

Proposed Plan Change 1 to the Natural Resources Plan for the Wellington Region – Further Submission Form (Form 6)



Further Submissions on a Publicly Notified Change to a Plan or Policy Statement under Clause 8 of the First Schedule to the Resource Management Act 1991. The closing date for Further Submissions is 5:00pm Friday 8 March 2024.

Who can make a Further Submission?

A Further Submission may be made by any person who:

- Represents a relevant aspect of the public interest; or
- Has an interest in the proposal that is greater than the interest of the general public. (an explanation for the reasoning behind why you qualify for either of these categories must also be provided); or
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How to make a Further Submission:

1. You can use the [online submission portal](#); or
2. You can use the Further Submission Form(s) (Form 6).
 - [This Further Submission Form\(s\) \(Form 6\) – Microsoft Word version](#); or
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 - Email it to the regionalplan@gw.govt.nz.
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1. Details of further submitter	
Name of Submitter: (First and last name, or organisation / company)	Anna Carter, Land Matters Ltd
Address for service: (Email, or physical address) Please note an <u>email address</u> is the preferred method	anna@landmatters.nz
Phone: (Optional)	Insert
Contact person for submission: (If different to above)	Insert
I wish to be heard in support of my submission at a hearing:	Yes

I would consider presenting a joint case at the hearing with others who make a similar submission:	Yes
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Only certain people may make further submissions Please select the option that applies to you:	
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C) I am the local authority for the relevant area.	No
Specify the reasoning behind why you qualify for either of these above options:	Land Matters Ltd is a planning, surveying, engineering and project management company based on the Kāpiti Coast. Our company represents a number of landowners who own and/or occupy land in the Wellington Region and who have an interest in the provisions of GWRC's Proposed Natural Resources Plan because of their existing or potential future land use and occupation.

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If submitting on behalf of a company / organisation: I confirm that I have permission to provide this information on behalf of the company / organisation	Anna Carter	Friday, 8 March 2024
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<ul style="list-style-type: none"> The original submissions received have been summarised into submission points and collated into one summary table. This document(s) is a Summary of Decisions Requested: <ul style="list-style-type: none"> NRP PC 1 - Summary of Decisions Requested – By Submitter NRP PC 1 - Summary of Decisions Requested – By Provision Further submitters can submit on multiple submission points (identified in the Summary of Decisions Requested above) within the following section. Please use additional pages if

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CUTTRISS CONSULTANTS					
Cuttriss Consultants S219.00	S219.001	Support in part	Allow in part	The submitter seeks a definition of greenfield development as follows, “ <i>The use of land that is predominately vacant with a site area of 4,000m² or greater, where the proposal will result in the development of 3 of more lots or dwellings for residential purposes regardless of staging</i> ”. LML supports provisions in the plan to minimise contaminants from residual stormwater contaminants but does not necessarily support establishing different standards for development within existing urban areas and greenfield areas. As such, LML considers that references to greenfield areas should be removed from the proposed plan. If they are not removed, then LML recommends that a definition be included for greenfield development.	LML agrees that without a definition for greenfield development there may be uncertainty about which provisions in the proposed plan apply, particularly for those greenfield areas maybe within an existing urban area.
Cuttriss Consultants S219.00	S219.002 – S219.005; and S219.011 and S219.019 and S219.021	Support	Allow	LML supports withdrawal of PC1 to enable genuine consultation to occur, including with: the development community; landowners of greenfield landowners whereby the land has been identified as suitable for future urban use but not necessarily zoned future urban or urban;	LML considers that there has been a failure to carry out an evaluation to the level necessary to determine if proposed change 1 is the most appropriate way to achieve the purpose of the Act and National Policy Statement – Freshwater Water as well as achieving the

				and communities who have yet to have freshwater management units.	outcomes of the National Policy Statement on Urban Development. LML considers that PC1 be delayed until all Whaitua processes have been completed – including the Whaitua Kāpiti.
Cuttriss Consultants S219.00	S219.006	Support in part	Allow in part	LML supports amending the definition of hydrological controls and changes to Policy P.P10 to reference acceptable solutions. LML recommends a reference to 'current best practice and/or minimum accepted specifications for design storms.	LML supports a definition for hydrological controls that provides clarity for applicants that achieves the outcomes required to manage potential adverse effects and which will avoid or mitigate natural hazards.
Cuttriss Consultants S219.00	S219.007	Support	Allow	That the <i>definition</i> for redevelopment exclude minor alterations and additions to existing buildings to provide for small redevelopment of existing sites as a permitted activity including but not limited to buildings up to 30m ² in area.	This change is consistent with the changes to the Building Code to allow for buildings up to 30m ² in area (subject to standards) without a building consent. Without this change, it is not clear how GWRC will monitor this requirement and the costs that will be incurred.
Cuttriss Consultants S219.00	S219.008	Support in part	Allow in part	That the rule to make unplanned a prohibited activity be removed from PC1; <i>but should that relief not be given</i> , LML supports an alternative outcome to amend the definition of greenfield development to include all areas not zoned urban within a District Plan.	LML agrees with this submitter that the rezoning of non-urban greenfield development areas is not always appropriate; and that there should remain a consent pathway that can achieves the environmental outcomes. LML is also concerned that non-urban land identified in adopted growth strategies as being appropriate for priority future urban areas, but are yet to be zoned urban or future urban will be excluded by these provisions. Furthermore, TAs may decide to exclude these areas from their own

