

Once you have completed your feedback, please email to [regionalplan@gw.govt.nz](mailto:regionalplan@gw.govt.nz)

Please enter your details below

<p><b>* Submitter Name:</b> Full name, or Name of Organisation / Company</p>	<p>Summerset Group Holdings Limited</p>
<p><b>Contact person for submission:</b> (If different to above)</p>	<p>c/- Tom Anderson, Incite</p>
<p><b>Telephone no:</b> (Not required)</p>	<p>027 231 0246</p>
<p><b>* Address for service:</b> (Email, or physical address) Please note, an <u>email address</u> is the preferred method</p>	<p>tom@incite.co.nz</p>
<p><b>* I wish to be heard in support of my submission at a hearing</b></p>	<p>Yes</p>
<p><b>* I would consider presenting a joint case at the hearing with others who make a similar submission</b></p>	<p>Yes</p>
<p><b>* I could gain an advantage in trade competition through this submission</b></p>	<p>No</p>
<p>Only answer this question if you answered 'yes' to the above question. I am directly affected by an effect of the subject matter of the submission that: A) adversely affects the environment; and B) does not relate to trade competition or the effects of trade competition</p>	<p>N/A</p>
<p>In providing a submission to Greater Wellington, I agree to having read and understood the terms and procees outlined in this <b>Information Statement</b></p>	
<p>If providing a submission on behalf of a company / organisation I confirm that I have authority to do so:</p>	
<p><b>Date:</b></p>	<p>12 December 2023</p>

Please enter your feedback in the next worksheet "2) Feedback on Provisions". All of the provisions in the proposed change have been included so please place your comments in the corresponding cells.  
If you have questions on how to use this submission form please vist our [Submitter User Help Guide](#) or email one of our friendly team at [regionalplan@gw.govt.nz](mailto:regionalplan@gw.govt.nz)

Chapter No and Name	Provision No. & Title	Type of Change	Stance	RMA Process	Reason for feedback:	Decision Sought *
		Amended New Not applicable to Whaitua Not applicable to Te-Awarua-o-Porirua N/A	Support Oppose Neutral Amend Not stated	Freshwater Part 1 Schedule 1 Both	Please provide a summary of the reasons for your feedback on each provision to help us understand your position.	Please describe the actual changes to the provision that you would like to see and, where possible, include your suggested alternative wording.  NOTE: Any deletions should be identified using <del>strikethrough</del> , and insertions should be identified using <b>bold</b> .
Definitions	Hydrological control	New	Amend	Part 1 Schedule 1	This definition will not assist in the interpretation of provisions as it does not outline what these controls actually are.  In comparison, the definition of 'stormwater treatment system' which has some examples on what types of systems are included along with specifications in Schedule 28.	Amend definition to outline what hydrological controls are, including examples and a schedule with technical standards.
Definitions	Impervious surfaces	New	Amend	Part 1 Schedule 1	A roof with rainwater collection should be considered not to be an impervious surface where it complies with hydraulic neutrality rules included in recent district plans in these catchments. Implementing grey water reuse would add significantly to development costs, and this is not a requirement of any regulation including Plan Change 1 or the NRP.	Amend definition:  Surfaces that prevent or significantly impede the infiltration of stormwater into soil or the ground, includes: <ul style="list-style-type: none"> <li>• roofs</li> <li>• paved areas (including sealed/compacted metal) such as roads, driveways, parking areas, sidewalks/foot paths or patios,</li> </ul> and excludes: <ul style="list-style-type: none"> <li>• grassed areas, gardens and other vegetated areas</li> <li>• porous or permeable paving</li> <li>• slatted decks which allow water to drain through to a permeable surface</li> <li>• porous or permeable paving and living roofs</li> <li>• roof areas with rainwater collection <b>and reuse</b></li> </ul> <del>any impervious surfaces directed to a rain tank utilised for grey water reuse (permanently plumbed)</del>

Definitions	Redevelopment	New	Amend	Part 1 Schedule 1	This definition should exclude extension to existing buildings to allow a baseline for small redevelopment of existing sites as a permitted activity in associated rules.	Amend definition:  For the purpose of assessment of a proposal involving the redevelopment of an existing urbanised property (i.e including brownfield development upgrades to existing roads etc.) in relation to stormwater effects. this includes the replacement, reconstruction or addition (new) of impervious surfaces. Excludes: <ul style="list-style-type: none"> <li>• minor maintenance or repairs to roads, carparking areas, driveways and paving</li> <li>• installation, maintenance or repair of underground infrastructure or network utilities requiring trenching and resurfacing</li> <li>• activities that only involve the re-roofing of existing buildings</li> <li>• <u>extensions to existing buildings</u></li> </ul>
Definitions	Unplanned greenfield development	New	Oppose	Part 1 Schedule 1	The definition relates to associated prohibited activity rules that Summerset opposes.	Delete definition:  <del>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/nonurban/ open space to urban) though a District Plan change to enable the development.</del> 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.
8 Whaitua Te Whanganui-a-Tara	Policy WH.P2 Management of activities to achieve target attribute states and coastal water objectives.	New	Amend	Part 1 Schedule 1	Summerset opposes prohibiting unplanned greenfield growth.  This activity status would provide no consenting pathway to consider a proposal located in these areas that may have positive outcomes for the community or even for freshwater, including proposals that provide better outcomes than many intensive rural activities.  The Section 32 Evaluation does not sufficiently justify the use of a prohibited activity status, in fact it appears to say that all contaminants can be mitigated with a combination of treatment and the use of financial contributions (refer paragraph 64 of Part C). If this statement is accurate, the prohibited activity status is inappropriate in terms of effects management.  The prohibited activity status is also inconsistent with the NPS-UD. Policy 8 of the NPS-UD requires that:	Amend policy:  Policy WH.P2 Management of activities to achieve target attribute states and coastal water objectives Target attribute states and coastal water objectives will be achieved by regulating discharges and land-use activities in the Plan, and non-regulatory methods, including Freshwater Action Plans, by: (a) <del>prohibiting unplanned greenfield development and for other greenfield developments</del> <u>minimising the contaminants from greenfield developments</u> and requiring financial contributions as to offset adverse effects from residual stormwater contaminants, and (b) encouraging redevelopment activities within existing urban areas to reduce the existing urban contaminant load, and (c) imposing hydrological controls on urban development and stormwater discharges to rivers, and (d) requiring a reduction in contaminant loads from urban wastewater and stormwater networks, and

