



SUBMISSION FORM
Proposed Plan Change 2
(Regionally Significant Wetlands)
to the Regional Plan: Water for Otago
Form 5, Clause 6 of the First Schedule, Resource Management Act 1991.

OTAGO REGIONAL COUNCIL
RECEIVED DUNEDIN
6 JUL 2011
FILE No. Reg/Rd/Dev/Wat/PC2/ Subs
DIR TO SV

1

Office use only

Full name of submitter: Deanne + Steve Amende

Name of organisation (if applicable): _____

Postal address: Taiari Ferry Rd, RD1, Outram
Otago Postcode: 9073

Telephone: 03 4178993 Fax: 03 4178993

Email: D.P.W @extra.co.nz

I wish/ do not wish (circle preference) to be heard in support of my submission.

If others made a similar submission, I ~~will~~ consider presenting a joint case with them at a hearing.
(Cross out if you would not consider presenting a joint case).

Signature of submitter: [Signature] Date: 4/7/11
(or person authorised to sign on behalf of person making submission).

Please note that all submissions are made available for public inspection.

Trade competitor's declaration (if applicable)

I could gain through trade competition from a submission, but my submission is limited to addressing adverse environmental effects directly impacting my business.

Signature of submitter: _____

The parts of the proposed plan change that my submission relates to are:

(Give clear references if possible e.g. reference number, policy x, rule y)

Akatore Creek Road - Akatore Creek Swap.
Sec 41 Bik Clarendon - F46 map.

(Include whether you support, oppose, or wish to have amended the parts identified above, and give reasons)

We oppose the proposed plan change 2 that is mapped
on the above mentioned property.

We as the new owners feel the plan is unreasonable and unworkable.

In short 75% of our privately owned property is controlled by the ORC under this proposed plan changes.

Cancel the following decision from the local authority:

(Give precise details e.g. changes you would like made)

- Re-negotiate the boundaries of the Akatore Creek Swamp on our property.

By -

1. Meeting.
2. Discuss our proposed boundaries.
3. Discuss the ramifications of the ORCs rules for wetlands on 75% of our property now and in the future.
4. Discuss our personal plans for our wetlands.
5. Discuss the information we have gathered from QEII National Trust, Clutha District Council, Fish & Game.

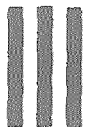
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SUBMISSIONS MUST BE RECEIVED BY 5.00 PM, FRIDAY 29 JULY 2011.

Please fold and secure with a small piece of tape.

Fold

FreePost Authority ORC 1722



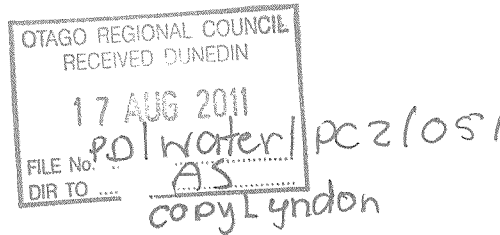
Otago Regional Council
Private Bag 1954
Dunedin 9054

Attention Policy Team

Taieri Ferry Rd
RD1
Outram
Otago
03 4178993
amensds@xtra.co.nz

August 16th 2011

To Whom It May Concern



405 Akatore Creek Rd – Proposed Akatore Creek Wetland

After meeting with – QE II National Trust Representative, Fish & Game Representatives, DOC Representative, ORC representative, discussions with Clutha District Council, experienced farmers, and Pest & Weed control contractors, it is obvious that each group has its own ideas and agendas and quite often they contradict each other.

Once upon a time maybe 150+ years ago this property was no doubt a significant wetland. I'm sure there were large native fauna and flora present from the foothill to the horizons. Maoris and Moa would roam freely. Logging took care of the fauna and flora. Causeway, covert pipes and drainage ditches were developed. Farmland and forestry appeared. This property is now a product of the above development. Over-run with gorse and broom etc this property is in no way a significant wetland and will never revert back to the way it was.

What we are planning for this property is a compromise. Protecting the good bits and making improvements to the areas that are already damaged. With so many view points by the groups mentioned above you can only end up with a compromise.

The final decision on this compromise should be down to the owners – us.
See maps attached to this letter for further explanations.

We purchased this property on June 21st 2011, prior to us purchasing we contacted the ORC and were directed to the area who deals with wetlands. I (Deanne) spoke with an ORC employee about the property he indicated he knew the block quite well, at no time was it mentioned there was change to the policy regarding this property or that there had been a meeting on site with the owners. It was never brought to our attention by the sellers or the real estate agent about the process that was already underway. If we had know it may have influenced the purchasing of the property and/or the price we paid. We lodged our concerns with our lawyer. We contacted all the correct people and should have been informed of the proposed changes.

Key Points:

- The proposed significant wetland boundary on this property is un-workable and there has not been enough thought given by the ORC. This was reinforced with our on- side meeting with your ORC representative.
- Restrictions by the ORC on what activity we can do on our land – policies open to interpretation depending on who is reading it and for what gains.

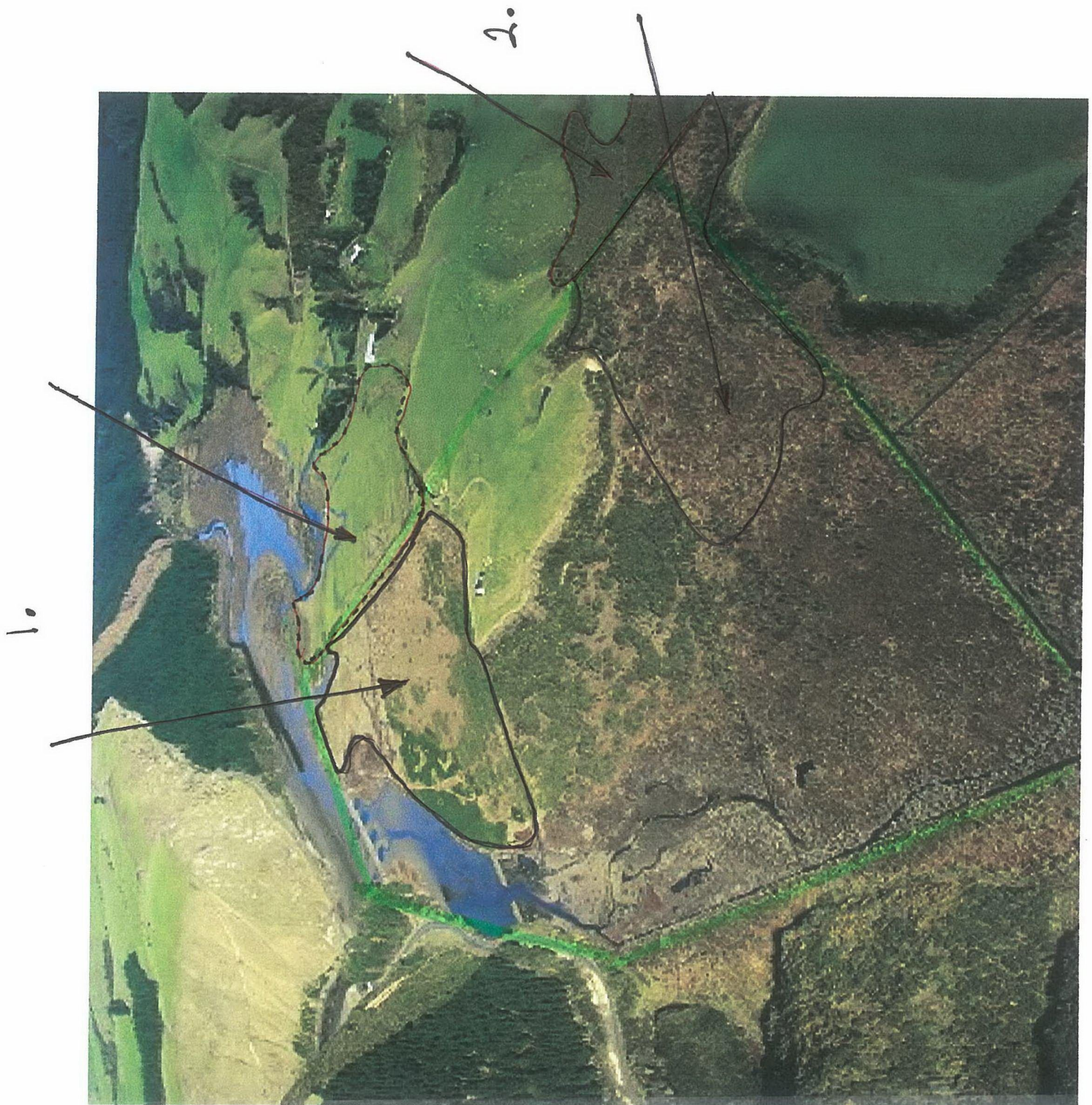
- Future changes to policies regarding significant wetlands. Once identified by the ORC we don't have any control over policy changes. How is this going to affect us in the future?
- If the proposed changes go ahead as they are, what are the financial costs to us – resource consent to enhance our own property (Revenue Gathering)
- At the moment the majority of the water on this property is salt water and affected everyday by the tides.

