

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

HEARING SUMMARY STATEMENT

GLEN COOPER ON BEHALF OF SILVERSTREAM PARK CHRISTIAN CENTRE

(PLANNING)

- 1.1. My name is Glen Cooper. I am a director and principal planner at Cuttriss Consultants Limited. I have provided planning evidence on behalf of Silverstream Park Christian Centre.
- 1.2. I do not intend to repeat my evidence in full. I will focus on the matters that remain in issue following Council's rebuttal evidence.
- 1.3. The Council's rebuttal evidence has materially narrowed the issues.
- 1.4. First, the reporting officer now accepts that the Silverstream Retreat Precinct should be extended to align with the northern extent of the site adjacent to Reynolds Bach Drive.
- 1.5. I support that change. It addresses one of the key concerns raised in my evidence. The notified precinct boundary did not properly reflect the consented youth centre, event centre, associated parking and the way the Retreat is now developing.
- 1.6. Secondly, the reporting officer now accepts that part of 320 Eastern Hutt Road / Reynolds Bach Drive should be rezoned to Medium Density Residential Zone, broadly where that aligns with existing Retreat activities. Along with consequential changes,

including carrying over the Precinct permitted activity standards such as unrestricted visitor accommodation and new buildings.

- 1.7. I also support that change. It is a substantial improvement on the section 42A recommendation, which would have retained Large Lot Residential Zone across the relevant residential land.
- 1.8. The remaining issue is the extent of Medium Density Residential zoning.
- 1.9. Silverstream Park Christian Centre continues to seek Medium Density Residential zoning for the full requested residential area. Council's rebuttal position is to retain Large Lot Residential Zone over the southern part of 320 Eastern Hutt Road.
- 1.10. In my opinion, the full relief remains the more appropriate outcome.
- 1.11. The site is not a conventional large lot residential area. It is an established and evolving mixed-use accommodation, residential, conference, event, youth, recreation and community facility.
- 1.12. The Retreat has an established higher intensity of use. It includes existing residential dwellings, guest accommodation and conference facilities, and it is now implementing a consented development plan.
- 1.13. In my view, the Medium Density Residential Zone better reflects the site's established and developing urban function than the Large Lot Residential Zone. I accept that the site has constraints, including the key single issue of water supply. However, the evidence for Silverstream Park Christian Centre is that these are not fundamental constraints at the plan-making stage.

- 1.14. Mr Godwin's evidence is that there is a feasible servicing pathway and that detailed design, staging, engineering approval and future consenting processes can address those matters.
- 1.15. For completeness, I note that there appears to be no mention in Council's rebuttal evidence to Mr Ross' evidence in relation to co-existing with Silverstream Landfill and potential reverse sensitivity. I take it this is no longer a key matter in contention.
- 1.16. I have considered the relief under section 32AA. In my opinion, the relief sought better recognises the established and consented use of the site, enables appropriate future accommodation and residential capacity, and aligns the zoning and precinct framework with the actual and intended use of the land. I remain of that view.
- 1.17. I support the Council's rebuttal position insofar as it accepts the precinct extension and partial Medium Density Residential zoning. However, I consider the Panel should go further and accept the full relief sought for the requested residential area.
- 1.18. Thank you. I am happy to take any questions from the Panel.

Glen Cooper

Dated 22 June 2026