

Proposed Natural Resources Plan:

Submitter:

Maypole Environmental Limited

Submitter Number:

S143

Form 5: Submission on the Proposed Natural Resources Plan for the Wellington Region

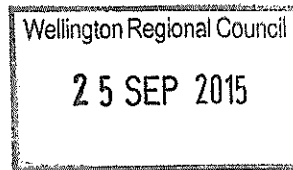
This is a submission on the Proposed Natural Resources Plan for the Wellington Region pursuant to Clause 6 of Schedule 1, Resource Management Act 1991



greater WELLINGTON
REGIONAL COUNCIL
Te Pene Matua Taiao

To: Freepost 3156
Wellington Regional Council
PO Box 11646
Wellington 6142

Or email: regionalplan@gw.govt.nz



Your details

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Telephone no's: Work: 04 914 8459 Home: Cell:

Contact person:

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Electronic communication

Wellington Regional Council has a preference for providing information about the Proposed Natural Resources Plan via email. We will send you updates on the process, information and provide you with details of any meetings and the hearing. Please tick here if you do not agree to receive communication via email.

Email address: Michael.W.Hall@Jacobs.com

Trade competition

I/we **could not** gain an advantage in trade competition through this submission. [Go straight to **Your Submission**]

I/we **could** gain an advantage in trade competition through this submission.
If you **could** gain an advantage please complete one of the following:

I/we **are** directly affected by an effect of the subject matter of my submission that adversely affects the environment and does not relate to trade competition or the effects of trade competition.

I/we **are not** directly affected by an effect of the subject matter of my submission that adversely affects the environment and does not relate to trade competition or the effects of trade competition.

Your submission

The specific provisions of the Proposed Natural Resources Plan that this submission relates to are:

The specific provision of the Proposed Natural Resources Plan that my submission relates to is (please specify the provision/ section number): Naming of Te Harakeke Wetland	My submission on this provision is: →	<input type="checkbox"/> I support the provision <input checked="" type="checkbox"/> I oppose the provision <input type="checkbox"/> I wish to have the specific provision amended
	Reasons for my submission: →	See attached submission
	I seek the following decision from WRC (give precise details): →	See attached submission

The specific provisions of the Proposed Natural Resources Plan that this submission relates to are:

The specific provision of the Proposed Natural Resources Plan that my submission relates to is (please specify the provision/ section number): Schedule A3	My submission on this provision is: →	<input checked="" type="checkbox"/> I support the provision <input type="checkbox"/> I oppose the provision <input type="checkbox"/> I wish to have the specific provision amended
	Reasons for my submission: →	See attached submission
	I seek the following decision from WRC (give precise details): →	See attached submission

The specific provisions of the Proposed Natural Resources Plan that this submission relates to are:

The specific provision of the Proposed Natural Resources Plan that my submission relates to is (please specify the provision/ section number): Schedule C2 & F1	My submission on this provision is: →	<input type="checkbox"/> I support the provision <input type="checkbox"/> I oppose the provision <input checked="" type="checkbox"/> I wish to have the specific provision amended
	Reasons for my submission: →	See attached submission
	I seek the following decision from WRC (give precise details): →	See attached submission

The specific provisions of the Proposed Natural Resources Plan that this submission relates to are:

The specific provision of the Proposed Natural Resources Plan that my submission relates to is (please specify the provision/ section number): Policies 73, 79	My submission on this provision is: →	<input checked="" type="checkbox"/> I support the provision <input type="checkbox"/> I oppose the provision <input type="checkbox"/> I wish to have the specific provision amended
	Reasons for my submission: →	See attached submission
	I seek the following decision from WRC (give precise details): →	See attached submission

If you have more submissions you wish to make, please find more boxes at the bottom of this document

Attendance and wish to be heard at hearing(s)

- I/We do wish to be heard in support of my/our submission
[Note: This means that you wish to speak in support of your submission at the hearing(s).]
- I/We do not wish to be heard in support of my/our submission
[Note: This means that you cannot speak at the hearing. However, you will still retain your right to appeal any decision made by the Wellington Regional Council to the Environment Court.]
- If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature: _____

Date: _____

[Person making submission or person authorised to sign on behalf of person making submission. NB. Not required if making an electronic submission]

Publication of details

Wellington Regional Council is legally required to notify a summary of submissions, including your name and address for service as provided on this submission form. Your name and address are included so that a person making a further submission is able to serve you with a copy of it.

The specific provisions of the Proposed Natural Resources Plan that this submission relates to are:

The specific provision of the Proposed Natural Resources Plan that my submission relates to is (please specify the provision/ section number): Rules 48, 49, 53, 67	My submission on this provision is: →	<input type="checkbox"/> I support the provision <input checked="" type="checkbox"/> I oppose the provision <input checked="" type="checkbox"/> I wish to have the specific provision amended
	Reasons for my submission: →	See attached submission
	I seek the following decision from WRC (give precise details): →	See attached submission

The specific provisions of the Proposed Natural Resources Plan that this submission relates to are:

The specific provision of the Proposed Natural Resources Plan that my submission relates to is (please specify the provision/ section number): Policies 39, 43 and Rule 106, 109, 110, Standard 5.2.2	My submission on this provision is: →	<input type="checkbox"/> I support the provision <input checked="" type="checkbox"/> I oppose the provision <input checked="" type="checkbox"/> I wish to have the specific provision amended
	Reasons for my submission: →	See attached submission
	I seek the following decision from WRC (give precise details): →	See attached submission

