



28 May 2026

Jason Durry

s7(2)(a)

Tēnā koe Jason,

Request for Information – Local Government Official Information and Meetings Act (LGOIMA) 1987

We refer to your official information request dated 1 May 2026, seeking information about correspondence between Hutt City Council and Guildford Timber Company and related entities regarding reverse sensitivity effects and development near the Silverstream Landfill. Specifically, you requested:

I am therefore seeking copies of all correspondence between Hutt City Council and Guildford Timber Company or any of its subsidiary's (Silverstream Forest Limited, Awa Enviromental for example) on this matter. While having all 20 years of correspondence would be my preference, to ensure this request is granted please provide what ever does not require substantial collation and research.

Answer:

In response to your request, please refer to **Appendix 1** below which details the documents in scope of your request and Council's decision on its release. Please note, some information has been withheld under section 7(2)(a) of the LGOIMA to protect the privacy of natural persons.

Council has considered whether the public interest in release of the withheld information outweighs the need to withhold it and has concluded that it does not.

With regard to Appendix 1, it includes a draft Memorandum of Understanding between Hutt City Council and Guildford Timber Company dated 9 August 2007. To our knowledge, this draft memorandum was never signed, and we do not hold a signed copy.

Research into the documents we hold suggests that following initial conversations and correspondence in 2007, there was no contact until 2024 in the context of the re-zoning proposal for Silverstream Forest.

For completeness, Council also notes that representatives of Hutt City Council and Guildford Timber Company (and/or related entities) met on three occasions in relation to these matters, on 6 September 2024, 7 October 2024, and 25 March 2025.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at: [Office of the Ombudsman - Complaints](#), or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website: [Proactive releases - Hutt City Council](#).

Ngā mihi nui



Rebekah van der Splinter

Senior Advisor, Official Information and Privacy

Appendix 1: Documents for release

Number	Date	Document Type	Title/Subject Line	Redaction Grounds
1	8 May 2007	Letter	SKM to Bruce Sherlock at HCC	Some information has been withheld under s7(2)(a).
2	23 May 2007	Letter	Landfill Boundary and the Guildford Site	Some information has been withheld under s7(2)(a).
3	6 June 2007	Letter	Reverse Sensitivity Silverstream Landfill	Some information has been withheld under s7(2)(a).
4	9 August 2007	Memorandum of Understanding	Reverse Sensitivity Issues Associated with the Silverstream Landfill	Released to you in full.
5	7 June 2024	Email	Rezone proposal for Silverstream Forest	Some information has been withheld under s7(2)(a).
6	25 June 2024	Letter	Further submission from Hutt City Council - Plan Change 50	Some information has been withheld under s7(2)(a).
7	24 October 2025	Email	Guildford Timber Company - Fast Track Project Silverstream Forest Development	Some information has been withheld under s7(2)(a).

Sinclair Knight Merz
s7(2)(a)
s7(2)(a)
s7(2)(a)
Wellington New Zealand

Tel: +64 4 473 4265
Fax: +64 4 473 3369
Web: www.skmconsulting.com

Handwritten notes:
R. de la...
R. de la...
1/2...
like...
Jenny...
2/9...



Bruce Sherlock
Hutt City Council
Private Bag 31912,
Lower Hutt.

8 May 2007

AE03011W0043.doc
AE03011

Dear Bruce

Landfill Boundary and the Guildford Site

Thank you for attending the meeting on the 2nd May 2007. SKM feel it was important in progressing resolution of the potential reverse sensitivity issue for the Guildford Site.

Since our meeting we have reviewed the location of the landfill including the proposed future stages. SKM have prepared and attached an indicative plan for your review. It details our preferred extent of development for the site directly adjacent to the landfill area. It is based on a 350m boundary from the second phase of the landfill which is our desired buffer zone, and matches the buffer required by Hutt City for the new landfill. SKM understands that the current phase of the landfill would be completed by the time the first development is undertaken (2009) and certainly well before we would look to develop in proximity to the buffer.

As detailed during the meeting our client is looking to provide a quality product so it is in their best interest that the effect of the landfill is mitigated as far as possible.

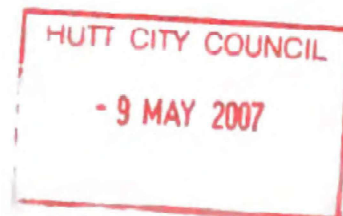
In addition to the proposed buffer there is also a commitment to;

- 1) Maintain the existing natural vegetation buffers (between the proposed development and the landfill) which are mature stands of pine with regenerating native vegetation. These vegetation buffers provide additional benefits associated with odour dispersion and absorption, litter collection and visual amenity.
- 2) Staging of the development to ensure that councils program of earthworks close to the boundary of the property precedes any development in these areas.

M07/3293



Sinclair Knight Merz
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Offices across Australia, New Zealand, UK, South East Asia, Middle East, the Pacific and Americas



m07/3293

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Hutt City Council
Landfill Boundary and The Guildford Site
8 May 2007



I hope that this proposal is satisfactory, please contact me with any queries or concerns.

Yours sincerely

s7(2)(a)
[Redacted signature]

Martin Brown

Project Manager

Phone: s7(2)(a)

Fax: [Redacted]

E-mail: s7(2)(a)@skm.co.nz

c/c Rick Griffin, 205 Champion Road, Richmond, Nelson

c/c Ralph Goodwin Guildford Lumber Company, 26 Golf Road, Heretaunga, Upper Hutt

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Contact: Bruce Sherlock
 Group/Division: Utility Services
 Telephone: 04-570 6833
 Facsimile: 04-569 1625
 E.Mail: bruce.sherlock@huttcity.govt.nz
 Our Reference: M07/3293

23 May 2007

Mr Martin Brown
 Sinclair Knight Merz
 s7(2)(a)

Dear Martin

LANDFILL BOUNDARY AND THE GUILDFORD SITE

Your letter of 8th May, and our phone conversation today, refers.