					<p><i>Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:</i></p> <p><i>a) unanticipated by RMA planning documents; or</i></p> <p><i>b) out-of-sequence with planned land release.</i></p> <p>From the Section 32 Evaluation it appears as if the reason for the prohibited activity status is to require both a regional and district plan change to enable a greenfield development. Having to undertake two plan changes would make it very difficult for the market to be responsive to providing housing, it would also be very expensive and would therefore impact the economic viability of development. These impacts on housing supply have not been sufficiently assessed in the Section 32 Evaluation.</p>	<p>(e) stabilising stream banks by excluding livestock from waterbodies and planting riparian margins with indigenous vegetation, and</p> <p>(f) requiring the active management of earthworks, forestry, cultivation, and vegetation clearance activities, and</p> <p>(g) soil conservation treatment, including revegetation with woody vegetation, of land with high erosion risk, and</p> <p>(h) requiring farm environment plans (including Freshwater Farm Plans) to improve farm practices that impact on freshwater.</p>
8 Whaitua Te Whanganui-a-Tara	Policy WH.P10: Managing adverse effects of stormwater discharges.	New	Amend	Part 1 Schedule 1	Plan change 1 does not provide sufficient detail on what types of hydrological controls and water sensitive design are required for various types and scales of development. There are no technical guidelines incorporated into the plan change that provide solutions that would be deemed to comply with the provisions. As such, compliance with this policy will be difficult and may require expensive bespoke solutions to be created on a case-by-case basis. Considering that there is a permitted activity rule that applies to impervious surfaces as small as 30m <sup>2</sup> , the creation of these small areas of impervious surfaces should not have to seek engineering advice to design site specific controls. The Section 32 Evaluation does not adequately assess the costs of the approach proposed by this Plan Change on landowners/developers and the impacts broader supply of housing in the region.	Review policy and rule framework for the treatment of stormwater, and provide technical standards for acceptable solutions.
8 Whaitua Te Whanganui-a-Tara	Policy WH.P14: Stormwater discharges from new and redeveloped impervious surfaces.	New	Amend	Part 1 Schedule 1	The Section 32 Evaluation does not adequately assess the costs of the 85% treatment requirement on landowners/developers, and the impacts broader supply of housing in the region. It is therefore potentially inconsistent with the NPS-UD.	Review 85% treatment requirement based on complete economic analysis including impacts on housing and business land supply throughout the region.
8 Whaitua Te Whanganui-a-Tara	Policy WH.P15: Stormwater contaminant offsetting for new greenfield development	New	Oppose	Part 1 Schedule 1	The Section 32 Evaluation does not adequately assess the costs of the approach proposed by this policy on landowners/developers, and the impacts on broader supply of housing in the region. It is	Delete policy: <del>Policy WH.P15: Stormwater contaminant offsetting for new greenfield development</del>



