

1. Henry at GTC

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**To:** Rhiannon Barbour <Rhiannon.Barbour@uhcc.govt.nz>  
**Sent Date:** Dec 19, 2019 08:24:41  
**Subject:** 7(2)(a) at GTC  
**Attachment:**

---

7(2)(a)

James McKibbin  
Planning Policy Manager

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

D: +64 4 527 2137 | T: +64 4 527 2169 | E:

james.mckibbin@uhcc.govt.nz<mailto:james.mckibbin@uhcc.govt.nz> | W:

www.upperhuttcity.com<http://www.upperhuttcity.com/> | F:

www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

2. RE: Update

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**To:** 7(2)(a)  
**Sent Date:** Nov 21, 2019 11:33:42  
**Subject:** RE: Update  
**Attachment:** [Guildford\\_SNA.zip](#)

---

Hi 7(2)(a)

Please see attached GIS files for draft SNAs relevant to GTC land. As you know, these are draft and subject to change, and have not yet been widely circulated.

Cheers  
James

**From:** Connor Spence <Connor.Spence@uhcc.govt.nz>  
**Sent:** Thursday, 21 November 2019 10:21 AM  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**Subject:** RE: Update

Hi James,

I have exporting the SNA's that affect Guildford and have stored them here for you:  
G:\Collaborative Work  
Streams\ConnorGIS\_Planning\Guildford\_SNA<file://uhcc.govt.nz/dfs/Groups/Collaborative%20Work%20Streams/ConnorGIS\_Planning/Guildford\_SNA>

I have provided the data in:

- Geodatabase Feature Class
- Shapefile

Any questions please let me know!

Cheers,  
Connor

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz<mailto:james.mckibbin@uhcc.govt.nz>>  
**Sent:** Thursday, 21 November 2019 9:32 AM  
**To:** Connor Spence <Connor.Spence@uhcc.govt.nz<mailto:Connor.Spence@uhcc.govt.nz>>

Subject: FW: Update

See below – thanks for your help.

From: [REDACTED] 7(2)(a)  
Sent: Friday, 15 November 2019 11:47 AM  
To: James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:james.mckibbin@uhcc.govt.nz>>  
Subject: Re: Update

Hi James,

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Regards,

[REDACTED] 7(2)(a)

On Fri, Nov 15, 2019 at 11:16 AM James McKibbin  
<xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx>> wrote:

Hi [REDACTED] 7(2)(a)

I've attached images showing the extent of draft SNAs across the Guildford site. I have also provided an image from a recent geotech report completed as part of Plan Change 50 (residential / rural chapters review). This shows slope angles of 26 degrees or more as high slope hazard. The report notes that:

“For areas identified as high hazard, further investigation is required, and specific engineering design will likely be required. The nature of the investigation should be determined for a site by a qualified geo-professional based on the nature of the site and the proposed development”.

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### 3. RE: Update

**From:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Connor Spence <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Nov 21, 2019 10:29:33  
**Subject:** RE: Update  
**Attachment:** [image001.jpg](#)

---

Awesome Connor, thank you

From: Connor Spence <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
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I have provided the data in:

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- Shapefile

Bear in mind the data includes everything relevant to the site, e.g:

- Condition
- Ecological significance – birds and bugs at the site
- Site summary etc

[cid:image001.jpg@01D5A055.AFE1C1D0]

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#### 4. RE: Update

**From:** Connor Spence <xxxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Nov 21, 2019 10:21:03  
**Subject:** RE: Update  
**Attachment:** [image001.jpg](#)

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## 5. FW: Update

**From:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Connor Spence <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Nov 21, 2019 09:31:32  
**Subject:** FW: Update  
**Attachment:**

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**To:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
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6. RE: Update

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**To:** 7(2)(a)  
**Sent Date:** Nov 15, 2019 12:10:31  
**Subject:** RE: Update  
**Attachment:**

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Hi 7(2)(a)

That sounds good, I'm sure we can arrange a meeting in December. Richard and Geoff are both happy to meet. When you're ready, please send through some options and I can liaise internally here to get it sorted.

Providing files should be possible. I will get onto this next week as am about to head out of the office for the afternoon.

And yes likewise, we've appreciated your approach to engaging with us as well. I'll be staying in Upper Hutt / Wellington, but giving some more time to studies I've been doing before deciding on next steps.

Will be in touch again soon,  
James

**From:** 7(2)(a)  
**Sent:** Friday, 15 November 2019 11:47 AM  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**Subject:** Re: Update

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7(2)(a)

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## 7. Re: Update

**From:** [REDACTED] 7(2)(a)  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**Sent Date:** Nov 15, 2019 11:47:30  
**Subject:** Re: Update  
**Attachment:**

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8. RE: Guildford update

**From:** Richard Harbord <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>  
**To:** Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Nov 15, 2019 11:21:39  
**Subject:** RE: Guildford update  
**Attachment:**

---

Yep, also happy to meet.

From: Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
Sent: Friday, 15 November 2019 10:15 AM  
To: James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>; Richard Harbord <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>  
Subject: RE: Guildford update

Yes happy to meet.

From: James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:james.mckibbin@uhcc.govt.nz>>  
Sent: Friday, 15 November 2019 9:52 AM  
To: Richard Harbord <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>; Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:Geoff.Swainson@uhcc.govt.nz>>  
Subject: Guildford update

Hi Richard and Geoff

I caught up with 7(2)(a) from GTC over the phone recently. He was interested in an update on SNAs which I gave, and also in water storage capacity in the Southern Growth Area.

On the basis that there is limited water storage capacity in the southern end of the city, he is keen to investigate opportunity to increase capacity. Potentially by developing an additional reservoir. Geoff, I suggested this may be something you can discuss with him - or is there someone at WWL who is best placed?

He'd been reading through the proposed NPS Urban Development and I suggested he also read the Housing and Business Capacity Assessment. After some discussion it felt like it could be worthwhile another catch up with GTC before long. Since we met last, PC 42 has been made operative, the HBA has been finalised, and relevant national policy consulted on. Relevant PC 50 reporting (e.g. geotech) is also becoming available.

Would you both consider another meeting before long useful? If yes, I am happy to liase with

7(2)(a) to try and line something up.

Thanks,

James McKibbin  
Planning Policy Manager

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9. RE: Guildford update

**From:** Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>, Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Nov 15, 2019 10:14:58  
**Subject:** RE: Guildford update  
**Attachment:**

---

Yes happy to meet.

From: James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
Sent: Friday, 15 November 2019 9:52 AM  
To: Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>; Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
Subject: Guildford update

Hi Richard and Geoff

I caught up with 7(2)(a) from GTC over the phone recently. He was interested in an update on SNAs which I gave, and also in water storage capacity in the Southern Growth Area.

On the basis that there is limited water storage capacity in the southern end of the city, he is keen to investigate opportunity to increase capacity. Potentially by developing an additional reservoir. Geoff, I suggested this may be something you can discuss with him - or is there someone at WWL who is best placed?

He'd been reading through the proposed NPS Urban Development and I suggested he also read the Housing and Business Capacity Assessment. After some discussion it felt like it could be worthwhile another catch up with GTC before long. Since we met last, PC 42 has been made operative, the HBA has been finalised, and relevant national policy consulted on. Relevant PC 50 reporting (e.g. geotech) is also becoming available.

Would you both consider another meeting before long useful? If yes, I am happy to liase with 7(2)(a) to try and line something up.

Thanks,

James McKibbin  
Planning Policy Manager

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Zealand

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## 10. Guildford update

**From:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>, Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Nov 15, 2019 09:52:25  
**Subject:** Guildford update  
**Attachment:**

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Hi Richard and Geoff

I caught up with 7(2)(a) from GTC over the phone recently. He was interested in an update on SNAs which I gave, and also in water storage capacity in the Southern Growth Area.

On the basis that there is limited water storage capacity in the southern end of the city, he is keen to investigate opportunity to increase capacity. Potentially by developing an additional reservoir. Geoff, I suggested this may be something you can discuss with him - or is there someone at WWL who is best placed?

He'd been reading through the proposed NPS Urban Development and I suggested he also read the Housing and Business Capacity Assessment. After some discussion it felt like it could be worthwhile another catch up with GTC before long. Since we met last, PC 42 has been made operative, the HBA has been finalised, and relevant national policy consulted on. Relevant PC 50 reporting (e.g. geotech) is also becoming available.

Would you both consider another meeting before long useful? If yes, I am happy to liase with 7(2)(a) to try and line something up.

Thanks,

James McKibbin  
Planning Policy Manager

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11. RE: Please review LGOIMA responses

**From:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>, Andrea Hilton <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>, Vibhuti Chopra <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>, Rosie Jansen <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Cc:** Julia Fink <xxxxx.xxxx@xxxx.xxxx.xx>, Toni Neale <xxxx.xxxxx@xxxx.xxxx.nz>  
**Sent Date:** Aug 29, 2019 10:50:34  
**Subject:** RE: Please review LGOIMA responses  
**Attachment:**

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Hi

I didn't end up speaking with 7(2)(a) but left him a message explaining that he/GTC might expect a call from media about the land exchange. After speaking with Peter about this, he said he would call GTC (I gave him 7(2)(a) contact details) so I didn't speak to 7(2)(a).

I'm unsure whether Peter made contact.

James

**From:** Richard Harbord  
**Sent:** Thursday, 29 August 2019 10:44 AM  
**To:** Andrea Hilton <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>; Vibhuti Chopra <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>; Rosie Jansen <xxxxx.xxxxxxxx@xxxx.xxxx.xx>; James McKibbin <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Cc:** Julia Fink <xxxxx.xxxx@xxxx.xxxx.xx>; Toni Neale <xxxx.xxxxx@xxxx.xxvt.nz>  
**Subject:** RE: Please review LGOIMA responses

Hi All,

Andrea and I have discussed pretty much all of the points Andrea covers re the MOU matter - I've nothing further to add and happy to proceed as Andrea suggests.

James, are the Guildford Timer Co. now aware: I recall you were trying to get to speak to 7(2)(a) there?

Richard Harbord  
Director, Planning and Regulatory Services

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Out of Scope



Out of Scope

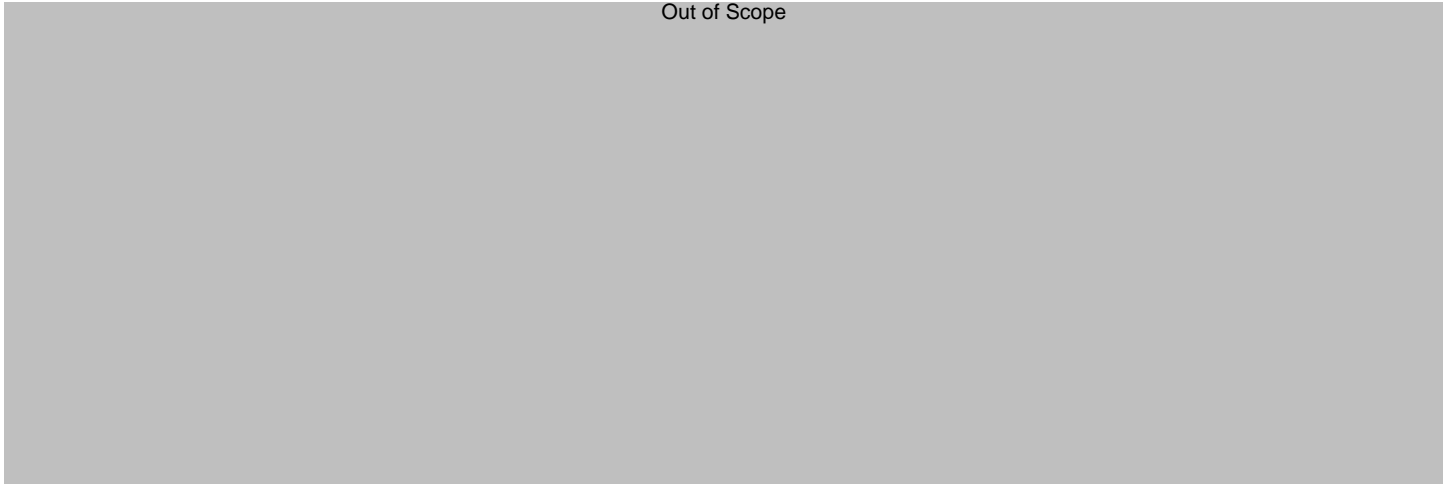


From: Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Rosie.Jansen@uhcc.govt.nz>>  
Sent: Wednesday, 28 August 2019 8:27 AM  
To: Vibhuti Chopra <xxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Vibhuti.Chopra@uhcc.govt.nz>>  
Subject: Please review LGOIMA responses

Morning Vibhuti,

I have attached a couple of LGOIMA responses for you to have a look at.

Out of Scope



This response is for 7(2)(a) as he asked further questions about the MOU relating to Land Exchange.

The information has come from Andrea.

Matt and Peter Kelly have reviewed this response.

Please let me know if there is any further information that you need. These responses need to go out by Friday 6th September so there is no great rush, however I would like to send them off earlier as a matter of good practice.

Kind regards,

Rosie Jansen  
Information and Communications Officer

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

12. 7(2)(a) (GTC) contact details

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**To:** Peter Kelly <Peter.Kelly@uhcc.govt.nz>  
**Sent Date:** Aug 21, 2019 11:24:31  
**Subject:** 7(2)(a) (GTC) contact details  
**Attachment:** [image001.png](#)

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7(2)(a)



[signature\_1948051021]

James McKibbin  
Planning Policy Manager

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

D: +64 4 527 2137 | T: +64 4 527 2169 | E:

[james.mckibbin@uhcc.govt.nz](mailto:james.mckibbin@uhcc.govt.nz)<<mailto:james.mckibbin@uhcc.govt.nz>> | W:

[www.upperhuttcity.com](http://www.upperhuttcity.com/)<<http://www.upperhuttcity.com/>> | F:

[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>>

13. RE: OIA Response: UHCC & GTC Land Exchange

**From:** Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** Peter Kelly <xxxxxx.xxxxxx@xxxx.xxxx.xx>, Kate Glanville <xxxx.xxxxxxxxxx@xxxx.xxxx.xx>, Richard Harbord <xxxxxx.xxxxxxx@xxxx.xxxx.xx>, Rosie Jansen <xxxxxx.xxxxxx@xxxx.xxxx.xx>, Kerrie Falconer <xxxxxx.xxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxxx.xxxxxxx@xxxx.xxxx.xx>  
**Cc:** Wendy Lewin <xxxxxx.xxxxxx@xxxx.xxxx.xx>, Megan O'Connor <xxxxxx.xxxxxxx@xxxx.xxxx.xx>, Maria Randall <xxxxxx.xxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 20, 2019 09:08:02  
**Subject:** RE: OIA Response: UHCC & GTC Land Exchange  
**Attachment:**

---

7(2)(a)

Regards

Andrea Hilton

From: Andrea Hilton  
Sent: Tuesday, 20 August 2019 9:04 AM  
To: Peter Kelly <xxxxxx.xxxxxx@xxxx.xxxx.xx>; Kate Glanville <kate.glanvilxx@xxxx.xxxx.xx>; Richard Harbord <xxxxxx.xxxxxxx@xxxx.xxxx.xx>; Rosie Jansen <xxxxxx.xxxxxx@xxxx.xxxx.xx>; Kerrie Falconer <xxxxxx.xxxxxxx@xxxx.xxxx.nz>; James McKibbin <xxxxxx.xxxxxxx@xxxx.xxxx.xx>  
Cc: Wendy Lewin <xxxxxx.xxxxxx@xxxx.xxxx.xx>; Megan O'Connor <xxxxxx.xxxxxxx@xxxx.xxxx.xx>; 7(2)(a)  
7(2)(a)  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi Peter

We are not required to let GTC know but in the interests of an ongoing relationship I think it is advisable. Since Council authorised the release of the documents requested in 2016 there are no grounds to redact anything and the content of the report is high level but it is possible that 7(2)(a) will twist it so we just need to be aware and prepared for that, as do GTC. . Of course

that is your decision though. In theory the memo that went with the report could be withheld but its content does not justify it being withheld. I have checked my electronic file and cannot find a report or reference to a report being written dated 22 February 2016. Although it would be advisable to explain the reference to a report that does not exist as a typo when it is released.

I have attached an email with a press release making the information public in 2016. I do not have confirmation that it was published. It may be worth, finding the published article so that it can be used to support a new press release to rebut any suggestion that the Council has been plotting to "flood Pinehaven" by allowing development to occur without ensuring measures are in place to protect Pinehaven. Wendy Lewin would be able to follow up with the Leader if the Council does not confirmation in its files. The same approach could be used to the website consultation page information but Maria Randall would be the contact if the Council files do not have a record of the consultation.

Regards

Andrea Hilton

From: Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxx@xxxx.xxxx.nz>>  
Sent: Monday, 19 August 2019 5:07 PM  
To: Kate Glanville <xxxx.xxxxxxxxx@xxxx.xxxx.xx<mailto:kate.glanville@uhcc.govt.nz>>; Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>>; Richard Harbord <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>>; Rosie Jansen <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>>; Kerrie Falconer <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>>; James McKibbin <xxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxx@xxxx.xxxx.xx>>  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Ok so taking everything into consideration and having read the minutes and noting the resolution, then we must release the CE Report, the MOU between UHCC and GTC, and those relevant parts of the minutes that refer to this item.

Rosie: Can you please pull the information together in preparation of us releasing it to <sup>7(2)</sup><sub>(a)</sub>

Andrea: Should we give GTC a heads up that we are releasing this information and is there anything that needs redacting?



Cheers

Peter

Peter Kelly  
Chief Executive

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:kate.glanville@uhcc.govt.nz>>

Sent: Monday, 19 August 2019 4:34 PM

To: Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Andrea.Hilton@uhcc.govt.nz>>; Richard

Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxxx@xxxx.xxxx.nz>>; Rosie

Jansen <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>>; Kerrie Falconer

<xxxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>>; James McKibbin

<xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>

Cc: Peter Kelly <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.nz>>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi all,

I note the public minutes do not make mention of a late public excluded report until the resolution is released at the end of the minutes. It is standard for a late report to be noted in the public minutes including a resolution to accept the late report and the reasons it was public excluded.

Kind regards

Kate

From: Andrea Hilton

Sent: Monday, 19 August 2019 4:13 p.m.

To: Richard Harbord; Rosie Jansen; Kerrie Falconer; Kate Glanville; James McKibbin

Cc: Peter Kelly

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi Richard

Yes you are right, I read this too quickly, the report is already "Public" so it cannot be withheld. Regarding your query about the report dated 22 February, I think that must be a typo, but it would pay to check with Kerrie. Is it possible that originally the Planning Manager was going to write the report and the plan changed or did Nic Etheridge originally write it and it was changed into Chris Upton's name?

Regards

Andrea Hilton

From: Richard Harbord

<xxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxx@xxxx.xxxx.xx>>

Sent: Monday, 19 August 2019 2:27 PM

To: Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Andrea.Hilton@uhcc.govt.nz>>; Rosie Jansen <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>>; Kerrie Falconer <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>>; Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxxxx@xxxx.xxxx.xx>>; James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>

Cc: Peter Kelly <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.nz>>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi All,

My only comment is that the last resolution of the relevant Council meeting was that both the report and MOU be made public. Does this not circumvent the question whether it ought to be released or not?

From: Andrea Hilton

Sent: Friday, 16 August 2019 4:31 PM

To: Richard Harbord <xxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>; Rosie Jansen <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>>; Kerrie Falconer <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxxxx@xxxx.xxxx.nz>>; Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxxxx@xxxx.xxxx.xx>>; James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>

Cc: Peter Kelly <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.nz>>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi Rosie

The answers to [7(2)(a)] questions are below in green.

I have attached the relevant sections of the minutes, page 1 records the councillors present and p9 the minute on the MoU item. The report is also attached. I recommend that the report is not made public without first checking with the Guildford Timber company. You should also check with Richard and Peter whether they believe the information should be released or not.

Due to [7(2)(a)] actions in respect of PC 42 and any development in the area of the Silverstream spur this potential development may be jeopardised by information being released at this time. The development is dependent on a plan change. Both the plan change and the swap of land will require consultation and so it is important that the public are not prematurely influenced against any proposal. In addition [7(2)(a)] will have an opportunity to voice his opposition and inform the public of his views when consultation takes place. At this stage any action on a development or a land swap is likely to be about 2-3 years away. When consultation is carried out on the land swap the more sensitive information in the report is likely to be included in the consultation material..

If the Guildford Timber Company is OK with releasing it my opinion is that only parts of it should be released In particular the parts that explain the Council's reasons for negotiating the MoU, the "Background" and the "Recommendation" in the report. . The parts referring to a separate agreement should be withheld, subject to Richard and Peter's opinion. At this stage the second agreement has not been prepared or signed.

Regards

Andrea Hilton

From: Richard Harbord

<xxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxx@xxxx.xxxx.xx>>

Sent: Friday, 16 August 2019 11:41 AM

To: Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxt.nz>>; Kerrie Falconer <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.nz>>; Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxxxx@xxxx.xxxx.xx>>; James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>

Cc: Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Andrea.Hilton@uhcc.govt.nz>>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Rosie,

I am not familiar with the process here as I was not directly involved in the work which ended with the signing of the MOU, other than to review the planning related content, so I'm afraid I can't help answer those questions. I've copied Andrea in as I think she would have been directly involved?

Richard Harbord  
Director, Planning and Regulatory Services

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

Please consider the environment before printing.

From: Rosie Jansen  
Sent: Friday, 16 August 2019 11:06 AM  
To: Kerrie Falconer <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:Kerrie.Falconer@uhcc.govt.nz>>;  
Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:kate.glanville@uhcc.govt.nz>>; James  
McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx>>  
Cc: Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>  
Subject: FW: OIA Response: UHCC & GTC Land Exchange

Morning all,

We have received the below LGOIMA request from [REDACTED] 7(2)(a) .

Could you please take a look at his questions and provide me with any relevant information that you have regarding the MOU that was signed in March 2016.

If you have any concerns related to this information request, need clarification or if there could be some sensitivity or issues related to releasing this information please contact me.

Please advise if this is a simple database search or will require substantial collation and research and if so, how long you would estimate the manual search would take.

The Council is permitted to charge for information, provided it takes more than an hour to collate.

Please note

1. That time spent looking for information that is not where it should be is not chargeable.

2. It is important that the Council has a good relationship with the media so it is unlikely that the Council will charge for media OIAs.

Can I please have this information from you by --30 August 2019 as under LGOIMA I have 20 days to respond to this request.

Kind regards,

Rosie Jansen  
Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2111 | E: [xxxxx.xxxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxxx@xxxx.xxxx.xx)<mailto:Rosie.Jansen@uhcc.govt.nz> | W: [www.upperhuttcity.com](http://www.upperhuttcity.com)<http://www.upperhuttcity.com/> | F: [www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<http://www.fb.com/upperhuttcitycouncil>

From: [REDACTED] 7(2)(a)  
Sent: Thursday, 15 August 2019 8:57 p.m.  
To: Rosie Jansen  
Cc: UHCC  
Subject: Re: OIA Response: UHCC & GTC Land Exchange

Dear Rosie

Thank you for Council's response 9th August 2019 acknowledging that Council did not consult with the public prior to the signing of the "Memorandum of Understanding Relating to Land Exchange" by Mayor Wayne Guppy and then CEO Chris Upton and the Guildford Timber Company.

Could you please provide the following information:

1. Did Mayor Wayne Guppy and then CEO Chris Upton have prior approval from the Council to enter into the Council commitments described in the above-mentioned MOU and to sign it? Yes
2. If so, at what meeting(s) was this approval given? Council Meeting 24 February 2016, Public Excluded When and where was the meeting held? Council Chambers, Civic Administration Building Upper Hutt City Council, Upper Hutt, 4.30pm 24 February 2016 Who was present? Mayor Wayne Guppy, Cr MT Amour, JB Griffiths, JC Gwilliam, PE Lambert, GT McArthur, AR McLeod, BD Rabbitt, H Swales, SP Taylor, DV Wheeler
3. Was the meeting(s) open to the public? No If not, why not? To enable the Council to carry out

negotiations without prejudice or disadvantage, to protect information where making the information could unreasonably prejudice the commercial position of the person who supplied it, Prevent the use of official information for improper gain or advantage.

4. Are there minutes of this meeting(s) available? Yes, but only the public minutes and the public Excluded minutes that refer to the MoU item only. My reason is that the minutes do not contain any information that the Council is justified in withholding. If so, please provide a copy.

5. If there was a vote, what are the names of the Councillors who supported the MOU, and of the Councillors who opposed the MOU? There was a vote but as is the practice the votes were not recorded because a division was not called.

Regards

7(2)(a)

On Fri, Aug 9, 2019 at 4:33 PM Rosie Jansen

<xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a),

Please accept our apologies, we have provided you with some incorrect information. In your original LGOIMA request dated 22 July 2019 we stated in answer to question 4 that the MOU was signed on the back of public consultation. This was not correct and we do apologise for the error. The process leading to the signing of the MOU did not include public consultation.

To answer question 4 correctly, Council does not hold any information relating to your request. As the information does not exist, your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act.

Please also find attached our response to your request for information related to the consultation mentioned above, dated 02 August 2019.

Kind regards,

Rosie Jansen

Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>



14. RE: OIA Response: UHCC & GTC Land Exchange

**From:** Andrea Hilton <Andrea.Hilton@uhcc.govt.nz>  
**To:** Peter Kelly <Peter.Kelly@uhcc.govt.nz>, Kate Glanville <kate.glanville@uhcc.govt.nz>, Richard Harbord <Richard.Harbord@uhcc.govt.nz>, Rosie Jansen <Rosie.Jansen@uhcc.govt.nz>, Kerrie Falconer <Kerrie.Falconer@uhcc.govt.nz>, James McKibbin <james.mckibbin@uhcc.govt.nz>  
**Cc:** Wendy Lewin <wendy.lewin@uhcc.govt.nz>, Megan O'Connor <Megan.OConnor@uhcc.govt.nz>, [REDACTED] 7(2)(a)  
[REDACTED] 7(2)(a)  
**Sent Date:** Aug 20, 2019 09:04:20  
**Subject:** RE: OIA Response: UHCC & GTC Land Exchange  
**Attachment:** [FW: Leader article -Land Swap.docx.eml](#)

---

Hi Peter

We are not required to let GTC know but in the interests of an ongoing relationship I think it is advisable. Since Council authorised the release of the documents requested in 2016 there are no grounds to redact anything and the content of the report is high level but it is possible that [REDACTED] 7(2)(a) will twist it so we just need to be aware and prepared for that, as do GTC. . Of course that is your decision though. In theory the memo that went with the report could be withheld but its content does not justify it being withheld. I have checked my electronic file and cannot find a report or reference to a report being written dated 22 February 2016. Although it would be advisable to explain the reference to a report that does not exist as a typo when it is released.

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Regards

Andrea Hilton



From: Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx>

Sent: Monday, 19 August 2019 5:07 PM

To: Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx>; Andrea Hilton <Andrea.xxxxxx@xxxx.xxxx.xx>;  
Richard Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx>; Rosie Jansen  
<xxxxx.xxxxxx@xxxx.xxxx.xx>; Kerrie Falconer <xxxxxxx.xxxxxxxx@xxxx.xxxx.nz>; James  
McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Ok so taking everything into consideration and having read the minutes and noting the resolution, then we must release the CE Report, the MOU between UHCC and GTC, and those relevant parts of the minutes that refer to this item.

Rosie: Can you please pull the information together in preparation of us releasing it to <sup>7(2)</sup><sub>(a)</sub>

Andrea: Should we give GTC a heads up that we are releasing this information and is there anything that needs redacting?

Cheers

Peter

Peter Kelly  
Chief Executive

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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W: www.upperhuttcity.com<http://www.upperhuttcity.com/> | F:

www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:kate.glanville@uhcc.govt.nz>>

Sent: Monday, 19 August 2019 4:34 PM

To: Andrea Hilton <xxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Andrea.Hilton@uhcc.govt.nz>>; Richard  
Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxxx@xxxx.xxxx.nz>>; Rosie  
Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxx.xx>>; Kerrie Falconer  
<xxxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>>; James McKibbin  
<xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx>>

Cc: Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxx@xxxx.xxxx.nz>>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi all,

I note the public minutes do not make mention of a late public excluded report until the resolution is released at the end of the minutes. It is standard for a late report to be noted in the public minutes including a resolution to accept the late report and the reasons it was public excluded.

Kind regards

Kate

From: Andrea Hilton

Sent: Monday, 19 August 2019 4:13 p.m.

To: Richard Harbord; Rosie Jansen; Kerrie Falconer; Kate Glanville; James McKibbin

Cc: Peter Kelly

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi Richard

Yes you are right, I read this too quickly, the report is already "Public" so it cannot be withheld. Regarding your query about the report dated 22 February, I think that must be a typo, but it would pay to check with Kerrie. Is it possible that originally the Planning Manager was going to write the report and the plan changed or did Nic Etheridge originally write it and it was changed into Chris Upton's name?

Regards

Andrea Hilton

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<xxxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxxxx.xxxxxx@xxxx.xxxx.xx>>

Sent: Monday, 19 August 2019 2:27 PM

To: Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Andrea.Hilton@uhcc.govt.nz>>; Rosie

Jansen <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>>; Kerrie Falconer

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<xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>>

Cc: Peter Kelly <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.nz>>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

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Sent: Friday, 16 August 2019 4:31 PM

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Cc: Peter Kelly <xxxxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxx@xxxx.xxxx.nz>>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi Rosie

The answers to 7(2)(a) questions are below in green.

I have attached the relevant sections of the minutes, page 1 records the councillors present and p9 the minute on the MoU item. The report is also attached. I recommend that the report is not made public without first checking with the Guildford Timber company. You should also check with Richard and Peter whether they believe the information should be released or not.

Due to 7(2)(a) actions in respect of PC 42 and any development in the area of the Silverstream spur this potential development may be jeopardised by information being released at this time. The development is dependent on a plan change. Both the plan change and the swap of land will require consultation and so it is important that the public are not prematurely influenced against any proposal. In addition 7(2)(a) will have an opportunity to voice his opposition and inform the public of his views when consultation takes place. At this stage any action on a development or a land swap is likely to be about 2-3 years away. When consultation is carried out on the land swap the more sensitive information in the report is likely to be included in the consultation material..

If the Guildford Timber Company is OK with releasing it my opinion is that only parts of it should be released. In particular the parts that explain the Council's reasons for negotiating the MoU, the "Background" and the "Recommendation" in the report. . The parts referring to a separate agreement should be withheld, subject to Richard and Peter's opinion. At this stage the second agreement has not been prepared or signed.

Regards

Andrea Hilton

From: Richard Harbord

<xxxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>>

Sent: Friday, 16 August 2019 11:41 AM

To: Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxt.nz>>; Kerrie Falconer <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.nz>>; Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxxxx@xxxx.xxxx.xx>>; James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>

Cc: Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Andrea.Hilton@uhcc.govt.nz>>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Rosie,

I am not familiar with the process here as I was not directly involved in the work which ended with the signing of the MOU, other than to review the planning related content, so I'm afraid I can't help answer those questions. I've copied Andrea in as I think she would have been directly involved?

Richard Harbord

Director, Planning and Regulatory Services

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

Please consider the environment before printing.

From: Rosie Jansen

Sent: Friday, 16 August 2019 11:06 AM

To: Kerrie Falconer <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:Kerrie.Falconer@uhcc.govt.nz>>; Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:kate.glanville@uhcc.govt.nz>>; James

McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>  
Cc: Richard Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>  
Subject: FW: OIA Response: UHCC & GTC Land Exchange

Morning all,

We have received the below LGOIMA request from [REDACTED] 7(2)(a) .

Could you please take a look at his questions and provide me with any relevant information that you have regarding the MOU that was signed in March 2016.

If you have any concerns related to this information request, need clarification or if there could be some sensitivity or issues related to releasing this information please contact me.

Please advise if this is a simple database search or will require substantial collation and research and if so, how long you would estimate the manual search would take.

The Council is permitted to charge for information, provided it takes more than an hour to collate.

Please note

1. That time spent looking for information that is not where it should be is not chargeable.
2. It is important that the Council has a good relationship with the media so it is unlikely that the Council will charge for media OIAs.

Can I please have this information from you by --30 August 2019 as under LGOIMA I have 20 days to respond to this request.

Kind regards,

Rosie Jansen  
Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2111 | E: xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Rosie.Jansen@uhcc.govt.nz> | W:  
www.upperhuttcity.com<http://www.upperhuttcity.com/> | F:  
www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: [REDACTED] 7(2)(a)

Sent: Thursday, 15 August 2019 8:57 p.m.

To: Rosie Jansen

Cc: UHCC

Subject: Re: OIA Response: UHCC & GTC Land Exchange

Dear Rosie

Thank you for Council's response 9th August 2019 acknowledging that Council did not consult with the public prior to the signing of the "Memorandum of Understanding Relating to Land Exchange" by Mayor Wayne Guppy and then CEO Chris Upton and the Guildford Timber Company.

Could you please provide the following information:

1. Did Mayor Wayne Guppy and then CEO Chris Upton have prior approval from the Council to enter into the Council commitments described in the above-mentioned MOU and to sign it? Yes
2. If so, at what meeting(s) was this approval given? Council Meeting 24 February 2016, Public Excluded When and where was the meeting held? Council Chambers, Civic Administration Building Upper Hutt City Council, Upper Hutt, 4.30pm 24 February 2016 Who was present? Mayor Wayne Guppy, Cr MT Amour, JB Griffiths, JC Gwilliam, PE Lambert, GT McArthur, AR McLeod, BD Rabbitt, H Swales, SP Taylor, DV Wheeler
3. Was the meeting(s) open to the public? No If not, why not? To enable the Council to carry out negotiations without prejudice or disadvantage, to protect information where making the information could unreasonably prejudice the commercial position of the person who supplied it, Prevent the use of official information for improper gain or advantage.
4. Are there minutes of this meeting(s) available? Yes, but only the public minutes and the public Excluded minutes that refer to the MoU item only. My reason is that the minutes do not contain any information that the Council is justified in withholding. If so, please provide a copy.
5. If there was a vote, what are the names of the Councillors who supported the MOU, and of the Councillors who opposed the MOU? There was a vote but as is the practice the votes were not recorded because a division was not called.

Regards

7(2)(a)

On Fri, Aug 9, 2019 at 4:33 PM Rosie Jansen

<xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a),

Please accept our apologies, we have provided you with some incorrect information. In your original LGOIMA request dated 22 July 2019 we stated in answer to question 4 that the MOU was

signed on the back of public consultation. This was not correct and we do apologise for the error. The process leading to the signing of the MOU did not include public consultation. To answer question 4 correctly, Council does not hold any information relating to your request. As the information does not exist, your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act. Please also find attached our response to your request for information related to the consultation mentioned above, dated 02 August 2019.

Kind regards,

Rosie Jansen  
Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2111 | E: [xxxxx.xxxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxxx@xxxx.xxxx.xx)<mailto:Rosie.Jansen@uhcc.govt.nz> | W: [www.upperhuttcity.com](http://www.upperhuttcity.com)<<http://www.upperhuttcity.com/>> | F: [www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>>

15. RE: OIA Response: UHCC & GTC Land Exchange

**From:** Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** Peter Kelly <xxxxx.xxxxxx@xxxx.xxxx.xx>, Kate Glanville <xxxx.xxxxxxxxxx@xxxx.xxxx.xx>, Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx>, Richard Harbord <xxxxxx.xxxxxx@xxxx.xxxx.xx>, Kerrie Falconer <xxxxxx.xxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 20, 2019 08:04:51  
**Subject:** RE: OIA Response: UHCC & GTC Land Exchange  
**Attachment:**

---

Morning all,

Thank you for all of the information and guidance provided. I will start pulling the information together today.

Kind regards,

Rosie Jansen  
Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2111 | E: xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Rosie.Jansen@uhcc.govt.nz> | W: www.upperhuttcity.com<http://www.upperhuttcity.com/> | F: www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: Peter Kelly  
Sent: Monday, 19 August 2019 5:07 p.m.  
To: Kate Glanville; Andrea Hilton; Richard Harbord; Rosie Jansen; Kerrie Falconer; James McKibbin  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Ok so taking everything into consideration and having read the minutes and noting the resolution, then we must release the CE Report, the MOU between UHCC and GTC, and those relevant parts of the minutes that refer to this item.

Rosie: Can you please pull the information together in preparation of us releasing it to 7(2)(a)



Andrea: Should we give GTC a heads up that we are releasing this information and is there anything that needs redacting?

Cheers

Peter

Peter Kelly  
Chief Executive

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From: Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx>

Sent: Monday, 19 August 2019 4:34 PM

To: Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx>; Richard Harbord

<xxxxxxx.xxxxxx@xxxx.xxxx.xx>; Rosie Jansen <xxxxxx.xxxxxx@xxxx.xxxx.xx>; Kerrie Falconer

<xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>; James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.nz>

Cc: Peter Kelly <xxxxxx.xxxxxx@xxxx.xxxx.xx>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

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To: Richard Harbord; Rosie Jansen; Kerrie Falconer; Kate Glanville; James McKibbin

Cc: Peter Kelly

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi Richard

Yes you are right, I read this too quickly, the report is already "Public" so it cannot be withheld. Regarding your query about the report dated 22 February, I think that must be a typo, but it would pay to check with Kerrie. Is it possible that originally the Planning Manager was going to write the report and the plan changed or did Nic Etheridge originally write it and it was changed into Chris Upton's name?

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Subject: RE: OIA Response: UHCC & GTC Land Exchange

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Cc: Peter Kelly <xxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxx@xxxx.xxxx.nz>>

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Sent: Friday, 16 August 2019 11:06 AM  
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Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:kate.glanville@uhcc.govt.nz>>; James  
McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx>>  
Cc: Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>  
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Can I please have this information from you by --30 August 2019 as under LGOIMA I have 20 days to respond to this request.

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Rosie Jansen  
Information and Communications Officer

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www.upperhuttcity.com<http://www.upperhuttcity.com/> | F:  
www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: [REDACTED] 7(2)(a)  
Sent: Thursday, 15 August 2019 8:57 p.m.  
To: Rosie Jansen  
Cc: UHCC  
Subject: Re: OIA Response: UHCC & GTC Land Exchange

Dear Rosie

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Could you please provide the following information:

1. Did Mayor Wayne Guppy and then CEO Chris Upton have prior approval from the Council to enter into the Council commitments described in the above-mentioned MOU and to sign it? Yes
2. If so, at what meeting(s) was this approval given? Council Meeting 24 February 2016, Public Excluded When and where was the meeting held? Council Chambers, Civic Administration Building Upper Hutt City Council, Upper Hutt, 4.30pm 24 February 2016 Who was present? Mayor Wayne Guppy, Cr MT Amour, JB Griffiths, JC Gwilliam, PE Lambert, GT McArthur, AR McLeod,

BD Rabbitt, H Swales, SP Taylor, DV Wheeler

3. Was the meeting(s) open to the public? No If not, why not? To enable the Council to carry out negotiations without prejudice or disadvantage, to protect information where making the information could unreasonably prejudice the commercial position of the person who supplied it, Prevent the use of official information for improper gain or advantage.

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Regards

7(2)(a)

On Fri, Aug 9, 2019 at 4:33 PM Rosie Jansen

<xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a),

Please accept our apologies, we have provided you with some incorrect information. In your original LGOIMA request dated 22 July 2019 we stated in answer to question 4 that the MOU was signed on the back of public consultation. This was not correct and we do apologise for the error. The process leading to the signing of the MOU did not include public consultation.

To answer question 4 correctly, Council does not hold any information relating to your request. As the information does not exist, your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act.

Please also find attached our response to your request for information related to the consultation mentioned above, dated 02 August 2019.

Kind regards,

Rosie Jansen

Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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16. RE: OIA Response: UHCC & GTC Land Exchange

**From:** Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx>  
**To:** Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx>, Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx>, Richard Harbord <xxxxxx.xxxxxxx@xxxx.xxxx.xx>, Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx>, Kerrie Falconer <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 19, 2019 17:07:07  
**Subject:** RE: OIA Response: UHCC & GTC Land Exchange  
**Attachment:** [Council Minutes 24 02 16.doc](#)  
[Council 24 02 16 Non Public.doc](#)  
[Report to Council-MoU 24 February 2016 \(4\).pdf](#)

---

Ok so taking everything into consideration and having read the minutes and noting the resolution, then we must release the CE Report, the MOU between UHCC and GTC, and those relevant parts of the minutes that refer to this item.

Rosie: Can you please pull the information together in preparation of us releasing it to <sup>7(2)</sup><sub>(a)</sub>

Andrea: Should we give GTC a heads up that we are releasing this information and is there anything that needs redacting?

Cheers

Peter

Peter Kelly  
Chief Executive

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx>

Sent: Monday, 19 August 2019 4:34 PM

To: Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx>; Richard Harbord



<xxxxxxxx.xxxxxx@xxxx.xxxx.xx>; Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx>; Kerrie Falconer <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>; James McKibbin <xxxxx.xxxxxx@xxxx.xxxx.nz>  
Cc: Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx>  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi all,

I note the public minutes do not make mention of a late public excluded report until the resolution is released at the end of the minutes. It is standard for a late report to be noted in the public minutes including a resolution to accept the late report and the reasons it was public excluded.