Should this property be even earmarked as a Significant Wetland?

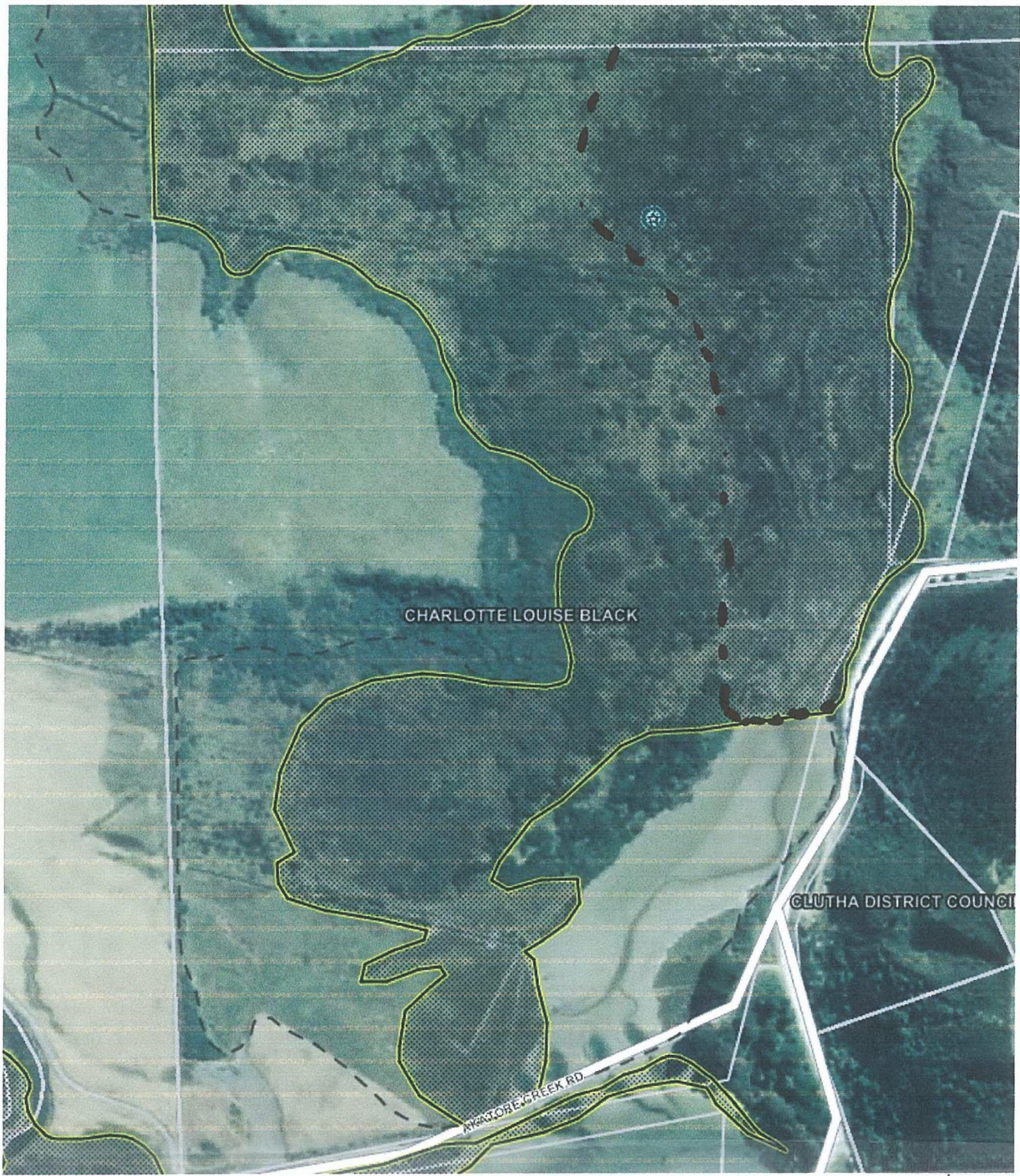
Yours Sincerely

Handwritten signatures of Deanne and Steve Amende in cursive script.




Deanne and Steve Amende



1. Both of these pieces of land are identical. One is worked i.e. grazed etc, and one has been left to grow gorse and broom. 2 Different owners, 2 different classifications.
2. Note how a significant wetland line has been moved back to a boundary. Same type of ground again, one worked, one isn't, different owners



ORC 1st and 2nd Boundary Proposals

-  Faint Black Line 1st Proposal
-  Yellow Line 2nd Proposal
-  Thick Black Line Our Proposal

It is interesting to see how a significant wetland can follow a fence line i.e. Boundary.