Thank you for arranging a tour of the site on 2nd May, and more generally speaking, for the positive and pro-active manner in which you are seeking to put forward a development which we could be happy to support.

We do not believe however that your proposal of a "flat" 350m buffer zone is in either party's best interest. A buffer zone established by meterage only, obviously takes no account of the local topography, or of prevailing wind direction or other climatic impacts.

We would also like to see the proposed location of the supporting roading network, and we note that the development area labelled "Hillside Village", is particularly close to the landfill.

In reconsidering a buffer zone which would take account of these concerns, we would ideally like you to be able to demonstrate that such a zone will minimise any potential nuisance effects which may arise from proximity to the landfill. We would suggest such minimisation is most likely to be effectively achieved by avoiding any development on the landfill side of the ridges marked on your attached plan.

Yours sincerely
 s7(2)(a)

Bruce Sherlock
 DIVISIONAL MANAGER UTILITY SERVICES

Handwritten notes:
 Please see
 Hillside Village
 and Hill

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Sinclair Knight Merz

s7(2)(a)

Wellington New Zealand

Tel +64 4 473 4205

Fax +64 4 473 3369

Web www.skmconsulting.com

Ed Breeze

Tonkin & Taylor

s7(2)(a)

6 June 2007

AE03011W0051 (3).doc

AE03011

Dear Ed

Reverse Sensitivity: Silverstream Landfill

Further to the letter from Hutt City Council on the 23 May 2007, we understand we need to provide you with information we believe will demonstrate that we can satisfactorily mitigate potential reverse sensitivity effects from the Guildford development and the Silverstream Landfill site.

In view of this we have prepared the following based on the original plan submitted in our correspondence of the 8th May 2007, refer to the plan attached.

Please note that we have considered pulling the proposed development back beyond the more prominent ridgelines identified on our plan, but our review of the likely effects suggest that this will not be necessary in all areas.

We are only proposing one area where development would be considered on the edge of the 350m buffer (north of the existing face). In this area we expect noise to be the greatest issue that will need to be adequately mitigated. In all other locations the proposed buffer is in the order of 400m or more.

Landfill Design

As noted on our site visit, the current landfill is a well managed site, and has been significantly improved over the last 10 years to the stage where it is considered a modern landfill facility. The open face of the landfill is small, and is covered on a daily basis; and landfill gases are collected and burned. These improvements have significantly reduced risks associated with landfill odour and windblown refuse.

It is also our understanding that some time over the next two years Stage 2 of the landfill will be commissioned. This stage of the landfill will improve further on the current facility as it will be designed and built according to current best practice from the first day of operation. In light of this Lower Hutt City Council have proposed, and had consented, the new Stage 2 landfill with a buffer zone of 350m to existing dwellings.

Sinclair Knight Merz Limited

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Offices across Australia, New Zealand, UK, South East Asia, Middle East, the Pacific and Americas

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Deby review
1/10/07
② *Review case*
which

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Hull City Council
Landfill Boundary and The Guildford Site
8 May 2007



We have proposed as a primary control that a 350m buffer be applied to the proposed Stage 2 landfill for any development that occurs on the Guildford property. We believe that with the quality of landfill management, the location of the second stage landfill, and the natural benefits associated with the Guildford site, that this buffer will be more than adequate to mitigate landfill effects in the long term.

It is intended that no dwelling will be constructed on the Guildford site that has natural view shafts into the landfill area.

Odour

It has previously been identified that odour complaints at Silverstream are largely constrained to katabatic drainage of cold air downslope that occurs at night and early morning during radiation temperature inversions. Certainly there is no operational experience of odour being a problem on the Guildford site in times of logging. The advantage of the Guildford block of land is that it is upslope of the current landfill, and as such should not be affected by katabatic drainage. In the future, when the landfill relocates to a location deeper in the valley, this situation would be further improved.

The synoptic wind generally blows from the Northwest which could potentially blow up the landfill valley. These winds will generally be more turbulent, due to the topography and the buffer of trees and native bush. This turbulence breaks up pockets of odour reducing the risk of nuisance. In addition, the substantial mature tree buffer tends to lift air masses so that odour cannot travel at concentrations along the ground, and there is some emerging science that even limited pine buffers have a function in the absorption of odours.

Considering the risk of odour is already low due to a well managed landfill, and the previously proposed 350m buffer has been offered, these natural site advantages combine to provide little, if any, risk that complaints will be a problem for the future development of this site.

We do not believe there would be any added value in investigating odour further, sentinels would be expensive and are unlikely to add any value considering the buffer we have applied.

Wind Blown Rubbish

Wind blown rubbish has been a problem in the past, almost exclusively on the South Eastern Boundary of the landfill. Rubbish that does make it onto the Guildford land tends to snag in the first 50m of vegetation and is not evident further into the site. On the northern landfill boundary the existing vegetation within the landfill appears to snag any flying debris as there is no litter evident on this boundary.

Guild City Council
Landfill Boundary and The Guildford Site
8 May 2007

SKM

It should be noted that changed landfill practices over the past few years have significantly reduced wind blown litter. The risk of this causing nuisance will be further reduced with Stage 2 of the landfill which will be further removed from the South Eastern boundary than the existing landfill face.

