

14 March 2025

**Wellington Regional Council  
Plan Change 1 – Natural Resources Plan**

**Hearing Stream 2 – Submission to Hearing Commissioners**

**1. Submitters Details – Submitter S220**

Name: Rosco Ice Cream Ltd  
Attn: Richard Burrell

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**2. Introduction**

Rosco Ice Cream Ltd (Rosco) holds a head lease over the site at 30 Benmore Crescent, Manor Park (Sec 1 SO 493901 held in Record of Title 738223 = 13.2121 ha). The property is owned by Te Runanga O Toa Rangatira Inc. Rosco are currently developing the site with earthworks under GWRC and LHCC resource consents to create useable platforms on the site. Rosco has also obtained further consents from LHCC to construct new private roading and upgrade the nearby public roading, as well as to install civil infrastructure (water supply, sewage & stormwater disposal) that would support future development of the site.

### **3. Original Submission on Policy WH.P2 – Submission Point S220.010**

This policy seeks to manage activities to achieve target attribute states and coastal water objectives. One of the stated policy methods is to prohibit unplanned greenfield development. Rosco opposes this policy to prohibit unplanned greenfield development.

The relief sought by Rosco is that the policy is amended to restrict discharges from unplanned greenfield development.

### **4. Section 42A Report**

I have reviewed the Section 42A Report and note that Ms O’Callahan has recommended that Policy WH.P2 is deleted. The recommendation is on the basis that the policy is essentially a duplication of other policies. For instance, clause (a) of policy WH.P2 is also covered by policy WH.P16

#### **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) prohibiting unplanned greenfield development and for other greenfield developments minimising the contaminants and requiring financial contributions as to offset adverse effects from residual stormwater contaminants, and**

#### **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.**

I note that the recommendation does not address the substantive issues raised by submissions on the policy, but simply defers these issues to a subsequent hearing stream.

**5. Supporting Submissions**

We note that Rosco Ice Cream Ltd made a further submission in support of Te Runanga o Toa Rangatira (S216) who expressed a similar submission on WH.P2.

**6. Summary of Decision Sought**

That the Council accepts the recommendation of the Section 42A Report in respect of policy WH.P2 and deletes this policy. Alternatively, that policy WH.P2 is amended to restrict stormwater discharges from unplanned greenfield development areas as outlined in the submitter’s original submission.

Signature of person making submission.



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A D Gibson

Date 14 / 3 / 2025

On behalf of Rosco Ice Cream Ltd