

June 19, 2017

**GWRC - PNRP - Hearing Stream 1 – Beneficial use and Development - Kapiti:**

Submitter 176 - Ian Jensen

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I also present for and on behalf of KRL Developments Ltd. FS 45

**Aspects covered in the Presentation**

- 1) My alliance with the sites generally covered, but not limited by this Presentation.
- 2) Section 42A Report.
- 3) Appendix C.
- 4) Policy P4.
- 5) Reasonable use – Beneficial use and Development.
- 6) Mapping.

**1 Site alliance**

- 1.1 I have had an association with all of the Te Hapua (Ngawhakangutu) and associated Wetlands on adjoining properties to immediately to the North and the South of more than 60 years and have owned, lived, restored and maintained a part of the Te Hapua Wetland, approximately 11.3 ha, for over 29 years.
- 1.2 I am familiar with parts of the eastern shore of Lake Wairarapa (Wairarapa Moana Wetlands) in the vicinity of Judd and Parera Roads, 'Pearce Wetlands' and 'Wario Wetlands'.
- 1.3 I have carried out and assisted former landowners of parts of the Te Hapua Wetlands in Wetland Restoration projects on at least six wetland areas that make up the now, 'Outstanding', 'Significant' and 'Natural' wetlands in the Te Hapua wetland area.
- 1.4 I have been involved with Wetland restoration activities for 40 years including the 'Wario Wetland' area of Lake Wairarapa.

**2. – Section 42A Report – Beneficial Use & Development Report - Issue 3.**

2.1 Page 56 of 204 Clause 245, Policy P9. I reference this clause as the recommendations in Appendix C, makes applicable reference.

2.2 The referenced Policy appears not to meet the provisions in the new rule sought, as the wetland area on the subject property are signified in Schedule A

However the new rule sought specifically covers provisions to both Schedule A & Schedule F in order that simplification is achieved within the Plan.

**3. Appendix C – Recommendations Beneficial use & Development.**

3.1 Reference page 144 of 204 – S176/019.



Clearly the new rule sought covers, Natural, Significant & Outstanding wetlands. As parts of the Te Hapua Wetlands are signified as such, on the ground there is little that separates the qualities contained within.

3.2 The recommendations of the reviewing officer do not specifically and or adequately review the requested outcome.

**4. Policy P4: Minimising adverse effects.**

4.1 Specifically the principals of the Policy clearly set down a possible practicable path to follow as it is recognised, that in some cases the avoiding of an activity may not be a practicable outcome.

4.2 The long term economic potential of the land coupled with restoration activities and or off-setting is achieved.

4.3 The actual use and development of a large portion of the feature is not envisaged, just a relaxation to a level that would allow a land owner reasonable use and economic value of the surrounding land that may otherwise be excluded.

**5. Reasonable use – Beneficial use and Development.**

5.1 The rules, policies and objectives need to consider how access may be gained where an ecological site exists.

5.2 Where reasonable use and development of the remaining part of the site is denied there is a need to consider how that may be achieved.

**6 Mapping:**

6.1 Mapping needs to be clear with sufficient definition to enable a clear point of reference.

6.2 Currently many ecological sites have definition lines that true to scale a many meters thick.

**7 Relief sought:**

7.1 New Rule sought as in my submission (7.1) noted in App C above is given consideration.

7.2 That mapping definition is greatly improved.

**10 - Over View.**

Thank you for the opportunity to provide input to this very important document. I look forward to continuing my involvement towards a conclusion that not only meets the needs of the environment, but also the economic well- being of the land owners along with managers of the very diverse land structures involved.

Yours sincerely,

Ian Jensen.