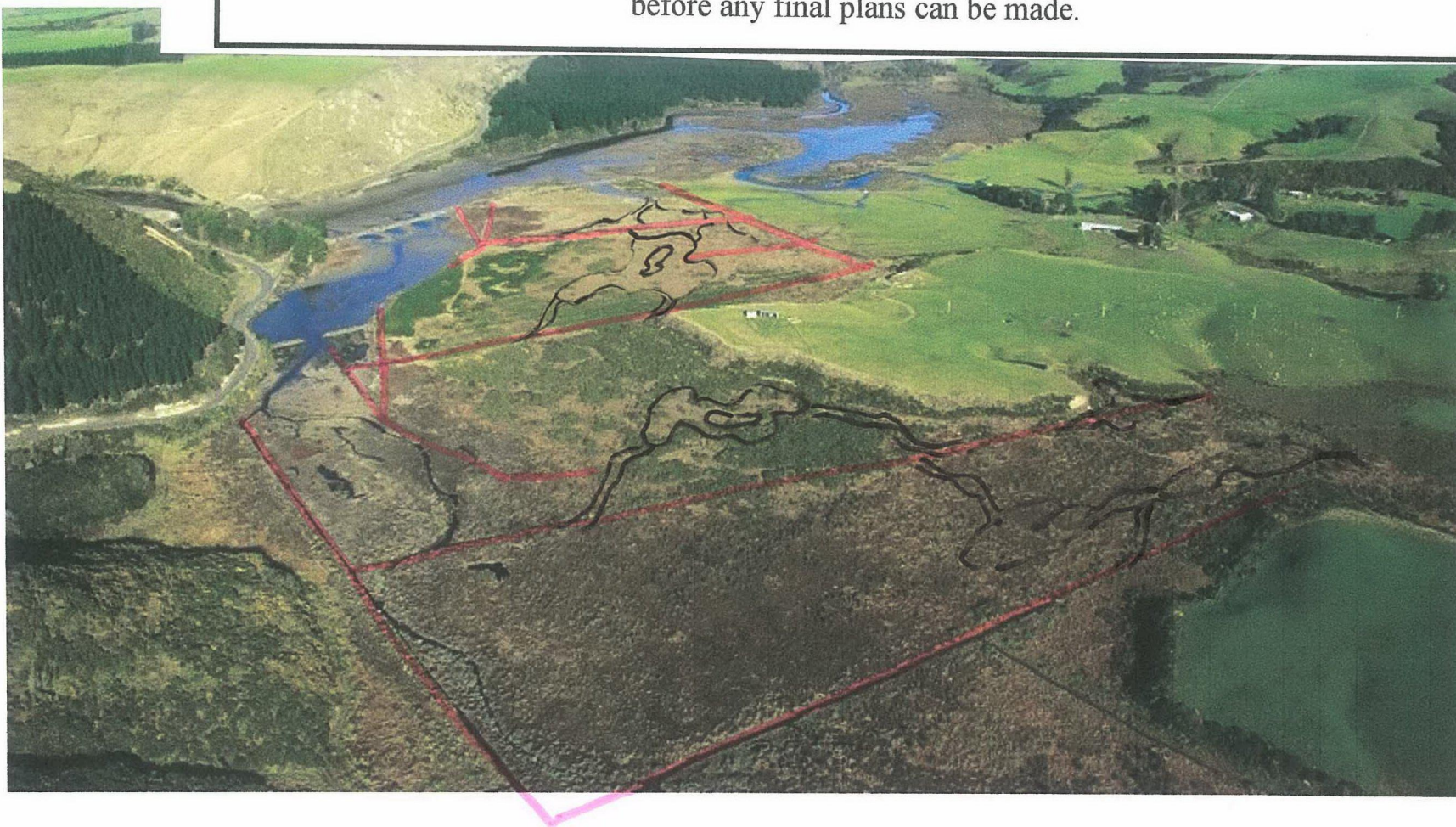
Pink Lines are Existing Ditches



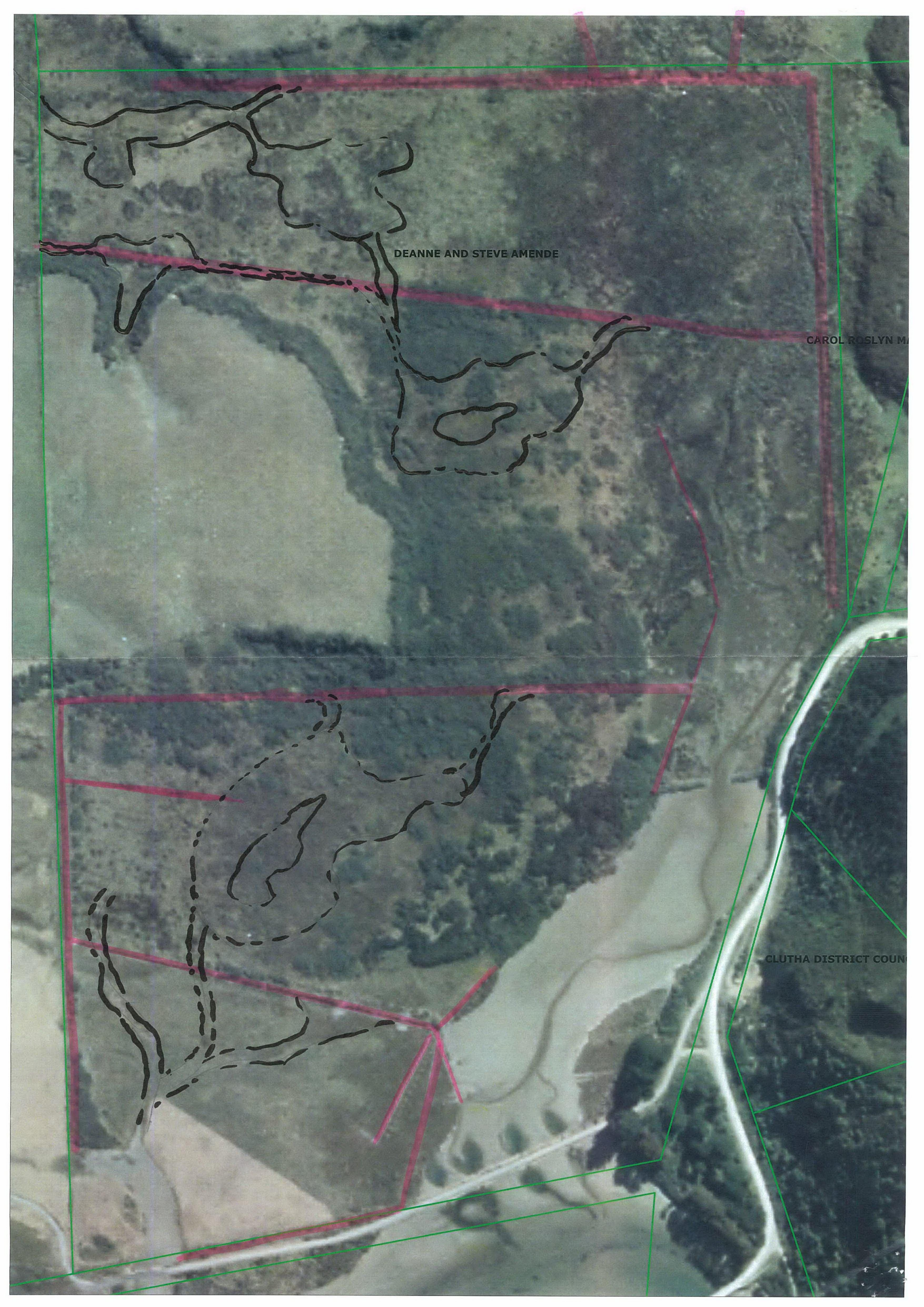
Black Lines are our proposed ponds and waterways; we possibly wish to develop in the future

Small Photo - Impression on what this property could look like in the future.

These are ideas only as we would to study the area in depth
i.e. Tides, existing plant and wild life etc,
before any final plans can be made.





An aerial photograph of a landscape, likely a river valley, with several overlays. A prominent red line forms a large, irregular boundary. A green line forms a larger, more rectangular boundary. Black contour lines are drawn over the terrain, showing elevation changes. The text 'DEANNE AND STEVE AMENDE' is located in the upper-middle section, and 'CAROL ROSLYN M...' is on the right side. 'CLUTHA DISTRICT COUN...' is visible in the lower-right area.

DEANNE AND STEVE AMENDE

CAROL ROSLYN M...

CLUTHA DISTRICT COUN...

Map One

—•••• Black Dotted Line – Our Proposed Boundary for the Significant Wetland

//// Estuary

We believe this area we have marked should be the significant wetland



DEANNE AND STEVE AMENDE

CAROL ROSLYN M

CLUTHA DISTRICT COUN



2

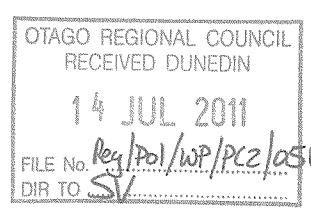
Submission Form

Proposed Plan Change 2

(Regionally Significant Wetlands)

To the Regional Plan: Water for Otago

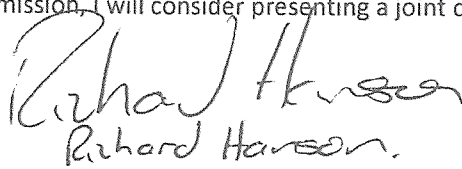
Form 5, Clause 6 of the First Schedule, Resource Management Act 1991.



Full Name of Submitter: Treble Cone Investments Limited
Name of Organization: Treble Cone
Postal Address: C/- Darby Partners Limited,
P.O.Box 1164,
Queenstown
Telephone: 03 450 2200
Email: richard@darbypartners.co.nz

I wish to be heard in support of my submission.

If others made a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of Submitter: 
Richard Hanson. Date: 14 July 2011
(or person authorized to sign on behalf of person making submission)

The parts of the proposed plan change that my submission relates to are:

Provisions relating to wetlands in locations higher than 800m above sea level.

My submission is:

Ski Areas have requirement for water use and terrain modification that affects wetlands and alpine bogs. The proposed plan change ignores the specific requirements that ski areas will have in relation to their specific activities.

I seek the following decision from the local authority:

Removal of provisions of the plan change that relate to wetlands located in areas higher than 800m above sea level.

Delete Clause 10.4.1A(c)

Recognition of Ski Area specific provisions to apply within the areas currently designated as Ski Area Sub Zone within the QLDC district plan. The locations identified by QLDC as Ski Area Sub Zones should also be adopted as policy areas with the Otago Regional Council Plan.

Provide for wetlands within Ski Area Sub Zones to be excluded from definition of Regionally Significant Wetlands in 10.4.1A

Amend Clauses within 12.1 to provide for taking of surface water to be a permitted activity for wetlands within the Ski Area Sub Zones.

Amend Clauses within 12.2 to provide for taking of ground water to be a permitted activity for within the Ski Area Sub Zones.

Amend Clauses within 12.3 to provide for damming and diversion of water to be a permitted activity for within the Ski Area Sub Zones.

Clarify Discharge of Water provisions to confirm that any discharge of water associated with a snowmaking system is a permitted activity.

Amend Clauses within 12.9 to provide for discharges from drilling and bore testing to be a permitted activity for within the Ski Area Sub Zones.

Amend Clauses within 12.11 to provide for discharges from of water or tracer dye to be a permitted activity for within the Ski Area Sub Zones.

Amend Clauses within 13.2 to provide for erection or placement of structures to be a permitted activity for wetlands within the Ski Area Sub Zones.

Amend Clauses within 13.3 to provide for extension, alteration or reconstruction of structures to be a permitted activity for wetlands within the Ski Area Sub Zones.

Amend Clauses within 13.4 to provide for demolition or removal of structures to be a permitted activity for wetlands within the Ski Area Sub Zones.

Amend Clauses within 13.5 to provide for alteration of a wetland to be a permitted activity for wetlands within the Ski Area Sub Zones.

Amend Clauses within 13.6 to provide for introduction or planting of vegetation to be a permitted activity for wetlands within the Ski Area Sub Zones.

Amend Clauses within 13.7 to provide for removal of vegetation to be a permitted activity for wetlands within the Ski Area Sub Zones.

Specific note should be made in assessment criteria and background as to the substantial positive effects created by Snowmaking Systems and the water use associated with these systems.

To: Policy Team

Otago Regional Council

Private Bag 1954

Dunedin 9054

Email: policy@orc.govt.nz

Phone: 03 474 0827

Fax: 03 479 0015



SUBMISSION FORM
Proposed Plan Change 2
(Regionally Significant Wetlands)
to the Regional Plan: Water for Otago

OTAGO REGIONAL COUNCIL
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 18 JUL 2011
 FILE No. Reg/Po/WP/PC2/OSI Subs.
 DIR TO SV

3

Form 5, Clause 6 of the First Schedule, Resource Management Act 1991.

Office use only

Full name of submitter: PAUL GEORGE GREAVES
 Name of organisation (if applicable): WENITA FOREST PRODUCTS LIMITED
 Postal address: P.O. BOX 341
MOSCIEL Postcode:
 Telephone: 03 4899310 Fax: 03 4893303
 Email: PAUL.GREAVES@DN.WENITA.CO.NZ

I wish / do not wish (circle preference) to be heard in support of my submission.