Noise

Noise issues are a concern as current operations are audible from several areas on the Guildford Site. The noise report you have provided does not cover the Guildford side of the landfill as it concentrated on the effects at Robson Road and Kingsley Street, but the report does note that *"noise contouring has been undertaken over the entire landfill and is available if required"*.

We believe noise may impact on our proposed development areas and propose to mitigate this in the following ways;

- Staging of the development to avoid noise associated with the main borrow area identified in the attached plan.
- Built form of the proposed dwellings to include double glazing, although we accept this will be less effective for managing noise in the summer months.
- Restricting the extent of development to those areas that are not going to be adversely affected by high levels of noise into the future. This may push us back from some of the proposed developed extents identified in the plan provided.

It would appear that the sound contours associated with the proposed stage 2 landfill are available and it would be useful to this process if we could retrieve these from Neville Hegley.

We look forward to your consideration of these issues. We suspect we should have a chance to consider Neville's noise contours, and apply any changes to our plans on the basis of these, before we go too much further in our discussions. As such if we could source these relatively quickly that would be great.

We have incorporated a possible road alignment on the plan as I understand you have requested this. As can be seen it is envisaged at this stage that this would largely follow the main ridgeline where possible, although it is very early days and no engineering judgement has been applied to this.

Please do not hesitate to contact Martin or myself if you have any further questions.

Hutt City Council
Landfill Boundary and The Guildford Site
8 May 2007

SKM

As an aside we note that the borrow area taken from the Boffa's vegetation plan at the landfill extends onto the Guildford block. We assume this was a generalised footprint and that in fact this has been surveyed to remain within the landfill property. We would appreciate it if the Council could provide us with confirmation of this.

Yours sincerely

Craig Martell

Senior Environmental Consultant

Phone: s7(2)(a)

Fax:

E-mail: s7(2)(a)@skm.co.nz

c/c Bruce Sherlock, Hutt City Council.