The specific provisions of the Proposed Natural Resources Plan that this submission relates to are:

The specific provision of the Proposed Natural Resources Plan that my submission relates to is (please specify the provision/ section number): Policy 9, 45, 102, and Rule 125	My submission on this provision is: →	<input type="checkbox"/> I support the provision <input checked="" type="checkbox"/> I oppose the provision <input checked="" type="checkbox"/> I wish to have the specific provision amended
	Reasons for my submission: →	See attached submission
	I seek the following decision from WRC (give precise details): →	See attached submission

The specific provisions of the Proposed Natural Resources Plan that this submission relates to are:

The specific provision of the Proposed Natural Resources Plan that my submission relates to is (please specify the provision/ section number): Policies 97, 98	My submission on this provision is: →	<input checked="" type="checkbox"/> I support the provision <input type="checkbox"/> I oppose the provision <input type="checkbox"/> I wish to have the specific provision amended
	Reasons for my submission: →	See attached submission
	I seek the following decision from WRC (give precise details): →	See attached submission

The specific provisions of the Proposed Natural Resources Plan that this submission relates to are:

The specific provision of the Proposed Natural Resources Plan that my submission relates to is (please specify the provision/ section number): Rules 110, 53, 99	My submission on this provision is: →	<input type="checkbox"/> I support the provision <input checked="" type="checkbox"/> I oppose the provision <input checked="" type="checkbox"/> I wish to have the specific provision amended
	Reasons for my submission: →	See attached submission
	I seek the following decision from WRC (give precise details): →	See attached submission

SUBMISSION ON PROPOSED NATURAL RESOURCES PLAN FOR THE WELLINGTON REGION

**Greater Wellington Regional Council
(Submissions close 5pm, Friday 25 September)**

To: Freepost 3156
Wellington Regional Council
PO Box 11646
Wellington 6142

Submission on: Proposed Natural Resources Plan for the Wellington Region
Name of Submitter: Maypole Environmental Limited
Address of Submitter: PO Box 399
Waikanae 5250

Address for Services: Jacobs New Zealand Limited
PO Box 10-283
Wellington 6143
Attn: Michael Hall

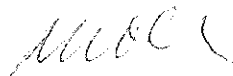
E-mail: michael.w.hall@jacobs.com
Day Phone: (04) 978 9489
Mobile Phone: 021 2249651

An individual submission is attached.

We **do** wish to be heard in support of our submission.

If others make a similar submission, we **would** be prepared to consider presenting a joint case with them at any hearing.

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



25 September 2015

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**Michael Hall on behalf of Maypole
Environmental Limited**

.....
Date

I have attached 20 pages to this submission

INTRODUCTION

1. Maypole Environmental Limited (**Maypole**) is the land owner of approximately 130 hectares of land in Ngarara, which is a 280 hectare area located northwest of the Waikanae Township of Kapiti Coast. Ngarara is one of the few large undeveloped areas between the Waikanae beach community and Waikanae township.
2. Maypole is currently in the process of developing the land into a residential development in accordance with the Ngarara Zone provisions of the Kapiti Coast District Plan (**District Plan**). The District Plan provisions provide for the development of up to 11 Neighbourhood Development Areas (**NDA's**) in Ngarara, including a structure plan, objectives, rules, detailed environmental principles and anticipated outcomes.
3. This year, the Kapiti Coast District Council (**KCDC**) and Greater Wellington Regional Council (**GWRC**) granted Maypole resource consents to develop Stage One of the residential development, being the Waimeha NDA. Maypole subsequently proposes to develop the remaining NDA's in Maypole ownership over time.
4. Soil disturbance activities and activities in watercourses (including structures and stormwater discharges) will be required for the development and operation of the Ngarara NDA's going forward. Maypole therefore considers the proposed Natural Resources Plan for the Wellington Region (**Proposed Plan**) a significant document for future development.
5. In particular, the wider Ngarara area is home to a number of watercourses that are listed in the schedules of the Proposed Plan, namely:
 - (a) Te Harakeke (Kawakahia) Wetland, a regionally significant OEII covenanted wetland located entirely within Maypole's land-holdings;
 - (b) Waimeha Stream, a regionally significant waterbody, which crosses the western section of the Waimeha NDA; and
 - (c) Ngarara Stream and tributaries, a network of small streams that cross through Maypole's land-holdings and the proposed development area.
6. The location of these watercourses is shown in **Figure 1, Appendix B** to this submission. The location of these watercourses as identified in the Proposed Plan is shown in **Figure 2, Appendix B**.
7. Maypole is committed to ensuring the sustainable development of Ngarara while preventing, mitigating and managing the effects of the development on these watercourses and the surrounding environment. Maypole was the driver in securing the QEII covenant over Te Harakeke (Kawakahia) Wetland and strives to protect and enhance the ecological and

hydrological functions of the wetland, whilst enabling visitors to enjoy and observe the wetland.

SUMMARY OF SUBMISSIONS

8. Maypole's submission primarily focuses on ensuring the appropriate level of protection is provided to Te Harakeke (Kawakahia Wetland) Wetland and Ngarara Stream, whilst providing for the economic, cultural and social well-being of the Ngarara community going forward.