Kind regards  
Kate

From: Andrea Hilton  
Sent: Monday, 19 August 2019 4:13 p.m.  
To: Richard Harbord; Rosie Jansen; Kerrie Falconer; Kate Glanville; James McKibbin  
Cc: Peter Kelly  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi Richard

Yes you are right, I read this too quickly, the report is already "Public" so it cannot be withheld. Regarding your query about the report dated 22 February, I think that must be a typo, but it would pay to check with Kerrie. Is it possible that originally the Planning Manager was going to write the report and the plan changed or did Nic Etheridge originally write it and it was changed into Chris Upton's name?

Regards

Andrea Hilton

From: Richard Harbord  
<xxxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxxxx.xxxxxx@xxxx.xxxx.xx>>  
Sent: Monday, 19 August 2019 2:27 PM  
To: Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Andrea.Hilton@uhcc.govt.nz>>; Rosie Jansen <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>>; Kerrie Falconer <xxxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxxxx.xxxxxx@xxxx.xxxx.xx>>; Kate Glanville

<xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxxxx@xxxx.xxxx.xx>>; James McKibbin  
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Cc: Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxx@xxxx.xxxx.nz>>  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi All,

My only comment is that the last resolution of the relevant Council meeting was that both the report and MOU be made public. Does this not circumvent the question whether it ought to be released or not?

From: Andrea Hilton

Sent: Friday, 16 August 2019 4:31 PM

To: Richard Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>;  
Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxx.xx>>; Kerrie  
Falconer <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxxxx@xxxx.xxxx.nz>>; Kate Glanville  
<xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxxxx@xxxx.xxxx.xx>>; James McKibbin  
<xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx>>  
Cc: Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxx@xxxx.xxxx.nz>>  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi Rosie

The answers to 7(2)(a) questions are below in green.

I have attached the relevant sections of the minutes, page 1 records the councillors present and p9 the minute on the MoU item. The report is also attached. I recommend that the report is not made public without first checking with the Guildford Timber company. You should also check with Richard and Peter whether they believe the information should be released or not.

Due to 7(2)(a) actions in respect of PC 42 and any development in the area of the Silverstream spur this potential development may be jeopardised by information being released at this time. The development is dependent on a plan change. Both the plan change and the swap of land will require consultation and so it is important that the public are not prematurely influenced against any proposal. In addition 7(2)(a) will have an opportunity to voice his opposition and inform the public of his views when consultation takes place. At this stage any action on a development or a land swap is likely to be about 2-3 years away. When consultation is carried out on the land swap the more sensitive information in the report is likely to be included in the consultation material..

If the Guildford Timber Company is OK with releasing it my opinion is that only parts of it should be released. In particular the parts that explain the Council's reasons for negotiating the MoU, the "Background" and the "Recommendation" in the report. The parts referring to a separate agreement should be withheld, subject to Richard and Peter's opinion. At this stage the second

agreement has not been prepared or signed.

Regards

Andrea Hilton

From: Richard Harbord

<xxxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxxxx.xxxxxx@xxxx.xxxx.xx>>

Sent: Friday, 16 August 2019 11:41 AM

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Cc: Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Andrea.Hilton@uhcc.govt.nz>>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Rosie,

I am not familiar with the process here as I was not directly involved in the work which ended with the signing of the MOU, other than to review the planning related content, so I'm afraid I can't help answer those questions. I've copied Andrea in as I think she would have been directly involved?

Richard Harbord

Director, Planning and Regulatory Services

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

Please consider the environment before printing.

From: Rosie Jansen

Sent: Friday, 16 August 2019 11:06 AM

To: Kerrie Falconer <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:Kerrie.Falconer@uhcc.govt.nz>>;  
Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:kate.glanville@uhcc.govt.nz>>; James  
McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>  
Cc: Richard Harbord <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>  
Subject: FW: OIA Response: UHCC & GTC Land Exchange

Morning all,

We have received the below LGOIMA request from [REDACTED] 7(2)(a) .

Could you please take a look at his questions and provide me with any relevant information that you have regarding the MOU that was signed in March 2016.

If you have any concerns related to this information request, need clarification or if there could be some sensitivity or issues related to releasing this information please contact me.

Please advise if this is a simple database search or will require substantial collation and research and if so, how long you would estimate the manual search would take.

The Council is permitted to charge for information, provided it takes more than an hour to collate.

Please note

1. That time spent looking for information that is not where it should be is not chargeable.
2. It is important that the Council has a good relationship with the media so it is unlikely that the Council will charge for media OIAs.

Can I please have this information from you by --30 August 2019 as under LGOIMA I have 20 days to respond to this request.

Kind regards,

Rosie Jansen  
Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2111 | E: xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Rosie.Jansen@uhcc.govt.nz> | W:  
www.upperhuttcity.com<http://www.upperhuttcity.com/> | F:  
www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: [REDACTED] 7(2)(a)

Sent: Thursday, 15 August 2019 8:57 p.m.

To: Rosie Jansen  
Cc: UHCC  
Subject: Re: OIA Response: UHCC & GTC Land Exchange

Dear Rosie

Thank you for Council's response 9th August 2019 acknowledging that Council did not consult with the public prior to the signing of the "Memorandum of Understanding Relating to Land Exchange" by Mayor Wayne Guppy and then CEO Chris Upton and the Guildford Timber Company.

Could you please provide the following information:

1. Did Mayor Wayne Guppy and then CEO Chris Upton have prior approval from the Council to enter into the Council commitments described in the above-mentioned MOU and to sign it? Yes
2. If so, at what meeting(s) was this approval given? Council Meeting 24 February 2016, Public Excluded When and where was the meeting held? Council Chambers, Civic Administration Building Upper Hutt City Council, Upper Hutt, 4.30pm 24 February 2016 Who was present? Mayor Wayne Guppy, Cr MT Amour, JB Griffiths, JC Gwilliam, PE Lambert, GT McArthur, AR McLeod, BD Rabbitt, H Swales, SP Taylor, DV Wheeler
3. Was the meeting(s) open to the public? No If not, why not? To enable the Council to carry out negotiations without prejudice or disadvantage, to protect information where making the information could unreasonably prejudice the commercial position of the person who supplied it, Prevent the use of official information for improper gain or advantage.
4. Are there minutes of this meeting(s) available? Yes, but only the public minutes and the public Excluded minutes that refer to the MoU item only. My reason is that the minutes do not contain any information that the Council is justified in withholding. If so, please provide a copy.
5. If there was a vote, what are the names of the Councillors who supported the MOU, and of the Councillors who opposed the MOU? There was a vote but as is the practice the votes were not recorded because a division was not called.

Regards

7(2)(a)

On Fri, Aug 9, 2019 at 4:33 PM Rosie Jansen

<xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a),

Please accept our apologies, we have provided you with some incorrect information. In your original LGOIMA request dated 22 July 2019 we stated in answer to question 4 that the MOU was signed on the back of public consultation. This was not correct and we do apologise for the error. The process leading to the signing of the MOU did not include public consultation.

To answer question 4 correctly, Council does not hold any information relating to your request. As the information does not exist, your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act.

Please also find attached our response to your request for information related to the consultation mentioned above, dated 02 August 2019.

Kind regards,

Rosie Jansen  
Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2111 | E: [xxxxx.xxxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxxx@xxxx.xxxx.xx) <<mailto:Rosie.Jansen@uhcc.govt.nz>> | W:  
[www.upperhuttcity.com](http://www.upperhuttcity.com) <<http://www.upperhuttcity.com/>> | F:  
[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil) <<http://www.fb.com/upperhuttcitycouncil>>

17. Automatic reply: OIA Response: UHCC & GTC Land Exchange

**From:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 19, 2019 16:34:08  
**Subject:** Automatic reply: OIA Response: UHCC & GTC Land Exchange  
**Attachment:**

---

Thanks for your email. I'm out of the office returning Tuesday 20 August. I will reply to your message then.

Thanks

James

18. RE: OIA Response: UHCC & GTC Land Exchange

**From:** Kate Glanville <xxxx.xxxxxxxxx@xxxx.xxxx.xx>  
**To:** Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx>, Richard Harbord  
<xxxxxxx.xxxxxxx@xxxx.xxxx.xx>, Rosie Jansen  
<xxxxxx.xxxxxx@xxxx.xxxx.xx>, Kerrie Falconer  
<xxxxxx.xxxxxxx@xxxx.xxxx.xx>, James McKibbin  
<xxxxxx.xxxxxxx@xxxx.xxxx.xx>  
**Cc:** Peter Kelly <xxxxxx.xxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 19, 2019 16:34:07  
**Subject:** RE: OIA Response: UHCC & GTC Land Exchange  
**Attachment:**

---

Hi all,

I note the public minutes do not make mention of a late public excluded report until the resolution is released at the end of the minutes. It is standard for a late report to be noted in the public minutes including a resolution to accept the late report and the reasons it was public excluded.

Kind regards  
Kate

From: Andrea Hilton  
Sent: Monday, 19 August 2019 4:13 p.m.  
To: Richard Harbord; Rosie Jansen; Kerrie Falconer; Kate Glanville; James McKibbin  
Cc: Peter Kelly  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi Richard

Yes you are right, I read this too quickly, the report is already "Public" so it cannot be withheld. Regarding your query about the report dated 22 February, I think that must be a typo, but it would pay to check with Kerrie. Is it possible that originally the Planning Manager was going to write the report and the plan changed or did Nic Etheridge originally write it and it was changed into Chris Upton's name?

Regards

Andrea Hilton



From: Richard Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx>  
Sent: Monday, 19 August 2019 2:27 PM  
To: Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx>; Rosie Jansen <Rosie.Jansxx@xxxx.xxxx.xx>;  
Kerrie Falconer <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>; Kate Glanville <kate.glaxxxxxx@xxxx.xxxx.xx>;  
James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
Cc: Peter Kelly <xxxxxx.xxxxx@xxxx.xxxx.xx>  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi All,

My only comment is that the last resolution of the relevant Council meeting was that both the report and MOU be made public. Does this not circumvent the question whether it ought to be released or not?

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To: Richard Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>;  
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<xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>; James McKibbin  
<xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>  
Cc: Peter Kelly <xxxxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxx@xxxx.xxxx.nz>>  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi Rosie

The answers to 7(2)(a) questions are below in green.

I have attached the relevant sections of the minutes, page 1 records the councillors present and p9 the minute on the MoU item. The report is also attached. I recommend that the report is not made public without first checking with the Guildford Timber company. You should also check with Richard and Peter whether they believe the information should be released or not.

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<xxxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxxxx.xxxxxx@xxxx.xxxx.xx>>

Sent: Friday, 16 August 2019 11:41 AM

To: Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxt.nz>>; Kerrie Falconer <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.nz>>; Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxxxx@xxxx.xxxx.xx>>; James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>

Cc: Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Andrea.Hilton@uhcc.govt.nz>>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Rosie,

I am not familiar with the process here as I was not directly involved in the work which ended with the signing of the MOU, other than to review the planning related content, so I'm afraid I can't help answer those questions. I've copied Andrea in as I think she would have been directly involved?

Richard Harbord

Director, Planning and Regulatory Services

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

Please consider the environment before printing.

From: Rosie Jansen

Sent: Friday, 16 August 2019 11:06 AM

To: Kerrie Falconer <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:Kerrie.Falconer@uhcc.govt.nz>>;

Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:kate.glanville@uhcc.govt.nz>>; James

McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>

Cc: Richard Harbord <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>

Subject: FW: OIA Response: UHCC & GTC Land Exchange

Morning all,

We have received the below LGOIMA request from [REDACTED] 7(2)(a) .

Could you please take a look at his questions and provide me with any relevant information that you have regarding the MOU that was signed in March 2016.

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Can I please have this information from you by --30 August 2019 as under LGOIMA I have 20 days to respond to this request.

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From: [REDACTED] 7(2)(a)  
Sent: Thursday, 15 August 2019 8:57 p.m.  
To: Rosie Jansen  
Cc: UHCC  
Subject: Re: OIA Response: UHCC & GTC Land Exchange

Dear Rosie

Thank you for Council's response 9th August 2019 acknowledging that Council did not consult with the public prior to the signing of the "Memorandum of Understanding Relating to Land Exchange" by Mayor Wayne Guppy and then CEO Chris Upton and the Guildford Timber Company.

Could you please provide the following information:

1. Did Mayor Wayne Guppy and then CEO Chris Upton have prior approval from the Council to enter into the Council commitments described in the above-mentioned MOU and to sign it? Yes
2. If so, at what meeting(s) was this approval given? Council Meeting 24 February 2016, Public Excluded When and where was the meeting held? Council Chambers, Civic Administration Building Upper Hutt City Council, Upper Hutt, 4.30pm 24 February 2016 Who was present? Mayor Wayne Guppy, Cr MT Amour, JB Griffiths, JC Gwilliam, PE Lambert, GT McArthur, AR McLeod, BD Rabbitt, H Swales, SP Taylor, DV Wheeler
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5. If there was a vote, what are the names of the Councillors who supported the MOU, and of the Councillors who opposed the MOU? There was a vote but as is the practice the votes were not recorded because a division was not called.

Regards

[REDACTED] 7(2)(a)

On Fri, Aug 9, 2019 at 4:33 PM Rosie Jansen

<xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a),

Please accept our apologies, we have provided you with some incorrect information. In your original LGOIMA request dated 22 July 2019 we stated in answer to question 4 that the MOU was signed on the back of public consultation. This was not correct and we do apologise for the error.

The process leading to the signing of the MOU did not include public consultation.

To answer question 4 correctly, Council does not hold any information relating to your request. As the information does not exist, your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act.

Please also find attached our response to your request for information related to the consultation mentioned above, dated 02 August 2019.

Kind regards,

Rosie Jansen

Information and Communications Officer

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D: +64 4 527 2111 | E: xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Rosie.Jansen@uhcc.govt.nz> | W:

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19. RE: OIA Response: UHCC & GTC Land Exchange

**From:** Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** Richard Harbord <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>, Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx>, Kerrie Falconer <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>, Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Cc:** Peter Kelly <xxxxxx.xxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 19, 2019 16:12:38  
**Subject:** RE: OIA Response: UHCC & GTC Land Exchange  
**Attachment:**

---

Hi Richard

Yes you are right, I read this too quickly, the report is already "Public" so it cannot be withheld. Regarding your query about the report dated 22 February, I think that must be a typo, but it would pay to check with Kerrie. Is it possible that originally the Planning Manager was going to write the report and the plan changed or did Nic Etheridge originally write it and it was changed into Chris Upton's name?

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To: Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx>; Rosie Jansen <Rosie.Jansxx@xxxx.xxxx.xx>; Kerrie Falconer <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>; Kate Glanville <kate.glaxxxxxx@xxxx.xxxx.xx>; James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
Cc: Peter Kelly <xxxxxx.xxxxx@xxxx.xxxx.xx>  
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Andrea Hilton

From: Richard Harbord

<xxxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxxxx.xxxxxx@xxxx.xxxx.xx>>

Sent: Friday, 16 August 2019 11:41 AM

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Director, Planning and Regulatory Services

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Please consider the environment before printing.

From: Rosie Jansen

Sent: Friday, 16 August 2019 11:06 AM

To: Kerrie Falconer <xxxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Kerrie.Falconer@uhcc.govt.nz>>; Kate Glanville <xxxxxxxxxxxx@xxxx.xxxx.xx<mailto:kate.glanville@uhcc.govt.nz>>; James McKibbin <xxxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxxxx.xxxxxx@xxxx.xxxx.xx>>

Cc: Richard Harbord <xxxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>

Subject: FW: OIA Response: UHCC & GTC Land Exchange

Morning all,

We have received the below LGOIMA request from [REDACTED] 7(2)(a).

Could you please take a look at his questions and provide me with any relevant information that



you have regarding the MOU that was signed in March 2016.

If you have any concerns related to this information request, need clarification or if there could be some sensitivity or issues related to releasing this information please contact me.

Please advise if this is a simple database search or will require substantial collation and research and if so, how long you would estimate the manual search would take.

The Council is permitted to charge for information, provided it takes more than an hour to collate.

Please note

1. That time spent looking for information that is not where it should be is not chargeable.
2. It is important that the Council has a good relationship with the media so it is unlikely that the Council will charge for media OIAs.

Can I please have this information from you by --30 August 2019 as under LGOIMA I have 20 days to respond to this request.

Kind regards,

Rosie Jansen  
Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2111 | E: [xxxxx.xxxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxxx@xxxx.xxxx.xx)<mailto:Rosie.Jansen@uhcc.govt.nz> | W:  
[www.upperhuttcity.com](http://www.upperhuttcity.com)<<http://www.upperhuttcity.com/>> | F:  
[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>>

From: 7(2)(a)  
Sent: Thursday, 15 August 2019 8:57 p.m.  
To: Rosie Jansen  
Cc: UHCC  
Subject: Re: OIA Response: UHCC & GTC Land Exchange

Dear Rosie

Thank you for Council's response 9th August 2019 acknowledging that Council did not consult with the public prior to the signing of the "Memorandum of Understanding Relating to Land Exchange" by Mayor Wayne Guppy and then CEO Chris Upton and the Guildford Timber Company.

Could you please provide the following information:

1. Did Mayor Wayne Guppy and then CEO Chris Upton have prior approval from the Council to enter into the Council commitments described in the above-mentioned MOU and to sign it? Yes
2. If so, at what meeting(s) was this approval given? Council Meeting 24 February 2016, Public Excluded When and where was the meeting held? Council Chambers, Civic Administration Building Upper Hutt City Council, Upper Hutt, 4.30pm 24 February 2016 Who was present? Mayor Wayne Guppy, Cr MT Amour, JB Griffiths, JC Gwilliam, PE Lambert, GT McArthur, AR McLeod, BD Rabbitt, H Swales, SP Taylor, DV Wheeler
3. Was the meeting(s) open to the public? No If not, why not? To enable the Council to carry out negotiations without prejudice or disadvantage, to protect information where making the information could unreasonably prejudice the commercial position of the person who supplied it, Prevent the use of official information for improper gain or advantage.
4. Are there minutes of this meeting(s) available? Yes, but only the public minutes and the public Excluded minutes that refer to the MoU item only. My reason is that the minutes do not contain any information that the Council is justified in withholding. If so, please provide a copy.
5. If there was a vote, what are the names of the Councillors who supported the MOU, and of the Councillors who opposed the MOU? There was a vote but as is the practice the votes were not recorded because a division was not called.

Regards

7(2)(a)

On Fri, Aug 9, 2019 at 4:33 PM Rosie Jansen

<xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a),

Please accept our apologies, we have provided you with some incorrect information. In your original LGOIMA request dated 22 July 2019 we stated in answer to question 4 that the MOU was signed on the back of public consultation. This was not correct and we do apologise for the error. The process leading to the signing of the MOU did not include public consultation.

To answer question 4 correctly, Council does not hold any information relating to your request. As the information does not exist, your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act.

Please also find attached our response to your request for information related to the consultation mentioned above, dated 02 August 2019.

Kind regards,

Rosie Jansen

Information and Communications Officer

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20. RE: OIA Response: UHCC & GTC Land Exchange

**From:** Richard Harbord <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** Andrea Hilton <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>, Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx>, Kerrie Falconer <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>, Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Cc:** Peter Kelly <xxxxxx.xxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 19, 2019 14:33:58  
**Subject:** RE: OIA Response: UHCC & GTC Land Exchange  
**Attachment:**

---

...sorry, I did have another comment/query, which is that the memo at the start of the first attachment seeking agreement to consider a late report mentions a report with a different date from the Planning Policy Manager. Questions arising: does such a report exist (I can't recall signing such a report off or seeing one) or was this an error – see text copied below, and is this a problem in terms of the process of the report of a different date from the Chief Executive having been heard by that Council meeting?

Richard Harbord  
Director, Planning and Regulatory Services

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand  
D: +64 4 527 2162 | M: +64 27 436 3797 | T: +64 4 527 2169 | E: xxxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxxxx.xxxxxx@xxxx.xxxx.xx> | W: www.upperhuttcity.com<http://www.upperhuttcity.com/> | F: www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

Please consider the environment before printing.

From: Richard Harbord  
Sent: Monday, 19 August 2019 2:27 PM  
To: Andrea Hilton <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>; Rosie Jansen <Rosie.Jansxx@xxxx.xxxx.xx>; Kerrie Falconer <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>; Kate Glanville <kate.glaxxxxxx@xxxx.xxxx.xx>; James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
Cc: Peter Kelly <xxxxxx.xxxxx@xxxx.xxxx.xx>  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi All,

My only comment is that the last resolution of the relevant Council meeting was that both the report and MOU be made public. Does this not circumvent the question whether it ought to be released or not?

From: Andrea Hilton

Sent: Friday, 16 August 2019 4:31 PM

To: Richard Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>; Rosie Jansen <xxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxx@xxxx.xxxx.xx>>; Kerrie Falconer <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxxxx@xxxx.xxxx.nz>>; Kate Glanville <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx>>; James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx>>

Cc: Peter Kelly <xxxxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxx@xxxx.xxxx.nz>>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi Rosie

The answers to 7(2)(a) questions are below in green.

I have attached the relevant sections of the minutes, page 1 records the councillors present and p9 the minute on the MoU item. The report is also attached. I recommend that the report is not made public without first checking with the Guildford Timber company. You should also check with Richard and Peter whether they believe the information should be released or not.

Due to 7(2)(a) actions in respect of PC 42 and any development in the area of the Silverstream spur this potential development may be jeopardised by information being released at this time. The development is dependent on a plan change. Both the plan change and the swap of land will require consultation and so it is important that the public are not prematurely influenced against any proposal. In addition 7(2)(a) will have an opportunity to voice his opposition and inform the public of his views when consultation takes place. At this stage any action on a development or a land swap is likely to be about 2-3 years away. When consultation is carried out on the land swap the more sensitive information in the report is likely to be included in the consultation material..

If the Guildford Timber Company is OK with releasing it my opinion is that only parts of it should be released. In particular the parts that explain the Council's reasons for negotiating the MoU, the "Background" and the "Recommendation" in the report. . The parts referring to a separate agreement should be withheld, subject to Richard and Peter's opinion. At this stage the second agreement has not been prepared or signed.

Regards

Andrea Hilton

From: Richard Harbord

<xxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxxx@xxxx.xxxx.xx>>

Sent: Friday, 16 August 2019 11:41 AM

To: Rosie Jansen <xxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxx@xxxx.xxxt.nz>>; Kerrie Falconer <xxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxx@xxxx.xxxx.nz>>; Kate Glanville <xxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxxx@xxxx.xxxx.xx>>; James McKibbin <xxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxx@xxxx.xxxx.xx>>

Cc: Andrea Hilton <xxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:Andrea.Hilton@uhcc.govt.nz>>

Subject: RE: OIA Response: UHCC & GTC Land Exchange

Rosie,

I am not familiar with the process here as I was not directly involved in the work which ended with the signing of the MOU, other than to review the planning related content, so I'm afraid I can't help answer those questions. I've copied Andrea in as I think she would have been directly involved?

Richard Harbord

Director, Planning and Regulatory Services

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Please consider the environment before printing.

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Sent: Friday, 16 August 2019 11:06 AM

To: Kerrie Falconer <xxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:Kerrie.Falconer@uhcc.govt.nz>>; Kate Glanville <xxxx.xxxxxxx@xxxx.xxxx.xx<mailto:kate.glanville@uhcc.govt.nz>>; James McKibbin <xxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxx@xxxx.xxxx.xx>>

Cc: Richard Harbord <xxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>

Subject: FW: OIA Response: UHCC & GTC Land Exchange

Morning all,

We have received the below LGOIMA request from [REDACTED] 7(2)(a) .

Could you please take a look at his questions and provide me with any relevant information that you have regarding the MOU that was signed in March 2016.

If you have any concerns related to this information request, need clarification or if there could be some sensitivity or issues related to releasing this information please contact me.

Please advise if this is a simple database search or will require substantial collation and research and if so, how long you would estimate the manual search would take.

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1. That time spent looking for information that is not where it should be is not chargeable.
2. It is important that the Council has a good relationship with the media so it is unlikely that the Council will charge for media OIAs.

Can I please have this information from you by --30 August 2019 as under LGOIMA I have 20 days to respond to this request.

Kind regards,

Rosie Jansen

Information and Communications Officer

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: [REDACTED] 7(2)(a)

Sent: Thursday, 15 August 2019 8:57 p.m.

To: Rosie Jansen

Cc: UHCC

Subject: Re: OIA Response: UHCC & GTC Land Exchange

Dear Rosie

Thank you for Council's response 9th August 2019 acknowledging that Council did not consult with the public prior to the signing of the "Memorandum of Understanding Relating to Land Exchange" by Mayor Wayne Guppy and then CEO Chris Upton and the Guildford Timber Company.

Could you please provide the following information:

1. Did Mayor Wayne Guppy and then CEO Chris Upton have prior approval from the Council to enter into the Council commitments described in the above-mentioned MOU and to sign it? Yes
2. If so, at what meeting(s) was this approval given? Council Meeting 24 February 2016, Public Excluded When and where was the meeting held? Council Chambers, Civic Administration Building Upper Hutt City Council, Upper Hutt, 4.30pm 24 February 2016 Who was present? Mayor Wayne Guppy, Cr MT Amour, JB Griffiths, JC Gwilliam, PE Lambert, GT McArthur, AR McLeod, BD Rabbitt, H Swales, SP Taylor, DV Wheeler
3. Was the meeting(s) open to the public? No If not, why not? To enable the Council to carry out negotiations without prejudice or disadvantage, to protect information where making the information could unreasonably prejudice the commercial position of the person who supplied it, Prevent the use of official information for improper gain or advantage.
4. Are there minutes of this meeting(s) available? Yes, but only the public minutes and the public Excluded minutes that refer to the MoU item only. My reason is that the minutes do not contain any information that the Council is justified in withholding. If so, please provide a copy.
5. If there was a vote, what are the names of the Councillors who supported the MOU, and of the Councillors who opposed the MOU? There was a vote but as is the practice the votes were not recorded because a division was not called.

Regards

7(2)(a)

On Fri, Aug 9, 2019 at 4:33 PM Rosie Jansen

<xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a),

Please accept our apologies, we have provided you with some incorrect information. In your original LGOIMA request dated 22 July 2019 we stated in answer to question 4 that the MOU was signed on the back of public consultation. This was not correct and we do apologise for the error.



The process leading to the signing of the MOU did not include public consultation. To answer question 4 correctly, Council does not hold any information relating to your request. As the information does not exist, your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act. Please also find attached our response to your request for information related to the consultation mentioned above, dated 02 August 2019.

Kind regards,

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21. RE: OIA Response: UHCC & GTC Land Exchange

**From:** Richard Harbord <xxxxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx>, Rosie Jansen <xxxxxx.xxxxxx@xxxx.xxxx.xx>, Kerrie Falconer <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>, Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Cc:** Peter Kelly <xxxxxx.xxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 19, 2019 14:27:06  
**Subject:** RE: OIA Response: UHCC & GTC Land Exchange  
**Attachment:**

---

Hi All,

My only comment is that the last resolution of the relevant Council meeting was that both the report and MOU be made public. Does this not circumvent the question whether it ought to be released or not?

From: Andrea Hilton  
Sent: Friday, 16 August 2019 4:31 PM  
To: Richard Harbord <xxxxxxx.xxxxxx@xxxx.xxxx.xx>; Rosie Jansen <xxxxxx.xxxxxx@xxxx.xxxx.xx>; Kerrie Falconer <xxxxxx.xxxxxxxx@xxxx.xxxx.nz>; Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx>; James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.nz>  
Cc: Peter Kelly <xxxxxx.xxxxxx@xxxx.xxxx.xx>  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi Rosie

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Due to 7(2)(a) actions in respect of PC 42 and any development in the area of the Silverstream spur this potential development may be jeopardised by information being released at this time. The development is dependent on a plan change. Both the plan change and the swap of land will require consultation and so it is important that the public are not prematurely influenced against any proposal. In addition 7(2)(a) will have an opportunity to voice his opposition and inform the public of his views when consultation takes place. At this stage any action on a development or a land swap is likely to be about 2-3 years away. When consultation is carried out on the land swap the more sensitive information in the report is likely to be included in the

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Sent: Friday, 16 August 2019 11:41 AM

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From: [REDACTED] 7(2)(a)  
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Cc: UHCC  
Subject: Re: OIA Response: UHCC & GTC Land Exchange

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Regards

[REDACTED] 7(2)(a)

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22. Automatic reply: OIA Response: UHCC & GTC Land Exchange

**From:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 16, 2019 16:30:50  
**Subject:** Automatic reply: OIA Response: UHCC & GTC Land Exchange  
**Attachment:**

---

Thanks for your email. I'm out of the office returning Tuesday 20 August. I will reply to your message then.

Thanks

James

23. RE: OIA Response: UHCC & GTC Land Exchange

**From:** Andrea Hilton <xxxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** Richard Harbord <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>, Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx>, Kerrie Falconer <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>, Kate Glanville <xxxx.xxxxxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Cc:** Peter Kelly <xxxxxx.xxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 16, 2019 16:30:49  
**Subject:** RE: OIA Response: UHCC & GTC Land Exchange  
**Attachment:** [Report to Council-MoU 24 February 2016.pdf](#)  
[Excerpt Council Minutes 24 February 2016.pdf](#)

---

Hi Rosie

The answers to 7(2)(a) questions are below in green.

I have attached the relevant sections of the minutes, page 1 records the councillors present and p9 the minute on the MoU item. The report is also attached. I recommend that the report is not made public without first checking with the Guildford Timber company. You should also check with Richard and Peter whether they believe the information should be released or not.

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Andrea Hilton



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<xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>; Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.nz>; James McKibbin  
<xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
Cc: Andrea Hilton <xxxxxxx.xxxxxxx@xxxx.xxxx.xx>  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Rosie,

I am not familiar with the process here as I was not directly involved in the work which ended with the signing of the MOU, other than to review the planning related content, so I'm afraid I can't help answer those questions. I've copied Andrea in as I think she would have been directly involved?

Richard Harbord  
Director, Planning and Regulatory Services

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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xxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxxx@xxxx.xxxx.xx> | W:  
www.upperhuttcity.com<http://www.upperhuttcity.com/> | F:  
www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

Please consider the environment before printing.

From: Rosie Jansen  
Sent: Friday, 16 August 2019 11:06 AM  
To: Kerrie Falconer <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:Kerrie.Falconer@uhcc.govt.nz>>;  
Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:kate.glanville@uhcc.govt.nz>>; James  
McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>  
Cc: Richard Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:Richard.Harbord@uhcc.govt.nz>>  
Subject: FW: OIA Response: UHCC & GTC Land Exchange

Morning all,

We have received the below LGOIMA request from [REDACTED] 7(2)(a) .

Could you please take a look at his questions and provide me with any relevant information that you have regarding the MOU that was signed in March 2016.

If you have any concerns related to this information request, need clarification or if there could be some sensitivity or issues related to releasing this information please contact me.

Please advise if this is a simple database search or will require substantial collation and research and if so, how long you would estimate the manual search would take.

The Council is permitted to charge for information, provided it takes more than an hour to collate.

Please note

1. That time spent looking for information that is not where it should be is not chargeable.
2. It is important that the Council has a good relationship with the media so it is unlikely that the Council will charge for media OIAs.

Can I please have this information from you by --30 August 2019 as under LGOIMA I have 20 days to respond to this request.

Kind regards,

Rosie Jansen  
Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2111 | E: [xxxxx.xxxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxxx@xxxx.xxxx.xx)<mailto:Rosie.Jansen@uhcc.govt.nz> | W:  
[www.upperhuttcity.com](http://www.upperhuttcity.com)<<http://www.upperhuttcity.com/>> | F:  
[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>>

From: [REDACTED] 7(2)(a)  
Sent: Thursday, 15 August 2019 8:57 p.m.  
To: Rosie Jansen  
Cc: UHCC  
Subject: Re: OIA Response: UHCC & GTC Land Exchange

Dear Rosie

Thank you for Council's response 9th August 2019 acknowledging that Council did not consult with the public prior to the signing of the "Memorandum of Understanding Relating to Land Exchange" by Mayor Wayne Guppy and then CEO Chris Upton and the Guildford Timber Company.

Could you please provide the following information:

1. Did Mayor Wayne Guppy and then CEO Chris Upton have prior approval from the Council to enter into the Council commitments described in the above-mentioned MOU and to sign it? Yes
2. If so, at what meeting(s) was this approval given? Council Meeting 24 February 2016, Public Excluded When and where was the meeting held? Council Chambers, Civic Administration Building Upper Hutt City Council, Upper Hutt, 4.30pm 24 February 2016 Who was present? Mayor Wayne Guppy, Cr MT Amour, JB Griffiths, JC Gwilliam, PE Lambert, GT McArthur, AR McLeod, BD Rabbitt, H Swales, SP Taylor, DV Wheeler
3. Was the meeting(s) open to the public? No If not, why not? To enable the Council to carry out negotiations without prejudice or disadvantage, to protect information where making the information could unreasonably prejudice the commercial position of the person who supplied it, Prevent the use of official information for improper gain or advantage.
4. Are there minutes of this meeting(s) available? Yes, but only the public minutes and the public Excluded minutes that refer to the MoU item only. My reason is that the minutes do not contain any information that the Council is justified in withholding. If so, please provide a copy.
5. If there was a vote, what are the names of the Councillors who supported the MOU, and of the Councillors who opposed the MOU? There was a vote but as is the practice the votes were not recorded because a division was not called.

Regards

7(2)(a)



On Fri, Aug 9, 2019 at 4:33 PM Rosie Jansen

<xxxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a),

Please accept our apologies, we have provided you with some incorrect information. In your original LGOIMA request dated 22 July 2019 we stated in answer to question 4 that the MOU was signed on the back of public consultation. This was not correct and we do apologise for the error.

The process leading to the signing of the MOU did not include public consultation.

To answer question 4 correctly, Council does not hold any information relating to your request. As the information does not exist, your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act.

Please also find attached our response to your request for information related to the consultation mentioned above, dated 02 August 2019.

Kind regards,

Rosie Jansen

Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2111 | E: [xxxxx.xxxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxxx@xxxx.xxxx.xx)<mailto:Rosie.Jansen@uhcc.govt.nz> | W:

[www.upperhuttcity.com](http://www.upperhuttcity.com)<http://www.upperhuttcity.com/> | F:

[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<http://www.fb.com/upperhuttcitycouncil>

24. FW: RNZ 7(2)(a) re pinehaven - extra questions

**From:** Toni Neale <Toni.Neale@uhcc.govt.nz>  
**To:** Peter Kelly <Peter.Kelly@uhcc.govt.nz>, Richard Harbord <Richard.Harbord@uhcc.govt.nz>, Geoff Swainson <Geoff.Swainson@uhcc.govt.nz>, James McKibbin <james.mckibbin@uhcc.govt.nz>  
**Cc:** Matt Weavers <Matt.Weavers@uhcc.govt.nz>  
**Sent Date:** Aug 16, 2019 11:53:56  
**Subject:** FW: RNZ 7(2)(a) re pinehaven - extra questions  
**Attachment:** [image001.png](#)

---

FYI, we haven't sent the first response yet as waiting to hear back from Peter if he wants it to be sent out from Media or from Peter.

Toni Neale  
Executive Assistant to the Chief Executive

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 | T: +64 4 527 2169 | E: toni.neale@uhcc.govt.nz<mailto:toni.neale@uhcc.govt.nz> | W: www.upperhuttcity.com<http://www.upperhuttcity.com/> | F: www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil> Please consider the environment before printing.

Please consider the environment before printing.

From: Media  
Sent: Friday, 16 August 2019 11:46 a.m.  
To: Toni Neale  
Subject: FW: RNZ 7(2)(a) re pinehaven - extra questions

Hi Toni,

Please see email from 7(2)(a) below. Matt will pop down and see you shortly.

Kind regards,

Rosie Jansen  
Information and Communications Officer

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

D: +64 4 527 2111 | E: xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Rosie.Jansen@uhcc.govt.nz> | W: www.upperhuttcity.com<http://www.upperhuttcity.com/> | F: www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: [REDACTED] 7(2)(a)  
Sent: Friday, 16 August 2019 11:35 a.m.  
To: Media  
Subject: RNZ [REDACTED] 7(2)(a) re pinehaven - extra questions

Hello Rosie

As discussed on the phone, seeking answers and a taped interview including re the following questions:

1. why did UHCC tell [REDACTED] 7(2)(a) on Aug 1 2019 that there was public consultation on MOU between UHCC and Guildford Timber Company, when there wasn't?

\* Is it acceptable to Mr Kelly that his council provided misinformation under the OIA, which was only revealed because the LGOIMA requester challenged the original, wrong answer?

\*

1. The 2010 SKM report says of the Guildford developmt that "Initial estimates forecast that this could add an additional 1500 dwellings to the catchment"; the Land Use Strategy 2016 says "around 1000".

\* Which number is correct?

\* If a firm number is not known, pls advise if the estimates or forecasts of possible houses currently are higher or lower than what they were in 2010 or in 2016, and if so to what degree

1. The GTC concept first came out in 2007, 12 years ago. In 2016 UHCC said "GTC fully intend to provide additional information about their vision for development of the land once these feasibility discussions are further advanced".

\* Pls provide links to any of that additional information from 2016 to now.

\* If there is no additional information that UHCC has been provided, or UHCC has generated, pls detail why that is, 3 years on

\* Has UHCC requested additional info from GTC, and when?

RNZ aims to report on this as early as Monday, with a report completed later today

Pls come back to me with any queries

Pls acknowledge receipt of this email

TKS

7(2)(a)



[Description: Description: Description: Description: Description: RNZNEWS300b]

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25. RE: OIA Response: UHCC & GTC Land Exchange

**From:** Richard Harbord <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx>, Kerrie Falconer <xxxxxxxxxxxx@xxxx.xxxx.xx>, Kate Glanville <xxxx.xxxxxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxxxxx@xxxx.xxxx.xx>  
**Cc:** Andrea Hilton <xxxxxxx.xxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 16, 2019 11:41:05  
**Subject:** RE: OIA Response: UHCC & GTC Land Exchange  
**Attachment:**

---

Rosie,

I am not familiar with the process here as I was not directly involved in the work which ended with the signing of the MOU, other than to review the planning related content, so I'm afraid I can't help answer those questions. I've copied Andrea in as I think she would have been directly involved?

Richard Harbord  
Director, Planning and Regulatory Services

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Please consider the environment before printing.

From: Rosie Jansen  
Sent: Friday, 16 August 2019 11:06 AM  
To: Kerrie Falconer <xxxxxxx.xxxxxx@xxxx.xxxx.xx>; Kate Glanville <xxxx.xxxxxxxxxx@xxxx.xxxx.xx>; James McKibbin <xxxxxx.xxxxxxxxxx@xxxx.xxxx.nz>  
Cc: Richard Harbord <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>  
Subject: FW: OIA Response: UHCC & GTC Land Exchange

Morning all,



We have received the below LGOIMA request from [REDACTED] 7(2)(a) .

Could you please take a look at his questions and provide me with any relevant information that you have regarding the MOU that was signed in March 2016.

If you have any concerns related to this information request, need clarification or if there could be some sensitivity or issues related to releasing this information please contact me.

Please advise if this is a simple database search or will require substantial collation and research and if so, how long you would estimate the manual search would take.

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Please note

1. That time spent looking for information that is not where it should be is not chargeable.
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Can I please have this information from you by --30 August 2019 as under LGOIMA I have 20 days to respond to this request.

Kind regards,

Rosie Jansen  
Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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www.upperhuttcity.com<http://www.upperhuttcity.com/> | F:  
www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: [REDACTED] 7(2)(a)

Sent: Thursday, 15 August 2019 8:57 p.m.

To: Rosie Jansen

Cc: UHCC

Subject: Re: OIA Response: UHCC & GTC Land Exchange

Dear Rosie

Thank you for Council's response 9th August 2019 acknowledging that Council did not consult with the public prior to the signing of the "Memorandum of Understanding Relating to Land Exchange" by Mayor Wayne Guppy and then CEO Chris Upton and the Guildford Timber

Company.

Could you please provide the following information:

1. Did Mayor Wayne Guppy and then CEO Chris Upton have prior approval from the Council to enter into the Council commitments described in the above-mentioned MOU and to sign it?
2. If so, at what meeting(s) was this approval given? When and where was the meeting held? Who was present?
3. Was the meeting(s) open to the public? If not, why not?
4. Are there minutes of this meeting(s) available? If so, please provide a copy.
5. If there was a vote, what are the names of the Councillors who supported the MOU, and of the Councillors who opposed the MOU?

Regards

7(2)(a)

On Fri, Aug 9, 2019 at 4:33 PM Rosie Jansen

<xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a),

Please accept our apologies, we have provided you with some incorrect information. In your original LGOIMA request dated 22 July 2019 we stated in answer to question 4 that the MOU was signed on the back of public consultation. This was not correct and we do apologise for the error. The process leading to the signing of the MOU did not include public consultation. To answer question 4 correctly, Council does not hold any information relating to your request. As the information does not exist, your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act. Please also find attached our response to your request for information related to the consultation mentioned above, dated 02 August 2019.

Kind regards,

Rosie Jansen  
Information and Communications Officer

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www.upperhuttcity.com<http://www.upperhuttcity.com/> | F:  
www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

26. FW: OIA Response: UHCC & GTC Land Exchange

**From:** Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** Kerrie Falconer <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>, Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Cc:** Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 16, 2019 11:05:32  
**Subject:** FW: OIA Response: UHCC & GTC Land Exchange  
**Attachment:**

---

Morning all,

We have received the below LGOIMA request from [REDACTED] 7(2)(a)

Could you please take a look at his questions and provide me with any relevant information that you have regarding the MOU that was signed in March 2016.