c/c Rick Griffin, 205 Champion Road, Richmond, Nelson

c/c Ralph Goodwin Guildford Timber Company, 26 Golf Road, Heretaunga, Upper Hutt

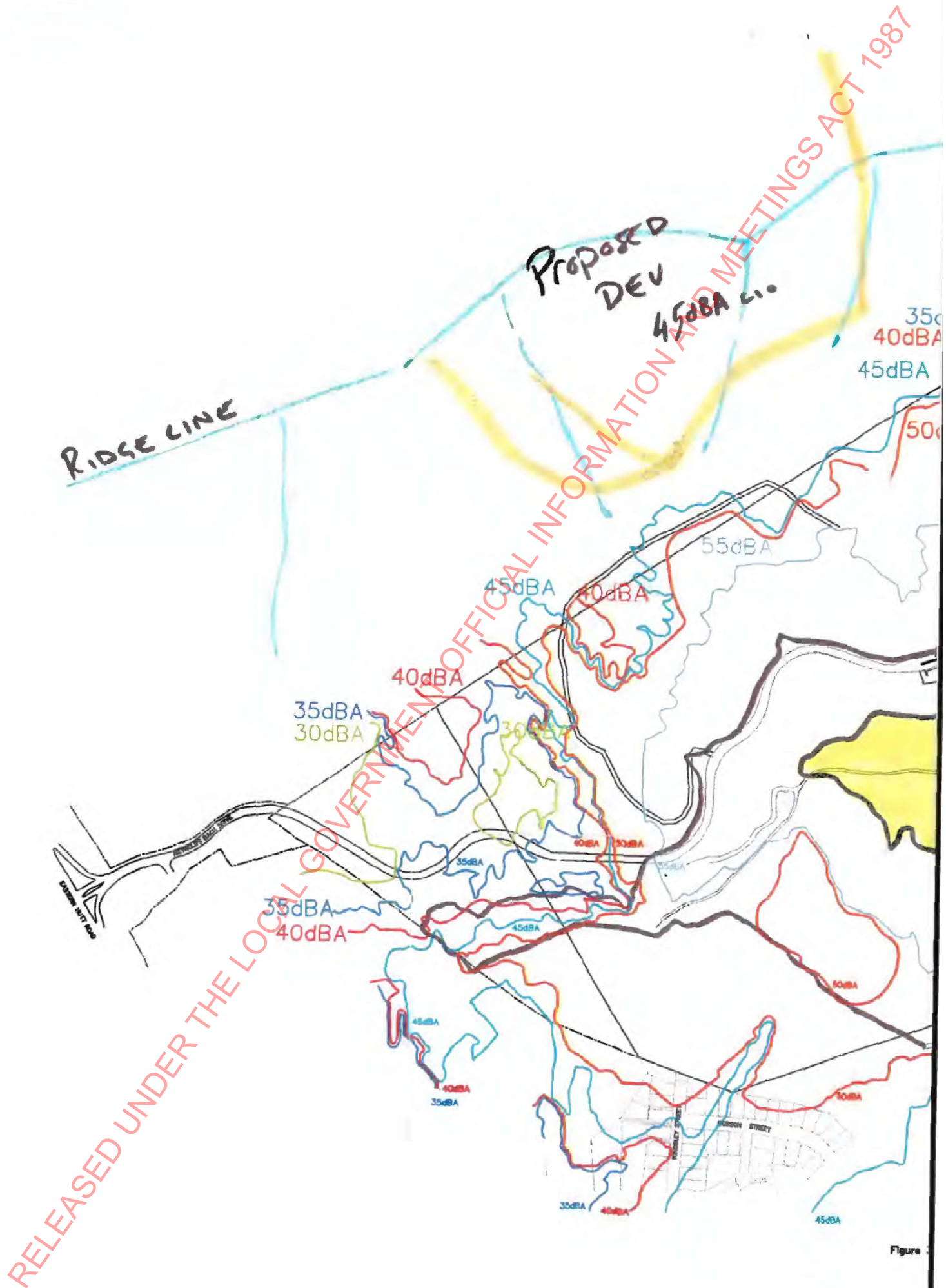
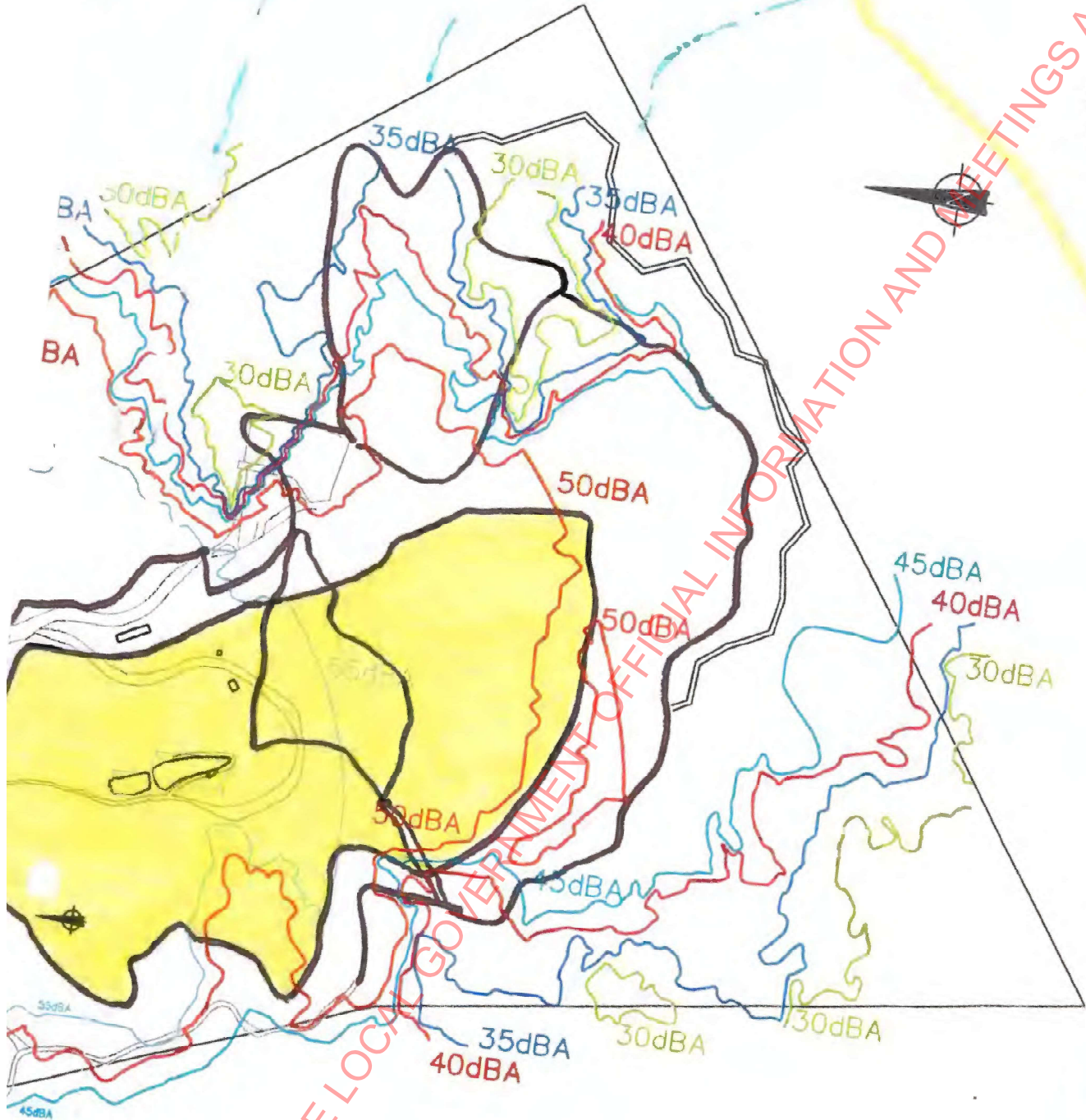


Figure 2

Proposed
DEV

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Memorandum of Understanding on Reverse Sensitivity Issues Associated with the Silverstream Landfill

Hutt City Council & Guildford Timber Company

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Date: 9th August 2007

PARTIES

Guildford Timber Company, 69 Rutherford Street, Hutt City, Wellington.

Hutt City Council, Private Bag 31912, Hutt City.

BACKGROUND

- A. The Guildford Timber Company are proposing to develop their property above Pinehaven on the South Eastern Hills of Upper Hutt. This property is currently in a forestry landuse, but has been proposed in Upper Hutt Cities Urban Growth Strategy for residential development.
- B. This property backs on to the Silverstream Landfill which services the majority of the Hutt Valleys solid waste disposal.
- C. Hutt City, who manage the landfill, have raised concerns regarding reverse sensitivity associated with the development. These largely revolve around the potential complaints from the proposed new residential dwellings that lie adjacent to the landfill.
- D. Guildford Timber Company have proposed to mitigate this risk by ensuring that no development would come within the 350m buffer set in the new landfill consent. This buffer is shown on the attached plan.
- E. Hutt City believe that some unacceptable effects may occur outside of this buffer, but that these could be managed with caveats over property developed in this area.
- G. The intention of these caveats, which are attached, is to ensure that if noise or odour levels are exceeded at some time, this cannot lead to complaints against the Council unless the landfill is being mismanaged.

