

SUBMISSION re Schedule 2 Wetlands 14/01/2019 - V2

5/1/19
received at PC1
recovered Hearing

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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 Kawhaka Station 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, as were the paddocks.

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

If someone wants to acquire someone else's property rights it is customary to approach the owner, have meaningful discussions 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. Half a day with a digger would fix this. The central body of the area may have some significance, it is quite dry and is clear of any woody vegetation despite animals (Deer, Cattle, Possums, hares and others) having tracked through it from well before we bought it.

Some twenty or more years ago a botanist Dr Phillipe Gerbeaux, working for DoC, looked at this area and declared that it did not qualify as a Significant Natural Area (SNA)

The main part of this area is quite dry. There is no woody vegetation in the center, but scattered gorse and the remains of silver pine is present further east.

The soil profile is a peat layer on top of finer gravels and sand, going by some of the eroded areas south of the tram and the terrace profile.

The area that staff recommend for exclusion is appreciated but does not cover all the disturbed land. It is nowhere near appropriate. The whole of the ballasted tram needs to be excluded as we have cleared this 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, as 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. The northern area will in fact be isolated with no legal access. As I understand, it is illegal to designate (title) an area that has no legal access.

In summary we are not happy with the staff recommendations.

We would like all of our freehold 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.
Access is from the south as we have a DoC boundary to the north with no access.

IMPORTANT:

Any new boundaries and/or designations need to allow for the required buffer zones so as not to counteract the above.

We want meaningful dialogue and negotiation with those that want to prevent us from exercising our freehold rights.

The area in question is not dissimilar to areas represented on the DoC estate.

The West Coast has provided NZ with cheap timber, Coal and other natural products but while these resources were taken there was little given in compensation to develop the West Coast. As the WC population was insignificant NZ got away with it. This is still being played out today.

The treaty of Waitangi is costing NZ Billions. Here we have some repeating history.

NZ was established and developed on secure Freehold tenure. This is being eroded.

All we are looking for is fair play.

Lines drawn on the original maps are beyond belief.

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