

# Further Submission on Proposed changes 1 Land and Water Plan

**Organisation:** Buller Conservation Group

**Address:** P O Box 463,  
Westport,  
Buller 7866.

**Email:** karearea.f@gmail.com

**Phone:** 03 782 1813

**Preferred method**

**of contact;** Email

**BULLER**



CONSERVATION GROUP  
INCORPORATED

We represent a relevant aspect of the public interest

Our interest in the proposed plan is greater than that which the general public has

We could not gain an advantage in trade competition through this submission

A handwritten signature in blue ink, consisting of two distinct, stylized initials or names.

On behalf of Buller Conservation Group

24th October 2016 2016

We wish to be heard in support of our submission and would be prepared to speak jointly with other submitters of similar submission.

Original submission reference	Original submitter	Support or oppose
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Original submission reference	Original submitter	Support or oppose
1.21	FFNZ	<b>Oppose.</b> 5 days is plenty of time to reinstate a bank. Weather forecasts can be used. 5 days is a smart amount of time, which time can eliminate works on banks not necessarily a result of flooding.
1.22	FFNZ	<b>Oppose.</b> Sometimes it is not so easy to ascertain the damage that floods have caused, especially if there has been works in the river as well, such as gravel extraction. Google Earth is a valuable source of such information required.
2.4	FFNZ	<b>Oppose.</b> Wetlands need hydrological buffers. Also there is public land involved, which has been developed into farmland that are the subject of boundary changes. Any public land involved in these boundary changes should be retained as wetland.

Mike and Wendy Brooks  
Kaihinu Farms Ltd  
82 One Mile Line Rd  
RD2  
Hokitika  
7882

Good Afternoon Alyce

Thank you for your correspondence dated 17 October 2016 re our submission to the proposed plan changes to a wetland on our property.

We would like to add a further submission to state that we support D Chinn and A Lowe in their submissions to your council. As you know they both boundary our land.

We also support Bruce Truman in his submission as you know we too are in the moss industry.

Further as a side issue as you are aware we were once in discussions with DOC to sell our land because of the schedule 2 wetlands. So in good faith we stopped picking of moss for over two years before they insulted us with a pathetic offer. It is now becoming overgrown and unpick able so feel that we are entitled to compensation. We would expect someone from the Regional Council to come and see us before Christmas to discuss this with us. One of the reasons we purchased the land was for the moss. We feel as if the Regional Council is treating us like dogs.

We know you like to blame DOC, but all correspondence has your letter head on it. So take some responsibility every landowner should be able to do what they want on their own property.

Regards.

Mike and Wendy Brooks.

# Further Submission on the Proposed Plan Change 1 to the Regional Land and Water Plan 2016

The closing date for submissions is 5.00 p.m. on Monday 31 October 2016

The West Coast Regional Council  
P.O. Box 66  
388 Main South Road  
GREYMOUTH 7840

Email:  
Plan@wrc.govt.nz



**This is a further submission in support or in opposition of a submission on the Proposed Regional Coastal Plan 2016.**

## **PART A: Further Submitter Contact Details**

**Full Name:** Ian Aynsley

**Organisation:** Coastpak

**Address for Service:** RD 2  
Three Mile  
Hokitika 7882

**Phone Number: Home** (03) 7626689    **Work** (03) 7558552    **Mobile:** 0272274001    **Email:** ian@besgrow.com

*This submission is a public document and the details provided will be displayed to members of the public. By providing your details on this form you agree to this information being available publicly.*

**Making a further submission**

You are able to make a further submission if you are: (please identify which applies to you)

*A person who has an interest in the proposal that is greater than the interest the general public has.*


**PART B: Trade Competition**

I **could not** gain an advantage in trade competition through this submission.

**Service of these further submissions**

A copy of these further submissions have been served on the relevant original submitters no later than 5 working days after submission has been provided to the West Coast Regional Council.

Signature: \_\_\_\_\_

  
*for (Ian Aynsley)*

Date: 31 October 2016

**PART C: Request to be Heard**

I **do** wish to be heard in support of my further submissions.

**Further Submission - Submitter No. 5 Buller Conservation Group**

Original Submitter	Original Submission Reference	Position with Respect to Relief Sought	Decision Sought	Reasons
Buller Conservation Group (BCG)	1.40	Oppose	Decline	<ul style="list-style-type: none"> <li>• The proposed Plan Change will achieve the outcomes of the Resource Management Act with respect to wetlands and the harvesting of moss in the West Coast context.</li> <li>• Moss harvesting has been undertaken for a considerable period of time within wetlands on the West Coast and is not a new or unknown activity. The longevity of the industry on the West Coast illustrates its sustainable nature, in terms of both the environment, including wetlands, and the industry.</li> <li>• Moss harvesting is a long established and currently occurring industry on the West Coast which has relied on, and maintained, wetlands and sustainable harvesting for its continued operation.</li> <li>• Harvesting has occurred in a manner which is clearly understood by the West Coast Regional Council and assessed as having less than minor or minimal environmental effects based on experience of the activity.</li> <li>• The continued harvesting of sphagnum moss from wetlands within the West Coast Region on a permitted activity basis will not be contrary to the objectives and policies of the Regional Land and Water Plan.</li> <li>• The submitter does not recognise or consider the existing moss harvesting industry on the West Coast.</li> <li>• The potential impacts on the moss harvesting industry both already established and operating on the West Coast, and future potential, as a result of the change not proceeding have not been recognised or assessed by the submitter.</li> </ul>

**Further Submission - Submitter No. 14 Department of Conservation**

Original Submitter	Original Submission Reference	Position with Respect to Relief Sought	Decision Sought	Reasons
Department of Conservation (DOC)	1.45	Oppose	Decline	<ul style="list-style-type: none"> <li>• The proposed Plan Change will achieve the outcomes of the Resource Management Act with respect to wetlands and the harvesting of moss in the West Coast context.</li> <li>• Moss harvesting has been undertaken for a considerable period of time within wetlands on the West Coast and is not a new or unknown activity. The longevity of the industry on the West Coast illustrates its sustainable nature, in terms of both the environment, including wetlands, and the industry.</li> <li>• Moss harvesting is a long established and currently occurring industry on the West Coast which has relied on, and maintained, wetlands and sustainable harvesting for its continued operation.</li> <li>• Harvesting has occurred in a manner which is clearly understood by the West Coast Regional Council and assessed as having less than minor or minimal environmental effects based on experience of the activity.</li> <li>• The continued harvesting of sphagnum moss from wetlands within the West Coast Region on a permitted activity basis will not be contrary to the objectives and policies of the Regional Land and Water Plan.</li> <li>• The submitter does not recognise or consider the existing moss harvesting industry on the West Coast.</li> <li>• The potential impacts on the moss harvesting industry both already established and operating on the West Coast, and future potential, as a result of the change not proceeding have not been recognised or assessed by the submitter.</li> <li>• The submitter advises that harvesting of moss within certain wetlands on land owned and administered by the Department is contrary to the Conservation Management Strategy which it administers in relation to that land. The Department has direct control and management of these areas and is not prevented by the Plan Change from achieving the outcomes of the Conservation Management Strategy with respect to wetlands on its own land or land it manages.</li> </ul>

**Further Submission - Submitter No. 15 Paul Elwell-Sutton**

Original Submitter	Original Submission Reference	Position with Respect to Relief Sought	Decision Sought	Reasons
Paul Elwell-Sutton (ELWEP)	1.46	Oppose	Decline	<ul style="list-style-type: none"> <li>• The proposed Plan Change will achieve the outcomes of the Resource Management Act with respect to wetlands and the harvesting of moss in the West Coast context.</li> <li>• Moss harvesting has been undertaken for a considerable period of time within wetlands on the West Coast and is not a new or unknown activity. The longevity of the industry on the West Coast illustrates its sustainable nature, in terms of both the environment, including wetlands, and the industry.</li> <li>• Moss harvesting is a long established and currently occurring industry on the West Coast which has relied on, and maintained, wetlands and sustainable harvesting for its continued operation.</li> <li>• Harvesting has occurred in a manner which is clearly understood by the West Coast Regional Council and assessed as having less than minor or minimal environmental effects based on experience of the activity.</li> <li>• The continued harvesting of sphagnum moss from wetlands within the West Coast Region on a permitted activity basis will not be contrary to the objectives and policies of the Regional Land and Water Plan.</li> <li>• The submitter does not recognise or consider the existing moss harvesting industry on the West Coast.</li> <li>• The potential impacts on the moss harvesting industry both already established and operating on the West Coast, and future potential, as a result of the change not proceeding have not been recognised or assessed by the submitter.</li> </ul>



**Further Submission - Submitter No. 38 Royal Forest and Bird Protection Society of New Zealand Inc**

<b>Original Submitter</b>	<b>Original Submission Reference</b>	<b>Position with Respect to Relief Sought</b>	<b>Decision Sought</b>	<b>Reasons</b>
Royal Forest and Bird Protection Society of New Zealand Inc (RF&B)	1.47	Oppose	Decline	<ul style="list-style-type: none"> <li>• The proposed Plan Change will achieve the outcomes of the Resource Management Act with respect to wetlands and the harvesting of moss in the West Coast context.</li> <li>• Moss harvesting has been undertaken for a considerable period of time within wetlands on the West Coast and is not a new or unknown activity. The longevity of the industry on the West Coast illustrates its sustainable nature, in terms of both the environment, including wetlands, and the industry.</li> <li>• Moss harvesting is a long established and currently occurring industry on the West Coast which has relied on, and maintained, wetlands and sustainable harvesting for its continued operation.</li> <li>• Harvesting has occurred in a manner which is clearly understood by the West Coast Regional Council and assessed as having less than minor or minimal environmental effects based on experience of the activity.</li> <li>• The continued harvesting of sphagnum moss from wetlands within the West Coast Region on a permitted activity basis will not be contrary to the objectives and policies of the Regional Land and Water Plan.</li> <li>• The submitter does not recognise or consider the existing moss harvesting industry on the West Coast.</li> <li>• The potential impacts on the moss harvesting industry both already established and operating on the West Coast, and future potential, as a result of the change not proceeding have not been recognised or assessed by the submitter.</li> </ul>

**Further Submission - Submitter No. 27 Frida Inta**

Original Submitter	Original Submission Reference	Position with Respect to Relief Sought	Decision Sought	Reasons
Frida Inta (INTAF)	1.48	Oppose	Decline	<ul style="list-style-type: none"> <li>• The proposed Plan Change will achieve the outcomes of the Resource Management Act with respect to wetlands and the harvesting of moss in the West Coast context.</li> <li>• Moss harvesting has been undertaken for a considerable period of time within wetlands on the West Coast and is not a new or unknown activity. The longevity of the industry on the West Coast illustrates its sustainable nature, in terms of both the environment, including wetlands, and the industry.</li> <li>• Moss harvesting is a long established and currently occurring industry on the West Coast which has relied on, and maintained, wetlands and sustainable harvesting for its continued operation.</li> <li>• Harvesting has occurred in a manner which is clearly understood by the West Coast Regional Council and assessed as having less than minor or minimal environmental effects based on experience of the activity.</li> <li>• The continued harvesting of sphagnum moss from wetlands within the West Coast Region on a permitted activity basis will not be contrary to the objectives and policies of the Regional Land and Water Plan.</li> <li>• The submitter does not recognise or consider the existing moss harvesting industry on the West Coast.</li> <li>• The potential impacts on the moss harvesting industry both already established and operating on the West Coast, and future potential, as a result of the change not proceeding have not been recognised or assessed by the submitter.</li> </ul>

**Further Submission - Submitter No. 32 Alan Mark**

<b>Original Submitter</b>	<b>Original Submission Reference</b>	<b>Position with Respect to Relief Sought</b>	<b>Decision Sought</b>	<b>Reasons</b>
Alan Mark (MARKA)	1.51	Oppose	Decline	<ul style="list-style-type: none"> <li>• The proposed Plan Change will achieve the outcomes of the Resource Management Act with respect to wetlands and the harvesting of moss in the West Coast context.</li> <li>• Moss harvesting has been undertaken for a considerable period of time within wetlands on the West Coast and is not a new or unknown activity. The longevity of the industry on the West Coast illustrates its sustainable nature, in terms of both the environment, including wetlands, and the industry.</li> <li>• Moss harvesting is a long established and currently occurring industry on the West Coast which has relied on, and maintained, wetlands and sustainable harvesting for its continued operation.</li> <li>• Harvesting has occurred in a manner which is clearly understood by the West Coast Regional Council and assessed as having less than minor or minimal environmental effects based on experience of the activity.</li> <li>• The continued harvesting of sphagnum moss from wetlands within the West Coast Region on a permitted activity basis will not be contrary to the objectives and policies of the Regional Land and Water Plan.</li> <li>• The submitter does not recognise or consider the existing moss harvesting industry on the West Coast.</li> <li>• The potential impacts on the moss harvesting industry both already established and operating on the West Coast, and future potential, as a result of the change not proceeding have not been recognised or assessed by the submitter.</li> </ul>

Submission on the  
Proposed Plan Change 1 to the Regional Land and Water Plan

PART A: Submitters contact details

Public information -all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. Your information is held and administered by the West Coast Regional Council in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. This means that your information may be disclosed to other people who request it in accordance with the terms of these Acts. It is therefore important you let us know if your form includes any information you consider should not be disclosed.

