

**BEFORE INDEPENDENT HEARING COMMISSIONERS
AT LOWER HUTT**

IN THE MATTER of the Resource Management Act 1991 (Act)

AND

IN THE MATTER of the hearing of submissions on the
Proposed Lower Hutt District Plan

HEARING TOPIC Residential and Rural Zones (Hearing
Stream 3)

**MEMORANDUM ON BEHALF OF SILVERSTREAM PARK
CHRISTIAN CENTRE CHARITABLE TRUST (SUBMITTER 32)
IN RESPONSE TO MINUTE 8**

7 JULY 2026

MAY IY PLEASE THE HEARING PANEL

1. INTRODUCTION

- 1.1. This memorandum is filed on behalf of Silverstream Park Christian Centre Charitable Trust in response to the Hearing Panel's Minute 8, dated 2 July 2026.
- 1.2. Minute 8 directed expert conferencing in relation to the most appropriate zoning for the steeper southern portion of the land at 320 Eastern Hutt Road, including engineering conferencing, preparation of a practical development concept plan, and planning conferencing on the relevant and related provisions.

2. UPDATED POSITION

- 2.1. Silverstream Park Christian Centre is grateful for the Hearing Panel's interest and has carefully considered the Panel's directions and the further process that would be required.
- 2.2. Having regard to proportionality and incurring further substantial cost, Silverstream Park Christian Centre does not wish to press the issue of Medium Density Residential zoning for the southern portion of 320 Eastern Hutt Road if the Panel is not otherwise minded to support that outcome based on evidence presented. This position is intended to narrow the issues before the Panel.
- 2.3. For clarity, Silverstream Park Christian Centre otherwise maintains its evidence in support of the relief identified in the submitter's evidence and supported in the Reporting Officer's rebuttal evidence. This includes Medium Density Residential zoning for the northern / developed part of the site and Reynolds Bach Drive land, extension of the Silverstream Retreat Precinct,

and consequential drafting changes to ensure new buildings and alterations and visitor accommodation (among other things) remain permitted activities within the Retreat Precinct overlay.

- 2.4. Silverstream Park Christian Centre respectfully requests that the Panel dispense with the conferencing and concept development plan process directed in Minute 8 as it relates to the southern portion of 320 Eastern Hutt Road. In lieu of this, if the Panel considers that further information on water supply capacity remains necessary, Silverstream Park Christian Centre requests that the matter be addressed more efficiently by way of a further information request directed to the Reporting Officer / Tiaki Wai.

Dated 7 July 2026

John Ross

On behalf of Silverstream Park Christian Centre Charitable Trust