Main submission points

9. In general Maypole is concerned that the Proposed Plan places more restrictions on the use of watercourses within Maypole's land-holdings and the proposed Ngarara Farms development area than under the current regime, including stormwater discharges, structures and river crossings. This is due to the classifications of watercourses under the Proposed Plan and associated policies and rules.
10. We have also identified streams which have not accurately been defined or in fact do not exist on Maypole Land which will require GWRC to update the GIS mapping undertaken for the Proposed Plan.
11. In particular, Maypole's submission focuses on the following matters:
 - (a) Te Harakeke Wetland boundary;
 - (b) The classification of Ngarara Stream as a Schedule C watercourse;
 - (c) Incorrect identification of waterways;
 - (d) Stormwater discharges, and particularly discharges to land that may enter water;
 - (e) The nature and scope of Wetland Restoration Management Plans; and
 - (f) Consenting requirements for structures in Schedule C watercourses, and particularly Ngarara Stream.

Te Harakeke (Kawakahia) Wetland

12. Maypole supports the boundary definition of the wetland as notified in the Proposed Plan as it is based on the updated wetland assessment recently completed by EOS Ecology and undertaken to a recognised methodology agreed with GWRC. The wetland area has been reduced to an area that is appropriate from an ecological and hydrological perspective.

13. Maypole, however, does not support the naming of the wetland in the Proposed Plan as "Te Haraekeke Wetland". Maypole considers the wetland should go by its historical name, being Kawakahia Wetland.
14. The wetland in recent decades has been recognised by national, district and regional authorities as Te Haraekeke Wetland. This naming of the site is common in written reports and articles, and appears to have been introduced as the name for the wetland around the time it was placed under QEII Covenant in 1999.
15. However, Maypole has identified that this is a mis-naming of the wetland, and that the wetland's proper name is Kawakahia:
 - (a) Maypole has discussed the naming of the wetland with former QEII Estate Manager, John Bishop. My Bishop referred to an old map (possibly of W.W. Carkeek) that showed a caption "Haraekeke" in the vicinity of the wetland (**Figure 1, Appendix C**). However, on closer inspection of the map, the caption actually refers to the trig station that is inland and adjacent to the wetland, as opposed to the wetland itself. The wetland is clearly labelled as Kawakahia.
 - (b) KCDC at the time of the creation of Pharazyn Reserve near Ngarara referred to the wetland as Rawakahia. Maypole discussed this with Mr Proctor of KCDC, who agreed that KCDC may have interpreted the old fashioned hand written map caption beginning with K to be an R.
 - (c) Maypole has also discussed this matter with Tony Thomas from Te Atiawa ki Whakarongatai. Mr Thomas confirmed his understanding that the wetland was correctly named Kawakahia.
16. Maypole therefore submits that GWRC should recognise correct name for the wetland in documentation, and inform national and district authorities of the correct name.

DIRECTIONS SOUGHT

17. Maypole's requested amendments to the Proposed Plan therefore seek to achieve an appropriate balance between protecting the ecological, hydrological and cultural functions of these watercourses, while enabling the sustainable development of Ngarara Farms going forward.
18. **Table 1 in Appendix A** to this submission lists the specific plan provisions that Maypole is making a submission on, Maypole's support or opposition to the provisions, and the directions sought by Maypole.

Appendix A. Submission Details

Table 1: Details of Maypole's submission on GWRC's Proposed Plan

#	Relevant Plan Provisions	Support / Oppose / Amendment requested	Reason	Maypole seeks the following decision from Council (or such further, consequential or alternative relief as may be necessary or appropriate to give effect to the decision sought)
Issue 1: Wetland naming throughout Proposed Plan				
1	Naming of "Te Harakeke Wetland" throughout the Proposed Plan	Oppose	Maypole opposed the naming of the wetland as "Te Harakeke Wetland" and considers the wetland should go by its historically correct name of "Kawakahia Wetland" for the reasons described in paragraphs 9-13 of this submission.	Maypole requests all references to "Te Harakeke Wetland" in the Proposed Plan be amended to "Kawakahia Wetland".
Issue 2: Scheduled Sites in the Proposed Plan				
2	Schedule A3 – Wetlands with outstanding indigenous values	Support	Maypole supports the boundary definition of Te Harakeke Wetland in that it aligns with discussions Maypole has previously held with GWRC. The wetland area has been reduced to an area that is appropriate from an ecological and hydrological perspective.	No amendments requested.
3	Schedule C2 – Sites of significance to Te Atiawa	Amendment requested	Maypole understands the importance of listing sites of cultural significance in Schedule C2 to the Proposed Plan. However, Maypole requests further description as to the cultural significance of Ngarara Stream (Kawakahia).	Further description as to the cultural significance of Ngarara Stream (Kawakahia).