If others made a similar submission, I will consider presenting a joint case with them at a hearing.
 (Cross out if you would not consider presenting a joint case).

Signature of submitter: [Signature] Date: 15/7/2011
 (or person authorised to sign on behalf of person making submission).

Please note that all submissions are made available for public inspection.

Trade competitor's declaration (if applicable)

I could gain through trade competition from a submission, but my submission is limited to addressing adverse environmental effects directly impacting my business.

Signature of submitter:

The parts of the proposed plan change that my submission relates to are:

(Give clear references if possible e.g. reference number, policy x, rule y)

BOUNDARY MAPPING. RISS. SCHEDULE 9 (AKATORE CREEK SWAMP)
PLAN IN GENERAL.

My submission is:

(Include whether you support, oppose, or wish to have amended the parts identified above, and give reasons)

WE WISH TO HAVE AMEND THE PLAN OF REGIONALLY
SIGNIFICANT WETLAND. MAP F&G.
WE SUPPORT THE WRITTEN CONTENT OF THE PLAN.

I seek the following decision from the local authority:

(Give precise details e.g. changes you would like made)

MAP F46 SHOWS AREAS OF NON SWAMP OR ESTUARY GROUND INCORPORATED WITHIN THE AVATORE CREEK SWAMP. SOME OF THE AREA INCLUDES HARD GROUND WHICH HAS ESTABLISHED TREES. THIS WILL IMPACT ON WENITA FOREST PRODUCTS OPERATIONS.

WENITA REQUESTS THE ORC TO REVIEW THEIR MAPPING AND REDEFINE THE ACTUAL GROUND AREAS AFFECTED BY THE AVATORE CREEK SWAMP TO SHOW THOSE AREAS. "DO NOT INCLUDE AREAS ALREADY ESTABLISHED IN TREES BY WENITA"

SUBMISSIONS MUST BE RECEIVED BY 5.00 PM, FRIDAY 29 JULY 2011.

Please fold and secure with a small piece of tape.

Fold

FreePost Authority ORC 1722

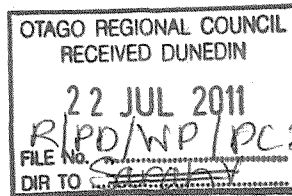


Otago Regional Council
Private Bag 1954
Dunedin 9054

Attention Policy Team

4

Martin and Barbara Palmer
182 Moturata Road
Taieri Beach
RD1
BRIGHTON 9091



21 July 2011

Otago Regional Council
Private Bag 1954
DUNEDIN 9054
Attn. Policy Team

Tena koe

Submission to Proposed Plan Change 2 (Regionally Significant Wetlands) to the Regional Plan: Water for Otago

The parts of the proposed plan change that our submission relates to are:

1. Schedule 9 no. 87 (page 86)
2. Map F46

We wish to have the following parts identified above amended:

Schedule 9 no. 87 (page 86): The name of the wetland has been recorded by Council as the “Lower Coutts Gully Swamp”, however the area is better known as the “Coutts Gully Wetland”.

Map F46: The extent of the wetland boundary within the property of EM and BJ Palmer, should be reduced as shown on the attached annotated map. The extent of the wetland as shown by Council on map F46 does not accurately reflect the area of the wetland on the Palmer property and encompasses part of the operational farm land, including a stock gateway which has been in use on the family farm for over 50 years and is not causing damage to the wetland.

Furthermore the scale of the topographical map used makes it difficult to determine the actual boundary.

We seek the following decision from the local authority:

That:

1. The name of the wetland recorded in schedule 9 no. 87 is changed from the “Lower Coutts Gully Swamp” to the “Coutts Gully Wetland”.

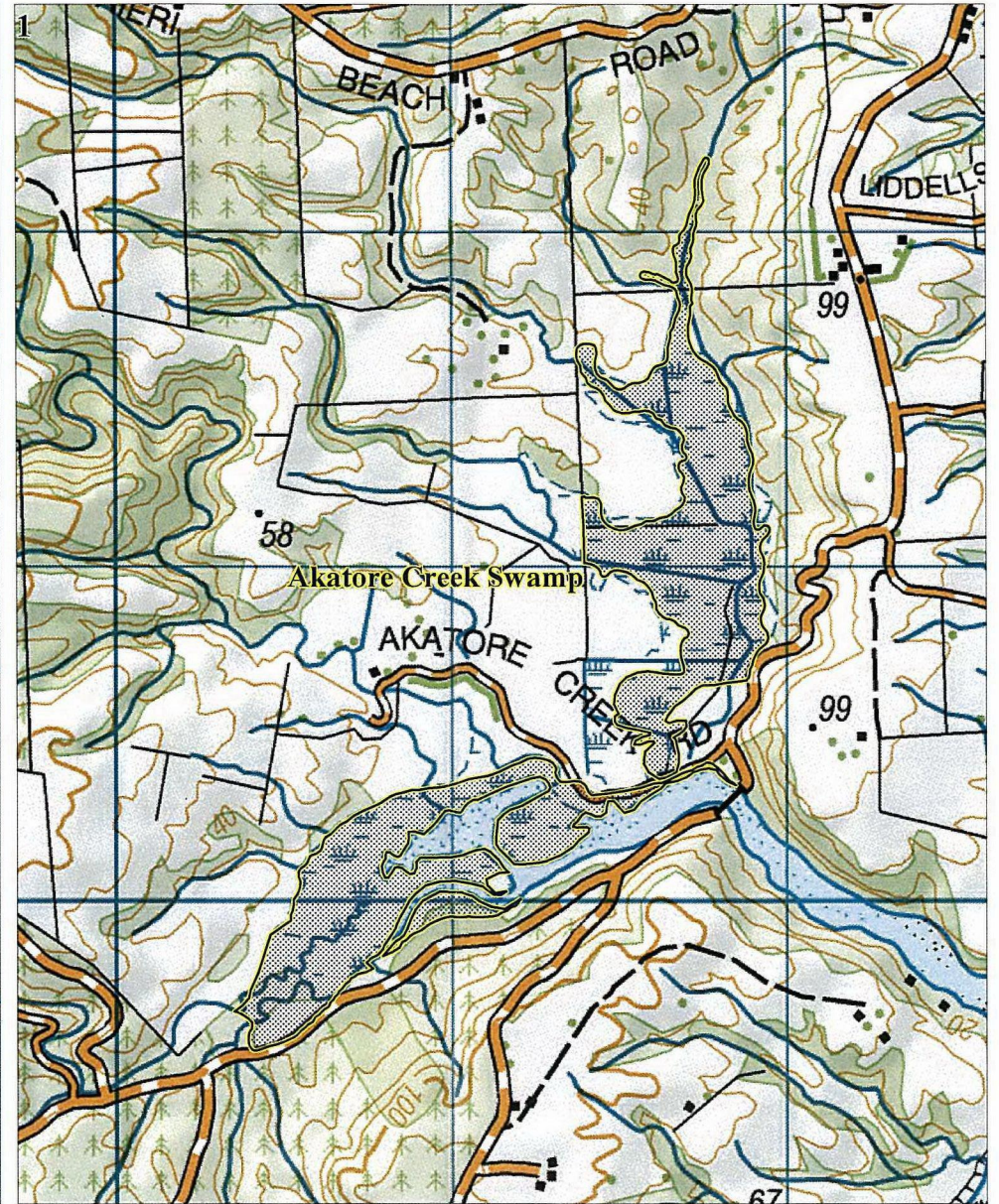
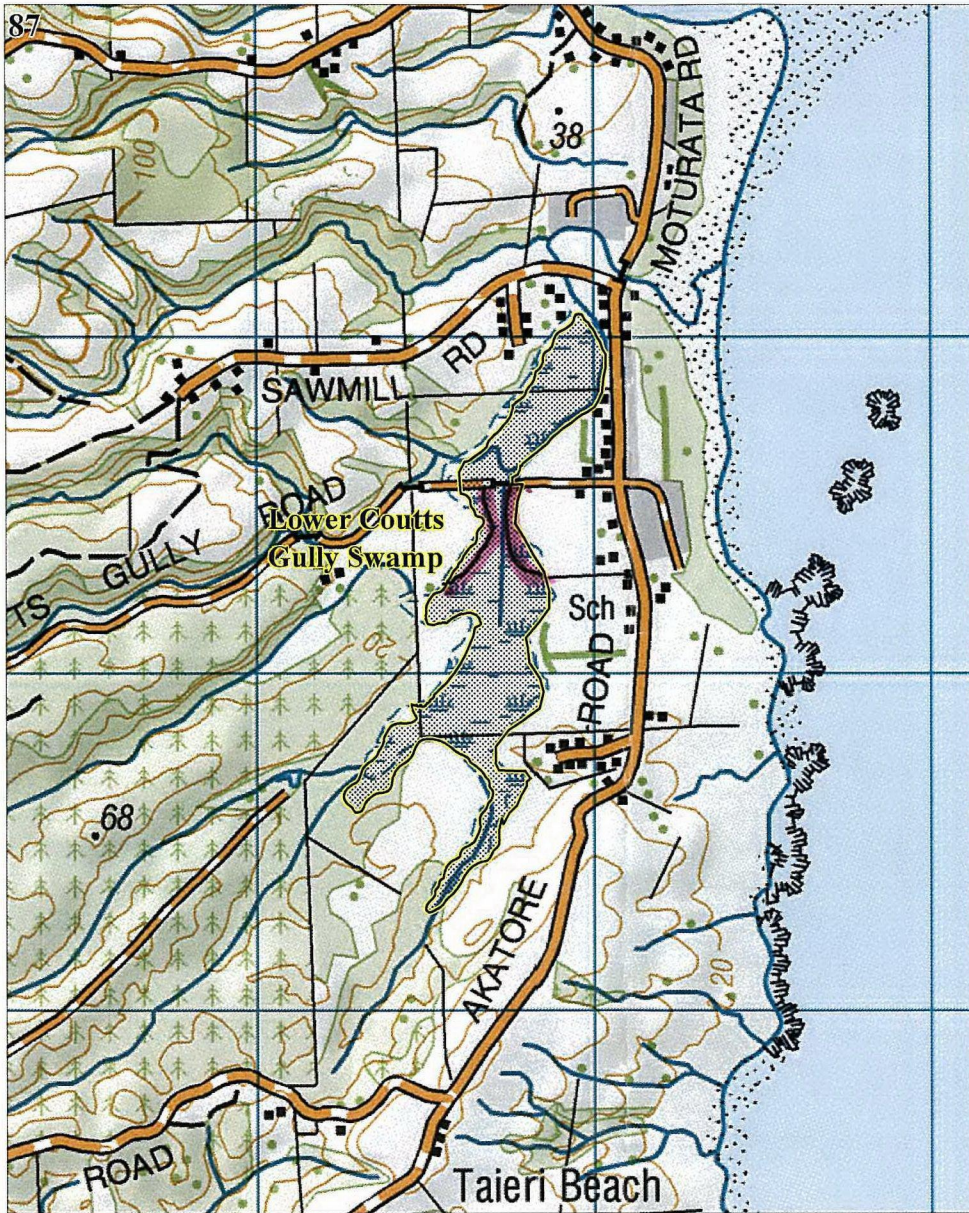
2. Map F46 is reduced in extent within the Palmer property as shown on the annotated attached map.

