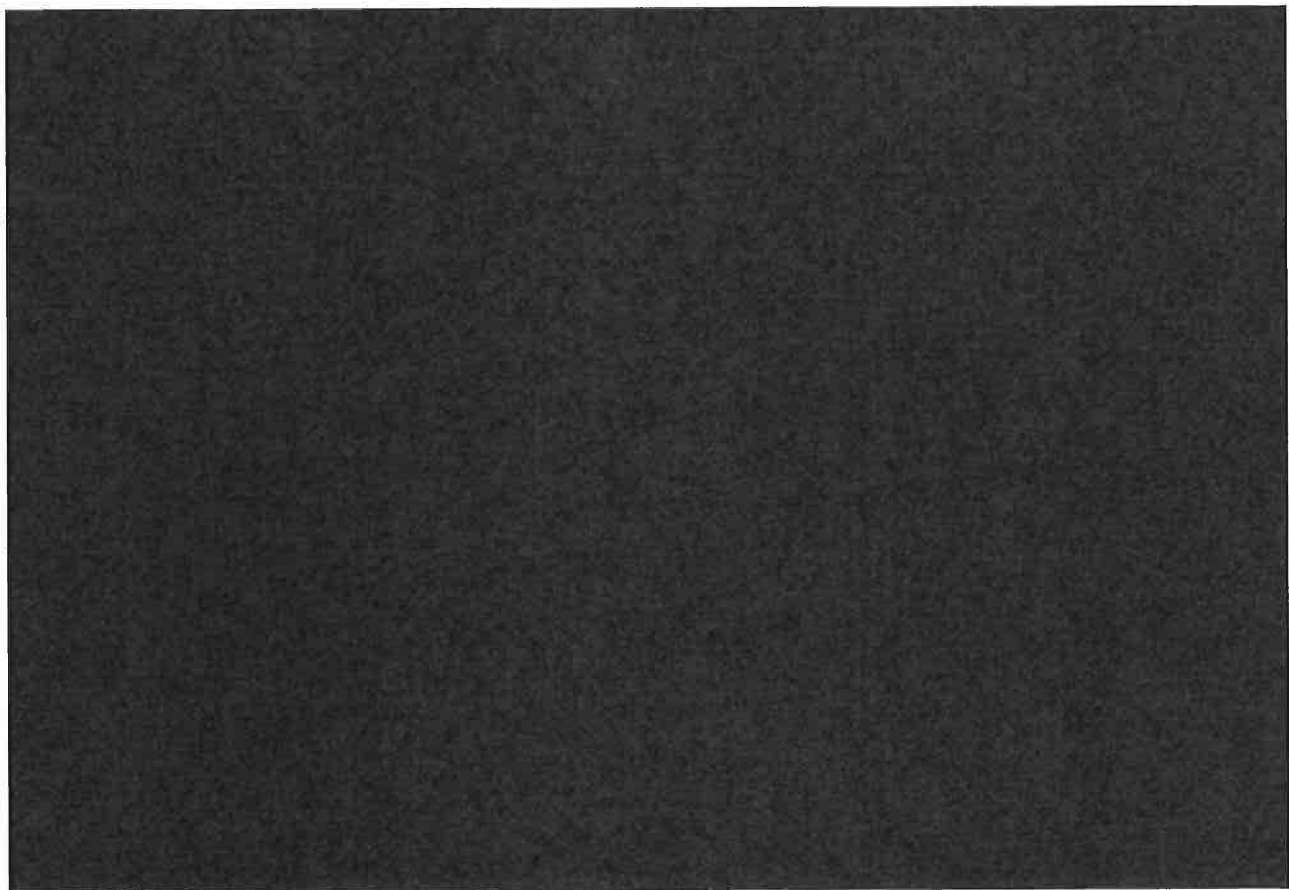
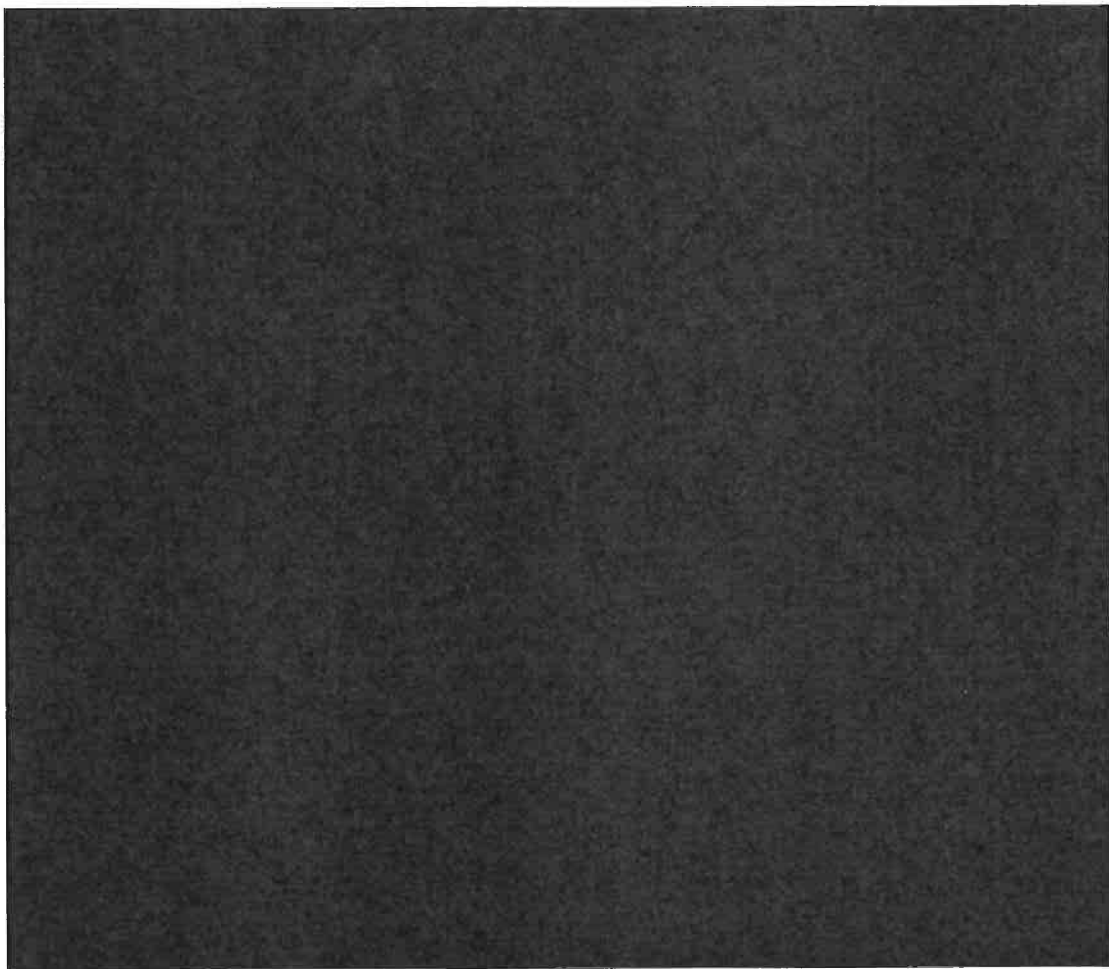
Please do not hesitate to contact me if you have any questions.

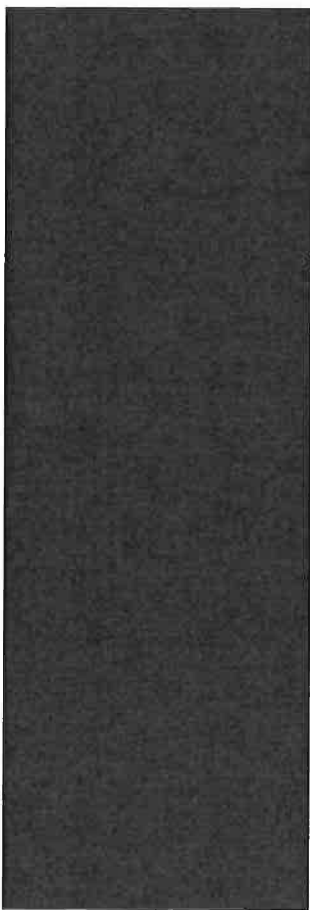
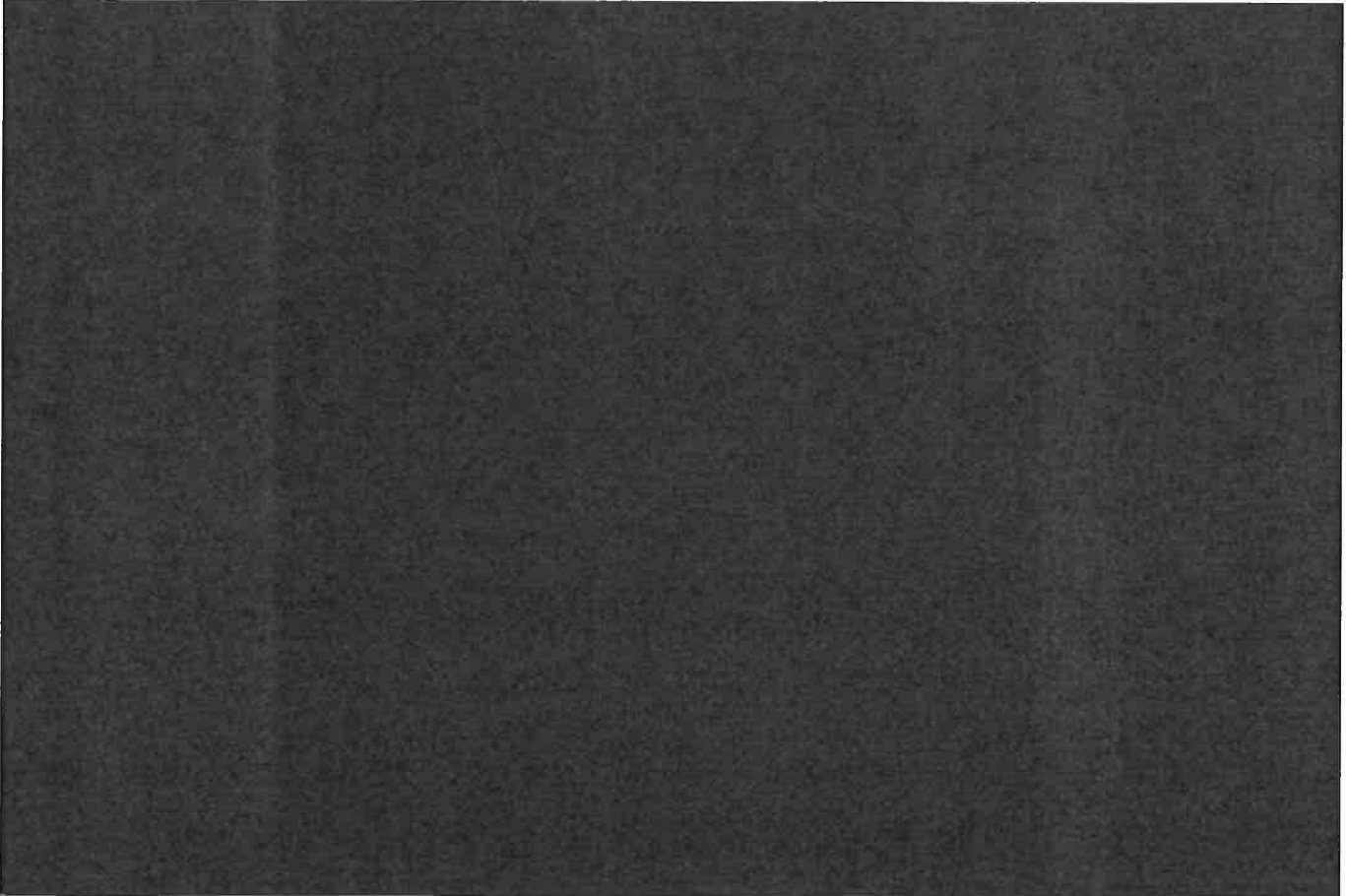
Regards

Jason Durry









From: James Mckibbin [redacted]
Sent: Friday, 19 March 2021 10:21 AM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Subject: GTC proposed conditions as at 17 March 2021

Hi Andrea

Thanks again to you and Peter for the constructive meeting on Wednesday. I've attached the conditions GTC presented to you both. I have noted points that require some further discussion with you next week.

I look forward to hearing from you about a time next week that suits to meet again.

Kind regards
James

James Mckibbin



[REDACTED]

From: Andrea Hilton
To: Peter Kelly
Cc: Richard Harbord; Vishnu Chozar; Geoff Swainson; Julia Fink
Subject: FW: Valuation - 60 Kin Street Silverstream
Date: Wednesday, 24 March 2021, 3:58:06 pm
Attachments: Report_WGN-192222.pdf

Valuation FYI, previous one was a draft

From: John Stanley
Sent: Wednesday, 24 March 2021 3:12 PM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Cc: [REDACTED]
Subject: Valuation - 60 Kin Street Silverstream

Report

Please find your completed report attached as requested.

Our Reference: **WGN-192222**

60 Kin Street
Silverstream
Upper Hutt City 5019

Please [Click Here](#) to confirm the receipt of report.

Regards

John Stanley
[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Toni Neale
To: UHCC
Subject: RE: Land
Date: Monday, 29 March 2021 9:20:00 am

Thanks

Toni Neale
Executive Assistant to the Chief Executive

The Kaunhara o Te Awa Kairangi ki Uia | Upper Hut City Council
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-----Original Message-----

From: UHCC <askus@uhcc.govt.nz>
Sent: Monday, 29 March 2021 8:54 AM
To: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: FW: Land

Hi Toni,

Please see below Re: Silverstream Spur.

Kind Regards,
Josh

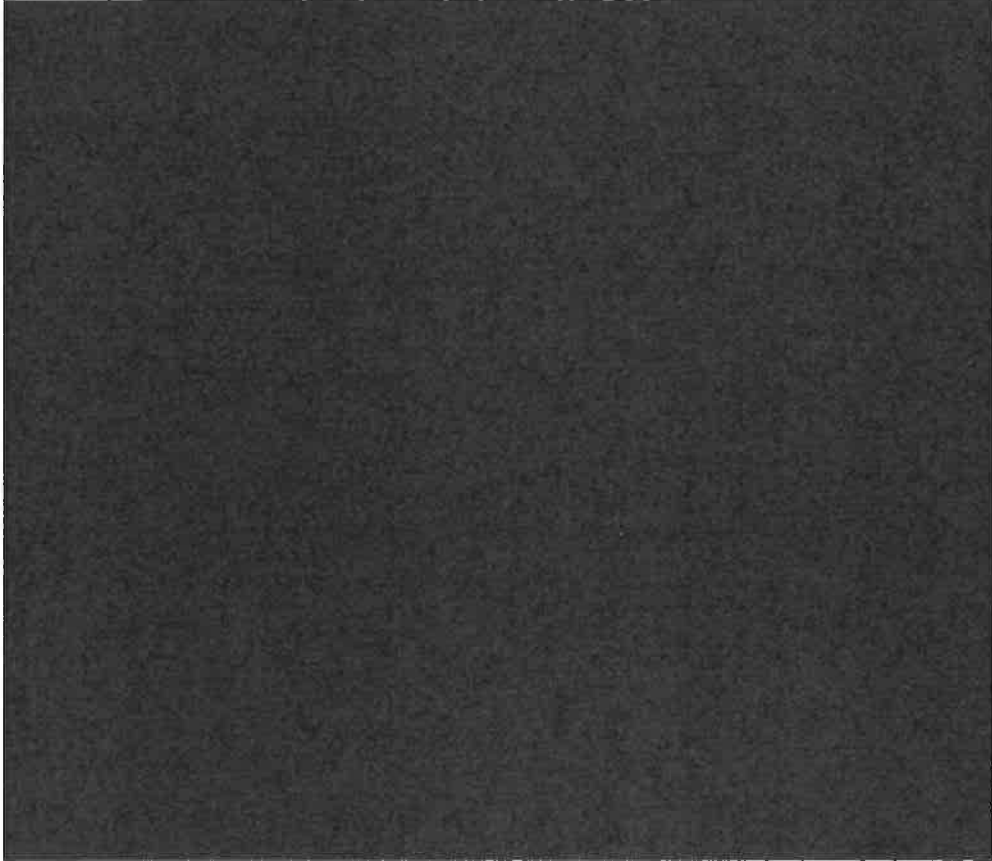
-----Original Message-----

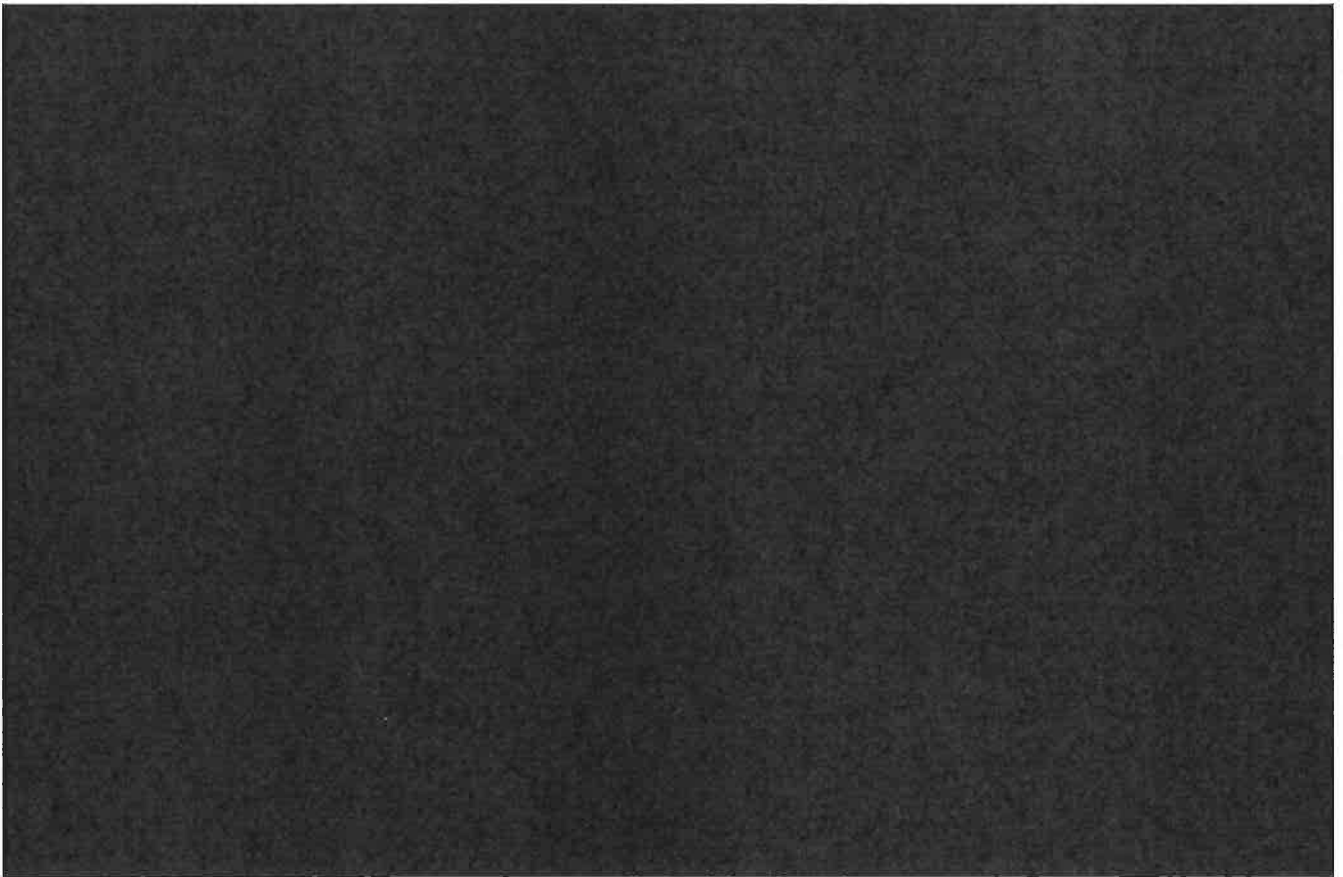
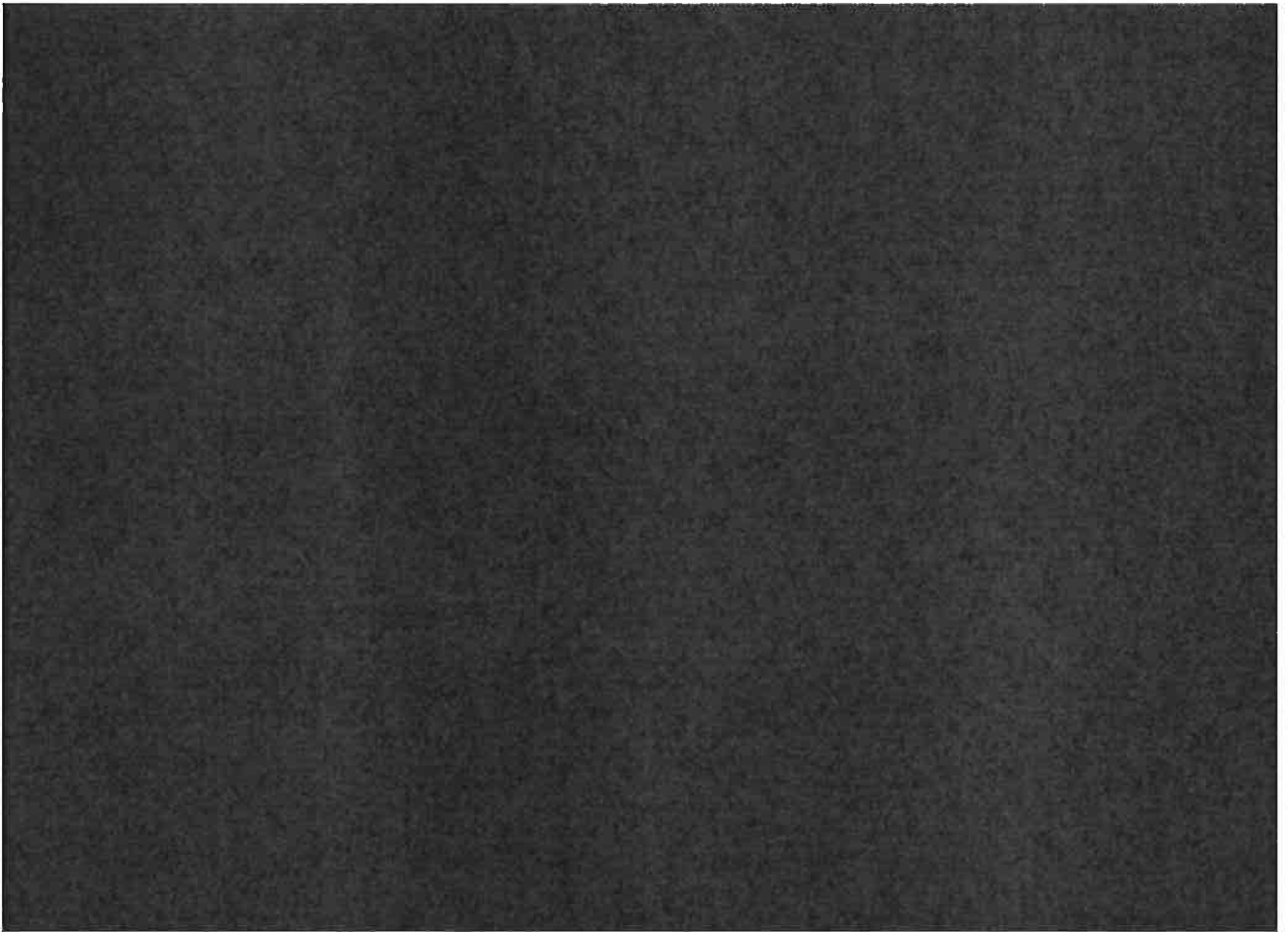
From: [REDACTED]
Sent: Saturday, 27 March 2021 10:10 PM
To: UHCC <askus@uhcc.govt.nz>
Cc: [REDACTED]
Subject: Land

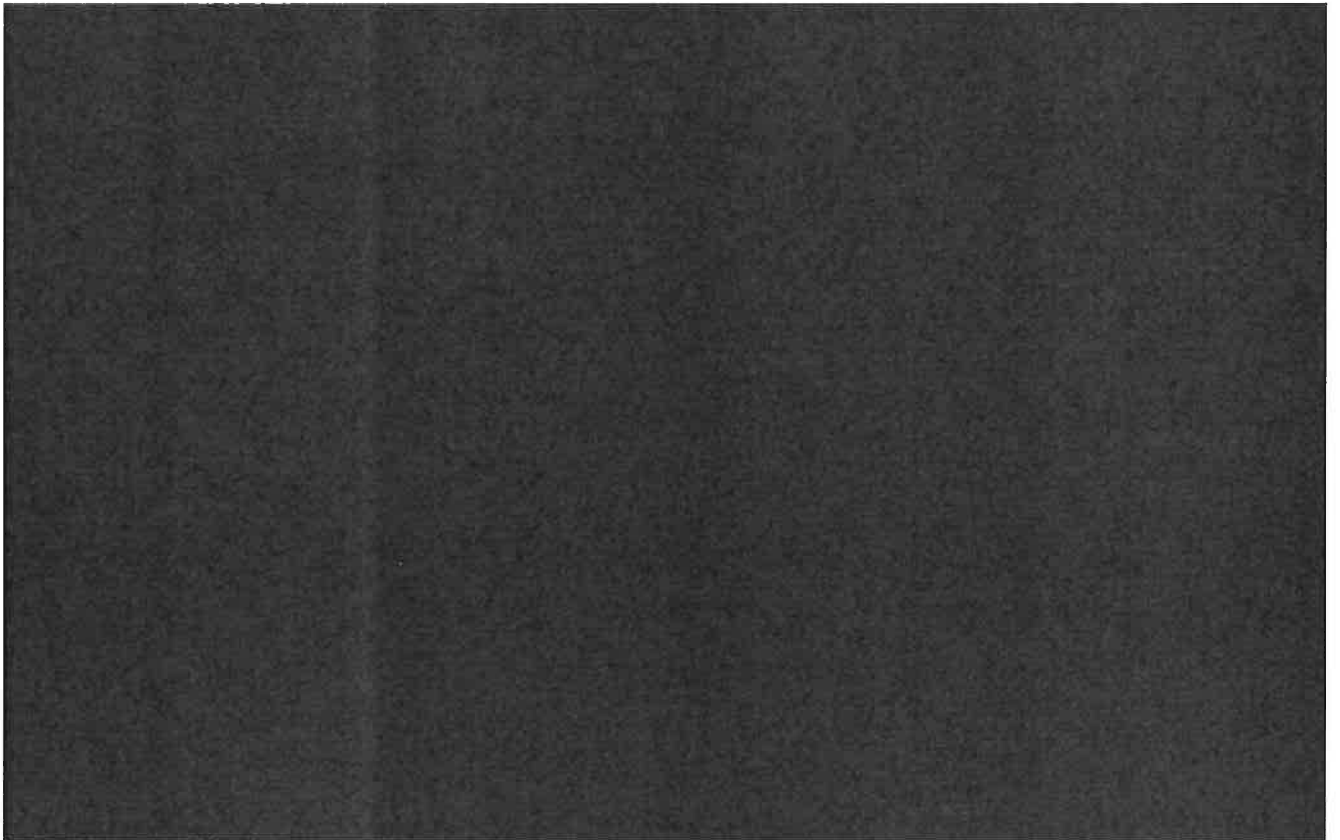
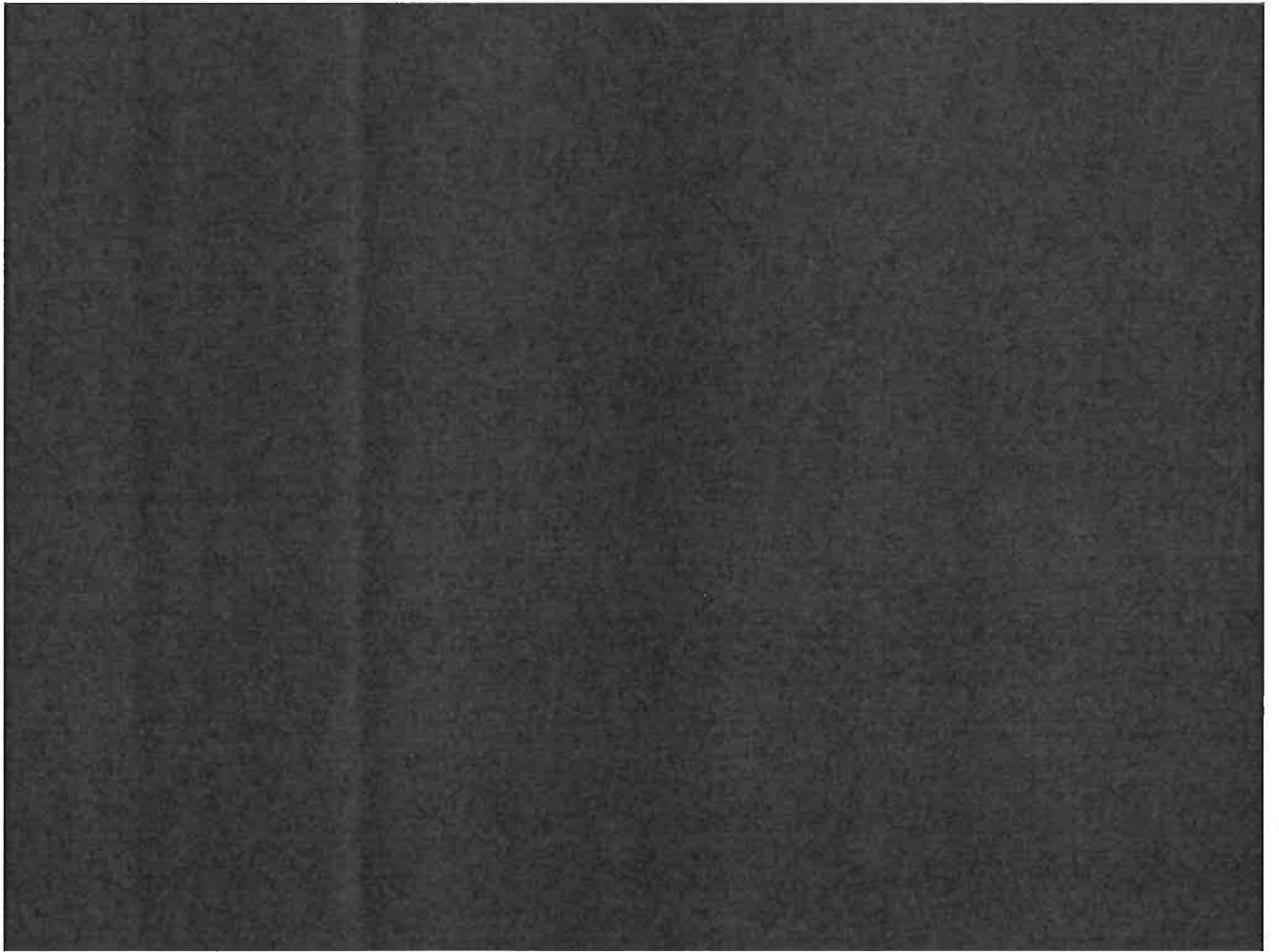
I object strongly to proposals to develop land adjacent to Silverstream Railway, too much heritage is being destroyed for the want of developers who are the scourge of the earth.
This scheme will adversely effect the ambience of the SSR. I know as I and my wife were volunteers there for 11 years and it is a lovely settings for such a facility.
We now live in UK and as volunteers in Railway preservation there and also suffer from the developers disease.