Full Name: Paul Elwell-Sutton

Organisation: None. Submission made entirely on my own behalf. \_\_\_\_\_  
\_\_\_\_\_

Postal address: P.O Box 99, Haast, Westland

\_\_\_\_\_ Post  
Code: 7844 \_\_\_\_\_

Email: [pelwellsutton@fastmail.fm](mailto:pelwellsutton@fastmail.fm) Phone

(Hm): None \_\_\_\_\_ Phone (Wk): None \_\_\_\_\_

Phone (Cell): None \_\_\_\_\_ Preferred method of  
contact: Email \_\_\_\_\_

PART B: Trade Competition

As per Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a submission only if directly affected by an effect of the proposed policy statement that:

- a) Adversely affects the environment
- b) Does not relate to trade competition or the effects of trade competition.

Please tick the sentence that applies to you:

I could not gain an advantage in trade competition through this submission; I am directly affected by an effect of the subject matter of the submission.

Signature: Paul

Elwell-Sutton. \_\_\_\_\_

Date: 22/10/2016 \_\_\_\_\_

PART C: Request to be Heard

I do wish to be heard in support of my submission; I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any Hearing.

The specific provisions of the proposal that my submission relates to are:

Miscellaneous Change N: Glossary-Vegetation Disturbance.

My submission is that:

1.) I oppose the submissions from submitters

1,2,3,4,11,13,18,35,37,41,42,43 and 44.

Reason: The submitters fail to provide any scientific evidence to support their claims that sphagnum moss harvesting has a 'low impact', and/or has effects that are 'less than minor' on wetlands and that it is an 'environmentally friendly' activity in that context.

2.) I support the submissions from submitters 5,14,27,32 and 38.

Reason: The submitters provide well expressed rational, scientific and legal explanations opposing the proposed definition change, which I totally agree with.

I seek the following amendments from the West Coast Regional Council:

That the proposed change to exclude sphagnum moss harvesting from the definition of 'vegetation disturbance' be rejected.



**Federated Farmers of New Zealand**

**Further Submission on Plan Change 1 to the West Coast Land and Water Plan**

31 October 2016



# FURTHER SUBMISSION TO WEST COAST REGIONAL COUNCIL ON PLAN CHANGE 1 TO THE REGIONAL LAND AND WATER PLAN

## Form 6

Further submission in support of, or in opposition to, submission on publicly notified  
proposed policy statement or plan

*Clause 8 of First Schedule, Resource Management Act 1991*

To: West Coast Regional Council  
PO Box 66  
Greymouth 7840  
[Plan@wrc.govt.nz](mailto:Plan@wrc.govt.nz)

Name of submitter: Federated Farmers of New Zealand

Contacts: Kim Reilly  
REGIONAL POLICY MANAGER, SOUTH ISLAND  
  
M 021 883 537  
E [kreilly@fedfarm.org.nz](mailto:kreilly@fedfarm.org.nz)

Angela Johnston  
SENIOR REGIONAL POLICY ADVISOR  
  
M 021 518 271  
E [ajohnston@fedfarm.org.nz](mailto:ajohnston@fedfarm.org.nz)

Address for service: [ajohnston@fedfarm.org.nz](mailto:ajohnston@fedfarm.org.nz)  
Federated Farmers of New Zealand  
PO Box 20448  
Bishopdale  
Christchurch 8543

This is a further submission in response to submissions made on the Proposed Plan Change 1 to the Regional Land and Water Plan.

The following pages detail the specifics in relation to our support or opposition to various submissions lodged, alongside our reasons for that position.

I am a person representing a relevant aspect of the public interest.

I could not gain an advantage in trade competition through this further submission.

I wish to be heard in support of my further submission.

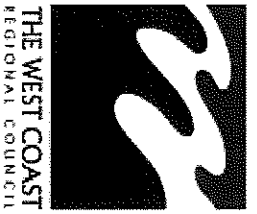
Where Federated Farmers submitted on the same variation point as any other submitter it stands by its original submission.

This Further Submission provides Federated Farmers views on points raised by other submitters.

Decision Requested	Person, or organisation, making original submission	I support or oppose the relief sought in the original submission (please give reasons)
1.31	Trustpower (TRUSTP)	Support in part. It is appropriate to consider the impact of the take on other existing lawfully established takes and uses.
1.41	Buller Conservation Group (BCG)	Oppose. The submitter's request is illogical from an environmental viewpoint. The definition relates to vegetation disturbance and it is appropriate to exclude the clearance for fencing. Central Government, regional and district councils and industry bodies alike encourage and support the fencing of waterways where this is necessary and appropriate to keep stock out. It is illogical to expect waterways to be fenced on the one hand, but to then restrict landowners from fencing within reasonable proximity to the waterway/riparian area. The submitter has stated that their concerns relate to worries that landowners will then graze between the fence and the waterway. Perversely, what the submitter is proposing, by expecting the landowner to take even more productive land out of use and placing fences even further away from waterways, simply results in an even greater expanse of land between the waterway and the fence, which is much more likely to encourage the potential for grazing.
1.49	Frida Inta (INTAF)	Oppose. The submitter's request is illogical from an environmental viewpoint. The definition relates to vegetation disturbance and it is appropriate to exclude the clearance for fencing. Central Government, regional and district councils and industry bodies alike encourage and support the fencing of waterways when this is necessary and appropriate to keep stock out. It is illogical to expect waterways to be fenced on the one hand, but to then restrict landowners from fencing within reasonable proximity to the waterway/riparian area. The submitter has stated that their concerns relate to worries that landowners will then graze between the fence and the waterway. Perversely, what the submitter is proposing, by expecting the landowner to take even more productive land out of use and placing fences even further away from waterways, simply results in an even greater expanse of land between the waterway and the fence, which is much more likely to encourage the potential for grazing.
2.5	Royal Forest & Bird (RF&B)	Oppose. This proposal simply adds a buffer to a buffer. The substantial buffers proposed by the submitter are not appropriate – the land at issue either has the wetland values or it doesn't. The RMA does not require councils to provide additional buffer areas in the way proposed; this would be to the significant detriment of impacted landowners.
2.6	Colin and Juliette Henry (HENSr)	Support. Areas that are not ecologically significant or have undergone development should not be subject to wetland rules.



2.7	Birchfield Coal Mines Limited	Support in part. For the same reasons as those within our submission decision requested (2.4); we do not consider adequate input from landowners or appropriate ground-truthing has taken place and that any areas subsequently determined to not contain the required values, must be removed from the maps.
2.8	Mike and Wendy Brooks	Support. For the same reasons as those within our submission decision requested (2.4); we do not consider adequate input from landowners or appropriate ground-truthing has taken place and that any areas subsequently determined to not contain the required values, must be removed from the maps.
2.9 and 2.12	Buller Conservation Group (BCG)	Oppose. Requiring buffers as proposed by the submitter is not appropriate – the land at issue either has the wetland values or it doesn't. The RMA does not require councils to provide additional buffer areas in the way proposed; this would be to the significant detriment of impacted landowners, whether private or otherwise.  We similarly oppose this submitter's objections to a range of mapping changes based on their apparent vague glance at maps and their surmising from this on what the values or land ownership might be; this lacks credibility and any kind of appropriate factual or scientific basis.
2.10	Bonar Farms Limited (BFL)	Support. For the same reasons as those within our submission decision requested (2.4); we do not consider adequate input from landowners or appropriate ground-truthing has taken place and that any areas subsequently determined to not contain the required values, must be removed from the maps.
4.2 and 4.7	Buller Conservation Group (BCG) and Frida Inta (INTAF)	Oppose. Out of scope and lacks appropriate scientific basis.



## Further Submission on Proposed Plan Change 1 to the Regional Land and Water Plan 2016

**Return your signed further submission to the West Coast Regional Council by 5.00pm, Monday 31 October 2016**

Further submissions may be:

- Posted to: Proposed Plan Change 1, West Coast Regional Council, PO Box 66, Greymouth 7840
- Delivered direct to the West Coast Regional Council at 388 Main South Road, Greymouth
- Emailed to [Plan@wrc.govt.nz](mailto:Plan@wrc.govt.nz)

### **PART A: Further Submitter contact details**

**Public information** - all information contained in a further submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. Your information is held and administered by the West Coast Regional Council in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. This means that your information may be disclosed to other people who request it in accordance with the terms of these Acts. It is therefore important you let us know if your form includes any information you consider should not be disclosed.

**Full name:** Graham Ronald Friend

**Organisation:** N/A

*[The organisation that this submission is on behalf of, if applicable]*

**Postal address:** P.O. Box 405, Greymouth

**Post Code:** 7840

**Email:** \_\_\_\_\_

**Phone :** 03 736 9130

**Phone (Cell):** \_\_\_\_\_

**Preferred method of contact and address for service:** Post

**Contact person and address for service** [if different from above]: \_\_\_\_\_

**Only certain people can make further submissions. Please tick the option that applies to you:**

- I am a person representing a relevant aspect of the public interest
- I am a person who has an interest in the proposed policy statement that is greater than the interest the general public has.
- I am the local authority for the relevant area.

Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	I <u>support</u> or <u>oppose</u> the relief sought in the original submission (please give reasons)
Decision requested 2.68  HOK 107	Department of Conservation (in response to G Friend)	<p>1. I oppose the relief sought in the submission from the Department of Conservation ("DOC").</p> <p>2. Namely, DOC seeks to retain the significant natural area ("SNA") classification over the land because in DOC's view the land has similar values to nearby DOC land.</p> <p>3. I say that the land does not have similar values to the DOC land for the following reasons:</p> <p>a. The land was acquired in 1994. At the time, the land was used as farmland. I have allowed native bush to grow but the contours of the farmland and the pasture drainage systems remain in place. I submit that the existence of the native bush is the only thing that distinguishes the land from the adjacent farmland. My land has two substantive drains which pre-date my ownership and run through extensive parts of the land. The drains only fill when it rains. I am aware that in earlier times there may have been some gold prospecting on the land. There are noxious weeds on the DOC land which are creeping onto my land (including blackberry and umbrella fern).</p> <p>b. Had I not permitted bush to grow, my land would be similar in appearance as the adjacent farmland to the east and west.</p> <p>c. When I acquired the land, it was used as a pig run and before that the land was used as a dairy unit. The site of the current shed close to the family home on the land was previously the site of a dairy shed.</p> <p>d. The land is neither intermittently nor permanently covered in water. The soil is not sodden. The land and is dry in appearance and underfoot. The land titles directly to the east and west are not part of the SNA. My land is similar in its contours and soil type/conditions to the farmland to the east and west. I submit that my land differs substantially in terms of values to the DOC land.</p>
	Annexures:  1. Aerial photo (close up) 2. Photos of land x 2 3. Old aerial photo from 1970s	
	4. Aerial from 2012	

Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	<b>I support or oppose the relief sought in the original submission (please give reasons)</b>
Decision requested 2.68  HOK 107	Department of Conservation (in response to G-Friend)	<p>There is not any explanation in DOC's submission as to whether DOC is referring to the non-wetland conservation land or the wetland in its comment about values.</p> <p>e. I am by no means an expert on cartography or ecology so I can only speak to my own knowledge of the land and its use over the years; however, I am aware that the wetland designation only covers a relatively small section of the DOC land and the boundaries of the Wetland are variable on the aerial map i.e. ebbing in at places and out at others - by a significant margin - meaning the exclusion of my land is not incongruous. I have dug the land for various improvements over time.</p>
		<p>f. It is artificial to state that this is one cohesive unit in terms of values. I recall what my land looked like under previous ownership and it was farmed for as long as I can remember with everything this involves. State Highway 73 runs the entire length of its northern border directly parallel to the land the entire length of the land creating an impermeable barrier between my land and designated the wetland to the north. The</p>
		<p>Highway is sealed and there is an adjacent grass strip adjacent on road reserve. The Highway has intensive use in the sense that there are trucks and cars using the road at all hours of the day and night I further note that there are electricity poles and lines running along the road reserve the length of my land adjacent to the highway.</p>
		<p>g. There are several blocks of adjacent farmland to the West which are surrounded on both sides by the conservation land and which have not been designated as part of the SNA. The Highway impacts on the character of my land because it is used so intensively. It is somewhat artificial to compare my land to the land the other side of the Highway and treat it as one cohesive "reserve" unit. The deletion of my triangular block of land (which</p>
		<p>an ecologist has assessed as not having wetland values) is the same as the exemption for the highway and a paper road elsewhere. After the ecologist's visit, I received notification that it was not a wetland and I understand that that was because it did not have the flora or soil types associated with a Wetland.</p>

*Attach further sheets as required*

**PART B: Trade Competition**

As per Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a further submission only if directly affected by an effect of the proposed policy statement that:

- a) Adversely affects the environment
- b) Does not relate to trade competition or the effects of trade competition.

**Please tick the sentence that applies to you:**

- I **could not** gain an advantage in trade competition through this submission; or
- I **could** gain an advantage in trade competition through this submission. *If you have ticked this box, please select one of the following:*
  - I **am** directly affected by an effect of the subject matter of the submission.
  - I **am not** directly affected by an effect of the subject matter of the submission.

**Service of your further submission**

Please note: any person making a further submission must serve a copy of that submission on the original submitter no later than 5 working days after the submission has been provided to the West Coast Regional Council. If you have made a further submission on a number of original submissions, then copies of your further submission will need to be served on each original submitter.

**Signature:** \_\_\_\_\_

*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

**Date:** 31 October 2016

(A signature is not required if you make your submission by electronic means)

**PART C: Request to be Heard**

- I **do not** wish to be heard in support of my further submission; or
- I **do** wish to be heard in support of my further submission; and if so,
  - I would be prepared to consider presenting my further submission in a joint case with others making a similar further submission at any Hearing.











WestMaps  
maps the West Coast way

CurrentAction: Pan

More... WC Topo NZ Topo TopoImage Select a theme

Search

PANTHER CYRIL JAMES

CONSERVATION DEPARTMENT

FRIEND GRAHAM RONALD

Department of Conservation

50 m

NZTM X: 1447052.63 Y: 5282797.35 Scale 1 : 1250:0000000073574

**Further Submission  
on Proposed changes 1  
Land and Water Plan**

**Name:** Frida Inta  
**Address:** P O Box 463,  
Westport,  
Buller 7866.  
**Email:** karearea.f@gmail.com  
**Phone:** 03 782 1813  
**Preferred method  
of contact;** Email

I represent a relevant aspect of the public interest  
My interest in the proposed plan is greater than that which the general public has  
I could not gain an advantage in trade competition through this submission



24th October 2016 2016

I wish to be heard in support of my submission and would be prepared to speak jointly with other submitters of similar submission.

<b>Original submission reference</b>	<b>Original submitter</b>	<b>Support or oppose</b>
--------------------------------------	---------------------------	--------------------------

Original submission reference	Original submitter	Support or oppose
1.21	FFNZ	<b>Oppose.</b> 5 days is plenty of time to reinstate a bank. Weather forecasts can be used. 5 days is a smart amount of time, which time can eliminate works on banks not necessarily a result of flooding.
1.22	FFNZ	<b>Oppose.</b> Sometimes it is not so easy to ascertain the damage that floods have caused, especially if there has been works in the river as well, such as gravel extraction. Google Earth is a valuable source of such information required.
2.4	FFNZ	<b>Oppose.</b> Wetlands need hydrological buffers. Also there is public land involved, which has been developed into farmland that are the subject of boundary changes. Any public land involved in these boundary changes should be retained as wetland.



# Further Submission on Proposed Plan Change 1 to the Regional Land and Water Plan 2016

**Return your signed further submission to the West Coast Regional Council by 5.00pm, Monday 31 October 2016**

Further submissions may be:

- a) Posted to: Proposed Plan Change 1, West Coast Regional Council, PO Box 66, Greymouth 7840
- b) Delivered direct to the West Coast Regional Council at 388 Main South Road, Greymouth
- c) Emailed to [Plan@wrc.govt.nz](mailto:Plan@wrc.govt.nz)

## **PART A: Further Submitter contact details**

**Public information** - all information contained in a further submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. Your information is held and administered by the West Coast Regional Council in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. This means that your information may be disclosed to other people who request it in accordance with the terms of these Acts. It is therefore important you let us know if your form includes any information you consider should not be disclosed.

**Full name:** \_\_\_\_\_

**Organisation:** \_\_\_\_\_

*[The organisation that this submission is on behalf of, if applicable]*

**Postal address:** \_\_\_\_\_ **Post Code:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone :** \_\_\_\_\_ **Phone (Cell):** \_\_\_\_\_

**Preferred method of contact and address for service:** \_\_\_\_\_

**Contact person and address for service [if different from above]:** \_\_\_\_\_

**Only certain people can make further submissions. Please tick the option that applies to you:**

- I am a person representing a relevant aspect of the public interest
- I am a person who has an interest in the proposed policy statement that is greater than the interest the general public has.
- I am the local authority for the relevant area.

**PART B: Trade Competition**

As per Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a further submission only if directly affected by an effect of the proposed policy statement that:

- a) Adversely affects the environment
- b) Does not relate to trade competition or the effects of trade competition.

**Please tick the sentence that applies to you:**

- I **could not** gain an advantage in trade competition through this submission; or
- I **could** gain an advantage in trade competition through this submission. *If you have ticked this box, please select one of the following:*
  - I **am** directly affected by an effect of the subject matter of the submission.
  - I **am not** directly affected by an effect of the subject matter of the submission.

**Service of your further submission**

Please note: any person making a further submission must serve a copy of that submission on the original submitter no later than 5 working days after the submission has been provided to the West Coast Regional Council. If you have made a further submission on a number of original submissions, then copies of your further submission will need to be served on each original submitter.

*A Lowe*

**Signature:** \_\_\_\_\_ **Date:** 01/11/2016

*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

(A signature is not required if you make your submission by electronic means)

**PART C: Request to be Heard**

- I **do not** wish to be heard in support of my further submission; or
- I **do** wish to be heard in support of my further submission; and if so,
- I would be prepared to consider presenting my further submission in a joint case with others making a similar further submission at any Hearing.

<b>Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)</b>	<b>Person, or organisation, making original submission</b>	<b>I <u>support</u> or <u>oppose</u> the relief sought in the original submission (please give reasons)</b>
2.66	Allan Lowe	

Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	I <u>support</u> or <u>oppose</u> the relief sought in the original submission (please give reasons)

*Attach further sheets as required*



**RESOURCE MANAGEMENT ACT 1991**

**FURTHER SUBMISSION ON PROPOSED PLAN CHANGE 1 TO THE WEST COAST REGIONAL LAND AND WATER PLAN**

To: West Coast Regional Council  
BY EMAIL [Plan@wrc.govt.nz](mailto:Plan@wrc.govt.nz)

From: Royal Forest and Bird Protection Society of New Zealand Incorporated of New Zealand  
(Forest & Bird)

**Address for service:**

Forest and Bird  
PO Box 2516, Christchurch 8140  
Attention: Jen Miller

Email: [j.miller@forestandbird.org.nz](mailto:j.miller@forestandbird.org.nz) Phone: 03 940 5523

**INTRODUCTION**

1. Forest & Bird represents a relevant aspect of the public interest, and has an interest greater than the public generally.
2. Forest & Bird wishes to be heard in support of this submission, and would be prepared to consider presenting this submission in a joint case with others making a similar submission at any hearing.

F&B supports or opposes the submission of:	The particular parts of the submission F&B supports or opposes:	Support or oppose submission point	Reasons
Department of Conservation 1.2	Miscellaneous Change A: Introduction	Support	Gives proper effect Policy 1 (2)(a) of the NZCPS
1.8	Miscellaneous Change C 17.3 Definitions-Riparian Margins	Support	Is consistent with Part 2 RMA and the Plans policies around wetland protection.
2.37	FOUP016 South Westport	Support	The amendment is a sensible one and consistent with Part 2 RMA
2.45	FOUP052 Okari Road	Support	The amendment is a sensible one and consistent with Part 2 RMA
2.58	BRUP003 Lake Poerua	Support	The amendment gives effect to Part 2 RMA and RMA and relevant policies of the Land and Water Plan.
2.68	HOKP107 Serpentine and Acre Creeks	Support	The proposed deletion is not supported by ecological evidence and would be inconsistent with Part 2 RMA and relevant policies of the Land and Water Plan.

F&B supports or opposes the submission of:	The particular parts of the submission F&B supports or opposes:	Support or oppose submission point	Reasons
Birchfield Coal Mines Limited 2.51/2.53	MAIP003 Fletcher Creek MAIP004 Miles Creek	Oppose	Forest and Bird is opposed to any further deletions of wetland areas. A thorough (and pragmatic) ecological assessment of the Coast's wetlands has occurred. Further removal would be contrary to Council's responsibilities as set out in the RMA and its own objectives and policies in the Land and Water Plan.
Minerals West Coast-2. 13	MAIP003 MAIP004 MAIP006 HOKP086	Oppose	Forest and Bird is opposed to any further deletions of wetland areas. A thorough (and pragmatic) ecological assessment of the Coast's wetlands has occurred. Further removal would be contrary to Council's responsibilities as set out in the RMA and its own objectives and policies in the Land and Water Plan.

Jen Miller

21 October 2016



# Further Submission on Proposed Plan Change 1 to the Regional Land and Water Plan 2016

**Return your signed further submission to the West Coast Regional Council by 5.00pm, Monday 31 October 2016**

Further submissions may be:

- Posted to: Proposed Plan Change 1, West Coast Regional Council, PO Box 66, Greymouth 7840
- Delivered direct to the West Coast Regional Council at 388 Main South Road, Greymouth
- Emailed to [Plan@wcc.govt.nz](mailto:Plan@wcc.govt.nz)

## **PART A: Further Submitter contact details**

**Public information** - all information contained in a further submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. Your information is held and administered by the West Coast Regional Council in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. This means that your information may be disclosed to other people who request it in accordance with the terms of these Acts. It is therefore important you let us know if your form includes any information you consider should not be disclosed.

**Full name:** HARREN STRATFORD

**Organisation:** \_\_\_\_\_

*[The organisation that this submission is on behalf of, if applicable]*

**Postal address:** PO Box 426 WESTPORT

**Post Code:** 7866

**Email:** Warren@zekn.co.nz **Phone:** 087895502 **Phone (Cell):** 0974445503

**Preferred method of contact and address for service:** \_\_\_\_\_

**Contact person and address for service [if different from above]:** \_\_\_\_\_

**Only certain people can make further submissions. Please tick the option that applies to you:**

- I am a person representing a relevant aspect of the public interest
- I am a person who has an interest in the proposed policy statement that is greater than the interest the general public has.
- I am the local authority for the relevant area.