We do not wish to be heard in support of our submission.

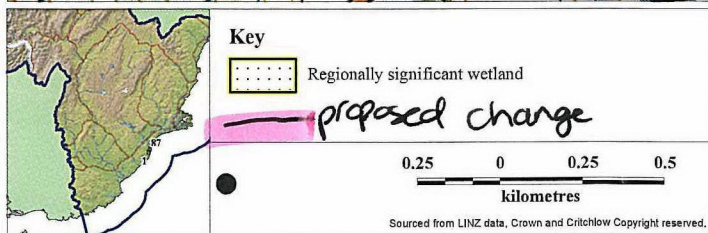
Kia ora

Martin and Barbara Palmer

M. Palmer - 20/7/2010
Barbara J. Palmer 20/7/2011.



Base map: Land Information New Zealand Topo50 Maps
Notified 2 July 2011



Proposed Plan Change 2 Regionally Significant Wetlands Map F46





SOLID ENERGY
Coals of New Zealand



OTAGO REGIONAL COUNCIL
RECEIVED DUNEDIN
22 JUL 2011
FILE No: R1RD/WP/Wetlands/subs
DIR TO: Sarah V

22 July 2011

Otago Regional Council
Private Bag 1954
Dunedin 9054

Dear Sir/Madam

Re: Otago Regional Council Regional Water Plan – Plan Change 2: Regionally Significant Wetlands

Please find enclosed by way of service, submission on behalf of Solid Energy New Zealand Ltd on the Otago Regional Council Regional Water Plan – Plan Change 2: Regionally Significant Wetlands.

Yours sincerely

Tim Lester
ENVIRONMENTAL PROJECT MANAGER

North Operations 732 Rotowaro Rd Huntly West 3771 Private Bag 502 Huntly 3740 Tel: 07 828 2600 Fax: 07 828 2501	Huntly Regional Distribution Centre 137 Rotowaro Rd Weavers Crossing Huntly 3771 PO Box 262 Huntly 3740 Tel: 07 828 0600 Fax: 07 828 8641	Huntly East Mine East Mine Road Huntly 3771 Private Bag 502 Huntly 3740 Tel: 07 828 2600 Fax: 07 828 2801	Westport Office 272 Palmerston St Westport 7825 PO Box 250 Westport 7866 Tel: 03 788 9300 Fax: 03 788 8089	Ngakawau Complex Dole Street Ngakawau Westport 7822 PO Box 346 Westport 7866 Tel: 03 788 8350 Fax: 03 788 8068	Stockton Mine Stockton Rd Stockton 7823 PO Box 250 Westport 7866 Tel: 03 788 9400 Fax: 03 788 8068	Reefton Operations Hattie St Reefton 7830 PO Box 13 Reefton 7851 Tel: 03 769 9731 Fax: 03 732 8265	Spring Creek Mine Spring Creek Rd Dunedin 7803 PO Box 24 Runanga 7841 Tel: 03 769 9800 Fax: 03 769 9901	Ohai Operations 77 Birchwood Rd Ohai 9635 Tel: 03 225 4333 Fax: 03 225 4343	New Vale Mine 640 Miller Road Wahatumu 9774 PO Box 151 Gore 9740 Tel: 03 208 8500 Fax: 03 203 8390
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Otago Regional Council Regional Water Plan – Plan Change 2: Regionally Significant Wetlands

Submission to: Otago Regional Council
Private Bag 1954
Dunedin 9054
Email: policy@orc.govt.nz

From: Solid Energy New Zealand Ltd
Private Bag 502
Huntly 3740

Attention: Tim Lester
Environmental Project Manager
Tel: 07 828 2500
Fax: 07 828 2501
Email: tim.lester@solidenergy.co.nz

1 About Solid Energy

- 1.1 Solid Energy New Zealand Limited (Solid Energy) is a significant resource user and producer of energy in New Zealand and therefore has an interest in the provisions of Proposed Plan Change 2 (PC2) to the Regional Water Plan for Otago.
- 1.2 Solid Energy is New Zealand's largest natural resource producer, including coal, renewable (biofuels, biomass and solar) and new energy developments, and is one of New Zealand's major exporters. We are also a major energy user, primarily of transport fuels and electricity, in our production and distribution operations. We are directly responsible, through our own and our contractors' staff, for close to 2,000 direct jobs, and we support around 10,000 indirect jobs through our suppliers and communities.
- 1.3 We have thousands of customers, ranging from New Zealand's largest companies to many small industrial and commercial businesses as well as hospitals, universities, schools, municipalities, and households through our Nature's Flame wood pellet and Switch pellet and solar appliance subsidiaries.
- 1.4 We undertake innovative research programmes into reduction of acid mine drainage and acceleration of rehabilitation at various of our mining sites utilising what would otherwise be waste products which currently have no commercial application and which are therefore sent to landfill. In particular, we are actively researching the use of biosolids from wastewater treatment plants, waste mussel shells, cement kiln dust and coal ash from the combustion of our coal products.

2 Proposed PC 2 Regional Water Plan – Regionally Significant Wetlands

- 2.1 Solid Energy generally supports the direction of PC2 as we believe, for the most part, it will provide more definitive identification of significant wetlands in the Otago region.
- 2.2 This submission on the notification of PC2 by the Otago Regional Council (ORC) relates to the identification of all 'wetlands' above 800m above sea level (asl) being classified as 'Regionally Significant Wetlands', and the subsequent effect such identification could have on Solid Energy's Home Hills / Hawkdun area future works program.

- 2.3 Solid Energy holds exploration permit 40 653 over 4,784 ha to enable the company to explore a lignite deposit in the Home Hills / Hawkdun area - no current mining occurs on the site. Future potential mining and ancillary operations of this lignite resource could involve activities at and above 800m asl.

Solid Energy considers that the Home Hills / Hawkdun lignite deposit is a significant resource for the Otago Region.

- 2.4 The key points of Solid Energy's submission relate to the following matters:

- Definition of Regionally Significant Wetlands (RSW);
- Mining and ancillary activities that may occur above 800 asl;
- Unsubstantiated planning restrictions on high altitude mining operations; and
- Removal of the nominal +800m asl as an automatic trigger for an RSW, and replacement with the requirement for an ecological evaluation to be undertaken in such wetlands to identify regional significance.

