



# PROPOSED PLAN CHANGE 1 TO THE REGIONAL LAND AND WATER PLAN

## SECTION 42A STAFF RECOMMENDING REPORT

### Wetland Boundaries Review of wetland HOCP004 Candlelight Pakihi

**January 2019**

#### **Introduction**

This January 2019 Section 42A Staff Recommending Report amends recommendations in the May and December 2018 Section 42A Staff Recommending Reports relevant to further submitter William Foster (Refer to DR 2.57) in regards to wetland HOCP004 Candlelight Pakihi. Following the release of the December 2018 Section 42A Staff Recommending Report, Mr Foster contacted the Council requesting a site visit to be undertaken to the area of designated wetland on his property as the area had previously been developed and, in his view, does not have wetland values.

Staff considered that Mr Foster's request was within scope of his further submission as his further submission stated that the area of designated wetland on his property has been developed and he would like the designation to be removed. Staff had not previously undertaken a site visit to this area as this further submission point had been misinterpreted when reviewing submissions and further submissions.

The site visit to this area was undertaken by the same person who undertook site visits for the wetland areas covered by the December 2018 Section 42A Staff Recommending Report. This person was used for the site visit to ensure the site visit, and the associated report, would be completed and released prior to the Plan Change 1 reconvened hearing, which is to be held on the 31 January 2019. Appendix 1 includes a copy of the report for this wetland area.

Only Decision Requested number 2.57 is included in this report as no other Decision Requested numbers are relevant to this particular wetland area.

#### **HOCP004 Candlelight Pakihi**

##### **Decision Requested: 2.57**

<b><i>Submitter</i></b>	9	BRADG
<b><i>Support</i></b>	49	FOSTW

Submission  
Support in part.

**Relief sought:**

That the remaining mapped area on my property is removed from the Schedule 2 wetland classification.

The S32 map highlights the reason for removal being that the area is not a functioning wetland, it has conspicuous pasture development, under gone spraying for pest plants and sown with exotic grass seed.

As all the mapped areas of my farm has been modified in exactly the same way (subsurface drainage, pasture development, and sown with exotic grasses) it is unclear why only a portion is proposed to have the wetland classification removed. This area has no wetland values attached to it and should not be subject to the land use restriction imposed on wetland areas.

For consistency and workability all mapped wetlands areas on my farm should be removed.

**Further submission (FOSTW)**

Proposed Plan Change for our Property at Candlelight. This land has been developed and we are happy for it to be removed from a designated wetland.

**Recommendation**

Accept further submission

**Reason**

The staff response to Decision Requested Number 2.57 in the May and December 2018 Section 42A Staff Recommending Reports responded to the submission from the Bradley's (BRADG) but did not address Mr Foster's further submission.

In response to further submitter William Foster (FOSTW), a site visit was undertaken on 20 December 2018 as outlined in the report attached as Appendix 1 of this Report. The Report in Appendix 1 provides an assessment of the vegetation and hydrology of the area, and recommends for the entire designation to be removed from the further submitter's property as the area is considered to not have wetland values. Staff support this recommendation for the reasons given in the Report, and recommend removing the designation from the two areas as outlined in Figure 2 of Appendix 1 of this Report.

## **Appendix 1: HOCP004 Candlelight Pakihi – William Foster**

### **HOCP004 Candlelight Pakihi**

**Date Assessed:** 20 December 2018

**Wetland:** HOCP004 Candlelight Pakihi

**Location:** Stillwater

**Total Rainfall Seven Days Prior to Visit:** 67mm

**Owner:** William and Caroline Foster

### **Summary:**

The submitters requested the entire designation on their property to be removed as they do not consider it to be wetland. I assessed the entirety of the land in question, and concluded that the land does not hold values representative of a functioning wetland. The submitters have developed the property, which is now primarily paddocks. There was no pooling of water observed, and the ground was hard and rocky. There were no communities of wetland species nor an indication that wetland species would inhabit the area. Predominantly vegetation within the designation consisted of gorse, grass and reeds. It is my recommendation that the entire designation from the submitter's property is removed.



*Figure 1 HOCP004 Candlelight Pakihi Area Assessed*



Figure 2 Map showing recommendations



*Figure 3 On the corner of the designation looking in*



*Figure 4 Looking in towards the northern end of the designation*



*Figure 5 Within the designation, showing the ground is hard, dry and stony*