

# **Submission on the Proposed Plan Change 1 to the Natural Resources Plan for the Wellington Region (PC1)**

Sent by email to - [regionalplan@gw.govt.nz](mailto:regionalplan@gw.govt.nz)

Your Name. Dean Spicer CFA, On behalf of the Maymorn Collective

Your Physical Address. [REDACTED]

Your email address. dmspicer@outlook.com

This is a submission on behalf of the Maymorn Collective (details below).

- We could not gain an advantage in trade competition through this submission.
- We wish to be heard in support of this submission.
- The Maymorn Collective is **opposed** to the proposed Plan Change 1 that affects our land and seek the follow 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 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 a '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 mitigation 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.

As a Chartered Financial Analyst, 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.

## Glossary:

**'The Maymorn Collective' means the following landowners.**

The Maymorn Collective:

168 Parkes Line Road	Amanda Mounla and Rami Mounla. Marita Manns Trustee Limited
[REDACTED]	Tamara Hrstich
180A Parkes Line Road	Marlnuk Agistments Limited - Richard Bialy and Lynn Bialy
[REDACTED]	Bruce Bates and Kim Cheeseman
[REDACTED]	Paul Persico and Megan Persico
[REDACTED]	Dean Spicer, Michelle Spicer and Benjamin Shaw (as trustees for Bridgewater Trust)
[REDACTED]	John Boyle and Susan Boyle
[REDACTED]	Philip Eales and Teresa Eales

**'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) though 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)

Submission endorsed by the following:

***Amanda Mounla and Rami Mounla***  
***168 Parkes Line Road, Maymorn, Upper Hutt***

- We do not stand to gain an advantage in trade competition through this submission.
- We wish to be heard in support of this submission.
- We endorse the submission from the Maymorn Collective prepared by Dean Spicer and support the relief asked for in this submission.

**Tamara Hrstich**  
**180 Parkes Line Road, Maymorn, Upper Hutt**  
hrstich@xtra.co.nz

- We do not stand to gain an advantage in trade competition through this submission.
- We wish to be heard in support of this submission.
- We endorse the submission from the Maymorn Collective prepared by Dean Spicer and I support the relief asked for in this submission.

**Richard Bialy and Lynn Bialy**  
**180A Parkes Line Road, Maymorn, Upper Hutt**

- We do not stand to gain an advantage in trade competition through this submission.
- We wish to be heard in support of this submission.
- We endorse the submission from the Maymorn Collective prepared by Dean Spicer and I support the relief asked for in this submission.

**Bruce Bates and Kim Cheeseman**  
**186 Parkes Line Road, Maymorn, Upper Hutt**  
 bruce.bates186@gmail.com

- We do not stand to gain an advantage in trade competition through this submission.
- We wish to be heard in support of this submission.
- We endorse the submission from the Maymorn Collective prepared by Dean Spicer and I support the relief asked for in this submission.

**Paul Persico and Megan Persico**  
**216 Parkes Line Road, Maymorn, Upper Hutt**  
 persico@xtra.co.nz

We do not stand to gain an advantage in trade competition through this submission.

- We wish to be heard in support of this submission.
- We endorse the submission from the Maymorn Collective prepared by Dean Spicer and I support the relief asked for in this submission.

**Michelle Spicer**  
**224A Parkes Line Road, Maymorn, Upper Hutt**  
 dmospicer@outlook.com

I do not stand to gain an advantage in trade competition through this submission.

- I wish to be heard in support of this submission.

- I endorse the submission from the Maymorn Collective prepared by Dean Spicer and I support the relief asked for in this submission.

**John Boyle and Susan Boyle**

**224B Parkes Line Road, Maymorn, Upper Hutt**

jslboyle@gmail.com

We do not stand to gain an advantage in trade competition through this submission.

- We wish to be heard in support of this submission.
- We endorse the submission from the Maymorn Collective prepared by Dean Spicer and I support the relief asked for in this submission.

**Philip Eales and Teresa Eales**

**264G Parkes Line Road, Maymorn, Upper Hutt**

phileales@xtra.co.nz

We do not stand to gain an advantage in trade competition through this submission.

- We wish to be heard in support of this submission.
- We endorse the submission from the Maymorn Collective prepared by Dean Spicer and I support the relief asked for in this submission.

End of Submission.