IT IS AGREED AS FOLLOWS

- 1 Hutt City Council are comfortable for development to occur on this land outside of the buffer. However;
 - Hutt City have indicated that all dwellings on the landfill side of the main ridgeline (areas hatched on the attached plan) will need to have caveats placed on them if it is shown that they will be adversely affected by landfill construction noise or odour, and;
 - Hutt City have requested that further analysis be undertaken into noise effects from the landfill to inform the decision on which areas may need to be controlled with caveats, and;
 - Hutt City have requested that evidence be presented that odour is unlikely to affect the proposed dwellings on the south eastern boundary of the landfill i.e. that area in the path of the dominant north westerly wind.
- 2 Guildford Timber Company agree to undertake the requested investigation into noise effects from the landfill. They will also prepare a formal report on the likely effects of odour from the current landfill.

3 That the Guildford Timber Company and Hutt City Council will continue to work co-operatively to agree which of the hatched areas will be affected by caveats into the future.

Signature

Signed for and on behalf of **Guildford Timber Company** by

.....

Witnessed by:

.....

Witness signature

.....

Full name (please print)

.....

Occupation (please print)

.....

Address (please print)

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Signed for and on behalf of **Hutt City Council** by

.....

Witnessed by:

.....

Witness signature

.....

Full name (please print)

.....

Occupation (please print)

.....

Address (please print)

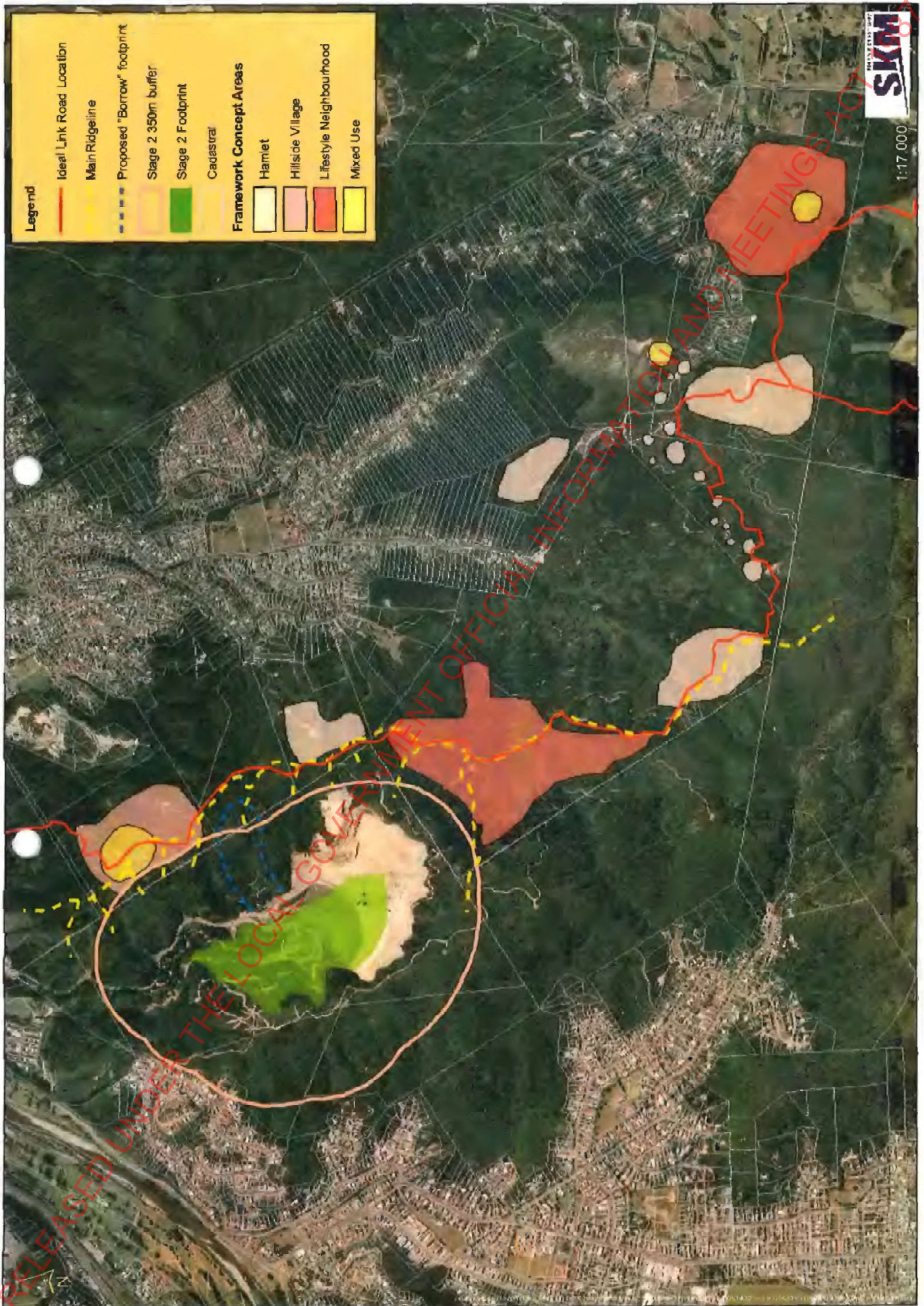
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SCHEDULE 1 – PLAN OF THE SITE