					therefore inconsistent with the NPS-UD including Policy 8. Further, it is unclear how this policy interacts with the prohibited activity approach for unplanned greenfield development.	<del>The adverse effects of residual (post-treatment) stormwater contaminants from new greenfield development, roads (not already captured as part of a greenfield development) and state highways where the discharge will enter a surface water body or coastal water, including via an existing or new stormwater network, are to be offset by way of a financial contribution in accordance with Schedule 30 (financial contribution).</del>
8 Whaitua Te Whanganui-a-Tara	Policy WH.P16: Stormwater discharges from new unplanned greenfield development.	New	Oppose	Part 1 Schedule 1	Summerset opposes the avoidance/prohibited approach being taken to greenfield development.  This activity status would provide no consenting pathway to consider a proposal located in these areas that may have positive outcomes for the community or even for freshwater, including proposals that provide better outcomes than many intensive rural activities.  The Section 32 Evaluation does not sufficiently justify the use of a prohibited activity status and is not consistent with the NPS-UD as outlined above in this submission.	Delete policy:  <del>Policy WH.P16: Stormwater discharges from new unplanned greenfield development Avoid all new stormwater discharges from unplanned greenfield development where the discharge will enter a surface water body or coastal water, including through an existing local authority stormwater network.</del>
8 Whaitua Te Whanganui-a-Tara	Policy WH.P31: Winter shut down of earthworks.	New	Oppose	Part 1 Schedule 1	Summerset opposes the requirement to seek a non-complying resource consent to undertake winter earthworks.  The Section 32 Evaluation states this is because there is higher risk for discharges of sediment over the winter period. However, large rain events cause larger pulses of sediment and these can occur at any time (and these events have become increasingly erratic and occur year round due to climate change).  Current practice for the management of winter earthworks should be retained where this is managed through conditions of consent with oversight from Council monitoring staff.	Delete policy:  <del>Policy WH.P31: Winter shut down of earthworks Earthworks over 3,000m<sup>2</sup> in area shall: (a) be shut down from 1st June to 30th September each year, and (b) prior to shut down, be stabilised against erosion and have sediment controls in place using good management practices in accordance with the Greater Wellington Regional Council Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Wellington Region (2021).</del>
8 Whaitua Te Whanganui-a-Tara	Rule WH.R2: Stormwater to land – permitted activity.	New	Amend	Freshwater	Territorial authorities control new connections to discharge to the network. As written, this rule requires all new connections to the stormwater network to obtain a regional resource consent.	Amend rule:  Rule WH.R2: Stormwater to land – permitted activity The discharge of stormwater onto or into land, including where contaminants may enter groundwater: (a) that is not from a high risk industrial or trade premise, or (b) <del>that is not connected to that does not discharge from, or to,</del> a local authority stormwater network, is a

						permitted activity provided the following conditions are met: (...)
8 Whaitua Te Whanganui-a-Tara	Rule WH.R3: Stormwater from an existing individual property to surface water or coastal water – permitted activity.	New	Amend	Part 1 Schedule 1	Territorial authorities control new connections to discharge to the network. As written, this rule requires all new connections to the stormwater network to obtain a regional resource consent.	Amend rule:  Rule WH.R3: Stormwater from an existing individual property to surface water or coastal water – permitted activity The discharge of stormwater from an existing individual property into water, or onto or into land where it may enter a surface water body or coastal water, (a) that is not from a high risk industrial or trade premise, or (b) that is not from a port, airport or state highway, or (c) <del>that is not connected to does not discharge from, or to,</del> a local authority stormwater network, is a permitted activity, provided the following conditions are met: (...)
8 Whaitua Te Whanganui-a-Tara	Rule WH.R5: Stormwater from new and redeveloped impervious surfaces – permitted activity.	New	Amend	Part 1 Schedule 1	Plan change 1 does not provide sufficient detail on what types of hydrological controls and water sensitive design are required for various types and scales of development. There are no technical guidelines incorporated into the plan change that provide solutions that would be deemed to comply with the provisions. As such, compliance with this policy will be difficult and may require expensive bespoke solutions to be created on a case-by-case basis. Considering that there is a permitted activity rule that applies to impervious surfaces as small as 30m <sup>2</sup> , the creation of these small areas of impervious surfaces should not have to seek engineering advice to design site specific controls. The Section 32 Evaluation does not adequately assess the costs of the approach proposed by this Plan Change on landowners/developers and the impacts broader supply of housing in the region.	Review policy and rule framework for the treatment of stormwater, and provide technical standards for acceptable solutions.
8 Whaitua Te Whanganui-a-Tara	Rule WH.R6: Stormwater from new greenfield impervious surfaces – controlled activity.	New	Amend	Part 1 Schedule 1	Plan change 1 does not provide sufficient detail on what types of hydrological controls and water sensitive design are required for various types and scales of development. There are no technical guidelines incorporated into the plan change that provide solutions that would be deemed to comply with the provisions. As such, compliance with this policy will be difficult and may require expensive bespoke solutions to be created on a case-by-case basis.	Review policy and rule framework for the treatment of stormwater, and provide technical standards for acceptable solutions.

