

Te Tai o Poutini Plan 2023

Natural Features and Landscapes NFL - O1

Submitter No. S150 Ruth Henschel

Submission: Remove the High Coastal Natural Character overlay from 4456B Karamea Highway.

We believe that our property was seen by Mr Brown as having High Coastal Natural Character due to a desktop decision based on a Schedule 2 wetland that was described across a smaller but similar area of our property. We have included evidence that supports that this Schedule 2 wetland designation was incorrectly made. Due in part to our naivety about the submission process we didn't query this at the appropriate time.

I note that Lois Easton, team leader for Coastal Environment topic planning of TTPP development, supports our submission. Bridget Gilbert's review also supports modifying the boundary to follow the terrestrial coastline and exclude rural living properties.

We hope you will accept our submission and allow the High Coastal Natural Character overlay to be removed from our property.

Please find some supporting documentation for my submission.

Section 42A Officer's Report: Coastal Environment

15.0 Submissions on the Planning Maps and Schedules

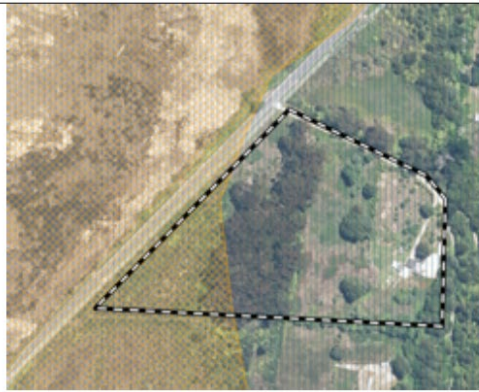
15.1 Submissions on High Natural Character Overlay

Analysis NCA 57 Karamea

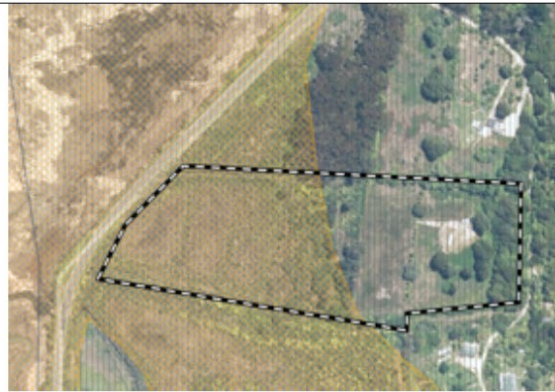
"505. Ruth Henschel (S150.004) and Richard Henschel (S285.003) seek that the HCNC be removed from 4456B Karamea Highway. Emilie Schmitthausler (S57.001) and Sander De Vries (S58.001) seek that the HCNC be removed from 4456A Karamea Highway.

This is NCA 57 and has been reviewed by Bridget Gilbert and she recommends some modification to the boundary to follow the terrestrial coastal landform edges and to exclude rural living properties as revealed in the aerial photography. I therefore support these submissions."

**NCA 57 at 4456A Karamea Highway
(Notified Plan – recommendation
remove overlay from this property)**



**NCA 57 at 4456B Karamea Highway
(Notified Plan – recommendation remove
overlay from this property)**



(p.186)

Summary of land use of the Rural Living property 4456B Karamea

The property is divided roughly into 4 paddocks; east to west. The most eastern paddock is elevated and has a building pad, consented wastewater system and shed; the 2nd paddock is grassed with a manuka woodlot planted 2014; the 3rd paddock is a woodlot of Eucalyptus and Tasmanian blackwoods established prior to 1995; the 4th paddock has been allowed to be covered in mostly harakeke to ensure privacy from the highway without losing the seaward view from the building pad.

Farm/stormwater drains and tracks divide the property; the northern drain is important for carrying runoff from the subdivision's road access that runs behind the property's easternmost paddock. The other drains support heavy rain events to ensure the north drain can cope with the flow. There is extra stormwater load on the western end of this network during these events as a creek which runs along the ROW beside 4456A hasn't a culvert under the highway to allow its natural exit to the estuary. The farm tracks allow for ongoing drain maintenance and weed control (Tasmanian blackwood wildings, gorse, blackberry and honeysuckle predominantly).

Please find the following evidence of land use to support that 4456B should have the High Coastal Natural Character overlay removed.