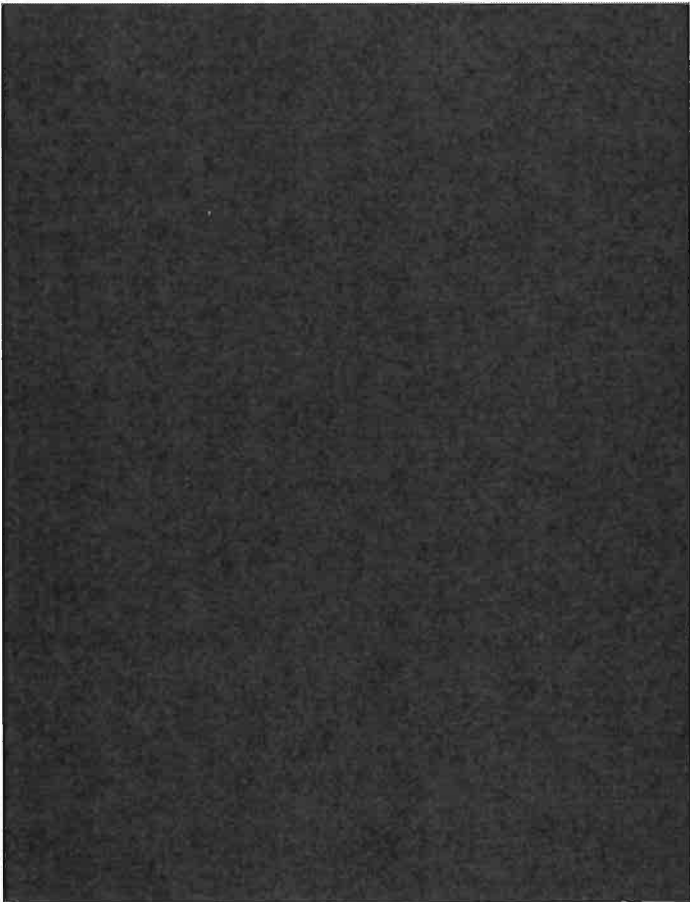
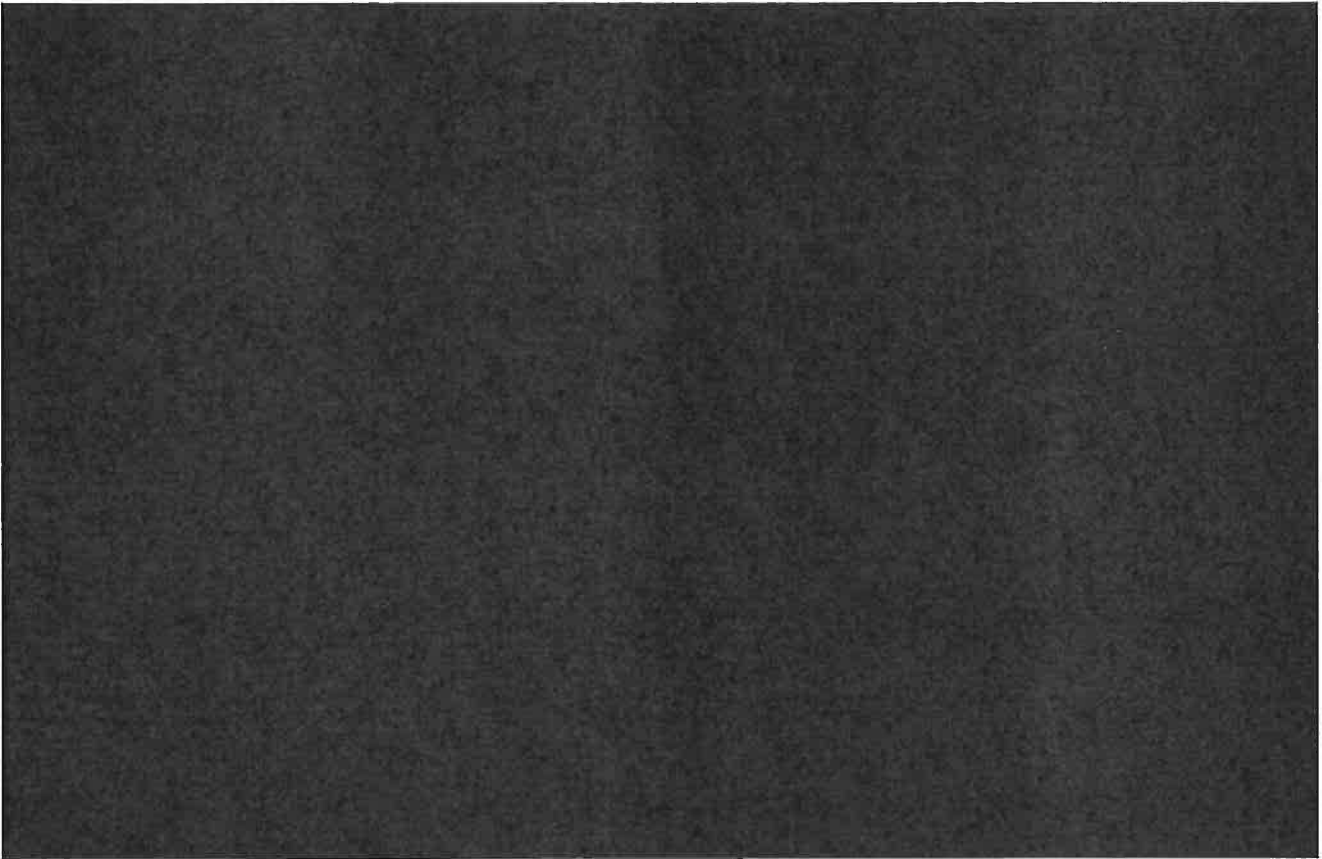
Yours

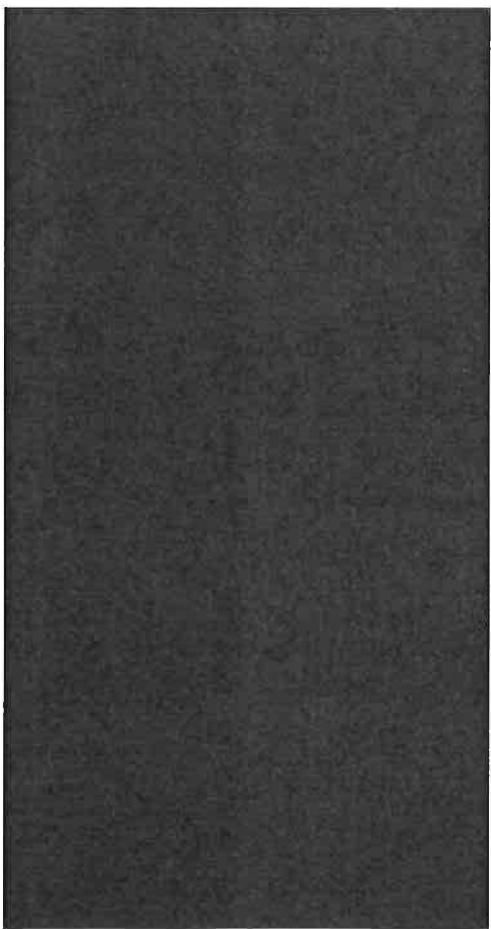
Sent from my iPad











From: Toni Neale
To: Daniel Kelly
Subject: FW: decision date on Silverstream Spur
Date: Tuesday, 6 April 2021 4:25:00 pm
Attachments: Image001.gif

FYI

Toni Neale
Executive Assistant to the Chief Executive



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From: UHCC <saskus@uhcc.govt.nz>
Sent: Tuesday, 6 April 2021 4:15 PM
To: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: FW: decision date on Silverstream Spur

Hi Toni,

Please see below query Re: Silverstream Spur.

Kind Regards,
Josh

From: [REDACTED]
Sent: Tuesday, 6 April 2021 4:13 PM
To: UHCC <saskus@uhcc.govt.nz>
Subject: decision date on Silverstream Spur

Hello

I am planning my month and would like to know if the Council will be making any decisions on the Silverstream Spur (eg. to go out for consultation) at the 22 April Council meeting.

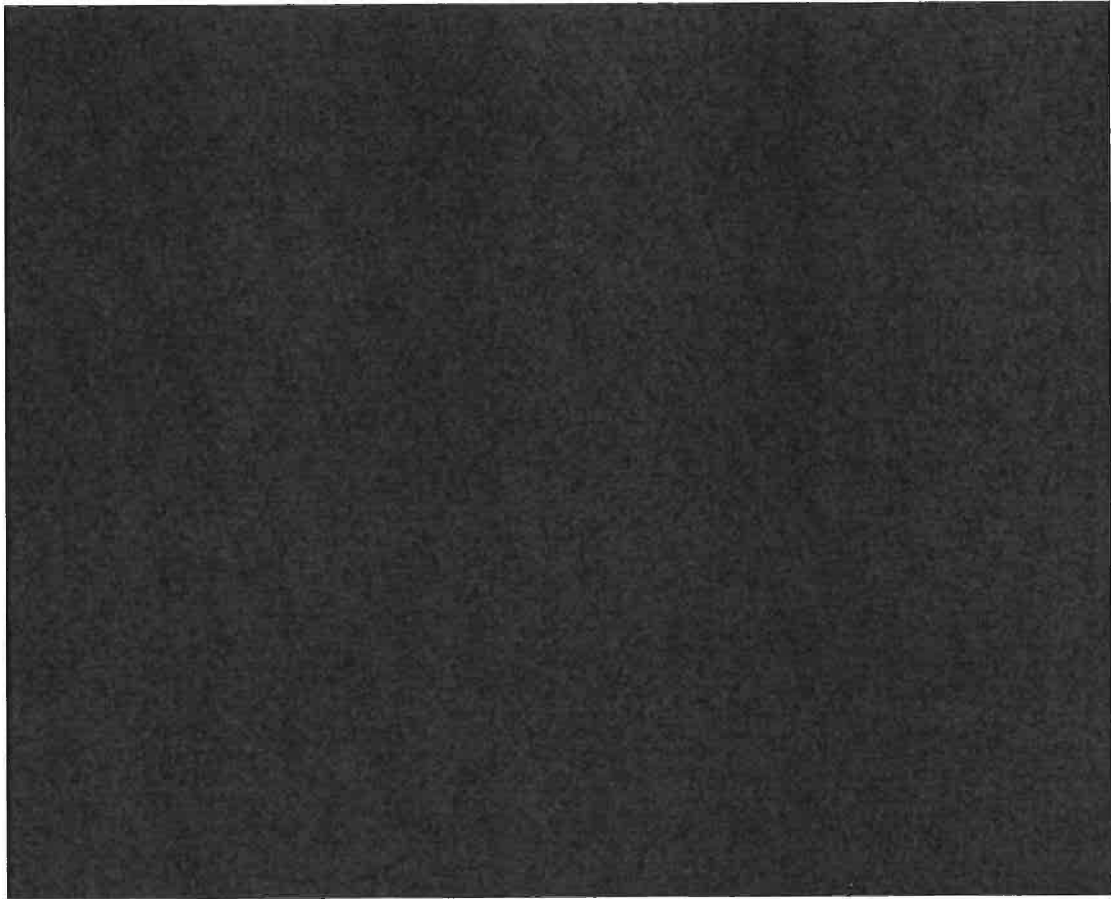
If no decision will be made at that meeting can you please tell me when that will happen, if you know at this stage.

Thank you



Pat van Berkel

[Redacted]



From: James McKibbin [Redacted]
Sent: Tuesday, 6 April 2021 4:16 PM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Subject: Re: Record of Meeting on 29 March 2021

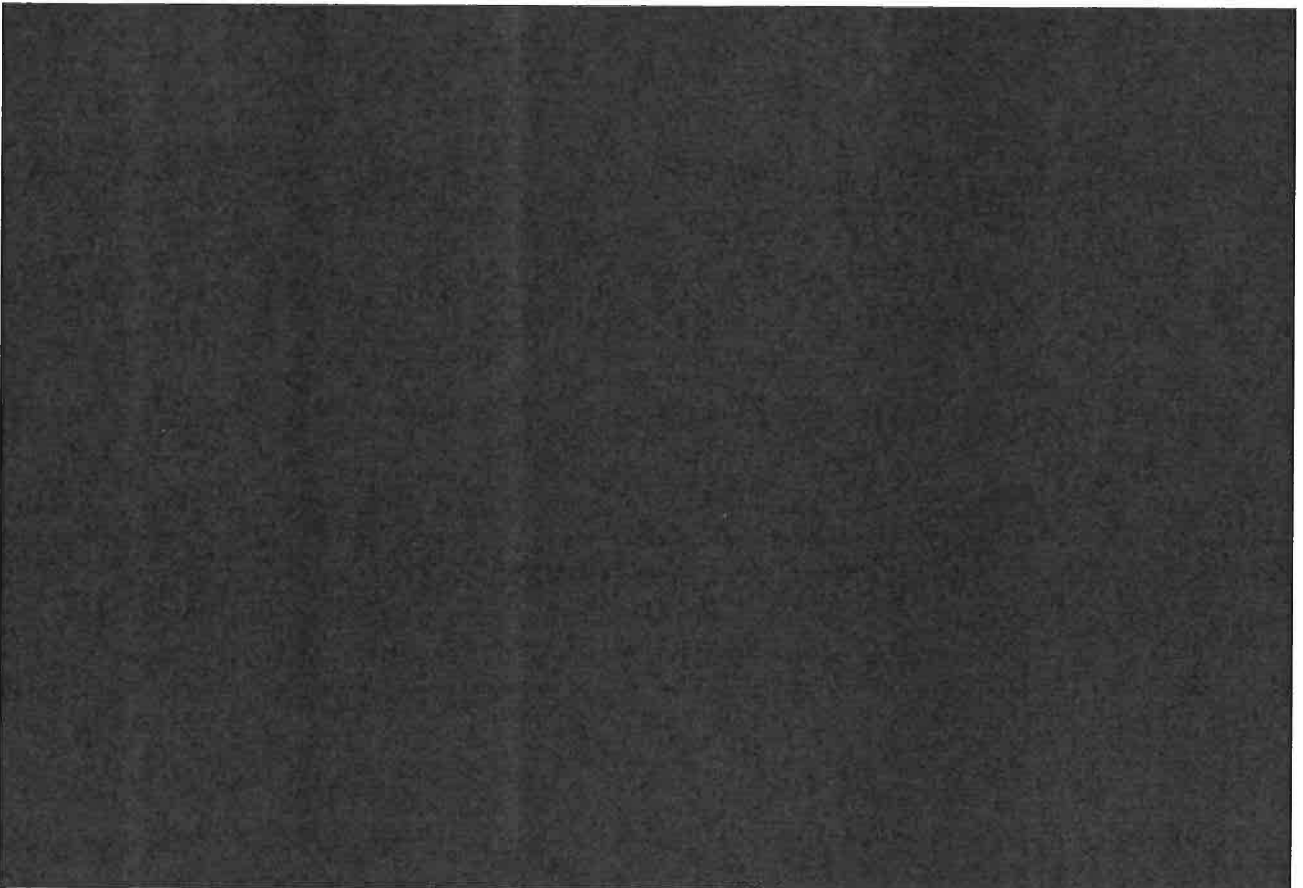
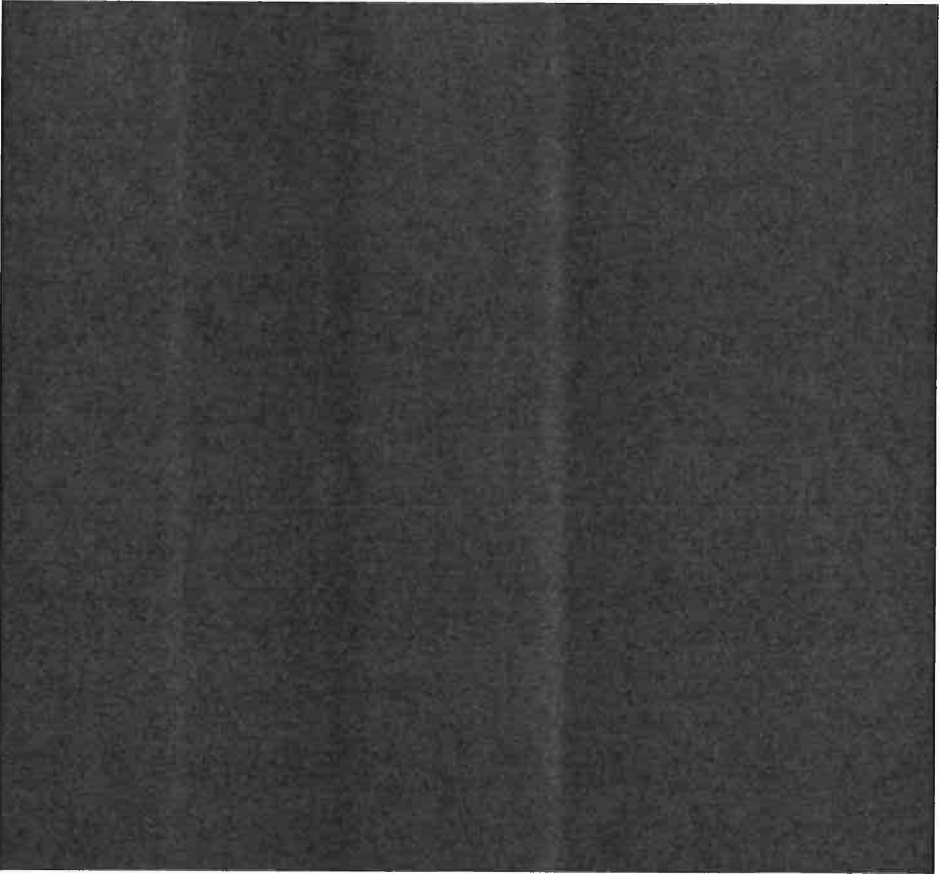
Hi Andrea

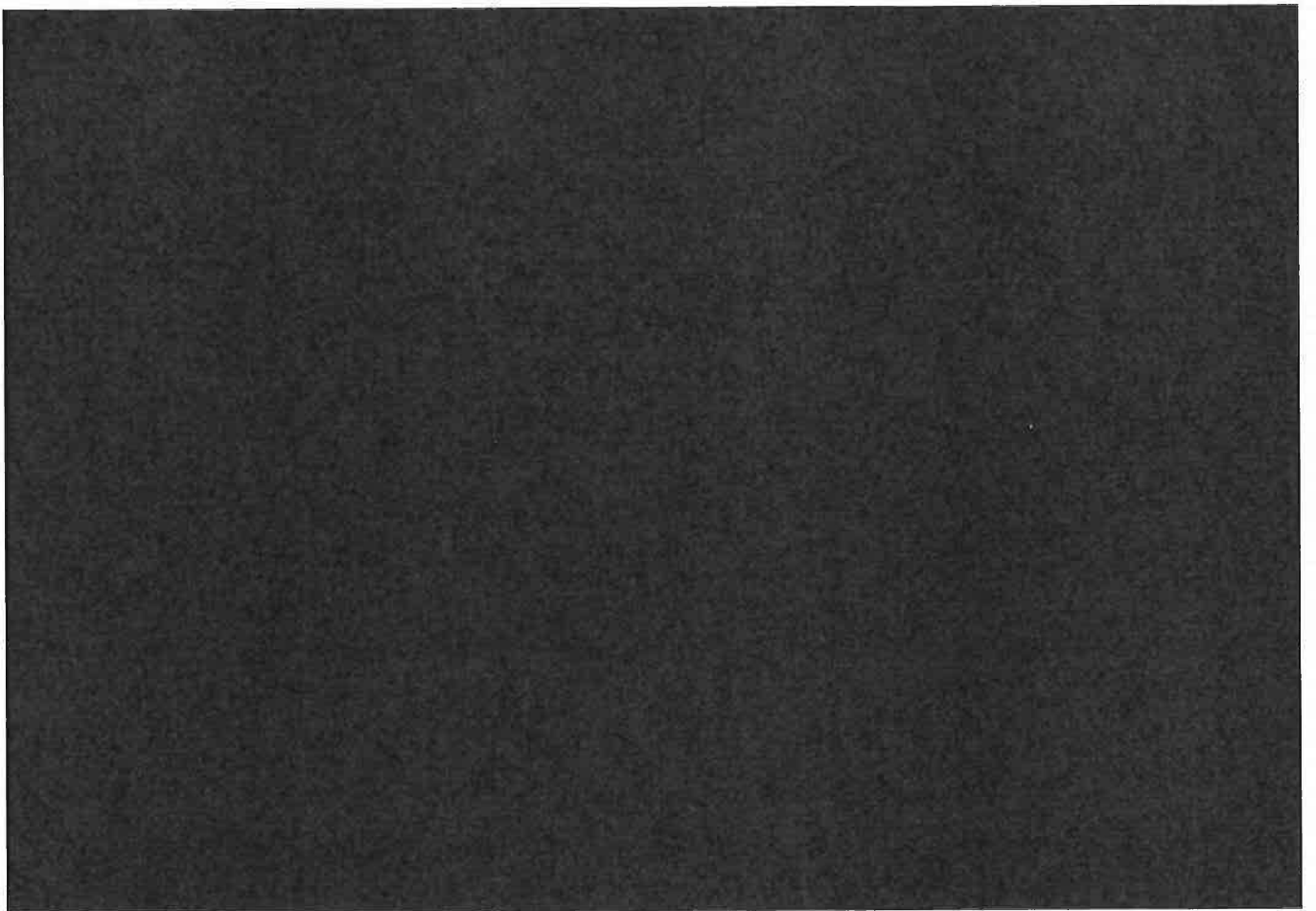
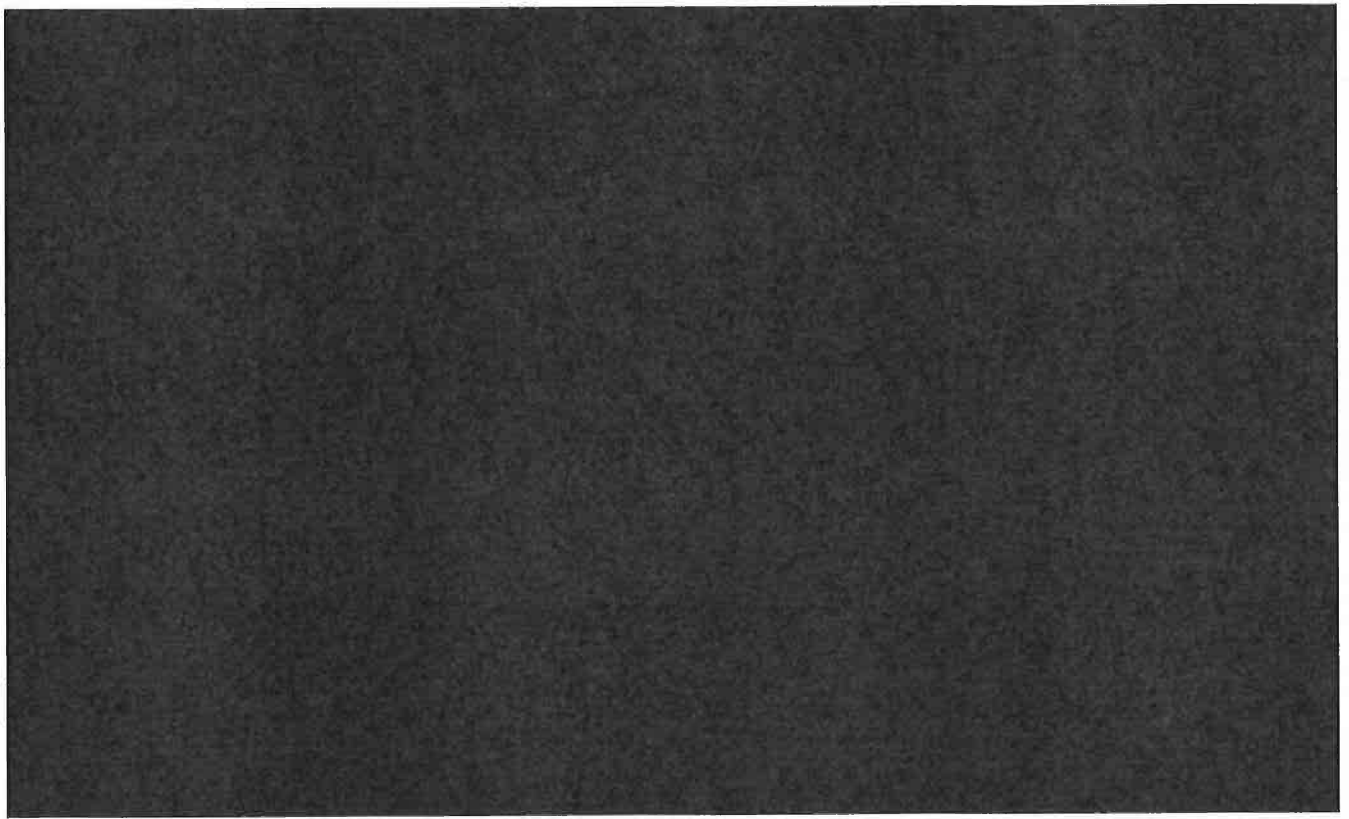
I hope you enjoyed a good break over Easter. I am writing to confirm receipt of this record and to let you know GTC won't be in a position to meet tomorrow and that I have let Toni know.

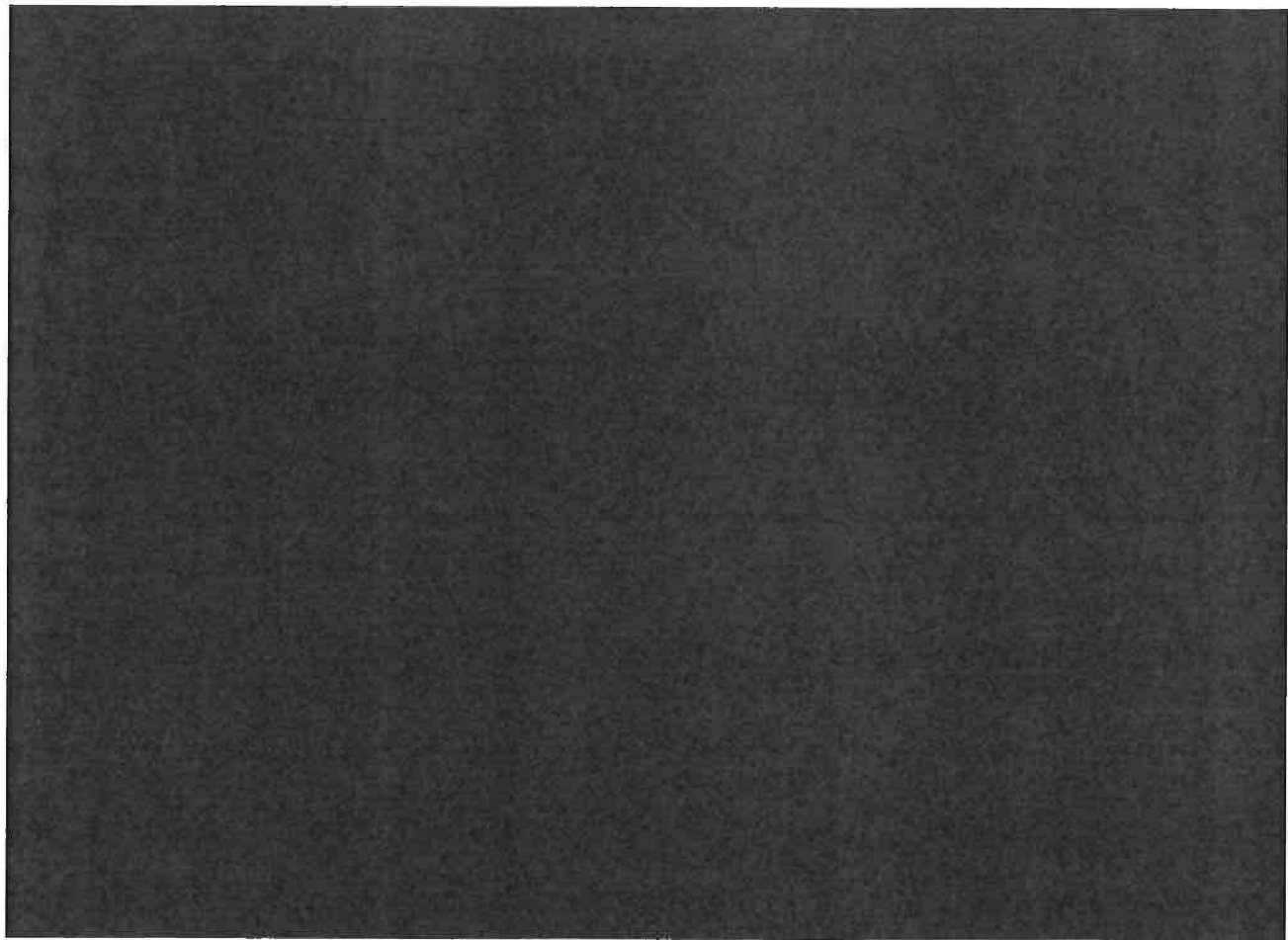
Can you please confirm whether the Council position on the S&P presented when we last met has been endorsed by Peter? You explained that you've been seeking external legal advice on the S&P and GTC wanted to check whether this had gone via him as well.

The Board will be meeting this week to discuss. I'm unsure whether we'll be able to respond before the end of this week but the company is looking forward to presenting its masterplan to the councillors on Friday afternoon.