					The Section 32 Evaluation does not adequately assess the costs of the approach proposed by this Plan Change on landowners/developers and the impacts broader supply of housing in the region.	
8 Whaitua Te Whanganui-a-Tara	Rule WH.R7: Stormwater from new and redeveloped impervious surfaces of existing urbanised areas – controlled activity.	New	Amend	Part 1 Schedule 1	<p>Plan change 1 does not provide sufficient detail on what types of hydrological controls and water sensitive design are required for various types and scales of development. There are no technical guidelines incorporated into the plan change that provide solutions that would be deemed to comply with the provisions. As such, compliance with this policy will be difficult and may require expensive bespoke solutions to be created on a case-by-case basis.</p> <p>The Section 32 Evaluation does not adequately assess the costs of the approach proposed by this Plan Change on landowners/developers and the impacts broader supply of housing in the region.</p>	Review policy and rule framework for the treatment of stormwater, and provide technical standards for acceptable solutions.
8 Whaitua Te Whanganui-a-Tara	Rule WH.R12: All other stormwater discharges – non-complying activity.	New	Amend	Part 1 Schedule 1	<p>Summerset opposes the avoidance/prohibited approach being taken to greenfield development.</p> <p>This activity status would provide no consenting pathway to consider a proposal located in these areas that may have positive outcomes for the community or even for freshwater, including proposals that provide better outcomes than many intensive rural activities.</p> <p>The Section 32 Evaluation does not sufficiently justify the use of a prohibited activity status and is not consistent with the NPS-UD as outlined above.</p>	<p>Amend rule:</p> <p>Rule WH.R12: All other stormwater discharges – non-complying activity</p> <p>The:</p> <p>(a) discharge of stormwater onto or into land, including where contaminants may enter groundwater, that is not permitted by Rule WH.R2, or</p> <p>(b) discharge of stormwater into water or onto or into land where it may enter a surface water body or coastal water, that is not permitted by Rule WH.R3, or a restricted discretionary activity under Rules WH.R8 or WH.R9, or</p> <p>(c) discharge of stormwater from a high risk industrial or trade premise that is not permitted by Rule WH.R4, or the use of land for the creation of new or redevelopment of existing impervious surfaces and the associated discharge of stormwater from a high risk industrial or trade premise that does not meet the conditions of Rule WH.R11, or</p> <p>(d) use of land for the creation of new or redevelopment of existing impervious surfaces and the associated discharge of stormwater into water or onto or into land where it may enter water, that is not permitted by Rule WH.R5, or a controlled activity under Rule WH.R6 or WH.R7, or a discretionary activity under Rule WH.R10 or WH.R11, <del>or a prohibited activity under WH.R13</del>, is a non-complying activity.</p>



8 Whaitua Te Whanganui-a-Tara	Rule WH.R13: Stormwater from new unplanned greenfield development – prohibited activity.	New	Oppose	Part 1 Schedule 1	<p>Summerset opposes the avoidance/prohibited approach being taken to greenfield development.</p> <p>This activity status would provide no consenting pathway to consider a proposal located in these areas that may have positive outcomes for the community or even for freshwater, including proposals that provide better outcomes than many intensive rural activities.</p> <p>The Section 32 Evaluation does not sufficiently justify the use of a prohibited activity status and is not consistent with the NPS-UD as outlined above.</p>	<p>Delete rule:</p> <p><del>Rule WH.R13: Stormwater from new unplanned greenfield development – prohibited activity. The use of land and the associated discharge of stormwater from impervious surfaces from unplanned greenfield development direct into water, or onto or into land where it may enter a surface water body or coastal water, including through an existing or proposed stormwater network, is a prohibited activity.</del></p>
8 Whaitua Te Whanganui-a-Tara	Rule WH.R23: Earthworks – permitted activity.	New	Amend	Freshwater	<p>The ‘and’ after clause b means that any earthworks that are not on a farm now require consent which is unlikely the intent of the rule.</p>	<p>Amend rule:</p> <p>Rule WH.R23: Earthworks – permitted activity  <b>Earthworks</b> is a permitted activity, provided the following conditions are met:</p> <ul style="list-style-type: none"> <li>(a) the earthworks are to implement an action in the erosion risk treatment plan for the farm, or</li> <li>(b) the earthworks are to implement an action in the farm environment plan for the farm, <del>and or</del></li> <li>(c) the area of earthworks does not exceed 3,000m<sup>2</sup> per property in any consecutive 12-month period, and</li> <li>(d) the earthworks shall not occur within 5m of a surface water body or the coastal marine area, except for earthworks undertaken in association with Rules R122, R124, R130, R131, R134, R135, and R137, and</li> <li>(e) soil or debris from earthworks is not placed where it can enter a surface water body or the coastal marine area, including via a stormwater network, and</li> <li>(f) the area of earthworks must be stabilised within six months after completion of the earthworks, and</li> <li>(g) there is no discharge of sediment from earthworks and/or flocculant into a surface water body, the coastal marine area, or onto land that may enter a surface water body or the coastal marine area, including via a stormwater network, and</li> <li>(h) erosion and sediment control measures shall be used to prevent a discharge of sediment where a preferential flow path connects with a surface water body or the coastal marine area, including via a stormwater network.</li> </ul> <p><i>Note</i>  Earthworks management guidance is available within the Greater Wellington Regional Council, Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (2021).</p>