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Information and Communications Officer

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From: [redacted] 7(2)(a)

Sent: Thursday, 15 August 2019 8:57 p.m.

To: Rosie Jansen

Cc: UHCC

Subject: Re: OIA Response: UHCC & GTC Land Exchange

Dear Rosie

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Could you please provide the following information:

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2. If so, at what meeting(s) was this approval given? When and where was the meeting held? Who was present?
3. Was the meeting(s) open to the public? If not, why not?
4. Are there minutes of this meeting(s) available? If so, please provide a copy.
5. If there was a vote, what are the names of the Councillors who supported the MOU, and of the Councillors who opposed the MOU?

Regards

[redacted] 7(2)(a)

On Fri, Aug 9, 2019 at 4:33 PM Rosie Jansen

<xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>> wrote:

H [redacted] 7(2)(a),

Please accept our apologies, we have provided you with some incorrect information. In your original LGOIMA request dated 22 July 2019 we stated in answer to question 4 that the MOU was signed on the back of public consultation. This was not correct and we do apologise for the error.

The process leading to the signing of the MOU did not include public consultation. To answer question 4 correctly, Council does not hold any information relating to your request. As the information does not exist, your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act. Please also find attached our response to your request for information related to the consultation mentioned above, dated 02 August 2019.

Kind regards,

Rosie Jansen  
Information and Communications Officer

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27. RE: Flood modelling media query

**From:** Richard Harbord <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 15, 2019 17:15:38  
**Subject:** RE: Flood modelling media query  
**Attachment:**

---

James,

Just to reconfirm, happy, thanks.

Richard Harbord  
Director, Planning and Regulatory Services

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

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www.upperhuttcity.com<http://www.upperhuttcity.com/> | F:  
www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

Please consider the environment before printing.

From: James McKibbin  
Sent: Thursday, 15 August 2019 4:46 PM  
To: Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx>; Richard Harbord <Richard.Harxxxx@xxxx.xxxx.xx>;  
Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>; Toni Neale <Toni.Neale@uhcc.govt.nz>; Matt  
Weavers <xxxx.xxxxxxxx@xxxx.xxxx.xx>; Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.nz>  
Subject: RE: Flood modelling media query

Hi all,

Proposed response to go to 7(2)(a) set out below.

Hi 7(2)(a)

Plan Change 42

Thank you for your enquiry about the Plan Change 42 process. All the information relating to the Plan Change can be found on our website at this link: <https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/District-Plan/PC42>

You will see the various steps that the plan change has been through under the prescribed 'Schedule 1' RMA process. This included submissions, further submissions, pre-hearing, hearing, post-hearing, decisions on submissions, and Environment Court appeal steps.

The process was robust.

As a first step to help answer your questions, we'd recommend that you read the Independent Hearing Commissioner's recommendation report<<https://www.upperhuttcity.com/files/assets/public/districtplan/pc42/plan-change-42-final-djm.pdf>>. This report sets out the background to the plan change and explains the modelling history (including the peer review process).

Please familiarise yourself with the content of this report. It explains the key matters raised in submissions, along with the expert evidence that was provided, and the considerations made by the Commissioner. Matters included the accuracy of the maps and the impact of development in the upper reaches of the Pinehaven catchment.

You will find commentary around the issue of hydraulic neutrality for development in the Pinehaven Catchment Overlay to ensure that stormwater runoff be at a rate no greater than when compared to the pre-development situation.

Save Our Hills appealed the original decision made by Council on this plan change and a copy of its appeal can be read here:

<https://www.upperhuttcity.com/files/assets/public/districtplan/pc42/notice-of-appeal-soh.pdf>

Save Our Hills subsequently withdrew its appeal against PC 42. A copy of the Minute from the Environment Court acknowledging this is included in last night's Council report.

There was one other appeal, which was resolved by Consent Order from the Environment Court.

The appeal process is directed by the Environment Court and more information about this process could be sought from the Court Registrar.

As both appeals were resolved, Council approved the plan change as per the Order from the Court, and will make it operative in the coming weeks.

Future development



In relation to your questions about the status of development in the area, the development of the Southern Growth Area was signalled in our Land Use Strategy<<https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Strategies/Land-Use-Strategy>> as being required to meet long-term housing demand.

The MOU that you refer to is one signed in 2016 between the Upper Hutt City Council and the Guildford Timber Company Ltd relating to a land exchange. A copy of this is attached for your information and reference to it is in the Land Use Strategy (see pages 79 and 80).

There have been no subsequent decisions made by Council on the MOU, nor has Council received any formal development proposals for the Southern Growth Area land.

From: Toni Neale <[xxxx.xxxxx@xxxx.xxxx.xx](mailto:xxxx.xxxxx@xxxx.xxxx.xx)<<mailto:xxxx.xxxxx@xxxx.xxxx.xx>>>  
Sent: Thursday, 15 August 2019 12:35 PM  
To: Richard Harbord <[xxxxxxx.xxxxxxx@xxxx.xxxx.xx](mailto:xxxxxxx.xxxxxxx@xxxx.xxxx.xx)<<mailto:Richard.Harbord@uhcc.govt.nz>>>; Geoff Swainson <[xxxxx.xxxxxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx)<<mailto:Geoff.Swainson@uhcc.govt.nz>>>; James McKibbin <[xxxxx.xxxxxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx)<<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx>>>  
Cc: Peter Kelly <[xxxxx.xxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxx@xxxx.xxxx.xx)<<mailto:xxxxx.xxxxx@xxxx.xxxx.nz>>>; Matt Weavers <[xxxxx.xxxxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxxxx@xxxx.xxxx.xx)<<mailto:xxxxx.xxxxxxx@xxxx.xxxx.xx>>>; Rosie Jansen <[xxxxx.xxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxx@xxxx.xxxx.xx)<<mailto:xxxxx.xxxxx@xxxx.xxxx.xx>>>  
Subject: RE: Flood modelling media query

Thanks Richard.

James could you copy me into the response back to Matt and Rosie so I know this request has been actioned.

Thanks

Toni

Toni Neale  
Executive Assistant to the Chief Executive

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 | T: +64 4 527 2169 | E: [xxxx.xxxxx@xxxx.xxxx.xx](mailto:xxxx.xxxxx@xxxx.xxxx.xx)<<mailto:xxxx.xxxxx@xxxx.xxxx.xx>> | W: [www.upperhuttcity.com](http://www.upperhuttcity.com)<<http://www.upperhuttcity.com/>> | F:

[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>> Please consider the environment before printing.

Please consider the environment before printing.

From: Richard Harbord  
Sent: Thursday, 15 August 2019 12:11 p.m.  
To: Toni Neale; Geoff Swainson; James McKibbin  
Subject: RE: Flood modelling media query  
Importance: High

Works for me but suggest that for the complete picture we do provide <sup>7(2)</sup><sub>(a)</sub> with a summary of the SOH appeal and their repeated resistance to putting their experts up for expert conferencing.

James, can you confirm you are around and able to pull some words together on this to provide to ...Matt?

Richard Harbord  
Director, Planning and Regulatory Services

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

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[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>>

Please consider the environment before printing.

From: Toni Neale  
Sent: Thursday, 15 August 2019 12:04 PM  
To: Richard Harbord <[xxxxxxx.xxxxxxx@xxxx.xxxx.xx](mailto:xxxxxxx.xxxxxxx@xxxx.xxxx.xx)<<mailto:Richard.Harbord@uhcc.govt.nz>>>;  
Geoff Swainson <[xxxxx.xxxxxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx)<<mailto:Geoff.Swainson@uhcc.govt.nz>>>  
Subject: RE: Flood modelling media query

Hi Richard & Geoff

Peter's day has gone completely to custard but he thinks your recommendation Richard is excellent and happy for us to put that forward to RNZ - are you both happy with this?

Toni Neale  
Executive Assistant to the Chief Executive

Upper Hutt City Council | 838 - 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand  
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xxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxx@xxxx.xxxx.xx> | W:  
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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil> Please consider the environment before printing.

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From: Richard Harbord  
Sent: Thursday, 15 August 2019 11:28 a.m.  
To: Matt Weavers; Rosie Jansen; Peter Kelly  
Cc: Toni Neale; Geoff Swainson; James McKibbin  
Subject: RE: Flood modelling media query

...the other thing to note which SOH repeatedly overlook/avoid, is that a key part of the rules provisions require stormwater neutrality for future development. This means that for any future development on sites like the Guildford land stormwater runoff post development has managed on site to be no greater than the runoff pre development. This means that the whole argument by SOH about risk to the catchment downstream is irrelevant. This is also set out independently by the Commissioner in his report, ie <sup>7(2)</sup><sub>(a)</sub> needn't take our word for it.

From: Richard Harbord  
Sent: Thursday, 15 August 2019 11:22 AM  
To: Matt Weavers <xxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxxx@xxxx.xxxt.nz>>; Rosie Jansen <xxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxx@xxxx.xxxx.xx>>; Peter Kelly <xxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxx@xxxx.xxxx.xx>>  
Cc: Toni Neale <xxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxxx@xxxx.xxxx.xx>>; Geoff Swainson <xxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxx@xxxx.xxxx.xx>>; James McKibbin <xxxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxx@xxxx.xxxx.xx>>  
Subject: RE: Flood modelling media query  
Importance: High

Hi All,

In my view as a first step <sup>7(2)</sup><sub>(a)</sub> really needs to be referred to the commissioners recommendations report which will give him the full - and accurate - background which includes setting out the

modelling history, including peer review history - and the nature of Save Our Hills evidence and the commissioners independent assessment of its credibility. This is available on our website. There is a very long backstory and I think it is entirely appropriate to ask him to avail himself of that information as his starting point. It should assist him to get the SOH claims into proper context. It will, hopefully, also make it clear to him that there is no credible story here.

Peter, if you need a bullet point summary of this modelling history (which is likely to involve a simple cut and paste of relevant parts of the commissioners report), then leading onto the environment court appeal process, then James would be the best starting point to organise this for you. Suffice it to say the modelling has been extensively tested and peer reviewed and SOH's expert at the hearing stage actually raised only marginal and ambiguous issue with the modelling work. Then on appeal, SOH were unwilling to expose their then 2 experts to expert conferencing to test their views, and indeed we never go to know what the second expert actually thought at all. My own strong suspicion is that neither were willing to support [REDACTED] 7(2)(a) position and knew that if they tried to this would be exposed as unsustainable at expert conferencing. SOH then withdrew their appeal when it was clear that they could not proceed without proper examination between experts and would not be able to present a layperson's view of the modelling.

Trust this assists. James, to note at this stage please.

Richard Harbord  
Director, Planning and Regulatory Services

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From: Matt Weavers  
Sent: Thursday, 15 August 2019 10:54 AM  
To: Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxt.nz>>; Peter Kelly <xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxx.xx>>  
Cc: Toni Neale <xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxx.xx>>; Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx>>; Richard Harbord

<xxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxx@xxxx.xxxx.xx>>

Subject: RE: Flood modelling media query

Hi all,

Sorry I've been advising Rosie on this with my mind in the Pinehaven Stream project which is UHCC/WW/and GWRC but just remembered that planning and plan changes are in fact Richard's department so looping him in on this conversation for advice/support.

Kind regards,

Matt Weavers  
Senior Advisor Communications and Engagement

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

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From: Media <xxxxx@xxxx.xxxx.xx<mailto:xxxxx@xxxx.xxxx.xx>>

Sent: Thursday, 15 August 2019 10:49 AM

To: Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxx@xxxx.xxxx.nz>>

Cc: Toni Neale <xxxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxx@xxxx.xxxx.xx>>; Matt Weavers

<xxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxx@xxxx.xxxx.xx>>; Geoff Swainson

<xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx>>

Subject: FW: Flood modelling media query

Morning Peter,

7(2)(a) has come back with the below questions.

Our advice is that this is an opportunity to speak to the public face of this situation. As this story has gone on for so long, it might be helpful to have a phone call with 7(2)(a) so that he can get a better idea of the situation. Geoff should be able to advise on the details of this matter.

Kind regards,

Rosie Jansen  
Information and Communications Officer

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

D: +64 4 527 2111 | E: xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Rosie.Jansen@uhcc.govt.nz> | W:  
www.upperhuttcity.com<http://www.upperhuttcity.com/> | F:  
www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: [REDACTED] 7(2)(a)  
Sent: Thursday, 15 August 2019 10:25 a.m.  
To: Media  
Subject: RE: Flood modelling media query

Hello Rosie

This answers a part of our question but not all of it. Pls address the questions as numbered below, beside each question, for accuracy and comprehensiveness. Where an answer is not forthcoming, pls provide a reason why. RNZ considers this matter is in the public interest:

1. While the modelling is GWRC's, isn't it the case that this is the modelling the UHCC will be using/relying on, in some respects?
2. Or not?
3. If it is, then RNZ wishes to know from Mr Kelly if he has full confidence in the modelling, and in using it to inform UHCC's decisions relating to any possible housing development in Pinehaven?
4. Has Mr Kelly or any of his officers looked at or asked anyone to look at (eg as peer reviewer or otherwise) any of the previous modelling or reports the Save Our Hills group says it has had done?
5. Or is he/officers etc prepared to look at the group's latest modelling once it is peer reviewed, as it described at the council mtg last night?
6. If the SOH information has not been considered or will not be considered by UHCC, why not?

RNZ aims to report on this shortly. RNZ requests a taped interview with Mr Kelly or the mayor. I will be working on it today and tomorrow

In addition:

1. RNZ requests UHCC fully clarify the status of any possible housing development in this area.
2. Pls release to us any MOU or similar, between UHCC and any developer or other party to any possible housing development in this area
3. Pls identify any said developer so RNZ is able to approach them for comment, in the interests of balance

TKS

7(2)(a), RNZ

From: Media <xxxxx@xxxx.xxxx.xx<mailto:xxxxx@xxxx.xxxx.xx>>

Sent: Thursday, 15 August 2019 10:14 a.m.

To: 7(2)(a)

Subject: RE: Flood modelling media query

Kia ora 7(2)(a)

Thank you for your enquiry regarding a comment from council on whether the flood modelling is accurate.

Upper Hutt City Council Chief Executive, Peter Kelly says "The modelling is not ours, it is Greater Wellington Regional Council's".

I trust this answers your question.

Warm regards,

Rosie Jansen

Information and Communications Officer

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

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

Media query from website

Question

Response

First name(s)

7(2)  
(a)

Surname

7(2)(a)

Organisation

Rnz

Email address

7(2)(a)

Phone number

7(2)(a)

What type of media query is it?

Quote/interview

Details

I attended UHCC tonight re flood plan concerns. I have residents and 1 Cr on tape. I request council comment on whether its flood modelling is accurate

---

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28. RE: Flood modelling media query

**From:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx>, Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>, Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>, Toni Neale <xxxx.xxxxx@xxxx.xxxx.xx>, Matt Weavers <xxxx.xxxxxxxx@xxxx.xxxx.xx>, Rosie Jansen <xxxxx.xxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 15, 2019 16:45:40  
**Subject:** RE: Flood modelling media query  
**Attachment:** [signed MOU dated 2016.03.04.pdf](#)

---

Hi all,

Proposed response to go to 7(2)(a) set out below.

Hi 7(2)(a)

Plan Change 42

Thank you for your enquiry about the Plan Change 42 process. All the information relating to the Plan Change can be found on our website at this link: <https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/District-Plan/PC42>

You will see the various steps that the plan change has been through under the prescribed 'Schedule 1' RMA process. This included submissions, further submissions, pre-hearing, hearing, post-hearing, decisions on submissions, and Environment Court appeal steps.

The process was robust.

As a first step to help answer your questions, we'd recommend that you read the Independent Hearing Commissioner's recommendation report<<https://www.upperhuttcity.com/files/assets/public/districtplan/pc42/plan-change-42-final-djm.pdf>>. This report sets out the background to the plan change and explains the modelling history (including the peer review process).

Please familiarise yourself with the content of this report. It explains the key matters raised in submissions, along with the expert evidence that was provided, and the considerations made by the Commissioner. Matters included the accuracy of the maps and the impact of development in the upper reaches of the Pinehaven catchment.

You will find commentary around the issue of hydraulic neutrality for development in the Pinehaven Catchment Overlay to ensure that stormwater runoff be at a rate no greater than when compared to the pre-development situation.

Save Our Hills appealed the original decision made by Council on this plan change and a copy of its appeal can be read here:

<https://www.upperhuttcity.com/files/assets/public/districtplan/pc42/notice-of-appeal-soh.pdf>

Save Our Hills subsequently withdrew its appeal against PC 42. A copy of the Minute from the Environment Court acknowledging this is included in last night's Council report.

There was one other appeal, which was resolved by Consent Order from the Environment Court.

The appeal process is directed by the Environment Court and more information about this process could be sought from the Court Registrar.

As both appeals were resolved, Council approved the plan change as per the Order from the Court, and will make it operative in the coming weeks.

#### Future development

In relation to your questions about the status of development in the area, the development of the Southern Growth Area was signalled in our Land Use Strategy<<https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Strategies/Land-Use-Strategy>> as being required to meet long-term housing demand.

The MOU that you refer to is one signed in 2016 between the Upper Hutt City Council and the Guildford Timber Company Ltd relating to a land exchange. A copy of this is attached for your information and reference to it is in the Land Use Strategy (see pages 79 and 80).

There have been no subsequent decisions made by Council on the MOU, nor has Council received any formal development proposals for the Southern Growth Area land.

From: Toni Neale <xxxx.xxxxx@xxxx.xxxx.xx>

Sent: Thursday, 15 August 2019 12:35 PM

To: Richard Harbord <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>; Geoff Swainson <xxxxxxxxxx@xxxx.xxxx.xx>; James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.nz>

Cc: Peter Kelly <xxxxxx.xxxxx@xxxx.xxxx.xx>; Matt Weavers <Matt.Weavers@uhcc.govt.nz>;

Rosie Jansen <xxxxxx.xxxxxxx@xxxx.xxxx.xx>

Subject: RE: Flood modelling media query

Thanks Richard.

James could you copy me into the response back to Matt and Rosie so I know this request has been actioned.

Thanks

Toni

Toni Neale  
Executive Assistant to the Chief Executive

Upper Hutt City Council | 838 - 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand  
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From: Richard Harbord  
Sent: Thursday, 15 August 2019 12:11 p.m.  
To: Toni Neale; Geoff Swainson; James McKibbin  
Subject: RE: Flood modelling media query  
Importance: High

Works for me but suggest that for the complete picture we do provide <sup>7(2)</sup><sub>(a)</sub> with a summary of the SOH appeal and their repeated resistance to putting their experts up for expert conferencing.

James, can you confirm you are around and able to pull some words together on this to provide to ...Matt?

Richard Harbord  
Director, Planning and Regulatory Services

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Sent: Thursday, 15 August 2019 12:04 PM  
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Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:Geoff.Swainson@uhcc.govt.nz>>  
Subject: RE: Flood modelling media query

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Cc: Toni Neale; Geoff Swainson; James McKibbin  
Subject: RE: Flood modelling media query

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Cc: Toni Neale <xxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxxx@xxxx.xxxx.xx>>; Geoff Swainson <xxxxxx.xxxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxxx@xxxx.xxxx.xx>>; James McKibbin <xxxxxx.xxxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxxx@xxxx.xxxx.xx>>

Subject: RE: Flood modelling media query

Importance: High

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Trust this assists. James, to note at this stage please.

Richard Harbord

Director, Planning and Regulatory Services

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

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From: Matt Weavers

Sent: Thursday, 15 August 2019 10:54 AM

To: Rosie Jansen <xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxt.nz>>; Peter Kelly <xxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxx@xxxx.xxxx.xx>>

Cc: Toni Neale <xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxx.xx>>; Geoff Swainson <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>; Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>>

Subject: RE: Flood modelling media query

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Kind regards,

Matt Weavers

Senior Advisor Communications and Engagement

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From: Media <xxxxx@xxxx.xxxx.xx<mailto:xxxxx@xxxx.xxxx.xx>>

Sent: Thursday, 15 August 2019 10:49 AM

To: Peter Kelly <xxxxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxx@xxxx.xxxx.nz>>

Cc: Toni Neale <xxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxx@xxxx.xxxx.xx>>; Matt Weavers <xxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxxxx@xxxx.xxxx.xx>>; Geoff Swainson <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx>>

Subject: FW: Flood modelling media query

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7(2)(a) has come back with the below questions.

Our advice is that this is an opportunity to speak to the public face of this situation. As this story has gone on for so long, it might be helpful to have a phone call with 7(2)(a) so that he can get a better idea of the situation. Geoff should be able to advise on the details of this matter.

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Rosie Jansen

Information and Communications Officer

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: 7(2)(a)

Sent: Thursday, 15 August 2019 10:25 a.m.

To: Media

Subject: RE: Flood modelling media query

Hello Rosie

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using/relying on, in some respects?

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5. Or is he/officers etc prepared to look at the group's latest modelling once it is peer reviewed, as it described at the council mtg last night?

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RNZ aims to report on this shortly. RNZ requests a taped interview with Mr Kelly or the mayor. I will be working on it today and tomorrow

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1. RNZ requests UHCC fully clarify the status of any possible housing development in this area.
2. Pls release to us any MOU or similar, between UHCC and any developer or other party to any possible housing development in this area
3. Pls identify any said developer so RNZ is able to approach them for comment, in the interests of balance

TKS

7(2)(a), RNZ

From: Media <xxxxx@xxxx.xxxx.xx<mailto:xxxxx@xxxx.xxxx.xx>>

Sent: Thursday, 15 August 2019 10:14 a.m.

To: 7(2)(a)

Subject: RE: Flood modelling media query

Kia ora 7(2)(a)

Thank you for your enquiry regarding a comment from council on whether the flood modelling is accurate.

Upper Hutt City Council Chief Executive, Peter Kelly says "The modelling is not ours, it is Greater Wellington Regional Council's".

I trust this answers your question.

Warm regards,

Rosie Jansen  
Information and Communications Officer

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[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<http://www.fb.com/upperhuttcitycouncil>

Media query from website

Question

Response

First name(s)

7(2)  
(a)

Surname

7(2)(a)

Organisation

Rnz

Email address

7(2)(a)

Phone number

7(2)(a)

What type of media query is it?

Quote/interview

Details

I attended UHCC tonight re flood plan concerns. I have residents and 1 Cr on tape. I request council comment on whether its flood modelling is accurate

---

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29. FW: OIA Response: UHCC & GTC Land Exchange

**From:** Richard Harbord <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 09, 2019 16:38:52  
**Subject:** FW: OIA Response: UHCC & GTC Land Exchange  
**Attachment:** [Response 1003.pdf](#)  
[Response 998.pdf](#)

---

James,

FYI just in case [7(2)(a)] calls you.

Richard Harbord  
Director, Planning and Regulatory Services

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2162 | M: +64 27 436 3797 | T: +64 4 527 2169 | E:  
xxxxxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxxxxx.xxxxxx@xxxx.xxxx.xx> | W:  
www.upperhuttcity.com<http://www.upperhuttcity.com/> | F:  
www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

Please consider the environment before printing.

From: Rosie Jansen  
Sent: Friday, 9 August 2019 4:34 PM  
To: [7(2)(a)]  
Subject: RE: OIA Response: UHCC & GTC Land Exchange

Hi [7(2)(a)]

Please accept our apologies, we have provided you with some incorrect information. In your original LGOIMA request dated 22 July 2019 we stated in answer to question 4 that the MOU was signed on the back of public consultation. This was not correct and we do apologise for the error. The process leading to the signing of the MOU did not include public consultation. To answer question 4 correctly, Council does not hold any information relating to your request. As the information does not exist, your request is refused under Section 17(e) of the Local Government Official Information and Meetings Act.

Please also find attached our response to your request for information related to the consultation mentioned above, dated 02 August 2019.

Kind regards,

Rosie Jansen  
Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2111 | E: [xxxxx.xxxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxxx@xxxx.xxxx.xx)<mailto:Rosie.Jansen@uhcc.govt.nz> | W:  
[www.upperhuttcity.com](http://www.upperhuttcity.com)<<http://www.upperhuttcity.com/>> | F:  
[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>>

From: [REDACTED] 7(2)(a)  
Sent: Friday, 2 August 2019 10:48 a.m.  
To: Rosie Jansen  
Cc: Darryl Longstaffe  
Subject: Re: OIA Response: UHCC & GTC Land Exchange

Dear Rosie

RE: "MEMORANDUM OF UNDERSTANDING RELATING TO LAND EXCHANGE" - The Guildford Timber Company (GTC) and Upper Hutt City Council (UHCC)

Thank you for your email in response to my request 22-7-19 for information: UHCC & GTC Land Exchange.

Council's response to my Question 4 states that "The existing MOU was signed on the back of public consultation."

Please provide further information about the consultation Council is referring to, including:

1. What was the public consultation Council is referring to in its response to Question 4?
2. When did this consultation take place? What was the time period allowed for the consultation on the proposed Land Swap and MOU (opening and closing dates)?
3. How was this consultation advertised to the public? Please provide a copy of Council's public notification of this consultation.
4. What was the format of this consultation? What questions did the Council ask the public about the proposed Land Swap and MOU? What questions did the Council ask the public about

proposed development on the Guildford land? What questions did the Council ask the public about proposed development on the Silverstream Spur? Please provide a copy of all the consultation documentation that was made available to the public in this consultation that Council implies took place before the MOU was signed.

5. What response did the Council receive from the public in this consultation?

\* What were the total number of submissions received by Council specifically relating to the proposed Land Swap and/or MOU and/or proposed development on the Guildford land, and/or proposed development on the Silverstream Spur?

\* How many submissions supported the proposed Land Swap and/or the MOU?

\* How many submissions opposed the proposed Land Swap and/or the MOU?

\* How many submissions supported proposed development on the Guildford land?

\* How many submissions opposed proposed development on the Guildford land?

\* How many submissions supported proposed development on the Silverstream Spur?

\* How many submissions opposed proposed development on the Silverstream Spur?

1. Please provide copies of all the public submissions received by Council in response to this consultation on the proposed Land Swap and MOU, and a copy of Council's summary of the submissions.

2. Please provide a copy of Council's analysis, report and conclusions from this consultation, and include evidence of how the public was informed (before the signing of the MOU) about the outcome of Council's consultation.

3. Please provide evidence that the public was clearly informed (before the MOU was signed) about the details of the MOU relating to the proposed Land Swap and that the public supported it. Please include a copy of the 'Memorandum of Understanding Relating to Land Exchange" that was made available to the public before it was signed by GTC on 2nd March 2016 and by UHCC on 4th March 2016.

Kind regards

7(2)(a)

On Thu, Aug 1, 2019 at 4:12 PM Rosie Jansen

<xxxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a)

Please see attached our response to your request for information: UHCC & GTC Land Exchange dated 22.07.2019

If you have any queries, please give me a call.

Kind regards,

Rosie Jansen  
Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2111 | E: xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:Rosie.Jansen@uhcc.govt.nz> | W:  
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30. FW: UHCC & GTC Land Swap

**From:** Richard Harbord <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jul 24, 2019 13:37:14  
**Subject:** FW: UHCC & GTC Land Swap  
**Attachment:** [Guildford-MOU-dated-2016.03.04.pdf](#)

---

From: Rosie Jansen <xxxxx.xxxxxxx@xxxx.xxxx.xx>  
Sent: Tuesday, 23 July 2019 9:27 AM  
To: Richard Harbord <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>  
Subject: FW: UHCC & GTC Land Swap

Hi Richard,

We have received the below OIA from [REDACTED] 7(2)(a) . Could you please action his request.

Let me know if you have any queries or if I should be communicating with someone else about this.

Kind regards,

Rosie Jansen  
Information and Communications Officer

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2111 | E: xxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:Rosie.Jansen@uhcc.govt.nz> | W: www.upperhuttcity.com<http://www.upperhuttcity.com/> | F: www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

From: Julie Rust  
Sent: Monday, 22 July 2019 4:57 p.m.  
To: Rosie Jansen  
Subject: FW: UHCC & GTC Land Swap

Another one for you Rosie

From: [REDACTED] 7(2)(a)



Sent: Monday, 22 July 2019 4:48 p.m.

To: UHCC

Subject: UHCC & GTC Land Swap

Dear Madam/Sir

This is an Official Information Act Request.

RE: "MEMORANDUM OF UNDERSTANDING RELATING TO LAND EXCHANGE" - The Guildford Timber Company (GTC) and Upper Hutt City Council (UHCC) - attached

The above MOU was signed by the parties (GTC and UHCC) in March 2016.

1. What actions have been taken by either/both parties in relation to this proposed land exchange since the MOU was signed in March 2016;
2. Please provide an update on the current status of the above MOU, and whether it has expired or been replaced by any subsequent MOU or agreement;
3. Please provide an update on what the Council intends to do regarding this proposed land exchange;
4. Will the public be consulted by Council about this proposed land exchange, and if so, when?

Kind regards

7(2)(a)



31. Re: Meeting with 7(2)(a) from GTC tomorrow

**From:** Richard Harbord <Richard.Harbord@uhcc.govt.nz>  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**Sent Date:** May 28, 2019 18:00:51  
**Subject:** Re: Meeting with 7(2)(a) from GTC tomorrow  
**Attachment:**

---

James, let's catch up on this early tomorrow. One option if we can't understand Brett's viewpoint in detail would be to pause re raising the landscape item just now till we can speak to Brett first.

Richard

Sent from my iPhone

On 28/05/2019, at 16:57, James McKibbin  
<james.mckibbin@uhcc.govt.nz<mailto:james.mckibbin@uhcc.govt.nz>> wrote:

Hi Richard

7(2)(a) from Guildford Timber Company is coming in tomorrow morning to meet with Derek and Brett. I'm catching up with him after our meeting on the HBA and you're welcome to come along if you'd like.

I'm keen just to check in with him about the draft SNA maps he received, to see how he's going and whether he has any questions, and I'd like to flag the landscapes assessment that has been done.

The Regional Policy Statement says that local councils 'may' identify special amenity landscapes (as opposed to 'shall' identify outstanding natural features and landscapes – which for us are the Rimutaka Ranges, Tararua Ranges and the Akatarawa Forest). One draft special amenity landscape includes part of Pinehaven – this is the one I showed you yesterday.

7(2)(a) has apparently questioned the identification of the draft special amenity landscape in Pinehaven but as he's away I don't know more than this at this stage.

I feel it is worth letting 7(2)(a) know that an assessment has been done if he isn't already aware, but like SNAs it is still a draft (and a process to follow etc.).

I will catch up with you on this tomorrow morning, but I just want to check that you're comfortable with me raising it with 7(2)(a)

Thanks,

James McKibbin  
Planning Policy Manager

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx> | W:

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

32. Meeting with 7(2)(a) from GTC tomorrow

**From:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** May 28, 2019 16:57:25  
**Subject:** Meeting with Henry from GTC tomorrow  
**Attachment:**

---

Hi Richard

7(2)(a) from Guildford Timber Company is coming in tomorrow morning to meet with Derek and Brett. I'm catching up with him after our meeting on the HBA and you're welcome to come along if you'd like.

I'm keen just to check in with him about the draft SNA maps he received, to see how he's going and whether he has any questions, and I'd like to flag the landscapes assessment that has been done.

\* The Regional Policy Statement says that local councils 'may' identify special amenity landscapes (as opposed to 'shall' identify outstanding natural features and landscapes - which for us are the Rimutaka Ranges, Tararua Ranges and the Akatarawa Forest). One draft special amenity landscape includes part of Pinehaven - this is the one I showed you yesterday.

\* 7(2)(a) has apparently questioned the identification of the draft special amenity landscape in Pinehaven but as he's away I don't know more than this at this stage.

I feel it is worth letting 7(2)(a) know that an assessment has been done if he isn't already aware, but like SNAs it is still a draft (and a process to follow etc.).

I will catch up with you on this tomorrow morning, but I just want to check that you're comfortable with me raising it with 7(2)(a)

Thanks,

James McKibbin  
Planning Policy Manager

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

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xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx> | W:

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[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)

33. Re: Guildford Timber Company - Blue Mountains Rd boundary adjustments

**From:** [REDACTED] 7(2)(a)  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**Sent Date:** May 27, 2019 16:12:26  
**Subject:** Re: Guildford Timber Company - Blue Mountains Rd boundary adjustments  
**Attachment:** [image002.png](#)

---

Hi James,

It was, meeting at 10 am sounds good.

Regards,

[REDACTED] 7(2)(a)

On Mon, May 27, 2019 at 3:41 PM James McKibbin <james.mckibbin@uhcc.govt.nz> wrote:  
Hi [REDACTED] 7(2)(a)

Sorry I missed your call this morning and haven't had a chance to get back to you. Is this what you were calling about? I'm unable to make the meeting that Derek has just sent an invite for, but would be keen to catch up afterward if you've got time.

I'll be free 10-10.30am if you've got time then?

Cheers

James

**From:** [REDACTED] 7(2)(a)  
**Sent:** Monday, 27 May 2019 2:38 PM  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>; Derek Vos <Derek.Vos@uhcc.govt.nz>; Brett Latimer <brett.latimer@uhcc.govt.nz>  
**Subject:** Guildford Timber Company - Blue Mountains Rd boundary adjustments

Hi James Derek and Brett,

The GTC has been looking into potential connections from the Blue Mountains through to Wi Tako Reserve. We have identified that the NZ Defence Estate owns the 36ha parcel of land between Wi Tako, No1 Line and the GTC (see attached screenshot). I haven't had the chance to talk to anyone from the NZDF yet, but envisage that the NZDE would be in support of the use of this land for recreation, as this parcel will be landlocked following the stopping of the No 1 Line Road and has no adjoining NZDE boundaries. To provide access and extend the potential of reserve, the GTC has 5 hectares of land and a forestry road off Blue Mountains Rd down onto the No1 Line Rd.

In the first instance, however, GTC directors have asked me to meet with UHCC to discuss a potential boundary adjustment of No1 line Road to incorporate land beneath GTC sections 165-189 and the relocation of affected GTC titles onto suitable GTC/SilverStream Forest land. It is extremely late notice, but I am in Upper Hutt tomorrow and Wednesday and was wondering if you would be available to meet with me to discuss.

Regards,

7(2)(a)



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read by its intended recipient at Council. Please tell us if you have concerns about this automatic filtering. Thank you.



34. RE: Guildford Timber Company - Blue Mountains Rd boundary adjustments

**From:** Brett Latimer <brett.latimer@uhcc.govt.nz>  
**To:** 7(2)(a) James McKibbin  
<james.mckibbin@uhcc.govt.nz>, Derek Vos <Derek.Vos@uhcc.govt.nz>  
**Sent Date:** May 27, 2019 15:49:30  
**Subject:** RE: Guildford Timber Company - Blue Mountains Rd boundary adjustments  
**Attachment:** [image002.png](#)

---

Hi 7(2)(a) with regard to the Defence land, they have advise that they gifted the land to Corrections in about 1990's, but Corrections are saying they don't own the land. One of my colleagues is currently investigating the ownership of the land to determine who actually owns it. Did you receive the email from Andrea Hilton City Council, re access across the proposed reserve land ?

I believe Derick Vos is to set up a meeting with you to discuss on Wednesday at 9.00am.

**From:** 7(2)(a)  
**Sent:** Monday, 27 May 2019 2:38 p.m.  
**To:** James McKibbin; Derek Vos; Brett Latimer  
**Subject:** Guildford Timber Company - Blue Mountains Rd boundary adjustments

Hi James Derek and Brett,

The GTC has been looking into potential connections from the Blue Mountains through to Wi Tako Reserve. We have identified that the NZ Defence Estate owns the 36ha parcel of land between Wi Tako, No1 Line and the GTC (see attached screenshot). I haven't had the chance to talk to anyone from the NZDF yet, but envisage that the NZDE would be in support of the use of this land for recreation, as this parcel will be landlocked following the stopping of the No 1 Line Road and has no adjoining NZDE boundaries. To provide access and extend the potential of reserve, the GTC has 5 hectares of land and a forestry road off Blue Mountains Rd down onto the No1 Line Rd.

In the first instance, however, GTC directors have asked me to meet with UHCC to discuss a potential boundary adjustment of No1 line Road to incorporate land beneath GTC sections 165-189 and the relocation of affected GTC titles onto suitable GTC/SilverStream Forest land. It is extremely late notice, but I am in Upper Hutt tomorrow and Wednesday and was wondering if you would be available to meet with me to discuss.

Regards,

7(2)(a)

7(2)(a)

[signature\_1948051021]

35. RE: Guildford Timber Company - Blue Mountains Rd boundary adjustments

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**To:** 7(2)(a)  
**Sent Date:** May 27, 2019 15:41:46  
**Subject:** RE: Guildford Timber Company - Blue Mountains Rd boundary adjustments  
**Attachment:** [image002.png](#)

---

Hi 7(2)(a)

Sorry I missed your call this morning and haven't had a chance to get back to you. Is this what you were calling about? I'm unable to make the meeting that Derek has just sent an invite for, but would be keen to catch up afterward if you've got time.

I'll be free 10-10.30am if you've got time then?

Cheers  
James

**From:** 7(2)(a)  
**Sent:** Monday, 27 May 2019 2:38 PM  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>; Derek Vos <Derek.Vos@uhcc.govt.nz>; Brett Latimer <brett.latimer@uhcc.govt.nz>  
**Subject:** Guildford Timber Company - Blue Mountains Rd boundary adjustments

Hi James Derek and Brett,

The GTC has been looking into potential connections from the Blue Mountains through to Wi Tako Reserve. We have identified that the NZ Defence Estate owns the 36ha parcel of land between Wi Tako, No1 Line and the GTC (see attached screenshot). I haven't had the chance to talk to anyone from the NZDF yet, but envisage that the NZDE would be in support of the use of this land for recreation, as this parcel will be landlocked following the stopping of the No 1 Line Road and has no adjoining NZDE boundaries. To provide access and extend the potential of reserve, the GTC has 5 hectares of land and a forestry road off Blue Mountains Rd down onto the No1 Line Rd.

In the first instance, however, GTC directors have asked me to meet with UHCC to discuss a potential boundary adjustment of No1 line Road to incorporate land beneath GTC sections 165-189 and the relocation of affected GTC titles onto suitable GTC/SilverStream Forest land. It is extremely late notice, but I am in Upper Hutt tomorrow and Wednesday and was wondering if you would be available to meet with me to discuss.

Regards,

7(2)(a)

A large grey rectangular redaction box covers the signature area, with the text '7(2)(a)' centered at the top.

[signature\_1948051021]

36. Guildford Timber Company - Blue Mountains Rd boundary adjustments

**From:** [REDACTED] 7(2)(a)  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>, derek.vos@uhcc.govt.nz <derek.vos@uhcc.govt.nz>, Brett Latimer <brett.latimer@uhcc.govt.nz>  
**Sent Date:** May 27, 2019 14:39:07  
**Subject:** Guildford Timber Company - Blue Mountains Rd boundary adjustments  
**Attachment:** [image001.png](#)  
[Wi Tako Reserve Extension.pdf](#)

---

Hi James Derek and Brett,

The GTC has been looking into potential connections from the Blue Mountains through to Wi Tako Reserve. We have identified that the NZ Defence Estate owns the 36ha parcel of land between Wi Tako, No1 Line and the GTC (see attached screenshot). I haven't had the chance to talk to anyone from the NZDF yet, but envisage that the NZDE would be in support of the use of this land for recreation, as this parcel will be landlocked following the stopping of the No 1 Line Road and has no adjoining NZDE boundaries. To provide access and extend the potential of reserve, the GTC has 5 hectares of land and a forestry road off Blue Mountains Rd down onto the No1 Line Rd.

In the first instance, however, GTC directors have asked me to meet with UHCC to discuss a potential boundary adjustment of No1 line Road to incorporate land beneath GTC sections 165-189 and the relocation of affected GTC titles onto suitable GTC/SilverStream Forest land. It is extremely late notice, but I am in Upper Hutt tomorrow and Wednesday and was wondering if you would be available to meet with me to discuss.

Regards,

[REDACTED] 7(2)(a)

37. Guildford Timber Company - Blue Mountains Rd boundary adjustments

**From:** [REDACTED] 7(2)(a)  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>, derek.vos@uhcc.govt.nz <derek.vos@uhcc.govt.nz>, Brett Latimer <brett.latimer@uhcc.govt.nz>  
**Sent Date:** May 27, 2019 14:39:06  
**Subject:** Guildford Timber Company - Blue Mountains Rd boundary adjustments  
**Attachment:** [image001.png](#)  
[Wi Tako Reserve Extension.pdf](#)

---

Hi James Derek and Brett,

The GTC has been looking into potential connections from the Blue Mountains through to Wi Tako Reserve. We have identified that the NZ Defence Estate owns the 36ha parcel of land between Wi Tako, No1 Line and the GTC (see attached screenshot). I haven't had the chance to talk to anyone from the NZDF yet, but envisage that the NZDE would be in support of the use of this land for recreation, as this parcel will be landlocked following the stopping of the No 1 Line Road and has no adjoining NZDE boundaries. To provide access and extend the potential of reserve, the GTC has 5 hectares of land and a forestry road off Blue Mountains Rd down onto the No1 Line Rd.

