

# Submission on notified proposal for plan change



## About preparing a submission on a proposed plan change

### You must use the prescribed form

- Clause 6, Schedule 1 of the Resource Management Act 1991 (RMA) requires submissions to be on the prescribed form.
- The prescribed form is set out in Form 5, Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.
- This template is based on Form 5. While you do not have to use this template, your submission must be in accordance with Form 5.

### Your submission and contact details will be made publicly available

- In accordance with clause 7 of Schedule 1 of the RMA, the Council will make a summary of your submission publicly available. The contact details you provide will also be made publicly available, because under clause 8A of Schedule 1 of the RMA any further submission supporting or opposing your submission must be forwarded to you by the submitter (as well as being sent to Council).
- Section 352 of the RMA allows you to choose your email to be your address for service. If you select this option, you can also request your postal address be withheld from being publicly available. To choose this option please tick the relevant boxes below.

### Reasons why a submission may be struck out

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## To Kāpiti Coast District Council

Submission on Proposed Plan Change 4 (Private) to the Operative Kapiti Coast District Plan 2021

### Submitter details

<b>Full name of submitter:</b> Greater Wellington Regional Council
<b>Contact person (name and designation, if applicable):</b> Louis Schwer
<b>Postal address (or alternative method of service under section 352 of the RMA):</b> 100 Cuba Street, Te Aro, PO Box 11646, Wellington 6011
<b>Telephone:</b> 04 384 5708
<b>Electronic address for service of submitter (i.e. email):</b> louis.schwer@gw.govt.nz

**I would like my address for service to be my email** *[select box if applicable]*



**I have selected email as my address for service, and I would also like my postal address withheld from being publicly available** *[select box if applicable]*



**Scope of submission**

**The specific provisions of the proposed plan change that my submission relates to are:**  
*[give details]*

See attached submission.

*Continue on a separate sheet if necessary*

## **Submission**

**My submission is:** *[include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views]*

See attached submission.

*Continue on a separate sheet if necessary*

**I seek the following decision from the Kāpiti Coast District Council:** *[give precise details]*

See attached submission.

*Continue on a separate sheet if necessary*

**Hearing Submissions [select appropriate box]**

I wish to be heard in support of my submission.	<input checked="" type="checkbox"/>
I do not wish to be heard in support of my submission.	<input type="checkbox"/>
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	<input checked="" type="checkbox"/>
If others make a similar submission, I will not consider presenting a joint case with them at a hearing.	<input type="checkbox"/>

30/06/2025

\_\_\_\_\_  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

\_\_\_\_\_  
Date

*A signature is not required if you make your submission by electronic means.*

**Trade Competition [select the appropriate wording]**

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could ☐ / I could not ☒ gain an advantage in trade competition through this submission.

***If you could gain an advantage in trade competition through this submission, please complete the following:***

I am ☐ / I am not ☐ 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.

Email your submission to [district.planning@kapiticoast.govt.nz](mailto:district.planning@kapiticoast.govt.nz) or  
post/deliver to:

Attn: District Planning Team  
Kāpiti Coast District Council  
175 Rimu Road  
Paraparaumu 5032

For office use only

Submission No:



**By email**

30 June 2025

100 Cuba Street, Te  
Aro

PO Box 11646,  
Wellington 6011

T 04 384 5708

[www.gw.govt.nz](http://www.gw.govt.nz)

Submitted to: [district.planning@kapiticoast.govt.nz](mailto:district.planning@kapiticoast.govt.nz)

**Submission on Proposed Plan Change 4 (Private) – Welhom Developments Ltd****REASON FOR SUBMISSION**

1. The Greater Wellington Regional Council (**Greater Wellington**) wishes to make a submission on Proposed Plan Change 4 (**the Plan Change**) pursuant to Schedule 1 clause 6 of the Resource Management Act 1991 (**the Act**). This submission is from Greater Wellington officers.
2. The Plan Change is to re-zone a site from Rural Lifestyle Zone to General Residential Zone and to add a new Development Area for the site with a Structure Plan and new site-specific policies and rules.
3. Responses to specific provisions are included in Attachment 1 and should be read alongside this letter.