8 Whaitua Te Whanganui-a-Tara	Rule WH.R24: Earthworks – restricted discretionary activity.	New	Amend	Part 1 Schedule 1	<p>Summerset opposes the requirement to seek a non-complying resource consent to undertake winter earthworks.</p> <p>The Section 32 Evaluation states this is because there is higher risk for discharges of sediment over the winter period. However, large rain events cause larger pulses of sediment and these can occur at any time (and these events have become increasingly erratic and occur year round due to climate change).</p> <p>Current practice for the management of winter earthworks should be retained where this is managed through conditions of consent with oversight from Council monitoring staff.</p>	<p>Amend rule:</p> <p>Rule WH.R24: Earthworks – restricted discretionary activity</p> <p>Earthworks and the associated discharge of sediment and/or flocculant into a <b>surface water body</b> or coastal water, or onto or into land where it may enter a <b>surface water body</b> or coastal water, including via a <b>stormwater network</b>, that does not comply with Rule WH.R23 is a restricted discretionary activity, provided the following conditions are met:</p> <p>(a) the concentration of total suspended solids in the discharge from the <b>earthworks</b> shall not exceed 100g/m<sup>3</sup>, except that, if at the time of the discharge the concentration of total suspended solids in the receiving water at or about the point of discharge exceeds 100g/m<sup>3</sup>, the discharge shall not, after the <b>zone of reasonable mixing</b>, decrease the visual clarity in the receiving water by more than:</p> <p>(i) 20% in <b>River class 1</b> and in any river identified as having high macroinvertebrate community health in Schedule F1 (rivers/lakes), or</p> <p>(ii) 30% in any other river, and</p> <p><del>(b) earthworks shall not occur between 1st June and 30th September in any year.</del></p>
Chapter 9 Te Awarua-o-Porirua Whaitua	Policy P.P2: Management of activities to achieve target attribute states and coastal water objectives.	New	Amend	Part 1 Schedule 1	<p>Summerset opposes prohibiting unplanned greenfield growth.</p> <p>This activity status would provide no consenting pathway to consider a proposal located in these areas that may have positive outcomes for the community or even for freshwater, including proposals that provide better outcomes than many intensive rural activities.</p> <p>The Section 32 Evaluation does not sufficiently justify the use of a prohibited activity status, in fact it appears to say that all contaminants can be mitigated with a combination of treatment and the use of financial contributions (refer paragraph 64 of Part C). If this statement is accurate, the prohibited activity status is inappropriate in terms of effects management.</p> <p>The prohibited activity status is also inconsistent with the NPS-UD. Policy 8 of the NPS-UD requires that:</p> <p><i>Local authority decisions affecting urban environments are responsive to plan changes that</i></p>	<p>Amend policy:</p> <p>Policy P.P2 Management of activities to achieve target attribute states and coastal water objectives</p> <p>Target attribute states and coastal water objectives will be achieved by regulating discharges and land-use activities in the Plan, and non-regulatory methods, including Freshwater Action Plans, by:</p> <p>(a) <del>prohibiting unplanned greenfield development and for other greenfield developments minimising the</del> contaminants <b>from greenfield developments</b> and requiring financial contributions as to offset adverse effects from residual <b>stormwater</b> contaminants, and</p> <p>(b) encouraging <b>redevelopment</b> activities within existing urban areas to reduce the existing urban contaminant load, and</p> <p>(c) imposing <b>hydrological controls</b> on urban development and <b>stormwater</b> discharges to rivers, and</p> <p>(d) requiring a reduction in contaminant loads from urban <b>wastewater</b> and <b>stormwater</b> networks, and</p> <p>(e) stabilising stream banks by excluding <b>livestock</b> from waterbodies and planting riparian margins with indigenous vegetation, and</p>

					<p>would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:</p> <p>a) unanticipated by RMA planning documents; or</p> <p>b) out-of-sequence with planned land release.</p> <p>From the Section 32 Evaluation it appears as if the reason for the prohibited activity status is to require both a regional and district plan change to enable a greenfield development. Having to undertake two plan changes would make it very difficult for the market to be responsive to providing housing, it would also be very expensive and would therefore impact the economic viability of development. These impacts on housing supply have not been sufficiently assessed in the Section 32 Evaluation.</p>	<p>(f) requiring the active management of earthworks, forestry, cultivation, and vegetation clearance activities, and</p> <p>(g) soil conservation treatment, including revegetation with woody vegetation, of land with high erosion risk, and</p> <p>(h) requiring farm environment plans (including Freshwater Farm Plans) to improve farm practices that impact on freshwater.</p>
Chapter 9 Te Awarua-o-Porirua Whaitua	Policy P.P10: Managing adverse effects of stormwater discharges.	New	Amend	Part 1 Schedule 1	<p>Plan change 1 does not provide sufficient detail on what types of hydrological controls and water sensitive design are required for various types and scales of development. There are no technical guidelines incorporated into the plan change that provide solutions that would be deemed to comply with the provisions. As such, compliance with this policy will be difficult and may require expensive bespoke solutions to be created on a case-by-case basis. Considering that there is a permitted activity rule that applies to impervious surfaces as small as 30m<sup>2</sup>, the creation of these small areas of impervious surfaces should not have to seek engineering advice to design site specific controls. The Section 32 Evaluation does not adequately assess the costs of the approach proposed by this Plan Change on landowners/developers and the impacts broader supply of housing in the region.</p>	<p>Review policy and rule framework for the treatment of stormwater, and provide technical standards for acceptable solutions.</p>
Chapter 9 Te Awarua-o-Porirua Whaitua	Policy P.P13: Stormwater discharges from new and redeveloped impervious surfaces	New	Amend	Part 1 Schedule 1	<p>The Section 32 Evaluation does not adequately assess the costs of the 85% treatment requirement on landowners/developers, and the impacts broader supply of housing in the region. It is therefore potentially inconsistent with the NPS-UD.</p>	<p>Review 85% treatment requirement based on complete economic analysis including impacts on housing and business land supply throughout the region.</p>
Chapter 9 Te Awarua-o-Porirua Whaitua	Policy P.P14: Stormwater contaminant offsetting for new greenfield development	New	Oppose	Part 1 Schedule 1	<p>The Section 32 Evaluation does not adequately assess the costs of the approach proposed by this policy on landowners/developers, and the impacts broader supply of housing in the region. It is therefore inconsistent with the NPS-UD including Policy 8.</p>	<p>Delete policy:</p> <p><del>Policy WH.P15: Stormwater contaminant offsetting for new greenfield development</del></p> <p><del>The adverse effects of residual (post treatment) stormwater contaminants from new greenfield development, roads (not already captured as part of a</del></p>