#	Relevant Plan Provisions	Support / Oppose / Amendment requested	Reason	Maypole seeks the following decision from Council (or such further, consequential or alternative relief as may be necessary or appropriate to give effect to the decision sought)
4	Schedule F1 – Rivers with significant ecosystems and relevant planning maps	Amendment requested	<p>Maypole <u>supports</u> the inclusion of Waimeha Stream as a river with a significant ecosystem. However Maypole <u>does not support</u> the inclusion of Ngarara Stream and tributaries as being within the Waimeha watercourse for this classification for the following reasons:</p> <p>(1) Under the current regime, Ngarara Stream and tributaries are classified as a “river with water quality needing enhancement”, therefore the classification of Ngarara Stream and its tributaries as Schedule F1 watercourses is a significant upgrade from the current listing; and</p> <p>(2) Classifying Ngarara Stream and tributaries as a F1 watercourse implies that these minor watercourses are considered a part of Waimeha Stream for the purposes of the Wellington Regional Policy Statement, and that the Ngarara Stream has significant ecological values, which is a departure from the current listing.</p> <p>As part of Plan Change 80 (the introduction of the Ngarara Zone in the KDC District Plan), Maypole engaged consultants to undertake water quality monitoring and produce a report about the water quality of Ngarara Stream. This work suggests that the water quality and ecosystems of the Ngarara Stream do not meet the same standards as the Waimeha Stream. Maypole therefore does not consider Ngarara Stream meets the requirements for a Schedule F1 watercourse under the Proposed Plan.</p> <p>Further, Maypole is concerned that the planning maps in the Proposed Plan do not accurately depict the watercourses on the site. Figure 1, Appendix B, which was prepared for the regional consent application, provides a more accurate description of the watercourses on the site than the Schedule F1 mapped watercourses.</p> <p>Should Ngarara Stream be classified under Schedule F1, the extent of the watercourse must be accurately represented.</p> <p>Ngarara Zone – information submitted about water quality – Maypole has done sampling along the Ngarara Stream as part of its original plan change and would be happy to provide this information to the Council – any additional information, we would like to see it.</p>	<p>Maypole requests further consideration as to the appropriateness of listing Ngarara Stream and tributaries as a Schedule F1 watercourse with significant ecosystems and whether Ngarara Stream meets the criteria for this classification.</p> <p>Maypole also requests that the extent of Ngarara Stream is accurately represented in the planning maps and validated. In Particular, Maypole requests that only those sections of the Ngarara Stream that exist on site (as shown in Figure 1, Appendix B) be included in the planning maps in the Proposed Plan.</p>

#	Relevant Plan Provisions	Support / Oppose / Amendment requested	Reason	Maypole seeks the following decision from Council (or such further, consequential or alternative relief as may be necessary or appropriate to give effect to the decision sought)
Issue 3: Stormwater Discharges				
5	Policy 73 and 79 – Minimising adverse effects of stormwater discharges; Managing landuse impacts on stormwater	Support	Maypole supports the inclusion of Policies 73 and 79 regarding storm water discharges in that they align with the basic premise behind the low impact storm water system design for Ngarara Farms development.	No amendments requested.
6	Rule 48 and 49 – Stormwater from an individual property to water or land where it may enter water; and stormwater to land – permitted activity	Amendment requested	<p>Maypole opposes the discharge of stormwater to “land that may enter a surface water body” being assessed as a discharge to water under Rule 48, and considers that such discharges should be assessed as discharges to land under Rule 49. The proposed approach is a change from the current regime, where discharges to land that may enter water are assessed as discharges to land. In particular, Rule 48:</p> <ul style="list-style-type: none"> • does not provide any guidance as to what constitutes a discharge of stormwater onto “land where it may enter a surface water body”; • does not require stormwater to actually enter a surface watercourse for the rule to be triggered; • places an unnecessary restriction on discharges of stormwater to land that may enter Te Harakeke Wetland (Schedule A) and is not based on the effects of such a discharge; and • places an unnecessary restriction on discharges of stormwater to land that may enter Ngarara Stream (Schedule F1). <p>Development of the land on this property embodies low impact stormwater design, in part to reduce discharges into streams. This low impact design incorporates nearly entirely discharges to land. Maypole is therefore particularly concerned about the restrictions the proposed provisions may have on its ability to develop the land and associated stormwater discharges to land.</p>	<p>Maypole requests amendment to Rule 48 to exclude the term “or onto land where it may enter a surface water body” so that such discharges would be captured by Rule 49.</p> <p>Maypole also requests:</p> <ol style="list-style-type: none"> (1) an amendment to Rule 48(a) regarding stormwater discharges to Schedule A waterbodies to enable such discharges where they are low impact or certain standards with regards to effects can be met (for example, where the discharge aligns with Policies 73 and 79); and (2) an amendment to Rule 48(e) regarding discharges to Schedule F1 watercourses to enable such discharges where the discharge aligns with Policies 73 and 79.

#	Relevant Plan Provisions	Support / Oppose / Amendment requested	Reason	Maypole seeks the following decision from Council (or such further, consequential or alternative relief as may be necessary or appropriate to give effect to the decision sought)
7	Rule 53 – All other stormwater – discretionary activity	Amendment requested	As above, Maypole opposes the discharge of stormwater to "land that may enter a surface water body" being assessed as a discharge to water, and considers that such discharges should be assessed as a discharge to land under Rule 48.	Maypole requests an amendment to Rule 53 to exclude the term "or onto land where it may enter a surface water body" so that such discharges would be captured by Rule 49.
8	Rule 67 – Discharge inside sites of significance – Non-complying activity	Amendment requested	<p>Maypole is concerned that stormwater discharges into Schedule A and F1 watercourses could be captured by Rule 67 requiring consent for a non-complying activity. This is because stormwater discharges, unlike other discharges assessed under the Proposed Plan, are not specifically precluded from Rule 67.</p> <p>Should stormwater discharges be assessed as a non-complying activity, this would potentially restrict Maypole's ability to develop its land into a residential development, even where the stormwater system is a low impact design resulting in less than minor effects on the wetland.</p>	<p>Maypole requests an amendment to Rule 67 clarifying that it does not cover stormwater discharges that are provided for under Rules 48-53.</p>