3 Definition of Regionally Significant Wetlands (RSW)

- 3.1 Under the provisions of proposed PC2 an RSW consists of:

"10.4.1A A Regionally Significant Wetland is:

- (a) A wetland identified in Schedule 9 (that is not a wetland management area); or*
- (b) A wetland physically within a wetland management area listed in Schedule 9; or*
- (c) A wetland higher than 800 metres above sea level."*

- 3.2 PC2 identification of an RSW is extremely broad when considering that all 'wetlands' (as defined in the Otago Regional Council Water Plan, and under the RMA) above a nominal 800m asl mark automatically trigger a regional significance status and subsequent protection.
- 3.3 Solid Energy holds exploration permit (40 653) over 4,784 ha for the exploration of a lignite deposit in the Home Hills / Hawkdun area. In consideration of this permit, Solid Energy wishes to ensure that access to the lignite resource is not unnecessarily constrained by a nominal planning mechanism that does not confirm the ecological significance of wetlands that may be present in the area via survey or ground-truthing.
- 3.4 The Home Hills / Hawkdun lignite resource and surrounds will require modification to existing landforms to enable access and extraction. In the event that a wetland not previously identified is present above 800m asl and is within the resource envelope, Rules 12.1.1A.1; 12.2.1A.1; and 12.3.1A.1 would automatically trigger a non-complying activity status regardless of the wetland's ecological significance.
- 3.5 Solid Energy considers that a nominal altitude of 800m asl is not an effective gauge of a wetland's ecological significance. Applying the RSW definition as proposed would impose a constraint, unsupported by ecological information, hindering access to natural resources of considerable potential value to the Otago Region.
- 3.6 Solid Energy proposes that, rather than making all wetlands above 800m asl significant by definition, PC2 should be amended to require that all wetlands above 800m asl be subject to an ecological evaluation (using the criteria specified in Schedule 9 of the Operative Regional Plan: Water).
- 3.7 Decision Sought: Remove 10.4.1A(c) and replace with:

(c) A wetland higher than 800 metres above sea level which has been subjected to an evaluation confirming its ecological values against the ecological criteria detailed in Schedule 9.

Solid Energy wishes to be heard in respect of this submission.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Signed for and on behalf of
Solid Energy New Zealand Limited

22 July 2011

OTAGO REGIONAL COUNCIL
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22 JUL 2011
R/PP/WP/Wetlands/subs
FILE NO
DIR TOC Sarah V



Otago Regional Council
Private Bag 1954
Dunedin 9054

Submission Form -
Form Name: Proposed Plan
Change 2
Application ID: ORCNDFCH1/11
Application Date: July 22, 2011
Applicant Name: Geoffrey Thomson
Application Status: New

ORCNDFCH1

Submission Form - Proposed Plan Change 2

(Regionally Significant Wetlands)

to the Regional Plan: Water for Otago
Form 5, Clause 6 of the First Schedule, Resource Management Act 1991.

SUBMITTER DETAILS

1A Contact details: *

Name: Geoffrey Thomson
Address: Mount Earnslaw Station
Glenorchy
City: via Queenstown
Phone: 0-3-442 5268
Email: mount.earnslaw@gmail.com

1B

Organisation name (if applicable): ()
Postcode: (9350)
Fax no: (0-3-441 3966)

1C I wish to be heard in support of my submission:*

No

1D If others made a similar submission, I will consider presenting a joint case with them at a hearing:*

No

Please note that all submissions are made available for public inspection.

Trade competitor's declaration
(if applicable)

1E No (not checked) I could gain through trade competition from a submission, but my submission is limited to addressing adverse environmental effects directly impacting my business.

ORCNDFCH1

Submission Form - Proposed Plan Change 2

SUBMISSIONS MUST BE RECEIVED BY 5.00 PM FRIDAY 29 JULY 2011

2A The parts of the proposed plan change that my submission relates to are:

(Give clear references if possible e.g. reference number, policy x, rule y)

Ref.: Map F3

Wetlands 35 (Diamond lake)
and 76 (Lake Reid)

2B My submission is:

(Include whether you support, oppose, or wish to have amended the parts identified above, and give reasons)

1. I wish to have amended the boundaries of wetlands 35 and 76, which are on parts of my farm property.
2. I think the land maps need to be changed.
3. Reason: the areas shown on the present maps show areas that I think are not significant wetlands.

2C I seek the following decision from the local authority:

(Give precise details e.g. changes you would like made)

Make a site visit by an ORC staff member and myself to establish better boundaries to the wetlands 35 and 76.

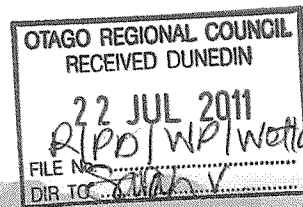
2D Please upload any documents in support of your submission:

[No files have been uploaded]

Click on **Finish** to send your submission to the Council.

2E Office use only

Submission redirected to:



7

Otago Regional Council
Private Bag 1954
Dunedin 9054

Submission Form -
Form Name: Proposed Plan
Change 2
Application ID: ORCNDFCH1/12
Application Date: July 22, 2011
Applicant Name: John Andrews
Application Status: New

ORCNDFCH1

Submission Form - Proposed Plan Change 2

(Regionally Significant Wetlands)

to the Regional Plan: Water for Otago

Form 5, Clause 6 of the First Schedule, Resource Management Act 1991.

SUBMITTER DETAILS

1A Contact details: *

Name: John Andrews
Address: Waipiata
RD3
City: Ranfurly
Phone: 034449039
Email: riverslea@hotmail.com

1B

Organisation name (if applicable): (S H Andrews and Sons Ltd)
Postcode: ()
Fax no: (034449039)

1C I wish to be heard in support of my submission:*

Yes

1D If others made a similar submission, I will consider presenting a joint case with them at a hearing:*

Yes

Please note that all submissions are made available for public inspection.

Trade competitor's declaration

(if applicable)

1E No (not checked) I could gain through trade competition from a submission, but my submission is limited to addressing adverse environmental effects directly impacting my business.

ORCNDFCH1

Submission Form - Proposed Plan Change 2

SUBMISSIONS MUST BE RECEIVED BY 5.00 PM FRIDAY 29 JULY 2011

2A The parts of the proposed plan change that my submission relates to are:

(Give clear references if possible e.g. reference number, policy x, rule y)

I oppose a) The proposed area within the proposed boundary on SH Andrews and Sons Ltd property.

b) The restrictions to be imposed on current farming practises within the new boundary.

2B My submission is:

(Include whether you support, oppose, or wish to have amended the parts identified above, and give reasons)

We have farmed our property since 1952, running beef cattle and sheep on the river flats adjacent to the Taieri river .

This farming practise has provided income to our family, and has also assisted the wider community by providing employment and income through rates and taxes for the benefit of the "NZ community"

Much of the area within the proposed boundary change is not in my opinion a wetland other than when occasional flooding occurs.

I was reluctantly prepared however to accept the proposed changes when given assurances by ORC staff at public meetings (in Ranfurly in 2009 and 2010) that current farming practises within these areas would be able to continue.

These assurances were clearly incorrect with maintainance of drains and oversowing of clover seed for example now to require consent.

I believe this is a confiscation of property rights without compensation.

2C I seek the following decision from the local authority:

(Give precise details e.g. changes you would like made)

Redraw the map within our property to exclude additional areas that are not genuine wetlands
or

Honour ORC staff assurances given at public meetings that existing farm practises continue within the new boundary.

or

Compensate for the confiscation of freehold property rights

2D Please upload any documents in support of your submission:

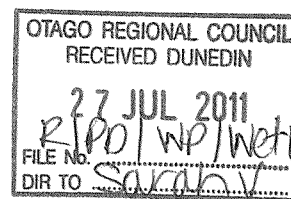
[No files have been uploaded]

Click on **Finish** to send your submission to the Council.

2E Office use only

Submission redirected to:

Policy Group
Otago Regional Council
Private Bag 1954
Dunedin 9054



22 July 2011

To whom it may concern,

Re: Proposed Plan Change 2 (Regionally Significant Wetlands)

The Otago and Central South Island Fish and Game Councils have reviewed the proposed plan change and wish to make the following submission. The Otago Fish and Game Council administers sports fish and game resources across most of the Otago region, with the portion of the Otago region north of Shag Point and the Kakanui ranges to the Canterbury regional boundary being administered by the Central South Island Fish and Game Council. The submission refers to both organizations as Fish and Game for brevity.

We have already provided detailed comments on 23 September 2010 related to the proposed changes before the plan change was finalised, and many of our general and specific comments below relate back to these comments. Where appropriate, these are referenced for clarity based off the numbering from these comments (as SEPT.XX).