					Further, it is unclear how this policy interacts with the prohibited activity approach for unplanned greenfield development.	<del>greenfield development) and state highways where the discharge will enter a surface water body or coastal water, including via an existing or new stormwater network, are to be offset by way of a financial contribution in accordance with Schedule 30 (financial contribution).</del>
Chapter 9 Te Awarua-o-Porirua Whaitua	Policy P.P15: Stormwater discharges from new unplanned greenfield development.	New	Oppose	Part 1 Schedule 1	<p>Summerset opposes the avoidance/prohibited approach being taken to greenfield development.</p> <p>This activity status would provide no consenting pathway to consider a proposal located in these areas that may have positive outcomes for the community or even for freshwater, including proposals that provide better outcomes than many intensive rural activities.</p> <p>The Section 32 Evaluation does not sufficiently justify the use of a prohibited activity status and is not consistent with the NPS-UD as outlined above in this submission.</p>	<p>Delete policy:</p> <p><del>Policy P.P15: Stormwater discharges from new unplanned greenfield development</del>  <del>Avoid all new stormwater discharges from unplanned greenfield development where the discharge will enter a surface water body or coastal water, including through an existing local authority stormwater network.</del></p> <p><i>Note</i>  <del>Any unplanned greenfield development proposals will require a plan change to the regional plan alongside any required plan change to rezone land within the relevant district plan.</del></p>
Chapter 9 Te Awarua-o-Porirua Whaitua	Policy P.P29: Winter shut down of earthworks.	New	Oppose	Part 1 Schedule 1	<p>Summerset opposes the requirement to seek a non-complying resource consent to undertake winter earthworks.</p> <p>The Section 32 Evaluation states this is because there is higher risk for discharges of sediment over the winter period. However, large rain events cause larger pulses of sediment and these can occur at any time (and these events have become increasingly erratic and occur year round due to climate change).</p> <p>Current practice for the management of winter earthworks should be retained where this is managed through conditions of consent with oversight from Council monitoring staff.</p>	<p>Delete policy:</p> <p><del>Policy P.P29: Winter shut down of earthworks</del>  <del>Earthworks over 3,000m2 in area shall:</del>  <del>(a) be shut down from 1st June to 30th September each year, and</del>  <del>(b) prior to shut down, be stabilised against erosion and have sediment controls in place using good management practices in accordance with the Greater Wellington Regional Council Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Wellington Region (2021).</del></p>
Chapter 9 Te Awarua-o-Porirua Whaitua	Rule P.R2: Stormwater to land – permitted activity.	New	Amend	Freshwater	<p>Territorial authorities control new connections to discharge to the network. As written, this rule requires all new connections to the stormwater network to obtain a regional resource consent.</p>	<p>Amend rule:</p> <p>Rule P.R2: Stormwater to land – permitted activity  The discharge of stormwater onto or into land, including where contaminants may enter groundwater  (a) that is not from a high risk industrial or trade premise, or  (b) <del>that is not connected to that does not discharge from, or to,</del> a local authority stormwater network</p> <p>is a permitted activity provided the following conditions are met:  (...)</p>



Chapter 9 Te Awarua-o-Porirua Whaitua	Rule P.R3: Stormwater from an existing individual property to surface water or coastal water – permitted activity.	New	Amend	Part 1 Schedule 1	Territorial authorities control new connections to discharge to the network. As written, this rule requires all new connections to the stormwater network to obtain a regional resource consent.	<p>Amend rule:</p> <p>Rule P.R3: Stormwater from an existing individual property to surface water or coastal water – permitted activity</p> <p>The discharge of stormwater into water, or onto or into land where it may enter a surface water body or coastal water, from an existing individual property</p> <p>(a) that is not from a high risk industrial or trade premise, or</p> <p>(b) that is not from a state highway, or</p> <p>(c) <del>that is not connected to that does not discharge from, or to,</del> a local authority stormwater network</p> <p>is a permitted activity provided the following conditions are met:</p> <p>(...)</p>
Chapter 9 Te Awarua-o-Porirua Whaitua	Rule P.R5: Stormwater from new and redeveloped impervious surfaces – permitted activity.	New	Amend	Part 1 Schedule 1	Plena change 1 does not provide sufficient detail on what types of hydrological controls and water sensitive design are required for various types and scales of development. There are no technical guidelines incorporated into the plan change that provide solutions that would be deemed to comply with the provisions. As such, compliance with this policy will be difficult and may require expensive bespoke solutions to be created on a case-by-case basis. Considering that there is a permitted activity rule that applies to impervious surfaces as small as 30m <sup>2</sup> , the creation of these small areas of impervious surfaces should not have to seek engineering advice to design site specific controls. The Section 32 Evaluation does not adequately assess the costs of the approach proposed by this Plan Change on landowners/developers and the impacts broader supply of housing in the region.	Review policy and rule framework for the treatment of stormwater, and provide technical standards for acceptable solutions.
Chapter 9 Te Awarua-o-Porirua Whaitua	Rule P.R6: Stormwater from new greenfield impervious surfaces – controlled activity.	New	Amend	Part 1 Schedule 1	<p>Plan change 1 does not provide sufficient detail on what types of hydrological controls and water sensitive design are required for various types and scales of development. There are no technical guidelines incorporated into the plan change that provide solutions that would be deemed to comply with the provisions. As such, compliance with this policy will be difficult and may require expensive bespoke solutions to be created on a case-by-case basis.</p> <p>The Section 32 Evaluation does not adequately assess the costs of the approach proposed by this Plan Change on landowners/developers and the impacts broader supply of housing in the region.</p>	Review policy and rule framework for the treatment of stormwater, and provide technical standards for acceptable solutions.