Aesthetics

Looking East - View of 4456B from Karamea Highway (Terrestrial coastal landform edge)

(Left image includes North drain)



Looking West - View of Estuary from Karamea Highway (Terrestrial coastal landform edge)



Woodlot

Delete Spam Reply Forward Move

Sort ↑ ↓

Re: Karamea woodlot

Close Fullscreen ☆

From: michael reedy

8/3/2024 at 7:16 PM

To whom it may concern my Name is Michael Reedy The former owner of the property,

The woodlot of Eucalyptus trees on Pt Lot 3 DP 17859 Blk XIII Oparara SD was planted by P J De Vries before he subdivided in 1995/6. The woodlot is positioned approximately across one of the middle paddocks of the property, covering about an acre of the land. There are a number of Tasmanian blackwoods included in the woodlot. Before I sold the property in 2011, a number of the trees were harvested for firewood late 2010's leaving one or two Eucalyptus trees as well as some Tasmanian blackwoods. The Eucalyptus stumps have since coppiced with some seedlings regenerating as well.

I am happy to be contacted regarding any questions

Regards

Michael Reedy
Ph 0273400205
Rubybaygold@hotmail.com



2011 Eucalyptus woodlot looking west across 2nd paddock from house pad



2024 Eucalyptus woodlot coppiced
Manuka woodlot left edge of 2nd paddock

2014 Manuka woodlot



Forest Floor

PO Box 15, Maungatapere
Ph: 09 4347216 fax: 09 4347316

tax invoice
404633263
gst# 93-034-015

invoice date 22-Sep-14

To **Ruth Henschel**

| Item | Size | Quantity | Unit Price | Extension |
|------------------------|--------------------|----------|------------|-----------|
| Leptospermum scoparium | rootpruner 63 tray | 220 | \$1.45 | \$319.00 |
| zzz delivery charge | misc | 2 | \$32.50 | \$65.00 |

terms of payment

Subtotal: \$384.00
gst: \$57.60

notes

Invoice Total: \$441.60

deposit paid \$0.00

amount to pay \$441.60

goods rem ain, property of Forest Floor (2006) Ltd until paid for in full

Forest Floor bank account no. 12-3115-0160921-00

please credit our account or send cheque made out to "Forest Floor".



2014 plantings

Wetlands expert Charlotte Phelps report

KAMP001 Otumahana Estuary

Date Assessed: 09 January 2018
Wetland: KAMP001
Location: Karamea
Total Rainfall Seven Days Prior to Visit: 6.5mm
Owner: Richard and Ruth Henschel

Summary of Values:

The submitters requested the entire designation on their property to be assessed and removed.

Within the designation the ground was firm underfoot, there was no pooling of water and there was not a diverse community of wetland species. Vegetation within the designation was predominantly flax, gorse and grass. There are several historic drains within and around the designation. The drains flow west towards the highway.

Based on the site visit, I would recommend removing the entire designation on the property. This decision is based on the conclusion that the area does not hold a community of wetland species, the ground is firm underfoot and the area does not have characteristics of a functioning wetland.

Please note: there is no tracking data for this assessment as there was a technical issue with the equipment.



Figure 1 Map showing the recommended adjustments to KAMP001



Figure 2 Looking into the designation



Figure 3 Drain within the designation



Figure 4 Ground within the designation



Figure 5 Within the designation showing that flax is the dominant vegetation species

**DOC recommendation not
a functioning wetland**



388 Main South Road, 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
www.wrc.govt.nz

6 March 2015

Richard & Ruth Henschell
PO Box 396
Christchurch 8140

Enquiries to: Hamish Fairbairn

Dear Richard and Ruth,

During the court proceedings associated with the Land and Riverbed Plan, it was accepted that due to the methods used to identify these areas it was likely that adjustments would be required. Council has consulted with the Department of Conservation regarding an area of Schedule 2 Wetland on your property and believes that it is not functioning wetland.

Council is in the process notifying the proposed changes to the Land and Water Plan. If you would like to undertake development works in this area in the meantime you will require resource consent.

If you wish to discuss this further please do not hesitate to contact me on 03 768 0466 ext 274 or hamishf@wrc.govt.nz.

Yours faithfully

Hamish Fairbairn
Wetland Coordinator

I hope that this evidence will help to support our submission to remove the High Coastal Natural Character overlay from our property.

Thank you,
Ruth Henschel (S150)