

PROPOSED LOWER HUTT DISTRICT PLAN: RESIDENTIAL AND RURAL ZONES (HEARING STREAM 3)

HEARING SUMMARY STATEMENT

JOHN ROSS ON BEHALF OF SILVERSTREAM PARK CHRISTIAN CENTRE

(CORPORATE)

- 1.1. My name is John Ross. I am the founding donor and a Trustee of Silverstream Park Christian Centre Charitable Trust. I have been involved with Silverstream Park Christian Centre since 1990, when I bought and donated the property to the Trust.
- 1.2. I am also joined today by several experts who have provided evidence either to support the relief sought by Silverstream Park Christian Centre in relation to the rezoning request at 320 Eastern Hutt Road:
 - (a) Mr Samuel Godwin, Civil Engineering Expert
 - (b) Mr Glen Cooper, Planning Expert
- 1.3. I do not intend to repeat my evidence in full. My purpose today is to emphasise the practical context for the Panel.
- 1.4. Silverstream Park Christian Centre owns the land holding at 320 Eastern Hutt Road, Stokes Valley (and adjacent land). The 38ha (100 acre) site is located on the northern boundary of Lower Hutt and sits on a terrace overlooking the Hutt Valley, surrounded by native bush and bordered to the west by Te Awa Kairangi / Hutt River.

- 1.5. Silverstream Retreat operates from the site and is a long-established mixed-use retreat, accommodation, conference, function, assembly, recreation and community facility. The Retreat currently includes nine residential dwellings, accommodation for approximately 300 guests, five conference venues, breakout rooms and associated facilities.
- 1.6. Over the past 36 years, hundreds of thousands of people have passed through the property. In a typical week, approximately 1,000 people use the property.
- 1.7. The Trust is currently implementing its consented development plan, including a new activity center and youth center. Those facilities are important to the future of the Retreat and to the wider community.
- 1.8. The Trust is also considering further accommodation, including approximately 50 motel units, to support the Retreat's event, conference, youth, accommodation and community functions.
- 1.9. A resource consent application to develop 12 residential lots off Kingsley Street on the southern area of the land overlooking the Retreat was withdrawn last year pending the outcome of rezoning. However, enabling steps to secure right of way access from Hutt City Council land and a private drainage easement for a wastewater connection have been completed.
- 1.10. I support the relief sought by Silverstream Park Christian Centre as set out in my statement of evidence. I also acknowledge and support the Council's movement in rebuttal evidence on the precinct extension and partial Medium Density Residential zoning. I confirm there is no contest to the proposed General Rural zoning.

- 1.11. The only remaining issue is whether the zoning should go further than Council's rebuttal recommendation and recognise the southern proposed development land through Medium Density Residential zoning rather than split Large Lot Residential zoning.
- 1.12. Specifically, I understand the issue preventing Council's reporting officer from supporting rezoning of the southern part of the site, appears to be a potentially resolvable water supply constraint.
- 1.13. I respectfully ask the Panel to recognise the full established and developing role of the Retreat and provide a zoning framework that allows the Trust to continue investing in the site for the benefit of the community and realises the efficient use of land with the least planning constraint possible.
- 1.14. Mr Godwin and Mr Cooper will provide further details on engineering and planning matters to support this relief.
- 1.15. Thank you. I am happy to take any questions from the Panel.

John Ross

Dated 22 June 2026