					District Plan reviews and Council initiated plan changes as the expectation from PC1 is that landowners pursue private plan changes for these areas. Lack of Council initiated involvement is likely to result in delays to developing non-urban greenfield land as multiple landowners may not be able to collaborate on a privately initiated plan changes; and landowners may be discouraged from pursuing this option due to costs and risks. Unintended consequences will be less land available for urban development affecting overall affordability of housing in the Wellington Region.
Cuttriss Consultants S219.00	S219 – 009	Support	Amend	To amend the policy WH.P2 ‘management of activities to achieve target attribute states and coastal water objectives’ to remove the reference to prohibiting unplanned greenfield development	For the reasons set out under submission point s219.002 – 005 and S219.008.
Cuttriss Consultants S219.00	S219.010	Support in part	Allow in part	Amend the policy wording of WH. P14(a) and (b) which requires the adverse effects of stormwater discharges from new and redeveloped impervious surfaces be reduced through stormwater treatments and hydrological controls either on-site or off-site; to allow for a water target and flow/volume state based outcome.	LML agrees with the submitter that “source controls” (i.e. no copper or zinc building materials) may achieve the outcomes sought by PC1 and that may negate the need for a “stormwater treatment system” as currently defined; and that this option should be provided for.
Cuttriss Consultants S219.00	S219.012 and S219.020 and S.219.025 and S219.031	Support	Allow	Delete the policy and related rules regarding winter shut down of earthworks.	Not all sites need to be shut down over the winter; and not all effects on sediment discharge occur over this period, as noted by this submitter. This is not the most appropriate method for managing these effects.
Cuttriss Consultants S219.00	S219.013 and S219.014 and	Support in part	Allow in part	Amend WH.R2 and WH.R3 to require consents under this permitted activity rule	LML agrees that connections to or from a local authority stormwater

	S219.022 and S219.026 and S219.027			where there is no current local authority stormwater network.	should be managed by the local authority rather than by consent.
Cuttriss Consultants S219.00	S219.015 and S219.028	Support	Allow	Remove provisions affect developments which have an existing resource consent which have a consent in place.	LML supports the changes proposed by the submitter for the reasons they have given. LML considers that the appropriateness of not providing for existing consent holders has not been considered.
Cuttriss Consultants S219.00	S219.016 and S219.017 and S219.018 and S219.029 and S219.030	Support in part	Allow in part	Amend policies and associated Rule WH.R6 and WH.R7 'Stormwater from new greenfield impervious surfaces – controlled activity' and rules WH.R6 and WH. R5 to reference to reference baseline as 30 October 2024; and to provide for soil infiltration rates less than specified on the basis of a suitably qualified person	LML agrees that it is not always possible to achieve hydrological controls either on-site or via a community hydrological facility and that PC1 should make provision for this where adverse effects can be appropriately managed.
Cuttriss Consultants Ltd S219.00	S219.032 and S219.033 and S219.034	Support in part	Approve in part	LML supports amending Policy WH.P2 to remove references to unplanned greenfield development requiring financial contributions by deleting Schedule 30 and amending Policy WH.P10 to delete references to financial contributions; and deleting Policy WH.P15 requiring financial contributions. If this relief is not provided, then LML supports amending these provisions in some manner as set out by this submitter.	LML opposes the mandatory requirement for financial contributions (FCs) to be applied in PC1 to offset residual adverse effects for discharges of stormwater. LML considers that there are existing provisions in the RMA to manage those effects through conditions of consent. It is not clear how the Regional Council will utilise these FCs within each catchment to result in the positive effects required. Furthermore, Tas already make or can make provision in their District Plans for financial contributions which may include providing for stormwater infrastructure. TAs would be in the best position to receive these financial contributions.