#	Relevant Plan Provisions	Support / Oppose / Amendment requested	Reason	Maypole seeks the following decision from Council (or such further, consequential or alternative relief as may be necessary or appropriate to give effect to the decision sought)
Issue 4: Wetlands				
9	Policies 39 – 43 – Sites with significant values	Amendment requested	<p>Maypole supports the general intent of Policies 39-43 in that significant natural wetlands, including those listed in Schedule A such as Te Harakeke Wetland, should be restored and enhanced.</p> <p>However, Maypole considers that the Policies place unnecessary restrictions on the future sustainable use of significant natural wetlands, and particularly public access to wetlands for tourism and education. Further, Maypole considers that Policies 40-43 do not provide enough direction on what activities in a significant natural wetland could be considered restoration activities in accordance with a Wetland Restoration Management Plan.</p> <p>Finally the policy framework does not balance how development can occur in wetlands, where this has been controlled sustainably. For example the Totara Dunes Neighbourhood developed for the Ngarara Structure plan provides a planning framework for development within the wetland.</p> <p>Maypole is also concerned about the restrictions Policies 40-43 place on activities in Schedule F1 watercourses, particularly if Ngarara Stream continues to be classified as a Schedule F1 watercourse.</p>	<p>Maypole requests the Policies are revised to enable and promote public access to wetlands for tourism and education where this access is in accordance with a Wetland Restoration Management Plan.</p> <p>Maypole also requests that the Policies provide more direction on the types of activities that could be included in Wetland Restoration Management Plans and that these should include public access and structures to enable public access, as well as other activities that can be controlled sustainably.</p>

#	Relevant Plan Provisions	Support / Oppose / Amendment requested	Reason	Maypole seeks the following decision from Council (or such further, consequential or alternative relief as may be necessary or appropriate to give effect to the decision sought)
10	Rule 106 – Restoration of wetlands – Controlled Activity	Amendment requested	<p>Maypole generally supports the requirement for Wetland Restoration Management Plans for restoration activities, and agrees with the Controlled Activity status for such plans, including the preclusion of public notification and waiver of consent fees.</p> <p>However, Maypole is concerned that Rule 106 does not define the types of activities that may be included in a Wetland Restoration Management Plan, but implies the types of activities that may be included through the matters of control listed. Maypole considers that the content of Wetland Restoration Management Plans should not be restricted, and should be a matter for agreement between GWRC and the Applicant.</p>	<p>Maypole requests an amendment to clarify that a range of activities could be included in a Wetland Restoration Management Plan and particularly structures associated with education and public access (e.g. boardwalks).</p>
11	Rule 109 – Activities in outstanding natural wetlands – Discretionary Activity	Amendment requested	<p>Maypole is concerned about the restrictions placed on activities in Schedule A wetlands, including Te Harakeke Wetland. Rule 109 is particularly restrictive if structures associated with public access and education cannot be included in Wetland Restoration Management Plans. Maypole considers that activities associated with small structures in Schedule A wetlands should rather be assessed as permitted in accordance with Rule 104.</p> <p>Maypole is also concerned that Rule 109 does not specifically cover associated bed disturbance and sediment discharge.</p>	<p>Maypole requests Rule 109 is deleted and Rule 104 is amended to include structures in Schedule A listed wetlands. Alternatively, Maypole requests that Rule 109 is amended to clarify that it includes bed disturbance and associated sediment discharge.</p>

#	Relevant Plan Provisions	Support / Oppose / Amendment requested	Reason	Maypole seeks the following decision from Council (or such further, consequential or alternative relief as may be necessary or appropriate to give effect to the decision sought)
12	Rule 110 – Activities in outstanding natural wetlands – non-complying activities.	Amendment requested	Maypole is concerned about the restrictions placed on activities in Schedule A wetlands, and particularly larger structures. Maypole is also concerned about the rule hierarchy between the stormwater discharge rules and Rule 110 relating to the discharge of contaminants. Maypole is concerned Rule 110 may require resource consent for stormwater discharges into Schedule A wetlands as a non-complying activity.	<p>Maypole requests:</p> <ul style="list-style-type: none"> the requirement for non-complying resource consents for structures larger than 10m² be down-graded to discretionary, restricted discretionary or controlled for structures associated with education and public access (e.g. boardwalks), if not associated with wetland restoration; and an amendment clarifying that Rule 110 does not cover stormwater discharges that are provided for under Rules 48-53 and that stormwater water discharges to Schedule A wetlands will therefore be assessed as discretionary activities under these rules.
13	Standard 5.2.2 – Activities in wetlands general conditions	Amendment requested	Maypole is concerned that there is potential for confusion between the general conditions for activities in wetlands that prevent the discharge of contaminants to wetlands, and the stormwater Rules 48-53 of the Proposed Plan	Maypole requests Standard 5.2.2 is amended to clarify that it does not cover stormwater discharges otherwise provided for in Rules 48-55.