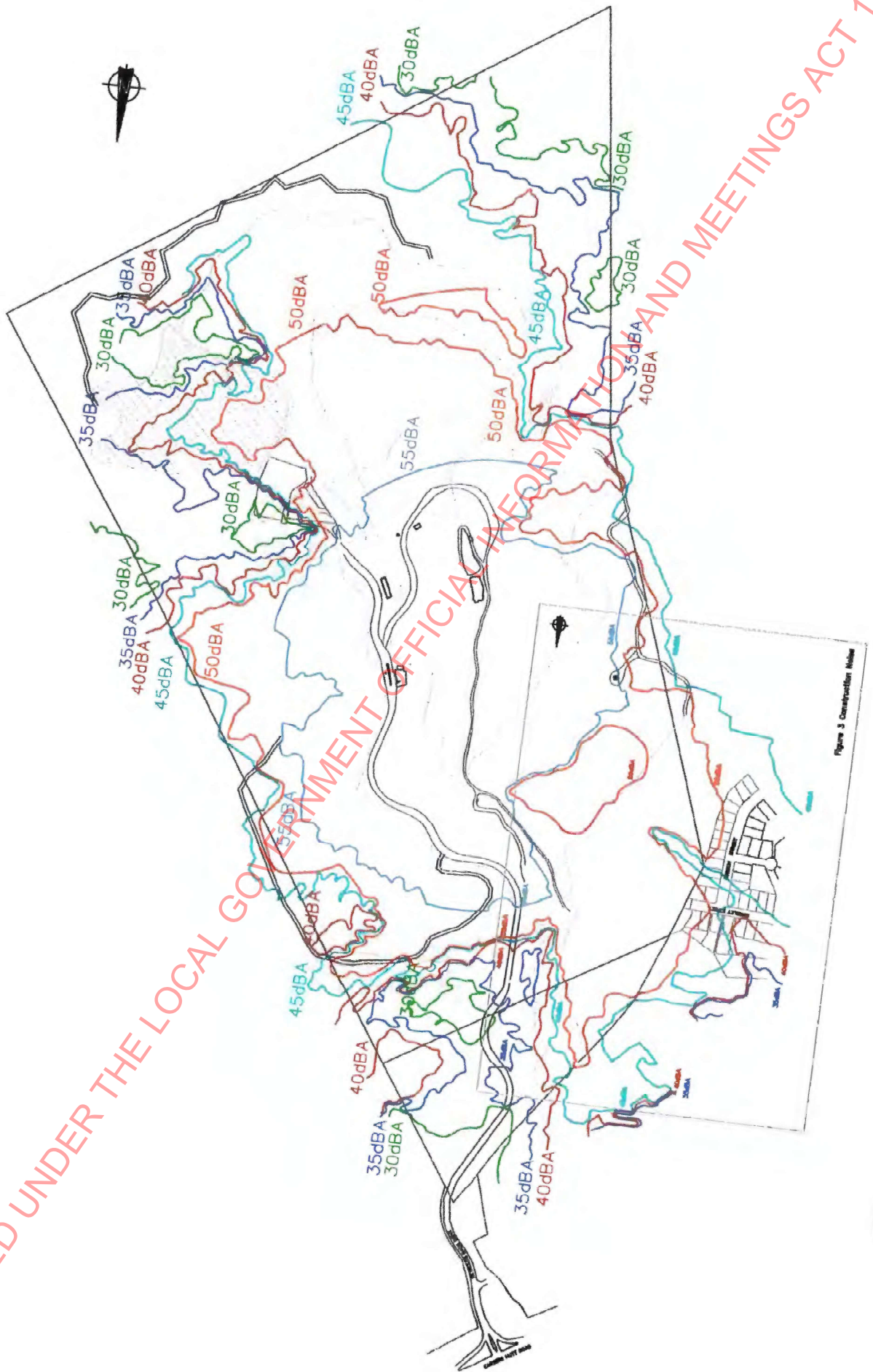
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SCHEDULE 2 – PROPOSED CAVEATS

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From: Geoffrey Roberts <Geoffrey.Roberts@huttcity.govt.nz>
Sent: Friday, 7 June 2024 1:43 pm
To: Tim Johnstone
Cc: Jörn Scherzer; Southern Turner
Subject: FW: [EXTERNAL] Re-Zone proposal for Silverstream Forest

Kia ora Tim,

Thanks for your advice the other day on the potential subdivision on the landfill boundary.

This relates to UHCC planning and the potential for residential development at the other end of the landfill site.

From what I understand, UHCC is proposing not to include the land in question in changes to rurally zoned land but the owners are submitting that it should be included and allow them to develop it?

The proximity to the landfill is a concern in regards to its operations including odour, noise etc. Is it worth us touching base with UHCC Planning to draw their attention to this issue? Or is there another way we should approach this?

Thanks

Geoffrey Roberts

Waste and Resource Recovery Manager

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010

P: M: s7(2)(a) **W:** www.huttcity.govt.nz



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From: Brad Tong

Sent: Friday, June 7, 2024 12:24 PM

To: Geoffrey Roberts ; Jörn Scherzer

Subject: [EXTERNAL] Re-Zone proposal for Silverstream Forest

Afternoon Jörn, Geoff,

For your info, here's a link to some info on the proposed re-zone of the block adjacent to the landfill that we spoke about last week.

<https://www.upperhuttcity.com/files/assets/public/v/1/districtplan/pc50-rural/submissions-151-200/162.-guildford-timber-company.pdf>

It's a submission on UHCC PC50 Rural review.

<https://www.upperhuttcity.com/Services/District-Plan/PC50-Rural-Review>

Further submissions close next Thursday 13th June.