***Proposed Change 1 of the Regional Policy Statement for the Wellington Region***

4. The Regional Policy Statement for the Wellington region (RPS) is a regional document that identifies significant resource management issues within the region and sets out the objectives, policies and methods to achieve integrated management of natural and physical resources for the Wellington region. The RPS was made operative on 24 April 2013.
5. Proposed Change 1 of the Regional Policy Statement for the Wellington Region (RPS Change 1) will implement and support the National Policy Statement on Urban Development 2020 and start the implementation of the National Policy Statement for Freshwater Management 2020. RPS Change 1 encourages more intensive urban development in appropriate locations, guides how Te Mana o Te Wai applies to

freshwater in the region, and strengthens existing provisions for indigenous ecosystems. Greater Wellington publicly notified its Decisions on RPS Change 1 on 4 October 2024.

6. Part of RPS Change 1 is a 'freshwater planning instrument' and therefore subject to the freshwater planning process under Section 80A and Part 4 of Schedule 1 of Act. The provisions that are part of the 'freshwater planning instrument' are now fully operative.

#### ***Protection of indigenous biodiversity***

7. Greater Wellington appreciates the efforts to ensure that future development of the site prioritises the use of nature-based solutions to provide for climate change mitigation, adaptation, and resilience. The proposed provisions require the construction of onsite inland wetlands to provide flood storage capability for events up to a 1% AEP event and ensure a net-positive environmental gain. Greater Wellington considers the intent of those provisions is consistent with Policy CC.4, Policy CC.14, Policy 40A, Policy 40B, Policy 41, and Policy 42 of the RPS and Policy 24A of RPS Change 1.

#### ***Giving effect to Te Mana o te Wai***

8. Greater Wellington notes the efforts to give effect to the Te Mana o te Wai hierarchy of obligations through the proposed provisions. The proposed provisions set out that the primary function of offset areas will be to create natural inland wetlands and the secondary function will be to provide flood storage and stormwater treatment functions. Greater Wellington considers the intent of those provisions is consistent with Policy FW.3 of the RPS.

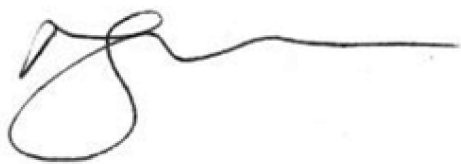
#### **RELIEF SOUGHT**

9. Greater Wellington requests that amendments are made where sought in this submission, and any necessary consequential amendments.

#### **FURTHER INVOLVEMENT**

10. Greater Wellington wishes to be heard in support of its submission. We would also welcome the opportunity to clarify and further discuss the matters raised.

Yours sincerely



**Nicola Arnesen**

Manager Policy | Strategy, Policy and Regulation

**Address for service:**

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Policy Advisor | Strategy, Policy and Regulation  
Greater Wellington Regional Council  
PO Box 11646  
Manners Street  
Wellington 6142

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## Attachment 1: Specific comments on Proposed Plan Change 4 (Private) – Welhom Developments Ltd

Note that these points are in addition to those made in the submission letter and they should be read together.

Provision	Submission	Decision sought	Reasons
DEV3-P1(c)(a)	Support	Retain.	For consistency with Policy CC.4, Policy CC.14, Policy 40A, Policy 40B, Policy 41, and Policy 42 of the RPS.
DEV3-P1(c)(c)	Support with amendment	Retain DEV3-P1(c)(c)(i) and DEV3-P1(c)(c)(ii).  Amend DEV3-P1(c)(c)(iii) as follows:  “offset areas are established and managed to ensure <u>at least a net gain in indigenous biodiversity outcomes</u> <del>positive environmental gain</del> ”	For consistency with Policy FW.3 of the RPS.  To align biodiversity offsetting terminology with the RPS and ensure consistency with Policy 24A of RPS Change 1.
DEV3-P2(4)(a)	Support	Retain.	For consistency with Policy CC.4, Policy CC.14, Policy 40A, Policy 40B, Policy 41, and Policy 42 of the RPS.
DEV3-P2(4)(c)	Support with amendment	Retain DEV3-P2(4)(c)(i) and DEV3-P2(4)(c)(ii).  Amend DEV3-P2(4)(c)(iii) as follows:  “offset areas are established and managed to ensure <u>at least a net gain in indigenous biodiversity outcomes</u> <del>positive environmental gain</del> ”	For consistency with Policy FW.3 of the RPS.  To align biodiversity offsetting terminology with the RPS and ensure consistency with Policy 24A of RPS Change 1.