**PART B: Trade Competition**

As per Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a further submission only if directly affected by an effect of the proposed policy statement that:

- a) Adversely affects the environment
- b) Does not relate to trade competition or the effects of trade competition.

**Please tick the sentence that applies to you:**

- I ~~could not~~ gain an advantage in trade competition through this submission; or
- I ~~could~~ gain an advantage in trade competition through this submission. *If you have ticked this box, please select one of the following:*
  - I ~~am~~ directly affected by an effect of the subject matter of the submission.
  - I ~~am not~~ directly affected by an effect of the subject matter of the submission.

**Service of your further submission**

Please note: any person making a further submission must serve a copy of that submission on the original submitter no later than 5 working days after the submission has been provided to the West Coast Regional Council. If you have made a further submission on a number of original submissions, then copies of your further submission will need to be served on each original submitter.

**Signature:**

*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

**Date:**

26 / 10 / 16.

(A signature is not required if you make your submission by electronic means)

**PART C: Request to be Heard**

- I ~~do not~~ wish to be heard in support of my further submission; or
- I ~~do~~ wish to be heard in support of my further submission; and if so,
  - I would be prepared to consider presenting my further submission in a joint case with others making a similar further submission at any Hearing.

Warren Stratford  
P.O Box 426  
Westport

Submission: Against wetland or other boundaries to my property  
FOUP14

I strongly oppose to any markings to any wetlands or other boundaries on my property without being negotiated with a buyer at an agreed market value.

As i believe this is a way of stealing property off the rightful owners without negotiations being made.

This land is of my income that contributes to the backbone of this country to keep New Zealand in an economic state.

As i pay rates on this property, these areas are an income that has to be made to be able to pay my rates as any business minded person would understand this, not people that steal property from the rightful owners.

As there is a estuary right beside my property that has being untouched for a very long time, thats gives a considerable amount of area, that is not my property, for any living species to breed.

Land ownership rights are being ignored.

No land of mind will be surveyed for anything without negotiation.

I want all marking taken off my property otherwise negotiations for these areas marked has to be negotiated at there costs.

# Further Submission on the Proposed Plan Change 1 to the Regional Land and Water Plan 2016

The closing date for submissions is 5.00 p.m. on Monday 31 October 2016

The West Coast Regional Council  
P.O. Box 66  
388 Main South Road  
GREYMOOUTH 7840

Email:  
Plan@wrc.govt.nz



**This is a further submission in support or in opposition of a submission on the Proposed Regional Coastal Plan 2016.**

## **PART A: Further Submitter Contact Details**

**Full Name:** Bruce James Truman

**Organisation:** SuperSphag Ltd

**Address for Service:** 81 Granville Road  
RD 1  
Blackball 7871

**Phone Number: Home** (03) 7323617 **Work** (03) 7323610

**Mobile:** 0276413848

**Email:** btruman@xtra.co.nz

*This submission is a public document and the details provided will be displayed to members of the public. By providing your details on this form you agree to this information being available publicly.*

**Making a further submission**

You are able to make a further submission if you are: (please identify which applies to you)

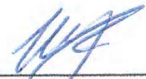
*A person who has an interest in the proposal that is greater than the interest the general public has.*

**PART B: Trade Competition**

I could not gain an advantage in trade competition through this submission.

**Service of these further submissions**

A copy of these further submissions have been served on the relevant original submitters no later than 5 working days after submission has been provided to the West Coast Regional Council.

Signature:  \_\_\_\_\_  
*for (Bruce Truman)*

**Date:** 31 October 2016

**PART C: Request to be Heard**

I do wish to be heard in support of my further submissions.



**Further Submission - Submitter No. 5 Buller Conservation Group**

Original Submitter	Original Submission Reference	Position with Respect to Relief Sought	Decision Sought	Reasons
Buller Conservation Group (BCG)	1.40	Oppose	Decline	<ul style="list-style-type: none"> <li>• The proposed Plan Change will achieve the outcomes of the Resource Management Act with respect to wetlands and the harvesting of moss in the West Coast context.</li> <li>• Moss harvesting has been undertaken for a considerable period of time within wetlands on the West Coast and is not a new or unknown activity. The longevity of the industry on the West Coast illustrates its sustainable nature, in terms of both the environment, including wetlands, and the industry.</li> <li>• Moss harvesting is a long established and currently occurring industry on the West Coast which has relied on, and maintained, wetlands and sustainable harvesting for its continued operation.</li> <li>• Harvesting has occurred in a manner which is clearly understood by the West Coast Regional Council and assessed as having less than minor or minimal environmental effects based on experience of the activity.</li> <li>• The continued harvesting of sphagnum moss from wetlands within the West Coast Region on a permitted activity basis will not be contrary to the objectives and policies of the Regional Land and Water Plan.</li> <li>• The submitter does not recognise or consider the existing moss harvesting industry on the West Coast.</li> <li>• The potential impacts on the moss harvesting industry both already established and operating on the West Coast, and future potential, as a result of the change not proceeding have not been recognised or assessed by the submitter.</li> </ul>

**Further Submission - Submitter No. 14 Department of Conservation**

Original Submitter	Original Submission Reference	Position with Respect to Relief Sought	Decision Sought	Reasons
Department of Conservation (DOC)	1.45	Oppose	Decline	<ul style="list-style-type: none"> <li>• The proposed Plan Change will achieve the outcomes of the Resource Management Act with respect to wetlands and the harvesting of moss in the West Coast context.</li> <li>• Moss harvesting has been undertaken for a considerable period of time within wetlands on the West Coast and is not a new or unknown activity. The longevity of the industry on the West Coast illustrates its sustainable nature, in terms of both the environment, including wetlands, and the industry.</li> <li>• Moss harvesting is a long established and currently occurring industry on the West Coast which has relied on, and maintained, wetlands and sustainable harvesting for its continued operation.</li> <li>• Harvesting has occurred in a manner which is clearly understood by the West Coast Regional Council and assessed as having less than minor or minimal environmental effects based on experience of the activity.</li> <li>• The continued harvesting of sphagnum moss from wetlands within the West Coast Region on a permitted activity basis will not be contrary to the objectives and policies of the Regional Land and Water Plan.</li> <li>• The submitter does not recognise or consider the existing moss harvesting industry on the West Coast.</li> <li>• The potential impacts on the moss harvesting industry both already established and operating on the West Coast, and future potential, as a result of the change not proceeding have not been recognised or assessed by the submitter.</li> <li>• The submitter advises that harvesting of moss within certain wetlands on land owned and administered by the Department is contrary to the Conservation Management Strategy which it administers in relation to that land. The Department has direct control and management of these areas and is not prevented by the Plan Change from achieving the outcomes of the Conservation Management Strategy with respect to wetlands on its own land or land it manages.</li> </ul>

**Further Submission - Submitter No. 15 Paul Elwell-Sutton**

Original Submitter	Original Submission Reference	Position with Respect to Relief Sought	Decision Sought	Reasons
Paul Elwell-Sutton (ELWEP)	1.46	Oppose	Decline	<ul style="list-style-type: none"> <li>• The proposed Plan Change will achieve the outcomes of the Resource Management Act with respect to wetlands and the harvesting of moss in the West Coast context.</li> <li>• Moss harvesting has been undertaken for a considerable period of time within wetlands on the West Coast and is not a new or unknown activity. The longevity of the industry on the West Coast illustrates its sustainable nature, in terms of both the environment, including wetlands, and the industry.</li> <li>• Moss harvesting is a long established and currently occurring industry on the West Coast which has relied on, and maintained, wetlands and sustainable harvesting for its continued operation.</li> <li>• Harvesting has occurred in a manner which is clearly understood by the West Coast Regional Council and assessed as having less than minor or minimal environmental effects based on experience of the activity.</li> <li>• The continued harvesting of sphagnum moss from wetlands within the West Coast Region on a permitted activity basis will not be contrary to the objectives and policies of the Regional Land and Water Plan.</li> <li>• The submitter does not recognise or consider the existing moss harvesting industry on the West Coast.</li> <li>• The potential impacts on the moss harvesting industry both already established and operating on the West Coast, and future potential, as a result of the change not proceeding have not been recognised or assessed by the submitter.</li> </ul>

**Further Submission - Submitter No. 38 Royal Forest and Bird Protection Society of New Zealand Inc**

Original Submitter	Original Submission Reference	Position with Respect to Relief Sought	Decision Sought	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc (RF&B)	1.47	Oppose	Decline	<ul style="list-style-type: none"> <li>• The proposed Plan Change will achieve the outcomes of the Resource Management Act with respect to wetlands and the harvesting of moss in the West Coast context.</li> <li>• Moss harvesting has been undertaken for a considerable period of time within wetlands on the West Coast and is not a new or unknown activity. The longevity of the industry on the West Coast illustrates its sustainable nature, in terms of both the environment, including wetlands, and the industry.</li> <li>• Moss harvesting is a long established and currently occurring industry on the West Coast which has relied on, and maintained, wetlands and sustainable harvesting for its continued operation.</li> <li>• Harvesting has occurred in a manner which is clearly understood by the West Coast Regional Council and assessed as having less than minor or minimal environmental effects based on experience of the activity.</li> <li>• The continued harvesting of sphagnum moss from wetlands within the West Coast Region on a permitted activity basis will not be contrary to the objectives and policies of the Regional Land and Water Plan.</li> <li>• The submitter does not recognise or consider the existing moss harvesting industry on the West Coast.</li> <li>• The potential impacts on the moss harvesting industry both already established and operating on the West Coast, and future potential, as a result of the change not proceeding have not been recognised or assessed by the submitter.</li> </ul>

**Further Submission - Submitter No. 27 Frida Inta**

Original Submitter	Original Submission Reference	Position with Respect to Relief Sought	Decision Sought	Reasons
Frida Inta (INTAF)	1.48	Oppose	Decline	<ul style="list-style-type: none"> <li>• The proposed Plan Change will achieve the outcomes of the Resource Management Act with respect to wetlands and the harvesting of moss in the West Coast context.</li> <li>• Moss harvesting has been undertaken for a considerable period of time within wetlands on the West Coast and is not a new or unknown activity. The longevity of the industry on the West Coast illustrates its sustainable nature, in terms of both the environment, including wetlands, and the industry.</li> <li>• Moss harvesting is a long established and currently occurring industry on the West Coast which has relied on, and maintained, wetlands and sustainable harvesting for its continued operation.</li> <li>• Harvesting has occurred in a manner which is clearly understood by the West Coast Regional Council and assessed as having less than minor or minimal environmental effects based on experience of the activity.</li> <li>• The continued harvesting of sphagnum moss from wetlands within the West Coast Region on a permitted activity basis will not be contrary to the objectives and policies of the Regional Land and Water Plan.</li> <li>• The submitter does not recognise or consider the existing moss harvesting industry on the West Coast.</li> <li>• The potential impacts on the moss harvesting industry both already established and operating on the West Coast, and future potential, as a result of the change not proceeding have not been recognised or assessed by the submitter.</li> </ul>

**Further Submission - Submitter No. 32 Alan Mark**

Original Submitter	Original Submission Reference	Position with Respect to Relief Sought	Decision Sought	Reasons
Alan Mark (MARKA)	1.51	Oppose	Decline	<ul style="list-style-type: none"> <li>• The proposed Plan Change will achieve the outcomes of the Resource Management Act with respect to wetlands and the harvesting of moss in the West Coast context.</li> <li>• Moss harvesting has been undertaken for a considerable period of time within wetlands on the West Coast and is not a new or unknown activity. The longevity of the industry on the West Coast illustrates its sustainable nature, in terms of both the environment, including wetlands, and the industry.</li> <li>• Moss harvesting is a long established and currently occurring industry on the West Coast which has relied on, and maintained, wetlands and sustainable harvesting for its continued operation.</li> <li>• Harvesting has occurred in a manner which is clearly understood by the West Coast Regional Council and assessed as having less than minor or minimal environmental effects based on experience of the activity.</li> <li>• The continued harvesting of sphagnum moss from wetlands within the West Coast Region on a permitted activity basis will not be contrary to the objectives and policies of the Regional Land and Water Plan.</li> <li>• The submitter does not recognise or consider the existing moss harvesting industry on the West Coast.</li> <li>• The potential impacts on the moss harvesting industry both already established and operating on the West Coast, and future potential, as a result of the change not proceeding have not been recognised or assessed by the submitter.</li> </ul>

31 October 2016

West Coast Regional Council  
PO Box 66  
Greymouth 7840

Attention: Alyce Melrose

By email: [Plan@wrc.govt.nz](mailto:Plan@wrc.govt.nz)

Dear Alyce

**FURTHER SUBMISSION ON PROPOSED CHANGES TO THE WEST COAST REGIONAL  
LAND AND WATER PLAN**

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**Further Submission of:** Buller District Council  
PO Box 21  
Westport 7866

**Contact Person:** Rachel Townrow  
Team Leader Planning & Policy  
Buller District Council  
PO Box 21  
Westport 7866

Telephone: 03 788 9111

Email: [rachel@bdc.govt.nz](mailto:rachel@bdc.govt.nz)

The Buller District Council represents a relevant aspect of the public interest and has an interest in the proposed changes that is greater than the interest the general public has.