In the first instance, however, GTC directors have asked me to meet with UHCC to discuss a potential boundary adjustment of No1 line Road to incorporate land beneath GTC sections 165-189 and the relocation of affected GTC titles onto suitable GTC/SilverStream Forest land. It is extremely late notice, but I am in Upper Hutt tomorrow and Wednesday and was wondering if you would be available to meet with me to discuss.

Regards,

[REDACTED] 7(2)(a)



38. Guildford Timber Company - Blue Mountains Rd boundary adjustments

**From:** [REDACTED] 7(2)(a)  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>, derek.vos@uhcc.govt.nz <derek.vos@uhcc.govt.nz>, Brett Latimer <brett.latimer@uhcc.govt.nz>  
**Sent Date:** May 27, 2019 14:39:05  
**Subject:** Guildford Timber Company - Blue Mountains Rd boundary adjustments  
**Attachment:** [image001.png](#)  
[Wi Tako Reserve Extension.pdf](#)

---

Hi James Derek and Brett,

The GTC has been looking into potential connections from the Blue Mountains through to Wi Tako Reserve. We have identified that the NZ Defence Estate owns the 36ha parcel of land between Wi Tako, No1 Line and the GTC (see attached screenshot). I haven't had the chance to talk to anyone from the NZDF yet, but envisage that the NZDE would be in support of the use of this land for recreation, as this parcel will be landlocked following the stopping of the No 1 Line Road and has no adjoining NZDE boundaries. To provide access and extend the potential of reserve, the GTC has 5 hectares of land and a forestry road off Blue Mountains Rd down onto the No1 Line Rd.

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Regards,

[REDACTED] 7(2)(a)

39. FW: March Meeting

**From:** Toni Neale <xxxx.xxxxx@xxxx.xxxx.xx>  
**To:** Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx>, Richard Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx>, Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>, Brett Latimer <xxxxx.xxxxxxxx@xxxx.xxxx.xx>, Andrea Hilton <xxxxxxx.xxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Mar 27, 2019 16:41:15  
**Subject:** FW: March Meeting  
**Attachment:** [image004.png](#)  
[image001.gif](#)

---

Hello all

Please see email below from 7(2)(a) regarding Friday's meeting with the Goodwins. Can you let me know as soon as possible if you have anything you wish to add to the agenda.

Thanks

Toni

Toni Neale  
Executive Assistant to the Chief Executive

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 | T: +64 4 527 2169 | E:

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[cid:image002.gif@01D4D980.DCFCE6F0]<https://consultation.upperhuttcity.com/annual-plan-2019-2020?utm\_source=email&utm\_medium=banner&utm\_campaign=annual\_plan\_2019-2020>

Please consider the environment before printing.

From: 7(2)(a)

Sent: Wednesday, 27 March 2019 4:38 p.m.

To: Toni Neale

Cc: 7(2)(a)

Subject: RE: March Meeting



Kia ora Toni -

In advance of our meeting with Peter and co on Friday morning, we hoped to speak to the following points:

1. Introductions

1. Stock take on various items set out in the 2016 Memorandum of Understanding between Council and GTC, including:

- \* recreation opportunities for future reserve land
- \* future development land - programme and inputs
- \* servicing options and opportunities
- \* scope for minor boundary adjustments

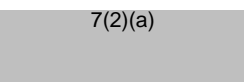
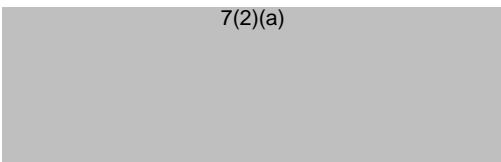
1. High level overview of other potential projects

Would you please circulate this list around to the Council attendees to assist our discussions?

Likewise, if the Council attendees would like to raise any additional matters for discussion, we would be happy to add those to the agenda.

Nga mihi

[Description: Description: Description: Description: rmg banner.bmp]



7(2)(a)



7(2)(a)



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From: Toni Neale <xxxx.xxxxx@xxxx.xxxx.xx>

Sent: Thursday, 28 February 2019 3:24 PM

To:  7(2)(a)

Subject: RE: March Meeting

Awesome :)

Toni Neale

Executive Assistant to the Chief Executive

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

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xxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxx@xxxx.xxxx.xx> | W:

www.upperhuttcity.com<http://www.upperhuttcity.com> | F:

www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil> Please consider the environment before printing.

From: [REDACTED] 7(2)(a)

Sent: Thursday, 28 February 2019 3:23 p.m.

To: Toni Neale

Subject: RE: March Meeting

Brilliant Toni - thanks. I'll confirm with our client and come back to you.

[REDACTED] 7(2)(a)

From: Toni Neale <xxxx.xxxxx@xxxx.xxxx.xx<mailto:xxxx.xxxxx@xxxx.xxxx.xx>>

Sent: Thursday, 28 February 2019 3:22 PM

To: [REDACTED] 7(2)(a)

Subject: RE: March Meeting

Hi [REDACTED] 7(2)(a)

Further to your email to Richard, the best time for all of the team here to meet with you on Friday 29 March is 10.00am, let me know if this will work.

Kind regards

Toni

Toni Neale

Executive Assistant to the Chief Executive

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

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www.fb.com/upperhuttcitycouncil<<http://www.fb.com/upperhuttcitycouncil>> Please consider the environment before printing.

From:

Sent: Wednesday, 27 February 2019 3:53 PM

To: Richard Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx<<mailto:Richard.Harbord@uhcc.govt.nz>>>

Subject: March Meeting

Kia ora Richard,

Further to our chat earlier this week, I've heard from our client that they are meeting this week with Brett Latimer from Parks/Reserves to discuss related matters. Perhaps Brett could be added to the list of attendees at our potential meeting on the 29th?

Many thanks

[Description: Description: Description: Description: rmg banner.bmp]

7(2)(a)

Resource Management Group Ltd

Level 13

Midland Chambers

45 Johnston Street

WELLINGTON 6011

PO Box 10170

The Terrace

WELLINGTON 6143

7(2)(a)

W [www.rmgroup.co.nz](http://www.rmgroup.co.nz)<<http://www.rmgroup.co.nz/>>

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40. RE: Eco-corridors Final Report

**From:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Kylie Robinson <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Mar 25, 2019 16:51:36  
**Subject:** RE: Eco-corridors Final Report  
**Attachment:**

---

Hi Kylie

Thanks, I've filed it away - cheers!

James

From: Kylie Robinson  
Sent: Monday, 25 March 2019 11:18 a.m.  
To: James McKibbin  
Subject: FW: Eco-corridors Final Report

Hey James,

I hope you had a fabulous weekend! :)

Attached is the report that the students from the US did about the spur... remember that?

Toni has passed the filing of the attached report to Wendy, who has passed it to me. Since you're quoted in it as the Planning Manager, I was thinking about popping it in (on?) SHED under District Plan Monitoring, Review and Reporting  
(<http://shed.uhcc.govt.nz/site/districtplan/revdp/Forms/cByName.aspx>)

However...SHED won't let me. If you think it's the right place, please will you drop it in? If it's the wrong place, holler and I'll find somewhere else to stash it. :)

Cheers,  
Kylie

From: Peter Kelly  
Sent: Monday, 25 March 2019 10:43 a.m.  
To: Kylie Robinson  
Cc: Toni Neale  
Subject: FW: Eco-corridors Final Report

Kylie,

You may be interested in the final report on the Ecological Corridor and Silverstream Spur.

Toni: Can you please ensure this is filed.

Thanks

Peter

Peter Kelly  
Chief Executive

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From: [REDACTED] 7(2)(a)

Sent: Saturday, 16 March 2019 6:51 AM

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

Subject: Eco-corridors Final Report

Hello Mayor Guppy and Chief Executive Kelly,

I hope you are doing well. Thank you so much for sending updates to the interview transcripts. We have wrapped up our project in New Zealand and are now back home in Massachusetts. I have attached our final report for you to read if you are interested.

Thank you so much for making our trip to New Zealand a more meaningful experience! Best of luck in Upper Hutt.

Sincerely,



7(2)(a)



41. FW: Eco-corridors Final Report

**From:** Kylie Robinson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Mar 25, 2019 11:17:53  
**Subject:** FW: Eco-corridors Final Report  
**Attachment:** [Eco Corridors Final Draft\\_Updated.pdf](#)

---

Hey James,

I hope you had a fabulous weekend! :)

Attached is the report that the students from the US did about the spur... remember that?

Toni has passed the filing of the attached report to Wendy, who has passed it to me. Since you're quoted in it as the Planning Manager, I was thinking about popping it in (on?) SHED under District Plan Monitoring, Review and Reporting

(<http://shed.uhcc.govt.nz/site/districtplan/revdp/Forms/cByName.aspx>)

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Cheers,  
Kylie

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Sent: Monday, 25 March 2019 10:43 a.m.  
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Cc: Toni Neale  
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Toni: Can you please ensure this is filed.

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Peter

Peter Kelly  
Chief Executive

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[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>>

From: [REDACTED] 7(2)(a)

Sent: Saturday, 16 March 2019 6:51 AM

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

Subject: Eco-corridors Final Report

Hello Mayor Guppy and Chief Executive Kelly,

I hope you are doing well. Thank you so much for sending updates to the interview transcripts. We have wrapped up our project in New Zealand and are now back home in Massachusetts. I have attached our final report for you to read if you are interested.

Thank you so much for making our trip to New Zealand a more meaningful experience! Best of luck in Upper Hutt.

Sincerely,

[REDACTED] 7(2)(a)

42. RE: Initiation Meeting with Perception Planning - PC50 Rural Assessments

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**To:** 7(2)(a)  
**Cc:** Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>  
**Sent Date:** Mar 25, 2019 09:04:28  
**Subject:** RE: Initiation Meeting with Perception Planning - PC50 Rural Assessments  
**Attachment:** [image001.png](#)  
[image002.png](#)

---

Hi Lucy

We will try Zoom this morning. I'll send Peter the link to the meeting. If it doesn't work we can try Skype or try and call him in.

Cheers  
James

**From:** 7(2)(a)  
**Sent:** Monday, 25 March 2019 9:03 a.m.  
**To:** Ike Kleynbos  
**Cc:** James McKibbin; Rachael Annan; Connor Spence; Derek Vos; Liezel Jahnke; Rhiannon Barbour; Catering; James Beban; Andrew Sarniak-Thomson; Peter MacIntyre  
**Subject:** Re: Initiation Meeting with Perception Planning - PC50 Rural Assessments

Kia Ora Ike

Peter McIntyre will also be joining us via Skype this morning to provide the economist's perspective. Does UHCC use Skype for Business? In which case, Peter's handle is 'Peter MacIntyre'. Peter will email through his private Skype handle if you are just running regular Skype.

Really looking forward to this meeting

Thank you

7(2)(a)

On 22/03/2019, at 6:38 PM, Ike Kleynbos

<xxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxx.xxxxxxxx@xxxx.xxxx.xx>> wrote:

The overall agenda has now been added, please see below:

## PC50 RURAL LAND USE AND LANDSCAPE SENSITIVITY ASSESSMENTS – PERCEPTION PLANNING INITIATION MEETING

Kia ora all,

This is your invite to be part of the initiation meeting with Perception Planning (PP) to launch our rural assessments for the Rural and Residential Chapters Review of the District Plan (PC50).

7(2)(a) will be joining us from PP, albeit that 7(2)(a) will be on Skype from Christchurch.

The meeting will give us an opportunity to get the teams together and discuss our rural environment, as well as a chance for PP to better understand some of the issues we are currently facing.

### AGENDA:

The below represents the areas we will be visiting at a later date to better ground-truth competing interests:

- Lower Akatarawa
- Gillespies Block
- Kaitoke Valley
- Maymorn
- Mangaroa Valley
- Katherine Mansfield
- Whitemans Valley
- Blue Mountains
- Southern Growth Area
- Moonshine Valley

Many thanks,

Ike Kleynbos  
Senior Policy Planner

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<Mail Attachment.ics><Meeting Agenda ? Rural Assessment Initiation meeting – Perception Planning.docx>

7(2)(a)

[cid:image001.png@01D4E2E9.BD65CDD0]

11 Jellicoe Street,  
PO Box 259, Martinborough 5741

7(2)(a)

www.perceptionplanning.co.nz<http://www.perceptionplanning.co.nz/>

[cid:image002.png@01D4E2E9.BD65CDD0]

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I work at Perception Planning Monday - Wednesday. Outside of those days, I will be checking my emails and contactable on my mobile number, 7(2)(a).

### 43. Initiation Meeting with Perception Planning - PC50 Rural Assessments

**From:** Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>, 7(2)(a)  
Connor Spence  
<Connor.Spence@uhcc.govt.nz>, Derek Vos <Derek.Vos@uhcc.govt.nz>,  
Liesel Jahnke <Liesel.Jahnke@uhcc.govt.nz>, Rhiannon Barbour  
<Rhiannon.Barbour@uhcc.govt.nz>  
**Cc:** Catering <Catering@uhcc.govt.nz>, 7(2)(a)  
Andrew Sarniak-Thomson  
<Andrew.Sarniak-Thomson@uhcc.govt.nz>  
**Hidden recipients:** CD-Room-Lvl-B@uhcc.govt.nz  
**Sent Date:** Mar 22, 2019 18:38:23  
**Subject:** Initiation Meeting with Perception Planning - PC50 Rural Assessments  
**Attachment:**

---

The overall agenda has now been added, please see below:

#### PC50 RURAL LAND USE AND LANDSCAPE SENSITIVITY ASSESSMENTS – PERCEPTION PLANNING INITIATION MEETING

Kia ora all,

This is your invite to be part of the initiation meeting with Perception Planning (PP) to launch our rural assessments for the Rural and Residential Chapters Review of the District Plan (PC50).

7(2)(a) will be joining us from PP, albeit that 7(2)(a) will be on Skype from Christchurch.

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AGENDA:



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- Lower Akatarawa
- Gillespies Block
- Kaitoke Valley
- Maymorn
- Mangaroa Valley
- Katherine Mansfield
- Whitemans Valley
- Blue Mountains
- Southern Growth Area
- Moonshine Valley

Many thanks,

Ike Kleynbos  
Senior Policy Planner

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44. RE: Initiation Meeting with Perception Planning - PC50 Rural Assessments

**From:** Ike Kleynbos <xxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Mar 14, 2019 10:01:20  
**Subject:** RE: Initiation Meeting with Perception Planning - PC50 Rural Assessments  
**Attachment:**

---

Sorry - wrong JAMES!!

-----Original Appointment-----

**From:** Ike Kleynbos  
**Sent:** Thursday, 14 March 2019 10:01 a.m.  
**To:** James McKibbin  
**Subject:** FW: Initiation Meeting with Perception Planning - PC50 Rural Assessments  
**When:** Monday, 25 March 2019 10:00 a.m.-12:30 p.m. (UTC+12:00) Auckland, Wellington.  
**Where:** CD Room Lvl B

-----Original Appointment-----

**From:** Ike Kleynbos  
**Sent:** Monday, 11 March 2019 4:42 p.m.  
**To:** Ike Kleynbos; James McKibbin; 7(2)(a) Rachael Annan; Connor Spence; Derek Vos; Liezel Jahnke; Rhiannon Barbour  
**Cc:** Catering  
**Subject:** Initiation Meeting with Perception Planning - PC50 Rural Assessments  
**When:** Monday, 25 March 2019 10:00 a.m.-12:30 p.m. (UTC+12:00) Auckland, Wellington.  
**Where:** CD Room Lvl B

PC50 RURAL LAND USE AND LANDSCAPE SENSITIVITY ASSESSMENTS - PERCEPTION  
PLANNING INITIATION MEETING

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AGENDA:

[this is TBC and will be updated here]

However, broadly, it would be good if we could discuss the following areas:

- \* Lower Akatarawa
- \* Gillespies Block
- \* Kaitoke Valley
- \* Maymorn
- \* Mangaroa Valley
- \* Katherine Mansfield
- \* Whitemans Valley
- \* Blue Mountains
- \* Southern Growth Area
- \* Moonshine Valley

The above represents the areas we will be visiting at a later date to better ground-truth competing interests. In terms of the above, it would be very useful for respective in-house council experts to share their respective knowledge on these areas.

I will be in touch in due course to add to this agenda. Please feel free to contact me if you have any questions in the meantime.

Many thanks,

Ike Kleynbos  
Senior Policy Planner

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45. FW: Initiation Meeting with Perception Planning - PC50 Rural Assessments

**From:** Ike Kleynbos <xxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Mar 14, 2019 10:00:46  
**Subject:** FW: Initiation Meeting with Perception Planning - PC50 Rural Assessments  
**Attachment:**

---

-----Original Appointment-----

From: Ike Kleynbos  
Sent: Monday, 11 March 2019 4:42 p.m.  
To: Ike Kleynbos; James McKibbin; [REDACTED] 7(2)(a); Connor Spence; Derek Vos; Liezel Jahnke; Rhiannon Barbour  
Cc: Catering  
Subject: Initiation Meeting with Perception Planning - PC50 Rural Assessments  
When: Monday, 25 March 2019 10:00 a.m.-12:30 p.m. (UTC+12:00) Auckland, Wellington.  
Where: CD Room Lvl B

PC50 RURAL LAND USE AND LANDSCAPE SENSITIVITY ASSESSMENTS – PERCEPTION PLANNING INITIATION MEETING

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[this is TBC and will be updated here]

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

Please consider the environment before printing.

46. Eco-corridor report from the U.S students

**From:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Mar 13, 2019 08:57:27  
**Subject:** Eco-corridor report from the U.S students  
**Attachment:** [image001.gif](#)

---

Hi Richard

I've just received the full report from the American students who researched the Silverstream Spur and its potential as an ecological corridor. I'll have a good read through and give you a summary, because F & B plan on presenting the report to Council at some stage.

I had a quick look through my comments, and note that they didn't change some of the commentary as I had asked (e.g. they note me saying that my understanding was the spur would only be used for an access road).

<http://shed.uhcc.govt.nz/site/districtplan/IssuesandEnquiries/Guildford%20Timber%20Company%20land/13%20March%202019%20Eco%20Corridors%20Full%20Report%20-%20research%20about%20Silverstream%20Spur.msg>

Thanks,

James McKibbin  
Planning Policy Manager

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[cid:image001.gif@01D4CD14.B08408B0]<[https://upperhuttlibrary.co.nz/2019/02/central-library-re-opening/?utm\\_medium=email&utm\\_source=council%20staff&utm\\_campaign=library%20opening](https://upperhuttlibrary.co.nz/2019/02/central-library-re-opening/?utm_medium=email&utm_source=council%20staff&utm_campaign=library%20opening)>

## 47. Initiation Meeting with Perception Planning - PC50 Rural Assessments

**From:** Ike Kleynbos <Ike.Kleynbos@uhcc.govt.nz>  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>, 7(2)(a)  
, 7(2)(a)  
Connor Spence  
<Connor.Spence@uhcc.govt.nz>, Derek Vos <Derek.Vos@uhcc.govt.nz>, Liezel Jahnke <Liezal.Jahnke@uhcc.govt.nz>, Rhiannon Barbour <Rhiannon.Barbour@uhcc.govt.nz>  
**Hidden recipients:** CD-Room-Lvl-B@uhcc.govt.nz  
**Sent Date:** Mar 11, 2019 16:42:06  
**Subject:** Initiation Meeting with Perception Planning - PC50 Rural Assessments  
**Attachment:**

---

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Kia ora all,

This is your invite to be part of the initiation meeting with Perception Planning (PP) to launch our rural assessments for the Rural and Residential Chapters Review of the District Plan (PC50).

7(2)(a) will be joining us from PP, albeit that 7(2)(a) will be on Skype from Christchurch.

The meeting will give us an opportunity to get the teams together and discuss our rural environment, as well as a chance for PP to better understand some of the issues we are currently facing.

AGENDA:

[this is TBC and will be updated here]

However, broadly, it would be good if we could discuss the following areas:

- \* Lower Akatarawa
- \* Gillespies Block
- \* Kaitoke Valley
- \* Maymorn
- \* Mangaroa Valley
- \* Katherine Mansfield



- \* Whitemans Valley
- \* Blue Mountains
- \* Southern Growth Area
- \* Moonshine Valley

The above represents the areas we will be visiting at a later date to better ground-truth competing interests. In terms of the above, it would be very useful for respective in-house council experts to share their respective knowledge on these areas.

I will be in touch in due course to add to this agenda. Please feel free to contact me if you have any questions in the meantime.

Many thanks,

Ike Kleynbos  
Senior Policy Planner

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48. RE: Eco-corridor project

**From:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Feb 22, 2019 08:37:10  
**Subject:** RE: Eco-corridor project  
**Attachment:** [Interview with James McKibbin 1-24-19.pdf](#)

---

Hi Richard

The U.S. students completing research about the Silverstream Spur / eco-corridor have come back with the transcript of their conversation with me. They want to include the transcript and some specific quotes from me in their report.

The students are presenting their report to Forest & Bird on Tuesday and I have been invited to attend. Forest & Bird will use the report to present to Council about the future use of Silverstream Spur.

Given this is political, can I please ask that you cast your eye over the transcript to make sure you're OK with what I've said/they've recorded. I also thought I might suggest to the students that the following three statements replace what they've highlighted in red in their report. Just to be clearer.

\* Future development in Upper Hutt needs to be considered against its impact on the natural values of the environment. The resource consent process that may be required under the city and/or regional plans, ensures a rigorous assessment of a development's environmental impact.

\* Given the city's anticipated population growth and housing demand set out in the Land Use Strategy, Upper Hutt City Council will need to provide for future housing areas. These areas will need to be assessed against the District Plan and the Resource Management Act so that natural and physical resources are managed sustainably.

\* Upper Hutt City Council has a legislated requirement to protect 'Significant Natural Areas' - ecosystems and habitats with significant indigenous biodiversity values.

I'll also ask they tweak a couple of statements e.g. 'a couple of iwi..'

Thanks

James

From: [REDACTED] 7(2)(a)  
Sent: Thursday, 21 February 2019 9:59 a.m.  
To: James McKibbin  
Cc: gr-ecocorridors  
Subject: Re: Eco-corridor project

Hi Mr. McKibbin,

Thank you so much for these documents. They were extremely helpful in writing the background for this report. I am so sorry for the delay, but I have (finally) attached our notes of the interview in this email. We want to make sure that you are properly being represented. Are you comfortable with these transcripts being included in our report and your name being associated with the quotes in red?

Additionally, we would like to invite you to our final presentation. We are presenting at the Forest & Bird Upper Hutt Annual General Meeting on February 26 at the Hapai Building, and would be happy to have you attend.

Sincerely,

[REDACTED] 7(2)(a)

[REDACTED] 7(2)(a)

[REDACTED] 7(2)(a)

7(2)(a)

---

From: James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
Sent: Tuesday, January 29, 2019 10:51:05 PM  
To: 7(2)(a)  
Cc: gr-ecocorridors  
Subject: RE: Eco-corridor project

Hi 7(2)(a) and team

This is a link to the Resource Management Act 1991

<http://legislation.govt.nz/act/public/1991/0069/latest/DLM230265.html><<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Flegislation.govt.nz%2Fact%2Fpublic%2F1991%2F0069%2Flatest%2FDLM230265.html&data=02%7C01%7Csbalaji%40wpi.edu%7C4b10de30a08d45ba405f08d686662cda%7C589c76f5ca1541f9884b55ec15a0672a%7C0%7C0%7C636844170758897935&sdata=f70MpJwuZ5eGQvy%2FSACEFmgj8FhA3ZGX20AbiLE42BU%3D&reserved=0>>

Sections that may be useful for your research are Part 2 (Purpose and Principles) and sections 31 (Functions of territorial authorities under the Act) and 74 (Matters to be considered by territorial authority). This may provide some legislative context relating to the types of considerations council needs to make under the Act.

This link <http://www.environmentguide.org.nz/rma/planning-documents-and-processes/><<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.environmentguide.org.nz%2Frma%2Fplanning-documents-and-processes%2F&data=02%7C01%7Csbalaji%40wpi.edu%7C4b10de30a08d45ba405f08d686662cda%7C589c76f5ca1541f9884b55ec15a0672a%7C0%7C0%7C636844170758897935&sdata=xLBQVAFjgFTMHJtD2E2OTSmEoJOTfgYqxcJSgGP9Xcs%3D&reserved=0>> explains the relationship between national policy and local policy/planning.

More info on national policy statements here: <http://www.mfe.govt.nz/rma/rma-legislative->

tools/national-policy-

statements<<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.mfe.govt.nz%2Fma%2Fma-legislative-tools%2Fnational-policy-statements&data=02%7C01%7Csbalaji%40wpi.edu%7C4b10de30a08d45ba405f08d686662cda%7C589c76f5ca1541f9884b55ec15a0672a%7C0%7C0%7C636844170758907935&sdata=LG%2BNEfJluBzhgnKMaBqkzWzKqm60MTQ6aUz3bxwN0AI%3D&reserved=0>> (the NPS on urban development capacity is important for future development).

Hope that helps!

James

From: [REDACTED] 7(2)(a)  
Sent: Thursday, 24 January 2019 6:33 p.m.  
To: James McKibbin  
Cc: gr-ecocorridors  
Subject: Re: Eco-corridor project

Hi Mr. McKibbin,

Thank you so much for your time this morning. We really appreciate your input on our project.

Any information you could send us about the Resource Management Act or national policy that guides future development would be very helpful.

We will get back to you soon, with a compilation of quotes from our meeting so you can read them before they are added to our report.

Thank you so much again. We wish you good luck in the new position!

7(2)(a)



---

From: 7(2)(a)  
Sent: Monday, January 21, 2019 2:33:36 PM  
To: James McKibbin  
Cc: gr-ecocorridors  
Subject: Re: Eco-corridor project

That works for us! We will give you a call Thursday morning then. Thank you,

7(2)(a)



---

From: James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
Sent: Monday, January 21, 2019 2:29:26 PM  
To: 7(2)(a)  
Cc: gr-ecocorridors  
Subject: RE: Eco-corridor project

That's fine, how about 9am on Thursday instead?

From: [REDACTED] 7(2)(a)  
Sent: Tuesday, 22 January 2019 8:26 a.m.  
To: James McKibbin  
Cc: gr-ecocorridors  
Subject: Re: Eco-corridor project

Hi Mr. McKibbin,

Unfortunately we recently scheduled another meeting on Wednesday at 11AM. You had mentioned Thursday morning also working for you. We don't have anything scheduled, would a morning time on Thursday still work?

Sorry for the confusion,

[REDACTED] 7(2)(a)

---

From: James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
Sent: Monday, January 21, 2019 1:55:55 PM  
To: [REDACTED] 7(2)(a)  
Cc: gr-ecocorridors

Subject: RE: Eco-corridor project

Thanks [REDACTED] 7(2)(a)

How about tomorrow at 11am? I have a couple of meetings first thing tomorrow morning.

James

From: [REDACTED] 7(2)(a)  
Sent: Saturday, 19 January 2019 7:58 a.m.  
To: James McKibbin  
Cc: gr-ecocorridors  
Subject: Re: Eco-corridor project

Hi Mr. McKibbin,

Wonderful, thank you. Wednesday morning would be great. If you are available anytime from 9 onwards that works for us. We are looking forward to talking to you about land-use policies in Upper Hutt!

Sincerely,

[REDACTED] 7(2)(a)

---

From: James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
Sent: Friday, January 18, 2019 1:41:37 PM  
To: [REDACTED] 7(2)(a)  
Subject: Eco-corridor project



Hi 7(2)(a)

Thanks for your enquiry to Richard Harbord about your eco-corridor project. He has asked me to respond to you and the project team.

I am available for a phone conversation next week on either Wednesday or Thursday morning if sometime then suits you?

Thanks,

James McKibbin  
Planning Policy Manager

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www.upperhuttcity.com<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.upperhuttcity.com%2F&data=02%7C01%7Csbalaji%40wpi.edu%7C4b10de30a08d45ba405f08d686662cda%7C589c76f5ca1541f9884b55ec15a0672a%7C0%7C0%7C636844170758917943&sdata=uSZ9Xztzem8%2FSLb7yYOU%2FAoyBt0GvhEaSR4ibqvR0V0%3D&reserved=0> | F:

www.fb.com/upperhuttcitycouncil<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.fb.com%2Fupperhuttcitycouncil&data=02%7C01%7Csbalaji%40wpi.edu%7C4b10de30a08d45ba405f08d686662cda%7C589c76f5ca1541f9884b55ec15a0672a%7C0%7C0%7C636844170758927951&sdata=LhUoAIX4ObShNxTWFOQI8F5SNA45BSuTCLzLUmcXz%2Bo%3D&reserved=0>

"Life. Leisure. Live it!"

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49. RE: Forest & Bird Upper Hutt Branch meeting - Tuesday 26th February

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**To:** 7(2)(a)  
**Sent Date:** Feb 21, 2019 16:53:02  
**Subject:** RE: Forest & Bird Upper Hutt Branch meeting - Tuesday 26th February  
**Attachment:**

---

Thanks 7(2)(a)

See you this evening.

James

**From:** 7(2)(a)  
**Sent:** Thursday, 21 February 2019 1:10 p.m.  
**To:** James McKibbin  
**Subject:** FW: Forest & Bird Upper Hutt Branch meeting - Tuesday 26th February

Hi James

I am not sure if the WPI students have mentioned their presentation next Tuesday, so here is the notice below. You are welcome, and please pass it on to Kylie and anyone else who may be interested.

See you tonight at the PFUH meeting.

Cheers

7(2)(a)

**From:** Forest & Bird, Upper Hutt Branch [mailto:UpperHutt.Branch@forestandbird.org.nz]  
**Sent:** Saturday, 16 February 2019 2:56 PM  
**Subject:** Forest & Bird Upper Hutt Branch meeting - Tuesday 26th February

Hi all,

Welcome to 2019.

Our 1st branch meeting for 2019 will be held at the Hapai Rooms, Fergusson Drive on Tuesday 26th February @ 7.30pm. We will be starting the meeting with our Annual General Meeting and then we have a presentation by some WPI (Worcester Polytech Institute, Worcester, Massachusetts) students who are carrying out a project on the Silverstream Spur. They finish on Friday 1 March.

From their proposal:

The primary goal of our project is to determine the value that an ecological corridor would provide if one were established along the green belt land in Upper Hutt. We have a particular focus on the Silverstream Spur, because our sponsors have emphasized this land as being crucial to the effectiveness of the corridor. To accomplish this goal, we will complete the following objectives:

1. Determine how native birds in the green belt land would benefit from the presence of an ecological corridor
2. Evaluate the attitudes of key stakeholders towards the ecological corridor concept
3. Assess the public's perception of Upper Hutt's native birds

Fulfilling these objectives will involve several different research/data collection methods, such as site assessments interviews, surveys, and possibly field studies at the site of interest.

They will present their findings and we can learn from their knowledge. We will be using their report to present to UHCC regarding the future use of the Silverstream Spur.

All welcome.

Cheers,

7(2)(a)

50. FW: Forest & Bird Upper Hutt Branch meeting - Tuesday 26th February

**From:** 7(2)(a)  
**To:** 'James McKibbin' <james.mckibbin@uhcc.govt.nz>  
**Sent Date:** Feb 21, 2019 13:10:06  
**Subject:** FW: Forest & Bird Upper Hutt Branch meeting - Tuesday 26th February  
**Attachment:**

---

Hi James

I am not sure if the WPI students have mentioned their presentation next Tuesday, so here is the notice below. You are welcome, and please pass it on to Kylie and anyone else who may be interested.

See you tonight at the PFUH meeting.

Cheers

7(2)  
(a)

**From:** Forest & Bird, Upper Hutt Branch [mailto:UpperHutt.Branch@forestandbird.org.nz]  
**Sent:** Saturday, 16 February 2019 2:56 PM  
**Subject:** Forest & Bird Upper Hutt Branch meeting - Tuesday 26th February

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Our 1st branch meeting for 2019 will be held at the Hapai Rooms, Fergusson Drive on Tuesday 26th February @ 7.30pm. We will be starting the meeting with our Annual General Meeting and then we have a presentation by some WPI (Worcester Polytech Institute, Worcester, Massachusetts) students who are carrying out a project on the Silverstream Spur. They finish on Friday 1 March.

From their proposal:

*The **primary goal** of our project is to determine the value that an ecological corridor would provide if one were established along the green belt land in Upper Hutt. We have a particular focus on the Silverstream Spur, because our sponsors have emphasized this land as being crucial to the effectiveness of the corridor. To accomplish this goal, we will complete the following objectives:*

- 1. Determine how native birds in the green belt land would benefit from the presence of an ecological corridor**
- 2. Evaluate the attitudes of key stakeholders towards the ecological corridor concept**
- 3. Assess the public's perception of Upper Hutt's native birds**

*Fulfilling these objectives will involve several different research/data collection methods, such as site assessments interviews, surveys, and possibly field studies at the site of interest.*

They will present their findings and we can learn from their knowledge. We will be using their report to present to UHCC regarding the future use of the Silverstream Spur.

All welcome.

Cheers,

7(2)(a)

## 51. Catch-up on Greenfield feasibility and MCA scoring results

**From:** Ike Kleynbos <xxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Richard Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 30, 2019 10:02:06  
**Subject:** Catch-up on Greenfield feasibility and MCA scoring results  
**Attachment:**

---

Hi both, just scheduling in some time to talk about the below points and also the MCA results, including discussions had.

Thanks,  
Ike

---

**From:** Richard Harbord  
**Sent:** Tuesday, 29 January 2019 9:39 a.m.  
**To:** Ike Kleynbos; James McKibbin  
**Subject:** RE: Details on UDC Greenfield results and SGA impacts

Thanks Ike.

A couple of thoughts spring to mind, written as they occur!:

- \* How do we realistically narrow down yield numbers where they have a large range or come to a view on a likely yield, most notably the Gillespies block? To what extent do we need to (is our need to do this dependent on the final outcome of the report?) Nb I think we excluded Kingsley Heights as a strategic site on the basis of concern at the time as to whether it would be wiped out by a proposed SNA
- \* Would like to understand the Guildford point you make re overlapping areas better spatially
- \* Guildford again: we should look to catch up with Ralph Goodwin sometime soon to introduce you James. This could coincide with 1) relaying the assessment for the Guildford block once the final report is released and getting into a discussion from there, 2) updating him on our work programme progress and where that leads our natural timing for the Guildford plan change project, and 3) understanding where they are currently at

Richard Harbord  
Director, Planning and Regulatory Services



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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

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From: Ike Kleynbos

Sent: Friday, 25 January 2019 4:24 p.m.

To: Richard Harbord; James McKibbin

Subject: Details on UDC Greenfield results and SGA impacts

Hi Richard / James,

On the back of our conversation last week regarding UDC greenfield feasibility results, I've pulled together some of the results to help illustrate how they stack up against our current and previous assumptions.

Below you'll find a link to an updated chart showing feasibility results for select greenfield sites.

Here you can see a number of figures, which I've described below:

- \* UDC Council Estimate - this is based on a static density applied over the entire site. Density is based on current densities calculated in existing urban areas which are of similar typology which we would expect may be applied in Greenfield sites. This ranges from 9 to 22 dwellings per hectare.
- \* UDC Sensitivity Test - Here MRCagney have tested if different densities throughout the site are economically viable to test what the most economically viable densities are for each sites (e.g. dynamic density). Densities of between 10 to 30 dwellings per hectare are tested.
- \* Council/Sensitivity 50% Moderated - while some sites had marked differences between static and dynamic density results, from a planning perspective, some of these densities are unrealistic. I have therefore added an additional bar which simply applies 50% of the difference between static and dynamic results to assist in estimating a result which may be more realistic.
- \* LUS - this simply shows what the estimates were in the 2016 Land Use Strategy for applicable Greenfield sites (Appendix 2).

A link for this chart is here: UHCC Greenfield Sites Feasibility under UDC.docx<<http://shed.uhcc.govt.nz/site/districtplan/revdp/UDC%202018%20Report%20-%20Residential%20Capacity/UHCC%20Greenfield%20Sites%20Feasibility%20under%20UDC.docx>>

I have also produced a map of the results with an overlay of figures showing feasibility results. Here, C= Council, S= Sensitivity, LUS= Land Use Strategy. A link to this map is here: Map of UDC Greenfield Feasibility

Results.pdf<<http://shed.uhcc.govt.nz/site/districtplan/revdp/UDC%202018%20Report%20-%20Residential%20Capacity/Map%20of%20UDC%20Greenfield%20Feasibility%20Results.pdf>>

Lastly, in our discussion we talked about what impact this may have on the Southern Growth Area (SGA). Given we now have this layer showing areas which are feasible, I have intersected this against proposed reserve areas, draft SNA sites, and draft landscape layers.

A link to the map is here: Map of Southern Growth Area Feasibility Assessment.pdf<<http://shed.uhcc.govt.nz/site/districtplan/revdp/UDC%202018%20Report%20-%20Residential%20Capacity/Map%20of%20Southern%20Growth%20Area%20Feasibility%20Assessment.pdf>>

Overall, you'll notice that SNAs and Landscape layers are largely contained within proposed reserve areas, however there is some intrusion into the feasible development layer along the southern proportion. This predominantly intersects with the draft SAL landscape. In that respect, I think this brings into question what our duties are to discuss this further in terms of overall expectations with the site and planning policy development.

Happy to discuss further. Please feel free to get in touch if you have any further questions.

Many thanks,

Ike Kleynbos  
Senior Policy Planner

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52. RE: Details on UDC Greenfield results and SGA impacts

**From:** Richard Harbord <xxxxxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** Ike Kleynbos <xxx.xxxxxxxx@xxxx.xxxx.xx>, James McKibbin  
<xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 29, 2019 09:39:08  
**Subject:** RE: Details on UDC Greenfield results and SGA impacts  
**Attachment:**

---

Thanks Ike.

A couple of thoughts spring to mind, written as they occur!:

- \* How do we realistically narrow down yield numbers where they have a large range or come to a view on a likely yield, most notably the Gillespies block? To what extent do we need to (is our need to do this dependent on the final outcome of the report?) Nb I think we excluded Kingsley Heights as a strategic site on the basis of concern at the time as to whether it would be wiped out by a proposed SNA
- \* Would like to understand the Guildford point you make re overlapping areas better spatially
- \* Guildford again: we should look to catch up with Ralph Goodwin sometime soon to introduce you James. This could coincide with 1) relaying the assessment for the Guildford block once the final report is released and getting into a discussion from there, 2) updating him on our work programme progress and where that leads our natural timing for the Guildford plan change project, and 3) understanding where they are currently at

Richard Harbord  
Director, Planning and Regulatory Services

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Please consider the environment before printing.

From: Ike Kleynbos

Sent: Friday, 25 January 2019 4:24 p.m.

To: Richard Harbord; James McKibbin

Subject: Details on UDC Greenfield results and SGA impacts

Hi Richard / James,

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Below you'll find a link to an updated chart showing feasibility results for select greenfield sites. Here you can see a number of figures, which I've described below:

- \* UDC Council Estimate - this is based on a static density applied over the entire site. Density is based on current densities calculated in existing urban areas which are of similar typology which we would expect may be applied in Greenfield sites. This ranges from 9 to 22 dwellings per hectare.
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- \* Council/Sensitivity 50% Moderated - while some sites had marked differences between static and dynamic density results, from a planning perspective, some of these densities are unrealistic. I have therefore added an additional bar which simply applies 50% of the difference between static and dynamic results to assist in estimating a result which may be more realistic.
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I have also produced a map of the results with an overlay of figures showing feasibility results.

Here, C= Council, S= Sensitivity, LUS= Land Use Strategy. A link to this map is here: Map of UDC Greenfield Feasibility

Results.pdf<<http://shed.uhcc.govt.nz/site/districtplan/revdp/UDC%202018%20Report%20-%20Residential%20Capacity/Map%20of%20UDC%20Greenfield%20Feasibility%20Results.pdf>>

Lastly, in our discussion we talked about what impact this may have on the Southern Growth Area (SGA). Given we now have this layer showing areas which are feasible, I have intersected this against proposed reserve areas, draft SNA sites, and draft landscape layers.

A link to the map is here: Map of Southern Growth Area Feasibility

Assessment.pdf<<http://shed.uhcc.govt.nz/site/districtplan/revdp/UDC%202018%20Report%20-%20Residential%20Capacity/Map%20of%20Southern%20Growth%20Area%20Feasibility%20Assessment.pdf>>

Overall, you'll notice that SNAs and Landscape layers are largely contained within proposed reserve areas, however there is some intrusion into the feasible development layer along the southern proportion. This predominantly intersects with the draft SAL landscape. In that respect, I think this brings into question what our duties are to discuss this further in terms of overall expectations with the site and planning policy development.

Happy to discuss further. Please feel free to get in touch if you have any further questions.

Many thanks,

Ike Kleynbos  
Senior Policy Planner

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53. RE: Eco-corridors Interview

**From:** Richard Harbord <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 28, 2019 16:15:15  
**Subject:** RE: Eco-corridors Interview  
**Attachment:**

---

Cheers.