General comments:

1. **(SEPT.02)** Fish and Game generally supports the proposed changes as a strengthening of protection for regionally significant wetlands. In particular the increased support for enhancement of existing wetlands and the creation of new wetlands is appreciated. Detailed comments about particular policies are provided in the specific comments section below.
2. Fish and Game also welcomes the addition of many of the wetlands from the former Schedule 9 into Schedule 10. By our measure, approximately 66% of the Schedule 10 wetlands have been upgraded.
3. However, it appears that in the process of producing the plan change that that Otago Regional Council has removed or omitted many sections of the former plan that were of use. These include explanatory notes, principle reasons for adopting, and most importantly, anticipated environmental results. Fish and Game would like to know the reasons for their removal from the proposed plan change.
4. Fish and Game have concerns about the quality of the maps used to delineate the boundaries of the regionally significant wetlands in Schedule 9. Fish and Game has in the past provided much

information to the Otago Regional Council on the extent of wetlands in an attempt to better protect them. Our organisation therefore finds it highly concerning that the approach of using aerial photos and cadastral boundaries has now been replaced with 1:50,000 topographical maps. These just cannot show the detail and extent of wetlands necessary to give effect to the policies, objectives, and rules of this proposed plan. Without adequate detail of property boundaries overlaid on aerial photographs it will be difficult to enforce this plan. Fish and Game also finds it difficult to assess the extent of changes

5. Fish and Game considers this a major failing of the proposed plan, and requests that the detailed aerial photograph-based maps with cadastral boundaries of wetlands overlaid are placed alongside the topographical maps within this plan. Advice from ORC staff subsequent to the release of the proposed plan that stated that “the non-statutory wetland inventory” will contain these maps is not sufficient, as this document will have no legal force. We have also seen no evidence of what this document might contain. Fish and Game wish this to be resolved prior to the hearing stage.
6. Fish and Game notes that there is now no provision for wetlands not deemed as “regionally significant”. These ephemeral wetlands have long lacked protection and even scientific investigation, and now receive no protection or identification at all under this proposed plan. This is approximately 1/3 of the wetlands in the old Schedule 10. Whilst one ephemeral wetland in itself may not constitute much, the cumulative effect of ephemeral wetlands within one catchment is significant. Fish and Game is currently investigating the specifics of these wetlands and will discuss them individually at the hearing stage.
7. We would like clarification on the reason for removing the section of Anticipated Environmental Results. Anticipated Environmental Results provide important criteria in order to assess the effectiveness of a plan and for monitoring of it.

Specific comments:

8. Support for the preference of an “avoid” test where possible, which gives a strong signal that regionally significant wetlands should be left alone.
9. Support for 10.4.2A (R010).
10. Fish and Game supports Rule 12.1.1A (R021), which sets the basic activity status for all surface water activities on wetlands as non-complying. This is a significant move to ensure the protection of wetlands into the future.
11. Rules 12.1.2.4 (R026), 12.1.2.5 (R027), and 12.1.2.6 (R028) will provide Fish and Game with the ability in the future to assess the suitability of water takes based on their effect on adjacent

wetlands, and then provide recommendations to the Otago Regional Council. Thus, we support these rules.

12. Fish and Game also supports all other rules within the proposed plan where the addition of the words "Regionally Significant Wetland" has been added to the previous rule which was related to lakes and rivers.
13. **(SEPT.03, SEPT.07)**. The proposed plan does not seem to address the issue of wetland transition and seasonal variability, whereby wetland values undertake a gradual increase from dry land to a fully wet centre. This means that wetland boundaries are often indistinct and changeable, and Fish and Game would like this to be reflected within the objectives and policies. This would provide decision-makers with the ability to assess the appropriateness of an activity on an area of land adjacent to the official wetland boundary that might have wetland values. Suggested wording of a new policy is below:

Due to the seasonal variability of wetlands and their changing boundaries, resource consent applications on or near defined regionally significant wetland boundaries with likely wetland characteristics will be assessed to ensure that they have no adverse effect on the functioning of the wetland as a whole.

14. **(SEPT.05)**. The proposed plan seems to only consider wetlands in isolation. It does not state the importance of a linked network of wetlands within a river system, and the importance of a network of wetlands for ensuring flow stability in river systems. Fish and Game would therefore like to request that for policy 10.4.1 (reference number R006) that an additional criterion be added at A10: *Importance of this wetland within the wider network of wetlands within its catchment.*
15. **(SEPT.08)**. We would like 10.4.6 (R014) to state as an extra criterion that financial support, resource consent fee relief or in-kind payments may be provided to protect, create, or enhance wetlands. Expertise, fencing materials, rates relief, or plants are suggested as options.
16. Fish and Game sees the resource consent fee relief concept as the most workable and proactive for the Council. It is wrong to charge a landowner who wishes to create or enhance a wetland the same fee as someone wishing to damage one for other land uses. The current regime of charging encourages non-compliance and illegal activity, as well as putting off people who do see the value in wetlands and want to create or enhance them. Fish and Game would like the proposed plan to signal this as criterion within the rules in order for annual planning and council charging policies to change in accordance.
17. Further to point 16 above, Fish and Game can cite a number of examples where cooperative and forward looking landowners who have developed open water wetlands for gamebird habitat on their properties have been prosecuted by the regional council for non-compliance with the plan.

This situation has to change if the goal of wetland creation or enhancement can be achieved. Fish and Game would like to seek clarification from the compliance/enforcement part of Council on how its policies and assessment methodology will change as a result of the new plan.

18. **(SEPT.10)**. Rule 13.5.1.8(b) states that the activity does not “cause or induce conspicuous slumping, pugging, or erosion”. Fish and Game has previously stated that all stock use of waterway or wetland margins will cause pugging and erosion, and requested clarification on what “conspicuous” means. The proposed plan offers no guidance on this, and therefore we request that the word “conspicuous” be removed unless guidance can be given on what constitutes “conspicuous”.

19. Fish and Game notes that the plan provides little guidance, and in fact, even less guidance than the old plan on how wetland monitoring will be carried out (in the absence of Anticipated Environmental Results). Fish and Game would like to discuss this further at the hearing, in order to establish a clear and better programme of wetland monitoring using nationwide best-practice.

Comments about individual wetlands in Schedule 9 and those removed from Schedule 10:

20. We will provide these comments at the hearing following an analysis of the new lists and proposed boundaries.

We wish to be heard orally at the upcoming hearing.

Yours sincerely,



Peter Wilson
MPlan, BSc(Geog), GradNZPI
Environmental Officer
Otago Fish and Game Council



SUBMISSION FORM
Proposed Plan Change 2
(Regionally Significant Wetlands)
to the Regional Plan: Water for Otago

Form 5, Clause 6 of the First Schedule, Resource Management Act 1991.

Office use only

OTAGO REGIONAL COUNCIL
 RECEIVED DUNEDIN
 27 JUL 2011
 FILE NO. R/PP/2/WP/Wetlands
 DIR TO: Susan

9
 Subs

Full name of submitter: Graeme John Hagan
 Name of organisation (if applicable): Seacliff Partnership
 Postal address: Hawksbury Bush Rd, R02
Waikouaiti Postcode:
 Telephone: 465 7134 Fax:
 Email:

I wish do not wish (circle preference) to be heard in support of my submission.

If others made a similar submission, I will consider presenting a joint case with them at a hearing.
 (Cross out if you would not consider presenting a joint case).

Signature of submitter: G. Hagan Date: 24/07/11
 (or person authorised to sign on behalf of person making submission).

Please note that all submissions are made available for public inspection.

Trade competitor's declaration (if applicable)

I could gain through trade competition from a submission, but my submission is limited to addressing adverse environmental effects directly impacting my business.

Signature of submitter:

The parts of the proposed plan change that my submission relates to are:

(Give clear references if possible e.g. reference number, policy x, rule y)

.....

My submission is:

(Include whether you support, oppose, or wish to have amended the parts identified above, and give reasons)

I oppose changes to the Pleasant
River Estuary wetland complex map
F67- land owned by Seacliff phship



SUBMISSION FORM
Proposed Plan Change 2
(Regionally Significant Wetlands)

to the Regional Plan: Water for Otago
Form 5, Clause 6 of the First Schedule, Resource Management Act 1991.

Office use only

Full name of submitter: Wayne Allan & Rochelle Anne Hagan

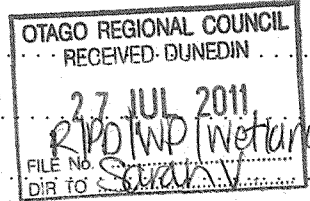
Name of organisation (if applicable): Seacliff Partnership

Postal address: 247 Quarry Road RO1
Waikouaiti

Postcode: 9471

Telephone: 4658254

Fax:



Email:

I wish do not wish (circle preference) to be heard in support of my submission.

If others made a similar submission, I will consider presenting a joint case with them at a hearing.
(Cross out if you would not consider presenting a joint case).

Signature of submitter: [Signature] Date: 190711
(or person authorised to sign on behalf of person making submission).

Please note that all submissions are made available for public inspection.

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Signature of submitter:

The parts of the proposed plan change that my submission relates to are:

(Give clear references if possible e.g. reference number, policy x, rule y)

map F67 - pleasant River Estuary Wetland
Complex - see attached map.