Thanks
James







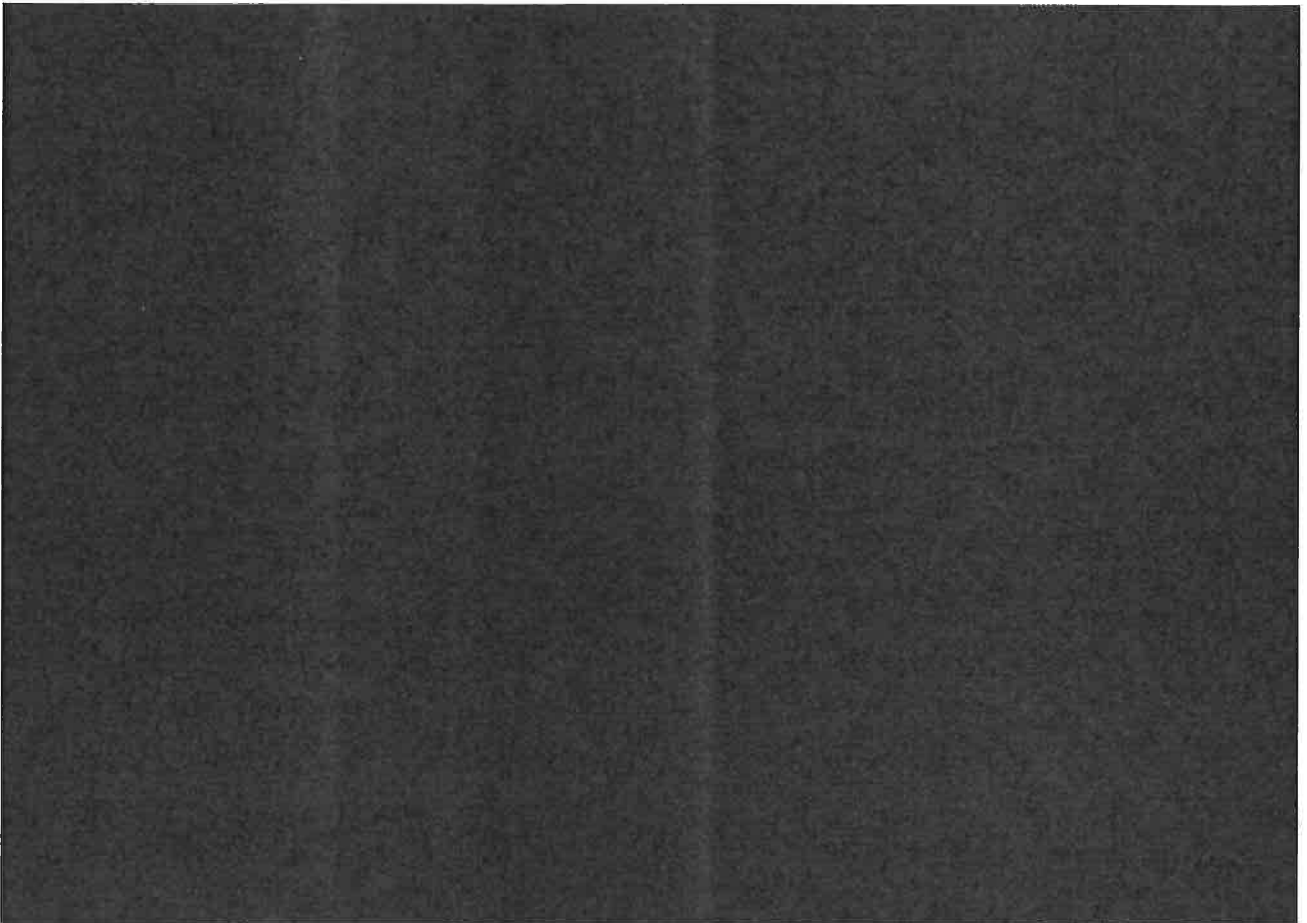
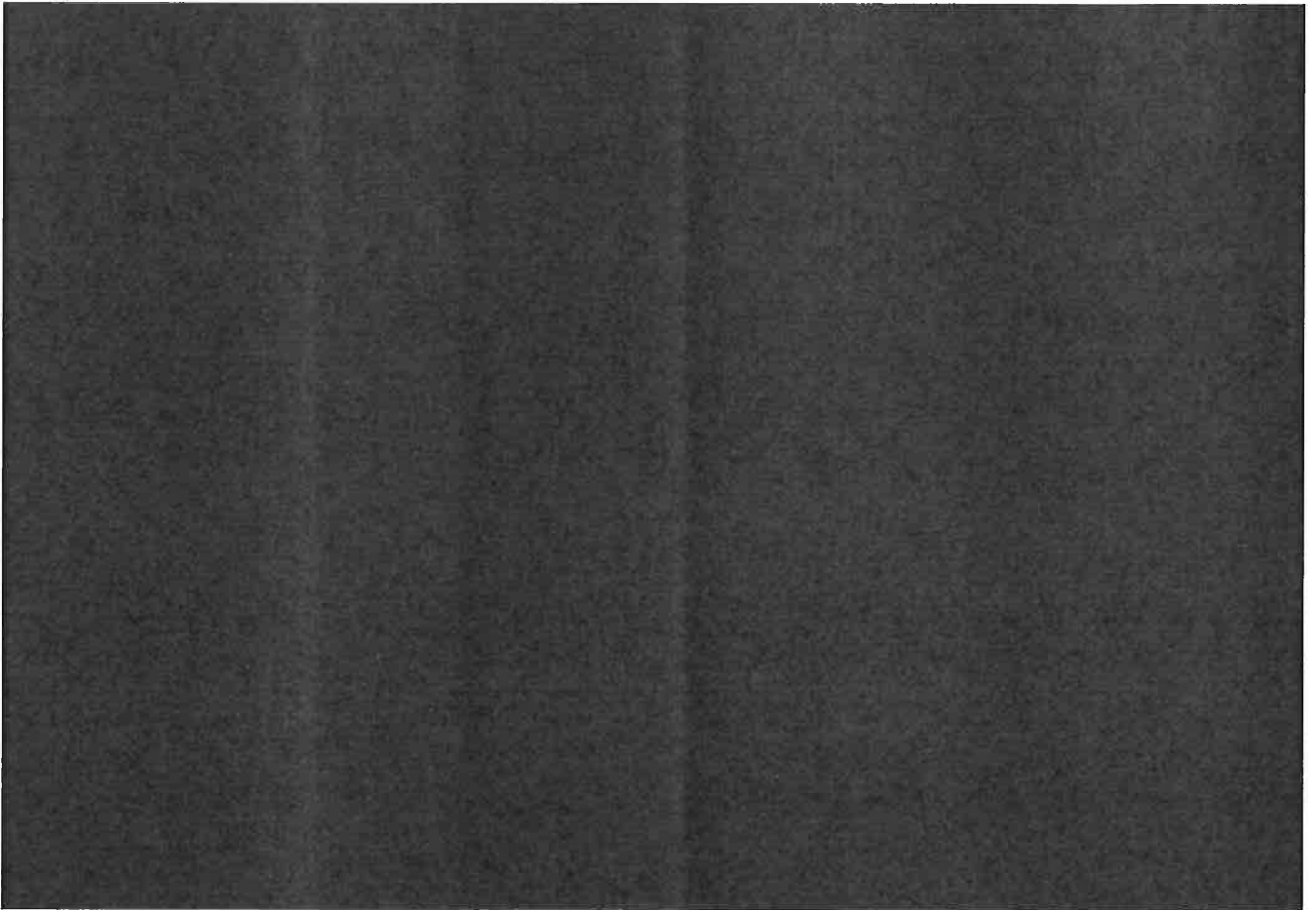
From: Andrea Hilton
To: James McKibbin
Cc: Peter Kelly, Toni Noale
Subject: RE: Record of Meeting on 29 March 2021
Date: Wednesday, 7 April 2021 11:16:49 am
Attachments: image001.gif
image002.gif
image003.gif
image004.gif

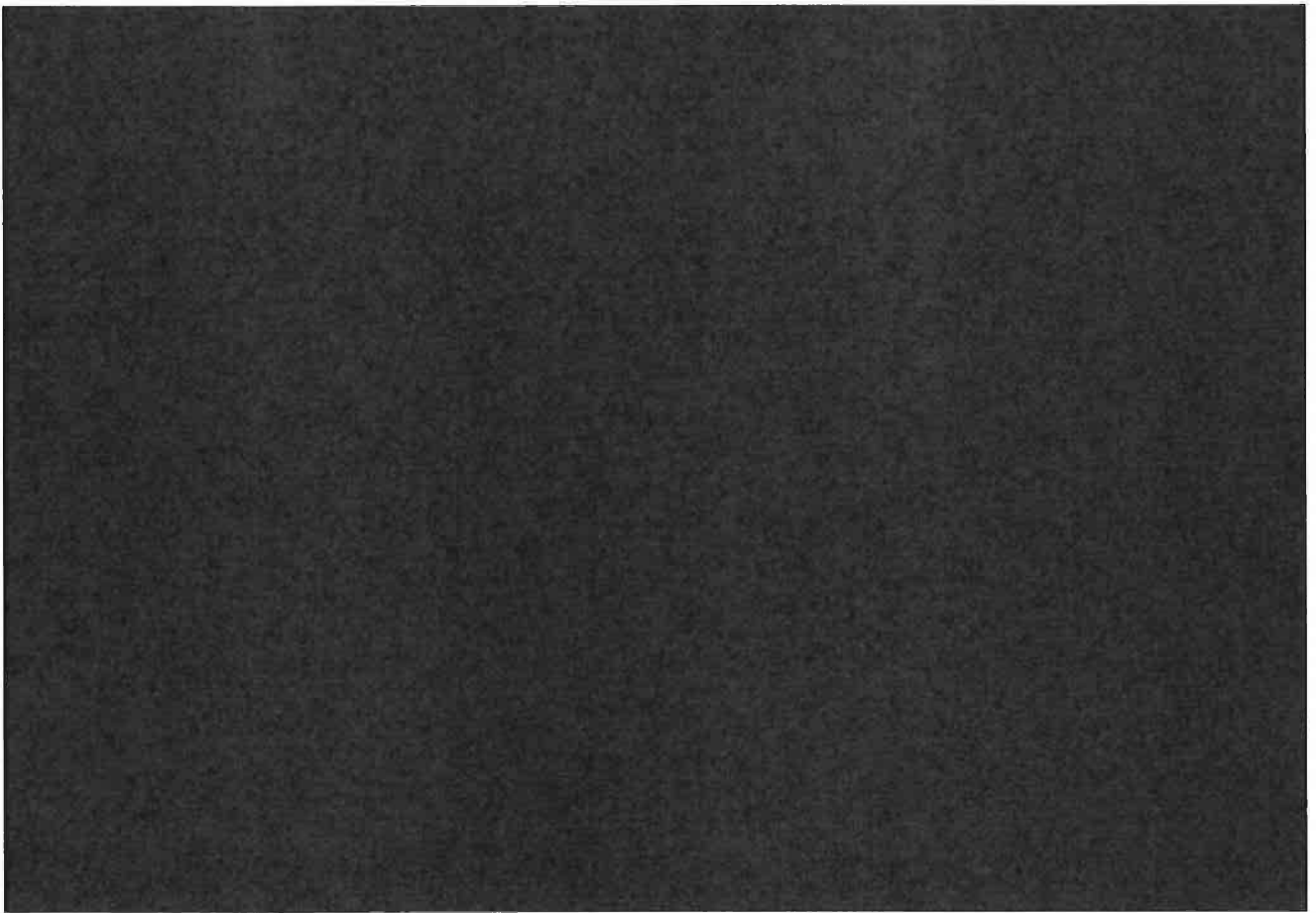
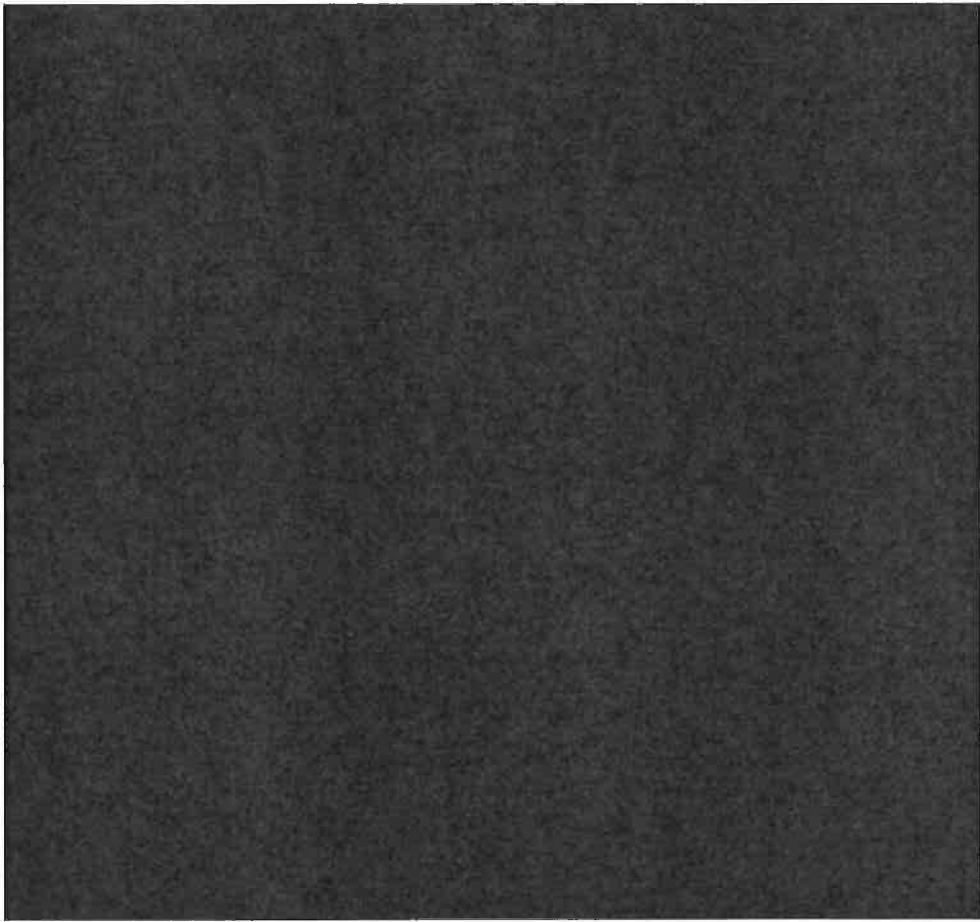
Hi James
I had a great break I hope yours was good too.
The Council position that I outlined when only the two of us met on Monday 29th March was endorsed by Peter Kelly. Peter also has full knowledge of any external advice in respect of the Council's negotiations with GTC.
I am sure the Councilors will appreciate GTC presenting its masterplan to them because it will be an opportunity for them to see the full GTC vision. I know you have been in contact with Toni to finalise details for GTC's presentation but do you need to use any of the Council's technology for the presentation? If you do please let Toni know as soon as possible so that she can organise it.

Regards
Andrea Hilton
Kaitohutohu Matāmua ā-Ture | General Counsel
cid:image001.gif@01D6901B.453D99B0

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From: Toni Neale
To: [REDACTED]
Subject: FWR decision date on Silverstream Spur
Date: Thursday, 8 April 2021 9:35:00 am
Attachments: [image001.gif](#)

Good morning Pat

Thank you for your email.

This is what was reported to the Policy Committee last night in the Chief Executive's report:

The valuation of the Council owned Spur land and GTC land identified within the MOU has been received and will be worked through with Councilors along with the consideration of a broad range of options including draft sale and Purchase Agreement terms and conditions in April. The current timeline of a report going before Council seeking a formal decision to consult with the community on possible options has been further delayed and has moved into the May-June meeting cycle.

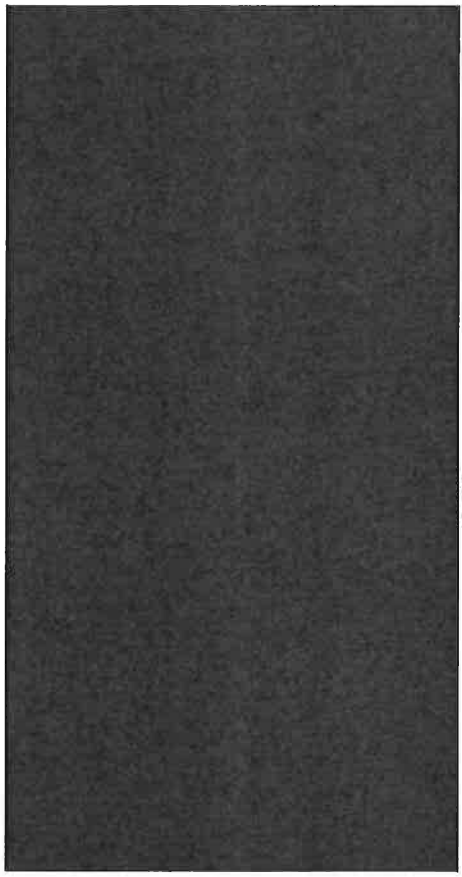
Kind regards

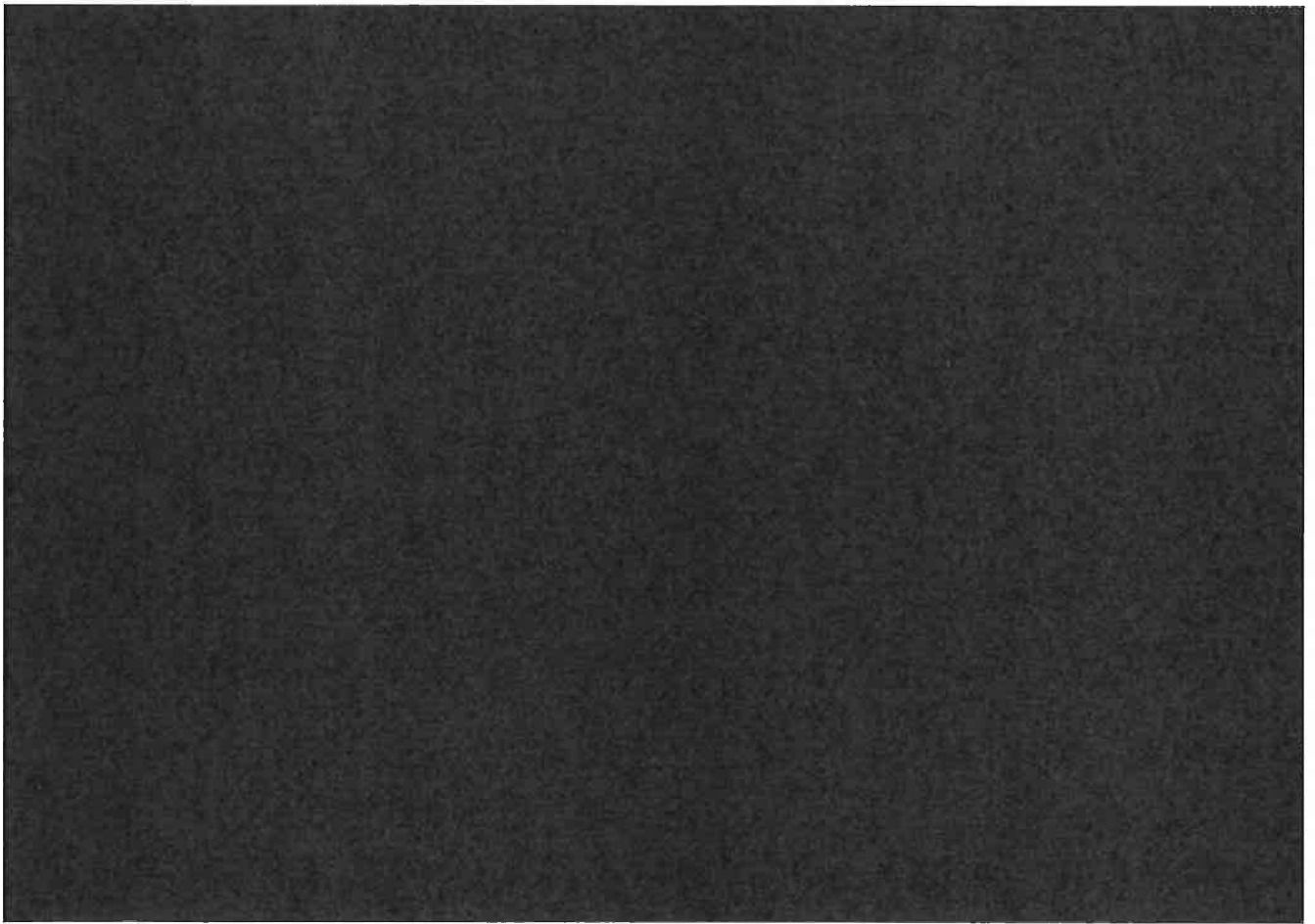
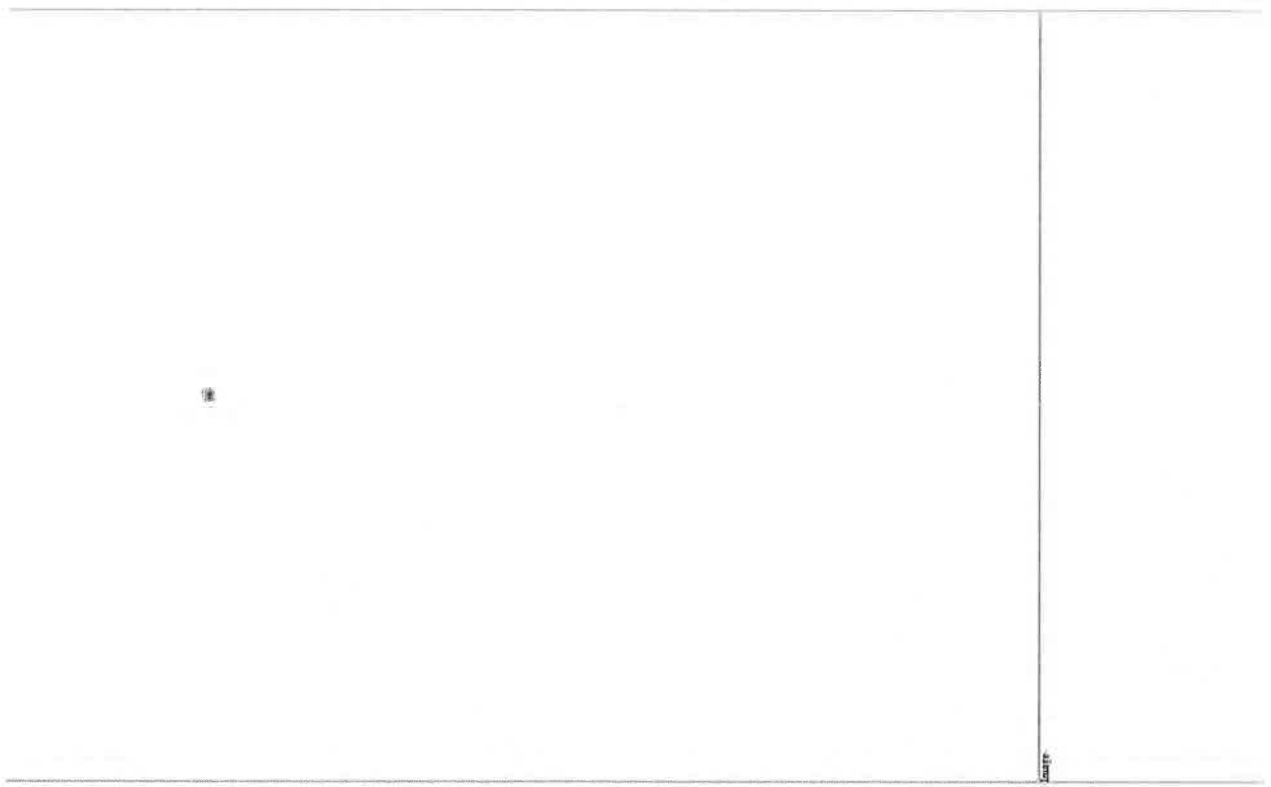
Toni

Toni Neale
Executive Assistant to the Chief Executive

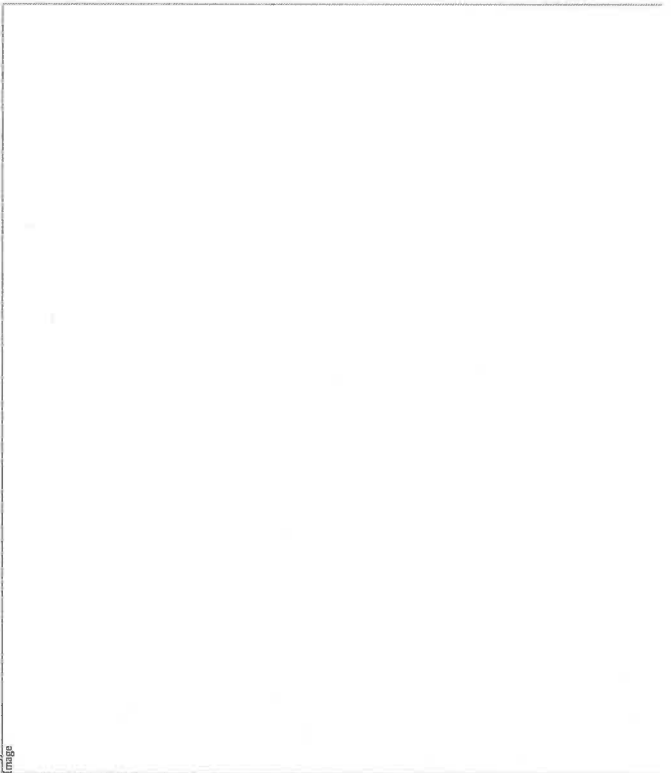
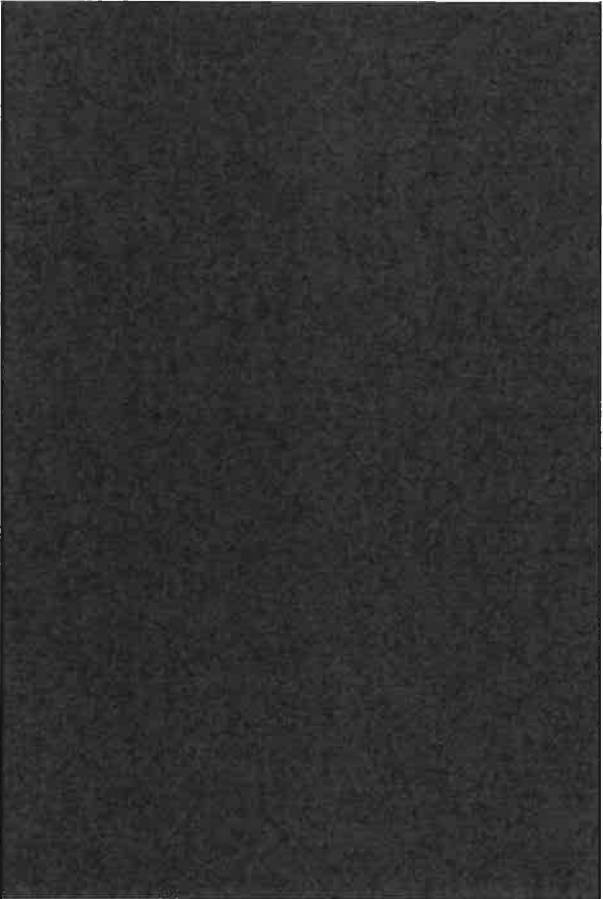
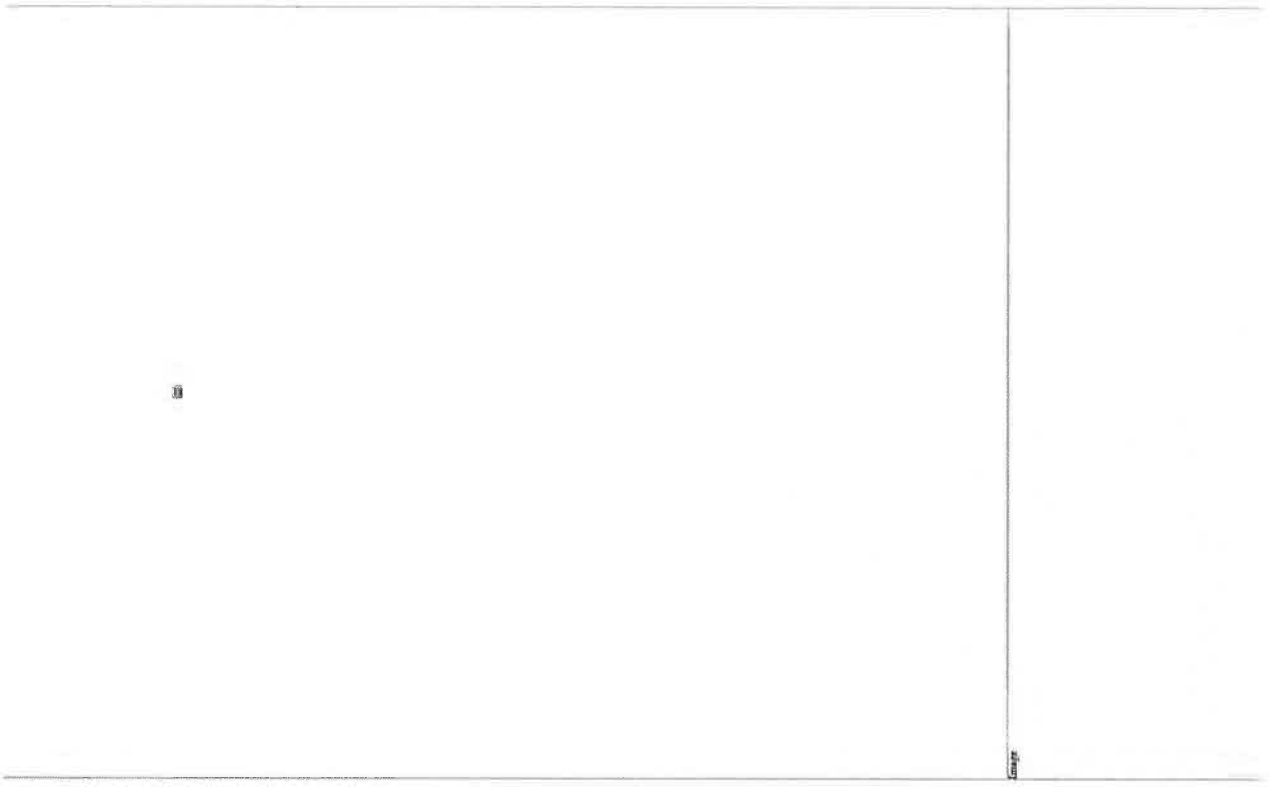


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This is sent by Councilor Angela McLeod on a small device (0274972761) with an even smaller keyboard, even if it is qwerty, so apologies in advance for any typos
Get Outlook for Amanda



This is sent by Councillor Angela McLeod on a small device (0274872761) with an even smaller keyboard, even if it is qwerty, so apologies in advance for any typos
Get Outlook for Android

From: Peter Kelly
To: John Ross
Cc: Toni Neale
Subject: RE: The Spur
Date: Wednesday, 14 April 2021 3:29:25 pm
Attachments: [manas011.pdf](#)
[manas012.pdf](#)
[manas013.pdf](#)
[manas014.pdf](#)
[manas015.pdf](#)
[manas017.pdf](#)

Thanks John that's good to know.