Chapter 9 Te Awarua-o-Porirua Whaitua	Rule P.R7: Stormwater from new and redeveloped impervious surfaces of existing urbanised areas– controlled activity.	New	Amend	Part 1 Schedule 1	<p>Plan change 1 does not provide sufficient detail on what types of hydrological controls and water sensitive design are required for various types and scales of development. There are no technical guidelines incorporated into the plan change that provide solutions that would be deemed to comply with the provisions. As such, compliance with this policy will be difficult and may require expensive bespoke solutions to be created on a case-by-case basis.</p> <p>The Section 32 Evaluation does not adequately assess the costs of the approach proposed by this Plan Change on landowners/developers and the impacts broader supply of housing in the region.</p>	Review policy and rule framework for the treatment of stormwater, and provide technical standards for acceptable solutions.
Chapter 9 Te Awarua-o-Porirua Whaitua	Rule P.R11: All other stormwater discharges – non-complying activity.	New	Amend	Part 1 Schedule 1	<p>Summerset opposes the avoidance/prohibited approach being taken to greenfield development.</p> <p>This activity status would provide no consenting pathway to consider a proposal located in these areas that may have positive outcomes for the community or even for freshwater, including proposals that provide better outcomes than many intensive rural activities.</p> <p>The Section 32 Evaluation does not sufficiently justify the use of a prohibited activity status and is not consistent with the NPS-UD as outlined above in this submission.</p>	<p>Amend rule:</p> <p><b>Rule P.R11: All other stormwater discharges – non-complying activity</b>  The:  (a) discharge of stormwater onto or into land, including where contaminants may enter groundwater, that is not permitted by Rule P.R2, or  (b) discharge of stormwater into water or onto or into land where it may enter water, that is not permitted by Rule P.R3, or a restricted discretionary activity under Rule P.R8, or  (c) discharge of stormwater from a high risk industrial or trade premise that is not permitted by Rule P.R4, or the use of land for the creation of new or redevelopment of existing impervious surfaces and the associated discharge of stormwater from a high risk industrial or trade premise that does not meet the conditions of Rule P.R10, or  (d) use of land for the creation of new or redevelopment of existing impervious surfaces and the associated discharge of stormwater water or onto or into land where it may enter water, that is not permitted by Rule P.R5, or a controlled activity under Rules P.R6 or P.R7, or a discretionary activity under Rule P.R9, <del>or a prohibited activity under Rule P.R12,</del>  is a non-complying activity.</p>
Chapter 9 Te Awarua-o-Porirua Whaitua	Rule P.R12 – Stormwater discharges from new unplanned greenfield development – prohibited activity.	New	Oppose	Part 1 Schedule 1	<p>Summerset opposes the avoidance/prohibited approach being taken to greenfield development.</p> <p>This activity status would provide no consenting pathway to consider a proposal located in these</p>	<p>Delete rule:</p> <p><del>Rule P.R12: Stormwater discharges from new unplanned greenfield development – prohibited activity</del></p>