The Buller District Council could not gain an advantage in trade competition through this submission.

The Buller District Council does wish to be heard in support of their submission and would be prepared to consider presenting in a joint case with others making a similar further submission at any Hearing.

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This submission relates to the original submissions of Buller Conservation Group, Department of Conservation, Paul Elwell-Sutton, Frida Inta and Royal Forest and Bird Protection Society of New Zealand Inc. on the proposed changes to wetland *FOUP023 Caledonian Terrace*.

In summary, as currently recorded this wetland includes infrastructure that is part of the Westport water supply. Given the importance of the water supply to the Westport community, the Buller District Council (the Council) supports the exclusion of areas containing this infrastructure from the scheduled wetland as per the notified plan change with two minor amendments, as outlined in yellow on the aerial photographs attached as Appendix One. These amendments would:

- Exclude an area of existing formed access from the wetland on Sec 14 Blk VIII Kawatiri SD (Figure 1); and
- Incorporate the entirety of the largest impounding reservoir in the excluded area (Figure 2). The exclusion boundary as notified appears to have cut off the south-eastern portion of this reservoir.

It is understood that the intention had been to exclude all of the infrastructure from the scheduled wetland.

As per previous correspondence between the Council, West Coast Regional Council and the Department of Conservation, the Council would like to have seen further exclusions from this wetland to provide buffers around the infrastructure to ensure that maintenance and repair is not unduly hindered and to provide for the upgrade and/or expansion of the infrastructure should this be required in future. It is also noted, as shown on the aerial photograph attached as Appendix Two, that the trunk main and some gravity mains run under areas that are proposed to remain as part of the scheduled wetland. The Council is concerned about the potential impact of this on its ability to repair and maintain the pipes and would like to see exclusions over these as well.

Yours sincerely



**Tony Robertson**  
**ACTING MANAGER OPERATIONS**



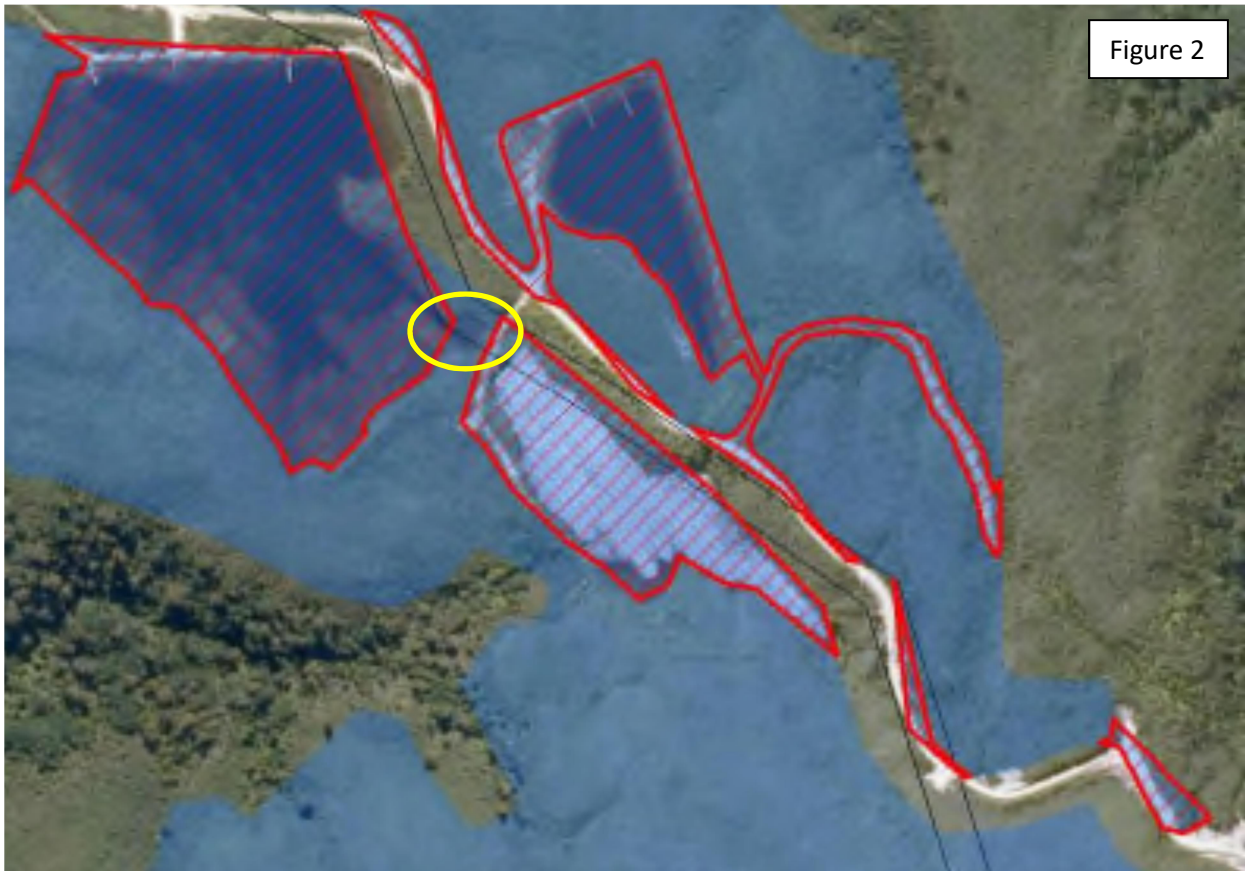
**Rachel Townrow**  
**TEAM LEADER PLANNING & POLICY**



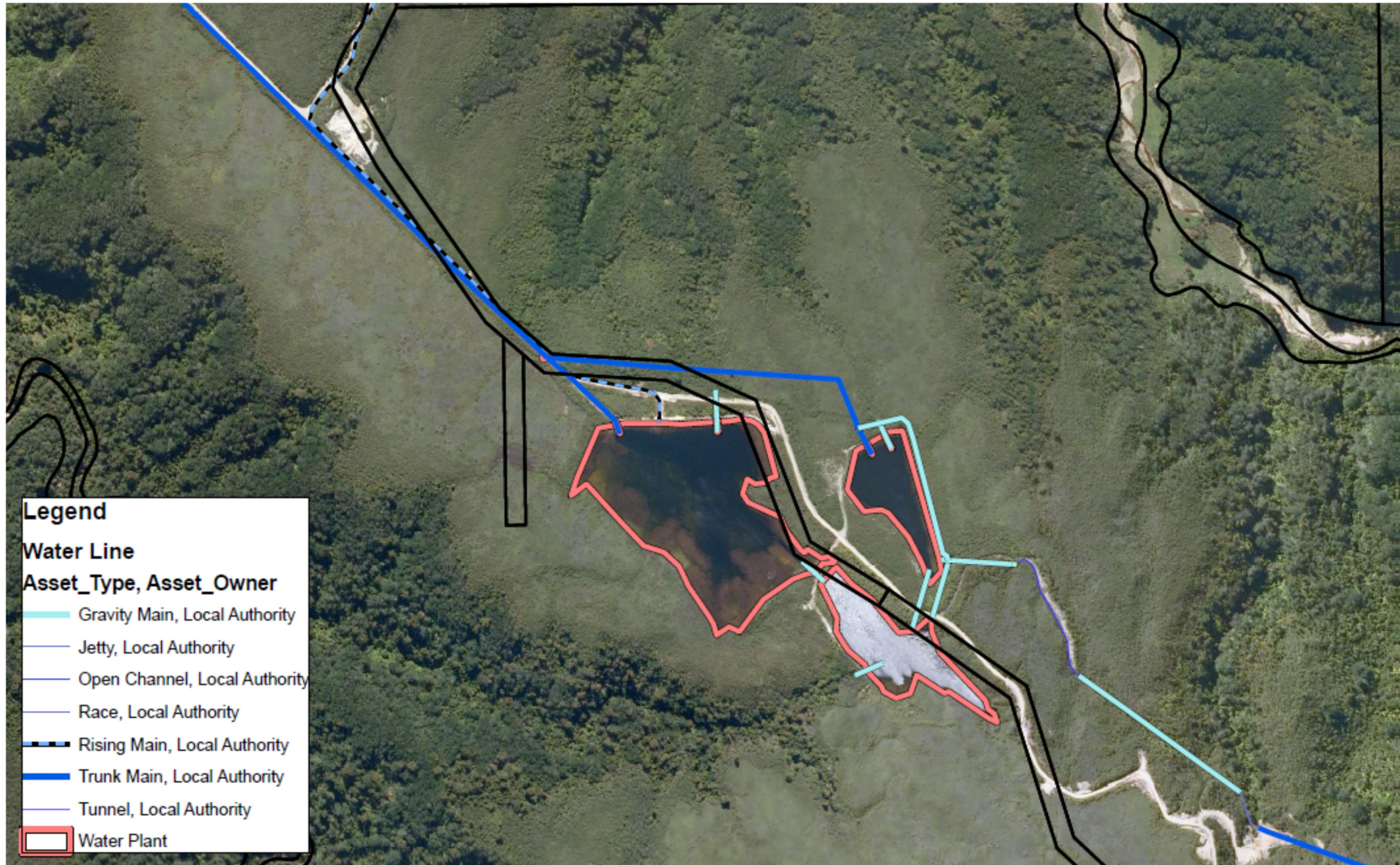
Decision requested	Person, or organisation, making original submission	Support/ Oppose/ Neutral	Reasons
2.2	Department of Conservation (14, DOC)	Support in part (as it relates to FOUP023)	<p>Council supports the changes relating to <i>FOUP023 Caledonian Terrace</i> as notified and wishes to see these retained as a minimum, with two minor amendments to include all of the infrastructure as originally intended (as outlined in yellow in Appendix One).</p> <p>Council would like to see further exclusions from <i>FOUP023 Caledonian Terrace</i> to ensure that the maintenance and repair of the Westport water supply are not unduly hindered and that the opportunity to upgrade and/or expand the infrastructure is retained in case this is needed in future.</p>
2.3	Paul Elwell-Sutton (15, ELWEP)	Oppose in part (as it relates to FOUP023)	<p>It is unclear whether the Submitter's requested relief is intended to apply to <i>FOUP023 Caledonian Terrace</i>.</p> <p>The additional wording sought by the Submitter is considered unnecessary in relation to the proposed amendments to the boundaries of FOUP023. The areas to be excluded were developed prior to notification of the <i>Land and Water Plan</i> and are not a functioning wetland.</p>
2.5	Royal Forest and Bird Protection Society of New Zealand Inc. (38, RF&B)	Oppose in part (as it relates to FOUP023)	<p>The areas proposed for exclusion from <i>FOUP023 Caledonian Terrace</i> were developed prior to notification of the <i>Land and Water Plan</i> and are not a functioning wetland.</p> <p>Adding a 20m buffer to the proposed boundaries of FOUP023 would in some places negate the proposed exclusions and in others would incorporate parts of the Westport water infrastructure back into the scheduled wetland. It is considered appropriate that the areas of infrastructure be excluded from the scheduled wetland.</p>
2.9	Buller Conservation Group (5, BCG)	Oppose in part (as it relates to FOUP023)	<p><i>FOUP023 Caledonian Terrace</i> is within a reserve for water-conservation purposes vested in the Buller District Council and as such could be considered to be "public land". The areas to be excluded from FOUP023 are considered appropriate exclusions, despite their status as public land, given that they were developed prior to notification of the <i>Land and Water Plan</i> and are not a functioning wetland.</p> <p>Council supports the exclusions from FOUP023 as notified as a minimum and does not support the addition of any marginal areas or buffers back into the scheduled wetland.</p>