Richard Harbord  
Director, Planning and Regulatory Services

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

D: +64 4 527 2162 | M: +64 27 436 3797 | T: +64 4 527 2169 | E: richard.xxxxxxx@xxxx.xxxx.xx |  
W: [www.upperhuttcity.com](http://www.upperhuttcity.com)<<http://www.upperhuttcity.com/>> | F:  
[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>>

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From: James McKibbin  
Sent: Monday, 28 January 2019 4:10 p.m.  
To: Richard Harbord  
Subject: RE: Eco-corridors Interview

Hi Richard

I had a 10 minute conversation with the students. They were interested in how conservation of the natural environment is provided for in planning decisions, whether there would be housing located on the spur, what the process was for changing a decision, and on the basis of some of my answers, what the interplay is between local, regional and national policy. We talked through provision of housing and NPS, and also the requirement to protect biodiversity (RPS). I also noted the Sustainability Strategy.

I reiterated the message in the LUS and the MOU, that further investigations would be needed to support any future decisions about the site. That the MOU signals an intent at this stage and that Council needs to balance demand for growth with environmental/natural values etc.

I will send the group links to specific sections in the RMA (purpose and TA responsibilities etc.) and they will send me any quotes from me they want to use in their report, before it is finalised.

I hope that helps.

James

From: Richard Harbord  
Sent: Monday, 28 January 2019 1:07 p.m.  
To: James McKibbin  
Subject: FW: Eco-corridors Interview

James,

Re the email I forwarded a few weeks back now from the same person (I think), what was the result of your contact? Thanks.

Richard Harbord  
Director, Planning and Regulatory Services

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

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Please consider the environment before printing.

From: Kerrie Falconer



Sent: Thursday, 24 January 2019 10:44 a.m.

To: Richard Harbord

Subject: FW: Eco-corridors Interview

Hi Richard

I think this group may have also reached out to you too ... I have them meeting Wayne and Peter on 5 Feb at 1pm in Wayne's office if you wanted to join in too or meet them afterwards?

From: Kerrie Falconer

Sent: Thursday, 24 January 2019 9:25 a.m.

To: 7(2)(a)

Cc: Toni Neale

Subject: RE: Eco-corridors Interview

Hi 7(2)(a)

The Mayor and Chief Executive are available to meet with you and your team on 5 February at 1pm here at Council. Please confirm and I will send a diary invite with details of our location etc.

Many thanks.

Kerrie Falconer

Executive Assistant to Mayor Wayne Guppy

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D: +64 4 527 2189 | M: +64 27 839 1424 | T: +64 4 527 2169 | E:

xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx> | W:

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

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From: 7(2)(a)

Sent: Friday, 18 January 2019 10:05 a.m.

To: Toni Neale

Cc: Kerrie Falconer

Subject: Re: Eco-corridors Interview

Hi Toni,

As a follow-up note, we are also hoping to interview Richard Harbord, since his position would make him very knowledgeable on the land-use issues concerning the Silverstream Spur. Can you help us get in touch with him? We are looking for his email address/phone number to reach out. Thank you!

Sincerely,

7(2)(a)

From: 7(2)(a)  
Sent: Thursday, 17 January 2019 11:36 AM  
To: Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx>  
Cc: 7(2)(a)  
Subject: Eco-corridors Interview

Hello Mr. Kelly,

My name is 7(2)(a). I am a student at 7(2)(a) in Massachusetts, USA. I am reaching out to you to request a small bit of your time. I am part of a group studying abroad here in Wellington in collaboration with Upper Hutt Forest and Bird and the Victoria University of Wellington. We are researching the possibility of designating the Silverstream Spur as an ecological corridor for the region's native birds. We understand that there is a lot of debate surrounding the future development of the Spur, and we would like to understand your opinion as Chief Executive of UHCC.

We would greatly appreciate 15-20 minutes of your time for an in-person or phone interview surrounding this matter. The results, including opinions from various stakeholders, would be condensed in a report to be presented to UHCC and Upper Hutt Forest and Bird. If you are

interested to learn more about our project, we have attached a small report with background information.

We are looking forward to scheduling a meeting at your earliest convenience!

Sincerely,

7(2)(a)

A large grey rectangular redaction box covers the signature area, obscuring the name and contact information of the sender.

---

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54. RE: Eco-corridors Interview

**From:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Richard Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 28, 2019 16:10:25  
**Subject:** RE: Eco-corridors Interview  
**Attachment:**

---

Hi Richard

I had a 10 minute conversation with the students. They were interested in how conservation of the natural environment is provided for in planning decisions, whether there would be housing located on the spur, what the process was for changing a decision, and on the basis of some of my answers, what the interplay is between local, regional and national policy. We talked through provision of housing and NPS, and also the requirement to protect biodiversity (RPS). I also noted the Sustainability Strategy.

I reiterated the message in the LUS and the MOU, that further investigations would be needed to support any future decisions about the site. That the MOU signals an intent at this stage and that Council needs to balance demand for growth with environmental/natural values etc.

I will send the group links to specific sections in the RMA (purpose and TA responsibilities etc.) and they will send me any quotes from me they want to use in their report, before it is finalised.

I hope that helps.

James

From: Richard Harbord  
Sent: Monday, 28 January 2019 1:07 p.m.  
To: James McKibbin  
Subject: FW: Eco-corridors Interview

James,

Re the email I forwarded a few weeks back now from the same person (I think), what was the result of your contact? Thanks.

Richard Harbord  
Director, Planning and Regulatory Services

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

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[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>>

Please consider the environment before printing.

From: Kerrie Falconer  
Sent: Thursday, 24 January 2019 10:44 a.m.  
To: Richard Harbord  
Subject: FW: Eco-corridors Interview

Hi Richard

I think this group may have also reached out to you too ... I have them meeting Wayne and Peter on 5 Feb at 1pm in Wayne's office if you wanted to join in too or meet them afterwards?

From: Kerrie Falconer  
Sent: Thursday, 24 January 2019 9:25 a.m.  
To: [REDACTED] 7(2)(a)  
Cc: Toni Neale  
Subject: RE: Eco-corridors Interview

Hi [REDACTED] 7(2)(a)

The Mayor and Chief Executive are available to meet with you and your team on 5 February at 1pm here at Council. Please confirm and I will send a diary invite with details of our location etc.

Many thanks.

Kerrie Falconer  
Executive Assistant to Mayor Wayne Guppy

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

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From: [REDACTED] 7(2)(a)

Sent: Friday, 18 January 2019 10:05 a.m.

To: Toni Neale

Cc: Kerrie Falconer

Subject: Re: Eco-corridors Interview

Hi Toni,

As a follow-up note, we are also hoping to interview Richard Harbord, since his position would make him very knowledgeable on the land-use issues concerning the Silverstream Spur. Can you help us get in touch with him? We are looking for his email address/phone number to reach out. Thank you!

Sincerely,

[REDACTED] 7(2)(a)

From: [REDACTED] 7(2)(a)

Sent: Thursday, 17 January 2019 11:36 AM

To: Peter Kelly <xxxxxx.xxxxx@xxxx.xxxx.xx>

Cc: [REDACTED] 7(2)(a)

Subject: Eco-corridors Interview

Hello Mr. Kelly,

My name is [7(2)(a)]. I am a student [7(2)(a)] in Massachusetts, USA. I am reaching out to you to request a small bit of your time. I am part of a group studying abroad here in Wellington in collaboration with Upper Hutt Forest and Bird and the Victoria University of Wellington. We are researching the possibility of designating the Silverstream Spur as an ecological corridor for the region's native birds. We understand that there is a lot of debate surrounding the future development of the Spur, and we would like to understand your opinion as Chief Executive of UHCC.

We would greatly appreciate 15-20 minutes of your time for an in-person or phone interview surrounding this matter. The results, including opinions from various stakeholders, would be condensed in a report to be presented to UHCC and Upper Hutt Forest and Bird. If you are interested to learn more about our project, we have attached a small report with background information.

We are looking forward to scheduling a meeting at your earliest convenience!

Sincerely,

[7(2)(a)]

---

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55. FW: Eco-corridors Interview

**From:** Richard Harbord <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 28, 2019 13:07:14  
**Subject:** FW: Eco-corridors Interview  
**Attachment:**

---

James,

Re the email I forwarded a few weeks back now from the same person (I think), what was the result of your contact? Thanks.

Richard Harbord  
Director, Planning and Regulatory Services

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

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[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>>

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From: Kerrie Falconer  
Sent: Thursday, 24 January 2019 10:44 a.m.  
To: Richard Harbord  
Subject: FW: Eco-corridors Interview

Hi Richard

I think this group may have also reached out to you too ... I have them meeting Wayne and Peter on 5 Feb at 1pm in Wayne's office if you wanted to join in too or meet them afterwards?

From: Kerrie Falconer  
Sent: Thursday, 24 January 2019 9:25 a.m.  
To: [REDACTED] 7(2)(a)  
Cc: Toni Neale  
Subject: RE: Eco-corridors Interview

Hi Shravani

The Mayor and Chief Executive are available to meet with you and your team on 5 February at 1pm here at Council. Please confirm and I will send a diary invite with details of our location etc.

Many thanks.

Kerrie Falconer  
Executive Assistant to Mayor Wayne Guppy

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www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

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From: [REDACTED] 7(2)(a)  
Sent: Friday, 18 January 2019 10:05 a.m.  
To: Toni Neale  
Cc: Kerrie Falconer  
Subject: Re: Eco-corridors Interview

Hi Toni,

As a follow-up note, we are also hoping to interview Richard Harbord, since his position would make him very knowledgeable on the land-use issues concerning the Silverstream Spur. Can you help us get in touch with him? We are looking for his email address/phone number to reach out. Thank you!

Sincerely,

7(2)(a)

From: 7(2)(a)  
Sent: Thursday, 17 January 2019 11:36 AM  
To: Peter Kelly <xxxxx.xxxxx@xxxx.xxxx.xx>  
Cc: 7(2)(a)  
Subject: Eco-corridors Interview

Hello Mr. Kelly,

My name is 7(2)(a). I am a student 7(2)(a) in Massachusetts, USA. I am reaching out to you to request a small bit of your time. I am part of a group studying abroad here in Wellington in collaboration with Upper Hutt Forest and Bird and the Victoria University of Wellington. We are researching the possibility of designating the Silverstream Spur as an ecological corridor for the region's native birds. We understand that there is a lot of debate surrounding the future development of the Spur, and we would like to understand your opinion as Chief Executive of UHCC.

We would greatly appreciate 15-20 minutes of your time for an in-person or phone interview surrounding this matter. The results, including opinions from various stakeholders, would be condensed in a report to be presented to UHCC and Upper Hutt Forest and Bird. If you are interested to learn more about our project, we have attached a small report with background information.

We are looking forward to scheduling a meeting at your earliest convenience!

Sincerely,

7(2)(a)

7(2)(a)

—

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## 56. Details on UDC Greenfield results and SGA impacts

**From:** Ike Kleynbos <xxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Richard Harbord <xxxxxxx.xxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 25, 2019 16:23:58  
**Subject:** Details on UDC Greenfield results and SGA impacts  
**Attachment:**

---

Hi Richard / James,

On the back of our conversation last week regarding UDC greenfield feasibility results, I've pulled together some of the results to help illustrate how they stack up against our current and previous assumptions.

Below you'll find a link to an updated chart showing feasibility results for select greenfield sites. Here you can see a number of figures, which I've described below:

- \* UDC Council Estimate - this is based on a static density applied over the entire site. Density is based on current densities calculated in existing urban areas which are of similar typology which we would expect may be applied in Greenfield sites. This ranges from 9 to 22 dwellings per hectare.
- \* UDC Sensitivity Test - Here MRCagney have tested if different densities throughout the site are economically viable to test what the most economically viable densities are for each sites (e.g. dynamic density). Densities of between 10 to 30 dwellings per hectare are tested.
- \* Council/Sensitivity 50% Moderated - while some sites had marked differences between static and dynamic density results, from a planning perspective, some of these densities are unrealistic. I have therefore added an additional bar which simply applies 50% of the difference between static and dynamic results to assist in estimating a result which may be more realistic.
- \* LUS - this simply shows what the estimates were in the 2016 Land Use Strategy for applicable Greenfield sites (Appendix 2).

A link for this chart is here: UHCC Greenfield Sites Feasibility under UDC.docx<<http://shed.uhcc.govt.nz/site/districtplan/revdp/UDC%202018%20Report%20-%20Residential%20Capacity/UHCC%20Greenfield%20Sites%20Feasibility%20under%20UDC.docx>>

I have also produced a map of the results with an overlay of figures showing feasibility results. Here, C= Council, S= Sensitivity, LUS= Land Use Strategy. A link to this map is here: Map of UDC

## Greenfield Feasibility

Results.pdf<<http://shed.uhcc.govt.nz/site/districtplan/revdp/UDC%202018%20Report%20-%20Residential%20Capacity/Map%20of%20UDC%20Greenfield%20Feasibility%20Results.pdf>>

Lastly, in our discussion we talked about what impact this may have on the Southern Growth Area (SGA). Given we now have this layer showing areas which are feasible, I have intersected this against proposed reserve areas, draft SNA sites, and draft landscape layers.

A link to the map is here: Map of Southern Growth Area Feasibility

Assessment.pdf<<http://shed.uhcc.govt.nz/site/districtplan/revdp/UDC%202018%20Report%20-%20Residential%20Capacity/Map%20of%20Southern%20Growth%20Area%20Feasibility%20Assessment.pdf>>

Overall, you'll notice that SNAs and Landscape layers are largely contained within proposed reserve areas, however there is some intrusion into the feasible development layer along the southern proportion. This predominantly intersects with the draft SAL landscape. In that respect, I think this brings into question what our duties are to discuss this further in terms of overall expectations with the site and planning policy development.

Happy to discuss further. Please feel free to get in touch if you have any further questions.

Many thanks,

Ike Kleynbos

Senior Policy Planner

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[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)

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## 57. Silverstream Spur

**From:** Ike Kleynbos <xxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 25, 2019 15:39:40  
**Subject:** Silverstream Spur  
**Attachment:** [Silverstream Spur - Zoning & SNAs.pdf](#)

---

Hey James,

On the back of our conversation yesterday, thought I'd send you a map of the planning lay of the land of Silverstream Spur. The attached shows current DP zoning, draft SNA sites, and proposed reserve areas from the Guildford MOU.

Cheers,

Ike Kleynbos  
Senior Policy Planner

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

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58. RE: An Interview

**From:** Kate Janes <xxxx.xxxxx@xxxx.xxxx.xx>  
**To:** Kylie Robinson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 23, 2019 09:17:00  
**Subject:** RE: An Interview  
**Attachment:**

---

Well done.

From: Kylie Robinson  
Sent: Tuesday, 22 January 2019 3:57 PM  
To: Kate Janes <xxxx.xxxxx@xxxx.xxxx.xx>; James McKibbin <james.mckibbin@uhcc.govt.nz>  
Subject: FW: An Interview

FYI - just keeping you both in the loop regarding that interview about the Silverstream Spur :)

Thank you both for your help last week!

From: [REDACTED] 7(2)(a)  
Sent: Tuesday, 22 January 2019 3:52 p.m.  
To: Kylie Robinson  
Subject: Re: An Interview

Hi Kylie,

I'm sorry, I realized I never responded to your email earlier. We appreciate your help and the resources, we think they will be very helpful for our project. We hope to have a meeting with Chief Exec. Peter Kelly and Mayor Wayne Guppy this week so we are off to a good start.

We'll definitely update you with our final project in March! And if we need any help, we will surely be in touch.

Thanks again,

[REDACTED] 7(2)(a)



7(2)(a)

---

From: Kylie Robinson <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:Kylie.Robinson@uhcc.govt.nz>>  
Sent: Wednesday, January 16, 2019 3:58:22 PM  
To: 7(2)(a)  
Subject: RE: An Interview

Hi 7(2)(a)

Thank you for getting in touch, it was great to meet you.

As I mentioned, I'm quite new to the Sustainability Officer role here at Upper Hutt City Council, and I'm still getting my head around some of the projects we have going on. I have had a look into the Silverstream Spur, and I see Council have communicated their position about this piece of land in the Land Use

Strategy<<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fupperhuttcity.com%2Fplanning%2Fland-use->

[strategy%2F&data=02%7C01%7Csbalaji%40wpi.edu%7C312ac8595ac54e88498c08d67bf55c71%7C589c76f5ca1541f9884b55ec15a0672a%7C0%7C1%7C636832691112931953&sdata=w4ZTLMLyB%2BvWrb16gnLg4j8%2FD4NZBW6FtjGH6Y5yCRc%3D&reserved=0](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fupperhuttcity.com%2Fplanning%2Fstrategy%2F&data=02%7C01%7Csbalaji%40wpi.edu%7C312ac8595ac54e88498c08d67bf55c71%7C589c76f5ca1541f9884b55ec15a0672a%7C0%7C1%7C636832691112931953&sdata=w4ZTLMLyB%2BvWrb16gnLg4j8%2FD4NZBW6FtjGH6Y5yCRc%3D&reserved=0)> (check out the documents at the bottom of the page relating to the land swap). At this stage, I don't have anything to add to the Councils viewpoint and don't think an interview with me would be beneficial to your project, but thank you for the opportunity.

I wish you all the best with your project, and would welcome a copy of your report at the end. If you need anything else, please let me know and I'll put you in touch with the right person.

Kind Regards,

Kylie

From: [REDACTED] 7(2)(a)  
Sent: Wednesday, 16 January 2019 11:54 a.m.  
To: Kylie Robinson  
Cc: gr-ecocorridors  
Subject: An Interview

Hello Kylie,

How are you? My name is [REDACTED] 7(2)(a) and I am part of the WPI group working with Upper Hutt NZ Forest and Bird. We met yesterday at morning tea and as we mentioned, are working to designate the land in and around the Silverstream Spur as an ecological corridor for the region's native birds. One of our objectives is to evaluate the attitudes of key stakeholders towards the initiative. We are very interested in interviewing you and understanding your viewpoint as Sustainability Officer of UHCC.

We have attached a short report about our project and are happy to provide any additional information before the interview. We'd like to schedule this meeting at your earliest convenience, hopefully this week or sometime next week.

We are looking forward to meeting with you!

[REDACTED] 7(2)(a)

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59. FW: An Interview

**From:** Kylie Robinson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Kate Janes <xxxx.xxxxx@xxxx.xxxx.xx>, James McKibbin  
<xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 22, 2019 15:57:29  
**Subject:** FW: An Interview  
**Attachment:**

---

FYI - just keeping you both in the loop regarding that interview about the Silverstream Spur :)

Thank you both for your help last week!

**From:** [REDACTED] 7(2)(a)  
**Sent:** Tuesday, 22 January 2019 3:52 p.m.  
**To:** Kylie Robinson  
**Subject:** Re: An Interview

Hi Kylie,

I'm sorry, I realized I never responded to your email earlier. We appreciate your help and the resources, we think they will be very helpful for our project. We hope to have a meeting with Chief Exec. Peter Kelly and Mayor Wayne Guppy this week so we are off to a good start.

We'll definitely update you with our final project in March! And if we need any help, we will surely be in touch.

Thanks again,

[REDACTED] 7(2)(a)

[REDACTED] 7(2)(a)

[REDACTED] 7(2)(a)

7(2)(a)

---

From: Kylie Robinson <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
Sent: Wednesday, January 16, 2019 3:58:22 PM  
To: 7(2)(a)  
Subject: RE: An Interview

Hi 7(2)(a)

Thank you for getting in touch, it was great to meet you.

As I mentioned, I'm quite new to the Sustainability Officer role here at Upper Hutt City Council, and I'm still getting my head around some of the projects we have going on. I have had a look into the Silverstream Spur, and I see Council have communicated their position about this piece of land in the Land Use

Strategy<<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fupperhuttcity.com%2Fplanning%2Fland-use-strategy%2F&data=02%7C01%7Csbalaji%40wpi.edu%7C312ac8595ac54e88498c08d67bf55c71%7C589c76f5ca1541f9884b55ec15a0672a%7C0%7C1%7C636832691112931953&sdata=w4ZTLMLyB%2BvWrb16gnLg4j8%2FD4NZBW6FtjGH6Y5yCRc%3D&reserved=0>> (check out the

documents at the bottom of the page relating to the land swap). At this stage, I don't have anything to add to the Councils viewpoint and don't think an interview with me would be beneficial to your project, but thank you for the opportunity.

I wish you all the best with your project, and would welcome a copy of your report at the end. If you need anything else, please let me know and I'll put you in touch with the right person.

Kind Regards,

Kylie

From: [REDACTED] 7(2)(a)  
Sent: Wednesday, 16 January 2019 11:54 a.m.  
To: Kylie Robinson  
Cc: gr-ecocorridors  
Subject: An Interview

Hello Kylie,

How are you? My name is Shravani and I am part of the WPI group working with Upper Hutt NZ Forest and Bird. We met yesterday at morning tea and as we mentioned, are working to designate the land in and around the Silverstream Spur as an ecological corridor for the region's native birds. One of our objectives is to evaluate the attitudes of key stakeholders towards the initiative. We are very interested in interviewing you and understanding your viewpoint as Sustainability Officer of UHCC.

We have attached a short report about our project and are happy to provide any additional information before the interview. We'd like to schedule this meeting at your earliest convenience, hopefully this week or sometime next week.

We are looking forward to meeting with you!

[REDACTED] 7(2)(a)

---

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60. RE: Eco-corridors Interview

**From:** Richard Harbord <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 18, 2019 12:23:55  
**Subject:** RE: Eco-corridors Interview  
**Attachment:**

---

Timing sounds good.

Richard Harbord  
Director, Planning and Regulatory Services

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

D: +64 4 527 2162 | M: +64 27 436 3797 | T: +64 4 527 2169 | E: richard.xxxxxxx@xxxx.xxxx.xx |  
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Please consider the environment before printing.

From: James McKibbin  
Sent: Friday, 18 January 2019 12:21 p.m.  
To: Richard Harbord  
Subject: RE: Eco-corridors Interview

Hi Richard

Yes sure, would it suit to discuss after the PDP meeting? A similar request came through to Kylie Robinson as Sustainability Officer so I'm aware of their interest to meet with Council.

Cheers  
James



From: Richard Harbord  
Sent: Friday, 18 January 2019 11:35 a.m.  
To: James McKibbin  
Subject: FW: Eco-corridors Interview

James,

Can I ask you to make contact in response to this email please? May pay for us to catch up briefly first this afternoon if you have time for some background to this site.

Richard Harbord  
Director, Planning and Regulatory Services

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

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From: [REDACTED] 7(2)(a)  
Sent: Friday, 18 January 2019 10:59 a.m.  
To: Richard Harbord  
Cc: gr-ecocorridors  
Subject: Eco-corridors Interview

Hello Mr. Harbord,

My name is [REDACTED] 7(2)(a). I am a student [REDACTED] 7(2)(a) in Massachusetts, USA. I am reaching out to you to request a small bit of your time. I am part of a group studying

abroad here in Wellington in collaboration with Upper Hutt Forest and Bird and the Victoria University of Wellington. We are researching the possibility of designating the Silverstream Spur as an ecological corridor for the region's native birds. We understand that there is a lot of debate surrounding the future development of the Spur, and we would like to understand your opinion as Director of Planning of Upper Hutt.

We would greatly appreciate 15-20 minutes of your time for an in-person or phone interview surrounding this matter. The results, including opinions from various stakeholders, would be condensed in a report to be presented to UHCC and Upper Hutt Forest and Bird. If you are interested to learn more about our project, we have attached a small report with background information.

We are looking forward to scheduling a meeting at your earliest convenience!

Sincerely,

7(2)(a)

A large grey rectangular redaction box covers the signature area, with the text '7(2)(a)' centered above it.

61. RE: Eco-corridors Interview

**From:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Richard Harbord <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 18, 2019 12:21:10  
**Subject:** RE: Eco-corridors Interview  
**Attachment:**

---

Hi Richard

Yes sure, would it suit to discuss after the PDP meeting? A similar request came through to Kylie Robinson as Sustainability Officer so I'm aware of their interest to meet with Council.

Cheers  
James

From: Richard Harbord  
Sent: Friday, 18 January 2019 11:35 a.m.  
To: James McKibbin  
Subject: FW: Eco-corridors Interview

James,

Can I ask you to make contact in response to this email please? May pay for us to catch up briefly first this afternoon if you have time for some background to this site.

Richard Harbord  
Director, Planning and Regulatory Services

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

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From: [REDACTED] 7(2)(a)  
Sent: Friday, 18 January 2019 10:59 a.m.  
To: Richard Harbord  
Cc: gr-ecocorridors  
Subject: Eco-corridors Interview

Hello Mr. Harbord,

My name is [REDACTED] 7(2)(a). I am a student [REDACTED] 7(2)(a) in Massachusetts, USA. I am reaching out to you to request a small bit of your time. I am part of a group studying abroad here in Wellington in collaboration with Upper Hutt Forest and Bird and the Victoria University of Wellington. We are researching the possibility of designating the Silverstream Spur as an ecological corridor for the region's native birds. We understand that there is a lot of debate surrounding the future development of the Spur, and we would like to understand your opinion as Director of Planning of Upper Hutt.

We would greatly appreciate 15-20 minutes of your time for an in-person or phone interview surrounding this matter. The results, including opinions from various stakeholders, would be condensed in a report to be presented to UHCC and Upper Hutt Forest and Bird. If you are interested to learn more about our project, we have attached a small report with background information.

We are looking forward to scheduling a meeting at your earliest convenience!

Sincerely,

[REDACTED] 7(2)(a)



62. FW: Eco-corridors Interview

**From:** Richard Harbord <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 18, 2019 11:35:21  
**Subject:** FW: Eco-corridors Interview  
**Attachment:** [Eco-corridor Project Summary.pdf](#)

---

James,

Can I ask you to make contact in response to this email please? May pay for us to catch up briefly first this afternoon if you have time for some background to this site.

Richard Harbord  
Director, Planning and Regulatory Services

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

D: +64 4 527 2162 | M: +64 27 436 3797 | T: +64 4 527 2169 | E: richard.xxxxxxx@xxxx.xxxx.xx |

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[www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>>

Please consider the environment before printing.

**From:** [REDACTED] 7(2)(a)  
**Sent:** Friday, 18 January 2019 10:59 a.m.  
**To:** Richard Harbord  
**Cc:** gr-ecocorridors  
**Subject:** Eco-corridors Interview

Hello Mr. Harbord,

My name is [REDACTED] 7(2)(a). I am a student [REDACTED] 7(2)(a) in Massachusetts, USA. I am reaching out to you to request a small bit of your time. I am part of a group studying abroad here in Wellington in collaboration with Upper Hutt Forest and Bird and the Victoria University of Wellington. We are researching the possibility of designating the Silverstream Spur as an ecological corridor for the region's native birds. We understand that there is a lot of debate surrounding the future development of the Spur, and we would like to understand your opinion as Director of Planning of Upper Hutt.

We would greatly appreciate 15-20 minutes of your time for an in-person or phone interview surrounding this matter. The results, including opinions from various stakeholders, would be condensed in a report to be presented to UHCC and Upper Hutt Forest and Bird. If you are interested to learn more about our project, we have attached a small report with background information.

We are looking forward to scheduling a meeting at your earliest convenience!

Sincerely,

[REDACTED] 7(2)(a)

63. FW: Scoping for CBA report for UHCC Rural and Residential Review

**From:** Ike Kleynbos <xxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Jan 15, 2019 15:26:37  
**Subject:** FW: Scoping for CBA report for UHCC Rural and Residential Review  
**Attachment:** [Proposal UHCC status quo CBA Sense Partners - 7 January - IK Comments.pdf](#)  
[CBA rules for assessment.xlsx](#)

---

Hi James,

See attached for the proposal of a Status Quo CBA by Sense Partners.

You can see the email trail below to Brett and also between Kirdan and myself (don't feel like you need to read all of this!).

I've also attached the rules which I've currently scoped out for specific review... happy to chat!

Cheers,  
Ike

From: Ike Kleynbos  
Sent: Tuesday, 8 January 2019 10:15 a.m.  
To: Brett Osborne  
Cc: Angela Bell  
Subject: FW: Scoping for CBA report for UHCC Rural and Residential Review

Hi Brett,

I'm wondering if I could use some of your contract evaluation skills??

We have just received the proposal for the Status Quo CBA for PC50 from Sense Partners. Unsurprisingly, the proposal is for a fairly hefty sum (>\$87k), but is also comprehensive in its scope and expertise. I'm generally happy with their approach and methodology, however have some questions regarding:

- The inclusion of business zoning assessment;
- Framing the scope as a proposal, rather than status quo evaluation;
- Re-creating data which is (or will be) generated through the UDC, namely:



- o Population projections (our preference is to apply the UDC results)
- o Residential land sufficiency (AKA 'Development Capacity' which will be available roughly the end of next month)
- o Business and employment projections (which is already captured in Business Demand reporting completed by Sense Partners).

Overall, my hope is that by leveraging off these results we can reduce the total cost, but I guess this will depend on the compatibility of data with their modelling.

For your reference, the broad purpose of this report is to create a baseline of costs and benefits of the current DP as a means for comparison against a (future) preferred option later down the track. It is hoped that this status quo CBA may also help identify specific provisions which are inefficient or creating adverse outcomes, and which may be addressed through the PC50 policy development.

It would be great if you could please cast your eye over the attached and let me know your thoughts. But please let me know if you're under the pump and don't think you don't have any time.

Thanks in advance,

Ike Kleynbos  
Senior Policy Planner

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From: [REDACTED] 7(2)(a)

Sent: Tuesday, 8 January 2019 8:15 a.m.

To: Ike Kleynbos; Angela Bell

Subject: Re: Scoping for CBA report for UHCC Rural and Residential Review

Hi Ike and Angela,

Trust you are both well and are either enjoying or have enjoyed something of a break over the Xmas and New Year period!

Thanks for the opportunity to create a proposal for your Status Quo District Plan CBA. We are excited about the possibility of working on a local project with you and look forward to talking with you about our proposal.

We are around over January. Feel free to get in contact once you have had time to look through our proposal!

Thanks and best regards,

7(2)(a)

7(2)(a)

<http://www.sense.partners/>

On Mon, Dec 10, 2018 at 11:22 AM Ike Kleynbos

<xxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxx.xxxxxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a)

Thanks very much for sending this through. It certainly appears that you have given this some thought and would be in a position to create a proposal for our Status Quo District Plan CBA.

It would therefore be great if you could please piece together a proposal to this effect, detailing:

- The scope of what the CBA will cover;
- General methodology;
- Timeframes;
- Cost, line items, hour rates, etc;
- Personnel;
- Deliverables.

I definitely appreciate the busy time of year, so we are not expecting that this is drafted by this side of Christmas. Overall, our hope is that work on this can begin on/by February 2019.

Hopefully this is clear – feel free to get in touch if you'd like to discuss further.

Many thanks,

Ike Kleynbos  
Senior Policy Planner

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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From: [REDACTED] 7(2)(a)

Sent: Friday, 7 December 2018 10:39 a.m.

To: Ike Kleynbos

Cc: Angela Bell

Subject: Re: Scoping for CBA report for UHCC Rural and Residential Review

Hi Ike and Angela,

Trust you are well - apologies for not getting back to you sooner with some brief comments on the Waikato documents and some additional CBA work from HCC that landed on desk last week.

In a nutshell, these documents contain a lot of detail but need focus much harder on the logic chain to inform costs and needed for a good CBA.

On another note, [REDACTED] 7(2)(a) is joining Sense Partners.

[REDACTED] 7(2)(a) is an excellent practitioner with Environment Court experience that adds to our efforts in this area.

I also have a small commitment with MfE in the new year advising on urban growth strategy for Ministers but don't expect this to particularly constrain my time.

Thanks and kind regards,

[REDACTED] 7(2)(a)

[REDACTED] 7(2)(a)

<http://www.sense.partners/>

On Thu, Nov 29, 2018 at 1:10 PM Ike Kleynbos

<xxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxx.xxxxxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a)

Excellent – yes, not a problem, looking forward to hearing your thoughts.

Hopefully this will steer us into drafting up a proposal for this stage of the CBA.

Cheers,

Ike Kleynbos  
Senior Policy Planner

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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From: 7(2)(a)

Sent: Thursday, 29 November 2018 12:46 p.m.

To: Ike Kleynbos

Cc: Angela Bell

Subject: Re: Scoping for CBA report for UHCC Rural and Residential Review

Hi Ike and Angela,

Thanks for this guys - I've been working up a response but it's taking a little longer with a number of projects committing my time.

I trust I can send something through Monday am, will that work for you?

Thanks and best regards,

7(2)(a)

7(2)(a)

7(2)(a)

<http://www.sense.partners/>

On Mon, Nov 19, 2018 at 5:32 PM Ike Kleynbos

<xxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxx.xxxxxxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a)

Things a ticking over here at a quick pace! I'm sure it is the same story at your end.

Yes, I have discussed this further with Ange. Have you had a chance to look over the Waikato examples I sent through last time? What would be good is to know get your thoughts on this; whether this changes your initial scope of the status quo CBA; to what degree you would be interested in conducting a similar approach; and, how this translates into a proposal.

How does that sound?

That way we can be clear on what the methodology will be for the CBA, and begin to get this aspect of the project underway. It is still our intention for a status quo CBA to be completed, prior to the formulating any options for the review, and then conducting another CBA related to options thereafter.

To help frame your thinking, I thought I'd also send you a snap shot of what the District Plan controls. The attached provides a summary of the core bulk and location standards for each zone, sub-zone, and overlay in the Plan. This work was done as part of the UDC to determine the permitted building envelope for capacity assessment. This may be used a starting guide for the status quo controls in the Plan.

Hope this helps for now – feel free to get in touch if you've got any supplementary questions.

Many thanks,

Ike Kleynbos

Senior Policy Planner

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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Please consider the environment before printing.

From: [REDACTED] 7(2)(a)

Sent: Monday, 19 November 2018 1:00 p.m.

To: Ike Kleynbos

Cc: Angela Bell

Subject: Re: Scoping for CBA report for UHCC Rural and Residential Review

Hi guys,

Just checking in on how your thinking is progressing the scoping of your work plan for the rural and residential chapters of your district plan review.

No doubt you have a bunch of things on and Xmas is fast approaching!

I'm keen to be involved so let me know if there is anything that I can do at my end to help,

Thanks and best regards,

[REDACTED] 7(2)(a)

[REDACTED] 7(2)(a)

<http://www.sense.partners/>

On Fri, Oct 26, 2018 at 2:13 PM Ike Kleynbos

<xxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxx.xxxxxxxx@xxxx.xxxx.xx>> wrote:

Hi [REDACTED] 7(2)(a)

My apologies for not getting back to you sooner. Thank you for your letter last week outlining your general approach at this point for the Status Quo CBA. I've had a read through and the points you raise all seem valid. Regarding the population data, we would remised not to use the UDC residential demand figures produced.

In terms of other examples, I have managed to track-down the Waikato DP review example. What they appear to have done is first go through a process to identify what their options for Residential review are, discuss that with the community, and then run a CBA on their preferred option only. For us to run a status quo CBA would arguably be novel, but I think we're prepared to be trend-setters, and think it will give us a good roadmap for issue identification.

Their CBA was conducted by Market Economics and breaks-down each objective and policy (not rules) in terms of costs and benefits from an economic, social, biophysical, and cultural effects basis, while also dividing these up by direct process effects, consequent effects, and the nature of

effects.

The overall assessment table does not detail monetary costs and benefits (but does split market and non-market values), however does appear to have a monetary input basis. It looks as though they have mapped areas across the district where each policy will have effects, assessing values of properties within catchments, and detailing the effect of the policy as a share of the overall district. No doubt there are other calculations beyond these tables which are not detailed verbatim in the report.

Please see here for the CBA from Waikato District Council<[https://wdcsitefinity.blob.core.windows.net/sitefinity-storage/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/section-32-reports/residential-zone/appendix-12-3-me-report-min-lot-size-residential-final.pdf?sfvrsn=1f2b80c9\\_2](https://wdcsitefinity.blob.core.windows.net/sitefinity-storage/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/section-32-reports/residential-zone/appendix-12-3-me-report-min-lot-size-residential-final.pdf?sfvrsn=1f2b80c9_2)> for their preferred Residential provision option.

The report references the Social and Economic profile done for the area. I am still waiting on Waikato DC to come back to me with the full report, but an addendum report is available here<<http://openwaikato.co.nz/attachments/wd-social-and-economic-profile-addendum-huntly-ward.pdf>>.

We have yet to have a discussion internally whether we would anticipate something of this scale for the CBA status quo, but am sure something of this scale would be appropriate once we consider our options (perhaps only being a single option CBA, like WDC). In the meantime, it might be good for you to familiarise yourself with this CBA methodology and see if you had any thoughts on its suitability for our CBA work.

I hope to have a further discussion with Angela on this next week and hope to get back to you then.

Many thanks,

Ike Kleynbos  
Senior Policy Planner

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Please consider the environment before printing.

From: [REDACTED] 7(2)(a)  
Sent: Friday, 26 October 2018 1:17 p.m.  
To: Ike Kleynbos; Angela Bell  
Subject: Re: Scoping for CBA report for UHCC Rural and Residential Review

Hi Ike,

Trust you are well and have traversed the short week, Just checking in on whether there is anything more you need for me at this point?

Thanks and kind regards,

[REDACTED] 7(2)(a)

[REDACTED] 7(2)(a)

[REDACTED] 7(2)(a)

<http://www.sense.partners/>

On Thu, Oct 18, 2018 at 4:31 PM [REDACTED] 7(2)(a) wrote:  
Hi Ike,

Thanks for your earlier letter. I see that I've taken some time to respond now in the attached letter. I am keen to keep discussing how we might work together on the CBA.

Please let me know if you have any questions on reading the letter,

Thanks and best regards

[REDACTED] 7(2)(a)

On Wed, Oct 3, 2018 at 1:43 PM Ike Kleynbos  
<xxx.xxxxxxxx@xxx.xxxx.xx<mailto:xxx.xxxxxxxx@xxx.xxxx.xx>> wrote:  
Hi [REDACTED] 7(2)(a)

Yes, it was great to catch-up last week and discuss the overall project and we're looking forward to seeing how this initial stage develops.

Despite my confidence in the assumption that Kapiti had undertaken a CBA in their DP review, it does appear that they notified their plan change prior to the RMA being updated to add more onerous requirements of an economic CBA. That being the case, their s32 report for the



Residential Chapter is brief and has no economic CBA. However, I have since discovered that Waikato have very recently notified their DP review and do include an economic CBA. I have requested a copy and will forward this on when I receive it.

In the meantime, I thought I might give you an idea of the specific areas which we may include in any future CBA. As we discussed, any review of growth areas will be based off those identified in the Land Use Strategy<<https://upperhuttcity.com/wp-content/uploads/2016/09/UH-LUS-Draft-FINAL-V10.pdf>>. Page 72 provides a map of the district showing areas of intended to have intensification and where edge expansion is likely to occur. The following pages (up to p 86) describe how these are intended to be developed.

Two important things to note with this is how we see the R/R Review giving effect to this. Firstly, the Gillespies Road site is already zoned Residential, but will still need to be reviewed for appropriateness of zoning. This site suffers from a number of access and natural hazard constraints. Secondly, the Southern Growth Area site is extensive and complex. It is for this reason that the zoning of this site is not intended to be reviewed as part of this plan change.

Like we discussed, at this stage we see the CBA project being twofold: it would first evaluate the status quo of the DP remaining the same, and at a later stage, once issues have been further refined, another CBA would be done for all of the various review options. These options have yet to be defined, but are broadly anticipated to revolve around options to intensify, to develop expansion sites, or a combination of both.

It is early days, but what would be good to know from you is what specific information you need to help inform the first stage CBA. We gave you a brief run-down of what the DP chapters control, but am happy to provide any additional detail you need.

Kind regards,

Ike Kleynbos  
Policy Planner

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From:  7(2)(a)

Sent: Tuesday, 2 October 2018 8:39 a.m.

To: Ike Kleynbos; Angela Bell

Subject: Re: Scoping for CBA report for UHCC Rural and Residential Review

Hi Angela and Ike,

Thanks for catching up with me at Boneface last week. It was good to see you both and understand a little more about what you have on your plate over the next few years.

At this point I remain confident that what you have in mind shouldn't be too onerous in terms of resources. I think what we discussed, in terms of a report on the current state with CBAs for a number of local areas might be a promising way to proceed.

Ike, you mentioned you had access to an economic CBA done for Kapiti. If you were able to share that with me it might provide a way to nail down more precisely likely costs.

Keen to keep in touch as you develop your thinking,

Thanks and kind regards,

7(2)(a)

7(2)(a)

7(2)(a)

<http://www.sense.partners/>

On Thu, Sep 20, 2018 at 3:31 PM Angela Bell

<xxxxxxx.xxxx@xxxx.xxxx.xx<mailto:xxxxxxx.xxxx@xxxx.xxxx.xx>> wrote:

4pm next Thursday at Boneface would be perfect. I'll have to be on my way at 4.30, but that should still be plenty of time.

I'll send an invite shortly.

A

From: 7(2)(a)

Sent: Thursday, 20 September 2018 1:58 p.m.