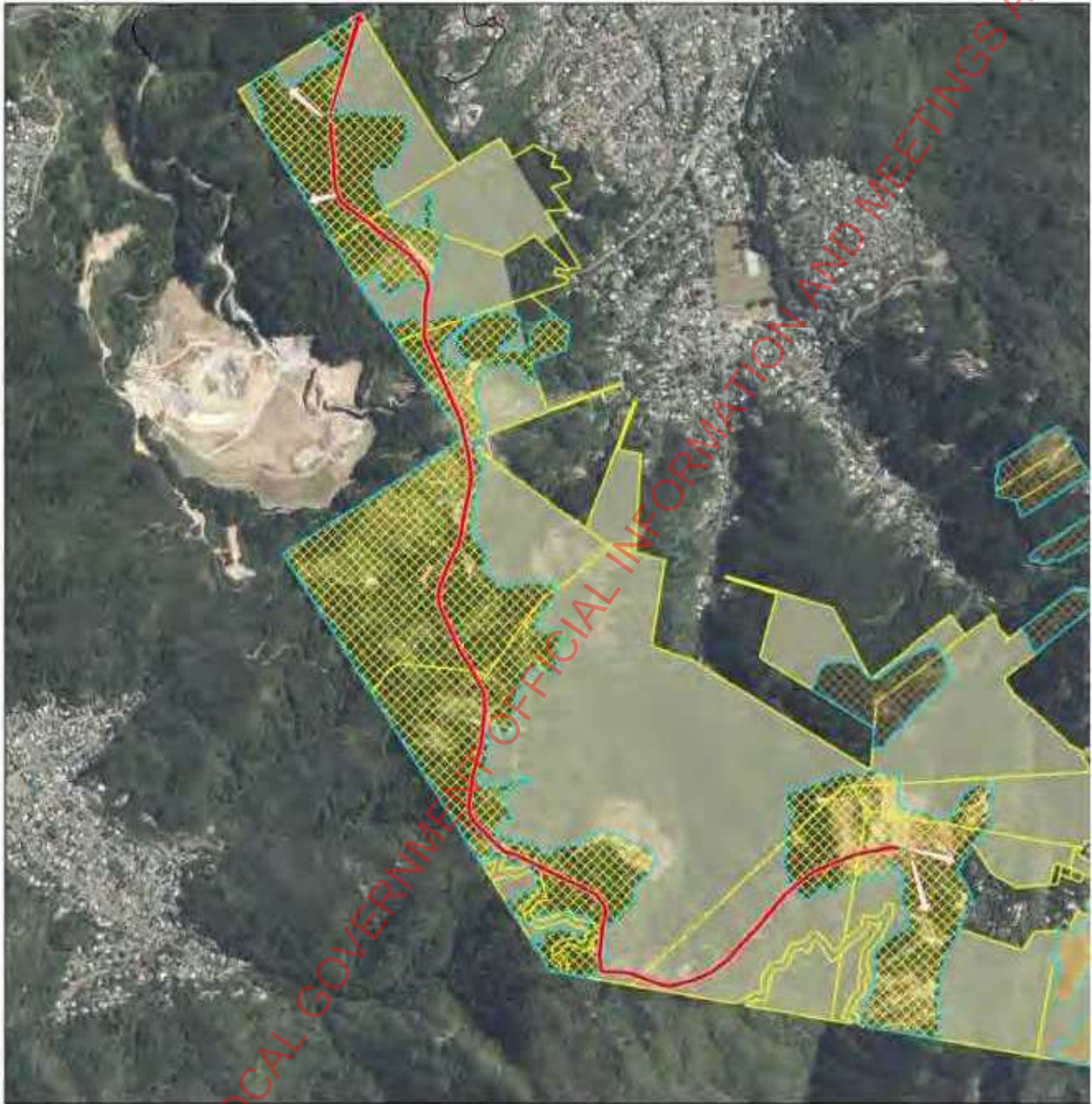
Cheers,
Brad

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Proposed re-zoning of land

to enable the development of the Southern Growth Area



Brad Tong |Wellington Regional Manager | Leach & Co Limited

M s7(2)(a) | E s7(2)(a)@leachltd.co.nz | www.leachltd.co.nz



LEACH & CO LIMITED

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25 June 2024
Upper Hutt City Council
Planning (Policy Team)
Private Bag 907
UPPER HUTT 5140
planning@uhcc.govt.nz

Further submission from Hutt City Council: Plan Change 50

Kia ora,

Introduction

This letter provides detail and commentary to support Hutt City Council's further submission on Upper Hutt City Council's Plan Change 50. Hutt City Council opposes parts of submission 162 which relate to the rezoning of land owned by Guildford Timber Company Ltd, Silverstream Forest Ltd, Goodwin Estate Trust where it abuts the Council boundary between Hutt City Council and Upper Hutt City Council (identified in submission 162 as 'Ridgeline Areas').

Parts of Submission 162 subject to this further submission

Hutt City Council opposes the rezoning of land from General Rural zone to General Residential zone sought by the submitter near Silverstream Landfill which is located adjacent to the boundary between Hutt City Council and Upper Hutt City Council. Hutt City Council opposes the rezoning on the grounds that it will result in reverse sensitivity effects on Silverstream Landfill. Specifically, this relates to submission point 162.1 in the Upper Hutt City Council summary of submissions.