#	Relevant Plan Provisions	Support / Oppose / Amendment requested	Reason	Maypole seeks the following decision from Council (or such further, consequential or alternative relief as may be necessary or appropriate to give effect to the decision sought)
Issue 5: Activities in the beds of rivers				
14	Policy 9 – Public access to and along the coastal marine area and the beds of lakes and rivers	Amendment requested	<p>Maypole is concerned that Policy 9 does not promote public access to wetlands, unlike under the current regime. Maypole considers that this approach is too restrictive as access to wetlands can provide many benefits, including education.</p> <p>Particularly in the case of Ngarara, access to the wetland will promote wetland restoration and education about native flora and fauna, which will in turn help the community and visitors gain a better understanding for the importance of the wetland.</p>	Maypole requests that Policy 9 is amended to promote sustainable public access to wetlands.
15	Policy 45 – Managing adverse effects on sites with significant mana whenua values	Amendment requested	<p>Maypole is concerned about the restrictions placed on the installation of structures in Schedule C watercourses, and particularly Ngarara Stream. While Maypole agrees that mana whenua values should be protected, it considers that the focus on avoidance of activities in these watercourses may unnecessarily restrict low impact development in these areas.</p> <p>Further, while Maypole agrees that a Cultural Impact Assessment (CIA) may be required in some instances, Maypole does not consider written iwi approval to be necessary in all instances, particularly where activities are low impact and/or alternative practices for providing approval have been provided. For example for Ngarara a Neighbourhood Development Plan (NDP) under the district plan requires a Cultural Impact Assessment to be completed and a process for engagement with Te ati Awa is provided through the conditions of the NDP. Requiring further approvals may result in doubling up on processes that have already been undertaken, or unnecessarily restrict development in these areas.</p>	<p>Maypole requests Policy 45 is amended to take the focus away from avoidance of activities, and instead include avoiding, remedying and mitigating environmental effects.</p> <p>Maypole also requests Policy 45 is amended so that CIA's are only required for activities that may have an adverse environmental effect that is more than minor, and to recognise management processes in place under district plan processes to remove the requirement from written approval from iwi.</p>

#	Relevant Plan Provisions	Support / Oppose / Amendment requested	Reason	Maypole seeks the following decision from Council (or such further, consequential or alternative relief as may be necessary or appropriate to give effect to the decision sought)
16	Policy 102 – Reclamation or drainage of the beds of lakes and rivers	Amendment requested	Maypole is concerned that Policy 102 may restrict its ability to develop Ngarara over the site where the Schedule F1 watercourse relating to Ngarara Stream and its tributaries is marked in the planning maps. As previously discussed, the watercourse marked for Schedule F1 Ngarara Stream (as shown in Figure 2, Appendix B) does not accurately reflect the watercourses in the area.	Maypole requests an amendment to better balance the ability to reclaim watercourses in Ngarara until such a time that the map area inaccurately identifying Ngarara Stream and tributaries is rectified.
17	Rule 125 – Structures within a site identified in Schedule C (mana whenua) – restricted discretionary activity	Amendment requested	Maypole is concerned about the restrictions placed on Schedule C watercourses. Maypole considers the same outcome could be achieved through a Permitted or Controlled Activity status where CIA's have been submitted in accordance with amended Policy 45.	Maypole requests the activity status for structures in Schedule C watercourses be downgraded to Permitted or Controlled Activities.
Issue 6: Soil Disturbance				
18	Policies 97 and 98 – Earthworks and vegetation – Managing sediment discharges; accelerated soil erosion.	Support	Maypole is generally supportive of Policies 97 and 98 in that they are targeted towards ensuring good practice measures in used in earthworks and vegetation clearance activities to minimise erosion and sediment discharge to water.	No amendments requested.

#	Relevant Plan Provisions	Support / Oppose / Amendment requested	Reason	Maypole seeks the following decision from Council (or such further, consequential or alternative relief as may be necessary or appropriate to give effect to the decision sought)
19	Rules 110, 53 and 99 – Stormwater discharges to water or land where it may enter water	Amendment requested	Maypole is concerned that there might be a conflict between Rules 110, 53 and 99, that could cause confusion as to the activity status of the discharge of storm water to water or land that may enter water associated with earthworks. For example, stormwater discharges to Te Harakeke Wetland or to land that may enter the wetland could be assessed as non-complying under proposed Rule 110, discretionary under proposed Rule 53, or permitted under proposed Rule 99.	Maypole requests that Rule 99 is amended to clarify that it takes precedence over other rules for earthworks activities, making stormwater discharges to Te Harakeke Wetland associated with earthworks a permitted activity where the water quality standards in Rule 99(d) are met. Where these standards aren't met, discharges would rather be assessed under Rule 101 as a discretionary activity.