Regards

Peter

Peter Kelly

Te Tumu Whakararae | Chief Executive
cid:image001.gif@01D72242.5A0DAAB0

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From: John Ross
Sent: Wednesday, 14 April 2021 3:27 PM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: The Spur

Hi Peter and Toni.

I'm just following up from our meeting about the Silverstream Spur a month back.

I confirm that after reporting back to our board that they are still interested and ready to talk further when council are.

Best regards

John Ross

From: John Ross
Sent: Tuesday, 16 February 2021 5:10 PM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: The Spur

Thanks for your quick reply Peter,

I have a meeting on another matter with Wayne Guppy at 9am Wed 10 March if sometime after that would suit you for a quick chat.

Regards

John Ross

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Monday, February 15, 2021 3:38 PM
To: John Ross
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: The Spur

Hi John,

The Council have not yet decided on whether they wish to proceed with a sale and purchase agreement and before they do they will go out to the community to consult on this and gauge the community interest to help them reach a decision. They have a range of options to consider from a land swap at one end as proposed under the MOU, to a possible sale on the open market or to simply maintaining the status quo. Any decision is still some months away and not likely before June 2021 on current thinking.

As part of our process to help gather information we would welcome an opportunity to meet with you.

Regards

Peter

Peter Kelly

Te Tumu Whakaree | Chief Executive



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Pae Tukuru: www.upperhuttcity.govt.nz | Pūkariata: www.tb.govt.nz/UpperHuttCityCouncil

From: John Ross
Sent: Monday, 15 February 2021 3:02 PM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Subject: The Spur

Hi Peter,

I am chairperson of Silverstream Park Christian Centre who own land next to The Silverstream Spur.

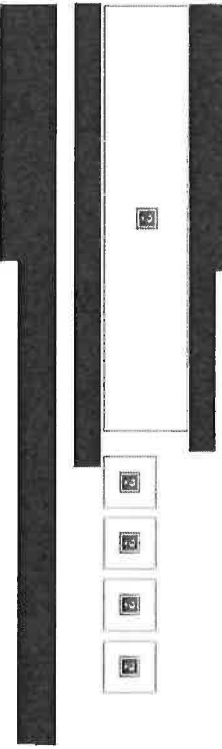
A meeting was advertised on signs around Silverstream to talk about the spur. I attended thinking it was organised by UHCC but discovered otherwise on arrival.

If UHCC have not yet sold the land we would be very interested to talk to you.

I would be happy to come and chat if this opportunity is still open.

Ngā mihi nui

John Ross
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From: Peter Kelly
Executive Leadership Team; Bridget Horries; Ika Kleynboos; Andrea Hittor; Emily Thomson
To: Toni Neale
Cc: TIMELINE AND ACTIONS FOR PROPOSED SALE OF LAND
Subject: Thursday, 13 April 2021 8:06:01 am
Date: Image001.gif
Attachments: Processed Sales_Timeline.xlsx

Hi everyone,

I sat down with Andrea yesterday and listed what we think needs to be done, over what timeframe and in what order to progress this to a conclusion one way or the other. I would be grateful if you could cast your over it and see if there is anything that has been missed.

In particular for Andrea, Bridget, Emily or Ika could you also have a quick look and see if it is sequenced right and captures the main things.

I am hoping to speak to Ralph this weekend and want to give him a realistic timeframe of what needs to be done to get to a settlement date, if everything lines up and Council approves.

Cheers

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive

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From: James Mckibbin
To: Erol Kelly
Subject: GTC - Identifying land on the Spur
Date: Friday, 23 April 2021 10:28:43 am

Kia ora Peter

Thanks again for your time last week. As per the timeline you provided, we are working on step 1 to identify the portion of land GTC would purchase on the Spur and will look to get this to you as soon as practicable.

We've assumed that an indicative area (outlined generally on a title map of the Spur and quantified in ha) is what you're looking for at this stage, to help inform a subsequent valuation and S&P? And that the final area would be subject to survey post-consultation?

Thanks,

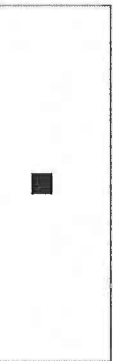
James Mckibbin

From: Andrea Hilton
To: Peter Kelly <James.Mckibbin@uhcc.govt.nz>
Subject: RE: GTC - Identifying land on the Spur
Date: Friday, 23 April 2021 3:18:44 pm
Attachments: image002.gif
image003.gif

Hi Peter and James
Peter you are right.

Regards

Andrea Hilton
Kaitiwhitohu Mātāmua ā-Ture | General Counsel
cid:image001.gif@01D6901B:453D99B0



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Pukamata: www.fb.com/UpperHuttCityCouncil

cid:image001.gif@01D72242:5A0DAAB0



From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Friday, 23 April 2021 11:17 AM
To: James Mckibbin <[Redacted]> Andrea Hilton
<Andrea.Hilton@uhcc.govt.nz>
Subject: RE: GTC - Identifying land on the Spur

Cheers James,

Yes that's right and my understanding of the sequence is that it would be subject to a survey post a decision by Council to sell the land and then having been granted a resource consent for sub-division, so quite late in the process.

Andrea, please correct me if I am wrong.

Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive
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Pae Tukutuku: www.upperhuttcity.com | Pukamata: www.fb.com/UpperHuttCityCouncil

From: James Mckibbin <[Redacted]>
Sent: Friday, 23 April 2021 10:29 AM

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Subject: GTC - Identifying land on the Spur

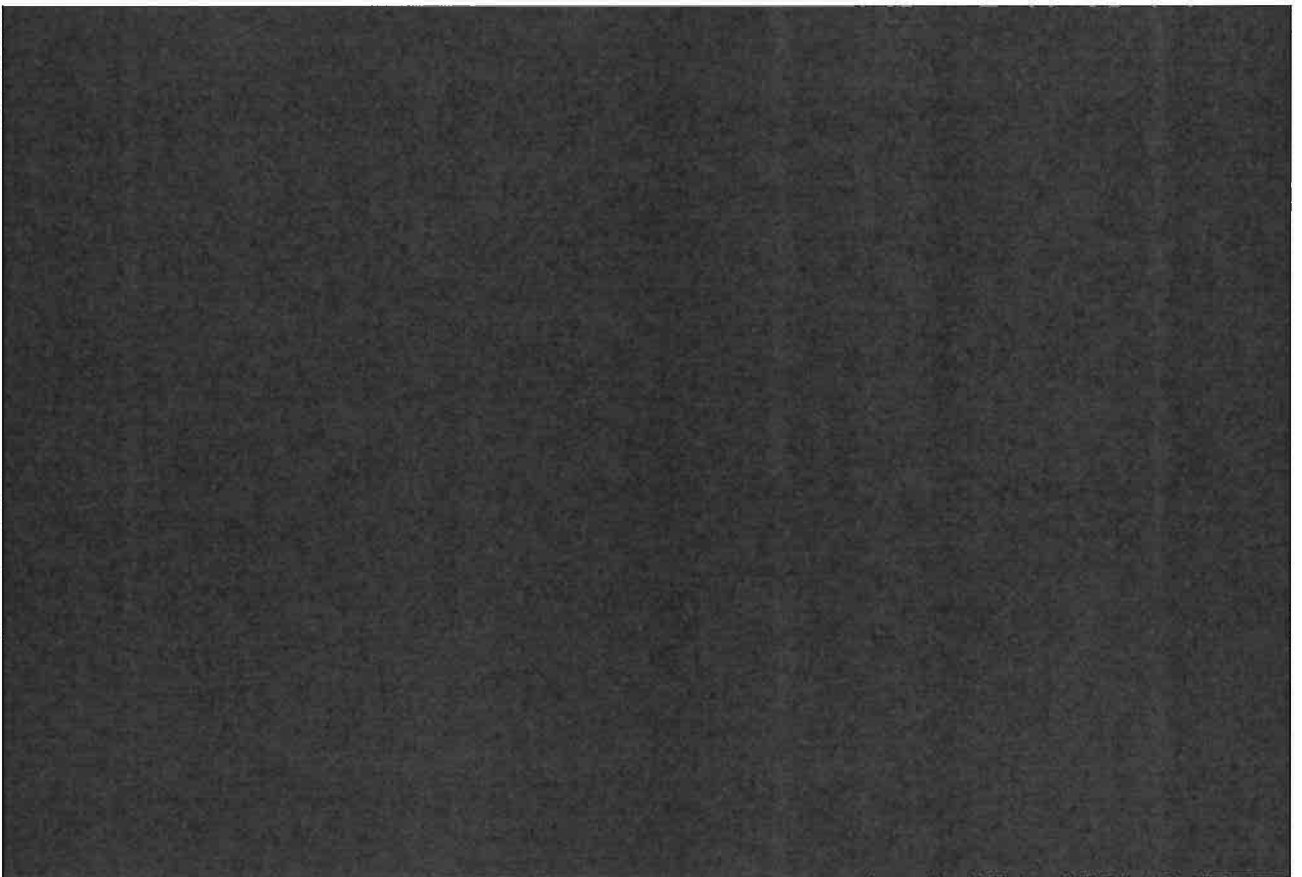
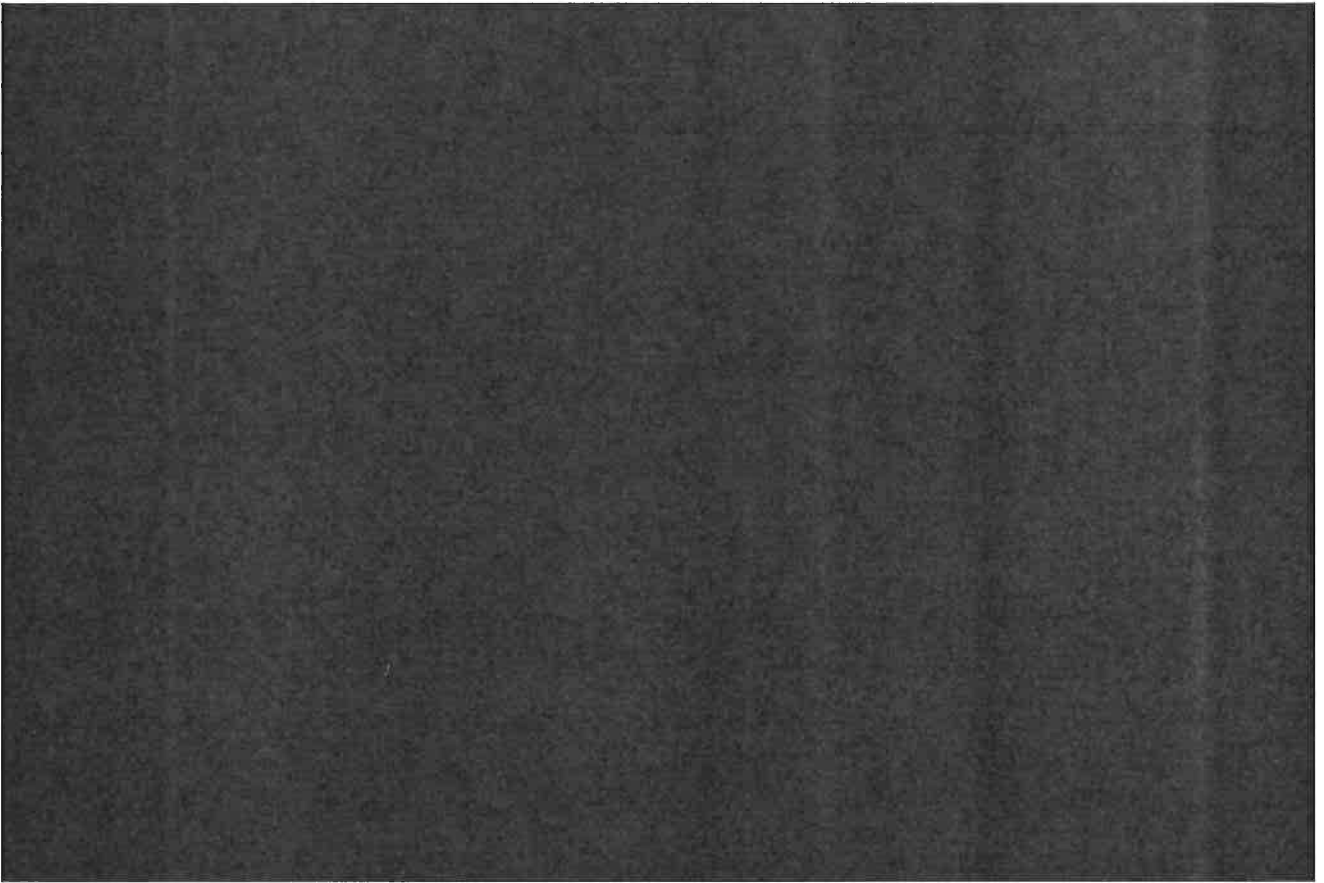
Kia ora Peter

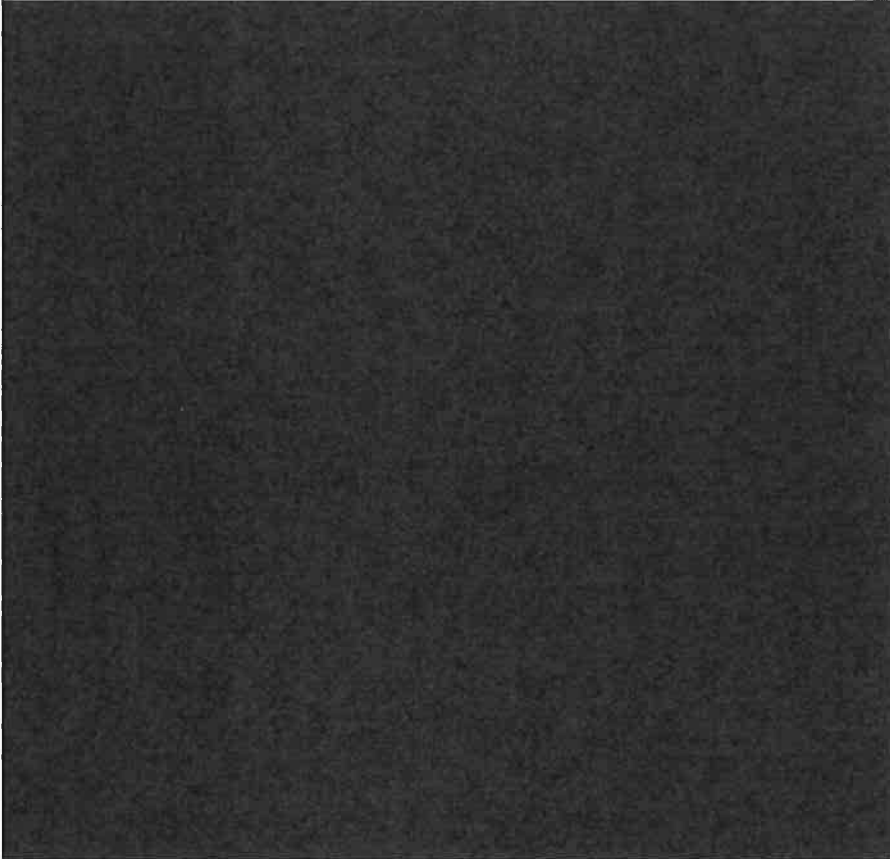
Thanks again for your time last week. As per the timeline you provided, we are working on step 1 to identify the portion of land GTC would purchase on the Spur and will look to get this to you as soon as practicable.

We've assumed that an indicative area (outlined generally on a title map of the Spur and quantified in ha) is what you're looking for at this stage, to help inform a subsequent valuation and S&P? And that the final area would be subject to survey post-consultation?

Thanks,

James Mckibbin
<[Redacted]>





From: Andrea Hilton
To: Peter Kelly
Subject: Valuation of Part of Spur
Date: Friday, 23 April 2021 3:43:14 pm

Hi Peter

I spoke to John Stanley yesterday to get an indication as to how long it would take for him to do a valuation of the piece of Spur that the Council would consider selling to GTC. He said that at the moment he is taking 2-3 weeks to start work on jobs and he estimates that it would take approximately two weeks to do the valuation of this piece of land.

His view is that the prices are still moving up and the drop in median prices in Lower Hutt reported in the paper on 22 April is a statistical blip caused by a lack of properties being sold.

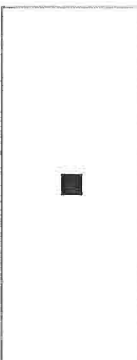
Therefore the time estimate for a valuation would be 4-5 weeks from the date of instructions being issued.

Andrea Hilton

From: Toni Neale
To: Zelia Kulu
Subject: FW: Submission on Silverstream Spur and Land Swap
Date: Wednesday, 28 April 2021 8:30:00 am
Attachments: Image001.gif

Hi Peter, Belinda is going to check with Jai if he wants this to be included as a submission on the LTP.

Toni Neale
Executive Assistant to the Chief Executive



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From: UHCC <askus@uhcc.govt.nz>
Sent: Tuesday, 27 April 2021 8:17 am
To: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: FW: Submission on Silverstream Spur and Land Swap

Hi Toni

Please see below – unsure if this is a separate submission to the LTP or not – please let me know.

I will email customer back to advise we have received.

Kind Regards,
Josh

From: [REDACTED]
Sent: Monday, 26 April 2021 9:20 PM
To: UHCC <askus@uhcc.govt.nz>
Subject: Submission on Silverstream Spur and Land Swap

To whom it may Concern

With other residents of Kin Street, I wish to put forward a submission on Silverstream Spur which is subject to Land Swap with Gullford Forestry. Our concerns are the aftermath of the repercussion that would follow if the infrastructures are not there to support the Growth. Amberley Garden and surroundings could be subject to FLOODINGS. There are alternative ways that should be looked into. Also we need to discuss further for the sake of all ratepayers. We sincerely hope Upper Hutt City Council would think about the Land Swap. Your Sincerely



From: Peter Kelly
To: James Mckibbin
Subject: GTC/UHCC Spur timeline and revaluation
Date: Wednesday, 5 May 2021 2:12:57 pm
Attachments: image001.gif

Hi James,

Thanks for the update, we will work to best endeavours and be looking to encourage John and the company to complete this as fast as possible but I am mindful that they are obviously flat out with everything they have on. I guess that's a positive for the regional economy but may have impact on our planned timeline.

Cheers

Peter

Peter Kelly

Te Turu Whakarae | Chief Executive

cid:image001.gif@01D74FOA-33A75FA0

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From: James Mckibbin

Sent: Wednesday, 5 May 2021 11:28 AM

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Subject: GTC/UHCC Spur timeline and revaluation

Good morning Peter

Thanks for the call yesterday. GTC is committed to using its best endeavours to meet the milestones in the timeline provided, working toward the Council meeting on 9 June and beyond.

I will do my very best to provide you with the land GTC wants to purchase by the end of this week, or early next.

Noting John Stanley's availability, is there any way he can be encouraged to prioritise this work to help both parties achieve the 9 June meeting – on the basis he receives the land to value within a week? We expect a revaluation could be completed relatively quickly, given the thorough valuation of the Spur that's already been completed.

Cheers,

James McKibbin



From: Richard Harbord
To: Peter Kelly; Geoff Swainson; Andrea Hilton
Subject: FYI: GTC Catch-up & updated PCSO approach
Date: Friday, 14 May 2021 8:53:28 am
Attachments: image003.gif
image004.gif
image005.gif

FYI in terms of how the route for GTC to pursue their development proposal is shaping up/ifs being identified to them.

From: Ike Kleynbos <Ike.Kleynbos@jhcc.govt.nz>
Sent: Thursday, 13 May 2021 5:27 PM
To: 'James McKibbin'; [REDACTED]; Emily Thomson
<Emily.Thomson@jhcc.govt.nz>
Subject: RE: GTC Catch-up & updated PCSO approach

Hi James,

Yes, good to meet on Monday and discuss where we are at with the SGA project and your draft Masterplan.

Effectively, all of the sites within the SGA proposal will be out of scope for the PCSO project as the supporting information will not be ready to meet the PCSO timeline to address the NPS-UD notification requirements (this means that the spur will be out of scope, but the Klin St site will be in-scope). Instead, once GTC have produced required reporting, Council will begin the process to begin a plan change specifically addressing the SGA proposal. Council sees this as a collaborative endeavour, with Council assisting with required RFP scoping and s32 drafting, as required, and initiating the plan change process as Council-led rather than a private request.

It is important to highlight why PCSO won't simply zone the SGA area as 'Future Urban.' The scale of PCSO means that it is likely to take some time to complete, meaning there is a chance that legal effect of the SGA Plan change could happen prior to PCSO obtaining legal effect, despite PCSO being notified earlier. In this case if PCSO were to propose Future Urban zoning, it would mean that this zoning would overwrite the outcomes of the SGA plan change, making it null and void. Alternatively, if Future Urban were to be proposed, and a submission(s) were to be made to enable the SGA, this could force PCSO to be re-notified through a variation process, further delaying PCSO having legal effect.

This is a complex and rather legalistic outcome of Schedule 1 of the Act. It means that the simplest means for PCSO to proceed is for SGA parcels to remain out of scope of consideration. PCSO submissions on this land would also therefore be out of scope.

Hopefully the above makes sense. Applying this new approach, the Planning Policy team wouldn't expect to engage with GTC further until RFPs were being drafted, or if there were further questions regarding the Masterplan development.

Please do get in touch if there are any further queries on this.

Many thanks,

Ike Kleynbos

Kaiwhakamāhere Tāone | Senior Planner (Policy)
cid:image001.gif@01D73BS4:8CDA7E20



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From: James Mckibbin

Sent: Thursday, 13 May 2021 12:40 PM

To: Emily Thomson <Emily.Thomson@uhcc.govt.nz>; Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>

Subject: Re: GTC Catch-up

Hi Emily and Ike

Thanks for your time on Monday. I'm just following up about when we can expect a summary of the points you raised about Silverstream Forest / SGA as a separate plan change to PC 50 please?

That summary will be helpful for me to have in discussions with our team, and in subsequent discussions I need to pick up with Andrea Hilton.

Thanks
James

From: James Mckibbin

Date: Monday, 10 May 2021 at 9:02 AM

To: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>

Cc: Emily Thomson <Emily.Thomson@uhcc.govt.nz>

Subject: Re: GTC Catch-up

Thanks Ike, yes 3.30pm suits - see you then.

Cheers
James

From: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>

Date: Monday, 10 May 2021 at 8:29 AM

To: James Mckibbin

Cc: Emily Thomson <Emily.Thomson@uhcc.govt.nz>

Subject: Re: GTC Catch-up

Hi James,

The afternoon has been booked-up since I emailed. We could do 3.30pm, if that suits?

Thanks,

Ike Kleynbos

Kaiwhakamāhere Tāone | Senior Planner (Policy)



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From: James Mckibbin

Sent: Friday, 7 May 2021 5:08 PM

To: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>

Cc: Emily Thomson <Emily.Thomson@uhcc.govt.nz>

Subject: Re: GTC Catch-up

Thanks Ike, apologies for my delay as well I've been up in Auckland the last couple of days.

Monday afternoon would suit me well if that still works for you and Emily? Say 1.30 or 2pm?

Cheers
James

From: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>

Date: Wednesday, 5 May 2021 at 1:46 PM

To: James Mckibbin

Cc: Emily Thomson <Emily.Thomson@uhcc.govt.nz>

Subject: RE: GTC Catch-up

Hi James,

Apologies for my belated response as I've been away. Emily needs to be part of this new approach as she will be resourcing SGA in the interim. The times that we are both available to meet until the end of next week are as follows:

- Friday 7th at 2.30pm
- Monday 10th afternoon
- Tuesday 11th at 2pm
- Thursday 13th at 3pm

Let me know when suites and I can send a meeting invite out accordingly.

Many thanks,

Ike Kleynbos
Kaingakamahere Taone | Senior Planner (Policy)



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From: James Mckibbin [redacted]
Sent: Thursday, 29 April 2021 12:37 PM
To: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>
Subject: Re: GTC Catch-up

Thanks for the update Ike, how are you placed next week on either Monday or Tuesday morning to catch up on this?

Cheers
James

From: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>
Date: Tuesday, 27 April 2021 at 8:43 AM
To: James Mckibbin [redacted]
Subject: RE: GTC Catch-up

Hi James,

Thanks for your message. Pleasing to hear that you are now in a position to share the Masterplan.

In our last correspondence we shared with you our draft objectives and policies, with the intention for this to be a speaking point for further discussion. We have also previously discussed that supporting reports would need to be provided to Council by June in order to be incorporated as part of PCSO. Unfortunately, we have not been provided any substantive comment on objectives and policies and it does not appear that reporting will be completed to meet PCSO timeframes. This is also complicated by Spur access discussions.

In light of the above, we feel we are no longer in a position to incorporate SGA as part of PCSO. Draft residential provisions have now been presented to Councillors, who have largely endorsed

their direction, including the idea that SGA is enabled via a separate plan change from PCSO. The SGA concept is still broadly supported by Council, but we believe the best means to address this is as an isolated plan change that can readily address the site-specific issues.

We would welcome the opportunity to discuss this new approach with you further.

Many thanks,

Ike Kleynbos
Kaingakamahere Taone | Senior Planner (Policy)



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From: James Mckibbin [redacted]
Sent: Friday, 23 April 2021 11:28 AM
To: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>
Subject:

Kia ora Ike

I'm just touching base, as GTC has now received an update from Peter post its presentation to Council on the concept masterplan a fortnight ago, and I know we had discussed a catch up once that was complete.

Would you and Emily still like to catch up? I will ask Jason to attend that meeting depending on its agenda.

Peter mentioned briefly your advice to him about options to progress planning work for the SGA and it would be useful to discuss that.

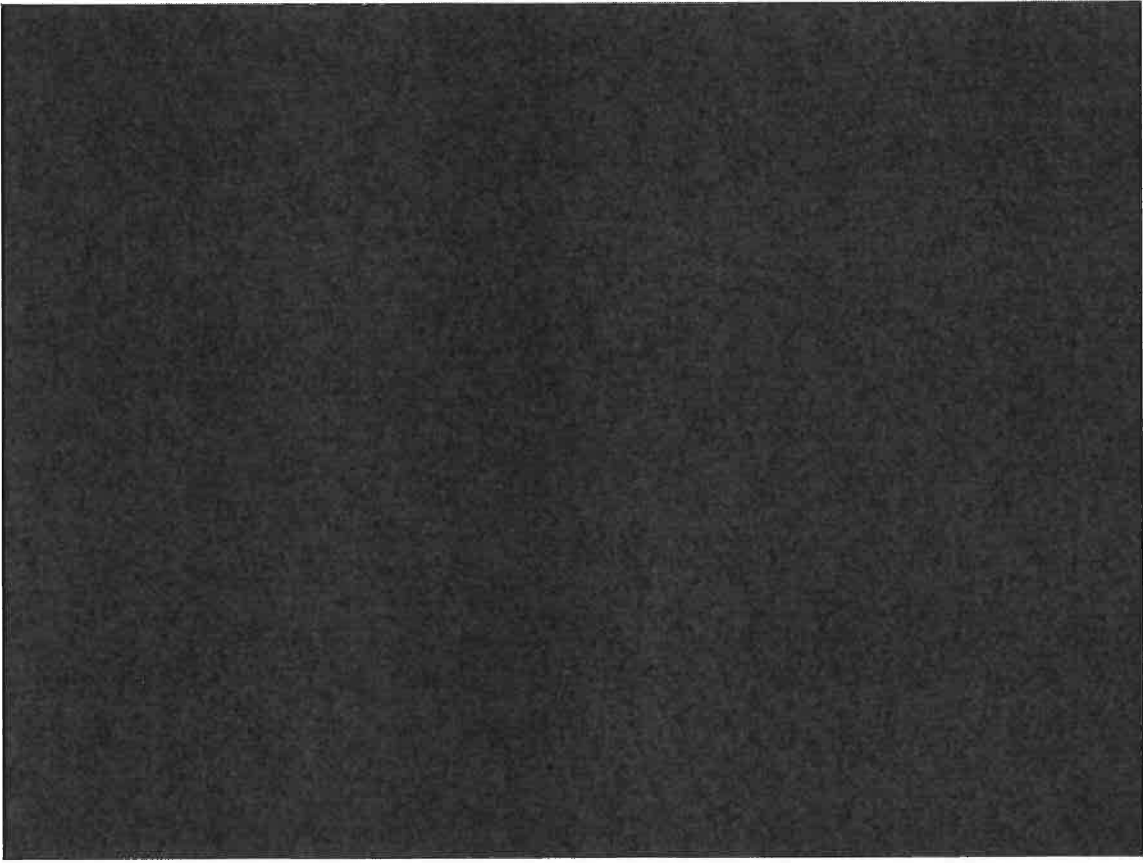
I'd be happy to have a conversation over the phone if that suited better.

Thanks,

James Mckibbin
[redacted]

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changes made to this email or to any attachments after it has been sent.



From: Peter Kelly
To: Andrea Hilton
Cc: Tomi Weale
Subject: GTC/UHCC - Spur purchase, plans attached
Date: Friday, 21 May 2021 9:03:43 am
Attachments: Spur purchase plans.pdf
image001.gif

Andrea,

Can you please send the relevant bits to John today if poss, so they can at least log the task and get cracking given its going to take 5 weeks.

No worries on Monday.

Cheers

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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From: Andrea Hilton
To: John Stanlex
Subject: Spur plans attached for valuation
Date: Friday, 21 May 2021 9:12:07 am
Attachments: Spur purchase plans.pdf
image001.gif

Hi John

GTC have sent through plans of the land on the spur that they wish to purchase. See attached. Please let me know when you expect to have the valuation completed by. It would be helpful if you are able to do the valuation as soon as possible.

The following is GTC's explanation of what is depicted on the plans.

GTC has also taken account of the existing District Plan zoning on the Spur. Nearly all of the land identified is currently zoned 'residential conservation'.

There are three plans in the attachment. The first and second show the area GTC is interested in purchasing. The third plan includes a vegetation management buffer, most of which is currently exotic pine trees. We'd like to discuss our thoughts with you on the potential management of this land in the future, in subsequent discussions on the S&P agreement.