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PUKERUA PROPERTY GROUP LD					
Pukerua Property Group Ltd S241.00	S241.001 – S241.035	Support in part	Allow in part	LML supports withdrawal of PC1 to enable genuine consultation to occur, including with: the development community; landowners of greenfield landowners whereby the land has been identified as suitable for future urban use but not necessarily zoned future urban or urban; and communities who have yet to have freshwater management units.	LML considers that there has been a failure to carry out an evaluation to the level necessary to determine if proposed change 1 is the most appropriate way to achieve the purpose of the Act and National Policy Statement – Freshwater Water as well as achieving the outcomes of the National Policy Statement on Urban Development. LML also considers that PC1 be delayed until all Whaitua processes have been completed – including the Whaitua Kāpiti which will also allow time to incorporate any review on national planning documents as indicated will occur by the present government coalition.
Pukerua Property Group Ltd S241.00	S219.006 and S219.013 and S241.036	Support in part	Allow in part	That the provisions to make unplanned greenfield development prohibited activity be removed from PC1. Should that relief not be given, LML supports an alternative outcome to amend	LML considers that the development of non-urban greenfield development areas via rezoning may not achieve the outcomes sought in a timely and cost-effective manner; and that

				<p>the definition of greenfield development to include all areas not zoned urban within a District Plan and in particular includes land that has been identified as being suitable for urban development through an approved growth strategy (but may not be zoned future urban or settlement zone).</p> <p>LML also considers that references to ‘other greenfield development’ be defined in PC1 so that it doesn’t unnecessarily capture greenfield land within the urban areas and which may be able to be serviced by a Council stormwater network.</p>	<p>there should remain a consent pathway that can achieves the same environmental outcomes. LML agrees with submitter S219 that land use control is a territorial authority function.</p> <p>LML is concerned that non-urban land identified in adopted growth strategies as being appropriate for priority future urban areas, but are yet to be zoned urban or future urban will be excluded by these provisions. Furthermore, TAs may decide to exclude these areas from their own District Plan reviews and Council initiated plan changes as the expectation from PC1 is that landowners pursue private plan changes for these areas. Lack of Council initiated involvement is likely to result in delays to developing non-urban greenfield land as multiple landowners may not be able to collaborate on a privately initiated plan changes; and landowners may be discouraged from pursuing this option due to costs and risks. Unintended consequences will be less land available for urban development affecting overall affordability of housing in the Wellington Region.</p>
Pukerua Property Group Ltd S241.00	S241.11	Support in part	Allow in part	Amend the wording of policy WH. P14 which requires the adverse effects of stormwater discharges from new and redeveloped impervious surfaces be reduced through stormwater treatments and hydrological controls either on-site or off-site; to allow for a water target and	LML considers that “source controls” (i.e. no copper or zinc building materials) may achieve the outcomes sought by PC1 and that may negate the need for a “stormwater treatment system” as

				flow/volume state based outcome to provide for source controls and other provisions that may also achieve the target FMU outcomes	currently defined; and that this option should be provided for.
Pukerua Property Group Ltd S241.00	S241.014	Support in part	Allow in part	LML agrees with the submitter to delete policy WH.P31 and policy WH.P29 relating to winter-works. If that relief is not upheld, LML's supports amending the relevant policies	Not all sites need to be shut down over the winter; and not all effects on sediment discharge occur over this period, as noted by this submitter. This is not the most appropriate method for managing these effects.
Pukerua Property Group Ltd S241.00	S241.009 and S241.020 – S241.030	Support in part	Allow in part	Provide for existing developments which have a consent in place prior to PC1 having legal effect.	LML considers that the appropriateness of not providing for existing consent holders has not been considered.
Pukerua Property Group Ltd S241.00	S241.015 – S241.018	Support in part	Allow in part	Amend provisions relating to the “use of land” and the “associated discharge of stormwater into water, or onto or into land where it may enter a surface water body or coastal water” so that controls are only in place for larger scale earthworks as a controlled activity.	LML agrees with the submitter that a more realistic area calculation is required to address potential adverse effects on surface water bodies or coastal water that does not impose significant additional costs on land development, while achieving the water quality outcomes sought
Pukerua Property Group Ltd S241.00	S241.012 and S219.013 and S241.038	Support	Approve	LML supports amending Policy WH.P2 and WH.P15 to remove references to unplanned greenfield development requiring financial contributions by deleting Schedule 30 and deleting references to financial contributions in the relevant policies.	LML opposes the mandatory requirement for financial contributions (FCs) to be applied in PC1 to offset residual adverse effects for discharges of stormwater. LML considers that there are existing provisions in the RMA to manage those effects through conditions of consent. It is not clear how the Regional Council will utilise these FCs within each catchment to result in the positive effects required. Furthermore, TAs already make or can make provision in their District Plans for financial contributions which may include providing for stormwater

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WOODRIDGE HOLDINGS LTD					
Woodridge Holdings Ltd S255	S219.007	Support in part	Allow in part	LML supports withdrawing PC1 but in the event that relief is not forthcoming, LML supports the submitter's request to qualify what constitutes 'Water Sensitive Urban Design'. Although the term 'Water Sensitive Urban Design' is highlighted in certain provisions of PC1 there is no definition of it in the PC1. Furthermore, PC1 does not include a Water Sensitive Urban Design Guide.	LML considers that without such a definition or a guide there remains uncertainty as what constitutes water sensitive urban design.