Appendix B. Figures / Maps

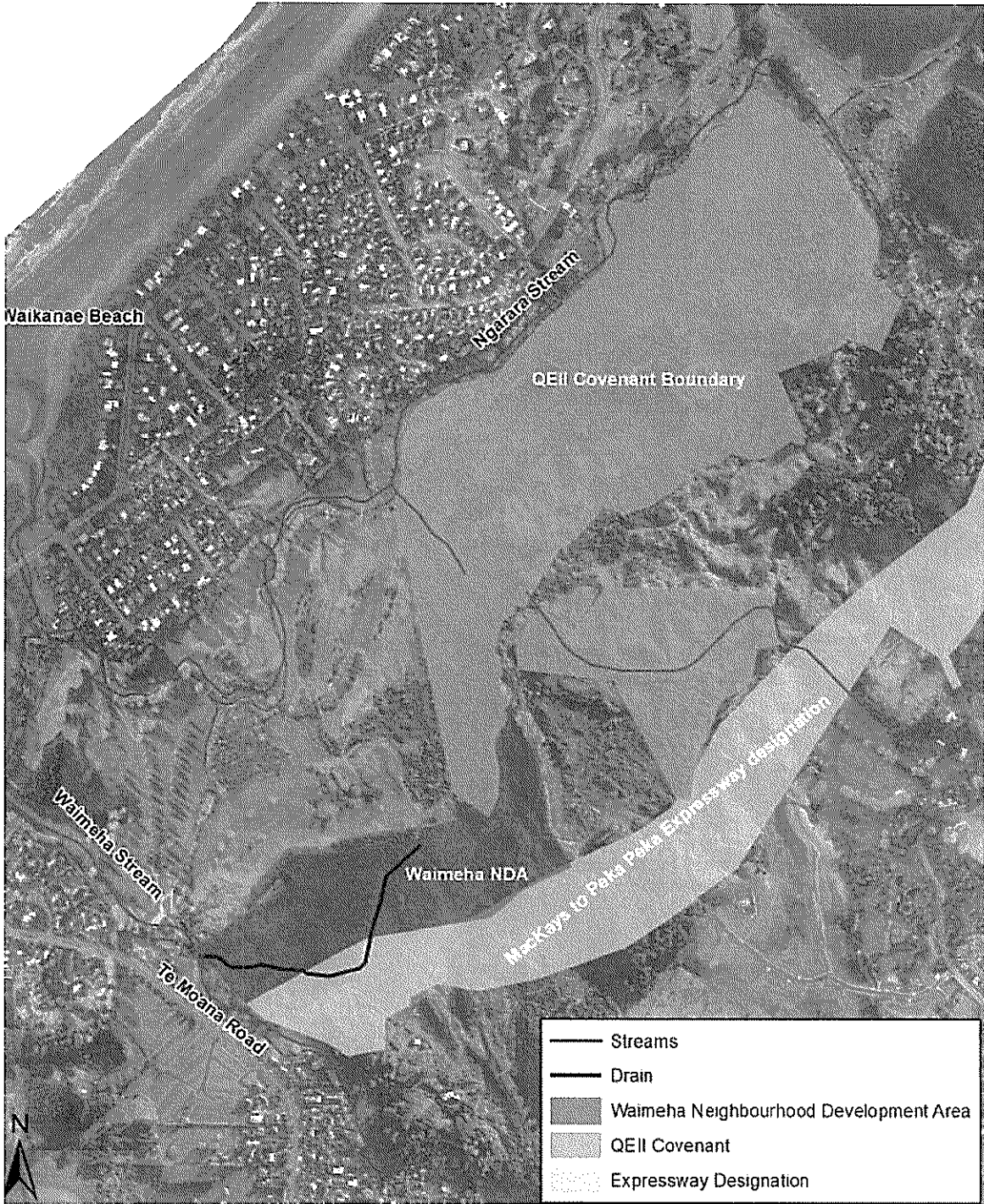


Figure 1: Location of Waimeha NDA and nearby watercourses

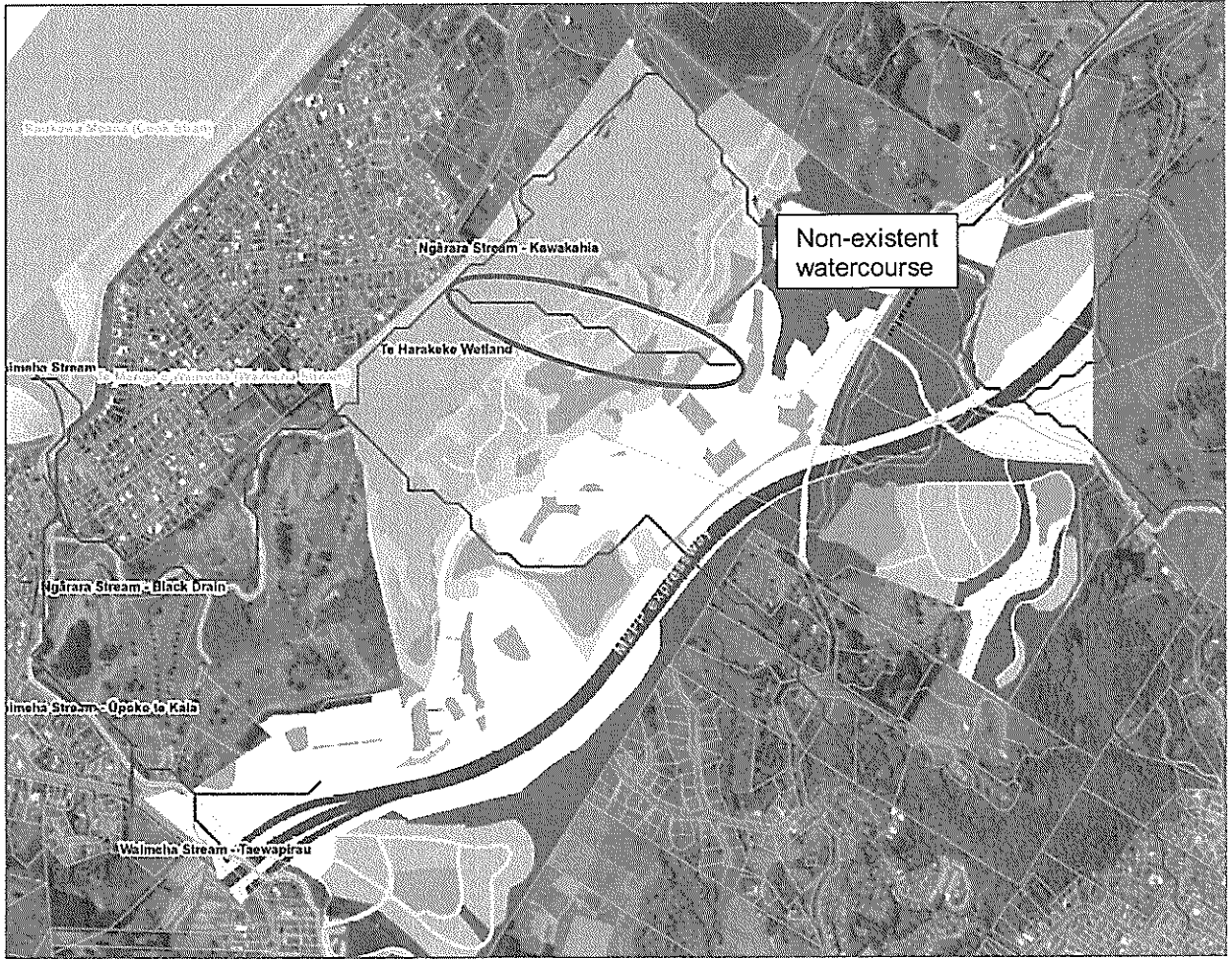


Figure 2: Te Harakeke Wetland (Schedule A3 - Green), Waimeha Stream and tributaries (Schedule F1 - Red), Ngarara Master Plan and extent



Figure 3: Waimeha Stream (Schedule B - Blue)