The plans also indicate where a future road could go, based on an initial desktop assessment. The final position of the road would be subject to further detailed investigation.

Please contact me if you need any additional information.

Regards

Andrea Hilton

Kaitiwhirihi Mātāmua ā-Ture | General Counsel
cid:image001.gif@01D6901B.453D9980



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Pukamata: www.fb.com/UpperHuttCityCouncil

From: Richard Harbord
To: Executive Leadership Team
Subject: FW: GTC/UHCC - Spur purchase, plans attached.
Date: Monday, 24 May 2021 1:17:54 pm
Attachments: DRAFT - Spur Sale extended with other layers - 21 May 2021.pdf
image001.pdf

From: Ike Kleynbos <ike.kleynbos@uhcc.govt.nz>
Sent: Friday, 21 May 2021 9:48 AM
To: Emily Thomson <Emily.Thomson@uhcc.govt.nz>; Richard Harbord <Richard.Harbord@uhcc.govt.nz>
Subject: RE: GTC/UHCC - Spur purchase, plans attached.

Hi Richard,

I have overlaid the image with the current SNA information we have for the site. There is also another map attached that includes the spatialized acoustic information from reporting that was done in circa 2014, for completeness. The latter also shows some of the areas GTC would retain as reserve as part of the SGA development.

This should be treated as 'for info' for now (ie, internal circulation) and quite sure Connor and the team can do a slicker version if we need to go external.

Let me know if you need any other details.

Many thanks,

Ike Kleynbos

Kaiwhakamahere Taone | Senior Planner (Policy)
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W: www.upperhuttcity.govt.nz

From: Emily Thomson <Emily.Thomson@uhcc.govt.nz>
Sent: Friday, 21 May 2021 8:12 AM
To: Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>
Subject: FW: GTC/UHCC - Spur purchase, plans attached.

Hi Ike,
Are you able to add the SNA areas to this image?
Regards

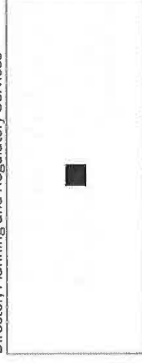
Emily

From: Richard Harbord <Richard.Harbord@uhcc.govt.nz>
Sent: Thursday, 20 May 2021 4:57 PM
To: Emily Thomson <Emily.Thomson@uhcc.govt.nz>
Subject: FW: GTC/UHCC - Spur purchase, plans attached.

Emily,

Is it possible to overlay our draft SNA on a copy of this plan please?

Richard Harbord
Director, Planning and Regulatory Services



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W: www.upperhuttcity.govt.nz

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Sent: Thursday, 20 May 2021 1:51 PM
To: Executive Leadership Team <ELI@uhcc.govt.nz>; Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>; Brett Latimer <brett.latimer@uhcc.govt.nz>
Subject: Fwd: GTC/UHCC - Spur purchase, plans attached.

FYI, Only just come through today. If we get time we may discuss on Monday at ELT.

Peter

Sent from my iPhone

Begin forwarded message:

From: James Mckibbin
Date: 20 May 2021 at 12:42:28 NZST
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Cc: Ralph Goodwin
Subject: GTC/UHCC - Spur purchase, plans attached.

Kia ora Peter and Andrea

Please refer to the attached plans that identify the land on the Spur that GTC is

interested in purchasing from the Council. This is based on Council's preference to consult on a straight land sale rather than a swap as per the MOU.

The land that GTC has identified for potential development is 10.69ha, less than one third of the Spur's total land area.

GTC has carefully considered the range of interests relating to the Spur in defining the land it has. GTC feels that the land identified for development would maintain a significant ecological corridor via the Spur and minimise potential reverse sensitivity effects on the Silver Stream Railway's operations.

GTC has also taken account of the existing District Plan zoning on the Spur. Nearly all of the land identified is currently zoned 'residential conservation'.

There are three plans in the attachment. The first and second show the area GTC is interested in purchasing. The third plan includes a vegetation management buffer, most of which is currently exotic pine trees. We'd like to discuss our thoughts with you on the potential management of this land in the future, in subsequent discussions on the S&P agreement.

The plans also indicate where a future road could go, based on an initial desktop assessment. The final position of the road would be subject to further detailed investigation.

As GTC expects that any future road on the Spur would be vested back in Council, its view is that the 1.83ha road corridor be excluded from the purchase price. GTC would pay for the 8.84ha 'purchase area' as per the attached plan.

GTC looks forward to recommencing negotiations on the S&P agreement and I will contact you separately, Andrea, to pick this up.

Thanks,

James McKibbin

[Redacted signature]

Mary Cashmore

From: Richard Harbord
Sent: Tuesday, 25 May 2021 3:30 pm
To: Peter Kelly
Subject: FW: Land swap

Follow Up Flag: Follow up
Flag Status: Flagged

Peter,

In case you were after a steer on this to Wayne, here are Emily/ke's comments.

Richard Harbord

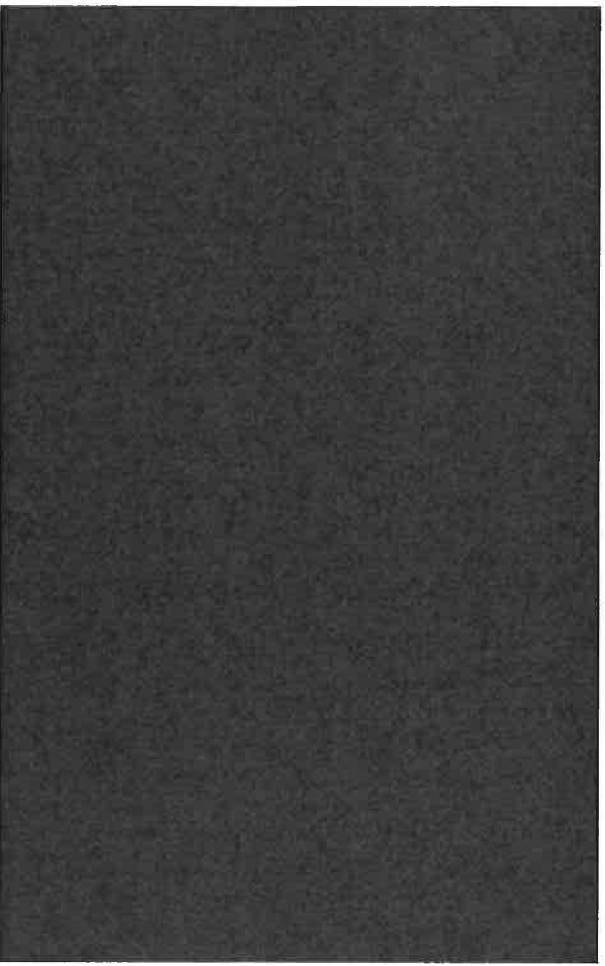
Director, Planning and Regulatory Services

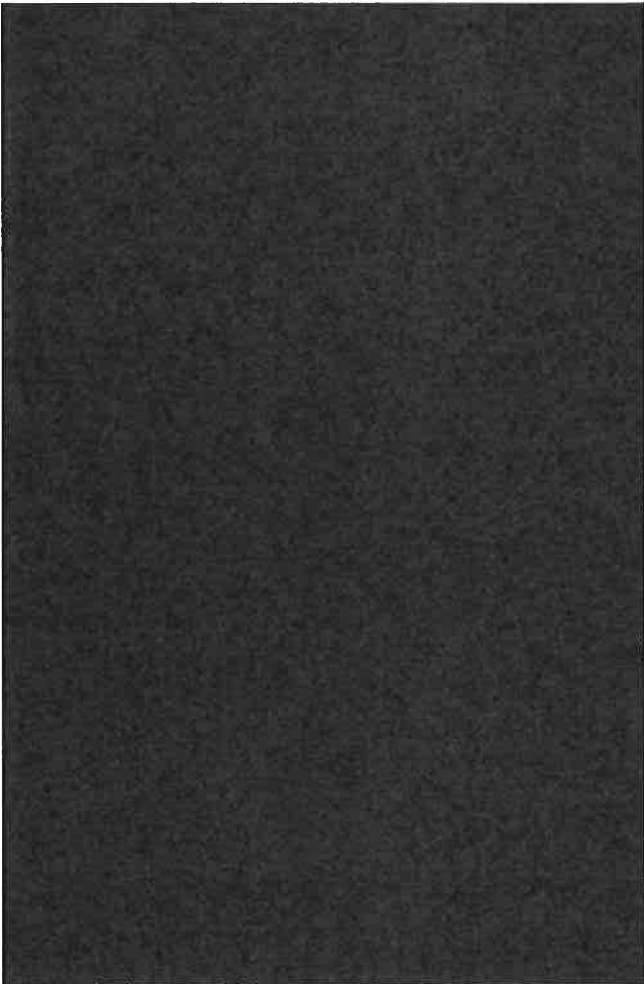


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From: CR Tracey Ultra <Tracey.Ultra@uhcc.govt.nz>
Sent: Monday, 24 May 2021 3:52 PM
To: Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>; Geoff Swainson <Geoff.Swainson@uhcc.govt.nz>; Councillors <Councillors@uhcc.govt.nz>; Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>; Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Vibhuti Chopra <Vibhuti.Chopra@uhcc.govt.nz>
Subject: Land swap

Dear all,
The May 12 leader reports on the LTP oral submissions and the opposition to the proposed land swap. In the PC50 residential workshop on April 22, we were advised that the Guildford development may be removed from PC50.
It was also agreed that councillors were not interested in swapping the spur for area A because area A would be land locked by housing and is the wrong location and topography to provide a recreational park and we have no funds to spend on developing it.
Could we please have an update on whether GTC has or will provide information in time for PC50 to progress?
Do we need to have an official vote on the removal of the option to swap?
Will there be a public update on these details before PC50 goes out to public consultation?

I would like to see an update for the community who are clearly putting a lot of time and worry into this issue.
Regards
Tracey Ultra



Southern Growth Area

63. Following the endorsement from Councilors on draft objectives and policies in February, the proposed framework was provided to the Guildford Timber Company (GTC) and respective consultants. A site visit was also undertaken when Waihlana were on-site validating SVA sites alongside the ecologist from Botta Miskell, representing GTC. It was stressed upon GTC officials that Officers were interested in discussing the framework further both when providing the draft objectives and policies and when meeting for the site visit.

64. Despite this, Officers have yet to receive any feedback from GTC or associated consultants on the proposed approach and development plan requirements. Officers were also only shown details of the draft Masterplan on 9 April, alongside Councilors and ELT.

65. It is believed that the company does not wish to pursue any development of supplementary information before there is certainty as to the access arrangements of their development sites. The likely delay that this may cause could mean that it is more appropriate to consider the Southern Growth Area as a separate plan change outside of PC50, largely due to the inability for PC50 development to wait for GTC information, due to the statutory requirement of the NPS-UD to notify Council's response to intensification policy and housing sufficiency requirements by August 2022. Housing sufficiency is discussed in more detail below.

66. Officers intend to maintain open communication with GTC and their officials to enable the co-development of policies, provisions, and the associated development plan.

Councillor Memo, PC50 Residential Workshop – April 2021

< 1 of 1 >

From: Andrea Hilton
To: Enoch Kailu
Subject: FW: Progressing terms and conditions of sale and purchase agreement
Date: Friday, 4 June 2021 2:58:39 pm
Attachments: [image001.gif](#)

Hi Peter
FYI Maybe you can call me?
Andrea

From: James Mckibbin
Sent: Friday, 4 June 2021 2:02 PM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Subject: Re: Progressing terms and conditions of sale and purchase agreement

Hi Andrea

Thanks for the conversation earlier in the week. GTC and its external solicitors will be in a position to review and respond to a sale agreement when it's produced by Council. We'll need to see an agreement in order to meaningfully progress negotiations – I look forward to hearing from you once you've received advice from Council's solicitors.

Thanks,
James

From: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Date: Friday, 28 May 2021 at 3:13 PM
To: James Mckibbin
Subject: Progressing terms and conditions of sale and purchase agreement

Hi James

Thanks for your email on 26 May. Council is expecting advice back from its external solicitors and I think it would be best to organise a time once that advice is received. It would also be beneficial if you could give the Council details of any terms and conditions that GTC require or are contemplating. This information will assist negotiations to move forward also.

Please call me if you would like to discuss this email.

Andrea Hilton
Kaitiakiwhiri Mātamua ā-Ture | General Counsel



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Pukamata: www.fb.com/UpperHuttCityCouncil

From: Andrea Hilton
To: John Stanley
Cc: Peter Kelly
Subject: Coffey geotech report and natural hazards map for UHCC
Date: Tuesday, 8 June 2021 5:34:19 pm
Attachments: image001.gif

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Hi John

The links below are the information that the Council has on geotech. The Council does not have any contamination information other than the GWRC SLUR database because we do not obtain more detailed reports unless we are processing a consent application and there are no recent consent applications for the Silverstream spur. The last application was in the early 90's for a land use consent to carry out forestry.

- [Latest Coffey Geotechnical Report \(170mb\)](#)
- [Natural Hazards Webmap](#)

Let me know if you need any other details.

Peter has pencilled a time in his diary from 12.30pm to 2.30pm on Wednesday 16 June if Callibre are available.

Please also go ahead with a valuation without including a 'spike strip'.

Regards

Andrea Hilton
Kaitohutohu Mātāmua ā-Ture | General Counsel
cid:image001.gif@01D6901B-453D99B0



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Pukamata: www.fb.com/UpperHuttCityCouncil

From: Andrea Hilton
To: James Mckibbin
Cc: Guy Smith; Peter Kelly; Toni Neale
Subject: Plans for Silverstream Spur
Date: Tuesday, 15 June 2021 2:38:07 pm

Hi James
Thanks for this.

I realise you know that I am leaving, my last day is this Friday. Guy Smith is the Council's General Counsel and he started on Monday. His landline number is the same as mine was but I do not have his cell phone number yet. Guy is up to speed on the negotiations between the Council and Guildford Timber Company Ltd so please contact Guy in the same circumstances as you have been contacting me.

I wish you well and I will be watching the southern growth area to see what develops.

Regards
Andrea

From: James Mckibbin
Sent: Tuesday, 15 June 2021 11:10 AM
To: Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>
Subject: Re: Plans for Silverstream Spur

Hi Andrea

No further detail to share on the plan, but the 1.85ha for the road is additional to the 8.84ha. The total area identified on the plan is 10.69ha.

Regards
James

From: James Mckibbin
To: Peter Kelly; Ralph Goodwin
Cc: Guy Smith; Executive Leadership Team; Kerrie Falconer; Toni Neale
Subject: Re: AMENDMENT TO PROPOSED TIMELINE
Date: Wednesday, 23 June 2021 1:46:00 pm
Attachments: Image001.tif

Kia ora Peter

Thanks for your update and for sending through the amended proposed timeline. We'll await the outcome of the valuation and draft terms, and will take a good look with interest at the criteria and expressions of interest process for the Infrastructure Acceleration Fund, which looks like it will open at the end of this month.

Cheers
James

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Date: Tuesday, 22 June 2021 at 4:11 PM
To: James Mckibbin, Ralph Goodwin
Cc: Guy Smith <guy.smith@uhcc.govt.nz>, Executive Leadership Team
<ELT@uhcc.govt.nz>, Kerrie Falconer <Kerrie.Falconer@uhcc.govt.nz>, Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: AMENDMENT TO PROPOSED TIMELINE

Kia ora Ralph and James,

Last week we were able to finally sit down with John Stanley (TelferYoung) and Peter Olliver from Calibre to progress the Valuation. The latter company has been brought in to help do some conceptual work to enable John to put a value on the land in question. They have been pretty busy with other clients and have only just managed to get cracking on this. In discussions with them it is likely that they will take most of July and well into August before we can expect anything substantive back.

With that in mind I have recast the timeline in the attached spreadsheet to highlight the changes to when we would seek decisions from Council.

In the interim we are still progressing the draft Terms and Conditions of a Sale and Purchase Agreement with DLA Piper and expect to receive some advice back soon on that. We will also look to sequence time with Councilors when we can have an In-Principle discussion/workshop in late July early August to continue to progress issues. It is unlikely that we will have the Valuation prepared in time for that, but we will be able to cover of matters like the Terms and Conditions, Consultation and Decision Point timeline. This should help us try to meet the meeting schedules identified in the attachment. Ideally, if all goes to plan it would be good to end the year with all the big decisions made.

On a related matter the Government's announcement today re the \$1b set aside to speed up housing development looks interesting and may be relevant with regards to the Spur particularly

when coupled with the development of 44 Kiri St as they are looking at thresholds of around 200 dwellings within the major cities. Something to consider.

Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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From: Mark Raneliffe
To: Peter Kelly
Cc: Te Tumu Whakarae | Chief Executive
Subject: RE: AMENDMENT TO PROPOSED TIMELINE
Date: Friday, 24 June 2023, 2:36 PM

Kiri ora

Am out of town next week so if we could try for week commencing 5 July that would suit me please

Ngā mihi

Mark

Mark Raneliffe
8 Williamson Street



On 25/06/2023, at 3:43 PM, Peter Kelly <Peter.Kelly@uhcc.govt.nz> wrote:
Sounds good Ralph and I will get Toni to find a time over the next two weeks.

We are looking to engage BECA to help with the Infrastructure Acceleration Fund application as timings are tight and our capacity is light at the moment. We are meeting with them next week to discuss a way forward. We would consider working up a joint submission with the relevant partners such as yourselves.



The link below contains the information as we know it for now. Will be in touch.

Peter

<https://uhcc.govt.nz/housing-without-frontage-acceleration-fund/infrastructure-acceleration-fund/>

Infrastructure Acceleration Fund :: Kāinga Ora – Homes and Communities

The Infrastructure Acceleration Fund (IAF) is a key component of the Government's \$3.8 billion Housing Acceleration Fund announced in March 2021. It is a contestable fund for investment in enabling infrastructure to support new housing supply throughout Aotearoa.

Infrastructure@kora.govt.nz

Peter Kelly
Te Tumu Whakarae
Chief Executive

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W: <http://www.upperhutt.govt.nz/> | F: <https://www.facebook.com/upperhuttcitycouncil/>

From: Ralph Goodwin

Sent: Thursday, 24 June 2023, 2:36 PM

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Cc: James McRobbin

> Mark Raneliffe

Subject: RE: AMENDMENT TO PROPOSED TIMELINE

Kiri ora Peter

Thank you very much for the update and amended timeline table.

The Infrastructure Acceleration Fund looks interesting

Your email is timely. Mark and I discussed earlier in the week that it would be good to catch up for a coffee and was wondering how you are placed over the next couple of weeks and if the Wellington Club 6th floor as before suited

Kind Regards

Ralph

Ralph Goodwin

[REDACTED]

From: Peter Kelly <Peter.Kelly@ulbccc.co.nz>

Sent: Tuesday, 22 June 2021, 4:12 pm

To: James McRobb <[REDACTED]>; Ralph Goodwin <[REDACTED]>

Cc: Guy Smith <Guy.Smith@ulbccc.co.nz>; Executive Leadership Team <ELT@ulbccc.co.nz>; Kerrie Falconer <Kerrie.Falconer@ulbccc.co.nz>; Toni Neale <Toni.Neale@ulbccc.co.nz>

Subject: AMENDMENT TO PROPOSED TIMELINE

Kia ora Ralph and James,

Last week we were able to finally get down with John Stanley (Teletonga) and Peter Oliver from Calibre to progress the Valuation. The latter company has been brought in to help do some conceptual work to enable John to put a value on the land in question. They have been pretty busy with other clients and have only just managed to get cracking on this. In discussions with them it is likely that they will take most of July and well into August before we can expect anything substantive back.

With that in mind I have recast the timeline in the attached spreadsheet to highlight the changes to when we would seek decisions from Council.

In the interim we are still progressing the draft Terms and Conditions of a Sale and Purchase Agreement with DJA Piper and expect to receive some advice back soon on that. We will also look to sequence time with Councilors when we can have an in-Principle discussion/workshop in late July/early August to continue to progress issues. It is unlikely that we will have the Valuation prepared in time for that, but we will be able to cover of matters like the Terms and Conditions, Consultation and Decision Point timeline. This should help us try to meet the meeting schedules identified in the attachment. Ideally, if all goes to plan it would be good to end the year with all the big decisions made.

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Ngā mihi

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive
<img001.gif>
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From: Ralph Goodwin
To: Peter Kelly, Toni Neale
Cc: James Mckibbin; Mark Ratcliffe
Subject: RE: AMENDMENT TO PROPOSED TIMELINE
Date: Friday, 25 June 2021 5:06:05 pm
Attachments: image002.png
image003.gif
image02608.png

Hi Peter
Thanks for this
We too have been reviewing the content of the Infrastructure Acceleration Fund and would be very interesting in discussing options around submissions

Look forward to catching up soon and have a good weekend

Kind Regards

Ralph

Ralph Goodwin

[Redacted]

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Friday, 25 June 2021 3:43 pm
To: Ralph Goodwin >; Toni Neale <Toni.Neale@uhcc.govt.nz>
Cc: James Mckibbin; Mark Ratcliffe
Subject: Re: AMENDMENT TO PROPOSED TIMELINE

Sounds good Ralph and I will get Toni to find a time over the next two weeks.

We are looking to engage BECA to help with the Infrastructure Acceleration Fund

application as timings are tight and our capacity is light at the moment. We are meeting with them next week to discuss a way forward. We would consider working up a joint submission with the relevant partners such as yourselves.

[Redacted]

The link below contains the information as we know it for now. Will be in touch.

Peter

<https://kaingaora.govt.nz/working-with-us/housing-acceleration-fund/infrastructure-acceleration-fund/>



Infrastructure Acceleration Fund :: Kainga Ora – Homes and Communities

The Infrastructure Acceleration Fund (IAF) is a key component of the Government's \$3.8 billion Housing Acceleration Fund announced in March 2021. It is a contestable fund for investment in enabling infrastructure to support new housing supply throughout Aotearoa.

kaingaora.govt.nz

Peter Kelly
Te Turu Whakarae
Chief Executive

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From: Ralph Goodwin
Sent: Thursday, 24 June 2021 2:36 PM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

From: Abbie Spiers
To: Peter Kelly; CR Angela McLeod; CR Helen Swales; CR Dave Wheeler; CR Tracey Ulmer; CR Steve Taylor; CR Heather Newell; CR Paul Lambert; CR Blair Griffiths; CR Chris Carson; CR Daini Benbow; Richard Harbour; Wayne Guppy; Mihuti Chabora
Subject: Silverstream Spur and the Wellington Regional Growth Framework
Date: Thursday, 1 July 2021 1:53:39 pm

To Mr Peter Kelly, Councillors, Mayor Wayne Guppy and other interested parties,

Please find appended below a copy of a letter I wrote to the Wellington Regional Leadership Committee this week, for your information. I continue to lobby on this issue because I feel very strongly about it. I believe that if the Silverstream Spur is developed for roading or housing, we will miss a unique opportunity to have a 'jewel in our crown' for our native birds and the people of Upper Hutt, and a beautiful green gateway to our city.

Housing and/or a road on the Spur WILL have extensive negative impacts on the aesthetics of the Spur: traffic congestion and demand for existing services in Silverstream; the functioning of our beloved Heritage Railway; and the Spur's current and potential ecological values as a large area which can be reforested in native trees, provides a vital connection with the river, and is a 'break' in the chain of housing along the hills from Lower Hutt.

[I'd like to note here that the Boffa Miskell ecological report that UHCC is using to determine that the Spur is of low (or no) ecological value is full of glaring errors (including an assessment against entirely wrong forest types which do not even occur in our area) and I would be happy to elaborate further on these if you wish.]

Housing, and suburban or arterial roading are NOT compatible with the ecological functions of the Spur - or other forested areas - due to impacts from the extensive earthworks, stormwater and other infrastructure, inevitable interruption of the continuity of tree canopy and cover, and edge effects (incursions of weeds, pest species, household cats) which can affect a large percentage of a forest, and much reduce its efficacy as a home or ecological corridor for native species.

I strongly believe the best use of the Spur is the use for which it was originally purchased - to be protected as a reserve, and as an aesthetic green gateway / town belt for Upper Hutt. It can then be regenerated in native trees with the assistance of our community, and sensitively developed for eco-friendly use such as walking paths and lookouts.

The protection of the Spur as a reserve is also perhaps even more important now, given that another part of our green gateway at Silverstream, the St Pat's land beside the river and the RDA, is soon to go under tons of fill and buildings.

So, further to this point, please find my letter to the Committee copied below, for your information.

Thankyou, kind regards,

Dr Abbie Spiers

* Letter appended below:

To: All members of the **Wellington Regional Leadership Committee**

From:

Dr A.G. Spiers

30 June, 2021

Dear Members of the Committee,

I have read your publicly-released agenda for the upcoming meeting of the Wellington Regional Leadership Committee this week, and I note that the Southern Growth Area is likely to be discussed under one or more agenda items, as a component of the Wellington Regional Growth Framework (WRGF).

I would like to raise your awareness of several key areas in which I believe the Southern Growth Area is incompatible with well-planned growth in our region, especially when considered against the WRGF's stated interests in increasing resilience against climate change and encouraging sustainable growth, while protecting the important environmental values of our region. As such, I strongly urge you to consider removing the Southern Growth Area from your list of greenfields (or other) residential sites to be developed in our region in future.

I believe that residential development of the Southern Growth Area (along the southern-most hills of Upper Hutt) is incompatible with your WRGF objectives because:

- The SGA development at present includes the **Silverstream Spur** being given to the developer for housing as part of a land swap, and a road established over the Spur.

The sale and development of the Spur with housing and a road will, together and independently, severely diminish the significant environmental and aesthetic values of the Spur as the 'green gateway' to Upper Hutt. It will also destroy the Spur's current and future values as the most significant ecological link between the eastern and western hills across the Hutt River (it is the narrowest point of the Hutt Valley, and a uniquely important 'break' in the chain of housing along the hills of Lower/Upper Hutt). Housing (100 houses are being touted) and a road will bring large numbers of people to the Spur, along with cars, noise, 'edge effects' such as encroachment of weeds and pest mammals, and household pets such as cats. These will create an impossible barrier for vulnerable native bird populations (especially the small bird species) which are currently trying to spread out from Wellington suburbs around Zealandia and establish themselves in new areas of bush to the north.

In addition, any use of the Spur for housing will severely curtail and perhaps make impossible the current activities of our long-established historical railway in Silverstream. I note that the Silverstream Heritage Railway has been restoring steam locomotives and railway memorabilia, and giving the public rides along a 150-year old section of line beneath the Spur, for over 50 years. As there is a very real, yet



understandable, fire risk from their activities, the railway operators are extremely concerned about their insurance liabilities and additional costs if the Spur is developed for housing; as such, they are very keen to see the Spur retained as a reserve.

Lastly on this point, the Spur was originally purchased by Upper Hutt City Council as a reserve, for the people of Upper Hutt; historical memos from the Council strongly argued for its aesthetic values as a 'green gateway' and significant part of a green belt around Upper Hutt- these values have not changed in 50 years, although unfortunately it appears the Council's perspective has. The public of Upper Hutt are keen to see the Spur properly protected as a reserve, and its unique aesthetic and ecological values retained and enhanced; local community groups are all ready and waiting to get stuck into revegetating the Spur with native species and sensitively developing it for eco-friendly public use.

- More broadly, I believe that residential development of the SGA is **not** compatible with the objectives of the WRGF relating to climate-friendly, and environmentally-friendly development. This is particularly due to the SGA's significant distance from existing infrastructure such as bus and rail corridors, shops, schools, places of work, and medical facilities. People living in the SGA will be required to travel significant distances over hilly terrain to access existing services and facilities, likely increasing our carbon liabilities as they drive back and forth. Any medium/higher density housing will also need to be established on challenging terrain, likely requiring considerable earthworks, flood-mitigation works and other measures. In addition, the greater movement of cars and people through the existing Silverstream community, around the small roundabouts and under the Silverstream bridge to the highway will place considerable pressure on current commuting times, limited parking for Silverstream station, existing small primary schools, etc.

In my opinion, the SGA is better suited to much less-intensive **rural** development, if any, as this will bring considerably less impacts to climate objectives, existing transport networks, services and facilities, traffic congestion, stormwater infrastructure, and environmental values including treetop continuity and cover for ecological corridors.

I recognise the pressing need in our region to provide more sustainable and affordable housing for our communities, however I believe the above aspects of the SGA warrant closer inspection by the Wellington Regional Leadership Committee, to see if they are truly compatible with the generally-agreed and largely well-thought out aspirations and goals of the WRGF.

In summary, I believe Upper Hutt has plenty of other options for more eco- and climate-friendly residential housing, including urban in-fill, suburban in-fill, and other greenfields sites to consider. I strongly encourage Upper Hutt City Council and the Wellington Regional Leadership Committee to explore these first, and remove the SGA from the WRGF.

Thankyou for your time and attention on this matter.

Kind regards,

A.G. Spiers

From: Ralph Goodwin
To: Peter Kelly
Cc: James Mickibbin
Subject: RE: Government Infrastructure Acceleration Fund (IAF)
Date: Monday, 5 July 2021 12:36:53 pm
Attachments: image001.gif
image005.gif

Thank you Peter

As mentioned we have been doing some early analysis of the IAF and implications for GTC so looking forward to catching up tomorrow

Regards

Ralph

Ralph Goodwin

[Redacted]

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Monday, 5 July 2021 12:03 pm
To: James Mickibbin [Redacted]; Ralph Goodwin
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>; Geoff Swainson <Geoff.Swainson@uhcc.govt.nz>
Subject: Government Infrastructure Acceleration Fund (IAF)

Kia ora Ralph and James,

I am forwarding these two documents to give you some insight into the Government IAF. This may provide a potential opportunity for a joint application between GTC and UHCC for your Klian St site in combination with the Spur. Equally it could also include the wider Silverstream Forest development.

The timing of this is not ideal and all applications are required by 18 August 2021 and this is well ahead of any formal Council decision, but the opportunity lost by not applying could be financially significant. As with all initiatives like this there is no guarantee that applications will be selected for further consideration and quite a lot of detail is required to even lodge the EOI. If the application is successful, then even more information will be required for the RFP.

UHCC is looking to engage BECA to assist us in drafting the EOI and working with the developers to capture all the relevant information. I guess the question for GTC is does the company have a sufficient level of detail about the planned development and would it consider submitting a joint application with UHCC for the Southern Growth Area?

Depending on the answer, I will probably need to run this by Council, because this cannot be seen to pre-empt any council decision, but we also don't want to miss out on crucial infrastructure funding.

We can chat about this tomorrow when we meet.

Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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From: Peter Kelly
To: Executive Leadership Team; Guy Smith
Subject: Update Spur Land
Date: Wednesday, 7 July 2021 7:45:00 am
Attachments: image001.gif

Hi everyone,

I met with Ralph and Mark yesterday and they put another option on the table which both simplifies and complicates the matter. They are proposing that just a road is built with no development on the Spur. Development would only occur on their land at 44 Kiln St and then on the hills past our boundary. They suggest we do a joint application to the IAF for that road and other utilities. Under this proposal we do not sell the spur land and would retain ownership which is simple and appealing but comes with a hitch.

The complication is one of funding as we have not really budgeted for this per se, and who pays is the perennial challenge.

Anyway one of the many twists and turns in the ongoing issue. I am just seeking confirmation from Ralph that this is how they wish this to proceed and then would put this in front of Councillors on the 20th for consideration.

Cheers

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: Guy Smith
To: John Stanley
Cc: Toni Neale
Subject: RE: Silverstream Spur
Date: Wednesday, 7 July 2021 4:16:11 pm
Attachments: image002.png
image003.gif

Thanks John,

Sorry about that and I hope not too great an inconvenience.

Yes we'll let Calibre know too.

I'll keep you posted.

Guy.

From: John Stanley
Sent: Wednesday, 7 July 2021 3:00 pm
To: Guy Smith <guy.smith@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>; John Stanley
Subject: RE: Silverstream Spur

Hi Guy

Many thanks for your email.

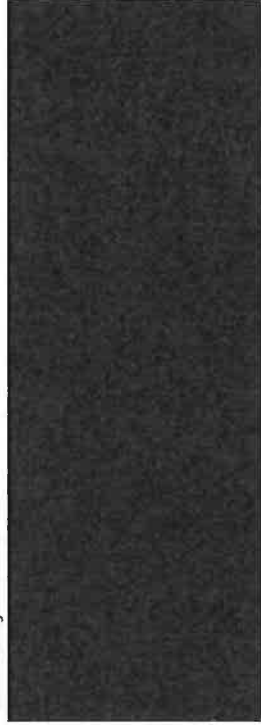
We'll noted and no further work required at this point.

Guy, I'm presuming you will notify Calibre?

All the best for the ongoing discussions with GTC.

Ngā mihi

John Stanley



[Redacted]

From: Guy Smith <guy.smith@uhcc.govt.nz>
Sent: Wednesday, 7 July 2021 2:51 PM
To: John Stanley [Redacted]
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: Silverstream Spur

Hi John,

You might recall we met a couple of weeks ago here at Council in a meeting about the Guildford Timber Cof's proposal to acquire a portion of Silverstream Spur. I'm Andrea Hilton's replacement.

GTC have come to us with a new approach to developing their land which will not involve sale of our land. We're exploring that approach, and would like you to stop work in the interim to avoid any avoidable costs.

We will also hold off on going ahead with Calibre's work until we reach a landing on GTC's new idea.

Can you confirm receipt and feel free to give me a call to discuss.

Many thanks,

Guy.

Guy Smith
Kaitiakiwhiri Mātāmua ā-Tūre | General Counsel



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Pūkōwhiri: www.tb.govt.nz/UpperHuttCityCouncil/

[Redacted]

From: Vibhuti Chopra
To: Richard Harbord
Cc: Geoff Swainson; Peter Kelly; Executive Leadership Team; Guy Smith
Subject: Re: Update on Proposition
Date: Wednesday, 7 July 2021 8:11:01 pm
Attachments: image001.gif
image002.jpg
image003.png

From me that last point is important.
In my mind, our issue/ opportunity was about releasing land for development to address housing capacity.
We need to check in if that has changed, should pause for now or anything else beside.

Vibhuti

Sent from my iPhone

On 7/07/2021, at 15:01, Richard Harbord <Richard.Harbord@uhcc.govt.nz> wrote:

Hi All,

From a planning policy team perspective, related matters to understand if heading in this direction will include:

- Whether a consultation process is now needed;
- If co-funding is proposed between UHCC and GTC for the IAF;
- Whether there is a 'council position' on the best use for the residual of the spur land;
 - And as a result, whether any of our PC proposals need to be adjusted accordingly.

Richard Harbord
Director, Planning and Regulatory Services
<image001.gif>

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richard.harbord@uhcc.govt.nz
W: www.upperhuttcity.com | F: www.fb.com/UpperHuttCityCouncil

From: Geoff Swainson <Geoff.Swainson@uhcc.govt.nz>
Sent: Wednesday, 7 July 2021 1:56 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Executive Leadership Team
<ELT@uhcc.govt.nz>; Guy Smith <guy.smith@uhcc.govt.nz>
Subject: RE: Update on Proposition

if this is now the GTC preferred position then there is not much value in the Teifer Young/Cailbre work. It was all geared towards a sale process which is now unlikely. We would be better off investing in determining a preferred road alignment and costs for its construction.

Regards

Geoff Swainson
Director of Asset Management and Operations

Te Kaunihera o Te Awa Kairangi ki Uta - Upper Hutt City Council
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<image002.jpg>

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Wednesday, 7 July 2021 1:52 PM
To: Executive Leadership Team <ELT@uhcc.govt.nz>; Guy Smith
<guy.smith@uhcc.govt.nz>
Subject: FW: Update on Proposition

FYI, this is GTC official position on the Spur, which is reasonably definitive.

We will need to consider what this now means because we currently have Teifer/Young and Cailbre doing the valuation of the 1.1ha on the Spur, which may no longer be warranted.

Thoughts most welcome on the Teifer/Young/Cailbre work and we may look to briefly touch on this tomorrow after the remuneration discussion.

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive
<image001.gif>

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Pae Tukutuku: www.upperhuttcity.com | Pukamata: www.fb.com/UpperHuttCityCouncil

From: Ralph Goodwin
Sent: Wednesday, 7 July 2021 1:15 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; James Mckibbin

Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: Update on Proposition

Hi Peter

Thanks for the catch up yesterday, Mark and I agree it was a fruitful conversation. I can confirm that GTC's preference is to advance a joint application with UHCC for IAF funding for a road and associated infrastructure via the Spur that unlocks development at Silverstream Forest. This is certainly a significant opportunity for both parties and one that could alleviate a lot of community concern around the use and ownership of the Spur.

Should the IAF application be unsuccessful, GTC would expect the need to jointly review the options to unlock development capacity at Silverstream Forest, at that point. So while our preference is to prioritise the immediate IAF funding opportunity, we wouldn't want to rule out future alternatives.

Our initial thinking is that IAF funding could unlock the first two development zones at Silverstream Forest in the short-medium term. Conceptually, those two zones

[REDACTED]

We look forward to preparing the application with UHCC. James is available to connect with Becca at any point, so please feel free to pass on his contact details.

Kind regards,
Ralph

Ralph Goodwin

[REDACTED]

[REDACTED]

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Wednesday, 7 July 2021 7:35 am
To: Ralph Goodwin [REDACTED]; James McKibbin [REDACTED]
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: Update on Proposition

Hi Ralph,

It was good to catch-up yesterday and very fruitful.

Just to confirm where we got to, the proposition now is to just build a road on the Spur and link Kin St to GTC land. There would be no need for a sale of any of the Spur land under this plan to GTC and funding would be sought through a joint application to the IAF leveraging of the importance of the Southern Growth Area.

It would be helpful if you could confirm this as we may then look to cease work on obtaining a valuation on the 1.1ha of Spur land as it would not be needed and it would make some of the other work streams redundant as well.

[REDACTED]

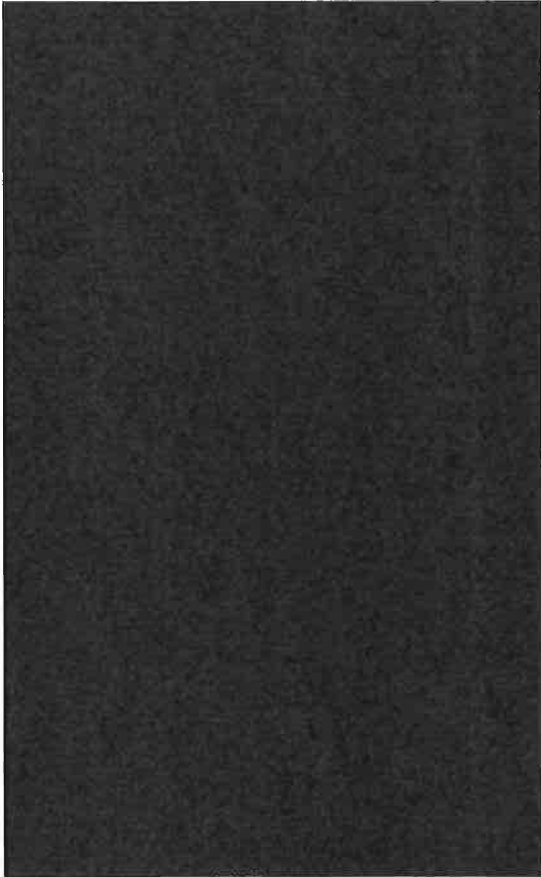
Regards
Peter

Peter Kelly
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<image001.gif>

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From: Guy Smith
To: Peter Kelly; Vibhuti Chopra; Kimberly Bingham
Cc: Geoff Swainson; Julia Fink; Mike Ryan; Richard Harbord; Sandra Stokes; Toni Neale
Subject: RE: Council Workshop on Update of UHCC-GTC Negotiations .pptx
Date: Friday, 16 July 2021 3:32:35 pm



Happy to discuss.

Guy.

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Monday, 12 July 2021, 4:58 pm
To: Vibhuti Chopra <Vibhuti.Chopra@uhcc.govt.nz>; Guy Smith <guy.smith@uhcc.govt.nz>; Kimberly Bingham <Kimberly.Bingham@uhcc.govt.nz>
Cc: Executive Leadership Team <ELT@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: FW: Council Workshop on Update of UHCC-GTC Negotiations .pptx

Vibhuti, Guy and Kimberly,

Here is the link and I have listed about 8 bullet points that cover of today's discussion re next week's workshop.

Please feel free to amend and add to and we will convene next week at ELT to confirm and finalise.

Cheers

Peter

From: James Mckibbin
To: Peter Kelly
Cc: Matt Griffin; Ralph Goodwin
Subject: Re: Infrastructure Acceleration Fund Expressions of Interest Workshop Thur 29 August 2021
Date: Thursday, 22 July 2021 4:37:38 pm
Attachments: images001.gif
images002.gif

Excellent, we'll see you then.

James

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Date: Thursday, 22 July 2021 at 4:35 PM
To: James Mckibbin
Cc: Matt Griffin; Ralph Goodwin
Subject: RE: Infrastructure Acceleration Fund Expressions of Interest Workshop Thur 29 August 2021

Great lets lock in 12-1pm

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: James Mckibbin
Sent: Thursday, 22 July 2021, 4:33 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Matt Griffin; Ralph Goodwin
Subject: Re: Infrastructure Acceleration Fund Expressions of Interest Workshop Thur 29 August 2021

Kia ora Peter

Matt Griffin and I will attend for GTC – both in person at this stage.

We're able to make any of the times.

Thanks
James

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Date: Thursday, 22 July 2021 at 3:56 PM

To: Simon Zhang [redacted] > Brian McGuinness

[redacted], Ralph Goodwin [redacted] > Malcolm Gillies [redacted], James Mckibbin >

Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>, Geoff Swainson <Geoff.Swainson@uhcc.govt.nz>, [redacted] >

Subject: Infrastructure Acceleration Fund Expressions of Interest Workshop Thur 29 August 2021

Kia ora everyone,

To help progress the drafting of the EOI forms for the IAF fund, we have scheduled a workshop for next Thur afternoon 29 July.

We have set aside 60min for each development/EOI and would ask that you let me know soonest, which time block works for you or your nominated representatives to come into UHCC. If a physical meeting is not possible, we could do it over MS Teams or Zoom, again let me know and I will send out a link.

- 12-1pm
- 1pm-2pm
- 2pm-3pm
- 3pm-4pm

In the interim could I please request that you continue to work with Andrew from BECA who is compiling these on UHCC behalf.

Look forward to hearing back.

Ngā mihi

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: Forest & Bird, Upper Hutt Branch
To: Wayne Guppy; Peter Kelly
Cc: CR Helen Swales; CR Dylan Bentley; CR Chris Carson; CR Blair Griffiths; CR Paul Lambert; CR Angela McLeod; CR Heather Newell; CR Steve Taylor; CR Tracey Ulmer; CR Dave Wheeler
Subject: Silverstream Spur Road
Date: Monday, 26 July 2021 12:35:27 pm
Attachments: IMG_UHCSilverstreamSpurRoadAccess.pdf

Please find attached a letter from Forest & Bird Upper Hutt Branch clarifying our current position regarding the proposed road access to Southern Growth Area in Silverstream/Pinehaven.
The branch does not support any road access on the Silverstream Spur land.

SAVE OUR SPUR

Regards, Graham Bellamy

From: Ralph Goodwin
To: Peter Kelly
Cc: James Mcbibbin
Subject: RE: Update on UHCC-GTC Negotiations
Date: Monday, 26 July 2021 3:36:05 pm
Attachments: image0216624.png

Thank you Peter for the update
We have been head down in our annual native planting programme
We will come back to you on any additional thoughts

Regards

Ralph

Ralph Goodwin

[REDACTED]



[REDACTED]

[REDACTED]

From: James Mckibbin
 To: Andrew Bierre; Peter Kelly; Geoff Swainson; [REDACTED]; Matt Griffin
 Cc: Chris Upton; Bruce Kiddle; Richard Hickman; Toni Neale; Karen Patterson
 Subject: Re: IAF EOI: GTC Kin Street Silverstream Spur Development
 Date: Wednesday, 28 July 2021 4:10:18 pm
 Attachments: jmaec02.jpg
 jmaec03.jpg
 jmaec04.docx

Hi everyone

Thanks for the update Andrew, the EOI looks well advanced and we will be able to provide an update on the gaps in the application required from GTC tomorrow. I'll also be able to supply material post-meeting to help with the application.

GTC has also commissioned Envelope Engineering to complete concept design work for a road from Kiln St via the Spur to GTC's boundary on the ridge, and water supply and wastewater infrastructure. This work will include indicative costings and will be available in time to support the EOI.

Look forward to seeing you all tomorrow and working through the application.

James

From: Andrew Bierre [REDACTED]
Date: Wednesday, 28 July 2021 at 1:03 PM
To: Peter.Kelly@uhcc.govt.nz <Peter.Kelly@uhcc.govt.nz>, Geoff Swainson <Geoff.Swainson@uhcc.govt.nz>, [REDACTED], [REDACTED], [REDACTED], James Mckibbin [REDACTED], [REDACTED], [REDACTED], [REDACTED]
Cc: Chris Upton [REDACTED], Bruce Kiddle [REDACTED], Richard Hickman [REDACTED], Toni Neale <Toni.Neale@uhcc.govt.nz>, Karen Patterson <Karen.Patterson@uhcc.govt.nz>
Subject: IAF EOI: GTC Kin Street Silverstream Spur Development

Good Afternoon Peter, Geoff, Ralph, Ladies and Gents,

Thank you for the information everyone has provided to date, it's been very useful in preparation for the IAF EOI meeting tomorrow, please find the Draft Silverstream Spur IAF EOI attached.

I've gone through the document and highlighted areas that I believe still need work or additional information.

With regards to an agenda for the session tomorrow, I'll be following the table of required information below,

Key assumptions used in the draft:

- The UHCC – GTC Land swap deal will progress

- Infrastructure works will progress from now until 2025, housing development from 2025 onwards
- A plan change is required for the development to progress and can be moved through under urgency
 - The funding tables on pages 5-7 have been estimated and broken down assuming equal contributions of a third each from IAF, UHCC and Guilford Timber Company
 - This EOI is currently based on a full length of road from Kiln Street to Avro Road (connecting to Blue Mountains Rd). Should this change, minor changes will result

Information Requested:

Question	Party	EOI Reference
The quantum of funding expected from the IAF & timing between 2022 and 2030	UHCC	Page 3
Estimated infrastructure funding split between transport and three waters	UHCC	Page 6
Will any non-financial powers of central government maximise funding outcomes?	UHCC	Page 7
Estimated dwellings constructed per year	UHCC	Page 11
Percentage of medium density vs standalone sections	GTC	Page 13
The estimated or average sales price compared to First Home Buyers Cap	GTC	Page 14
Previous or proposed Mana whenua engagement	GTC	Page 16
Is it worth mentioning a plan to increase site stormwater neutrality	GTC	Page 17
Are there any environmental regulatory requirements which apply to infrastructure or housing development?	UHCC	Page 17
Confirm funding methods (only developer agreements?)	UHCC	Page 20
More accurate milestone table with associated dates	GTC	Page 21
Development sales plan (if available)	GTC	Page 23
Alignment to advance the housing development with mana whenua	GTC	Page 24
Prior experience in fast tracked infrastructure and housing?	UHCC & GTC	Page 25

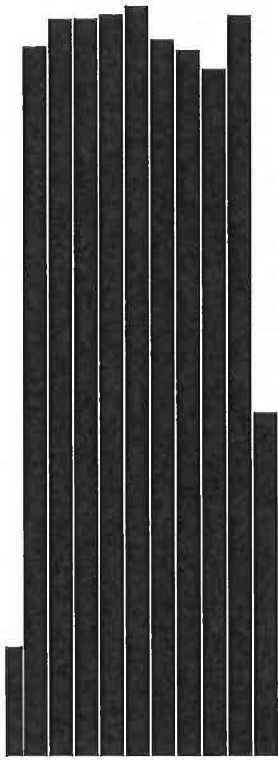
With the intent to fill these last information gaps during the session, the EOI document will then be ready for a final review! Looking forward to seeing everyone tomorrow!

Kind Regards,

Andrew Bierre [REDACTED]

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 Pae Tukiritu: www.uhcc.govt.nz | Pukamaria: www.tb.com/UpperHuttCityCouncil

From: Ralph Goodwin [redacted]
Sent: Wednesday, 28 July 2021 5:14 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: James Mckibbin [redacted]; Mark Ratcliffe [redacted]; Matt Griffin [redacted]
Subject: RE: Update on UHCC-GTC Negotiations

Kia ora Peter

As mentioned we have come back with our thoughts :

GTC is committed to submitting a joint EOI application for IAF funding with UHCC. We look forward to meeting with you and BECA tomorrow to progress that James and Matt will be in attendance for GTC.

While we see huge merit in the potential of this fund, we expect the IAF will be very competitive, and suggest both parties also need to prepare for the situation if our combined application is unsuccessful. We do have some concern with the implied finality noted in your summary below, in reference to if Council decides to publicly and formally eliminate the land swap and sale options now, it may preclude consideration of them in future.

While we are comfortable with the intended outcome of the IAF approach in principle, we are also mindful that any Government funding will likely come with a range of conditions. We can't pre-empt what those are, but note that a 'road only' may be viewed as an inefficient use of funding when the Spur has immediate development potential (regardless of who might develop it). It may be in both parties' interests to await a response to the application before stating publicly that there will be no development on the Spur.

A key focus of our strategic planning for unlocking the SGA over recent years has been the definition of a practical mechanism to provide access to GTC land from Kin St. While we will provide immediate support for the IAF approach, we also request confidence in the form of an agreement that provides for future access via the Spur, with or without IAF funding. We are also aware of the importance of proactive and timely inputs to the planning process (such as PCSO), and as previously stated, are unable to progress the planning process to rezone the Southern Growth Area without this certainty.

We have assumed that we can rely on Council's commitment to providing that access via its support for a joint application to the IAF. We would be grateful if you could confirm this, and

whether it is Council's intention to publicly consult on the 'road / Infrastructure only' option?

In terms of communicating to the public where negotiations have got to, GTC considers a more accurate representation of the status to be:

- Both parties have considered a range of options for using the Spur to unlock the potential of the Southern Growth Area since 2016, including a swap as per the MOU and consideration of a framework to enable a sale of part of the Spur to GTC.
- Both parties have listened to, and considered concerns expressed by some members and groups in the community, about the potential future use and ownership of the Spur.
- Both parties are therefore not actively pursuing the MOU at this time, but remain committed to unlocking the development potential of the SGA - which forms a fundamental component of UHCC's required housing capacity under the HBA.
- The recent IAF avenue provides a unique opportunity to resolve several constraints and as such both parties will draft a joint EOI application for the Government's Infrastructure Acceleration Fund for the development of a road on the Spur.
- The joint EOI application is also intended to request funding for associated infrastructure on the Spur and within the Silverstream area to enable development of the Southern Growth Area.
- Both parties will continue to work together to enable the planning and development of the Southern Growth Area, which will occur under usual environmental planning regulation and policies.
- We appreciate your intention to provide a copy of any communication material in advance, so we can prepare accordingly. Someone from GTC will be happy to speak at the Council meeting on this.

Peter - we genuinely appreciate the opportunity to regularly discuss strategies with your team, and the hard work applied by all parties to refine this complex development framework. While we are fully committed to working with UHCC in a continued flexible and pragmatic manner, we also need to present certainty in strategy to our shareholders, and trust that the above clarifications are useful to articulate GTC's current position regarding securing a viable access route to the SGA - for the benefit of all parties.

We look forward to your response and if there is time to discuss this with you tomorrow as mentioned earlier Matt and James will be more than happy to do so.

Ngā mihi nui

Ralph

Ralph Goodwin

[Redacted signature block containing contact information and a signature line]

[Redacted]
[Redacted]
[Redacted]

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Thursday, 22 July 2021 10:30 am
To: Ralph Goodwin [Redacted]; James McKibbin
Cc: Guy Smith <guy.smith@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: Update on UHCC-GTC Negotiations

Kia ora Ralph, James,

We sat down with Councillors earlier this week and updated them on where we have got to and stated that negotiations under the MOU have now concluded and both UHCC and GTC have agreed positions on the following:

- Both parties do not want to proceed with the land swap as proposed under the MoU
- Both parties do not want to proceed with a Sale and Purchase agreement of Spur land
- Both parties will draft a Joint Expressions of Interest (EOI) application for the Government's Infrastructure Acceleration Fund for the development of the road on the Spur.
- The joint EOI application is also intended to request funding for associated infrastructure on the Spur and within the Silverstream area to enable residential development within the Southern Growth Area
- Both parties will continue to work together to enable the planning and development of the Southern Growth Area, which will occur under usual environmental planning regulation and policies

We suggested to Council that the original intent and purpose of the UHCC-GTC MoU has now concluded. We will bring a paper to Council in Aug that covers off where the negotiations have landed for Council to note and confirm/approve as necessary.

We will also develop a Communication Plan to update and inform the community of Council's decision, this plan will be shared with Council ahead of time and yourselves so you are aware of what we are proposing given GTC will be mentioned. This council meeting will be held in public and it would be good to have a GTC representative attend and speak in Public Forum as we are expecting a large crowd to attend and speak. It would be good if you were able to reach out to Forest and Bird and Silverstream Railway because I was under the impression that they were both supportive of a road up the Spur but no to development on the Spur.

Do you have any thoughts on the above?

Ngā mihi
Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: Guy Smith
To: Peter Kelly; Executive Leadership Team
Cc: Toni Neale; Emily Thomson; Bridget Herras
Subject: RE: Update on UHCC-GTC Negotiations
Date: Thursday, 29 July 2021 12:04:42 pm
Attachments: jmae001.pdf
jmae002.pdf
GTC UHCC MoU Spur land sward 2016 signed.pdf

Hi Peter, all,

[Redacted]

Happy to discuss further.

Copy of signed MOU attached for reference.

Guy.

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Thursday, 29 July 2021 8:25 am
To: Executive Leadership Team <ELT@uhcc.govt.nz>; Guy Smith <guy.smith@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>; Emily Thomson <Emily.Thomson@uhcc.govt.nz>;
Bridget Herras <Bridget.Herras@uhcc.govt.nz>
Subject: FW: Update on UHCC-GTC Negotiations

Hi everyone,

In being upfront and not wanting to blindside GTC, per the proposed council meeting on 17 Aug to cover off the MOU and IAF EOI applications, I updated them on where our thinking has got to. They have replied with their message below.

Guy, I am interested in your thoughts

[Redacted]

We have GTC coming in today between 12-1 for EOI discussions. If you are around Guy you may want to sit in and meet them.

We can discuss this next Monday at ELT.

Peter

Peter Kelly

Te Tumu Whakaree | Chief Executive



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Sent: Wednesday, 28 July 2021 5:14 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: James Mckibbin [Redacted]; Mark Ratcliffe [Redacted]; Matt Griffin [Redacted]
Subject: RE: Update on UHCC-GTC Negotiations

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Ralph

Ralph Goodwin

[REDACTED]

[REDACTED]

[REDACTED]

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Sent: Thursday, 22 July 2021 10:30 am

To: Ralph Goodwin [REDACTED]; James McKibbin

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- Both parties will continue to work together to enable the planning and development of the Southern Growth Area, which will occur under usual environmental planning regulation and policies

We suggested to Council that the original intent and purpose of the UHCC-GTC MOU has now concluded. We will bring a paper to Council in Aug that covers off where the negotiations have landed for Council to note and confirm/approve as necessary.

We will also develop a Communication Plan to update and inform the community of Council's decision, this plan will be shared with Council ahead of time and yourselves so you are aware of what we are proposing given GTC will be mentioned. This council meeting will be held in public and it would be good to have a GTC representative attend and speak in Public Forum as we are expecting a large crowd to attend and speak. It would be good if you were able to reach out to Forest and Bird and Silverstream Railway because I was under the impression that they were both supportive of a road up the Spur but no to development on the Spur.

Do you have any thoughts on the above?

Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council

838 - 842 Ferguson Drive, Private Bag 907, Upper Hutt 5140, New Zealand
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From: Peter Kelly
To: Forest & Bird, Upper Hutt Branch
Cc: Toni Neale
Subject: RE: Silverstream Spur Road
Date: Thursday, 29 July 2021 4:28:45 pm
Attachments: image001.gif

Kia ora Graham,

I just want to acknowledge receipt of your letter and I just need to reflect on it before I come back to you with a more formal reply. Perhaps it would be good to catch-up so I can better understand Forest and Birds rational behind this collective decision.

Ngā mihi

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.upperhuttcity.com | Pukamata: www.fb.com/UpperHuttCityCouncil

From: Forest & Bird, Upper Hutt Branch
Sent: Monday, 26 July 2021 12:35 pm
To: Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>; Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: CR Hellen Swales <Hellen.Swales@uhcc.govt.nz>; CR Dylan Bentley <Dylan.Bentley@uhcc.govt.nz>; CR Chris Carson <Chris.Carson@uhcc.govt.nz>; CR Blair Griffiths <Blair.Griffiths@uhcc.govt.nz>; CR Paul Lambert <Paul.Lambert@uhcc.govt.nz>; CR Angela McLeod <angela.mcleod@uhcc.govt.nz>; CR Heather Newell <Heather.Newell@uhcc.govt.nz>; CR Steve Taylor <Steve.Taylor@uhcc.govt.nz>; CR Tracey Ultra <Tracey.Ultra@uhcc.govt.nz>; CR Dave Wheeler <Dave.Wheeler@uhcc.govt.nz>
Subject: Silverstream Spur Road

Please find attached a letter from Forest & Bird Upper Hutt Branch clarifying our current position regarding the proposed road access to Southern Growth Area in Silverstream/Pinehaven.

The branch does not support any road access on the Silverstream Spur land.

SAVE OUR SPUR

Regards, Graham Bellamy

From: Forest & Bird, Upper Hutt Branch
To: Peter Kelly
Cc: Toni Neale
Subject: Re: Silverstream Spur Road
Date: Wednesday, 4 August 2021 3:06:25 pm
Attachments: image001.gif

Thank you Peter for your response to our letter and we look forward to your response. With regard to a meeting we would very much like to meet with you and related staff to discuss Silverstream Spur. There will be about 5 of us representing Forest & Bird Upper Hutt Branch, Save our Hills and Silver Stream Railway groups.

We would be available to meet on Tuesday 10th August, say at 2pm.

Please advise if this date/time is suitable.

Regards, Graham Bellamy

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Sent: 29 July 2021 16:29

To: Forest & Bird, Upper Hutt Branch

Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>

Subject: RE: Silverstream Spur Road

Kia ora Graham,

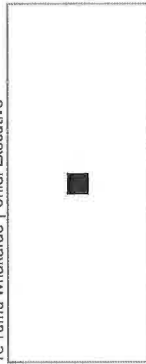
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Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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Cc: CR Hellen Swales <Hellen.Swales@uhcc.govt.nz>; CR Dylan Bentley <Dylan.Bentley@uhcc.govt.nz>; CR Chris Carson <Chris.Carson@uhcc.govt.nz>; CR Blair Griffiths <Blair.Griffiths@uhcc.govt.nz>; CR Paul Lambert <Paul.Lambert@uhcc.govt.nz>; CR Angela

McLeod <angelamcleod@uhcc.govt.nz>; CR Heather Newell <Heather.Newell@uhcc.govt.nz>;
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Dave Wheeler <Dave.Wheeler@uhcc.govt.nz>
Subject: Silverstream Spur Road

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SAVE OUR SPUR

Regards, Graham Bellamy

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made to this email or to any attachments after it has been sent.

From: Peter Kelly
To: Toni Neale
Subject: RE: Silverstream Spur Road
Date: Thursday, 5 August 2021 11:08:15 am
Attachments: image001.gif

My preference is to meet with the groups separately, so ideally first and foremost F&B. Then I
would be happy to meet with Silverstream Railway but I have no time for SoH.

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.uhcc.govt.nz | Pukamata: www.tb.com/UpperHuttCityCouncil

From: Toni Neale <Toni.Neale@uhcc.govt.nz>
Sent: Wednesday, 4 August 2021 5:14 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Subject: Re: Silverstream Spur Road

No but as mentioned if you do want to meet I can work with them to find a date that works.
Were you just thinking F&B though and not the others?

Sent from my iPhone

On 4/08/2021, at 4:54 PM, Peter Kelly <Peter.Kelly@uhcc.govt.nz> wrote:

Doesn't really work as we are in a workshop all that day.

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive

<image001.gif>

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From: Toni Neale <Toni.Neale@uhcc.govt.nz>
Sent: Wednesday, 4 August 2021 3:45 pm

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Subject: FW: Silverstream Spur Road

Peter, re email below. Let me know if you want to go ahead with a meeting with F&B et al, if so who from our side you would like to attend and I'll look for a date. 10 Aug is out as Council Workshop.

Toni Neale

Executive Assistant to the Chief Executive
<image001.gif>

Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council

838 - 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand
D: +64 4 527 2110 | M: +64 27 479 3866 | E: toni.neale@uhcc.govt.nz
W: www.upperhuttcity.com | F: www.fb.com/UpperHuttCityCouncil

From: Forest & Bird, Upper Hutt Branch

Sent: Wednesday, 4 August 2021 3:05 pm

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>

Subject: Re: Silverstream Spur Road

Thank you Peter for your response to our letter and we look forward to your response.