2.12	Frida Inta (27, INTAF)	Oppose in part (as it relates to FOUPO23)	<p><i>FOUP023 Caledonian Terrace</i> is within a reserve for water-conservation purposes vested in the Buller District Council and as such could be considered to be “public land”. The areas to be excluded from FOUPO23 are considered appropriate exclusions, despite their status as public land, given that they were developed prior to notification of the <i>Land and Water Plan</i> and are not a functioning wetland.</p> <p>Council supports the exclusions from FOUPO23 as notified as a minimum and does not support the addition of any marginal areas or buffers back into the scheduled wetland.</p>
2.39	Buller Conservation Group (5, BCG)	Oppose	<p>The “blocks of darker blue” identified by the Submitter are the impounding reservoirs for the Westport water supply. These reservoirs are an integral part of the Westport water supply infrastructure. They are believed to have been man-made during construction of the water supply circa 1903. It is considered appropriate that these areas be excluded from the scheduled wetland as they were developed prior to notification of the <i>Land and Water Plan</i> and are not a functioning wetland.</p>
2.40	Frida Inta (27, INTAF)	Oppose	<p>The “blocks of darker blue” identified by the Submitter are the impounding reservoirs for the Westport water supply. These reservoirs are an integral part of the Westport water supply infrastructure. They are believed to have been man-made during construction of the water supply circa 1903. It is considered appropriate that these areas be excluded from the scheduled wetland as they were developed prior to notification of the <i>Land and Water Plan</i> and are not a functioning wetland.</p>

Appendix One



## Appendix Two





# Further Submission on Proposed Plan Change 1 to the Regional Land and Water Plan 2016

**Return your signed further submission to the West Coast Regional Council by 5.00pm, Monday 31 October 2016**

Further submissions may be:

- a) Posted to: Proposed Plan Change 1, West Coast Regional Council, PO Box 66, Greymouth 7840
- b) Delivered direct to the West Coast Regional Council at 388 Main South Road, Greymouth
- c) Emailed to [Plan@wrcr.govt.nz](mailto:Plan@wrcr.govt.nz)

## PART A: Further Submitter contact details

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**Full name:** Nanny CARO

**Organisation:** \_\_\_\_\_  
[The organisation that this submission is on behalf of, if applicable]

**Postal address:** 112 Hollis Ave **Post Code:** 8022

**Email:** nonny713@gmail.com **Phone (Cell):** 02102519697

**Preferred method of contact and address for service:** usual

**Contact person and address for service [if different from above]:** \_\_\_\_\_

**Only certain people can make further submissions. Please tick the option that applies to you:**

- I am a person representing a relevant aspect of the public interest
- I am a person who has an interest in the proposed policy statement that is greater than the interest the general public has.
- I am the local authority for the relevant area.

**PART B: Trade Competition**

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- b) Does not relate to trade competition or the effects of trade competition.

**Please tick the sentence that applies to you:**

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**Signature:**  \_\_\_\_\_ **Date:** 26.10.16  
*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

(A signature is not required if you make your submission by electronic means)

**PART C: Request to be Heard**

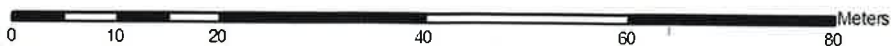
- I **do not** wish to be heard in support of my further submission; or
- I **do** wish to be heard in support of my further submission; and if so,
- I would be prepared to consider presenting my further submission in a joint case with others making a similar further submission at any Hearing.

Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	I support or oppose the relief sought in the original submission (please give reasons)
HOKP119 Lake Magpie 2.70	Andy Griffis	I support the original submission and request an additional financial adjustment to receive the remaining wetland on my property for the same reason (wet wetland and developed)
		See attached area in white

Attach further sheets as required



### HOKP119 Lake Mudgie - Caro Nonny





- (a) To the best of my knowledge HOKP100 is a man made wetland, having been part of the pre 1840 Rimu/ Kahikatea forest in the early 1900's for timber.
- (b) The area at approx. 18 hectares is less than the 40 hectares minim for a Pakihi type wetland.
- (c) Located approx. 1km distance from Houhou Ck, the nearest significant waterway in the direction of general surface water drainage flow.
- (d) The area is bisected by a partially formed road serving power transmission lines.

**Relief sought:**

I urge WCRC to make a timely assessment.

**HOKP107 Serpentine and Acre Creeks****Decision Requested: 2.68**

**Submitter** 14 DOC

Submission

Oppose.

The deletion of the triangular shaped part of the wetland is opposed as this wetland values are the same as the neighboring two blocks managed by DOC:

- Kumara Scenic Reserve;
- Kapitea Creek Stewardship Area.

The values are also the same as the adjacent Kumara Junction pakihi management unit and ecosystem asset.

**Relief sought:**

Amend the Map for Wetland HOKP107 Serpentine and Acre Creeks by including the triangular piece of wetland proposed to be excluded as a Schedule 2 wetland.

**Decision Requested: 2.69**

**Submitter** 21 FRIEG

Submission

I support the move to remove the land from Schedule 2 wetlands because they are not ecologically significant.

**HOKP119 Lake Mudgie****Decision Requested: 2.70**

**Submitter** 23 GRIGA

Submission

I am in support of each separate provision because the land is not wetland and this areas been developed for a long time.

**HAAP009 Okuru Estuary and HAAP012 Turnbull Waiatoto****Decision Requested: 2.71**

**Submitter** 15 ELWEP

Submission

HAAP009 and HAAP012

I oppose the removal of any wetland areas in the Hapuka river catchment or basin (Maps HAAP 009 and HAAP 012 Turnbull Waiatoto pages 74-75).

**Reason:**

Unlike other South Westland rivers, the Hapuka river and estuary upstream of the Jackson Bay road bridge never carries a high sediment load, and its water quality is high, despite the brown coloration, due to the tannin content derived from the peaty indigenous forests and wetlands which it drains, making it particularly unique in New Zealand, and especially vulnerable to any land development in its catchment.

Despite these features, the Hapuka river is perhaps the most publicly accessible relatively unmodified estuary of its type in New Zealand, and certainly on the West Coast.

The Hapuka estuary walk, which is wheel-chair accessible and maintained by the Department of Conservation (DOC), is one of the West Coast's premier self-guide nature walks, and the river itself, plus the tributary of Groper creek, may be

19 Matai Street,  
Dobson 7805.  
12<sup>th</sup> January 2017

West Coast Regional Council  
P.O. Box 66  
Greymouth

Attention Alyce.

Re: Plan Change 1 to the Regional Land and Water Plan.

We wish to confirm our Submission  
relates to Gordon Bradley's Submission.  
Decision Requested number 2.57

Yours Faithfully

William ~ Caroline Foster.





19 Matai St  
Dobson 7805.  
20-10-16.

To: Sarah Jones  
Planning Team Leader  
West Coast Regional Council.

Dear Sarah

Re: 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.

Yours faithfully.

William & Caroline Foster.



**PART B: Trade Competition**

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**Please tick the sentence that applies to you:**

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**Signature:**



*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

**Date:**

21/10/16

(A signature is not required if you make your submission by electronic means)

**PART C: Request to be Heard**

- I **do not** wish to be heard in support of my further submission; or
- I **do** wish to be heard in support of my further submission; and if so,
- I would be prepared to consider presenting my further submission in a joint case with others making a similar further submission at any Hearing.

Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	I support or oppose the relief sought in the original submission (please give reasons)
2.24	Buller Conservation Group	We oppose the submission put in by the Buller Conservation group. We support the West Coast Regional Council in removing the wetland area from our property.
2.25	Frída Infa	We oppose the submission put in by Frída Infa. We support the West Coast Regional Council in removing the wetland area from our property.

Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	I support or oppose the relief sought in the original submission (please give reasons)

*Attach further sheets as required*



# Further Submission on Proposed Plan Change 1 to the Regional Land and Water Plan 2016

**Return your signed further submission to the West Coast Regional Council by 5.00pm, Monday 31 October 2016**

Further submissions may be:

- a) Posted to: Proposed Plan Change 1, West Coast Regional Council, PO Box 66, Greymouth 7840
- b) Delivered direct to the West Coast Regional Council at 388 Main South Road, Greymouth
- c) Emailed to [Plan@wrc.govt.nz](mailto:Plan@wrc.govt.nz)

## **PART A: Further Submitter contact details**

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**Full name:** \_\_\_\_\_

**Organisation:** \_\_\_\_\_

*[The organisation that this submission is on behalf of, if applicable]*

**Postal address:** \_\_\_\_\_ **Post Code:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone :** \_\_\_\_\_ **Phone (Cell):** \_\_\_\_\_

**Preferred method of contact and address for service:** \_\_\_\_\_

**Contact person and address for service [if different from above]:** \_\_\_\_\_

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- I am a person who has an interest in the proposed policy statement that is greater than the interest the general public has.
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*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

(A signature is not required if you make your submission by electronic means)

### **PART C: Request to be Heard**

- I **do not** wish to be heard in support of my further submission; or
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<b>Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)</b>	<b>Person, or organisation, making original submission</b>	<b>I <u>support</u> or <u>oppose</u> the relief sought in the original submission (please give reasons)</b>

Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	I <u>support</u> or <u>oppose</u> the relief sought in the original submission (please give reasons)

*Attach further sheets as required*

Further Submission on  
Proposed Plan Change 1 to the Regional Land and Water Plan 2016

Emailed to [Plan@werc.govt.nz](mailto:Plan@werc.govt.nz)

**PART A: Further Submitter details**

**Full name** Cornelius (Kees) Adrianus van Beek  
On behalf of Kawhaka Station Ltd

**Postal Address** Kawhaka Station Ltd, 1616 Old Christchurch Road, RD 2,  
HOKITIKA 7882

**Email:** [kees46@outlook.co.nz](mailto:kees46@outlook.co.nz)

**Preferred method of contact and address for service.**

Email [kees46@outlook.co.nz](mailto:kees46@outlook.co.nz)

And, Postal Address Kawhaka Station Ltd, 1616 Old Christchurch Road, RD 2,  
HOKITIKA 7882

As shareholding will change.

**Contact Person** as above, Kees van Beek

I am a person who has an interest in the proposed policy statement which is greater than the interest the general public has.

**PART B: Trade Competition**

**I could not** gain an advantage in trade competition through this submission.

**PART C: Request to be heard.**

I **do** wish to be heard in support of my submission; and if so,  
I would be prepared to consider presenting my submission in a joint case with others making a similar further submission at any hearing.

Please note that the Lake Mudgie HOKP119 page 59 of maps is in two distinct catchments.

The one around lake Mudgie itself drains to the west and not through our property, Kawhaka Station. It is of little concern to us. However we do support Andrew Grigg in his further submission. I have told him this in person.