To: Angela Bell

Cc: Ike Kleynbos

Subject: Re: Scoping for CBA report for UHCC Rural and Residential Review

Hi guys,

I could come out and meet you at Bonehead at 4pm next Thursday say or could do a coffee Wednesday or Thursday morning. If you do have anything to send through to help me line-up what needs to be done and when that would be great but more than happy to just chat next week if that works best,

Thanks and looking forward to seeing you next week,

7(2)(a)

7(2)(a)

7(2)(a)

<http://www.sense.partners/>

On Thu, Sep 20, 2018 at 1:52 PM, Angela Bell

<xxxxxx.xxxx@xxxx.xxxx.xx<mailto:xxxxxx.xxxx@xxxx.xxxx.xx>> wrote:

Hi 7(2)(a)

Thanks for your response. Yes lets get together for a chat – we are still at the very early scoping stages of the project and the research components, and are just trying to get a handle of ball-park figures and costs to make sure we're getting the budget fairly close to what we think it will be. What's your Thursday or Friday looking like next week? I'm always happy to do a late afternoon beer at Panhead or Boneface – or Im free for a coffee pretty much any time.

A

From: 7(2)(a)

Sent: Thursday, 20 September 2018 1:27 p.m.

To: Ike Kleynbos

Cc: Angela Bell

Subject: Re: Scoping for CBA report for UHCC Rural and Residential Review

Importance: Low

Hi Ike, Angela,

Nice to hear from you! Sounds like you have been busy!

Thanks for thinking of us. The work you outline would certainly be something Sense Partners would be interesting in completing for you.

I did have a couple of questions/comments.

First, I wasn't crystal clear on what you refer to as "of a similar scale". Do you expect the CBA to be a similar scale to the residential component of the UDC report? I might well have that wrong but if you can send me something on the size of work you are expecting that would be helpful.

Second, you gave me a sense of the size of the area affected by change (which appears large) but knowing a little more about the potential scale of change would be helpful: are these large interventions or not particularly material. I know the CBA will seek to uncover that but there is a substantive difference between very minor changes to the regs everywhere and material changes.

Speaking hypothetically, we would likely work with some existing studies and figures (I expect you have access to residential equivalents of the business demand work I completed earlier in the year for example and potentially more granular data), apply methodologies we have used elsewhere and then have to consider more nuanced ways to think about some of the spatial effects/benefits.

In terms of costs, it's hard to know without knowing much more on the magnitude of the plan changes.

One way to help gauge potential costs could be to scale against the business land report we completed for the five councils (including GWRC).

The three stages of the 136 page report plus exec summaries etc cost \$145,000 ex GST. My sense is that you are after something that might require half that resourcing, less charting, but more rigour on the costs and potential benefits. I'm aware that the plan can be subject to legal challenge so more than ever, we need to be rigorous and transparent to others on methods. We can also operate on a time and materials basis (although materials are likely to low or zero) if that worked better from you perspective.

But perhaps rather than speculating it may well prove more productive to meet up. I have good availability as early as next week but have intermittent commitments from then. I was luckily enough to have my first visit to Panhead and Boneface Breweries last weekend so am more than happy to come out to Upper Hutt and talk even, if not over a beer at this stage.

Let me know what you think in due course,

Thanks and kind regards,

7(2)(a)

Error! Filename not specified.

7(2)(a)

7(2)(a)

<http://www.sense.partners/>

On Wed, Sep 19, 2018 at 2:46 PM, Ike Kleynbos

<xxx.xxxxxxxx@xxx.xxx.xx<mailto:xxx.xxxxxxxx@xxx.xxx.xx>> wrote:

Hi 7(2)(a)

Hope you're well. The UHCC Policy Planning team are currently in the scoping stages of the Rural and Residential Chapters Review of our District Plan, set to begin next year. The review will largely be giving effect to the result of the residential component of the UDC Report and is likely to take some years to complete.

Given it's scale and complexity, it is envisioned that this will require an economic cost benefit analysis of a similar scale (in line with s32 of the RMA). We wondered whether or not this is something that Sense Partners would be able to assist with?

To provide you with some context for scope, the Plan Change is likely to update all land use and subdivision considerations for rural and residential areas across the Upper Hutt District. This means it is likely to directly influence landowner's ability to develop their own land, as well as additional new residentially zoned areas to cater for growing housing demand.

If this is something that Sense Partners would be able to assist with, it would be beneficial to know the estimated delivery time and estimated cost of such a report. Keep in mind that this is not a request for a fixed quote, but merely to assist in current and future conversations for project scoping and timeline development.

I appreciate that this may require some further thought, and am happy to discuss further at this preliminary stage of the project.

Many thanks,

Ike Kleynbos  
Policy Planner

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64. RE: Open Spaces submission from the Guildford timber Company

**From:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Chris Upton <xxxxx.xxxxx@xxxx.xxxx.xx>  
**Sent Date:** Mar 26, 2018 13:54:28  
**Subject:** RE: Open Spaces submission from the Guildford timber Company  
**Attachment:** [image001.png](#)

---

Hi Chris

Yes, it's the first submission in this link [https://upperhuttcity.com/wp-content/uploads/2017/10/Draft\\_Open\\_Space\\_Strategy\\_Submissions.pdf](https://upperhuttcity.com/wp-content/uploads/2017/10/Draft_Open_Space_Strategy_Submissions.pdf)

I also have a hard copy of the concept plan - I will bring down.

Cheers  
James

From: Chris Upton  
Sent: Monday, 26 March 2018 1:47 p.m.  
To: James McKibbin  
Subject: Open Spaces submission from the Guildford timber Company

James,

I'm assuming that we have a digital copy of this? Would you be able to forward it to me, if I remember correctly it had a copy of a concept mountain bike park etc.

Cheers

Chris Upton  
Chief Executive

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65. Open Spaces submission from the Guildford timber Company

**From:** Chris Upton <xxxxx.xxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Mar 26, 2018 13:46:46  
**Subject:** Open Spaces submission from the Guildford timber Company  
**Attachment:** [image001.png](#)

---

James,

I'm assuming that we have a digital copy of this? Would you be able to forward it to me, if I remember correctly it had a copy of a concept mountain bike park etc.

Cheers

Chris Upton  
Chief Executive

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66. Re: Changes to UHCC Open Space Strategy maps

**From:** [redacted] 7(2)(a)  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>, [redacted] 7(2)(a)  
**Sent Date:** Mar 21, 2018 14:27:47  
**Subject:** Re: Changes to UHCC Open Space Strategy maps  
**Attachment:** [image001.gif](#)  
[~WRD000.jpg](#)

---

Hello James,

Good timing. Updated jpg's attached which are labelled to match page numbers.

180320\_IGL\_3701\_\_OS\_plan updates.zip

Regards,

On Wed, Mar 21, 2018 at 12:04 PM, James McKibbin <james.mckibbin@uhcc.govt.nz> wrote:  
Hi [redacted] 7(2)(a)

Just following up on this work. When do you think it will be completed?

Cheers

James

**From:** [redacted] 7(2)(a)  
**Sent:** Thursday, 15 March 2018 2:53 p.m.  
**To:** James McKibbin; [redacted] 7(2)(a)  
**Subject:** Re: Changes to UHCC Open Space Strategy maps

Hello James,

[redacted] 7(2)(a) has made a start on these map changes. I think there may be more than a couple of hours work in there (working back and forth in GIS) but will ask him to confirm what he thinks.

If so, are you happy for us to carry out on a time engaged basis?

7(2)(a)

On Mon, Mar 12, 2018 at 11:09 AM, James McKibbin <xxxxx.xxxxxxxx@xxxx.xxvt.nz> wrote:

Good morning 7(2)(a)

This is a link to the proposed Strategy that was consulted on (for cross-referencing when reading info below): <https://consultation.upperhuttcity.com/wp-content/uploads/2017/05/UHCC-Draft-Open-Space-Strategy-2017.pdf>

The main change that needs to be made to the maps is to identify an area of land that is subject to a proposed land swap between Council and the Guildford Timber Company.

The land parcel that needs to be assigned a new colour is that currently described as the Silverstream Spur Reserve on the Heretaunga-Silverstream neighbourhood map (p 43). This is shown green at the moment.

Please add a new label (and new colour) to the map legends under the sections 'Neighbourhoods' (p 30) and 'Open Spaces in Upper Hutt' (p 16). Please call this 'Land subject to land swap MoU with Guildford Timber Company' and identify the land above with this colour.

Please also delete the word Reserve from how it is labelled on the Heretaunga-Silverstream map (p 43). It should just read 'Silverstream Spur'. (I also noted on that map that 'Amenity' is spelt incorrectly for the 'Silverstream Amenity Reserve'. Please change at the same time).

The change to this particular map creates the need to change others where that land parcel can be seen. These maps are under:

- 'Open spaces in Upper Hutt' (will need to change the legend for this map too) p 16
- 'Neighbourhoods' (p 30)

- Heretaunga-Silverstream (p 43)
- Mangaroa-Whitemans Valley (p 45)
- Moonshine Valley (p 47)
- Pinehaven (p 48)
- Trentham South (p 54)
- Esplanade Strips and Reserves (p 58)

Please update the maps and put them into a new file in the shared dropbox folder we were using. I can then take them and insert into the word document I have, with other changes I've been making to the Strategy.

Thanks <sup>7(2)(a)</sup> Please give me call if you need clarification, or help finding the most up to date maps in dropbox.

Cheers,

James McKibbin  
Senior Policy Advisor | Business Development Services

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7(2)(a)

7(2)(a)

7(2)(a)

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ISTHMUS Blog

We have moved! You can find us at: Level 5 / 56 Victoria Street, Wellington Central 6011

Please note: my office hours are Monday - Friday 8:30am-5:30pm

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7(2)(a)

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We have moved! You can find us at: Level 5 / 56 Victoria Street, Wellington Central 6011  
Please note: my office hours are Monday - Friday 8:30am-5:30pm

67. RE: Changes to UHCC Open Space Strategy maps

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**To:** [REDACTED]  
**Sent Date:** Mar 21, 2018 12:04:27  
**Subject:** RE: Changes to UHCC Open Space Strategy maps  
**Attachment:** [~WRD000.jpg](#)  
[image001.gif](#)

---

Hi Lisa

Just following up on this work. When do you think it will be completed?

Cheers  
James

**From:** [REDACTED]  
**Sent:** Thursday, 15 March 2018 2:53 p.m.  
**To:** James McKibbin; [REDACTED]  
**Subject:** Re: Changes to UHCC Open Space Strategy maps

Hello James,

[REDACTED] has made a start on these map changes. I think there may be more than a couple of hours work in there (working back and forth in GIS) but will ask him to confirm what he thinks.

If so, are you happy for us to carry out on a time engaged basis?

[REDACTED]

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<james.mckibbin@uhcc.govt.nz<mailto:james.mckibbin@uhcc.govt.nz>> wrote:  
Good morning [REDACTED]

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The main change that needs to be made to the maps is to identify an area of land that is subject to

a proposed land swap between Council and the Guildford Timber Company.

The land parcel that needs to be assigned a new colour is that currently described as the Silverstream Spur Reserve on the Heretaunga-Silverstream neighbourhood map (p 43). This is shown green at the moment.

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Cheers,

James McKibbin  
Senior Policy Advisor | Business Development Services

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7(2)(a)



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Blog<<http://t.signaletre.com/e1t/c/5/f18dQhb0S7IC8dDMPbW2n0x6l2B9nMJW7t5XZs5vfP62W7fRFSj8rlp8lW8r4TLx56dWz8f4cZWWM02?t=http%3A%2F%2Fblogisthmus.wordpress.com%2F&si=5940639867338752&pi=dc77b297-a319-46ba-abc1-46b7fde1f1cc>>

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Please note: my office hours are Monday - Friday 8:30am-5:30pm

68. RE: Changes to UHCC Open Space Strategy maps

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**To:** [REDACTED]  
**Sent Date:** Mar 15, 2018 16:25:39  
**Subject:** RE: Changes to UHCC Open Space Strategy maps  
**Attachment:** [~WRD000.jpg](#)  
[image001.gif](#)

---

Hi [REDACTED]

Yes please carry on. If it's likely to be more than 4-5 hours please let me know as I'm working within a tight budget at the moment.

If you can give an indicative cost that would be useful.

Thanks  
James

**From:** [REDACTED]  
**Sent:** Thursday, 15 March 2018 2:53 p.m.  
**To:** James McKibbin; [REDACTED]  
**Subject:** Re: Changes to UHCC Open Space Strategy maps

Hello James,

[REDACTED] has made a start on these map changes. I think there may be more than a couple of hours work in there (working back and forth in GIS) but will ask him to confirm what he thinks.

If so, are you happy for us to carry out on a time engaged basis?

[REDACTED]

On Mon, Mar 12, 2018 at 11:09 AM, James McKibbin  
<james.mckibbin@uhcc.govt.nz<mailto:james.mckibbin@uhcc.govt.nz>> wrote:  
Good morning [REDACTED]

This is a link to the proposed Strategy that was consulted on (for cross-referencing when reading info below): <https://consultation.upperhuttcity.com/wp-content/uploads/2017/05/UHCC-Draft-Open->

The main change that needs to be made to the maps is to identify an area of land that is subject to a proposed land swap between Council and the Guildford Timber Company.

The land parcel that needs to be assigned a new colour is that currently described as the Silverstream Spur Reserve on the Heretaunga-Silverstream neighbourhood map (p 43). This is shown green at the moment.

Please add a new label (and new colour) to the map legends under the sections 'Neighbourhoods' (p 30) and 'Open Spaces in Upper Hutt' (p 16). Please call this 'Land subject to land swap MoU with Guildford Timber Company' and identify the land above with this colour.

Please also delete the word Reserve from how it is labelled on the Heretaunga-Silverstream map (p 43). It should just read 'Silverstream Spur'. (I also noted on that map that 'Amenity' is spelt incorrectly for the 'Silverstream Amenity Reserve'. Please change at the same time).

The change to this particular map creates the need to change others where that land parcel can be seen. These maps are under:

- 'Open spaces in Upper Hutt' (will need to change the legend for this map too) p 16
- 'Neighbourhoods' (p 30)
- Heretaunga-Silverstream (p 43)
- Mangaroa-Whitemans Valley (p 45)
- Moonshine Valley (p 47)
- Pinehaven (p 48)
- Trentham South (p 54)
- Esplanade Strips and Reserves (p 58)

Please update the maps and put them into a new file in the shared dropbox folder we were using. I can then take them and insert into the word document I have, with other changes I've been making to the Strategy.

Thanks 7(2)(a) Please give me call if you need clarification, or help finding the most up to date maps

in dropbox.

Cheers,

James McKibbin

Senior Policy Advisor | Business Development Services

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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7(2)(a)





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Blog<<http://t.signaletre.com/e1t/c/5/f18dQhb0S7IC8dDMPbW2n0x6l2B9nMJW7t5XZs5vfP62W7fRFSj8rlp8lW8r4TLx56dWz8f4cZWWM02?t=http%3A%2F%2Fblogisthmus.wordpress.com%2F&si=5940639867338752&pi=dc77b297-a319-46ba-abc1-46b7fde1f1cc>>

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Please note: my office hours are Monday - Friday 8:30am-5:30pm

69. Re: Changes to UHCC Open Space Strategy maps

**From:** [REDACTED] 7(2)(a)  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>, [REDACTED] 7(2)(a)  
**Sent Date:** Mar 15, 2018 14:53:25  
**Subject:** Re: Changes to UHCC Open Space Strategy maps  
**Attachment:** [image001.gif](#)

---

Hello James,

[REDACTED] 7(2)(a) has made a start on these map changes. I think there may be more than a couple of hours work in there (working back and forth in GIS) but will ask him to confirm what he thinks.

If so, are you happy for us to carry out on a time engaged basis?

[REDACTED] 7(2)(a)

On Mon, Mar 12, 2018 at 11:09 AM, James McKibbin <james.mckibbin@uhcc.govt.nz> wrote:  
Good morning [REDACTED] 7(2)(a)

This is a link to the proposed Strategy that was consulted on (for cross-referencing when reading info below): <https://consultation.upperhuttcity.com/wp-content/uploads/2017/05/UHCC-Draft-Open-Space-Strategy-2017.pdf>

The main change that needs to be made to the maps is to identify an area of land that is subject to a proposed land swap between Council and the Guildford Timber Company.

The land parcel that needs to be assigned a new colour is that currently described as the Silverstream Spur Reserve on the Heretaunga-Silverstream neighbourhood map (p 43). This is shown green at the moment.

Please add a new label (and new colour) to the map legends under the sections 'Neighbourhoods' (p 30) and 'Open Spaces in Upper Hutt' (p 16). Please call this 'Land subject to land swap MoU with Guildford Timber Company' and identify the land above with this colour.

Please also delete the word Reserve from how it is labelled on the Heretaunga-Silverstream map (p 43). It should just read 'Silverstream Spur'. (I also noted on that map that 'Amenity' is spelt incorrectly for the 'Silverstream Amenity Reserve'. Please change at the same time).

The change to this particular map creates the need to change others where that land parcel can be seen. These maps are under:

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- 'Neighbourhoods' (p 30)
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- Mangaroa-Whitemans Valley (p 45)
- Moonshine Valley (p 47)
- Pinehaven (p 48)
- Trentham South (p 54)
- Esplanade Strips and Reserves (p 58)

Please update the maps and put them into a new file in the shared dropbox folder we were using. I can then take them and insert into the word document I have, with other changes I've been making to the Strategy.

Thanks <sup>7(2)(a)</sup> Please give me call if you need clarification, or help finding the most up to date maps in dropbox.

Cheers,

James McKibbin  
Senior Policy Advisor | Business Development Services

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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7(2)(a)

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Please note: my office hours are Monday - Friday 8:30am-5:30pm

## 70. Changes to UHCC Open Space Strategy maps

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**To:** 7(2)(a)  
**Sent Date:** Mar 12, 2018 11:09:58  
**Subject:** Changes to UHCC Open Space Strategy maps  
**Attachment:** [image001.gif](#)

---

Good morning 7(2)(a)

This is a link to the proposed Strategy that was consulted on (for cross-referencing when reading info below): <https://consultation.upperhuttcity.com/wp-content/uploads/2017/05/UHCC-Draft-Open-Space-Strategy-2017.pdf>

The main change that needs to be made to the maps is to identify an area of land that is subject to a proposed land swap between Council and the Guildford Timber Company.

The land parcel that needs to be assigned a new colour is that currently described as the Silverstream Spur Reserve on the Heretaunga-Silverstream neighbourhood map (p 43). This is shown green at the moment.

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Please also delete the word Reserve from how it is labelled on the Heretaunga-Silverstream map (p 43). It should just read 'Silverstream Spur'. (I also noted on that map that 'Amenity' is spelt incorrectly for the 'Silverstream Amenity Reserve'. Please change at the same time).

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- \* 'Neighbourhoods' (p 30)
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- \* Mangaroa-Whitemans Valley (p 45)
- \* Moonshine Valley (p 47)

- \* Pinehaven (p 48)
- \* Trentham South (p 54)
- \* Esplanade Strips and Reserves (p 58)

Please update the maps and put them into a new file in the shared dropbox folder we were using. I can then take them and insert into the word document I have, with other changes I've been making to the Strategy.

Thanks <sup>7(2)(a)</sup> Please give me call if you need clarification, or help finding the most up to date maps in dropbox.

Cheers,

James McKibbin  
Senior Policy Advisor | Business Development Services

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

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71. FW: Open Space Strategy and Silver Stream Railway

**From:** Steve Taylor <xxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Feb 28, 2018 13:31:15  
**Subject:** FW: Open Space Strategy and Silver Stream Railway  
**Attachment:**

---

Hi James, see below.

Steve Taylor  
Director Business Development Services

Upper Hutt City Council | 838 - 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand  
D: +64 4 527 2161 | M: +64 27 404 0143 | T: +64 4 527 2169 | E: steve.taxxxx@xxxx.xxxx.xx | W: [www.upperhuttcity.com](http://www.upperhuttcity.com)<<http://www.upperhuttcity.com/>> | F: [www.fb.com/upperhuttcitycouncil](http://www.fb.com/upperhuttcitycouncil)<<http://www.fb.com/upperhuttcitycouncil>>

Please consider the environment before printing.

**From:** [REDACTED] 7(2)(a)  
**Sent:** Wednesday, 28 February 2018 1:25 p.m.  
**To:** Steve Taylor  
**Subject:** Open Space Strategy and Silver Stream Railway

Hi Steve ,

I am concerned that Silver Stream Railway have made submissions to Upper Hutt City Council and as such are working hard to ensure that their future operations are assured and not jeopardised . However they will not see any written comments in the final Open Space Strategy acknowledging their input yet we will be including reference to Guildford Timber Company and the MOU .

We continue to profile Silver Stream Railway in our City promotion material and I would like to know if there is some way of UHCC acknowledging the ongoing operations of Silver Stream Railway adjacent to open spaces are important and will be protected where possible .

The report recommending adoption of the Open Space states that it is non-statutory and non regulatory so could some appropriate mention be made of Silver Stream Railway .

I did not want to be wrong footed at the meeting

cheers

7(2)(a)

A large grey rectangular redaction box covers the majority of the page content below the text '7(2)(a)'. The text '7(2)(a)' is positioned at the top left corner of this redacted area.



72. RE: Upper Hutt Open Space Strategy - update

**From:** 7(2)(a)  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**Sent Date:** Feb 23, 2018 16:54:28  
**Subject:** RE: Upper Hutt Open Space Strategy - update  
**Attachment:** [image001.gif](#)

---

Many thanks James: I shall forward on to GTC. Have a great weekend!

Cheers

7(2)(a)

**From:** James McKibbin [mailto:james.mckibbin@uhcc.govt.nz]  
**Sent:** Friday, 23 February 2018 3:34 PM  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**Subject:** Upper Hutt Open Space Strategy - update

Good afternoon

Thank you for your interest and/or input into the development of Upper Hutt City Council's Open Space Strategy.

The draft Strategy was developed last year and consulted on publicly during September – October. A public hearing was then held for those wishing to present their submission to the Council.

Since then, staff have considered all of the submission points and as a result, will recommend that Council make a number of changes to the draft Strategy. Responses to submissions and proposed changes to the draft Strategy will be presented to Council for its consideration at the first Full Council meeting of the year next week on Wednesday 28 February. Staff will recommend that Council adopt a final version of the Strategy, subject to the proposed changes. You are welcome to attend this meeting.

Please click [here](#) to view the agenda – please refer to Item 6: Adopting the Upper Hutt City Open Space Strategy.

You'll be able to view:

- The report to Council
- Submission points by topic with staff responses and recommendations to Council (Attachment one)
- A 'track changed' version of the draft Strategy that reflects the recommended changes (Attachment two)

If you made a submission you will be able to see how staff have responded to your submission point/s (these have been grouped by topic). If you made a submission but wished to remain anonymous, you will need to find your submission here and then cross-reference its number to Attachment one above.

Please feel free to contact me if you have any questions.

Thanks,

James McKibbin  
Senior Policy Advisor | Business Development Services

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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527 2169 and erase the message and any attachments. Nothing in this e-mail message constitutes a designation of an information system for the purposes of section 11(a) of the Electronic Transactions Act 2002. You agree that if you respond to this e-mail, the time of receipt will be when the message actually comes to the attention of the addressee. All incoming e-mail messages are scanned for content and viruses and cleared by the Dimension Data Email Protection at the Upper Hutt City Council. This could result in the deletion of a legitimate e-mail before it is read by its intended recipient at Council. Please tell us if you have concerns about this automatic filtering. Thank you.

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### 73. UHCC Open space strategy submissions

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**To:** 7(2)(a)  
**Sent Date:** Dec 05, 2017 09:14:35  
**Subject:** UHCC Open space strategy submissions  
**Attachment:**

---

Hi Brett

You can view all submissions received at this link: [https://upperhuttcity.com/wp-content/uploads/2017/10/Extraordinary\\_Council\\_Agenda\\_311017.pdf](https://upperhuttcity.com/wp-content/uploads/2017/10/Extraordinary_Council_Agenda_311017.pdf)

Guildford Timber, Silver Stream Railway and UHCTA talk about Silverstream Spur.

For more detailed submissions, see UHTCA, Guildofrd, UHTCA and Wellington Botanical Society.

Cheers,

James McKibbin  
Senior Policy Advisor | Business Development Services

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

D: +64 4 527 2143 | T: +64 4 527 2169 | E:

[james.mckibbin@uhcc.govt.nz](mailto:james.mckibbin@uhcc.govt.nz)<<mailto:james.mckibbin@uhcc.govt.nz>> | W:

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74. RE: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version

**From:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**To:** [REDACTED] 7(2)(a)  
**Sent Date:** Nov 20, 2017 15:31:38  
**Subject:** RE: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version  
**Attachment:** [image001.png](#)  
[image002.gif](#)

---

Hi [REDACTED] 7(2)(a)

I followed up on your enquiry with our governance team. They advised me that the minutes will be amended to change the submitter name to yours, but that no further changes to the minutes will be made.

If you have further questions please contact Kate Glanville, Democratic Services Advisor, at [kate.glanville@uhcc.govt.nz](mailto:kate.glanville@uhcc.govt.nz) or on (04) 527 2169

Thanks  
James

**From:** [REDACTED] 7(2)(a)  
**Sent:** Friday, 17 November 2017 2:40 p.m.  
**To:** James McKibbin  
**Subject:** FW: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version

Hi James - These are the issues I spoke to at the hearing representing Silver Stream Railway Incorporated. I would be grateful if the minutes were amended to the text I have provided below:

- 1) Submitter is "Silver Stream Railway Incorporated" not "Silverstream Railway Inc."
  
- 2) [REDACTED] 7(2)(a) commented that as per the written submission from Silver Stream Railway (SSR), some of the figures in the draft Open Space Strategy showed proposed public access routes crossing areas of Silver Stream Railway owned land and that these figures should be amended to show the routes along the public roadways or council owned land. SSR expected that this would be a straightforward task for UHCC to amend and that the clarity of the many different line types used in the figures could also be addressed at

the same time.

3) SSR were pleased that the Draft Open Space Strategy was identifying the council owned land comprising the Silverstream Spur as a "Reserve", as this was the first time SSR was aware that a council plan document had used this description for the land and that this was as per the original council plan for the land when it was acquired. SSR was aware that the Silverstream Spur land is the subject of a potential land swap between council and the Guildford Timber Company and the status of this land swap negotiation is not publically known at this time.

4) SSR re-stated their position on the Silverstream Spur was unchanged from their previous submissions on the Land Use Strategy that the majority of the Spur should be made a council Reserve. The function of the Spur as a buffer zone between the established Heritage railway operations of SSR and any future development was raised by SSR with reference to previous maps of the Spur prepared by SSR as part of their submission on the Land Use Strategy. This mapping shows catchment zones contributing stormwater from the Spur that are discharged across the railway and the areas of the Spur affected by noise from the railway operations as well as potential fire hazard and smoke nuisance. The areas of the Spur outside these mapped zones on the south east of the Spur ridgeline could potentially be used to provide an access road to development on the Guildford Timber Company owned land.

7(2)(a)

From: 7(2)(a)

Sent: Tuesday, 14 November 2017 4:38 p.m.

To: 'James McKibbin' <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:james.mckibbin@uhcc.govt.nz>>

Subject: RE: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc

Hi James

As per our phone discussion this afternoon, there are errors in the UHCC minutes from the Open Space Strategy hearing held on 31 October for what has been recorded as the submission from Silver Stream Railway Incorporated. These errors need to be corrected as these minutes are public record. This includes such howlers as it was me presenting not 7(2)(a)

I will send a separate email identifying the items that need to be corrected.

Regards

[https://upperhuttcity.com/wp-content/uploads/2017/11/Extraordinary\\_Council\\_Minutes\\_311017.pdf](https://upperhuttcity.com/wp-content/uploads/2017/11/Extraordinary_Council_Minutes_311017.pdf)<[https://scanmail.trustwave.com/?c=4062&d=4MeJ2qpOlw2U\\_7rukPU7W-1DQITk7XtTXhGu50EAow&s=1279&u=https%3a%2f%2fupperhuttcity%2ecom%2fwp-content%2fuploads%2f2017%2f11%2fExtraordinary%5fCouncil%5fMinutes%5f311017%2epdf](https://scanmail.trustwave.com/?c=4062&d=4MeJ2qpOlw2U_7rukPU7W-1DQITk7XtTXhGu50EAow&s=1279&u=https%3a%2f%2fupperhuttcity%2ecom%2fwp-content%2fuploads%2f2017%2f11%2fExtraordinary%5fCouncil%5fMinutes%5f311017%2epdf)>

[image]

7(2)(a)

From: James McKibbin [mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx]

Sent: Friday, 27 October 2017 1:56 p.m.

To: 7(2)(a)

Subject: RE: UHCC hearing - draft Open Space Strategy

Thanks 7(2)(a) see you on Tuesday.

James

From: 7(2)(a)

Sent: Friday, 27 October 2017 1:50 p.m.

To: James McKibbin; 7(2)(a)

Subject: RE: UHCC hearing - draft Open Space Strategy

Hi James

I will be attending at 3.40pm on Tuesday 31 October. Jason is not able to attend.

Regards

7(2)(a)

From: James McKibbin [mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx]

Sent: Friday, 27 October 2017 1:47 p.m.

To: [REDACTED] 7(2)(a)

Subject: UHCC hearing - draft Open Space Strategy

Hi [REDACTED] 7(2)(a)

I'm just emailing to follow-up about the time you have been allocated to speak to the Silverstream Railway's submission on the draft Open Space Strategy on Tuesday 31st October.

You have been scheduled to speak at 3.40. Does this time suit?

Thanks,

James McKibbin

Senior Policy Advisor | Business Development Services

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

D: +64 4 527 2143 | T: +64 4 527 2169 | E:

xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx> | W:

www.upperhuttcity.com<http://scanmail.trustwave.com/?c=4062&d=soTy2dVsKeK5fUQKMhV-\_yzubRDhnnvWUR158odnpw&s=1279&u=http%3a%2f%2fwww%2eupperhuttcity%2ecom%2f> |

F:

www.fb.com/upperhuttcitycouncil<http://scanmail.trustwave.com/?c=4062&d=soTy2dVsKeK5fUQKMhV-

\_yzubRDhnnvWUU15pdY3pw&s=1279&u=http%3a%2f%2fwww%2efb%2ecom%2fupperhuttcitycouncil>

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banner]<http://scanmail.trustwave.com/?c=4062&d=soTy2dVsKeK5fUQKMhV-

\_yzubRDhnnvWUU8s9lxkpQ&s=1279&u=http%3a%2f%2fconsultation%2eupperhuttcity%2ecom%2fbig-idea%2f>

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75. RE: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version

**From:** Kate Glanville <xxxx.xxxxxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Nov 20, 2017 15:20:20  
**Subject:** RE: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version  
**Attachment:** [image001.png](#)  
[image002.gif](#)

---

Hi James,

I have spoken with Kerrie regarding the below email. She will change the submitter's name to 7(2)(a). She advised that no further changes will be made to the minutes.

Thanks  
Kate

From: James McKibbin  
Sent: Friday, 17 November 2017 2:43 p.m.  
To: Kate Glanville  
Subject: FW: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version

Hi Kate

This just received from 7(2)(a)

Thanks  
James

From: 7(2)(a)  
Sent: Friday, 17 November 2017 2:40 p.m.  
To: James McKibbin  
Subject: FW: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version

Hi James - These are the issues I spoke to at the hearing representing Silver Stream Railway Incorporated. I would be grateful if the minutes were amended to the text I have provided below:

- 1) Submitter is "Silver Stream Railway Incorporated" not "Silverstream Railway Inc."
  
- 2) [redacted 7(2)(a)] (not [redacted 7(2)(a)] who did not attend the hearing) commented that as per the written submission from Silver Stream Railway (SSR), some of the figures in the draft Open Space Strategy showed proposed public access routes crossing areas of Silver Stream Railway owned land and that these figures should be amended to show the routes along the public roadways or council owned land. SSR expected that this would be a straightforward task for UHCC to amend and that the clarity of the many different line types used in the figures could also be addressed at the same time.
  
- 3) SSR were pleased that the Draft Open Space Strategy was identifying the council owned land comprising the Silverstream Spur as a "Reserve", as this was the first time SSR was aware that a council plan document had used this description for the land and that this was as per the original council plan for the land when it was acquired. SSR was aware that the Silverstream Spur land is the subject of a potential land swap between council and the Guildford Timber Company and the status of this land swap negotiation is not publically known at this time.
  
- 4) SSR re-stated their position on the Silverstream Spur was unchanged from their previous submissions on the Land Use Strategy that the majority of the Spur should be made a council Reserve. The function of the Spur as a buffer zone between the established Heritage railway operations of SSR and any future development was raised by SSR with reference to previous maps of the Spur prepared by SSR as part of their submission on the Land Use Strategy. This mapping shows catchment zones contributing stormwater from the Spur that are discharged across the railway and the areas of the Spur affected by noise from the railway operations as well as potential fire hazard and smoke nuisance. The areas of the Spur outside these mapped zones on the south east of the Spur ridgeline could potentially be used to provide an access road to development on the Guildford Timber Company owned land.

[redacted 7(2)(a)]

From: [redacted 7(2)(a)]

Sent: Tuesday, 14 November 2017 4:38 p.m.

To: 'James McKibbin' <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:james.mckibbin@uhcc.govt.nz>>

Subject: RE: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from

Silver Stream Railway Inc

Hi James

As per our phone discussion this afternoon, there are errors in the UHCC minutes from the Open Space Strategy hearing held on 31 October for what has been recorded as the submission from Silver Stream Railway Incorporated. These errors need to be corrected as these minutes are public record. This includes such howlers as it was me presenting not [redacted] 7(2)(a)

I will send a separate email identifying the items that need to be corrected.

Regards

[https://upperhuttcity.com/wp-content/uploads/2017/11/Extraordinary\\_Council\\_Minutes\\_311017.pdf](https://upperhuttcity.com/wp-content/uploads/2017/11/Extraordinary_Council_Minutes_311017.pdf)<[https://scanmail.trustwave.com/?c=4062&d=4MeJ2qpOlw2U\\_7rukPU7W-1DQITk7XtTXhGu50EAow&s=1279&u=https%3a%2f%2fupperhuttcity%2ecom%2fwp-content%2fuploads%2f2017%2f11%2fExtraordinary%5fCouncil%5fMinutes%5f311017%2epdf](https://scanmail.trustwave.com/?c=4062&d=4MeJ2qpOlw2U_7rukPU7W-1DQITk7XtTXhGu50EAow&s=1279&u=https%3a%2f%2fupperhuttcity%2ecom%2fwp-content%2fuploads%2f2017%2f11%2fExtraordinary%5fCouncil%5fMinutes%5f311017%2epdf)>

[image]

[redacted] 7(2)(a)

From: James McKibbin [mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx]

Sent: Friday, 27 October 2017 1:56 p.m.

To: [redacted] 7(2)(a)

Subject: RE: UHCC hearing - draft Open Space Strategy

Thanks [redacted] 7(2)(a) see you on Tuesday.

James

From: [redacted] 7(2)(a)

Sent: Friday, 27 October 2017 1:50 p.m.

To: James McKibbin; [redacted] 7(2)(a)

Subject: RE: UHCC hearing - draft Open Space Strategy

Hi James

I will be attending at 3.40pm on Tuesday 31 October. Jason is not able to attend.

Regards

7(2)(a)

From: James McKibbin [mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx]

Sent: Friday, 27 October 2017 1:47 p.m.

To: 7(2)(a)

Subject: UHCC hearing - draft Open Space Strategy

Hi 7(2)(a)

I'm just emailing to follow-up about the time you have been allocated to speak to the Silverstream Railway's submission on the draft Open Space Strategy on Tuesday 31st October.

You have been scheduled to speak at 3.40. Does this time suit?

Thanks,

James McKibbin

Senior Policy Advisor | Business Development Services

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

D: +64 4 527 2143 | T: +64 4 527 2169 | E:

xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx> | W:

www.upperhuttcity.com<http://scanmail.trustwave.com/?c=4062&d=soTy2dVsKeK5fUQKMhV-\_yzubRDhvnvWUR158odnpw&s=1279&u=http%3a%2f%2fwww%2eupperhuttcity%2ecom%2f> |

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banner]<http://scanmail.trustwave.com/?c=4062&d=soTy2dVsKeK5fUQKMhV-

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76. RE: Open space strategy workshop

**From:** Angela Bell <xxxxxx.xxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Nov 20, 2017 09:46:19  
**Subject:** RE: Open space strategy workshop  
**Attachment:** [image001.gif](#)

---

Sounds good.

From: James McKibbin  
Sent: Friday, 17 November 2017 10:19 a.m.  
To: Angela Bell  
Subject: Open space strategy workshop  
Importance: High

Hi Angela

I'm working toward the open space strategy workshop with Council on 15 December and need to get any material for pre-circulation to Kerrie by 7 December.

I will be working through key issues raised by submitters next week (SNAs / green belt / Silverstream Spur), and will likely need some help from you on SNAs (wording, where the project is at, what areas are likely to be included etc.).

I hope that will be OK? Just wanted to give you a heads up and let you know what deadlines I'm working toward. I will set up a meeting sometime next week or early the following one.

Cheers!

James McKibbin  
Senior Policy Advisor | Business Development Services

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

D: +64 4 527 2143 | T: +64 4 527 2169 | E:

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[cid:image001.gif@01D353BB.E6C58350]<https://whiteribbon.org.nz/>





77. RE: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version

**From:** Kate Glanville <xxxx.xxxxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Nov 17, 2017 14:49:51  
**Subject:** RE: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version  
**Attachment:** [image001.png](#)  
[image002.gif](#)

---

Thanks James. I'll discuss with Kerrie on Monday and let you know.

From: James McKibbin  
Sent: Friday, 17 November 2017 2:43 p.m.  
To: Kate Glanville  
Subject: FW: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version

Hi Kate

This just received from 7(2)(a)

Thanks  
James

From: 7(2)(a)  
Sent: Friday, 17 November 2017 2:40 p.m.  
To: James McKibbin  
Subject: FW: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version

Hi James - These are the issues I spoke to at the hearing representing Silver Stream Railway Incorporated. I would be grateful if the minutes were amended to the text I have provided below:

- 1) Submitter is "Silver Stream Railway Incorporated" not "Silverstream Railway Inc."
  
- 2) 7(2)(a) (not 7(2)(a) who did not attend the hearing) commented that as per the written submission from Silver Stream Railway (SSR), some of the figures in the draft Open Space Strategy showed proposed public access routes crossing areas of Silver Stream Railway owned

land and that these figures should be amended to show the routes along the public roadways or council owned land. SSR expected that this would be a straightforward task for UHCC to amend and that the clarity of the many different line types used in the figures could also be addressed at the same time.

3) SSR were pleased that the Draft Open Space Strategy was identifying the council owned land comprising the Silverstream Spur as a "Reserve", as this was the first time SSR was aware that a council plan document had used this description for the land and that this was as per the original council plan for the land when it was acquired. SSR was aware that the Silverstream Spur land is the subject of a potential land swap between council and the Guildford Timber Company and the status of this land swap negotiation is not publically known at this time.

4) SSR re-stated their position on the Silverstream Spur was unchanged from their previous submissions on the Land Use Strategy that the majority of the Spur should be made a council Reserve. The function of the Spur as a buffer zone between the established Heritage railway operations of SSR and any future development was raised by SSR with reference to previous maps of the Spur prepared by SSR as part of their submission on the Land Use Strategy. This mapping shows catchment zones contributing stormwater from the Spur that are discharged across the railway and the areas of the Spur affected by noise from the railway operations as well as potential fire hazard and smoke nuisance. The areas of the Spur outside these mapped zones on the south east of the Spur ridgeline could potentially be used to provide an access road to development on the Guildford Timber Company owned land.

7(2)(a)

From: 7(2)(a)

Sent: Tuesday, 14 November 2017 4:38 p.m.

To: 'James McKibbin' <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:james.mckibbin@uhcc.govt.nz>>

Subject: RE: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc

Hi James

As per our phone discussion this afternoon, there are errors in the UHCC minutes from the Open Space Strategy hearing held on 31 October for what has been recorded as the submission from

Silver Stream Railway Incorporated. These errors need to be corrected as these minutes are public record. This includes such howlers as it was me presenting not [redacted] 7(2)(a)

I will send a separate email identifying the items that need to be corrected.

Regards

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[image]

[redacted] 7(2)(a)

From: James McKibbin [mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx]

Sent: Friday, 27 October 2017 1:56 p.m.

To: [redacted] 7(2)(a)

Subject: RE: UHCC hearing - draft Open Space Strategy

Thanks [redacted] 7(2)(a) see you on Tuesday.

James

From: [redacted] 7(2)(a)

Sent: Friday, 27 October 2017 1:50 p.m.

To: James McKibbin; [redacted] 7(2)(a)

Subject: RE: UHCC hearing - draft Open Space Strategy

Hi James

I will be attending at 3.40pm on Tuesday 31 October. [redacted] 7(2)(a) is not able to attend.

Regards

7(2)(a)

From: James McKibbin [mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx]

Sent: Friday, 27 October 2017 1:47 p.m.

To: 7(2)(a)

Subject: UHCC hearing - draft Open Space Strategy

Hi 7(2)(a)

I'm just emailing to follow-up about the time you have been allocated to speak to the Silverstream Railway's submission on the draft Open Space Strategy on Tuesday 31st October.

You have been scheduled to speak at 3.40. Does this time suit?

