

SECTION 42A REPORT

Report on submissions and further submissions on the
Proposed Waikato District Plan - Stage 1

Hearing 21A: Natural Environments - Indigenous Vegetation and Habitats s42A report

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Part 3 - Mapping



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31 Part 3 – Mapping

31.1 Introduction

715. This part of the s42a report is focused on the submissions that sought to either amend or delete the Significant Natural Area (SNA) mapping. As discussed earlier in this report, the methodology for the identification of SNAs was based on the Waikato Regional Council spatial data set where a desktop exercise was undertaken.
716. At the time of releasing a draft version, open days were held with the public, where property owners had the opportunity to question the mapping on their properties. Through this process, some properties had the mapping amended to better represent areas considered significant. A very limited amount of “ground truthing” was undertaken where an ecologist visited the site to assess the mapped area. The submission points below consist of properties seeking reconsideration for the SNA mapped areas.
717. The SNA mapping is shown spatially on the proposed plan maps as a green hatched area.

31.2 General Submission Points

718. The following submission points were received relating to the mapping of SNAs. They are grouped by general points or the area where the SNA is located.

Submission point	Submitter	Decision requested
81.101	Waikato Regional Council	Retain identification of Significant Natural Area's on planning maps.
FS1198.62	Bathurst Resources Limited and BT Mining Limited	Opposes 81.101
FS1198.54	Bathurst Resources Limited and BT Mining Limited	Opposes 81.101
FS1292.82	McPherson Resources Limited	Supports 81.101
FS1334.85	Fulton Hogan Limited	Supports 80.101
845.4	Grace M Wilcock	Amend the maps to show the boundary of the Significant Natural Areas in Tamahere gullies are at the exact top edge of the gully.
400.1	Andrew Kerr	Amend the Significant Natural Areas maps so that these are agreed with land owners before Rule 22.2.7 Indigenous vegetation clearance inside a Significant Natural Area, is approved.
FS1062.37	Andrew and Christine Gore	Supports 400.1
68.2	William Smeed	Delete the overlays placed over the island in the Waikato River, such as the Significant Amenity Landscape or the Significant Natural Area.
825.49	John Lawson	Add to the planning maps areas such as Hauroto Bay and other sites of indigenous vegetation, as

		recorded in Estuarine vegetation survey - Raglan (Whaingaroa) Harbour.
780.49	Whaingaroa Environmental Defence Incorporated Society	Add to the planning maps areas such as Hauroto Bay and other sites of indigenous vegetation, as recorded in Estuarine vegetation survey - Raglan (Whaingaroa) Harbour.
<i>FSI293.59</i>	<i>Department of Conservation</i>	<i>Supports 780.49</i>
825.52	John Lawson	Add areas of Significant Indigenous vegetation or habitat by use of LENZ and in consolidation with conservation and environment groups.
831.49	Gabrielle Parson on behalf of Raglan Naturally	Add sites of indigenous vegetation such as Hauroto Bay and other sites of indigenous vegetation to the planning maps, as recorded in the estuarine vegetation survey - Raglan (Whaingaroa) Harbour.
855.1	Peter Buckley	Amend the identification of Significant Natural Areas so that any areas identified as a Significant Natural Areas remain contestable by the landowners until there has been a physical audit undertaken of the area and this audit should be carried out by a panel which should be made up of: An independent Rural representative; A Council representative; An ecologist; and The Landowner or their representative.
<i>FSI007.22</i>	<i>Phillip John Swann</i>	<i>Support 855.1</i>
<i>FSI342.247</i>	<i>Federated Farmers</i>	<i>Support 855.1</i>
835.1	KiwiRail Holdings Limited (KiwiRail)	Delete the Significant Natural Areas overlay from KiwiRail's designations.
<i>FSI293.61</i>	<i>Department of Conservation</i>	<i>Opposes 835.1</i>
<i>FSI369.20</i>	<i>Ngati Tamaoho Trust</i>	<i>Opposes 835.1</i>
742.185	New Zealand Transport Agency	Retain the Significant Natural Area overlay, except for the amendments sought below AND Amend the Significant Natural Area (SNA) overlay by reviewing and removing any such areas from existing New Zealand Transport Agency designations. AND Request any consequential changes necessary to give effect to the relief sought in the submission.
<i>FSI277.148</i>	<i>Waikato Regional Council</i>	<i>Opposes 742.185</i>
<i>FSI062.99</i>	<i>Andrew and Christine Gore</i>	<i>Opposes 742.185</i>
<i>FSI293.48</i>	<i>Department of Conservation</i>	<i>Opposes 742.185</i>
855.2	Peter Buckley	No specific decision sought, but submission opposes the Significant Natural Area on the property at 1036 Island Block Road, Te Kauwhata, due to the impact that this has on their