**Summary**

We are not opposed to some of the wetter area going into a wetland but we do want to see a proper assessment done of the eastern area of Lake Mudgie HOKP119. Both the Kawhaka Station land and the DoC land as the present proposal looks quite ludicrous.

## **Our Concerns**

Whoever drew the blue on the map did not take any **care whatsoever as spelt out below.**

1. The eastern area does drain out through Kawhaka Station via numerous creeks that come down over the terrace and Whisky Creek which also runs down through a neighbouring property that is not affected by the proposal.
2. The blue marked area bisects two of the three sections affected (1121 1064 1062) and isolates the northern parts of two of the sections.
3. On both north and south margins there is undulating to steep land and in parts forested.
4. The Malfroys tram runs through the blue marked area. This tram has drains in operational condition on both sides in parts.
5. There is an old gravel pit within the blue area used to build the tram.
6. Much of the southern part is broken country having eroded over thousands of years and is covered in gorse and scrub. It can be clearly seen on the WCRC provided map under the blue shading.
7. Some of the blue shaded area to the west of our boundary has been V bladed and planted with radiata pine trees some twenty years ago.
8. The DoC area to the east of our boundary and up to the Old Christchurch Road has quite a steady slope (30 metre drop over 400 metre distance) and while it is pakihi, it can be driven through with a two wheel drive tractor in a straight line as I have done back in the 1970s for a proposed water line.
9. Other significant areas of DoC land is hilly and covered in bush.
10. The Supply Water Race runs through the Blue marked area, has its own reserve and is on hilly terrain, much covered in bush.
11. The process of taking control of the so-called wet land leaves a lot to be desired.
12. Initially there was no consultation and was done in secrecy with legal threats if made public.
13. We had a visit from Hamish Fairburn on a rainy day and we walked over the open pakihi. Where we walked there was no pooling water and you could have walked through it in shoes except the vegetation was wet. We discussed that I had little objection to the area along our western boundary being declared a wetland as a creek drains into it leaving the area very wet and you could not walk or make your way through it. It covers both part of 1121 and

our neighbours. Whisky Creek comes out of it and drains through part of section 1121.

14. Following Hamish Fairburn's visit we got a letter stating we would need to get a resource consent to do anything relating to the affected area.

15. We believe that the total area identified with the blue shading is totally over the top and whoever drew that did not take particular care whatsoever. Our concerns were not addressed following Hamish Fairburn's visit.

We pay the rates on this area based on potentially being developed for dairying. DoC has similar land and pays no rates. If our wings are to be clipped then it is only proper that the appropriate area be exempted from rates.

**In Summary - Relief sought**

We are not opposed to some of the wetter area going into a wetland but we **do** want to see a proper assessment done of the eastern area of Lake Mudgie HOKP119 on both the Kawhaka Station land and the DoC land as the present proposal looks quite ludicrous.

PS I realise that we should have addressed this back in August but for whatever reason it was overlooked.

Kees van Beek

On behalf of  
Kawhaka Station Ltd  
1616 Old Christchurch Road  
RD 2  
HOKITIKA 7882



# Further Submission on Proposed Plan Change 1 to the Regional Land and Water Plan 2016

**Return your signed further submission to the West Coast Regional Council by 5.00pm, Monday 31 October 2016**

Further submissions may be:

- a) Posted to: Proposed Plan Change 1, West Coast Regional Council, PO Box 66, Greymouth 7840
- b) Delivered direct to the West Coast Regional Council at 388 Main South Road, Greymouth
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**Full name:** \_\_\_\_\_

**Organisation:** \_\_\_\_\_

*[The organisation that this submission is on behalf of, if applicable]*

**Postal address:** \_\_\_\_\_ **Post Code:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone :** \_\_\_\_\_ **Phone (Cell):** \_\_\_\_\_

**Preferred method of contact and address for service:** \_\_\_\_\_

**Contact person and address for service [if different from above]:** \_\_\_\_\_

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**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

(A signature is not required if you make your submission by electronic means)

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*Attach further sheets as required*



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**Full name:** GORDON WILLIAMS

**Organisation:** LANDCORP FARMING  
*[The organisation that this submission is on behalf of, if applicable]*

**Postal address:** P.O. Box 53479 WELLINGTON **Post Code:** 6140

**Email:** williams@landcorp.co.nz **Phone (Cell):** 0274733763

**Preferred method of contact and address for service:** email

**Contact person and address for service [if different from above]:** \_\_\_\_\_

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 I am a person who has an interest in the proposed policy statement that is greater than the interest the general public has.  
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**Signature:**  \_\_\_\_\_ **Date:** 28/10/16  
*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

(A signature is not required if you make your submission by electronic means)

**PART C: Request to be Heard**

- I **do not** wish to be heard in support of my further submission; or
- I **do** wish to be heard in support of my further submission; and if so,
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Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	I <u>support</u> or <u>oppose</u> the relief sought in the original submission (please give reasons)
2.26	Andrew Bennett	<p>We (Landcorp) would comment that we support the objectives of the Plan Change to remove the areas that are inappropriate, from the wetland designation. The submitter does not appear to be submitting on this decision, but on some historical decision to add more wetland area to Gillows Wildlife Sanctuary - however I don't believe that this is the case. We would support the current SNA area status, on the wetland area on our farm property.</p>



388 Main South Rd, Paroa  
P.O. Box 66, Greymouth 7840  
The West Coast, New Zealand  
Telephone (03) 768 0466  
Toll free 0508 800 118  
Facsimile (03) 768 7133  
Email [info@wrc.govt.nz](mailto:info@wrc.govt.nz)  
[www.wrc.govt.nz](http://www.wrc.govt.nz)



17 October 2016

Landcorp Farming Limited  
PO Box 5349  
Lambton Quay  
WELLINGTON 6145

Dear Landcorp Farming Limited

### Notification of the Summary of Decisions Requested

The West Coast Regional Council has prepared the Summary of Decisions Requested on Proposed Plan Change 1 to the Regional Land and Water Plan 2016.

The Summary of Decisions Requested can be found on Council's website [www.wrc.govt.nz/pc1](http://www.wrc.govt.nz/pc1).

Copies of the original submissions made can be viewed at the public libraries in Westport, Reefton, Greymouth and Hokitika, the I-Site in Karamea, the Department of Conservation office in Haast, or the Regional Council office in Paroa, Greymouth. The original submissions can also be found on Council's website [www.wrc.govt.nz/pc1](http://www.wrc.govt.nz/pc1).

Further submissions are now invited in support of, or in opposition to, submissions received. A further submission must be limited to a matter in support or opposition to a relevant original submission. Under Clause 8(1) of the First Schedule of the Resource Management Act 1991, the following persons may make a further submission:

- Any person representing a relevant aspect of the public interest; and
- Any person that has an interest in Proposed Plan Change 1 greater than the general public has; and
- The local authority itself.

A further submission form is enclosed or can be found on the website [www.wrc.govt.nz/pc1](http://www.wrc.govt.nz/pc1).

Further submissions are required to be received by Council no later than **5:00pm Sunday 30 October 2016**. Further submissions can be delivered to the office at 388 Main South Road, Paroa, Greymouth; posted to PO Box 66, Greymouth 7840; or emailed to [Plan@wrc.govt.nz](mailto:Plan@wrc.govt.nz).

A copy of your further submission must be served, within 5 working days after the making of the further submission to the Regional Council, on the person who made the original submission. Contact details for each submitter are available in the Summary of Decisions Requested document and on our website.

If you have any queries, please contact Alyce Melrose on freephone 0508 800 118 ext 212.

Yours faithfully

Sarah Jones  
**Planning Team Leader**



Dear Landcorp Farming Ltd.

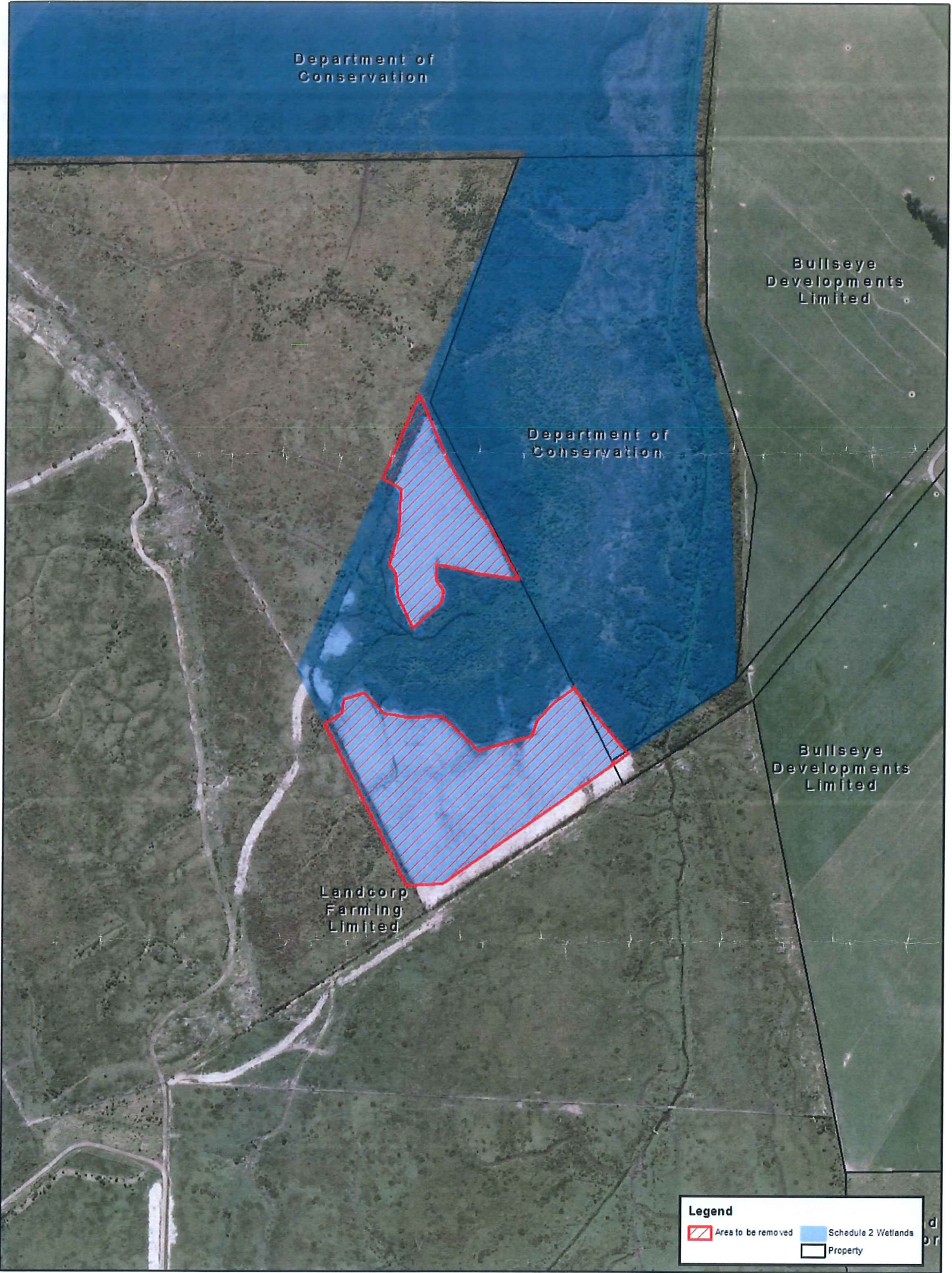
Please note that submissions have been received in relation to the proposed plan changes to a wetland on your property.

These submissions are summarised on page/s <sup>27 & 28</sup> of the Summary of Decisions Requested document available on our website. If you need assistance finding these, please contact me on 0508 800 118 ext. 212, or email [Plan@wrc.govt.nz](mailto:Plan@wrc.govt.nz).

Kind regards,

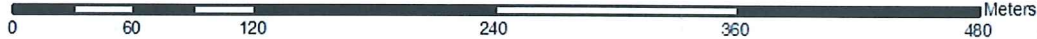
A handwritten signature in black ink, appearing to read "Alyce".