With regard to a meeting we would very much like to meet with you and related staff to discuss Silverstream Spur. There will be about 5 of us representing Forest & Bird Upper Hutt Branch, Save our Hills and Silver Stream Railway groups.

We would be available to meet on Tuesday 10th August, say at 2pm.

Please advise if this date/time is suitable.

Regards, Graham Bellamy

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Sent: 29 July 2021 16:29

To: Forest & Bird, Upper Hutt Branch

Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>

Subject: RE: Silverstream Spur Road

Kia ora Graham,

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Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive

<image001.gif>

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From: Forest & Bird, Upper Hutt Branch

Sent: Monday, 26 July 2021 12:35 pm

To: Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>; Peter Kelly

<Peter.Kelly@uhcc.govt.nz>

Cc: CR Hellen Swales <Hellen.Swales@uhcc.govt.nz>; CR Dylan Bentley

<Dylan.Bentley@uhcc.govt.nz>; CR Chris Carson <Chris.Carson@uhcc.govt.nz>; CR

Blair Griffiths <Blair.Griffiths@uhcc.govt.nz>; CR Paul Lambert

<Paul.Lambert@uhcc.govt.nz>; CR Angela McLeod <angela.mcleod@uhcc.govt.nz>;

CR Heather Newell <Heather.Newell@uhcc.govt.nz>; CR Steve Taylor

<Steve.Taylor@uhcc.govt.nz>; CR Tracey Ultra <Tracey.Ultra@uhcc.govt.nz>; CR

Dave Wheeler <Dave.Wheeler@uhcc.govt.nz>

Subject: Silverstream Spur Road

Please find attached a letter from Forest & Bird Upper Hutt Branch clarifying our current position regarding the proposed road access to Southern Growth Area in Silverstream/Pinehaven.

The branch does not support any road access on the Silverstream Spur land.

SAVE OUR SPUR

Regards, Graham Bellamy

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From: Peter Kelly
To: Forest & Bird, Upper Hutt Branch, Toni Neale
Subject: RE: Silverstream Spur Road
Date: Friday, 6 August 2021 3:07:22 pm
Attachments: [image001.gif](#)

Kia ora Graham,

With all due respect to you and the others, it does make a difference and as I said earlier I would like to engage with you all but as representatives of your own organisations separately either here or in any other location. I respect what your organisations represent, and I would like to think that that works both ways.

Ngā mihi

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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Pae Tukuhurururu: www.uhcc.govt.nz | Pukamata: www.tb.com/UpperHuttCityCouncil

From: Forest & Bird, Upper Hutt Branch
Sent: Friday, 6 August 2021 1:50 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>
Cc: Pīnehaven Hills <pinehaven@uhcc.govt.nz>; Jason Durry <jason.durry@uhcc.govt.nz>
Subject: Re: Silverstream Spur Road

Thanks for the response Peter. We would like to meet with you as a group, as we are focused on the Spur. The fact that our groups may have different "charters" does not have any bearing on our focus and meeting.
Could you please advise day and time for meeting and I can send onto others.

Regards, Graham B

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: 05 August 2021 15:41
To: Forest & Bird, Upper Hutt Branch <forestandbird@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: Silverstream Spur Road

Kia ora Graham,

I am happy to sit down with Forest and Bird, and Silver Stream Railway. My preference is to meet with you all separately as you are all independent groups governed under different charters and Toni will reach out and find a time that works as the 10th is not good for me unfortunately due to other commitments.

Ngā mihi

Peter,

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: Forest & Bird, Upper Hutt Branch
Sent: Wednesday, 4 August 2021 3:05 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: Re: Silverstream Spur Road

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We would be available to meet on Tuesday 10th August, say at 2pm.
Please advise if this date/time is suitable.
Regards, Graham Bellamy

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: 29 July 2021 16:29
To: Forest & Bird, Upper Hutt Branch <forestandbird@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: Silverstream Spur Road

Kia ora Graham,

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understand Forest and Birds rational behind this collective decision.

Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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From: Forest & Bird, Upper Hutt Branch

Sent: Monday, 26 July 2021 12:35 pm

To: Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>; Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Cc: CR Hellen Swales <Hellen.Swales@uhcc.govt.nz>; CR Dylan Bentley <Dylan.Bentley@uhcc.govt.nz>; CR Chris Carson <Chris.Carson@uhcc.govt.nz>; CR Blair Griffiths <Blair.Griffiths@uhcc.govt.nz>; CR Paul Lambert <Paul.Lambert@uhcc.govt.nz>; CR Angela McLeod <angela.mcleod@uhcc.govt.nz>; CR Heather Newell <Heather.Newell@uhcc.govt.nz>; CR Steve Taylor <Steve.Taylor@uhcc.govt.nz>; CR Tracey Ultra <Tracey.Ultra@uhcc.govt.nz>; CR Dave Wheeler <Dave.Wheeler@uhcc.govt.nz>

Subject: Silverstream Spur Road

Please find attached a letter from Forest & Bird Upper Hutt Branch clarifying our current position regarding the proposed road access to Southern Growth Area in Silverstream/Pinehaven.

The branch does not support any road access on the Silverstream Spur land.

SAVE OUR SPUR

Regards, Graham Bellamy

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From: Forest & Bird, Upper Hutt Branch
To: Peter Kelly, Toni Neale
Subject: Re: Silverstream Spur Road
Date: Monday, 9 August 2021 12:21:44 pm
Attachments: image001.gif

Hi Peter,

I understand your comments about each of our organisations, but at this stage we working together and are all focused on the Silverstream Spur and saving it from any development. This meeting would be focussed solely on the Spur and we have a mandate from the public who attended a meeting held at Silverstream School hall on 6th July, to represent them to our council. This was signed by 95 people, which was approx 95% of the people at the meeting.

The people who would represent our group would be:

Graham Bellamy (Forest & Bird)

Jason Dury (Silver Stream Railway)

Phil Hancock, Doug Drinkwater, Abbie Speirs (Save our Hills)

We believe that it would be more efficient and time saving to meet as a group to discuss this one issue, rather than each organisation covering the same issues with council. The only issue on the table at this is the Spur.

Regards,

Graham Bellamy

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Sent: 06 August 2021 15:07

To: Forest & Bird, Upper Hutt Branch
<Toni.Neale@uhcc.govt.nz>; Toni Neale

Subject: RE: Silverstream Spur Road

Kia ora Graham,

With all due respect to you and the others, it does make a difference and as I said earlier I would like to engage with you all but as representatives of your own organisations separately either here or in any other location. I respect what your organisations represent, and I would like to think that that works both ways.

Ngā mihi

Peter

Peter Kelly

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From: Forest & Bird, Upper Hutt Branch [REDACTED]
Sent: Friday, 6 August 2021 1:50 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>
Cc: Pinehaven Hills [REDACTED]; Jason Durry [REDACTED]
Subject: Re: Silverstream Spur Road

Thanks for the response Peter. We would like to meet with you as a group, as we are focused on the Spur. The fact that our groups may have different "charters" does not have any bearing on our focus and meeting.
Could you please advise day and time for meeting and I can send onto others.

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Sent: 05 August 2021 15:41
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From: Forest & Bird, Upper Hutt Branch [REDACTED]

Sent: Wednesday, 4 August 2021 3:05 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: Re: Silverstream Spur Road

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Sent: 29 July 2021 16:29
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Peter Kelly
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From: Peter Kelly
To: Forest & Bird, Upper Hutt Branch; Toni Neale
Subject: RE: Silverstream Spur Road
Date: Monday, 9 August 2021 5:17:02 pm
Attachments: images001.gif

Kia ora Graham,

Happy to meet with you and Jason, but I have no time for Doug Drinkwater and Save Our Hills
team.

[REDACTED]

I will not meet with Save our Hills, final!

Ngā mihi

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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Subject: Re: Silverstream Spur Road

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Peter Kelly

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Pae Tukutuku: www.uhcc.govt.nz | Pukamāra: www.tb.com/UpperHuttCityCouncil

From: Forest & Bird, Upper Hutt Branch [REDACTED]

Sent: Friday, 6 August 2021 1:50 pm

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>

Cc: Pihavehāven Hills [REDACTED]; Jason Dury [REDACTED]

Subject: Re: Silverstream Spur Road

Thanks for the response Peter. We would like to meet with you as a group, as we are focused on the Spur. The fact that our groups may have different "charters" does not have any bearing on our focus and meeting.

Could you please advise day and time for meeting and I can send onto others.

Regards, Graham B

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Sent: 05 August 2021 15:41

To: Forest & Bird, Upper Hutt Branch [REDACTED]; Toni Neale <Toni.Neale@uhcc.govt.nz>

Subject: RE: Silverstream Spur Road

Kia ora Graham,

I am happy to sit down with Forest and Bird, and Silver Stream Railway. My preference is to meet with you all separately as you are all independent groups governed under different charters and Toni will reach out and find a time that works as the 10th is not good for me unfortunately due to other commitments.

Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.uhcc.govt.nz | Pukamāra: www.tb.com/UpperHuttCityCouncil

From: Forest & Bird, Upper Hutt Branch [REDACTED]

Sent: Wednesday, 4 August 2021 3:05 pm

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>

Subject: Re: Silverstream Spur Road

Thank you Peter for your response to our letter and we look forward to your response. With regard to a meeting we would very much like to meet with you and related staff to discuss Silverstream Spur. There will be about 5 of us representing Forest & Bird Upper Hutt Branch, Save our Hills and Silver-Stream Railway groups. We would be available to meet on Tuesday 10th August, say at 2pm.

Please advise if this date/time is suitable.
Regards, Graham Bellamy

SAVE OUR SPUR

Regards, Graham Bellamy

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Sent: 29 July 2021 16:29

To: Forest & Bird, Upper Hutt Branch

Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>

Subject: RE: Silverstream Spur Road

Kia ora Graham,

I just want to acknowledge receipt of your letter and I just need to reflect on it before I come back to you with a more formal reply. Perhaps it would be good to catch-up so I can better understand Forest and Birds rational behind this collective decision.

Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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From: Forest & Bird, Upper Hutt Branch

Sent: Monday, 26 July 2021 12:35 pm

To: Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>; Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Cc: CR Hellen Swales <Hellen.Swales@uhcc.govt.nz>; CR Dylan Bentley

<Dylan.Bentley@uhcc.govt.nz>; CR Chris Carson <Chris.Carson@uhcc.govt.nz>; CR Blair Griffiths

<Blair.Griffiths@uhcc.govt.nz>; CR Paul Lambert <Paul.Lambert@uhcc.govt.nz>; CR Angela

McLeod <angela.mcleod@uhcc.govt.nz>; CR Heather Newell <Heather.Newell@uhcc.govt.nz>;

CR Steve Taylor <Steve.Taylor@uhcc.govt.nz>; CR Tracey Ultra <Tracey.Ultra@uhcc.govt.nz>; CR

Dave Wheeler <Dave.Wheeler@uhcc.govt.nz>

Subject: Silverstream Spur Road

Please find attached a letter from Forest & Bird Upper Hutt Branch clarifying our current position regarding the proposed road access to Southern Growth Area in Silverstream/Pinehaven.

The branch does not support any road access on the Silverstream Spur land.

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From: Peter Kelly
To: Ralph Goodwin; James McKibbin
Cc: Toni Neale
Subject: Paper to Council on Update on UHCC - GTC MoU
Date: Wednesday, 11 August 2021 9:02:00 am
Attachments: Inaegb01.pdf

Kia ora Ralph,

To keep you in the loop we have postponed Council's deliberations on this paper to the next Policy Committee meeting on Wed 1 Sep 21. This is because not all Councillors were going to be able to make the meeting planned for Tue next week. We will still be taking the IAF Expressions of Interest paper to Council on the 17th for approval, but that will be conducted in Public Excluded due to commercial sensitivities.

The UHCC - GTC IAF EOI application looks really solid and the supporting information is very helpful. I have F&B and Silverstream railway and SOH wanting to meet with me. I have said yes to the first two but no to Soh.

Did you show the birdlife plan to F&B when you last met with them as that is what they were most concerned about? I don't understand Silverstream Railways objection to a road as it does not seem to make any sense to me. Will keep you posted once the paper is developed further.

Cheers

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive

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Pae Tukuhūcō: www.uhcc.govt.nz | Pūkamata: www.hb.com/UpperHuttCityCouncil

From: James McKibbin
To: Peter Kelly
Cc: Toni Neale; Ralph Goodwin
Subject: Re: Paper to Council on Update on UHCC - GTC MoU
Date: Wednesday, 11 August 2021 11:15:28 am
Attachments: Inaegb01.pdf
Sustainable and resilient environment.pdf

Kia ora Peter

Thank you for the update. I'll be there on 1 September to speak at the meeting on behalf of GTC and likely joined by one or two members of the Board. Did you have any thoughts about our recent feedback on your update to Councillors re the status of negotiations?

I'm glad to hear the EOI application looks solid. If there is anything else needed to support the application please let me know, but I will continue to work with Andrew directly to get it finalised.

Re the 'birdlife plan' you mention, is it the page from the masterplan that I've attached? We're happy for you to share that page with F&B if that's helpful. When we presented to them, we didn't have that specific page in the presentation slides, but did put up the extent of draft SNAAS and explained their extent and contribution to biodiversity / ecology / habitat.

We look forward to hearing from you again as the paper is developed and in relation to the communication plan. We support your approach to ensure communication re negotiations and the Spur are aligned.

Cheers

James

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Date: Wednesday, 11 August 2021 at 9:02 AM
To: Ralph Goodwin [redacted], James McKibbin [redacted]
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: Paper to Council on Update on UHCC - GTC MoU

Kia ora Ralph,

To keep you in the loop we have postponed Council's deliberations on this paper to the next Policy Committee meeting on Wed 1 Sep 21. This is because not all Councillors were going to be able to make the meeting planned for Tue next week. We will still be taking the IAF Expressions of Interest paper to Council on the 17th for approval, but that will be conducted in Public Excluded due to commercial sensitivities.

The UHCC - GTC IAF EOI application looks really solid and the supporting information is very helpful. I have F&B and Silverstream railway and SOH wanting to meet with me. I have said yes to the first two but no to Soh.

Did you show the birdlife plan to F&B when you last met with them as that is what they were most concerned about? I don't understand Silverstream Railways objection to a road as it

does not seem to make any sense to me. Will keep you posted once the paper is developed further.

Cheers

Peter

Peter Kelly

Te Tumu Whakararae | Chief Executive



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From: Caleb Scott
To: Wayne Suppy; Peter Kelly
Cc: CR Helen Swales; CR Dylan Bentley; CR Blair Carson; CR Blair Griffiths; CR Paul Lambert; CR Anoula McLeod; CR Heather Newell; CR Steve Taylor; CR Tracey Ultra; CR Dave Wheeler; Jason Darcy
Subject: Spur letter from Silver Stream Railway to UHCC regarding road.
Date: Wednesday, 11 August 2021, 2:46:39 pm
Attachments: Spur letter to UHCC regarding road.pdf

Please find attached a letter from Silver Stream Railway advising of our position on the proposed access road over the Silverstream Spur. The railway no longer supports the construction of any access to neighbouring land over the Spur.

Best Regards
Caleb Scott



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From: Peter Kelly
To: Caleb Scott
Cc: Ioni Meale; Kerida Falconer
Subject: RE: Spur letter from Silver Stream Railway to UHCC regarding road.
Date: Wednesday, 11 August 2021 4:02:12 pm
Attachments: [image001.gif]

Tēna koe Mr Scott,

Thank you for your letter and I do acknowledge it's receipt. As I have said to Graham at Forest and Bird, I would be interested in sitting down with you and your Board to discuss this and understand the Boards rationale for this view.

Ngā mihi

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.uhcc.govt.nz | Pukamāra: www.id.com/UpperHuttCityCouncil

From: Caleb Scott
Sent: Wednesday, 11 August 2021 2:46 pm
To: Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>; Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: CR Hellen Swales <Hellen.Swales@uhcc.govt.nz>; CR Dylan Bentley <Dylan.Bentley@uhcc.govt.nz>; CR Chris Carson <Chris.Carson@uhcc.govt.nz>; CR Blair Griffiths <Blair.Griffiths@uhcc.govt.nz>; CR Paul Lambert <Paul.Lambert@uhcc.govt.nz>; CR Angela McLeod <angela.mcleod@uhcc.govt.nz>; CR Heather Newell <Heather.Newell@uhcc.govt.nz>; CR Steve Taylor <Steve.Taylor@uhcc.govt.nz>; CR Tracey Ultra <Tracey.Ultra@uhcc.govt.nz>; Dave Wheeler <Dave.Wheeler@uhcc.govt.nz>; Jason Durn
Subject: Spur letter from Silver Stream Railway to UHCC regarding road.

Please find attached a letter from Silver Stream Railway advising of our position on the proposed access road over the Silverstream Spur. The railway no longer supports the construction of any access to neighbouring land over the Spur.

Best Regards

Caleb Scott



Te Tumu Whakarae | Chief Executive



From: Toni Neale
To: Caleb Scott
Subject: RE: Spur letter from Silver Stream Railway to UHCC regarding road.
Date: Thursday, 12 August 2021 9:34:00 am
Attachments: image001.gif

Good morning Caleb

I have put some dates below when Peter would be able to meet with your board and he is happy to come to the Railway for that meeting or hold it here. Let me know if any of the dates will work:

- Mon 23 Aug at 4pm
- Mon 30 Aug at 9am
- Wed 1 September at 9am
- Fri 2 September at 9am or 10am

Kind regards

Toni

Toni Neale
Executive Assistant to the Chief Executive



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W: www.upperhuttcity.govt.nz | F: www.fb.com/UpperHuttCityCouncil

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Wednesday, 11 August 2021 4:02 pm
To: Caleb Scott
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>; Kerrie Falconer <Kerrie.Falconer@uhcc.govt.nz>
Subject: RE: Spur letter from Silver Stream Railway to UHCC regarding road.

Tēnā koe Mir Scott,

Thank you for your letter and I do acknowledge it's receipt. As I have said to Graham at Forest and Bird, I would be interested in sitting down with you and your Board to discuss this and understand the Boards rationale for this view.

Ngā mihi

Peter

Peter Kelly

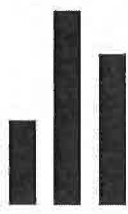
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From: Caleb Scott
Sent: Wednesday, 11 August 2021 2:46 pm
To: Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>; Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: CR Hellen Swales <Hellen.Swales@uhcc.govt.nz>; CR Dylan Bentley <Dylan.Bentley@uhcc.govt.nz>; CR Chris Carson <Chris.Carson@uhcc.govt.nz>; CR Blair Griffiths <Blair.Griffiths@uhcc.govt.nz>; CR Paul Lambert <Paul.Lambert@uhcc.govt.nz>; CR Angela McLeod <angela.mcleod@uhcc.govt.nz>; CR Heather Newell <Heather.Newell@uhcc.govt.nz>; CR Steve Taylor <Steve.Taylor@uhcc.govt.nz>; CR Tracey Ultra <Tracey.Ultra@uhcc.govt.nz>; CR Dave Wheeler <Dave.Wheeler@uhcc.govt.nz>; Jason Durry <Jason.Durry@uhcc.govt.nz>
Subject: Spur letter from Silver Stream Railway to UHCC regarding road.

Please find attached a letter from Silver Stream Railway advising of our position on the proposed access road over the Silverstream Spur. The railway no longer supports the construction of any access to neighbouring land over the Spur.

Best Regards

Caleb Scott



From: Peter Kelly
James.Mckibbin
To: Address Block
Subject: Amendments to IAF application - Silverstream Forest
Date: Thursday, 12 August 2021 11:48:00 am
Attachments: Image001.pdf

All done and will flick it through shortly.

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: James Mckibbin
Sent: Thursday, 12 August 2021 11:13 am
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Andrew Bierre
Subject: Amendments to IAF application - Silverstream Forest

Good morning Peter

I caught up with Andrew yesterday afternoon and he updated me on the application status and explained that he's handed over the application to UHCC and that Council will make the submissions via Tenderlink next week.

We've got one change and an addition to make please, to the Silverstream Forest application:

- Please replace the attached 'land use and yield table' with the one already provided.
- Section 4.4 please add these comments or similar (relating to housing experience): *GTC has a very long history in subdivision and development, playing a large part in creating what is now the suburb of Pinehaven. The company continues to work with reputable consultancy firms and contractors in the subdivision and development of its land, and in developing the masterplan for Silverstream Forest. These include: Studio Pacific Architecture, Envelope Engineering, Cuttris, Boffa Miskell, RMG Planning, Tenga Pickering Contractors.*

Thanks Peter, it will be great to receive a copy of the final application when it's ready.

Cheers,

James Mckibbin
General Manager

From: Peter Kelly
To: James Mackibbin
Cc: Andrew Birre; Geoff Swainson
Subject: UHCC Infrastructure Acceleration Fund - Kiri St - Spur Road EOI Response Form
Date: Thursday, 12 August 2021 11:53:00 am
Attachments: UHCC Infrastructure Acceleration Fund - Kiri St - Spur Road EOI Response Form.pdf
imags001.gif
UHCC Infrastructure Acceleration Fund - Kiri St - Spur Road EOI Response Form.docx

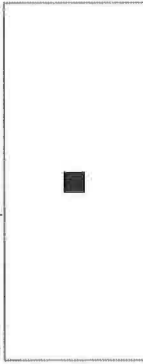
James,

Here you go as a PDF and Word Doc. If you have any comments please let me know soonest.

Cheers

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: Forest & Bird, Upper Hutt Branch
To: Peter Kelly
Cc: Barry Wards; Jason Durry; Toni Neale
Subject: Re: Silverstream Spur Road
Date: Thursday, 12 August 2021 1:04:15 pm
Attachments: imags001.gif

Hi Peter,

We are trying to have a constructive discussion with you as a representative of UHCC to try to resolve an issue we have regarding a council proposal to sell/swap public land and would like to make this a positive interaction.

I would like to point out that Abby Spiers is an independent consultant and does not 'belong' to SOH. F&B have used her on a number of occasions to help us with environmental matters in Upper Hutt.

We would like her to be present and also we will include Barry wards from F&BUH.

Regards, Graham Bellamy

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: 12 August 2021 12:32
To: Forest & Bird, Upper Hutt Branch
Cc: Barry Wards; Jason Durry; Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: Silverstream Spur Road

Kia ora Graham,

I was a soldier and, in many respects, this shapes who I am so you can see that I was very pissed off with that exchange with Mr Drinkwater. It still makes me mad to this day. I thought we should be open and honest with each other instead of dancing around the head of a pin, so now you know why I **will not meet** with any representative from SOH.

Once again for clarity, I am happy to meet with Forest and Bird representatives and Silver Stream Railway. As far as I am aware Ms Spiers represents SOH and I am not interested in holding any discussions with them as long as they are associated with Mr Drinkwater.

Ngā mihi

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: Forest & Bird, Upper Hutt Branch
Sent: Thursday, 12 August 2021 12:14 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Barry Ward, Jason Durny
Subject: Re: Silverstream Spur Road

Hi Peter,
 Thank you for your response, but we are quite surprised at the "tone" of it.

We are approaching you in a professional manner here and expect some courtesy at the very least! The three groups are not joined at the hip, they are a loose consortium working professionally and respectfully together on an issue in which they share a common purpose, and it is the aggressive and dismissive attitude of UHCC which has driven the UH public (and these three concerned groups) into this situation.

To avoid any further unpleasantness we would still like to meet to discuss the Silverstream Spur only. The people to meet with you would be:
 Graham Bellamy (F&B UH), Jason Durny (Silver Stream Railway and Abbie Speirs (Independent consultant).

We look forward to an open and productive meeting to discuss the issue of the future of the Spur.

I suggest a meeting on Friday 20th August @ 10am at the council offices.
 I hope that suits you.

Regards, Graham Bellamy

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: 09 August 2021 17:16
To: Forest & Bird, Upper Hutt Branch
 <Toni.Neale@uhcc.govt.nz>
Subject: RE: Silverstream Spur Road

Kia ora Graham,

Happy to meet with you and Jason, but I have no time for Doug Drinkwater and Save Our Hills

team.



I will not meet with Save our Hills, final!

Nga mihi

Peter

Peter Kelly
 Te Tumu Whakarae | Chief Executive



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From: Forest & Bird, Upper Hutt Branch
Sent: Monday, 9 August 2021 12:22 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: Re: Silverstream Spur Road

Hi Peter,

I understand your comments about each of our organisations, but at this stage we working together and are all focused on the Silverstream Spur and saving it from any development. This meeting would be focussed solely on the Spur and we have a mandate from the public who attended a meeting held at Silverstream School hall on 6th July, to represent them to our council. This was signed by 95 people, which was approx 95% of the people at the meeting.

The people who would represent our group would be:
 Graham Bellamy (Forest & Bird)
 Jason Durny (Silver Stream Railway)
 Phil Handcock, Doug Drinkwater, Abbie Speirs (Save our Hills)
 We believe that it would be more efficient and time saving to meet as a group to discuss this one issue, rather than each organisation covering the same issues with council. The

only issue on the table at this is the Spur.
Regards,

Graham Bellamy

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Sent: 06 August 2021 15:07

To: Forest & Bird, Upper Hutt Branch [REDACTED]; Toni Neale

<Toni.Neale@uhcc.govt.nz>

Subject: RE: Silverstream Spur Road

Kia ora Graham,

With all due respect to you and the others, it does make a difference and as I said earlier I would like to engage with you all but as representatives of your own organisations separately either here or in any other location. I respect what your organisations represent, and I would like to think that that works both ways.

Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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From: Forest & Bird, Upper Hutt Branch [REDACTED]

Sent: Friday, 6 August 2021 1:50 pm

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>

Cc: Pinehaven Hills [REDACTED]; Jason Durry [REDACTED]

Subject: Re: Silverstream Spur Road

Thanks for the response Peter. We would like to meet with you as a group, as we are focused on the Spur. The fact that our groups may have different 'charters' does not have any bearing on our focus and meeting.

Could you please advise day and time for meeting and I can send onto others.

Regards, Graham B

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Sent: 05 August 2021 15:41

To: Forest & Bird, Upper Hutt Branch [REDACTED]; Toni Neale

<Toni.Neale@uhcc.govt.nz>

Subject: RE: Silverstream Spur Road

Kia ora Graham,

I am happy to sit down with Forest and Bird, and Silver Stream Railway. My preference is to meet with you all separately as you are all independent groups governed under different charters and Toni will reach out and find a time that works as the 10th is not good for me unfortunately due to other commitments.

Ngā mihi

Peter.

Peter Kelly

Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.upperhuttcity.govt.nz | Pukamātao: www.fb.com/UpperHuttCityCouncil

From: Forest & Bird, Upper Hutt Branch [REDACTED]

Sent: Wednesday, 4 August 2021 3:05 pm

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>

Subject: Re: Silverstream Spur Road

Thank you Peter for your response to our letter and we look forward to your response. With regard to a meeting we would very much like to meet with you and related staff to discuss Silverstream Spur. There will be about 5 of us representing Forest & Bird Upper Hutt Branch, Save our Hills and Silver Stream Railway groups.

We would be available to meet on Tuesday 10th August, say at 2pm.

Please advise if this date/time is suitable.

Regards, Graham Bellamy

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Sent: 29 July 2021 16:29

To: Forest & Bird, Upper Hutt Branch [REDACTED]

Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>

Subject: RE: Silverstream Spur Road

Kia ora Graham,

I just want to acknowledge receipt of your letter and I just need to reflect on it before I come back to you with a more formal reply. Perhaps it would be good to catch-up so I can better understand Forest and Birds rational behind this collective decision.

Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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Pae Tukutuku: www.upperhuttcity.govt.nz | Pukamata: www.tb.com/UpperHuttCityCouncil

From: Forest & Bird, Upper Hutt Branch

Sent: Monday, 26 July 2021 12:35 pm

To: Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>; Peter Kelly <Peter.kelly@uhcc.govt.nz>

Cc: CR Hellen Swales <Hellen.Swales@uhcc.govt.nz>; CR Dylan Bentley

<Dylan.Bentley@uhcc.govt.nz>; CR Chris Carson <Chris.Carson@uhcc.govt.nz>; CR Blair Griffiths <Blair.Griffiths@uhcc.govt.nz>; CR Paul Lambert <Paul.Lambert@uhcc.govt.nz>; CR Angela McLeod <Angela.McLeod@uhcc.govt.nz>; CR Heather Newell <Heather.Newell@uhcc.govt.nz>;

CR Steve Taylor <Steve.Taylor@uhcc.govt.nz>; CR Tracey Ultra <Tracey.Ultra@uhcc.govt.nz>;

Dave Wheeler <Dave.Wheeler@uhcc.govt.nz>

Subject: Silverstream Spur Road

Please find attached a letter from Forest & Bird Upper Hutt Branch clarifying our current position regarding the proposed road access to Southern Growth Area in Silverstream/Pinehaven.

The branch does not support any road access on the Silverstream Spur land.

SAVE OUR SPUR

Regards, Graham Bellamy

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From: Peter Kelly
To: Graham Bellamy
Cc: Toni Neale
Subject: Fw: Silverstream Spur Road
Date: Thursday, 12 August 2021 1:39:45 pm
Attachments: Image001.gif

Hi Graham,

Can you please explain why you assert she does not represent (my words not yours as you stated "belong") SOH yet in your previous email you refer to her under the SOH organisation. From what I gathered in your previous correspondence she does.

Can we please be open and honest in our communications?

Regards

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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From: Forest & Bird, Upper Hutt Branch

Sent: Monday, 9 August 2021 12:22 pm

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>

Subject: Re: Silverstream Spur Road

Hi Peter,

I understand your comments about each of our organisations, but at this stage we working together and are all focused on the Silverstream Spur and saving it from any development. This meeting would be focussed solely on the Spur and we have a mandate from the public who attended a meeting held at Silverstream School hall on 6th July, to represent them to our council. This was signed by 95 people, which was approx 95% of the people at the meeting.

The people who would represent our group would be:

Graham Bellamy (Forest & Bird)

Jason Dury (Silver Stream Railway)

Phil Handcock, Doug Drinkwater, Abbie Speirs (Save our Hills)

We believe that it would be more efficient and time saving to meet as a group to discuss this one issue, rather than each organisation covering the same issues with council. The

only issue on the table at this is the Spur.
Regards,

Graham Bellamy

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: 06 August 2021 15:07
To: Forest & Bird, Upper Hutt Branch [REDACTED]; Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: Silverstream Spur Road

Kia ora Graham,

With all due respect to you and the others, it does make a difference and as I said earlier I would like to engage with you all but as representatives of your own organisations separately either here or in any other location. I respect what your organisations represent, and I would like to think that that works both ways.