		ability to carry out day to day maintenance work like cleaning of drains within the Significant Natural Area.
<i>FS1007.23</i>	<i>Phillip John Swann</i>	<i>Supports 855.2</i>
<i>FS1293.145</i>	<i>Department of Conservation</i>	<i>Opposes 855.2</i>
845.1	Grace M Wilcock	Amend maps to show the Significant Natural Areas in Tamahere gullies as being only of local significance and no regional significance.
481.1	Culverden Farm	Amend the approach to identifying Significant Natural Areas and Significant Amenity Landscapes from private land so that identification is provisional based on owners acceptance and therefore contestable submission seeks that Council has disclosed the specific criteria and significance levels for each of these areas, followed by ground-truthing and acceptance by the landowner.
482.5	Kirstie Hill on behalf of Hill Country Farmers Group	Amend the approach to identifying Significant Natural Areas and Significant Amenity Landscapes, for private land so that identification is provisional based on owners acceptance and therefore contestable. Submission seeks that Council discloses the criteria and significance levels for each of these areas, followed by ground-truthing and acceptance by the landowner.
<i>FS1340.84</i>	<i>TaTa Valley Limited</i>	<i>Supports 482.5</i>
724.9	Sue Robertson for Tamahere Community Committee	Retain the mapping of Significant Natural Areas provided that there is further investigative work to ensure consistency across the district (involving landowner consultation and site visits by an ecologist) and confirmation that the mapping of these areas will not be recorded on affected titles.
<i>FS1387.806</i>	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose 724.9</i>
<i>FS1091.39</i>	<i>GD Jones</i>	<i>Support 1091.39</i>
349.29	Lochiel Farmlands Limited	Ensure that Council funds the investigation of, identification of and robustness of Significant Natural Area mapping throughout the District.
<i>FS1062.25</i>	<i>Andrew and Christine Gore</i>	<i>Support 349.29</i>
585.35	Department of Conservation	Retain the mapping of Significant Natural Areas, except for the amendments sought below AND Amend the Plan to manage areas that are not mapped, but meet the criteria for Significant Natural Areas stated in the Waikato Regional Policy Statement.
<i>FS1258.34</i>	<i>Meridian Energy Limited</i>	<i>Opposes 585.35</i>

<i>FS1330.50</i>	<i>Middlemiss Farm Holdings Limited</i>	Supports 585.35
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31.3 Analysis