Alyce



Scale: 3,645  
 Created: 15/07/2016  
 Projection: Transverse Mercator  
 Datum: NZGD 2000  
 Air Photography Flown 2012

**FOUP005 Gillows - Landcorp**





**Relief sought:**

Object

**Decision Requested: 2.22****Submitter**

27

INTAF

Submission

P9 The marginal area here is largely around the perimeter of that property. There is little to no modification of the wetland area therefore this proposed exclusion is unacceptable. The small amount of modified land at the southern border of this property has already been excluded.

**Relief sought:**

Object

**Decision Requested: 2.23****Submitter**

31

MACBH

Submission

I understand that the area to be excluded from Schedule Two in the inland Tidal Creek area may be removed but is to be made into a reserve by the subdivision developers; in which case I consider that a Schedule Two designation would not be necessary. I am not aware of the existing values of the area proposed to be excluded.

**FOUP002, and FOUP003 Birchfield****Decision Requested: 2.24****Submitter**

5

BCG

Submission

P10 The proposed deletion does not look as though it has been developed. It is in forest just south of the developed area. Wetland status there needs to be kept.

P11 north-eastern line to be removed – is on public property – object  
bottom-most south-eastern line – there is little or no development - object  
western bottom block – ditto – object

**Relief sought:**

Object

**Decision Requested: 2.25****Submitter**

27

INTAF

Submission

P10 The proposed deletion does not look as though it has been developed. It is in forest just south of the developed area. Wetland status there needs to be kept.

P11 north-eastern line to be removed – is on public property – object  
bottom-most south-eastern line – there is little or no development - object  
western bottom block – ditto – object

**Relief sought:**

Object

**FOUP005 Gillows Creek****Decision Requested: 2.26****Submitter**

6

BENNA

Submission

My family has had a long term interest and been involved with the creation of the Gillows Wildlife Sanctuary under the Land and Surveys and Ian McCallen who was the Fish and Game Representative at the time. We are unsure why there has been no consultation on the 120 hectares that has been taken and added to this sanctuary. We have personally invested a lot of time and money into reinstatement of Gillows Dam and waterways, which was created by

early settlers in the late 1800's.

We have no problems in continuing in the maintenance when necessary.

My submission is that the freehold land owners should have the opportunity to have a say in the whereabouts of the boundaries of the SNA.

### FOUP007 Buller River Mouth Saltmarsh

#### Decision Requested: 2.27

**Submitter** 5 BCG

#### Submission

P15 All proposed removal appears to be on public land. Why should the status be revoked in such cases?

#### **Relief sought:**

Object

#### Decision Requested: 2.28

**Submitter** 27 INTAF

#### Submission

P15 All proposed removal appears to be on public land. Why should the status be revoked in such cases?

#### **Relief sought:**

Object

### FOUP008 Jones Creek Lagoon

#### Decision Requested: 2.29

**Submitter** 5 BCG

#### Submission

P16 once again all revocations appear to be on public land or on the cusp.

#### **Relief sought:**

Object

#### Decision Requested: 2.30

**Submitter** 27 INTAF

#### Submission

P16 once again all revocations appear to be on public land or on the cusp.

#### **Relief sought:**

Object

### FOUP009 Waimangaroa

#### Decision Requested: 2.31

**Submitter** 5 BCG

#### Submission

P17 left-hand top revocation looks as though it still has functioning wetland value.

#### **Relief sought:**

Object



# Further Submission on Proposed Plan Change 1 to the Regional Land and Water Plan 2016

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### PART A: Further Submitter contact details

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**Full name:** CHRISTINA ADA LOWE

**Organisation:** \_\_\_\_\_

*[The organisation that this submission is on behalf of, if applicable]*

**Postal address:** 169 Kohaihai Road Opasara R.D.3 Karamea **Post Code:** 7893

**Email:** \_\_\_\_\_ **Phone :** 03 7826 856 **Phone (Call):** \_\_\_\_\_

**Preferred method of contact and address for service:** Phone

**Contact person and address for service [if different from above]:** \_\_\_\_\_

- Only certain people can make further submissions. Please tick the option that applies to you:**
- I am a person representing a relevant aspect of the public interest
  - I am a person who has an interest in the proposed policy statement that is greater than the interest the general public has.
  - I am the local authority for the relevant area.

20 OCT 2016

**PART B: Trade Competition**

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**Signature:** S. A. Fene

*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

**Date:** 24-10-2016

(A signature is not required if you make your submission by electronic means)

**PART C: Request to be Heard**

- I **do not** wish to be heard in support of my further submission; or
- I **do** wish to be heard in support of my further submission; and if so,
  - I would be prepared to consider presenting my further submission in a joint case with others making a similar further submission at any Hearing.

Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	I support or oppose the relief sought in the original submission (please give reasons)
2.19	S-BCG	I oppose in whole the submission made by BCG and INTAF for the Estuary & Wetlands on the South side of the Oparara River The submission is totally incorrect.
2.20	27-INTAF	Several years ago the Oparara River turned South and took the Estuary and Wetlands plus 12 Ha of Farm pasture and a large area of land of our neighbour In 2013 we applied for and got Resource Consent from Regional Council & DOC to extend an existing Rock wall to divert the river straight to sea We now have Beach sand and Mangrove grass There is no Estuary and Wetland (tussock) and no Public land South of the Oparara River

Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	I support or oppose the relief sought in the original submission (please give reasons)

*Attach further sheets as required*



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**Full name:** GE & CJ COATES

**Organisation:** NIKAU DEER FARM LIMITED (NDFL)  
*[The organisation that this submission is on behalf of, if applicable]*

**Postal address:** 3789 COAST ROAD RDI RUNANGA **Post Code:** 7873

**Email:** gigney@extra-co-nz **Phone:** 7311805 **Phone (Cell):** 0212610956

**Preferred method of contact and address for service:** Phone & email

**Contact person and address for service [if different from above]:** As above.

**Only certain people can make further submissions. Please tick the option that applies to you:**

- I am a person representing a relevant aspect of the public interest
- I am a person who has an interest in the proposed policy statement that is greater than the interest the general public has.
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**Signature:**

*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

**Date:**

*S.E. Gault*  
*25/10/16*

(A signature is not required if you make your submission by electronic means)

**PART C: Request to be Heard**

- I **do not** wish to be heard in support of my further submission; or
- I **do** wish to be heard in support of my further submission; and if so,
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Original submission reference	Person ,or organisation, making original submission	I support or oppose the relief sought in the original submission with reasons
2.1	ESTGB	<b>Support;</b> these boundaries are not accurate enough and with a change of ownership boundaries will be unclear.
2.3, 2.5, 2.9,2.12	ELWEP, RF&B,BCG,INTAF	<b>Oppose;</b> not farming these areas could result in land reverting to weeds turning sour and many other associated farming and economic issues
2.4, 2.6	FFNZ, HENSR	<b>Support;</b> removing these areas that are not ecologically significant allows landowners to use this land as they normally would.
2.7	BCML	<b>Support in part;</b> WCRC did a good job in the process however when this went to the environment court, the environment court decided to include private land without any consultation with the landowner affected, this would appear to go against our democratic rights.
2.11	HENRC	<b>Support;</b> A democratic and justifiable method of dealing with SNW on private land, is to buy or swap land at a fair price or completely remove these SNW's. The method our central government has arranged for creating SNW's goes against New Zealanders private property rights.
2.48, 2.49	BCG, INTAF	<b>Oppose;</b> In a report DOC prepared on the 25th of August 2009 (file DOCDM463214) declared this area as "not outstanding or remarkable". For this reason the whole area on private land should be removed not just the area identified by WCRC as not ecologically significant.
2.5	MWC	<b>Support in part;</b> This area WCRC identified as not ecologically significant should be removed. However this does not go far enough, WCRC should remove the whole area on private land because DOC identified it as "not outstanding or remarkable"



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**Full name:** Leslie R Smart

**Organisation:** Re Smart James Ltd  
[The organisation that this submission is on behalf of, if applicable]

**Postal address:** PO Box 54 Amberley **Post Code:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone:** 033148892 **Phone (Cell):** \_\_\_\_\_

**Preferred method of contact and address for service:** Blue jeans @ call plus . net . nz

**Contact person and address for service [if different from above]:** \_\_\_\_\_

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- I am a person who has an interest in the proposed policy statement that is greater than the interest the general public has.
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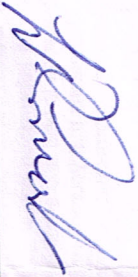
**Please tick the sentence that applies to you:**

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**Signature:**



*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

**Date:**

28-10-2016

(A signature is not required if you make your submission by electronic means)

**PART C: Request to be Heard**

- I **do not** wish to be heard in support of my further submission; or
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2-58 BRUP003 Lake Poerua		Oppose original submission - no clear plan showing drainage channels constructed or distance from Lake Poerua or plan showing map amendments																									



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**Full name:** Arthur Alan Thomson

**Organisation:** \_\_\_\_\_

*Farmer*

*[The organisation that this submission is on behalf of, if applicable]*

**Postal address:** PO Box 4 Ross

**Post Code:** 7860

**Email:** \_\_\_\_\_

**Phone:** (03) 7554 179

**Phone (Cell):** \_\_\_\_\_

**Preferred method of contact and address for service:** \_\_\_\_\_

Letter

**Contact person and address for service [if different from above]:** \_\_\_\_\_

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Signature: *a. a. J. Jensen*

*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

Date: *20-10-16*

(A signature is not required if you make your submission by electronic means)

**PART C: Request to be Heard**

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2.9	Baller Conservation group/ Frída Inta	I oppose Baller Conservation group & Frída Inta submissions  Because Council has done a detailed assessment of These wetland boundaries

Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	I support or oppose the relief sought in the original submission (please give reasons)

*Attach further sheets as required*





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**Full name:** Susan Wallace\_

**Organisation:** Te Rūnanga o Makaawhio

*[The organisation that this submission is on behalf of, if applicable]*

**Postal address:** Po box 225, Hokitika **Post Code:** 7842

**Email:** susan.wallace@ngaitahu.iwi.nz **Phone :** 03 755 7885 **Phone (Cell):** 027 555 7885

**Preferred method of contact and address for service:** e-mail

**Contact person and address for service [if different from above]:** N/A

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I am a person representing a relevant aspect of the public interest

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### **Te Rūnanga o Makaawhio support the proposed Plan Change 1**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

(A signature is not required if you make your submission by electronic means)

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62 WENAPD.

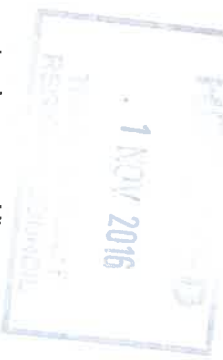


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**Full name:** Dennis D. Venable

**Organisation:** \_\_\_\_\_

*[The organisation that this submission is on behalf of, if applicable]*

**Postal address:** 210 Keograms Road, Hokitika 7882 **Post Code:** 7882

**Email:** dvenable@gmail.com **Phone :** 0220881284 **Phone (Call):** \_\_\_\_\_

**Preferred method of contact and address for service:** email

**Contact person and address for service [if different from above]:** \_\_\_\_\_

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**Signature:**

*[Signature of person making the further submission, or authorised to sign on behalf of person making the further submission]*

**Date:**

*27 Oct 16*

(A signature is not required if you make your submission by electronic means)

**PART C: Request to be Heard**

- I **do not** wish to be heard in support of my further submission; or
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Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	I support or oppose the relief sought in the original submission (please give reasons)
2067 HOK P100 Hou Hou Creek	Nigel Snoep (29)	I support the relief sought in the submission, as I am in agreement with the reasons stated therein. (timely assessment).

Original submission reference (Number in the Summary of Decisions Requested e.g. GS 3 or 4.56)	Person, or organisation, making original submission	I support or oppose the relief sought in the original submission (please give reasons)
018 11	111111	

*Attach further sheets as required*