My submission is:

(Include whether you support, oppose or wish to have amended the parts identified above, and give reasons)

We oppose your changes. As the land owners
we feel that we should be able to farm our land
how we want. We are prepared for you to use

and monitor the land below the flood gates on our property as a wetland - but not above the flood gate. That has been a structure for many years & we use that land/graze it as part of our

I seek the following decision from the local authority:

~~(Give precise details e.g. changes you would like made)~~

every day farming operation.
The lack of consultation with us has been little to none! If you had been prepared to come out and talk to us, or even send us a letter telling us about your planned changes, we might of been more willing to work with you. The only correspondence that we have seen is what you sent to our father/father in law + neighbour Graeme Hegan.

Fold

SUBMISSIONS MUST BE RECEIVED BY 5.00 PM, FRIDAY 29 JULY 2011.

Please fold and secure with a small piece of tape.

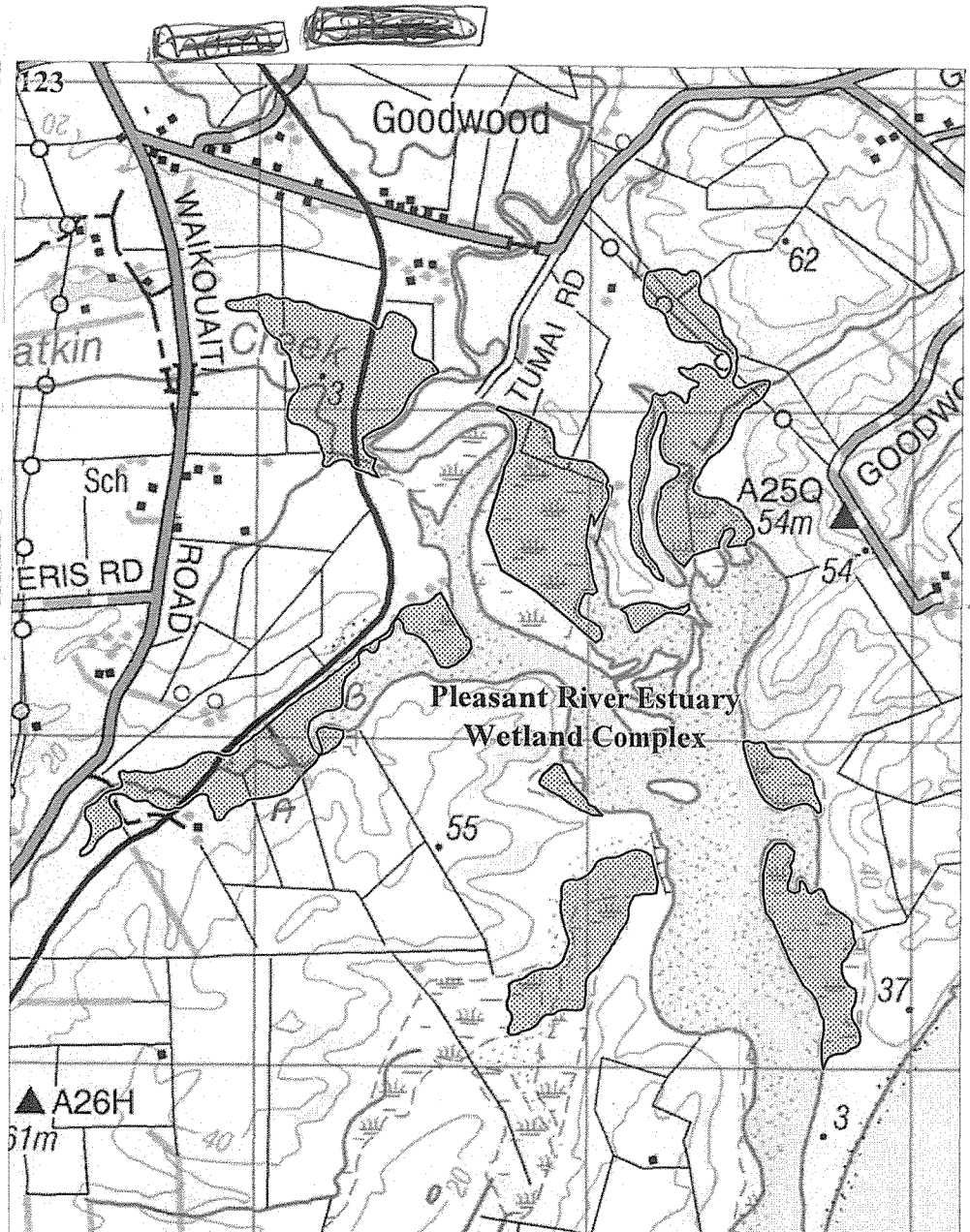
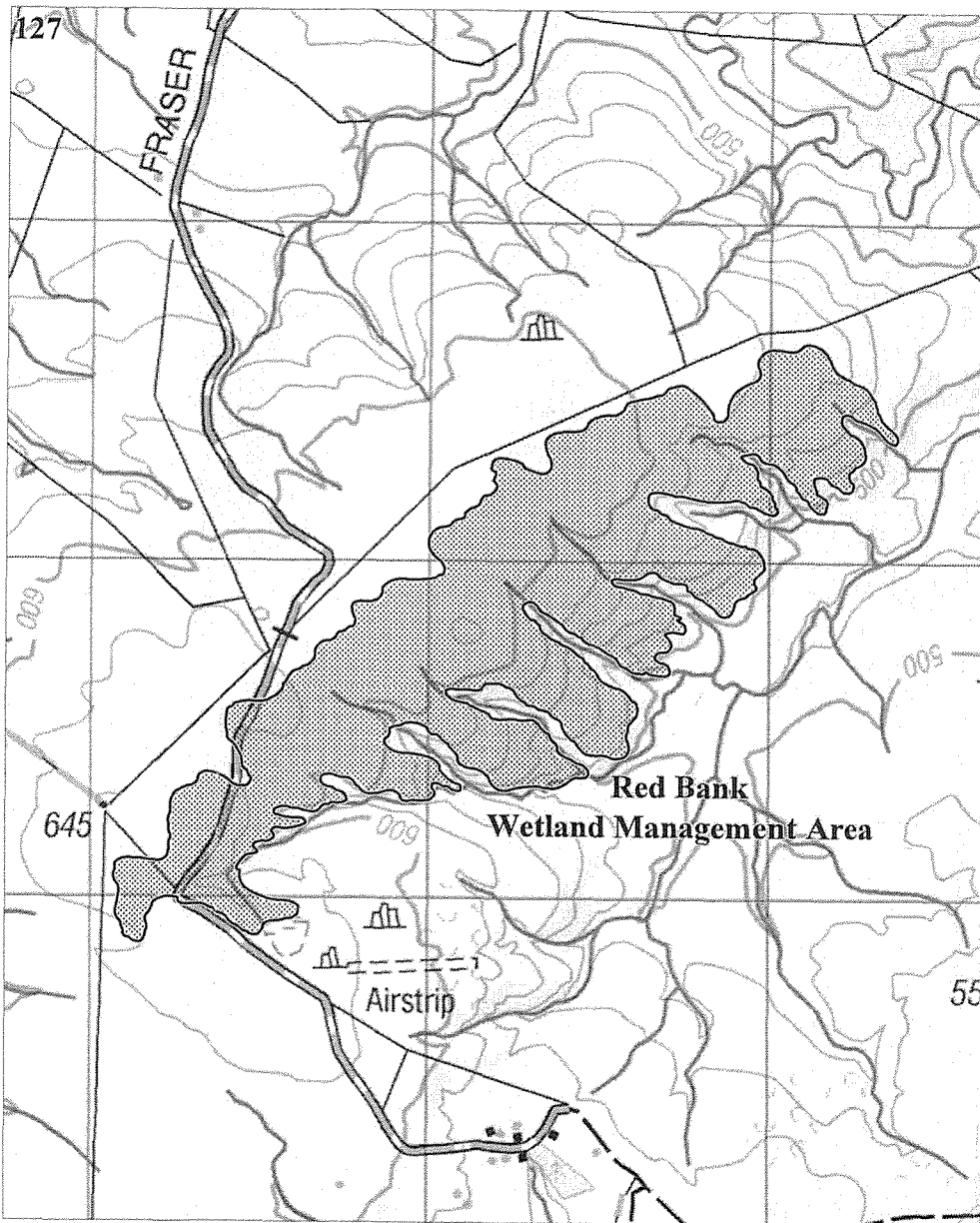
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FreePost Authority ORC 1722

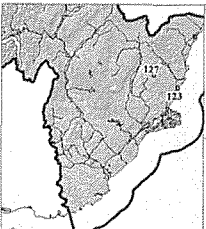


Otago Regional Council
Private Bag 1954
Dunedin 9054

Attention Policy Team



Basemap: Land Information New Zealand Topo50 Maps
Notified 2 July 2011



Key

- Regionally significant wetland

0 0.25 0.25 0.5
kilometres

Sourced from LINZ data, Crown and Critchlow Copyright reserved.

Proposed Plan Change 2

Regionally Significant Wetlands

Map F67

- mapping -
- plan change

— flood gate
A = Above flood gate
B = Below flood gate