Thanks,

James McKibbin

Senior Policy Advisor | Business Development Services

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[BIG-IDEA\_Signature-

banner]<http://scanmail.trustwave.com/?c=4062&d=soTy2dVsKeK5fUQKMhV-

\_yzubRDhvnWUU8s9lxkpQ&s=1279&u=http%3a%2f%2fconsultation%2eupperhuttcity%2ecom%2fbig-idea%2f>

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78. FW: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version

**From:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Kate Glanville <xxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Nov 17, 2017 14:42:45  
**Subject:** FW: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version  
**Attachment:** [image002.png](#)  
[image003.gif](#)  
[Pages from Submission on the Draft Land Use Strategy Upper Hutt 2016 to 2043 - Silver Stream Railway.pdf](#)

---

Hi Kate

This just received from 7(2)(a)

Thanks  
James

**From:** 7(2)(a)  
**Sent:** Friday, 17 November 2017 2:40 p.m.  
**To:** James McKibbin  
**Subject:** FW: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version

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7(2)(a)

From: 7(2)(a)

Sent: Tuesday, 14 November 2017 4:38 p.m.

To: 'James McKibbin' <xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:james.mckibbin@uhcc.govt.nz>>

Subject: RE: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc

Hi James

As per our phone discussion this afternoon, there are errors in the UHCC minutes from the Open Space Strategy hearing held on 31 October for what has been recorded as the submission from Silver Stream Railway Incorporated. These errors need to be corrected as these minutes are public record. This includes such howlers as it was me presenting not 7(2)(a)

I will send a separate email identifying the items that need to be corrected.

Regards

[https://upperhuttcity.com/wp-content/uploads/2017/11/Extraordinary\\_Council\\_Minutes\\_311017.pdf](https://upperhuttcity.com/wp-content/uploads/2017/11/Extraordinary_Council_Minutes_311017.pdf)<[https://scanmail.trustwave.com/?c=4062&d=4MeJ2qpOlw2U\\_7rukPU7W-1DQITk7XtTXhGu50EAow&s=1279&u=https%3a%2f%2fupperhuttcity%2ecom%2fwp-content%2fuploads%2f2017%2f11%2fExtraordinary%5fCouncil%5fMinutes%5f311017%2epdf](https://scanmail.trustwave.com/?c=4062&d=4MeJ2qpOlw2U_7rukPU7W-1DQITk7XtTXhGu50EAow&s=1279&u=https%3a%2f%2fupperhuttcity%2ecom%2fwp-content%2fuploads%2f2017%2f11%2fExtraordinary%5fCouncil%5fMinutes%5f311017%2epdf)>

[image]

7(2)(a)

From: James McKibbin [mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx]

Sent: Friday, 27 October 2017 1:56 p.m.

To: 7(2)(a)

Subject: RE: UHCC hearing - draft Open Space Strategy

Thanks 7(2)(a) see you on Tuesday.

James

From: 7(2)(a)

Sent: Friday, 27 October 2017 1:50 p.m.

To: James McKibbin; 7(2)(a)

Subject: RE: UHCC hearing - draft Open Space Strategy

Hi James

I will be attending at 3.40pm on Tuesday 31 October. Jason is not able to attend.

Regards

7(2)(a)

From: James McKibbin [mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx]

Sent: Friday, 27 October 2017 1:47 p.m.

To: [redacted] 7(2)(a)

Subject: UHCC hearing - draft Open Space Strategy

Hi [redacted] 7(2)(a)

I'm just emailing to follow-up about the time you have been allocated to speak to the Silverstream Railway's submission on the draft Open Space Strategy on Tuesday 31st October.

You have been scheduled to speak at 3.40. Does this time suit?

Thanks,

James McKibbin  
Senior Policy Advisor | Business Development Services

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

D: +64 4 527 2143 | T: +64 4 527 2169 | E:

xxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx> | W:

www.upperhuttcity.com<http://scanmail.trustwave.com/?c=4062&d=soTy2dVsKeK5fUQKMhV-\_yzubRDhvnWUR158odnpw&s=1279&u=http%3a%2f%2fwww%2eupperhuttcity%2ecom%2f> |

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www.fb.com/upperhuttcitycouncil<http://scanmail.trustwave.com/?c=4062&d=soTy2dVsKeK5fUQKMhV-

\_yzubRDhvnWUU15pdY3pw&s=1279&u=http%3a%2f%2fwww%2efb%2ecom%2fupperhuttcitycouncil>

[BIG-IDEA\_Signature-

banner]<http://scanmail.trustwave.com/?c=4062&d=soTy2dVsKeK5fUQKMhV-

\_yzubRDhvnWUU8s9lxkpQ&s=1279&u=http%3a%2f%2fconsultation%2eupperhuttcity%2ecom%2fbig-idea%2f>

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79. FW: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version

**From:** [REDACTED] 7(2)(a)  
**To:** James McKibbin <james.mckibbin@uhcc.govt.nz>  
**Sent Date:** Nov 17, 2017 14:39:59  
**Subject:** FW: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc - Proposed Corrected Version  
**Attachment:** [image002.png](#)  
[image003.gif](#)  
[Pages from Submission on the Draft Land Use Strategy Upper Hutt 2016 to 2043 - Silver Stream Railway.pdf](#)

---

Hi James – These are the issues I spoke to at the hearing representing Silver Stream Railway Incorporated. I would be grateful if the minutes were amended to the text I have provided below:

- 1) Submitter is “Silver Stream Railway Incorporated” not “Silverstream Railway Inc.”
- 2) [REDACTED] 7(2)(a) (not [REDACTED] 7(2)(a) who did not attend the hearing) commented that as per the written submission from Silver Stream Railway (SSR), some of the figures in the draft Open Space Strategy showed proposed public access routes crossing areas of Silver Stream Railway owned land and that these figures should be amended to show the routes along the public roadways or council owned land. SSR expected that this would be a straightforward task for UHCC to amend and that the clarity of the many different line types used in the figures could also be addressed at the same time.
- 3) SSR were pleased that the Draft Open Space Strategy was identifying the council owned land comprising the Silverstream Spur as a “Reserve”, as this was the first time SSR was aware that a council plan document had used this description for the land and that this was as per the original council plan for the land when it was acquired. SSR was aware that the Silverstream Spur land is the subject of a potential land swap between council and the Guildford Timber Company and the status of this land swap negotiation is not publically known at this time.
- 4) SSR re-stated their position on the Silverstream Spur was unchanged from their previous submissions on the Land Use Strategy that the majority of the Spur should be made a council Reserve. The function of the Spur as a buffer zone between the established Heritage railway operations of SSR and any future development was raised by SSR with reference to previous maps of the Spur prepared by SSR as part of their submission on the Land Use Strategy. This mapping shows catchment zones contributing stormwater from the Spur that are discharged across the railway and the areas of the Spur affected by noise from the railway operations as well

as potential fire hazard and smoke nuisance. The areas of the Spur outside these mapped zones on the south east of the Spur ridgeline could potentially be used to provide an access road to development on the Guildford Timber Company owned land.

7(2)(a)

**From:** 7(2)(a)

**Sent:** Tuesday, 14 November 2017 4:38 p.m.

**To:** 'James McKibbin' <xxxxx.xxxxxxxx@xxxx.xxxx.xx>

**Subject:** RE: UHCC hearing - draft Open Space Strategy - Objections to Hearing Minutes from Silver Stream Railway Inc

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James

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**Sent:** Friday, 27 October 2017 1:50 p.m.  
**To:** James McKibbin; 7(2)(a)  
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You have been scheduled to speak at 3.40. Does this time suit?

Thanks,

James McKibbin  
Senior Policy Advisor | Business Development Services

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

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## 80. Open space strategy workshop

**From:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Angela Bell <xxxxxx.xxxx@xxxx.xxxx.xx>  
**Sent Date:** Nov 17, 2017 10:19:12  
**Subject:** Open space strategy workshop  
**Attachment:** [image001.gif](#)

---

Hi Angela

I'm working toward the open space strategy workshop with Council on 15 December and need to get any material for pre-circulation to Kerrie by 7 December.

I will be working through key issues raised by submitters next week (SNAs / green belt / Silverstream Spur), and will likely need some help from you on SNAs (wording, where the project is at, what areas are likely to be included etc.).

I hope that will be OK? Just wanted to give you a heads up and let you know what deadlines I'm working toward. I will set up a meeting sometime next week or early the following one.

Cheers!

James McKibbin  
Senior Policy Advisor | Business Development Services

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

D: +64 4 527 2143 | T: +64 4 527 2169 | E:

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[cid:image001.gif@01D353BB.E6C58350]<https://whiteribbon.org.nz/>

81. RE: LTP workshop 14 Nov - presentation

**From:** Anthony Clarke <xxxxxxxx.xxxxxx@xxxxxxxxxxxxxxxxxx.xx>  
**To:** Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>, Liezel Jahnke <xxxxxx.xxxxxx@xxxx.xxxx.xx>  
**Cc:** Steve Taylor <xxxxx.xxxxxx@xxxx.xxxx.xx>, Patrick Hanaray <xxxxxxxx.xxxxxxx@xxxx.xxxx.xx>, Brett Latimer <xxxxx.xxxxxxx@xxxx.xxxx.nz>  
**Sent Date:** Nov 08, 2017 14:31:57  
**Subject:** RE: LTP workshop 14 Nov - presentation  
**Attachment:** [image001.jpg](#)  
[image002.gif](#)

---

Hi Geoff

Yes, that's what my note was referring to. The Maymorn work noted in table 2 below is based on the earlier population projection (acknowledging this is no longer current). Ie; 1700 lots, as opposed to the 220 lots in the Land Use Strategy.

Hope this helps

Regards

Anthony

**From:** Geoff Swainson [mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx]  
**Sent:** Wednesday, 8 November 2017 2:20 p.m.  
**To:** Anthony Clarke; James McKibbin; Liezel Jahnke  
**Cc:** Steve Taylor; Patrick Hanaray; Brett Latimer  
**Subject:** RE: LTP workshop 14 Nov - presentation

Anthony,

Can you check if the Maymorn work is predicated on current or previous population projections – current are a lot lower.

Regards

Geoff

**From:** Anthony Clarke [mailto:xxxxxxx.xxxxxx@xxxxxxxxxxxxxxxxxx.xx.xx]  
**Sent:** Wednesday, 8 November 2017 12:01 p.m.  
**To:** James McKibbin; Geoff Swainson; Liezel Jahnke  
**Cc:** Steve Taylor; Patrick Hanaray; Brett Latimer  
**Subject:** RE: LTP workshop 14 Nov - presentation

Hi James

Sorry about the delay coming back to you. The following tables are selected from the investment planning we are currently working on and includes any items where the growth aspect is broadly assessed as equal to or greater than 30%. Joint venture wastewater is excluded. This hopefully provides basis for you to consider in terms of potential contributions. Please note, I've split the items into 2 tables for what's in or out of the draft investment proposal.

**Table 1: Included in the draft investment proposal for the 2018 LTP**

**Water**

**Item**

**Growth aspect**

**Amount**

**Timing**

**Catchment**

Water Supply

Pressure Management

(Demand management)

Primary

\$86K

\$240K

\$240K

Total, Year 1

Total spread over years 12 – 14

Total spread over years 25 – 27

City-wide

Wastewater

Wastewater network modelling ongoing updates

Primary

\$20K

Per annum, ongoing

City-wide

Water Supply

Water Network Modelling - Update and calibration

Primary

\$20K

Per annum, ongoing

City-wide

**Table 2: Not included in the draft investment proposal for the 2018 LTP** (Acknowledging assumptions on demographics for some areas, eg; Maymorn, are high)

## **Water**

### **Item**

### **Growth aspect**

### **Amount**

### **Timing**

### **Catchment**

Water Supply

New reservoir (Maymorn)

Primary

\$7.2M

Total spread over years 12 – 14

Maymorn

Wastewater

Wastewater network upgrades - Guildford & Silverstream Spur developments Y11-30

Primary

\$2M

Total, Year 16

Silverstream

Wastewater

Wastewater network upgrades - Totara Park area developments Y11-30

Primary

\$790K

Total, Year 15

Totara Park

Wastewater

Wastewater network upgrades - Maymorn developments Y11-30

Primary

\$6.1M

Total spread over years 11 – 12

Maymorn

Hope this helps. Please feel free to come back to me if you have any questions.

Regards

**Anthony Clarke Senior Engineer, Service Planning**

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

**www.wellingtonwater.co.nz**

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We manage their drinking water, wastewater and stormwater services.

**From:** James McKibbin [mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx]

**Sent:** Wednesday, 8 November 2017 8:24 a.m.

**To:** Geoff Swainson; Liezel Jahnke

**Cc:** Steve Taylor; Patrick Hanaray; Brett Latimer; Anthony Clarke

**Subject:** RE: LTP workshop 14 Nov - presentation

Morning everyone,

Geoff, yes just waiting on WW growth projects (I've contacted 7(2)(a)) and to confirm one or two things re roading project costs with Patrick. When you receive the growth driven CAPEX information, perhaps we can catch up to make sure we have the same info. This will be what I use for the DCs section.

The presentation is mostly drafted and I'll be catching up with Steve on this today.

I am using Silverstream Bridge as an example.

Thanks

James

**From:** Geoff Swainson

**Sent:** Wednesday, 8 November 2017 8:14 a.m.

**To:** Liezel Jahnke



**Cc:** James McKibbin; Steve Taylor; Patrick Hanaray; Brett Latimer; Anthony Clarke (Wellington Water)

**Subject:** RE: LTP workshop 14 Nov - presentation

**James,**

How is the DC section tracking? I see from emails that you may be waiting for updated information from WWL? I will piggy back off what you are able to get so whatever the story we tell it is the same one. Patrick seems keener on Silverstream Bridge as a DC contributions story and his rationale for this makes sense.

**Anthony, Patrick, Brett,**

To complete my introductory part of the presentation I need:

- Level of service CAPEX programmes (replacements & renewals & probably resilience) – project name, estimated \$, timing for **roads, parks & rec, 3 waters, buildings** (excluding projects presented to council as part of LTP wish list)
- Growth driven CAPEX programmes - project name, estimated \$, timing for **roads, parks & rec, 3 waters, buildings** (excluding projects presented to council as part of LTP wish list)

I need this today preferably but no later than tomorrow. If there is still uncertainty (and there may well be in the 3 waters over sequencing) just note that. The information (even at 80% ) is important. I was hoping to be able to have uplifted this from the 30 Year Infrastructure Strategy but this won't be ready in time.

Sorry about the tight turn around but as I said the source from which I was hoping to extract this information isn't yet reliable.

Regards

**Geoff Swainson**

Director of Asset Management and Operations

**Upper Hutt City Council** | 838-842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2136 | M: +64 27 803 0195 | T: +64 4 527 2169 | F: +64 4 528 2652 | E: [xxxxx.xxxxxxxx@xxxx.xxxx.xx](mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx) | W: [upperhuttcity.com](http://upperhuttcity.com)

**From:** Liezel Jahnke

**Sent:** Tuesday, 7 November 2017 3:24 p.m.

**To:** Geoff Swainson

**Cc:** James McKibbin; Steve Taylor

**Subject:** LTP workshop 14 Nov - presentation

Hi Geoff

Do you want to add any of your slides to the main workshop presentation (below) alternatively if you have them separate can you please give Steve a copy by Thursday morning as he is discussing the presentation with Chris in the afternoon.

Workshop presentation: <http://shed.uhcc.govt.nz/site/ltpltpwrkshpsmeetngs/2018%20-%202028/LTP%20Councillor%20workshop%204.pptx>

Kind regards

Liezel Jahnke

Acting Senior Corporate Planner

Upper Hutt City Council | 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: +64 4 527 2170 | | T: +64 4 527 2169 | W: [www.upperhuttcity.com](http://www.upperhuttcity.com) | F:

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82. RE: LTP workshop 14 Nov - presentation

**From:** Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Anthony Clarke (Wellington Water) <xxxxxxx.xxxxxx@xxxxxxxxxxxxxxxxxx.nz>, James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>, Liezel Jahnke <xxxxxxx.xxxxxx@xxxx.xxxx.xx>  
**Cc:** Steve Taylor <xxxxx.xxxxxx@xxxx.xxxx.xx>, Patrick Hanaray <xxxxxxx.xxxxxxx@xxxx.xxxx.xx>, Brett Latimer <xxxxx.xxxxxxxx@xxxx.xxxx.nz>  
**Sent Date:** Nov 08, 2017 14:20:27  
**Subject:** RE: LTP workshop 14 Nov - presentation  
**Attachment:** [image001.jpg](#)  
[image002.gif](#)

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\$240K

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Total, Year 1

Total spread over years 12 - 14

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Maymorn

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Total, Year 16

Silverstream

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Total, Year 15

Totara Park

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Wastewater network upgrades - Maymorn developments Y11-30

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Total spread over years 11 - 12

Maymorn

Hope this helps. Please feel free to come back to me if you have any questions.

Regards

Anthony Clarke Senior Engineer, Service Planning

[Wellington Water]

7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

[www.wellingtonwater.co.nz](http://www.wellingtonwater.co.nz)<<http://www.wellingtonwater.co.nz/>>

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Morning everyone,

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The presentation is mostly drafted and I'll be catching up with Steve on this today.

I am using Silverstream Bridge as an example.

Thanks  
James

From: Geoff Swainson  
Sent: Wednesday, 8 November 2017 8:14 a.m.  
To: Liezel Jahnke  
Cc: James McKibbin; Steve Taylor; Patrick Hanaray; Brett Latimer; Anthony Clarke (Wellington Water)



Subject: RE: LTP workshop 14 Nov - presentation

James,

How is the DC section tracking? I see from emails that you may be waiting for updated information from WWL? I will piggy back off what you are able to get so whatever the story we tell it is the same one. Patrick seems keener on Silverstream Bridge as a DC contributions story and his rationale for this makes sense.

Anthony, Patrick, Brett,

To complete my introductory part of the presentation I need:

\* Level of service CAPEX programmes (replacements & renewals & probably resilience) - project name, estimated \$, timing for roads, parks & rec, 3 waters, buildings (excluding projects presented to council as part of LTP wish list)

\* Growth driven CAPEX programmes - project name, estimated \$, timing for roads, parks & rec, 3 waters, buildings (excluding projects presented to council as part of LTP wish list)

I need this today preferably but no later than tomorrow. If there is still uncertainty (and there may well be in the 3 waters over sequencing) just note that. The information (even at 80% ) is important. I was hoping to be able to have uplifted this from the 30 Year Infrastructure Strategy but this won't be ready in time.

Sorry about the tight turn around but as I said the source from which I was hoping to extract this information isn't yet reliable.

Regards

Geoff Swainson

Director of Asset Management and Operations

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From: Liezel Jahnke  
Sent: Tuesday, 7 November 2017 3:24 p.m.  
To: Geoff Swainson  
Cc: James McKibbin; Steve Taylor  
Subject: LTP workshop 14 Nov - presentation

Hi Geoff

Do you want to add any of your slides to the main workshop presentation (below) alternatively if you have them separate can you please give Steve a copy by Thursday morning as he is discussing the presentation with Chris in the afternoon.

Workshop presentation: <http://shed.uhcc.govt.nz/site/ltpltpwrkshpsmeetngs/2018%20-%202028/LTP%20Councillor%20workshop%204.pptx>

Kind regards

Liezel Jahnke  
Acting Senior Corporate Planner

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83. RE: LTP workshop 14 Nov - presentation

**From:** Anthony Clarke <xxxxxxxx.xxxxxx@xxxxxxxxxxxxxxxxxx.xx>  
**To:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>, Geoff Swainson <xxxxx.xxxxxxxx@xxxx.xxxx.xx>, Liezel Jahnke <xxxxxxx.xxxxxx@xxxx.xxxx.xx>  
**Cc:** Steve Taylor <xxxxx.xxxxxx@xxxx.xxxx.xx>, Patrick Hanaray <xxxxxxx.xxxxxxxx@xxxx.xxxx.xx>, Brett Latimer <xxxxx.xxxxxxxx@xxxx.xxxx.nz>  
**Sent Date:** Nov 08, 2017 12:01:08  
**Subject:** RE: LTP workshop 14 Nov - presentation  
**Attachment:** [image002.jpg](#)  
[image003.gif](#)

---

Hi James

Sorry about the delay coming back to you. The following tables are selected from the investment planning we are currently working on and includes any items where the growth aspect is broadly assessed as equal to or greater than 30%. Joint venture wastewater is excluded. This hopefully provides basis for you to consider in terms of potential contributions. Please note, I've split the items into 2 tables for what's in or out of the draft investment proposal.

**Table 1: Included in the draft investment proposal for the 2018 LTP**

**Water**

**Item**

**Growth aspect**

**Amount**

**Timing**

**Catchment**

Water Supply

Pressure Management

(Demand management)

Primary

\$86K

\$240K

\$240K

Total, Year 1

Total spread over years 12 – 14

Total spread over years 25 – 27

City-wide

Wastewater

Wastewater network modelling ongoing updates

Primary

\$20K

Per annum, ongoing

City-wide

Water Supply

Water Network Modelling - Update and calibration

Primary

\$20K

Per annum, ongoing

City-wide

**Table 2: Not included in the draft investment proposal for the 2018 LTP** (Acknowledging assumptions on demographics for some areas, eg; Maymorn, are high)

**Water**

**Item**

**Growth aspect**

**Amount**

**Timing**

**Catchment**

Water Supply

New reservoir (Maymorn)

Primary

\$7.2M

Total spread over years 12 – 14

Maymorn

Wastewater

Wastewater network upgrades - Guildford & Silverstream Spur developments Y11-30

Primary

\$2M

Total, Year 16

Silverstream

Wastewater

Wastewater network upgrades - Totara Park area developments Y11-30

Primary

\$790K

Total, Year 15

Totara Park

Wastewater

Wastewater network upgrades - Maymorn developments Y11-30

Primary

\$6.1M

Total spread over years 11 – 12

Maymorn

Hope this helps. Please feel free to come back to me if you have any questions.

Regards

**Anthony Clarke Senior Engineer, Service Planning**

7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

**www.wellingtonwater.co.nz**

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We manage their drinking water, wastewater and stormwater services.

**From:** James McKibbin [mailto:xxxxx.xxxxxxxx@xxxx.xxxx.xx]  
**Sent:** Wednesday, 8 November 2017 8:24 a.m.  
**To:** Geoff Swainson; Liezel Jahnke  
**Cc:** Steve Taylor; Patrick Hanaray; Brett Latimer; Anthony Clarke  
**Subject:** RE: LTP workshop 14 Nov - presentation

Morning everyone,

Geoff, yes just waiting on WW growth projects (I've contacted Nicola Chisnall) and to confirm one or two things re roading project costs with Patrick. When you receive the growth driven CAPEX information, perhaps we can catch up to make sure we have the same info. This will be what I use for the DCs section.

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**Cc:** James McKibbin; Steve Taylor; Patrick Hanaray; Brett Latimer; Anthony Clarke (Wellington Water)



**Subject:** RE: LTP workshop 14 Nov - presentation

**James,**

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**Geoff Swainson**

Director of Asset Management and Operations

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**From:** Liezel Jahnke  
**Sent:** Tuesday, 7 November 2017 3:24 p.m.  
**To:** Geoff Swainson  
**Cc:** James McKibbin; Steve Taylor  
**Subject:** LTP workshop 14 Nov - presentation

Hi Geoff

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Kind regards

Liezel Jahnke  
Acting Senior Corporate Planner

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84. Open space strategy hearing this afternoon

**From:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Brett Latimer <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Oct 31, 2017 11:58:17  
**Subject:** Open space strategy hearing this afternoon  
**Attachment:** [image001.gif](#)

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Hi Brett

You're probably already aware but the open space strategy hearing meeting is this afternoon. Submitters are scheduled to speak from 2.30 - 4pm if you're interested in coming along to hear about some of the issues that have been raised in consultation.

There are 9 submitters speaking and they should cover most of the issues raised by others (e.g. issues with shared tracks, green belt, protecting significant biodiversity, Silverstream Spur protection).

Cheers,

James McKibbin  
Senior Policy Advisor | Business Development Services

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[BIG-IDEA\_Signature-banner]<http://consultation.upperhuttcity.com/big-idea/>

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85. RE: Emailing - 710124 UHCC - Draft Infrastructure Strategy - Final Draft (as sent to Lachlan Wallach on 2017-06-28).pdf

**From:** James McKibbin <xxxxxx.xxxxxxxxx@xxxx.xxxx.xx>  
**To:** Geoff Swainson <xxxxxx.xxxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Oct 11, 2017 08:27:22  
**Subject:** RE: Emailing - 710124 UHCC - Draft Infrastructure Strategy - Final Draft (as sent to Lachlan Wallach on 2017-06-28).pdf  
**Attachment:**

---

Hi Geoff

Will the infrastructure strategy be updated to reflect the growth assumptions in the Land Use Strategy? I'm looking at DCs and it looks like Wellington Water have used similar assumptions (e.g. 1700 lots at Maymorn. LUS now anticipates 220).

Thanks  
James

From: Steve Taylor  
Sent: Wednesday, 27 September 2017 6:01 p.m.  
To: Geoff Swainson; Patrick Hanaray; Brett Latimer; Ryan Rose (Wellington Water); 'Chris Mathews'; Angela Bell  
Cc: James McKibbin  
Subject: RE: Emailing - 710124 UHCC - Draft Infrastructure Strategy - Final Draft (as sent to Lachlan Wallach on 2017-06-28).pdf

Hi Geoff, a few comments.

P1 - intro, first para the change in economy is also supported by increasing numbers of people employed as professionals, managers, and community and professional service workers.

p5 2.2 bulletpoints (and subsequent pages) - note also the impact of increased impermeable surfaces on stormwater discharges, change from manufacturing towards craft breweries and other industries that continue to increase demand on water supply.

P5 changes in demographics - delete first para, and replace with 'between 2006 and 2013 the Upper Hutt population increased by 1,764 (an increase of 4.5%?) and the 2017 estimated resident population is 42,600.

P5 The Land Use Strategy. I'm unsure if the prediction of 41,000 by 2021 is correct (especially if we're now at 42,600) and the subsequent para states 'this level of population growth has not come to pass' (I suggest deleting these words).

P6 Maymorn, the LUS assumes a yield of 220 lots, not 1700. Likewise, the LUS was finalised in 2016, so I'm unsure what potential revision of the LUS this comment may be referring to ("if Council agrees to include this as a greenfield area in the updated Urban Growth Strategy")

P29 the assumptions that 'there will be minimal impact on Council services during the lifetime of this strategy as a result of the implementation of the LUS' - I'm unsure whether this should refer to level of service? Given the likely impact that 4923 extra houses could have on services.

In light of these comments, I'm struggling to ascertain whether the LUS assumptions are actually factored into this strategy, the above sentiments infer that, if it is, it isn't viewed with credibility. There doesn't appear to be acknowledgement of 760 dwellings at Gillespies Rd (which would require a new bridge), or 1000 dwellings in the southern growth area at Guildford (10-30 years). It might be that they don't have any infrastructure consequence, but it would be good to have a table that presents key changes in a similar format to appendix 2 of the LUS to confirm.

I do acknowledge that the LUS fulfils Council's statutory obligation under the NPS on urban development capacity - ensuring that Council is able to be able to accommodate growth, and this might include an element of overforecasting.

Steve Taylor  
Director Business Development Services

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Please consider the environment before printing.

From: Geoff Swainson

Sent: Thursday, 21 September 2017 4:52 p.m.

To: Patrick Hanaray; Brett Latimer; Ryan Rose (Wellington Water); 'Chris Mathews'; Angela Bell

Cc: Steve Taylor

Subject: Emailing - 710124 UHCC - Draft Infrastructure Strategy - Final Draft (as sent to Lachlan Wallach on 2017-06-28).pdf

This is the draft Infrastructure Strategy. Unfortunately it is in PDF but I would be grateful if you peruse and send you comments back to me as soon as you can.

One area I would highlight is the demographic section and also reference to Maymorn on page 6

Regards

Geoff Swainson

Director of Asset Management and Operations

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## 86. Meeting F & B

**From:** James McKibbin <xxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Angela Bell <xxxxxx.xxxx@xxxx.xxxx.xx>  
**Sent Date:** Aug 18, 2017 17:15:39  
**Subject:** Meeting F & B  
**Attachment:**

---

Hi Angela

I've locked that meeting in with Forest and Bird on 14 Sep.

Items for discussion:

- \* Open space strategy (track network stuff)
- \* Protection of hills from development
- \* Silverstream Spur as part of park network (resolved through LUS but we can talk through..)

Thanks,

James McKibbin  
Senior Policy Advisor | Business Development Services

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87. FW: Development assumptions from Upper Hutt

**From:** Sarah Duffell <xxxxxx.xxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxxx.xxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Nov 04, 2016 12:26:46  
**Subject:** FW: Development assumptions from Upper Hutt  
**Attachment:** [image001.jpg](#)

---

Hi James

This is the last round of communication with Nenad about the .id forecast data.

There's just one issue to resolve, that's what sort of tenure the units at CIT are going to have. I've asked Steve T but have had no response. Could you please ask him next week, and get the answer back to Nenad?

Cheers,  
Sarah

**From:** 7(2)(a)  
**Sent:** Thursday, 3 November 2016 1:04 p.m.  
**To:** Sarah Duffell  
**Subject:** RE: Development assumptions from Upper Hutt

Good idea re: passing it to James in case we don't hear, but in the end, I'll make sure it doesn't hold up the progress of getting the forecast website up.

7(2)(a)

**From:** Sarah Duffell [mailto:xxxxxx.xxxxxxx@xxxx.xxxx.xx]  
**Sent:** Thursday, 3 November 2016 11:01  
**To:** 7(2)(a)  
**Subject:** RE: Development assumptions from Upper Hutt

Hi 7(2)(a)

Re the CIT site - all I've heard is that they are short-stay units. I really don't know what this means, whether they are self-contained, or more like dormitory arrangement i.e. just bedrooms. But I'm still here for one more day - hopefully an answer will come before 5pm tomorrow!

If I don't have a response I'll pass you back to James McKibbin for him to chase this up next week.

Thanks, Sarah

From: [REDACTED] 7(2)(a)  
Sent: Thursday, 3 November 2016 12:49 p.m.  
To: Sarah Duffell  
Subject: RE: Development assumptions from Upper Hutt

Hello Sarah,

Thanks for fitting in this work amongst all of your other stuff that you're winding up, I really appreciate it.

I have made all the necessary adjustments and will wait for the ICT Site resolution. In the event that we don't hear from your contact re: possible capacity/whether it is private or non-private - should we assume nothing there in terms of private dwellings?

Thanks again.

[REDACTED] 7(2)(a)

From: Sarah Duffell [mailto:xxxxx.xxxxxxx@xxxx.xxxx.xx]  
Sent: Wednesday, 2 November 2016 14:06  
To: [REDACTED] 7(2)(a)  
Subject: RE: Development assumptions from Upper Hutt

Hi [REDACTED] 7(2)(a)

Sorry for the delay in responding, have had a busy week as I approach my finish date on Friday. Couple of things re your points in yellow:

BUPA - it's probably OK to include this. We know for sure that the demand for retirement facilities is not going to diminish any time soon, and all the providers are in expansion mode. BUPA already own the land, so some sort of development there is inevitable. As long as it's not specifically identifiable, that should be OK.

CIT - just waiting to hear back from someone who knows more about this as to the arrangement/tenure of dwellings. Will hopefully have an answer in the next day or so.

Brentwood - in terms of your calculation of density, 15dw/ha is low - we rarely see new development in the existing urban areas coming in with site sizes much above the minimum permitted by the District Plan.

Thinking back, the way we assessed capacity at Brentwood for the Land Use Strategy was

different from other areas. With large vacant areas, we start by subtracting a percentage of the land area for provision of roads, utilities, parks etc, before dividing the balance up for housing. We did not do this for the Brentwood capacity assessment, because the layout of the place is already determined and we are just anticipating development and redevelopment of existing lots. So the yield calculation was done based on analysis of the capacity of existing land parcels. Of all the sites we forecast, Brentwood probably had the most detailed analysis based on the individual parcels of land, District Plan allowances and likely outcomes based on our knowledge of common development patterns.

We agree it's likely that there will be demolition in that area - Housing NZ have now indicated they are likely to sell their land in Brentwood so any redevelopment will have market economics to the fore. The housing stock is not particularly good quality and the opportunity for private developers to make more money with increased density developments will be attractive. We feel it's quite unlikely that new development will be at the same low intensity as the surrounding area so this is probably not an ideal baseline for future projection. And the newly adopted LUS promotes intensification in the existing urban areas. I understand your logic, but just wanted to fill you in on the methodology used to arrive at our prediction, which we do feel has a better-than-usual degree of accuracy.

Maymorn

This is the map from the adopted LUS - the one you're referring to is from the consultation draft. The 220 dwellings refers to the potential capacity of the green blob, which has been calculated as part of the previous work done for the Maymorn Structure Plan.

[cid:image001.jpg@01D235C2.07E6A7D0]

If you have any further questions, I'm here until 4pm on Friday.

Kind regards,

Sarah Duffell

Senior Planner (Policy) - Planning and Regulatory Services

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From: [REDACTED] 7(2)(a)  
Sent: Friday, 21 October 2016 11:56 a.m.  
To: Sarah Duffell  
Subject: RE: Development assumptions from Upper Hutt

Hi Sarah,

I've gone through the comments and just have a few notes which I have added in an attached PDF. By the way, thanks for the comprehensive and clear feedback on the forecasts, it made it easier to go through and analyse changes to development assumptions.

The parts in yellow are ones which require action, mainly just to determine that we are on the same page with assumed capacities.

[REDACTED] 7(2)(a)

From: Sarah Duffell [mailto:xxxxx.xxxxxxx@xxxx.xxxx.xx]  
Sent: Friday, 21 October 2016 7:28  
To: [REDACTED] 7(2)(a)  
Subject: RE: Development assumptions from Upper Hutt

Hi [REDACTED] 7(2)(a)

Yes, you can contact me - but only until November 4th as I'm off to a new job after that date. I'll sort out who you should talk to after this date.

Regards, Sarah

From: [REDACTED] 7(2)(a)  
Sent: Thursday, 20 October 2016 5:13 p.m.  
To: Sarah Duffell  
Subject: RE: Development assumptions from Upper Hutt

Hello Sarah,

Thank you for providing the feedback.

Yes, I had a copy of the new Land Use Strategy, it was provided to me by James McKibbin and

the information from page 119 was provided to me in a spreadsheet.

I just wanted to acknowledge that I've received this information from you and will now go through and see what the feedback is, where it will affect current draft forecast development rates.

If I had any questions along specific comments along the way, would you mind if I contacted you?

Kind Regards,

7(2)(a)

From: Sarah Duffell [mailto:xxxxx.xxxxxxx@xxxx.xxxx.xx]

Sent: Thursday, 20 October 2016 12:16

To: 7(2)(a)

Subject: Development assumptions from Upper Hutt

Hi 7(2)(a)

Thanks for your recent presentation - Forecast.id is going to be a fantastic tool for us and we're looking forward to having it up and running.

Firstly, do you have the latest copy of the Land Use Strategy? It was adopted on September 21 so is now official Council policy. You can access a copy online here:

<http://www.upperhuttcity.com/planning/urban-growth-strategy/>

Page 119 (the last page!) will be of interest to you - it has our estimate of the spatial distribution of housing over the next 30 years. Further discussion of these sites can be found in the housing chapter pages 58-91.

In answer to your questions:

\* Kingsley Drive future development - will there be environmental protection constraints to the land allowed for development? Can this be provided on a map and I will adjust capacity of development accordingly.

Earlier during preparation of the Land Use Strategy we did have additional capacity signalled. However, we have recently conducted a city-wide investigation into outstanding natural features/landscapes (as required by the Regional Policy Statement) and the land to the west of the existing residential development at Kingsley Heights has been identified as being a potential significant natural area. We therefore moved from signalling some capacity in the Land Use

Strategy to signalling none due to the likelihood that a large part of this land will be recognised and considered unsuitable for residential development. Realistically, the capacity is just what's available by way of existing vacant consented residential sites or as infill on larger sites.

Work on the SNA Plan Change has already started, but will ramp up in early 2017 and run through to the end of 2018 so there will be no indication until after then as to whether there is expansion capacity at Kingsley Heights.

Your estimates of King Charles Drive residual therefore look OK, but Kingsley Heights expansion needs to be removed from the predictions altogether.

\* Trentham - AgResearch site is apparently only one part of a development which will extend further southwest? Is there any more information on this or at least an extent with possible masterplan assumptions re: density/proposed land use?

The AgResearch site at Wallaceville was recently the subject of a Plan Change. The Structure Plan for the site is included in chapter 39 of the District Plan: <http://www.upperhuttcity.com/wp-content/uploads/2014/09/DP-Ch39-Wallaceville.pdf> Development on the site will be staged - Areas A and B can be seen on the map at the end of the above chapter.

The total area of the site is approximately 63 hectares, and the developer's estimate of yield is 700 dwellings. Area A is estimated to yield around 550 dwellings. Development of this area has already started, with a subdivision consent for 65 residential allotments already issued and earthworks started. So this area is coming on stream now and it's likely that we could start to see CCCs picking up early next financial year.

In terms of Area B, as some details were not finalised at the time when the Wallaceville Structure Plan was adopted, Area B is subject to an additional information requirement for resource consent applications to provide a spatial layout plan. So it will lag behind Area A. The area is estimated to yield around 150 dwellings, and the developer has advised that parts of this area are expected to come on stream from later next year. In terms of when we might start to see CCCs, from 5 years might be a reasonable expected time for housing to start entering the city's supply.

\* BUPA - addition of private units on the former petrol station site next to adjacent institution? How many? Any idea when this is proposed to happen? I have assumed that site for potential additions of non-private dwellings in the future but if there are concrete plans for private, self-sustained units, then I will use that in the assumptions instead.

We have had pre-application meetings with BUPA about development on their Fergusson Drive site. They indicated consent would be lodged shortly but nothing has come in yet. The proposed development we saw at pre-app stage was for 52 self-contained apartments but we are in a slightly tricky position forecasting-wise because pre-app meetings are confidential. We have no idea when the consent might come in, or if it would be for something the same or different, or when they might plan to build it. We can let you know when a consent is lodged but I would have thought that although we hope it will happen, including it in forecasting is premature. But we can be guided by your usual practice in respect of speculative development plans. Happy to discuss further.

\* CIT - should we assume an increase in non-private dwellings/i.e. long term accommodation numbers there if the plans are for it to be utilised more for long-term stay accommodation? We propose potential for 120 long-stay units at the CIT site, in accordance with the developer's proposal.

In addition to the above:

On the Guildford land (now called the Southern Growth Area) the landowner has now undertaken their own detailed capacity investigations and is still advising yield of 1000 dwellings. This is in the 10-30 year development horizon. They intend to undertake a development that includes clusters of housing as topography allows, and that may include development that is above a standard 'low density' calculation. Our discussions with them about their approach to developing the site gives us confidence that their yield figure is reasonable.

Our estimate for Brentwood in the Land Use Strategy is 86. This was based on a desktop assessment of the possible capacity of the site in accordance with Housing NZ's policies at the time the Strategy was being prepared. However, I do note that HNZ have since shelved some of those initiatives. This probably warrants some re-investigation. At the very least, you should assume that the sites would be developed at standard residential zoning - 400m2 lots. I have some background information about the total amount and location of land if this would be helpful. Maymorn - you have the lower density development estimate in your table twice, is this correct? The Land Use Strategy assumes that only the previous Stages 1-3 of the Maymorn Structure Plan would achieve development at anything approaching residential density. Our estimate is 220 dwellings, in the 10-30 year timeframe. The balance of the land is considered more suitable for responding to demand for lifestyle properties, and would be included in a wider review of rural subdivision standards as part of the District Plan review process. At this stage, a review of the rural standards are scheduled to commence in 2020.

'NZ Army Campus' - can you please confirm the location of this? I'm not sure whether it's something you've uncovered in a data search, or part of the CIT, or something else. You currently have a zero yield shown in the table for it - but we should clear up where exactly we're talking about.

Please come back to me if you have any further questions.

Kind regards,

Sarah Duffell  
Senior Planner (Policy) - Planning and Regulatory Services

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

D: +64 4 527 2129 | T: +64 4 527 2169 | E:

xxxxx.xxxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxxx@xxxx.xxxx.xx> | W:

www.upperhuttcity.com<http://www.upperhuttcity.com/> | F:

www.fb.com/upperhuttcitycouncil<http://www.fb.com/upperhuttcitycouncil>

Please consider the environment before printing.

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88. RE: Green Belt

**From:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** Nicola Etheridge <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Mar 02, 2016 10:35:58  
**Subject:** RE: Green Belt  
**Attachment:**

---

Great, thank you

From: Nicola Etheridge  
Sent: Wednesday, 2 March 2016 10:28 a.m.  
To: James McKibbin  
Subject: FW: Green Belt

Hi

This will help us leading into our meeting with 7(2)(a) We don't need to form a position with him just understand what F&B want.

Cheers

Nic

From: 7(2)(a)  
Sent: Tuesday, 1 March 2016 12:25 p.m.  
To: Nicola Etheridge  
Subject: Green Belt

Hi Nic

Attached is Forest & Bird's submission last year to the LTP 2015-2025. It includes a description of the Green Belt (and recommendations on sustainable housing which I discussed with Steve Taylor, Lisa Bridson, et al yesterday).