					<p>areas that may have positive outcomes for the community or even for freshwater, including proposals that provide better outcomes than many intensive rural activities.</p> <p>The Section 32 Evaluation does not sufficiently justify the use of a prohibited activity status and is not consistent with the NPS-UD as outlined above in this submission.</p>	<p><del>The use of land and the associated discharge of stormwater from impervious surfaces from unplanned greenfield development direct into water, or onto or into land where it may enter a surface water body or coastal water, including through an existing or proposed stormwater network, is a prohibited activity.</del></p>
Chapter 9 Te Awarua-o-Porirua Whaitua	Rule P.R22: Earthworks – permitted activity.	New	Amend	Freshwater	<p>The ‘and’ after clause b means that any earthworks that are not on a farm now require consent which is unlikely the intent of the rule.</p>	<p>Amend rule:</p> <p>Rule P.R22: Earthworks – permitted activity  <b>Earthworks</b> is a permitted activity, provided the following conditions are met:</p> <ul style="list-style-type: none"> <li>(a) the <b>earthworks</b> are to implement an action in the <b>erosion risk treatment plan</b> for the farm, or</li> <li>(b) the <b>earthworks</b> are to implement an action in the <b>farm environment plan</b> for the farm, <del>and or</del></li> <li>(c) the area of <b>earthworks</b> does not exceed 3,000m2 per property in any consecutive 12-month period, and</li> <li>(d) the <b>earthworks</b> shall not occur within 5m of a <b>surface water body</b> or the coastal marine area, except for <b>earthworks</b> undertaken in association with Rules R122, R124, R130, R131, R134, R135, and R137, and</li> <li>(e) soil or debris from <b>earthworks</b> is not placed where it can enter a <b>surface water body</b> or the coastal marine area, including via a <b>stormwater network</b>, and</li> <li>(f) the area of <b>earthworks</b> must be <b>stabilised</b> within six months after completion of the <b>earthworks</b>, and</li> <li>(g) there is no discharge of sediment from <b>earthworks</b> and/or flocculant into a <b>surface water body</b>, the coastal marine area, or onto land that may enter a <b>surface water body</b> or the coastal marine area, including via a <b>stormwater network</b>, and</li> <li>(h) erosion and sediment control measures shall be used to prevent a discharge of sediment where a preferential flow path connects with a <b>surface water body</b> or the coastal marine area, including via a <b>stormwater network</b>.</li> </ul> <p><i>Note</i>  <b>Earthworks</b> management guidance is available within the <i>Greater Wellington Regional Council, Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (2021)</i>.</p>
Chapter 9 Te Awarua-o-Porirua Whaitua	Rule P.R23: Earthworks – restricted discretionary activity.	New	Amend	Part 1 Schedule 1	<p>Summerset opposes the requirement to seek a non-complying resource consent to undertake winter earthworks.</p> <p>The Section 32 Evaluation states this is because there is higher risk for discharges of sediment over the winter period. However, large rain events</p>	<p>Amend rule:</p> <p>Rule P.R23: Earthworks – restricted discretionary activity  <b>Earthworks</b> and the associated discharge of sediment and/or flocculant into a <b>surface water body</b> or coastal water, or onto or into land where it may enter a <b>surface water body</b> or coastal water, including via a <b>stormwater</b></p>



					<p>cause larger pulses of sediment and these can occur at any time (and these events have become increasingly erratic and occur year round due to climate change).</p> <p>Current practice for the management of winter earthworks should be retained where this is managed through conditions of consent with oversight from Council monitoring staff.</p>	<p>network, that does not comply with Rule WH.R23 is a restricted discretionary activity, provided the following conditions are met:</p> <p>(a) the concentration of total suspended solids in the discharge from the earthworks shall not exceed 100g/m3, except that, if at the time of the discharge the concentration of total suspended solids in the receiving water at or about the point of discharge exceeds 100g/m3, the discharge shall not, after the zone of reasonable mixing, decrease the visual clarity in the receiving water by more than:</p> <p>(i) 20% in River class 1 and in any river identified as having high macroinvertebrate community health in Schedule F1 (rivers/lakes), or</p> <p>(ii) 30% in any other river, and</p> <p><del>(b) earthworks shall not occur between 1st June and 30th September in any year.</del></p>
Chapter 13 – Maps	Map 86: Unplanned greenfield areas – Porirua City Council.	New	Oppose	Part 1 Schedule 1	<p>Summerset opposes the avoidance/prohibited approach being taken to greenfield development.</p> <p>This activity status would provide no consenting pathway to consider a proposal located in these areas that may have positive outcomes for the community or even for freshwater, including proposals that provide better outcomes than many intensive rural activities.</p> <p>The Section 32 Evaluation does not sufficiently justify the use of a prohibited activity status and is not consistent with the NPS-UD as outlined above in this submission.</p>	Delete map.
Chapter 13 – Maps	Map 87: Unplanned greenfield areas – Wellington City Council.	New	Oppose	Part 1 Schedule 1	<p>Summerset opposes the avoidance/prohibited approach being taken to greenfield development.</p> <p>This activity status would provide no consenting pathway to consider a proposal located in these areas that may have positive outcomes for the community or even for freshwater, including proposals that provide better outcomes than many intensive rural activities.</p> <p>The Section 32 Evaluation does not sufficiently justify the use of a prohibited activity status and is not consistent with the NPS-UD as outlined above in this submission.</p>	Delete map.
Chapter 13 – Maps	Map 88: Unplanned greenfield areas – Upper Hutt City Council.	New	Oppose	Part 1 Schedule 1	<p>Summerset opposes the avoidance/prohibited approach being taken to greenfield development.</p>	Delete map.

					<p>This activity status would provide no consenting pathway to consider a proposal located in these areas that may have positive outcomes for the community or even for freshwater, including proposals that provide better outcomes than many intensive rural activities.</p> <p>The Section 32 Evaluation does not sufficiently justify the use of a prohibited activity status and is not consistent with the NPS-UD as outlined above in this submission.</p>	
Chapter 13 – Maps	Map 89: Unplanned greenfield areas – Hutt City Council.	New	Oppose	Part 1 Schedule 1	<p>Summerset opposes the avoidance/prohibited approach being taken to greenfield development.</p> <p>This activity status would provide no consenting pathway to consider a proposal located in these areas that may have positive outcomes for the community or even for freshwater, including proposals that provide better outcomes than many intensive rural activities.</p> <p>The Section 32 Evaluation does not sufficiently justify the use of a prohibited activity status and is not consistent with the NPS-UD as outlined above in this submission.</p>	Delete map.