

Submission

Send by email to - regionalplan@gw.govt.nz

Your Name. Dean Spicer

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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 am seeking 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 'PC50' that was notified before Plan Change 1 'PC1'.

PC1 is inconsistent with UHCC PC50 and this further highlights the lack of due process of PC1

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

2: Prohibited activities

New unplanned greenfield developments should not be prohibited as drafted.

The prohibition of green field developments fails to consider the merits of each individually. There is the emergence of decentralisation waste water infrastructure that is likely to accelerate, reducing the potential environmental impact from new developments. GWRC should be considering greenfield developments individually on the merits and the impacts each has on the environment and the mitigants 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 new unplanned greenfield developments.

Requested relief: Areas covered by PC50 rural and not deemed to be 'unplanned greenfield developments'.

3: lack of assessment of the economic, social and cultural impact of the plan change

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

The Council may have breach its duties under Te Tiriti o Waitangi, as a result.

As a Chartered Financial Analyst, I strongly challenge the credibility of the GWRC plan change.

Requested relief: GWRC with draw the current PC1 and undertake a details 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 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.