

# Objections to the Proposed Plan Change 1 to the Regional Land and Water Plan

## Wetland Boundaries review

December 2018

HOKP79 Cropp Road, Kowhitirangi.



### Objection number 1.

We have to assume that the 'I' referred to within this section 42 A Staff Recommending report is Charlotte Phelps. Furthermore we find that her Bachelor qualifications do not necessarily make her an expert in such matters and/or on the wetlands contribution to the environment and we find that Ms Phelps should have had other experts in the field of Wetlands distribution with either a PhD or a Masters with her so as to make the necessary the conclusions legitimate.

A)the total rainfall seven days prior to the visit – Did she for example measure the water effects either on the neighbouring farm or even on a section of land perhaps in Kokatahi township to see actually how high the water pooled on other properties? I do not feel that the water table/runoff from neighbouring properties after rainfall was even considered.

### Objection no 2

Furthermore it would appear from her statement' due to time constraints and limited resources, a more thorough assessment was unable to be undertaken' that her time on our land was limited and that there was little consideration of a contrast on another similar property which would have perhaps made her conclusions legitimate.( As a scientist your 'expert' should have known that variables, the type of data generated and the measurement system need to be part of any legitimate result and conclusion). The water table in all parts of the Coast rises

after considerable rainfall. Those of you with properties in any of the Coast townships would also see that the water table on your own property is also high after a rain.

### **Objection no 3**

The suggestion that 'If the submitter seeks removal of further specific areas of designation, they may wish their own specialist to complete this work'. What guarantee have we as the legitimate owners of this freehold block got that when such a specialist makes this call that those findings will be adhered to by the West Coast Regional Council? Why should we be involved in any more costs when the designation of a wetland was done by stealth and trespass and did not involve us in the first place?

### **Objection no 4**

It would appear that these meetings have few outcomes for the owners of freehold land. We have our farming activities-development of the said land restricted, we are still expected to pay rates on all the said land, and when we come to these meetings there is actually little consideration for how far people have travelled to put in their submissions and to listen to the gripes of others. Just remember that these people are the ones paying the rates and basically your over inflated salaries and yet all they get if they are lucky is a cup of tea. Shame on you for your lack of consideration and hospitality, when it comes to people who have made considerable effort to travel from one end of the Coast to another for these meetings in the hope that their legitimate gripes are heard. Furthermore we only get a copy of the submissions/conclusions if we have the nause to request a copy. **It should be the right of all landholders that are affected by this Resource management act to receive a copy.**

## **Objection no 5.**

In the first paragraph of the summary re HOKPO779 Cropp Road Kowhitirangi p.62, it is stated that DOC attempted to get the Nature Heritage Fund to purchase the area as DOC **considered it to have significant wetland values.** Although it is also stated that the area was not purchased we are amazed then that with this designation as **a wetland of significant value**, they could not (or is it would not) come up with the dosh to buy it, and yet it is highly possible if not probable that our attempts to develop the said land in the near future will be stymied by all Government and pseudo government agencies by its designation. What is not mentioned is that we were interested in swapping our land for a similar sized block of land, namely Raft Creek which was being sold by Landcorp. We were prepared to get a valuation of our block and their one and split the price difference. Nevertheless that suggestion was met with a refusal because our block was basically under one government department namely DOC and Raft Creek was under another. Wow. We always thought that the Government was the Government but it seems that that is not so. So here we are stymied not by one but two 'Government?' entities thanks in part to this legislation.

**Objection no 6** We feel that if these areas are to stay as a recognised wetland, compensation should be paid to owners for this land which is freehold and privately owned and cannot be used or developed without considerable cost and submissions. That this

development can be denied by the powers that be is an injustice, and a denial of personal property rights.

### **Objection no 7.**

This type of land is already under the control and vegetation is well represented throughout the Coast, We do not see that those rough DOC blocks are of any significant value either to the economy of the Coast or of New Zealand. That these blocks are infested with an imported weed namely gorse, (or in the case of the land bordering the Waihinihi which has of late been sprayed, for lupins) we cannot see how any Governmental department should be in charge of the wetlands which are on private property when they cannot look after their own 'property' and are poisoning the waterways. As a wise old coaster has said 'while you are looking after my property, who is looking after yours?'

### **Objection no 8**

Can you please detail **all** the positive outcomes for **all** landowners affected which resulted from the last meeting you held on this issue?

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Incidentally , is our local MP – Damien O'Connor and the list MP for the Coast ever informed of / or invited to these meetings which affected their West Coast constituents?

It is our intention to attend **both** meetings so as to hear all the gripes of all the other landowners affected by the application of the Resource management act.

Yours faithfully

C.P. & J.P Henry

*C.P. Henry*

*J.P. Henry*