Kind regards

7(2)(a)

From: 7(2)(a)  
Sent: Thursday, February 25, 2016 8:11 PM  
To: 'Nicola Etheridge'  
Subject: RE: Forming a Focus Group

Hi Nic

Bob's email address is xxxx@xxxx.xxx.xx<mailto:xxxx@xxxx.xxx.xx>

9:15am Tues 15 March would suit me as I have a prior meeting in central UH finishing about 9. I would be ost willing to take you through the concept and see how it overlaps with SNAs.

The Green Belt and SNAs may align in part (eg, Keith George Memorial Park) but they have differing purposes.

The Green Belt purpose is for ecological, landscape and recreational amenities. A part of the GB may just be in grass or pine trees at the moment but it can be converted to a living part of the GB over time.

Kind regards

7(2)  
(a)

From: Nicola Etheridge [mailto:xxxxxx.xxxxxxxx@xxxx.xxx.xx]

Sent: Thursday, February 25, 2016 2:40 PM

To: 7(2)(a)

Subject: FW: Forming a Focus Group

Hi 7(2)  
(a)

The email address I had for 7(2)  
(a) bounced back. It was 7(2)(a).  
Can you let me know what his address is please and I'll resend my previous email? Thanks

Also can we meet in the week of the 14th of March about the green belt idea? I want to understand it and show you the Significant Natural Areas map as they might well align?

Let me know a date and time that suits you

Thanks

Nic

From: Nicola Etheridge

Sent: Thursday, 25 February 2016 2:00 p.m.

To: 7(2)(a)

Cc: 7(2)(a); 7(2)(a)

Subject: Forming a Focus Group

Hi 7(2)(a)

To date I have had confirmation that you three are willing to engage with Council on a focus group

basis. Thanks for that. David you recommended inviting the Church and Silverstream Lions. Do you have their contact details and/or name of the key person to approach? Can you also give me [7(2)(a)] email address? Thanks. Darryl, you mentioned there are two locomotive groups who may be interested in being invited. Do you want to contact them or would you prefer I did? If so, do you have the details of who to approach please?

Once we have the group representatives confirmed I'll send you copies of the strategy, Guildford proposal document and MOU. Following that I'll arrange a time for our first meeting. Thanks to those who have let me know their availability. At the first meeting we can define the purpose and scope of the group and agree on a timetable. To date we have this group either confirmed or proposed:

[7(2)(a)]

The strategy, did get approved yesterday with an extended submission period for active engagement and a few tweaks. The associated documents will also be made public so all information s available. We are working on the tweaks now, which should be complete in the next couple of days.

Thanks  
Nic

From: [7(2)(a)]  
Sent: Wednesday, 24 February 2016 2:07 p.m.  
To: Nicola Etheridge; [7(2)(a)] [7(2)(a)] [7(2)(a)]  
Subject: RE: Follow up to yesterday's meeting

Hi Nic  
I am happy with your suggestions and willing to engage. Thank you for your efforts.

Please include [7(2)(a)] from the Upper Hutt Town and Country Association. Their ambit covers all of UH.

March is a busy away time for me. I am in the Wellington area for the following 8 days in March:  
1 March

14-17 March

21-23 March

I can attend meetings on these dates and I've no work contracts in the near future so am available at most times on those dates (although I often have activities in the evening). It would be good to meet mostly in Pinehaven.

I would appreciate a printed copy of the documents (Land Use Strategy and 7(2)(a) document), as well as searchable digital copies (ie, not scanned).

Kind regards

7(2)(a)

7(2)(a)

From: Nicola Etheridge [mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx]

Sent: Wednesday, February 24, 2016 1:27 PM

To: 7(2)(a); 7(2)(a); 7(2)(a)

Subject: Follow up to yesterday's meeting

Hi All

Thought I'd give you an update following our catch up yesterday based on the notification timing and making the Guildford land swap document available. As is always the way I have good news and bad.

The bad is 7(2)(a) doesn't want to extend the notification date (mainly due to potential election hold ups and for the rest of the community) but the good is he does want us to genuinely engage and so will extend the submission period to allow more time to talk and with a genuine willingness to revise the draft based on our discussions. This assumes you'd still be willing to engage on this basis. Can you please indicate if you would still be willing to engage on a focus group type basis?

7(2)(a) did agree that making the document available is fine by him and I've checked with Ralph, who is also happy to do that. 7(2)(a) will take that request to Council in the hope they approve it this evening. If so, I'll send it through to you tomorrow and we'll make it available on our website.

I appreciated your time yesterday and hope that you are still willing to engage face to face to discuss the draft Land Use Strategy. If so, can you please let me know who else you would like to invite, what time of the day suits you, where and how often you can meet.

Thanks  
Nic

From: [redacted] 7(2)(a)  
Sent: Monday, 22 February 2016 8:43 a.m.  
To: Nicola Etheridge  
Cc: [redacted] 7(2)(a) [redacted] 7(2)(a)  
[redacted]  
Subject: Re: Catching up with Council

Hi Nicola

Yes we'll see you at Charlton's tomorrow at 4.00pm.

You commented in an earlier email that the purpose of this meeting is to discuss the upcoming strategy and plan changes.

Relevant to this discussion would be possible intensification around the Silverstream shopping village, something that was once proposed by Council in an earlier urban growth strategy consultation, but withdrawn during the process. Could you bring with you tomorrow a copy of the Centres Overlay that was once proposed for Silverstream, and an explanation about why it was withdrawn.

Regards

[redacted] 7(2)(a)

From: Nicola Etheridge <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:nicola.ethexxxx@xxxx.xxxx.xx>>  
Date: Wednesday, 17 February 2016 9:12 am  
To: [redacted] 7(2)(a)  
[redacted]  
[redacted]  
[redacted]  
[redacted]  
Subject: RE: Catching up with Council

Hi All

Let's meet at Charlton's (as that's the closest place that's open) at 4pm on Tuesday the 23rd of

Feb. [7(2)(a)] will also be with us.

See you all then

Thanks

Nic

From: [7(2)(a)]  
Sent: Wednesday, 17 February 2016 8:55 a.m.  
To: Nicola Etheridge  
Subject: Re: Catching up with Council

Hi Nicola,

Tuesday @ 4.00pm at a venue to be decided is fine for me.

I would like to bring a plus1 - [7(2)(a)]

Hope that doesn't cause problems.

cheers

[7(2)(a)]

---

From: Nicola Etheridge <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:nicola.ethexxxx@xxxx.xxxx.xx>>  
Sent: Tuesday, February 16, 2016 1:46 AM  
To: [7(2)(a)]  
Cc: [7(2)(a)]  
[7(2)(a)]  
Subject: RE: Catching up with Council

Hi All and thanks for the response [7(2)(a)]

Having [7(2)(a)] join us is fine of course. I can do 4pm on Tuesday (assuming the same time meant 4pm rather than 11am). Does that suit everyone? If so, we'll go with that and confirm a venue close to Silverstream that's open from 4-5pm, either the bakery or a bar.

Cheers

Nic

From: [REDACTED] 7(2)(a)

Sent: Tuesday, 16 February 2016 1:39 p.m.

To: Nicola Etheridge

Cc: [REDACTED] 7(2)(a)

Subject: Re: Catching up with Council

Hi Nicola

Thank you for the offer, it sounds a good suggestion. [REDACTED] 7(2)(a) would also like to join us if that's ok. We can't do 11:00am on Friday. Can you make it near the end of the day on Friday say 4:00 or 4:30pm? Alternatively same time on Monday or Tuesday next week?

(The Teaspoon closes about 2.30pm and Silverspoon doesn't re-open till 5:30pm so not sure about a venue, maybe Bakery Stop Café in Silverstream which is open til 5:30pm, or we could come to a venue in either Lower Hutt or Upper Hutt.)

Best regards

[REDACTED] 7(2)(a)

[REDACTED] 7(2)(a)



From: Nicola Etheridge <xxxxxx.xxxxxxxxxx@xxxx.xxxx.xx<mailto:nicola.ethexxxx@xxxx.xxxx.xx>>

Date: Tuesday, 16 February 2016 12:31 pm

To: [REDACTED] 7(2)(a)

Subject: RE: Catching up with Council

Hi [REDACTED] 7(2)(a)

Thanks for getting back in touch. I haven't heard back from [REDACTED] 7(2)(a) yet so can we tentatively book 11am on Friday at Silverspoon café and hopefully [REDACTED] 7(2)(a) can do this time as well. If not we can re-visit depending on when he can.

Cheers

Nic

From: [REDACTED] 7(2)(a)

Sent: Monday, 15 February 2016 12:51 p.m.

To: Nicola Etheridge

Subject: Re: Catching up with Council

Hi Nicola,

I would be happy to attend a "coffee meeting."

I can be available Wed pm or anytime Friday.

Cheers

7(2)(a)

---

From: Nicola Etheridge <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:nicola.ethxxxxx@xxxx.xxxx.xx>>

Sent: Sunday, February 14, 2016 8:35 PM

To: 7(2)(a)

Subject: Catching up with Council

Hi 7(2)(a)

Hope 2016 is treating you all well so far and you're making the most of this beautiful weather.

I was wondering if the three of you would be willing to catch up with me for a coffee this week in order to discuss the upcoming strategy and plan changes?

I understand it must be frustrating not having face to face access to us very readily and in light of the number of planning projects taking place in your part of the world I wonder if there's a better approach to get us through in a more collegial way. I'm open to discussing options and we can go from there.

I'm available on Wednesday and Friday, ideally sometime between 9am – 4:30pm. If none of those suit please let me know what does.

Thanks

Nic

Nic Etheridge

Planning Policy Manager

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

D: +64 4 527 2137 | M: +64 27 5251630 | T: +64 4 527 2169 | F: +64 4 528 2652 | E: xxxxxx.xxxxxxxx@xxxx.xxxx.xx|<mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx|> W: upperhuttcity.com

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89. FW: Green Belt

**From:** Nicola Etheridge <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**To:** James McKibbin <xxxxxx.xxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Mar 02, 2016 10:28:18  
**Subject:** FW: Green Belt  
**Attachment:** [Submission on draft UHCC LTP 2015-2025 from Forest and Bird UH.DOCX](#)

---

Hi

This will help us leading into our meeting with Pat. We don't need to form a position with him just understand what F&B want.

Cheers

Nic

**From:** 7(2)(a)  
**Sent:** Tuesday, 1 March 2016 12:25 p.m.  
**To:** Nicola Etheridge  
**Subject:** Green Belt

Hi Nic

Attached is Forest & Bird's submission last year to the LTP 2015-2025. It includes a description of the Green Belt (and recommendations on sustainable housing which I discussed with Steve Taylor, Lisa Bridson, et al yesterday).

Kind regards

7(2)  
(a)

**From:** 7(2)(a)  
**Sent:** Thursday, February 25, 2016 8:11 PM  
**To:** 'Nicola Etheridge'  
**Subject:** RE: Forming a Focus Group

Hi Nic

7(2)(a) email address is xxxx@xxxx.xxx.xx<mailto:xxxx@xxxxxxx.xxx.xx>

9:15am Tues 15 March would suit me as I have a prior meeting in central UH finishing about 9. I would be ost willing to take you through the concept and see how it overlaps with SNAs.

The Green Belt and SNAs may align in part (eg, Keith George Memorial Park) but they have differing purposes.

The Green Belt purpose is for ecological, landscape and recreational amenities. A part of the GB

may just be in grass or pine trees at the moment but it can be converted to a living part of the GB over time.

Kind regards

7(2)  
(a)

From: Nicola Etheridge [mailto:xxxxxx.xxxxxxxx@xxxx.xxxx.xx]

Sent: Thursday, February 25, 2016 2:40 PM

To: 7(2)(a)

Subject: FW: Forming a Focus Group

Hi 7(2)  
(a)

The email address I had for 7(2)  
(a) bounced back. It was xxxx@xxxxxxx.xxx<mailto:xxxx@xxxxxxx.xxx>. Can you let me know what his address is please and I'll resend my previous email? Thanks

Also can we meet in the week of the 14th of March about the green belt idea? I want to understand it and show you the Significant Natural Areas map as they might well align?

Let me know a date and time that suits you

Thanks

Nic

From: Nicola Etheridge

Sent: Thursday, 25 February 2016 2:00 p.m.

To: 7(2)(a)

Subject: Forming a Focus Group

Hi 7(2)(a)

To date I have had confirmation that you three are willing to engage with Council on a focus group basis. Thanks for that. David you recommended inviting the Church and Silverstream Lions. Do you have their contact details and/or name of the key person to approach? Can you also give me 7(2)(a) email address? Thanks. 7(2)(a) you mentioned there are two locomotive groups who may be interested in being invited. Do you want to contact them or would you prefer I did? If so, do you have the details of who to approach please?

Once we have the group representatives confirmed I'll send you copies of the strategy, Guildford

proposal document and MOU. Following that I'll arrange a time for our first meeting. Thanks to those who have let me know their availability. At the first meeting we can define the purpose and scope of the group and agree on a timetable. To date we have this group either confirmed or proposed:

7(2)(a)



The strategy, did get approved yesterday with an extended submission period for active engagement and a few tweaks. The associated documents will also be made public so all information s available. We are working on the tweaks now, which should be complete in the next couple of days.

Thanks  
Nic

From: 7(2)(a)

Sent: Wednesday, 24 February 2016 2:07 p.m.

To: Nicola Etheridge; 7(2)(a)

Subject: RE: Follow up to yesterday's meeting

Hi Nic

I am happy with your suggestions and willing to engage. Thank you for your efforts.

Please include 7(2)(a) from the Upper Hutt Town and Country Association. Their ambit covers all of UH.

March is a busy away time for me. I am in the Wellington area for the following 8 days in March:

1 March

14-17 March

21-23 March

I can attend meetings on these dates and I've no work contracts in the near future so am available at most times on those dates (although I often have activities in the evening). It would be good to meet mostly in Pinehaven.

I would appreciate a printed copy of the documents (Land Use Strategy and 7(2)(a) document),

as well as searchable digital copies (ie, not scanned).

Kind regards

7(2)  
(a)

7(2)(a)

From: Nicola Etheridge [mailto:xxxxxx.xxxxxxxxxx@xxxx.xxxx.xx]

Sent: Wednesday, February 24, 2016 1:27 PM

To: 7(2)(a)

Subject: Follow up to yesterday's meeting

Hi All

Thought I'd give you an update following our catch up yesterday based on the notification timing and making the Guildford land swap document available. As is always the way I have good news and bad.

The bad is 7(2)(a) doesn't want to extend the notification date (mainly due to potential election hold ups and for the rest of the community) but the good is he does want us to genuinely engage and so will extend the submission period to allow more time to talk and with a genuine willingness to revise the draft based on our discussions. This assumes you'd still be willing to engage on this basis. Can you please indicate if you would still be willing to engage on a focus group type basis?

7(2)(a) did agree that making the document available is fine by him and I've checked with 7(2)(a) who is also happy to do that. 7(2)(a) will take that request to Council in the hope they approve it this evening. If so, I'll send it through to you tomorrow and we'll make it available on our website.

I appreciated your time yesterday and hope that you are still willing to engage face to face to discuss the draft Land Use Strategy. If so, can you please let me know who else you would like to invite, what time of the day suits you, where and how often you can meet.

Thanks

Nic



From: [redacted] 7(2)(a)

Sent: Monday, 22 February 2016 8:43 a.m.

To: Nicola Etheridge

Cc: [redacted] 7(2)(a)

Subject: Re: Catching up with Council

Hi Nicola

Yes we'll see you at Charlton's tomorrow at 4.00pm.

You commented in an earlier email that the purpose of this meeting is to discuss the upcoming strategy and plan changes.

Relevant to this discussion would be possible intensification around the Silverstream shopping village, something that was once proposed by Council in an earlier urban growth strategy consultation, but withdrawn during the process. Could you bring with you tomorrow a copy of the Centres Overlay that was once proposed for Silverstream, and an explanation about why it was withdrawn.

Regards

[redacted] 7(2)(a)

From: Nicola Etheridge <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:nicola.ethexxxx@xxxx.xxxx.xx>>

Date: Wednesday, 17 February 2016 9:12 am

To: [redacted] 7(2)(a)

[redacted]

[redacted]

[redacted]

[redacted]

Subject: RE: Catching up with Council

Hi All

Let's meet at Charlton's (as that's the closest place that's open) at 4pm on Tuesday the 23rd of Feb. [redacted] 7(2)(a) will also be with us.

See you all then

Thanks

Nic

From: [REDACTED] 7(2)(a)  
Sent: Wednesday, 17 February 2016 8:55 a.m.  
To: Nicola Etheridge  
Subject: Re: Catching up with Council

Hi Nicola,

Tuesday @ 4.00pm at a venue to be decided is fine for me.

I would like to bring a plus1 - [REDACTED] 7(2)(a)

Hope that doesn't cause problems.

cheers

David

---

From: Nicola Etheridge <xxxxxx.xxxxxxxx@xxxx.xxx.xx<mailto:nicola.ethexxxx@xxxx.xxx.xx>>  
Sent: Tuesday, February 16, 2016 1:46 AM  
To: [REDACTED] 7(2)(a)  
Cc: [REDACTED] 7(2)(a)  
[REDACTED]  
Subject: RE: Catching up with Council

Hi All and thanks for the response [REDACTED] 7(2)(a)

Having [REDACTED] 7(2)(a) join us is fine of course. I can do 4pm on Tuesday (assuming the same time meant 4pm rather than 11am). Does that suit everyone? If so, we'll go with that and confirm a venue close to Silverstream that's open from 4-5pm, either the bakery or a bar.

Cheers

Nic

From: [redacted] 7(2)(a)

Sent: Tuesday, 16 February 2016 1:39 p.m.

To: Nicola Etheridge

Cc: [redacted] 7(2)(a)

[redacted]

Subject: Re: Catching up with Council

Hi Nicola

Thank you for the offer, it sounds a good suggestion. [redacted] 7(2)(a) would also like to join us if that's ok. We can't do 11:00am on Friday. Can you make it near the end of the day on Friday say 4:00 or 4:30pm? Alternatively same time on Monday or Tuesday next week?

(The Teaspoon closes about 2.30pm and Silverspoon doesn't re-open till 5:30pm so not sure about a venue, maybe Bakery Stop Café in Silverstream which is open til 5:30pm, or we could come to a venue in either Lower Hutt or Upper Hutt.)

Best regards

[redacted] 7(2)(a)

From: Nicola Etheridge <xxxxxx.xxxxxxxx@xxxx.xxxx.xx<mailto:nicola.ethexxxx@xxxx.xxxx.xx>>

Date: Tuesday, 16 February 2016 12:31 pm

To: [redacted] 7(2)(a)

[redacted]

[redacted]

[redacted]

Subject: RE: Catching up with Council

Hi [7(2)(a)]

Thanks for getting back in touch. I haven't heard back from [7(2)(a)] yet so can we tentatively book 11am on Friday at Silverspoon café and hopefully [7(2)(a)] can do this time as well. If not we can re-visit depending on when he can.

Cheers

Nic

From: [7(2)(a)]  
Sent: Monday, 15 February 2016 12:51 p.m.  
To: Nicola Etheridge  
Subject: Re: Catching up with Council

Hi Nicola,

I would be happy to attend a "coffee meeting."

I can be available Wed pm or anytime Friday.

Cheers

[7(2)(a)]

---

From: Nicola Etheridge <xxxxxx.xxxxxxxxxx@xxxx.xxxx.xx<mailto:nicola.ethexxxxx@xxxx.xxxx.xx>>

Sent: Sunday, February 14, 2016 8:35 PM

To: [REDACTED] 7(2)(a)

Subject: Catching up with Council

Hi [REDACTED] 7(2)(a)

Hope 2016 is treating you all well so far and you're making the most of this beautiful weather.

I was wondering if the three of you would be willing to catch up with me for a coffee this week in order to discuss the upcoming strategy and plan changes?

I understand it must be frustrating not having face to face access to us very readily and in light of the number of planning projects taking place in your part of the world I wonder if there's a better approach to get us through in a more collegial way. I'm open to discussing options and we can go from there.

I'm available on Wednesday and Friday, ideally sometime between 9am – 4:30pm. If none of those suit please let me know what does.

Thanks

Nic

Nic Etheridge

Planning Policy Manager

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

D: +64 4 527 2137 | M: +64 27 5251630 | T: +64 4 527 2169 | F: +64 4 528 2652 | E: xxxxxx.xxxxxxxxxx@xxxx.xxxx.xx|<mailto:xxxxxx.xxxxxxxxxx@xxxx.xxxx.xx> W: upperhuttcity.com

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90. RE: building resilience

**From:** [REDACTED] 7(2)(a)  
**To:** 'Lisa Bridson' <Lisa.Bridson@uhcc.govt.nz>, 'Martin Barry' <Martin.Barry@uhcc.govt.nz>, 'James McKibbin' <james.mckibbin@uhcc.govt.nz>, 'Steve Taylor' <Steve.Taylor@uhcc.govt.nz>  
**Cc:** [REDACTED] 7(2)(a)  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Hidden recipients:** steve.taylor@uhcc.govt.nz  
**Sent Date:** Mar 01, 2016 13:00:09  
**Subject:** RE: building resilience  
**Attachment:**

---

Hi [REDACTED] 7(2)(a)

Thank you for taking this a step further. A good first step is providing them to community gardens/areas.

Where are the fruit trees that have had rotting fruit ? Perhaps they can be made known so their fruit gets collected. That is the intention behind the fruit trees. There are community groups who are very keen to get hold of fruit. In Pinehaven the PPA has an apple tree and the apples are keenly sought after. It is true that a few apples fall to the ground and need cleaning up. But this is a small price to pay for the bounteous gift.

People won't collect fruit unless they know:

- a) Where the fruit trees are
- b) The fruit is ready for picking
- c) They are allowed to take the fruit

We handle oaks and chestnuts now, so we should be able to handle walnuts, almonds and hazelnuts.

Perhaps we can get some ideas from other nearby Councils how to handle community fruit and nut trees, such as HCC, WCC and PCC ? I think some have the idea of a tree guardian – which I guess is what community gardening groups are.

Cheers

[REDACTED] 7(2)(a)



**From:** [REDACTED] 7(2)(a)  
**Sent:** Tuesday, March 1, 2016 12:12 PM  
**To:** [REDACTED] 7(2)(a) Martin Barry; James McKibbin; Steve Taylor  
**Cc:** [REDACTED] 7(2)(a)  
**Subject:** RE: building resilience

Hi Pat

Thank you for that list.

A quick reply around fruit trees. I have talked to Parks and Gardens, and they are only providing them to community gardens due to their need for intensive care. They also get a lot of complaints from smelling rotting fruit and rats, hence their reluctance. That said, I am working with community gardens to see what trees we can add to their gardens.

Regards

[REDACTED] 7(2)(a)

**From:** [REDACTED] 7(2)(a)  
**Sent:** Monday, 29 February 2016 4:04 p.m.  
**To:** Lisa Bridson; Martin Barry; James McKibbin; Steve Taylor  
**Cc:** [REDACTED] 7(2)(a)  
**Subject:** building resilience

Hi All

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Some of the issues/ideas that were discussed were:

- Encourage developers and builders to incorporate sustainability practices in new houses including 10,000L rainwater collection, grey water collection, swales, cobblestoned cul-de-sacs and driveways, 15 Amp wiring in garages (to charge electric vehicles), passive solar heating, solar PV panels.
- Provide a discount on consent fees for sustainably built houses (using UHCC's sustainability funding). (Seek further government funding or philanthropic funding for this.)
- Get the Urban Design Protocol and Building Code to include sustainable building guidelines (rainwater collection ,etc as listed above)
- The UHCC Sustainability Strategy will be reviewed after the Land Use Strategy and Open Space strategy are completed, and after the elections are completed so the new council can

decide what they want done.

- For resilience get many more fruit and nut trees in public open spaces. The attached spreadsheet is a starting suggestion of 500 trees to plant in UHCC parks and reserves.
- The iconic Silverstream Spur.

[Perhaps a project could be established to convert the spur to native bush – a combined UHCC staff, nearby schools, Forest & Bird project]

Kind regards

7(2)  
(a)

7(2)(a)

**From:** 7(2)(a)

**Sent:** Monday, February 29, 2016 3:44 PM

**To:** Steve Taylor

**Cc:** 7(2)(a)

**Subject:** FW: AGENDA for the Hutt Water Group - 14 August 2014

Hi Steve

It was good to meet today. Below is the notice of meeting of the Hutt Water Group on 14 Aug 2014. You can see all the attendees in the **To** list. It looks like all UHCC councillors were invited but I can't see any UHCC staff so I am not sure who, if any, came. 7(2)(a)

. It would be good to have some UHCC staff come along to the next meeting so that there is an integrated and focussed approach to resolving the Hutt River Issues. For your information I attached a list of the Issues.

7(2)(a), is preparing a compendium of all the science related to freshwaters in the Wellington Region including, of course, the Hutt River. He expects to release that about May 2016. After that 7(2)(a), will call the Hutt Water Group to meet to develop, I hope, an action plan to reduce/eliminate? the cyanobacteria in the Hutt River in the summer

months..

Cheers

7(2)  
(a)

7(2)(a)

**From:** Fran Wilde - Chair [mailto:xxxx.xxxxx@xx.xxxx.xx]

**Sent:** Monday, August 11, 2014 4:16 PM

**To:** 'xxx.xxxxxxx@xxxxxxxx.xxxx.xx'; 'xxxx.xxxxxxxxx@xxxxxxxx.xxxx.xx';  
'xxxxxxxx.xxxxxxx@xxxxxxxx.xxxx.xx'; 'xxx.xxxxxxx@xxxxxxxx.xxxx.xx'; 'Txx.xxxxx@xxxxxxxx.xxxx.xx';  
'xxxxxxxx.xxxxxxx@xxxxxxxx.xxxx.xx'; 'xxxx.xxxxxxx@xxxxxxxx.xxxx.xx';  
'xxxx.xxxxxxx@xxxxxxxx.xxxx.xx'; 'xxxx.xxxxx@xxxxxxxx.xxxx.xx'; 'Lisa.xxxxxxx@xxxxxxxx.xxxx.xx';  
'xxxxxxxx.xxxxxxx@xxxxxxxx.xxxx.xx'; 'xxxxxxxx.xxxxxxx@xxxxxxxx.xxxx.xx';  
'xxxxxxxx.xxxxxxx@xxxxxxxx.xxxx.xx'; 'xxxx.xxxxx@xxxx.xxxx.x' 7(2)(a)

[Redacted]

[Redacted]

[Redacted] Stephen Palmer;

'xxxx.xxxxxxx@xxxxxxxx.xxxx.xx'; 'xxxx.xxxxxxx@xxxxxxxx.xxxx' 7(2)(a)

[Redacted] 'xxxx.xxxxx@xxxx.xxxx.xx'; 7(2)(a)

[Redacted]

[Redacted]

[Redacted]

[Redacted] Cr. Chris Laidlaw

**Cc:** 'xxxxxx.xxxxxxx@xxxx.xxxx.xx' 7(2)(a)

**Subject:** AGENDA for the Hutt Water Group - 14 August 2014

Good afternoon

The following is the Agenda for the meeting this Thursday.

**HUTT WATER GROUP**

**Date:** Thursday 14 August 2014 at 4pm – 6pm

Venue: James Coe 1 Room, Laings Road, Lower Hutt

**AGENDA**

- 1. Introduction and recap of last meeting
- 2. Address questions submitted after the previous meeting
- 3. Presentation – Water quality drivers in urban areas and what GWRC knows about the state of urban waterway health across the wider Hutt Valley
- 4. Discussion – Solutions to urban water quality issues
- 5. Presentation – Toxic algae in the Hutt River
- 6. Next steps - Purpose and timing of final meeting

If you have not responded as to your attendance, please contact Helen Plant on 830 4246 or [xxxxx.xxxxx@xx.xxxx.xx](mailto:xxxxx.xxxxx@xx.xxxx.xx).

I look forward to seeing you on Thursday.

Regards  
Fran

**Fran Wilde** | Chair

**GREATER WELLINGTON REGIONAL COUNCIL | Te Pane Matua Taiao**

Shed 39, 2 Fryatt Quay, Pipitea, Wellington 6011 | PO Box 11646, Manners St, Wellington 6142

**T: 04 830 4246 M: 021 888 075**

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**From:** Fran Wilde - Chair

**Sent:** Monday, 4 August 2014 3:14 p.m.

**To:** 'xxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxxx.xxxxxxxxx@xxxxxxx.xxx.xx';  
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'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxx.xxxxxxx@xxxxxxx.xxx.xx';  
'xxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxxx.xxxxx@xxxxxxx.xxx.xx'; 'Lisa.xxxxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxxxxx.xxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; xxxxx.xxxxx@xxxx.xxx.x: 7(2)(a)

[Redacted]  
[Redacted]  
[Redacted]  
'xxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxxxxx.xxxxx@xxxxxxx.xxx.xx': 7(2)(a)  
[Redacted] Fran Wilde - Chair; 7(2)(a)

7(2)(a)

Cc: 7(2)(a) 'xxxxxx.xxxxxxxx@xxxx.xxxx.xx

7(2)(a)

**Subject:** Invitation to the Hutt Water Group - 14 August 2014

Greetings

This is an invitation to the third meeting of the Hutt Water Group which will be held from **4-6pm on Thursday 14 August at The Dowse, James Coe 1 Room, Laings Road, Lower Hutt.**

This meeting follows on from the one in May where councils and other interested parties came together to listen to presentations on the hydrology of the Hutt River catchment. At the conclusion of that meeting participants expressed an interest in revisiting water quality issues of the Hutt River.

A detailed agenda will follow shortly.

I would appreciate confirmation of your attendance, or of anyone you choose to come in your place, by 3.00pm Friday 8 August. Please RSVP to Helen Plant at Helen.plxxx@xx.xxxx.xx or on 830 4246.

I look forward to seeing you next week.

Regards

Fran

**Fran Wilde** | Chair

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91. RE: building resilience

**From:** Lisa Bridson <Lisa.Bridson@uhcc.govt.nz>  
**To:** [REDACTED] 7(2)(a) Martin Barry  
<Martin.Barry@uhcc.govt.nz>, James McKibbin  
<james.mckibbin@uhcc.govt.nz>, Steve Taylor <Steve.Taylor@uhcc.govt.nz>  
**Cc:** [REDACTED] 7(2)(a)  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Sent Date:** Mar 01, 2016 12:11:53  
**Subject:** RE: building resilience  
**Attachment:**

---

Hi [REDACTED] 7(2)(a)

Thank you for that list.

A quick reply around fruit trees. I have talked to Parks and Gardens, and they are only providing them to community gardens due to their need for intensive care. They also get a lot of complaints from smelling rotting fruit and rats, hence their reluctance. That said, I am working with community gardens to see what trees we can add to their gardens.

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PV panels.

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(a)

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Cheers

Pat

Pat van Berkel

Friends of the Hutt River

P: 04 5288072 M: 021 1459 789

xxxxx@xxxxx.xxx.xx<mailto:xxxxx@xxxxx.xxx.xx>

From: Fran Wilde - Chair [mailto:xxxx.xxxxx@xx.xxxx.xx]

Sent: Monday, August 11, 2014 4:16 PM

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'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxx.xxxxxxxx@xxxxxxx.xxx.xx'; 'Txx.xxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxx.xxxxxxxx@xxxxxxx.xxx.xx';  
'xxxx.xxxxxxxx@xxxxxxx.xxx.xx'; 'xxxx.xxxxx@xxxxxxx.xxx.xx'; 'Lisa.xxxxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxxxxx.xxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxx.xxxxx@xxxx.xxx.x' [REDACTED] 7(2)(a)

[REDACTED]  
[REDACTED]  
[REDACTED]  
'xxxx.xxxxxxxx@xxxxxxx.xxx.xx'; 'xxxxxxx.xxxxx@xxxxxxx.xxx.xx'; Prue Lamason; Fran Wilde - Chair; Paul Swain; 'Helen Down'; 'xxxx.xxxxx@xxxx.xxx.xx'; [REDACTED] 7(2)(a)

Cc: 'xxxxxx.xxxxxxxx@xxxx.xxxx.xx

7(2)(a)

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'xxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxxx.xxxxx@xxxxxxx.xxx.xx'; 'Lisa.xxxxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx';  
xxxxx.xxxxx@xxx.xxx.xx<mailto:xxxxx.xxxxx@xxx.xxx.xx>; [REDACTED] 7(2)(a)

[REDACTED]  
[REDACTED]  
[REDACTED]  
'xxxxx.xxxxxxxx@xxxxxxx.xxx.xx'; 'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; [REDACTED] 7(2)(a)

Cc: [REDACTED] 7(2)(a) xxxxxx.xxxxxxxx@xxx.xxx.xx [REDACTED] 7(2)(a); Helen Plant

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92. building resilience

**From:** [REDACTED] 7(2)(a)  
**To:** 'Lisa Bridson' <Lisa.Bridson@uhcc.govt.nz>, martin.barry@uhcc.govt.nz, 'James McKibbin' <James.McKibbin@uhcc.govt.nz>, Steve Taylor <steve.taylor@uhcc.govt.nz>  
**Cc:** [REDACTED] 7(2)(a)  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Sent Date:** Feb 29, 2016 16:04:37  
**Subject:** building resilience  
**Attachment:** [Hutt River catchment issues - March 2014 Friends of the Hutt River.docx](#)  
[Food trees in upper hutt v3.xls](#)

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'xxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxx.xxxxx@xxxxxxx.xxx.xx'; 'Lisa.xxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxx@xxxxxxx.xxx.xx'; 'xxxxxxx.xxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxx@xxxxxxx.xxx.xx'; 'xxxx.xxxxx@xxxx.xxx.x' 7(2)(a)

'xxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxxxxx.xxxxx@xxxxxxx.xxx' 7(2)(a) Fran Wilde -  
Chair; 7(2)(a) xxxxx.xxxxx@xxxx.xxx.xx'; 7(2)(a)

Cr. Chris Laidlaw

**Cc:** 'xxxxxxx.xxxxxxx@xxxx.xxx.xx' 7(2)(a)

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**Date:** Thursday 14 August 2014 at 4pm – 6pm

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**Sent:** Monday, 4 August 2014 3:14 p.m.

**To:** 'xxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxx.xxxxxxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxx.xxxxxxx@xxxxxxx.xxx.xx'; 'Txx.xxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxx.xxxxxxx@xxxxxxx.xxx.xx';  
'xxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxx.xxxxx@xxxxxxx.xxx.xx'; 'Lisa.xxxxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxxxxx.xxxxx@xxxxxxx.xxx.xx';  
'xxxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; xxxxx.xxxxx@xxxx.xxx.xx; 'drabbitt@xtra.co.nz';  
'xxxxxxx@xxxxxxx.xx.xx'; 'x.xxxx@xxxxxxxxxxxxxxxxxxxxxxx.xxx.xx';  
'xxxxxxx@xxxxxxxxxxxxxxx.xxx.xx'; 'xxxxxxx@xxxxxxx.xxx.xx'; 'pvanb@clear.net.nz';  
'xxxxxx@xxxx.xx.xx'; 'xxxxxxx@xxxxxxx.xxx.xx'; 'xxxxxx.xxxxxxx@xxxx.xx.nz'; Stephen Palmer;  
'xxxx.xxxxxxx@xxxxxxx.xxx.xx'; 'xxxxxx.xxxxxxx@xxxxxxx.xxx.xx'; Sandra Greig - External; Ken Laban; Prue Lamason; Chris Laidlaw - External; Fran Wilde - Chair; Paul Swain; Helen Down ( xxxxx.xxxx@xxxxxxxxxx.xx.xx)

**Cc:** Wayne O'Donnell; 'xxxxxx.xxxxxxx@xxxx.xxx.xx'; Catrina Millar; Penny Fairbrother; Helen Plant

**Subject:** Invitation to the Hutt Water Group - 14 August 2014

Greetings



This is an invitation to the third meeting of the Hutt Water Group which will be held from **4-6pm on Thursday 14 August at The Dowse, James Coe 1 Room, Laings Road, Lower Hutt.**

This meeting follows on from the one in May where councils and other interested parties came together to listen to presentations on the hydrology of the Hutt River catchment. At the conclusion of that meeting participants expressed an interest in revisiting water quality issues of the Hutt River.

A detailed agenda will follow shortly.

I would appreciate confirmation of your attendance, or of anyone you choose to come in your place, by 3.00pm Friday 8 August. Please RSVP to Helen Plant at [Helen.plxxx@xx.xxxx.xx](mailto:Helen.plxxx@xx.xxxx.xx) or on 830 4246.

I look forward to seeing you next week.

Regards

Fran

**Fran Wilde** | Chair

**GREATER WELLINGTON REGIONAL COUNCIL | *Te Pane Matua Taiao***

Shed 39, 2 Fryatt Quay, Pipitea, Wellington 6011 | PO Box 11646, Manners St, Wellington 6142

**T: 04 830 4246 M: 021 888 075**

[www.gw.govt.nz](http://www.gw.govt.nz)

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93. FW: Oops - 1 more - Utilities

**From:** Steve Taylor <xxxxx.xxxxxx@xxxx.xxxx.xx>  
**To:** Anthea Armstrong <xxxxxx.xxxxxxxxxx@xxxx.xxxx.xx>, James McKibbin <xxxxx.xxxxxxxxxx@xxxx.xxxx.xx>  
**Sent Date:** Feb 23, 2016 13:36:31  
**Subject:** FW: Oops - 1 more - Utilities  
**Attachment:**

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Also FYI

Steve Taylor  
Director Business Development Services

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

D: +64 4 527 2161 | M: +64 27 404 0143 | T: +64 4 527 2169 | F: +64 4 528 2652 | E: xxxxx.xxxxxx@xxxx.xxxx.xx<mailto:xxxxx.xxxxxx@xxxx.xxxx.xx> | W: upperhuttcity.com

From: Nicola Etheridge  
Sent: Tuesday, 23 February 2016 1:30 p.m.  
To: John Hudson; Andrea Millar; Andrea Hilton; Kerrie Falconer; Wendy Lewin; Brett Latimer; Kate Janes; Susan Sutherland  
Cc: CMT; Sarah Duffell; Helen Ellams; Sasha Smith; 'Brett Osborne'  
Subject: Oops - 1 more - Utilities

Hi

Sorry and

Utilities PC 38 - this is being taken to Council for approval to adopt tomorrow. If it is adopted we will notify this on the 2nd of March. We expect it will be appealed by Spark however.

Thanks  
Nic

From: Nicola Etheridge  
Sent: Tuesday, 23 February 2016 1:22 p.m.  
To: John Hudson; Andrea Millar; Andrea Hilton; Kerrie Falconer; Wendy Lewin; Brett Latimer; Kate Janes; Susan Sutherland  
Cc: CMT; Sarah Duffell; Helen Ellams; Sasha Smith; Brett Osborne

Subject: An update on Policy project timings that may impact on your work

Hi John, Andrea, Andrea, Kerrie, Brett, Kate, Susan & Wendy

We're trying to be more proactive about informing your teams of plan change timeframes, work required & outcomes that potentially have an impact on your respective work areas. I've cc'd CMT as well, so if I've missed anyone, or CMT think someone should know this information as it relates to their work they can forward it on.

So with that intent I'll be doing my best to update you regularly and well in advance. These are the projects and timeframes I think you need to be aware of at the moment. Please let me know if there is anything else you want to know and/or need from the policy team.

1. Protected Trees PC 41. Submissions close on the 26th of Feb and further submissions will be called for following that for an additional 10 days. We will get the maps loaded onto our GIS system so you can see what groups effect what properties if required. I am awaiting an update from James about where this at & will let those of you who need them know as soon as I do. We won't be running a hearing for this PC until after the elections. Lead staff member is James Beban
2. The Mangaroa PC 15 will be withdrawn subject to council approval tomorrow. If they approve the withdrawal it will be notified on the 2nd of March. We are sending letters to effected landowners next week to give them advanced warning of the change. Lead staff are Brett Osborne (contractor) & Sasha Smith (seconded from MFE)
3. Land Use Strategy - Upper Hutt 2016 -2046 (was the Upper Hutt Strategy). Subject to Council approval tomorrow this document will be going out for public notification on the 2nd of March for 4 weeks. One of the more notable topics in it, is a proposal to enter into a land swap with the Guildford Timber Company. The intent is to swap Silverstream Spur for 134ha of GTC land behind Pinehaven which would likely be protected as a recreational reserve. It would include a PC for a subdivision of around 1000 lots on the remaining GTC land. This would be done in 18 months' time following due diligence of the land swap. Chris will also be tabling an MOU between GTC & UHCC which describes the intent of the land swap which we are recommending being made publicly available. Brett it would be good to update you in more detail on this one if you'd like it. Lead staff member is Sarah Duffell

4. Wallaceville Private Plan Change 40. This PC is currently under appeal. We are awaiting the courts' decision about whether to strike out the appeal and/or award costs if it does go ahead. We are expecting this decision any day. Lead is me

5. Natural Hazards PC Mangarua and Pinehaven PC 42 & 43. These plan changes are eminent. We are planning to notify them in April. We have DP maps ready for Pinehaven and the Mangarua maps are in their final stages of development. We'll get them into our system asap and again we'll let you know. The Hutt River will be removed from the Mangarua PC. We'll give you a summary of these plan changes once they have been finalised for easy reference. Key staff are Brett Osborne, James Beban and Sasha Smith

A note that the next PC's to start being developed once capacity frees up are the Significant Natural Areas, Code of Practice and Residential Chapters.

Cheers  
Nic

Nic Etheridge  
Planning Policy Manager

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