

Submission relating to : GWRC Plan Change 1

Proposed Plan Change 1 to the Natural Resources Plan for the Wellington Region (Plan Change 1)

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*** I do not stand to gain commercial advantage from my submission.**

***I wish to be heard in support of my submission.**

***I agree with The Maymorn Collective submission in all aspects and to be considered as part of my own submission.**

*** I am OPPOSED to the proposed Plan Change 1, affecting my land and seek the following relief.**

1: Lack of adequate consultation

The GWRC has failed to adequately consult with affected landowners and failed to consider proposed UHCC plan Change 50 rural 'PC50r', that was notified before Plan Change 1 'PC1'.

PC1 is inconsistent with PC50r and this further highlights the lack of due process followed in drafting PC1

Requested relief: Withdraw PC1 and conduct appropriate consultation and engagement.

2: Prohibited activities

A new 'unplanned greenfield development' should not be prohibited as drafted.

The prohibition of an unplanned green field development' fails to consider the merits of each application individually. There is the emergence of decentralisation wastewater infrastructure that is likely to accelerate, reducing the potential environmental impact from new developments. GWRC should be considering each development individually, based on the merits and the impacts it has on the environment and any mitigations proposed.

Objection is strongly expressed that this be reviewed and amended to appropriately reflect the outcome of Plan Change 50, that was notified prior to PC1.

Requested relief: Amend PC1 to allow application for a new 'unplanned greenfield development'.

Requested relief: Areas covered by PC50r are not deemed to be a 'unplanned greenfield development'.

3: Lack of assessment of the economic and social impact of the plan change

The environmental and social benefits have not been quantified through a specialist economic impact assessment. This highlights the rushed, poorly developed approach to planning that has been undertaken.

I strongly challenge the credibility of the GWRC plan change.

Requested relief: GWRC withdraw the current PC1 and undertake a detailed economic, social and cultural impact assessment, that is publicly disclosed, and this is used to inform the revised plan change.

4: Errors in drafting

PC1 contains many errors in drafting and fails to define what some key terms mean.

This again highlights the rushed approach taken by the GWRC in preparing PC1 and the need for PC1 to be significantly amended.

This again has prevented stakeholders understanding what is proposed and being able to be consulted and make well informed submissions.

Requested relief: PC1 is redrafted correctly and resubmitted for consultation.

5: PC1 is inconsistent with the incoming Government's 2023 election platform

The incoming Government's 2023 election platform seeks to 'unlock land for housing' stating that Councils in major towns and cities will be required to zone land for '30 years' worth of housing demand immediately'. (page 1, Going for Housing Growth).

Requested relief: Any decision that prohibits the ability to unlock land for housing as proposed by PC1 should be revised, to take into account, the directive of Central Government policy initiatives, such as changes to the Resource Management Act.

6: Greater Wellington Regional Council responsibility to the land it manages:

GWRC managed land is up on the hills behind my property which is in the Maymorn Valley. Water from GWRC managed land is flowing down through my property and others, through natural gravity. GWRC managed land is where the flow of rain water starts in my area.

Our soil is sitting on top of the iron pan stopping a lot of seepage through the iron pan.

No where in the GWRC PC1 draft have you mentioned how the GWRC is going to control nature in GWRC land managed areas. I refer to natural sediment movement on the land, streams being controlled by natural gravity. Also live animals wild pigs, deer, possum, birds and other species are moving on the GWRC land uncontrolled, crossing through water areas feeding into the streams, their natural bodily functions going on to the land, and in waterways and streams. What I am getting at, is this is natural which GWRC needs to consider.

GWRC also does 1080 drops on GWRC managed land on the land and waterways and streams and other poisons, leaving countless dead poisoned bodies to lie and rot away on the ground, in waterways and streams. This end product of poisoning moves through gravity down hill in streams.

Requested relief: PC1 isn't a functioning plausible policy it needs to be totally dropped.

'Unplanned Greenfield Development' means;

Greenfield development within areas identified as 'unplanned greenfield area' on maps 86, 87, 88 and 89 which also require an underlying zone change (from rural/non urban/open space to urban) through a District Plan change to enable the development. Note: Unplanned greenfield areas are those areas that do not have an urban or future urban zone at the time of Plan Change 1 notification, 30th October 2023. (reference: page 10 PC1)