Silverstream Landfill

Silverstream Landfill is owned and operated by Hutt City Council and is situated between Silverstream and Pinehaven in Upper Hutt and Stokes Valley in Lower Hutt. The landfill is located between 50 metres and 110 metres (approximately) from the boundary with Upper Hutt City Council and the property owned by Guildford Timber Company Ltd, Silverstream Forest Ltd, Goodwin Estate Trust. Silverstream Landfill has been operating at the site since 1972 and provides a significant resource recovery and residual waste disposal service to both Hutt City Council and Upper Hutt City Council residents. Upper Hutt City Council have an active role in Silverstream Landfill, and it is a set agenda item for the Hutt Valley Shared Services Committee which meets quarterly to discuss the infrastructure (including Silverstream Landfill) that services the entire Hutt Valley.

Silverstream Landfill is designated (reference HCC 7) in the City of Lower Hutt District Plan as 'Sanitary Landfill (Silverstream)'.

Silverstream Landfill is the only Class 1 Landfill currently operating in the lower North Island and it is operated in accordance with best practice requirements. Silverstream Landfill operates under resource consents granted by Greater Wellington Regional Council (GWRC) for the discharges that result from the site, including discharges to air, land, and water. Silverstream Landfill is also specifically listed in the definition of 'Regionally Significant Infrastructure' in the GWRC's Natural Resources Plan. These provisions are intended to recognise and protect Silverstream Landfill, including through supporting objectives and policies. Landfill activities can result in a variety of effects on the surrounding environment, including odour and dust, noise, vibration, and visual effects. The Silverstream Landfill is well positioned for the management of these effects, in that it is

separated and buffered from residential development at Silverstream, Pinehaven and Stokes Valley by horizontal distance and the surrounding ridgelines which create a natural buffer, whilst being readily accessible from State Highway 2.

Concerns regarding the rezoning to General Residential zone

As defined in the Upper Hutt District Plan, reverse sensitivity “means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.”

Hutt City Council is concerned that the General Residential zoning sought by Guildford Timber Company Ltd, Silverstream Forest Ltd, Goodwin Estate Trust, and the future residential development that will result from the rezoning will lead to reverse sensitivity effects on Silverstream Landfill to an extent where Silverstream Landfill operations are curtailed.

The rezoning sought would potentially result in residential development being located as close as 50 metres from the landfill site, with development located below the top of the ridgeline. These residences would therefore be exposed to potential nuisance effects from the landfill site, which would conflict with residential amenity expectations, and would likely give rise to complaints from the occupants. This would result in the constraining and possible curtailment of the existing and future landfill operations.

As noted above, Silverstream Landfill provides an important service for the entire Hutt Valley, and it is imperative that this activity can continue providing this service, without being put at risk of reverse sensitivity through encroaching residential development.

Impacts of reverse sensitivity

The impacts of reverse sensitivity may have the potential to cause the following:

- An increase in operational costs
- Limit the activities undertaken at the site; and
- Cause the landfill to close earlier than its design life.

An increase in operational cost will have an adverse impact on all residents and businesses in the Hutt Valley. The earlier closure would exacerbate this cost impact as waste would need to go to alternative facility most likely outside of the Wellington Region. The economic impact would be felt by all. The landfill is where both Hutt City Council and Upper Hutt City Council send their municipal waste. The need to send waste out of the valley would be a cost that would be felt by all rate payers.

Relief sought

Hutt City Council requests that the request to rezone the Ridgeline Areas from General Rural to General Residential, listed as submission point 162.1, is rejected. Hutt City Council considers that allowing residential development in the areas proposed by the submitter is inappropriate and will result in reverse sensitivity effects on Silverstream Landfill, a piece of Regionally Significant Infrastructure.

Ngā mihi nui,

s7(2)(a)

Councillor Simon Edwards
Chair, Infrastructure and Regulatory Committee

s7(2)(a)

Tui Lewis
Acting Mayor, Hutt City Council

From: Jörn Scherzer
Sent: Tuesday, 28 October 2025 10:44 am
To: Tim Johnstone
Cc: Matthias Vest
Subject: RE: Guildford Timber Company - Fast Track Project Silversteam Forest Development

Yes please

Jörn Scherzer

(pronounce as "Yearn Shar-tza")
Head of Climate, Waste and Resource Recovery

Hutt City Council, 30 Laings Road, Private Bag 31912, Lower Hutt 5040, New Zealand
M: s7(2)(a), W: www.huttcity.govt.nz

From: Tim Johnstone <Tim.Johnstone@huttcity.govt.nz>
Sent: Monday, 27 October 2025 5:17 pm
To: Jörn Scherzer <Joern.Scherzer@huttcity.govt.nz>
Subject: FW: Guildford Timber Company - Fast Track Project Silversteam Forest Development

Hi Jörn

See below – should Matthias now be the contact on this from your team?

Tim Johnstone

Head Of Planning

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: M: s7(2)(a) W: www.huttcity.govt.nz



From: s7(2)(a) <[redacted]@legalchambers.co.nz>
Sent: Friday, 24 October 2025 9:27 am
To: Tim Johnstone <Tim.Johnstone@huttcity.govt.nz>
Cc: s7(2)(a) <[redacted]>
Subject: Guildford Timber Company - Fast Track Project Silversteam Forest Development

Hi Tim

I act for Guildford Timber Company who have a fast-track listed project Silverstream Forest, s7(2)(a) (expert planner) and I would like to meet with you to discuss this further.

HCC is an adjacent landowner to the site, owns reserve land and of course the land fill as well as having paper roads on the GTC. Would Tuesday 4th August at 1.30ish work for you?

It might be good to also link s7(2)(a) back into these discussions?

Let me know if that day/time suits?

Thanks

s7(2)(a)

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