

SUBMISSION re Schedule 2 Wetlands 14/01/2019

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Re Schedule 2 Wetlands  
Proposed plan Change 1 to the Regional Land and Water plan  
December 2018 42A Staff Recommendation Report.

HOKP119 Lake Mudgie

I acknowledge the visit from RC Staff on 1 Aug 2018.  
I would point out that we at Kawhaka Station had had 27mm of rain that morning and 17mm the day before. It had rained on six of the previous seven days. My records show 125 mm over the week before the visit. The staff report states 145.5 mm. So of course the land was very wet, so were the paddocks.

We are not happy with any of the designation on our freehold property which we purchased, paid the mortgage commitments. We have paid rates on this land to the Regional and District Councils for 49 years.

If some one wants to acquire someone else's property it is customary to approach the owner, have meaningful discussion and make an offer. This has not happened despite two visits from WCRC staff. The designations were decided in secret forum and the WCRC was forbidden to make them public.

I do not dispute that the Western end is swampy and that the main body of the area has some significance as it is clear of any woody vegetation despite animals having tracked through it from well before we bought it.

The area that staff recommend for exclusion is appreciated but is nowhere large enough. The whole of the ballasted tram needs to be excluded as we have cleared this in the past to get tractor access to the undulating area where the gravel has been extracted in the past to form the ballasted tram. The excluded area does not cover all of the gravel removed area, as this goes some distance north of the tram, it can be clearly seen on the aerial photo Page 87 of the staff report.

As the report stands, we will need to get resource consent to access the northern part of our property which is not in the identified wetland area. It will in fact be isolated with no legal access. As I understand, it is illegal to designate an area that has no legal access.

In summary we are not happy with the staff recommendations.

We would like all of our free hold area excluded from the wet land designation.

As a last resort; we want:

- Access to the ballasted tram.
- All areas south of the tram excluded.
- All land that has had gravel removed from it north of the tram excluded.
- All dry and sloping land in the north of the designation excluded.
- We want to be able to form vehicle access to the area north of the designation.

Any new boundaries and or designations need to allow for the required buffer zones.

Failing that meaningful discussion and negotiation.

Kees van Beek for Kawhaka Station Limited (also other shareholders seen below)

Anne van Beek

Mark van Beek

Deborah van Beek