Figure 4: Ngarara Stream Kawakahia and Black Drain (Schedule C - Red)

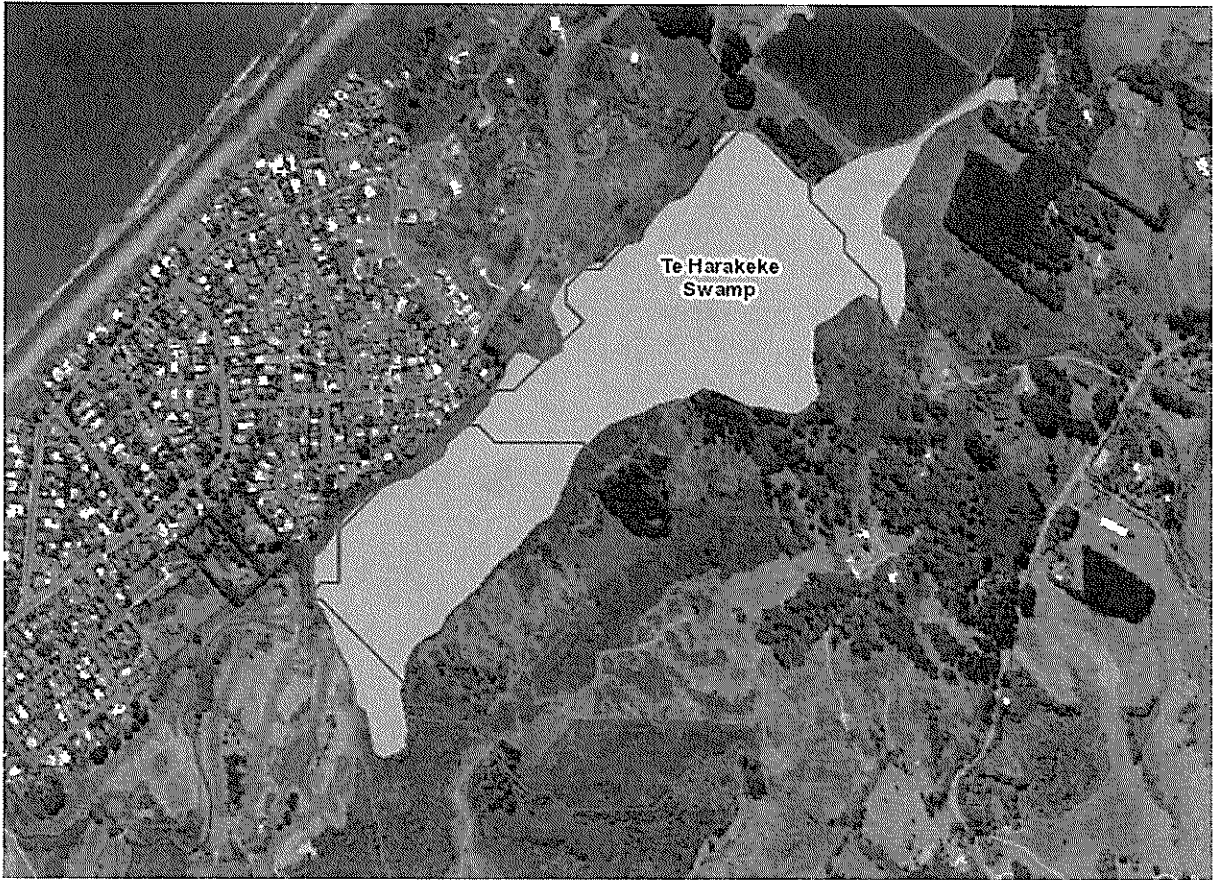


Figure 5: GWRC Freshwater Plan - Te Harakeke Wetland (Blue - Wetland with High Degree of Natural Character) and Ngarara Stream and tributaries (Brown - River with water quality needing enhancement)