Ngā mihi

Peter

Peter Kelly
Te Tumu Whakarāe | Chief Executive



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From: Forest & Bird, Upper Hutt Branch [REDACTED]
Sent: Friday, 6 August 2021 1:50 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; Toni Neale <Toni.Neale@uhcc.govt.nz>
Cc: Pinehaven Hills [REDACTED]; Jason Durry [REDACTED]
Subject: Re: Silverstream Spur Road

Thanks for the response Peter. We would like to meet with you as a group, as we are focused on the Spur. The fact that our groups may have different "charters" does not have any bearing on our focus and meeting.
Could you please advise day and time for meeting and I can send onto others.

Regards, Graham B

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: 05 August 2021 15:41
To: Forest & Bird, Upper Hutt Branch [REDACTED]; Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: RE: Silverstream Spur Road

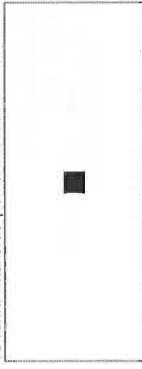
Kia ora Graham,

I am happy to sit down with Forest and Bird, and Silver Stream Railway. My preference is to meet with you all separately as you are all independent groups governed under different charters and Toni will reach out and find a time that works as the 10th is not good for me unfortunately due to other commitments.

Ngā mihi

Peter.

Peter Kelly
Te Tumu Whakarāe | Chief Executive



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From: Forest & Bird, Upper Hutt Branch [REDACTED]
Sent: Wednesday, 4 August 2021 3:05 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>
Subject: Re: Silverstream Spur Road

Thank you Peter for your response to our letter and we look forward to your response. With regard to a meeting we would very much like to meet with you and related staff to discuss Silverstream Spur. There will be about 5 of us representing Forest & Bird Upper Hutt Branch, Save our Hills and Silver Stream Railway groups.
We would be available to meet on Tuesday 10th August, say at 2pm.
Please advise if this date/time is suitable.
Regards, Graham Bellamy

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: 29 July 2021 16:29
To: Forest & Bird, Upper Hutt Branch [REDACTED]
Cc: Toni Neale <Toni.Neale@uhcc.govt.nz>

Subject: RE: Silverstream Spur Road

Kia ora Graham,

I just want to acknowledge receipt of your letter and I just need to reflect on it before I come back to you with a more formal reply. Perhaps it would be good to catch-up so I can better understand Forest and Birds rational behind this collective decision.

Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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From: Forest & Bird, Upper Hutt Branch

Sent: Monday, 26 July 2021 12:35 pm

To: Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>; Peter Kelly <Peter.Kelly@uhcc.govt.nz>

<Dylan.Bentley@uhcc.govt.nz>; Hellen Swales <Hellen.Swales@uhcc.govt.nz>; CR Dylan Bentley

<Blair.Griffiths@uhcc.govt.nz>; CR Chris Carson <Chris.Carson@uhcc.govt.nz>; CR Blair Griffiths

<Paul.Lambert@uhcc.govt.nz>; CR Angela McLeod <Angela.McLeod@uhcc.govt.nz>; CR Heather Newell <Heather.Newell@uhcc.govt.nz>;

CR Steve Taylor <Steve.Taylor@uhcc.govt.nz>; CR Tracey Ultra <Tracey.Ultra@uhcc.govt.nz>; CR

Dave Wheeler <Dave.Wheeler@uhcc.govt.nz>

Subject: Silverstream Spur Road

Please find attached a letter from Forest & Bird Upper Hutt Branch clarifying our current position regarding the proposed road access to Southern Growth Area in Silverstream/Pinehaven.

The branch does not support any road access on the Silverstream Spur land.

SAVE OUR SPUR

Regards, Graham Bellamy

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From: Kimberly Bingham
To: Vibhuti Chopra <vibhuti.chopra@uhcc.govt.nz>
Subject: RE: interesting from save our spur facebook page about an hour ago
Date: 12 August 2021, 2:19:26 PM
Attachments: Silverstream Spur August 2021 - Draft Communications Plan.docx

Kia ora Peter and Vibhuti,

Here is a revised comms approach and key messages, based on where things are now.

I'm having real trouble working in Word on SHED today, the file keeps crashing my computer, so I have attached the doc to this email. Please track your changes.

You'll see I have suggested that we stick to our original comms date of 13 August, this Friday, but happy to discuss further.

The content from the original plan can still be used when we get to the 15 September date but for the ease of reviewing this one, I've taken it all out. Original plan is [here](#) for reference.

Anyway, you're much closer to the detail than I am so I welcome your feedback.

Cheers
Kimberly

From: Vibhuti Chopra <vibhuti.chopra@uhcc.govt.nz>
Sent: Thursday, 12 August 2021 8:53 AM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Kimberly Bingham <Kimberly.Bingham@uhcc.govt.nz>
Subject: RE: interesting from save our spur facebook page about an hour ago

Is it useful to have a quick discussion today (maybe after the ELT meeting) on whether we need to have any Comms around this? Especially given that we have put all Comms re MODU on hold.

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Sent: Thursday, 12 August 2021 6:34 AM
To: Executive Leadership Team <ELT@uhcc.govt.nz>; Kimberly Bingham <Kimberly.Bingham@uhcc.govt.nz>; Matt Weavers <Matt.Weavers@uhcc.govt.nz>; Guy Smith <guy.smith@uhcc.govt.nz>
Subject: Fwd: interesting from save our spur facebook page about an hour ago

It would seem that we have been able to co-opt Soh on our comms plan with their scoop on this story.

Peter

Sent from my iPhone

Begin forwarded message:

From: Paul & Steph Lambert
Date: 11 August 2021 at 20:21:53 NZST
To: Councillors <Councillors@uhcc.govt.nz>; Wayne Guppy <Wayne.Guppy@uhcc.govt.nz>
Cc: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Subject: interesting from save our spur facebook page about an hour ago

From Paul – just in case you have not seen it !!!!!

Save our Spur
JustInCase

You read it here first folks, the last desperate roll of the dice from a deceitful council pushing the old boys club agenda rather than that of the public which it should be serving.

Next Tuesday the 17th of August your council are holding an

Extraordinary Meeting to formalise their application to the Kaianga Ora Infrastructure Acceleration Fund which will include an in the application a request for funds to build a road on the Silverstream Spur, in other words a future they have already decided for our Spur.

Remember when our Mayor said that the community will be “consulted every step of the way” the only consultation you will be getting about this step is the agenda being posted on the Upper Hutt City Council website on Friday, with the meeting only a few days later, timed to perfection to meet the deadline for applications the next day.

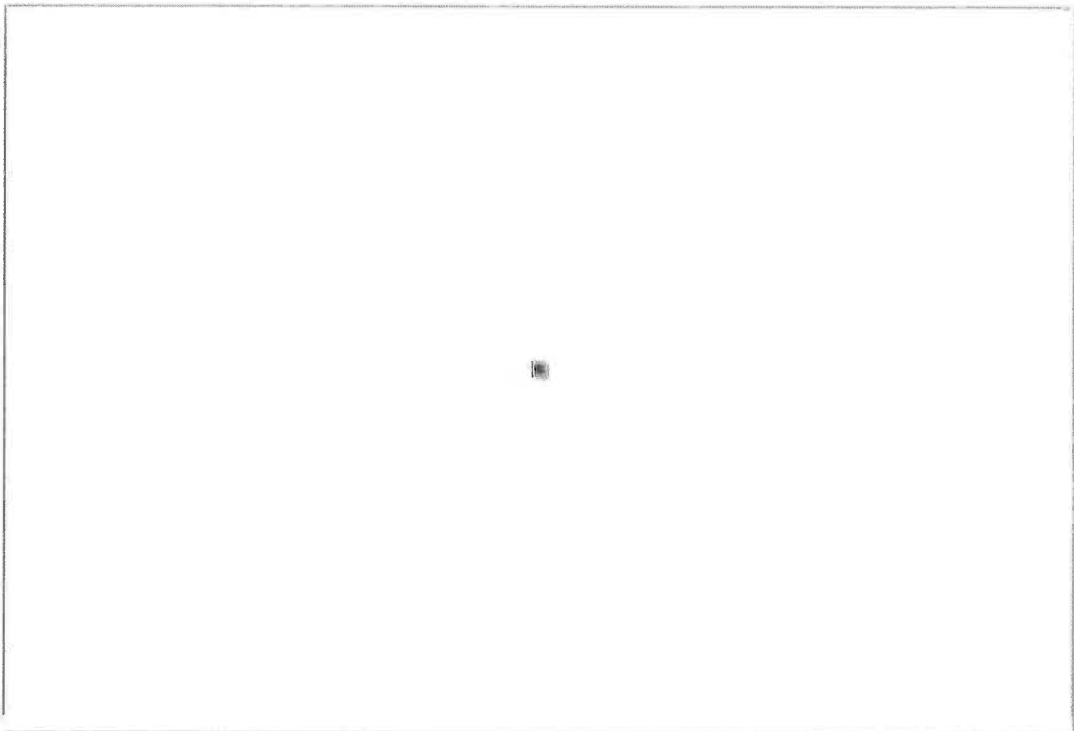
This is a shocking display of a council trying to predetermine the outcome of our Spur, before it has consulted with the community like it so often said it would. Even GTC have changed their website to reflect the done deal about the road. The swap is off, its either a Council owned road or a sale of part of the Spur to enable this road.

Come on you council members who watch this page, it is time to stand up to this behaviour and stop this division that this having on the community who have repeatedly told you to leave the Spur alone. For everyone else out there you need to speak out on this, get involved, get along to the meeting and voice your opinion about why this is not the right way to do things.

Share this post to as many people as you can, we must stop this desperate act before it becomes final.

Bob

SOS Admin.



From: Peter Kelly
To: James McKibbin
Cc: Andrew Birre; Geoff Swainson
Subject: RE: UHCC Infrastructure Acceleration Fund - Kiri St - Spur Road EOI Response Form
Date: Thursday, 12 August 2021 6:04:00 pm
Attachments: image002.gif
image003.gif

Cheers James and that's fine.

I don't think I have a copy of the Envelope Engineering report?

Peter

Peter Kelly
Te Tumu Whakarae | Chief Executive



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From: James McKibbin
Sent: Thursday, 12 August 2021 4:12 pm
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Andrew Birre <Andrew.Birre@beca.com>; Geoff Swainson <Geoff.Swainson@uhcc.govt.nz>
Subject: Re: UHCC Infrastructure Acceleration Fund - Kiri St - Spur Road EOI Response Form

Thanks for this Peter

Do you also intend to attach the infrastructure concept designs and cost estimates from Envelope Engineering? They're not included in the supporting material on page 1 but I think they add value to the application.

I also made a number of very minor suggested changes to the text in the attached version.

- Page 3: changed 'Ralph Goodwin' to 'James McKibbin'
- Page 5: changed 'inputs' to 'inputs'
- Page 13: change 'regions' to 'region's'
- Page 15: changed 'reservations of pinehaven residents' to 'reservations of *some* pinehaven residents'
- Page 15: changed 'avoid a development eyesore' to 'maintain the existing landscape'
- Page 16: added '(approx. 1.6km away)' in reference to proximity of Silverstream Forest to Silverstream shops
- Page 17: deleted first sentence about asking for comment from Ngati Toa and just started with "GTC has invited.."

Page 17 (1.4) – the way I read this section is as if SF is already zoned residential? It could be re-written to say that the developer intends to build at a density (and typology) to meet demand commensurate with that identified by Council's Housing and Business Capacity Assessment (a requirement of the NPS-UD).

Cheers
James

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>

Date: Thursday, 12 August 2021 at 11:53 AM

To: James McKibbin

Cc: Andrew Bierre, Geoff Swainson

<Geoff.Swainson@uhcc.govt.nz>

Subject: UHCC Infrastructure Acceleration Fund – Kiln St – Spur Road EOI Response Form

James,

Here you go as a PDF and Word Doc. If you have any comments please let me know soonest.

Cheers

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive

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From: Vibhuti Chopra
To: Councilors: Wayne Guooy
Cc: Peter Kelly; Kimberly Bircham
Subject: Comms Plan for 17 August
Date: Friday, 13 August 2021, 3:28:38 pm
Attachments: Shuaxccom_Spur_August_2021 - Draft Communications Plan.docx
Images001.pdf

Dear all,

Our original communication plan regarding the Council meeting on 17 August has had to change as some information became available in the public arena outside of our official sources. And also because we now only have one item on the Agenda instead of the originally discussed two items.

Please find attached the revised Plan with Comms starting sometime today based on messages contained in this plan. It would be best if any message is shared from the UHCC official channel.

Ngā mihi
Vibhuti

Vibhuti Chopra

Director Strategy, Partnerships and Growth

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From: Peter Kelly
To: Peter Kelly
Cc: Governance
Bcc: Simon Zhanu; Malcolm Gillies; James Mackintosh; Ralph Goodwin; Brian McGounness
Subject: UHCC Extraordinary Council Meeting 17 Aug 21
Date: Monday, 16 August 2021 11:01:00 am
Attachments: [image001.pdf](#)

Kia ora everyone,

Tomorrow at 4.30pm we will be holding a Council meeting to discuss the four UHCC Joint Infrastructure Acceleration Fund EOJ applications. These discussions will occur in Public Excluded due to commercial sensitivities, but before it moves into public excluded there will be a Public Forum for members of the public to have their say. This is likely to attract a number of people who will wish to speak.

If you or a representative do wish to attend and speak could you, please let the Governance team know by midday today ideally or by end of play today. Suffice to say you can also attend and not speak at the public portion.

Ngā mihi

Peter

Peter Kelly

Te Tumu Whakarae | Chief Executive



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From: [REDACTED]
To: [Vivara Garry](#); [G.A. Helen Swales](#); [G.R. Dylan Bentley](#); [G.R. Chris Carson](#); [G.R. Blair Griffiths](#); [G.R. Paul Lambert](#); [G.R. Angela McLeod](#); [G.R. Heather Newell](#); [G.R. Steve Taylor](#); [G.R. Tracey Uta](#); [G.R. Debra Wharelic](#)
Cc: [Peter Kelly](#); [Ika Kivimäes](#); [Emily Thomson](#); [UHCC Planning](#)
Subject: UHCC Extraordinary meeting Tuesday 17 August 2021 - Infrastructure Acceleration Fund application
Date: Monday, 16 August 2021 2:14:25 pm
Attachments: [Letter_InfrastructureFund_UHCC-2.docx](#)

Hello CE, mayor, councillors and planners,

Attached please find a letter written jointly by Forest & Bird Upper Hutt, Save Our Hills, and Silver Stream Railway. As indicated, this letter was sent last week to the Minister for Housing, Megan Wood, and our local Minister Chris Hipkins. The letter has also been sent to IAF@kaindiana.govt.nz. Information from the letter has also been incorporated into a media release.

We urge you to carefully consider the facts and evidence put forward in the letter. Your appropriate course of action is to remove the Silverstream Spur from the UHCC application to the Infrastructure Acceleration Fund.

Kind regards,

Mary Beth Taylor on behalf of Forest and Bird Upper Hutt, Save Our Hills, Silver Stream Railway

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From: James MacBibbin
To: Peter Kelly
Cc: Balon Goodwin
Subject: Re: UHCC Extraordinary Council Meeting 17 Aug 21
Date: Monday, 16 August 2021 4:21:37 pm
Attachments: imaged001.gif

Kia ora Peter

Thanks for the update. GTC is not planning on attending the meeting tomorrow but it would be useful to know what Council's communication plan is around the applications. I'd come across a few posts on Facebook about the applications and just wanted to confirm what is, or will be, in the public domain – given tomorrow's meeting is public excluded.

GTC will be in attendance at the 1 September meeting when the update on status of negotiations report is planned.

Cheers
James

From: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Date: Monday, 16 August 2021 at 11:02 AM
To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>
Cc: Governance <Governance@uhcc.govt.nz>
Subject: UHCC Extraordinary Council Meeting 17 Aug 21

Kia ora everyone,

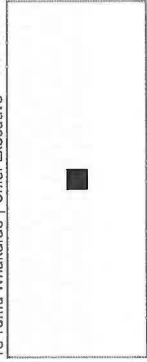
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If you or a representative do wish to attend and speak could you, please let the Governance team know by midday today ideally or by end of play today. Suffice to say you can also attend and not speak at the public portion.

Ngā mihi

Peter

Peter Kelly
Te Humu Whakararae | Chief Executive



From: Peter Kelly
To: Sue Pattinson
Subject: RE: Regarding your statements re SOH's
Date: Thursday, 19 August 2021 4:00:00 pm
Attachments: [lham0001.gif](#)

Tenā Koe Sue,

I have nothing further to say to you and stand by my comments to Mr Bellamy.

I do believe Mr Drinkwater's comment were racist, belittling and condescending. I will no longer correspond with either you, your husband or Mr Drinkwater.

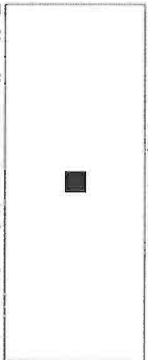
I will engage with Ms Spiers and Mr Handcock going forward.

Ngā mihi

Peter

Peter Kelly

Te Turu Whakarae | Chief Executive



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From: Sue Pattinson

Sent: Thursday, 19 August 2021 3:48 pm

To: Peter Kelly <Peter.Kelly@uhcc.govt.nz>; UHCC <UHCC@uhcc.govt.nz>

Subject: Regarding your statements re SOH's

Kia ora Mr Kelly

I understand on 9 August 2021 you wrote to Forrest and Bird stating 'you have no time for ... the Save Our Hills Team ... and asking why Forrest and Bird were associating themselves with idiots like these - inferring SOHs as being idiots'. In the same email you state you only called Mr Drinkwater, who you had a spirited discussion with, just 'a tosser and idiot and that could have said more', and that you refused to meet with Save Our Hills because of Mr Drinkwater.

The issues I raise are as follows:

1. Your interaction with Mr Drinkwater took place at Silverstream Park where UHCC was set up for community consultation on the Long Term Plan. SOH's set up in Silverstream Park to provide information which was located away from UHCC's display. This was out of respect and recognition you were all there to do a job in your capacity as Council staff and Councillors.

You came over several times to where SOH's were located, returning when Yourself, Mr Drinkwater and another public member were engaged in what became a heated or spirited conversation. You also asked Mr Drinkwater to draw aside to talk with you privately which he declined. After Mr Drinkwater and the other member of the public left, you then came back again, sitting yourself down to talk to Mr Pattinson of which Mr Pattinson politely declined to speak to you in this context alone. On all occasions you have refused to meet with SOH's in an official capacity despite us providing ample opportunity to do so to discuss our evidence, concerns, questions and issues. Your constant declining beforehand has had nothing to do with Mr Drinkwater.

It is questionable why would you keep the conversation going with Mr Drinkwater and return to it? My thoughts are you are skilled in military strategy, used to handling people - so why if you were so offended would you continue to engage? Was this a deliberate provocation on your part?

2. Mr Pattinson was there on that day representing SOH's as a Committee member and official spokesperson. Mr Drinkwater was expressing his personal views. I understand he is entitled to have independent views and persona as a member of the public apart from SOH's. I also remind you when your Comms adviser published on a community Facebook page a false message naming Mr Pattinson/SOH's suggesting he had put out a conspiracy flyer/information on what was happening around St Pats land and the planting [of which he or SOH's didn't, nor did they know anything about it], that when I brought this to your attention about your staff defaming and misrepresenting publically on social media you said staff are encouraged to have free speech and their own opinion.

Mr Drinkwater is part of SOH's action group and attends some combined meetings. Mr Drinkwater is not a SOH's committee member. But is it possible this interaction is conveying the little respect and confidence the community has for the actions and decisions of a Council who is supposed to be looking after their welfare? Also the issue of him giving you a false humorous name is indicative that MANY members of our community have voiced. They are fully behind SOH's, but many have said they are really afraid to give their name or show their face because they say they will be targeted in their work, when they have to deal with Council, e.g. get building consents through, or if they are trying to develop their property. Interesting that feedback has been widespread, but there is a growing dissatisfaction where people who haven't spoken up before are overcoming this fear.

Also the woman you refer to who challenged you, is not a SOH's Action Group member nor a committee member. She has attended some action meetings but is not a member. She helps with practical tasks as a concerned ratepayer and active member of this community. I understand she gave you her view as a Maori woman. However, that discussion is between you and her as a member of the community.

3. **You state you only called Mr Drinkwater a tosser and idiot saying "that was a moderate response and you could have said more". In fact you did say more. You have misrepresented your conduct here. You called Mr Drinkwater [which I won't spell out in full] twice a 'F_c-k-n-g' Why would you as CE say this but more so why would you misrepresent in writing what you said?**

4. You state you will not meet SOHs as part of a combined group because of Mr Drinkwater. You were not asked to meet him, and you were asked to meet professionally as CE and in a group setting. We are well aware of your approaches to these two other groups to reconsider the road up the spur, withdraw their petition and your inference to disassociate with SOH's.

Is perhaps the real issue at hand is SOH's is well informed, well researched and has brought out what Councils and their consultants have done which has caused discomfort for you?. Perhaps you are also uncomfortable with 3 community groups combining on an issue that concerns us all as you stated you would not meet as we have separate causes and charters, which has nothing to do with our joint cause?

I remind you, again, as CE you have been asked on many previous occasions to meet with SOH's Committee members and with Alex Ross, retired Civil Engineer. On ALL occasions you refused to meet in your role as CE where we have raised concerns that you are sanctioning and enabling things to happen that are of huge risk and danger to our community.

Why would you say the reason to not meet SOH's is because of Mr Drinkwater - who will not be present - when in fact your refusing to meet with SOH's has been your longstanding reply?

6. **You have used your position to obstruct SOH's presenting information** to Counsellors before they have had to make critical decisions. The Defense motto which you served under which again I remind you of is - 'I will stand up; I will speak up; I will take action'. Yet, experience from the public is issues trying to be raised get silenced or made difficult. For example, when Mr Pattinson and myself from SOH's prepared powerpoints and handouts to give to the Councilors who were to make a decision on the costs of the streamworks significantly escalating and if the public should be consulted as ratepayers of the huge increase in costs. Because of the complexity of the information, and having only 5 minutes each, we prepared powerpoints and handouts to walk the Councilors through methodically and clearly. We had spoken with your staff prior to the meeting to connect over this.

When we arrived at the Council meeting, you informed us 'we could not use the overhead monitors to display the information and we could not give out the handouts but leave them for the Councilors to take at the end of the meeting', i.e. after Councilors had voted. **Why would you not want Councilors to see and have adequate visuals of this information and questions raised prior to making such a critical financial decision involving additional millions of dollars of ratepayers money?** I quote you said "you have 5 minutes to speak and quite frankly that is all you need". Is it not up to the public to decide what they need and present information in a way that is right for them - especially since you had all the technology there and we had provided our own handouts?

Your written response to me on the issue on banning us from presenting and sharing our information in a cohesive, understandable and systematic way was 'it is standard practise to not provide the monitors and that it was decided a while ago'. The question wasn't answered because standard practise was up until then, and again shortly after that meeting for monitors and handouts to be used. You did not provide evidence or inform us as public of how and when this long standing practise was decided and passed. Nor have I been able to find any information myself. I assume, which I think is accurate, this was a deliberate obstruction from you to make it harder to convey information.

Our concern, and many in our communities, is that Councilors think for themselves and should be encouraged to do so. This is just one example of them again being blocked to do so. Another example of many is Mr Pattinson banned from ever raising the finances on the cost of the culvert at Council ever again despite Council not providing information asked for on the costs by the public. Another issue silenced by the Chair of the meeting. Why would Council want this issue silenced which it was and still current and not been clearly answered?

6. As CE of UHCC, you refer to SOHs as why Forest and Bird would associate with a 'pack of idiots'.

SOH's has civil engineers, architects, scientists, environmental specialists and more professionals involved, along with members of this community who have lived here with their families for many years and have provided robust ground truthing and case studies of the flawed floodmaps. SOHs brought to the communities attention the MOU between the developer and UHCC which demonstrates their intention which they were unaware of. Forest and Bird said they had several meetings with Council and it was never raised. SOH's alerted them to this MOU.

SOH's, their members and consultants, and community members have presented you as CE and Councils with robust evidence the floodmaps and modelling being dangerously flawed. Submissions, petitions have all been ignored on this along with feedback in the various consultations which in our view have proven to just be a tick box exercise not genuine consultation.

Why you are not alarmed or are you not familiar with the evidence provided? You have stated in one conversation that you have protected democracy, yet we have raised that peoples lives and property at risk and how this is not a concern remains incomprehensible?

SOH's has stood up to protect the public and the environment from what is in our opinion Council's and consultants incompetence, and this opinion is shared by many in this community along with UHCC has been acting from the beginning with a predetermined agenda to support a developer. Many have noted in social media the close proximity and relationship between the developer and the Mayor of which you as CE must be aware of? A MOU was signed with the intention of a landswap of public reserve land - prime land of his ecological value - for inferior problematic land of which would become a ratepayers liability, without community consultation. The Mayor saying UHCC will consult every step of the way which has not been evident, and behind closed doors meetings are held to e.g. push for a road through the spur.

Furthermore we have had Councilors tell us publicly - forcefully - they have to build on the Southern Hills or Council will be in trouble with Government. We are taking this up with Government. Where else will they build the quota required was Councilors cry? Yet it has come to light, that UHCC can more than meet its housing quota without touching the Southern Hills zoned rural or the spur.

What is happening has been brought to your attention when you became CE and much of it has happened under your watch, your leadership, and information provided to you that is alarming from a group you label 'idiots'. I recall the following as this is on your watch as CE:

SOH's lobbied for an audit on why the scenario ran regarding the floodmaps showed 1665

houses in part of the Southern Growth Hills catchment made very little flooding on the valley floor to Pinehaven and Silverstream. An impossibility but we provided evidence from Auckland Council and other published documents to demonstrate development would increase flooding by 300 to 500% in a 1-100 year event. We also provided a report by RJ Hall and Associates [Engineers] which highlights the hundreds of tons of cubic meters of unmitigated runoff that would happen in a 1-100 year flood event from this proposed development PLUS the compounding effects of small storm events on properties and the environment. His reports were peer reviewed but ignored.

Upper Hutt City Council and GWRC **adamantly refused** to have this scenario looked at in the terms of reference of the Audit. SOH's lobbied for. In fact UHCC and GWRC and the consultants all stood up and walked out in unison when it was requested - coincidental that everyone would do this at the same time, or action that was pre decided? Both Councils and consultants have actively kept this issue off the table and continued to refuse to meet with SOH's over it.

WHY would both Councils refuse this issue to be part of the terms of reference of the Audit and refuse to address it? Refusing to address it is putting people and properties in harms way.

HOWEVER, UHCC Auditor - Mr Law from Becca did pick this up and commented on it as an area of concern in his audit. BUT he states there times in his Audit done for UHCC, that MWH were unable to explain why there was no difference between pre development run off and post development run off. UHCC auditor Becca misrepresented the truth - i.e. lied in this Audit and to the public He was told by MWH why there was no difference in pre and post development, well before he had finished and published his report. We provided evidence of this to you and UHCC. Why does this not concern you? Why has it been ignored by you? I note the same firm has been in the news over the failed new building on the Wellington waterfront that had to be demolished - perhaps time to listen now?

I re-iterate, Mr Law misrepresented the truth in his audit 3 times on this issue and SOH's have provided you, the evidence of an email between Mr Law and MWH that before Mr Law published his audit that MWH had in fact told him why - MWH had used the same formula to model the predevelopment as the post development. We presented you with the technical data and information and also used simple imagery to make it understandable- ie the hills now act as a sponge, and once built on the hard surfaces act more as a rock. **As CE - why you would not step in and address this and not be concerned your Auditor has misrepresented the facts and the impact of this?**

I cant cite all examples but some are - you have been provided with Reports from RJ Hall and Associates that have been peer reviewed that highlight what is wrong with the flood modelling and mapping and the impending danger this brings to the community and environment. You have been provided with a report from a retired Civil Engineer about the Silverstream culvert not needing replacement and how it coped adequately in an actual 1-25 year storm event on in December 2019 and the millions of dollars this is costing ratepayers - who it seems are funding a developers storm water issue. You have also been provided with a report on that 1-25 storm and photos showing that the flooding came NOWHERE near what the 1-25 floodmaps are showing - more evidence of them being inflated. SOH's raised that in November 2019, Councilors told us on the bus tour they were taken on around Silverstream by Wellington Water that a Wellington

Water representative told the group, of which 4 UHC Councilors and the Mayor were present, that the floodworks [funded by ratepayers] are being done to support development on the hills. Again - nothing was done about this - **WHY?** You have also been presented with Case Studies of properties in Pinehaven and Silverstream in how the 1-100 flood maps issued show flooding far worse than the 1976 flood event - despite the extensive work done after this flood and an engineers report that the 1976 flood was well in excess of a 1-100 year event. You have repeatedly misrepresented what happened saying SOH's lost in the environment Court. You know SOH's withdrew their case because the key issue was not being addressed. I could go on about other practises like the rain gauge being removed for a number of years while floodmaps were being developed and another Engineer stating this is unthinkable. there are other anomalies when added together show a pattern or whole picture - all on your watch.

With all reports, research, presentations, case studies, ground truthing, identification of misrepresentations - you call SOH's idiots.

Mr Kelly - there is a saying the truth is like a tortoise - it catches up slowly and when we least expect it. My personal opinion is that when you revert to calling people who have worked hard for their community idiots, perhaps now it is time for you to consider if you are fit to or even able to unbiasedly represent Upper Hutt ?

Regards

Sue Kefali Pattinson

From: James McKibbin
To: Peter Kelly
Cc: Raloh Goodwin
Subject: OIA request for Silverstream Forest infrastructure EOI
Date: Tuesday, 31 August 2021 9:46:00 am

Kia ora Peter

I hope you're well. We've given consideration to the request for the EOI for Silverstream Forest infrastructure under the IAF.

We're inclined to say that all financial information is commercially sensitive at this stage. It's a key factor in defining the developability and value of the land. Once / if funding is confirmed, we would expect that updated estimates and more accurate designs are then made public. For the same reasons, the yield table that was included in the application also informs developability and should be withheld.

The layout of the road through the Council land at the Spur could also be seen as commercially sensitive as this is still subject to discussion/negotiation with the Council. It may be more appropriate for this to be published once more detail is available.

On that basis, our view is that the application could be withheld on the basis of commercial sensitivity and ongoing negotiations between UHCC/GTC.

What position has the Council reached?

Thanks,

James McKibbin
General Manager