719. There are a number of submitters who have sought to remove the SNA mapping from their properties. As discussed in section 4 of this s42A report, I have recommended that where ground truthing has not been undertaken, the mapping of SNAs will be removed from the planning maps. However, in the absence of mapping, the Appendix 2 - Criteria for determining the significance of indigenous vegetation - will still apply.
720. I have recommended that the submissions from Waikato Regional Council [81.101] and Department of Conservation [585.35], which seek to retain the identification of SNAs on the planning maps be accepted in part, given that I have made some amendments to the SNA mapping and 'ground truthing' was undertaken as part of the analysis of other submissions, as will be discussed in further detail below. The further submissions from Meridian Energy Limited [FS1258.34] has opposed [585.35] and Middlemiss Farm Holdings Limited [FS1330.50] has supported.
721. A submission point from Grace M Wilcock [845.4] seeks to amend the maps to show the boundary of the SNA at the exact top of the gullies. While there still remains a large area of SNA mapping to be undertaken in accordance with Appendix 2 - criteria for determining the significance of indigenous vegetation, I have made amendments to the SNA mapping where the mapping will only appear on the maps if the site has been ground-truthed. On this basis, I recommend that the panel accept in part the submission from Grace M Wilcock [845.4].
722. Submission points received from Andrew Kerr [400.1], Bruce and Kirstie Hill for Culverden Farm [481.1], Hill Country Farmers Group [482.5] and Tamahere Community Committee [724.9] seek to amend the SNA mapping to be in agreement with landowners before Rule 22.2.7 for indigenous vegetation clearance inside an SNA is approved. Further submitters Andrew and Christine Gore [FS1062.37] and GD Jones [FS1091.39] support this approach and Mercury Energy Limited [FS1387.806] opposes. Culverden Farm and Hill Country Farmers Group also seek to amend the approach to Significant Amenity Landscapes. A further submission from TaTa Valley Limited [FS1340.84] has supported [482.5]. In this regard, this has been addressed in the Landscapes hearing. I agree with the submitters that SNA mapping must be ground-truthed before an SNA is identified on a planning map.
723. A submission from Lochiel Farmlands Limited [349.29] seeks that Council funds the investigation of SNAs. This is likely to happen with the change in methodology to mapping. However, there are other mechanisms where this would not be appropriate such as enhancement/restoration and subdivision. A further submission from Andrew and Christine Gore [FS1062.25] has supported the submission. I recommend the panel accept in part Lochiel Farmlands Limited [349.29].
724. The submission points from Francis and Susan Turton [706.1], Dianne Murdoch [113.1] and Peter Buckley [855.2] seek no specific decision. While Mr Buckley's point is supported by Phillip John Swan [FS1007.23], further submissions from Mercury Energy Limited [FS1387.786] and Department of Conservation [FS1293.85] and [FS1293.145] oppose the other submission points [706.1] and [113.1]. I consider that without further details to analyse what relief these submitters are seeking, I cannot be meaningfully assess the

submitters' position with respect to the SNA mapping. I invite these submitters to provide additional details through their evidence prior to the hearing, at which point I can then undertake an assessment. In the meantime, I therefore recommend that the panel **reject** the submissions from Francis and Susan Turton [706.1], Dianne Murdoch [113.1] and Peter Buckley [855.2].

725. A submission point received from Peter Buckley [855.1] seeks to amend the identification of SNAs to ensure that they remain contestable until a physical audit has been undertaken. Further submitters Phillip John Swan [FS/007.22] and Federated Farmers [FS/342.247] have supported the submission point. As discussed previously, I agree that an SNA must be assessed by a qualified ecologist to determine whether it meets the criteria of Appendix 2 before being identified as an SNA on the planning maps. For this reason, I recommend that the Panel accept the submission point [855.1].
726. A submission from William Smeed [68.2] seeks to delete the overlay placed on an island in the Waikato River. It is unclear as to which Island Mr Smeed is referring to or where it is, therefore I invite him to provide additional information through evidence prior to the hearing, which would enable me to better assess the island. However, as the methodology for mapping has been recommend to be amended, I recommend that the Panel accept in part the submission point from William Smeed [68.2].
727. Submissions received from John Lawson [825.49], Whaingaroa Defence Inc. Society [780.49] and Raglan Naturally [831.49] all seek to add areas such as Hauroto Bay and other areas, as recorded in Estuarine vegetation survey - Raglan (Whaingaroa) Harbour, to the SNA maps. While I accept that these could be SNAs, I consider that if the Appendix 2 criterion is met and these areas are ground-truthed, then they would be included on the SNA maps through the future plan change process to comprehensively map SNAs and include them on the planning maps. For this reason I recommend rejecting this submission point.
728. A submission point received from John Lawson [825.52] seeks to add SNA areas by use of LENZ (Land Environment of New Zealand) and in consolidation with environmental groups. As Appendix 11A already contains the criteria for determining if an area is an SNA, I do not consider that an SNA area needs to also be assessed by a separate classification system or environmental groups consulted. While these other classifications may be helpful, the District Plan requires an SNA to meet the criteria set out in the section 11 of the WRPS, and Appendix 2 of the Proposed District Plan is consistent with these criteria. For this reason I recommend that the Panel reject this submission point from Mr Lawson.

31.4 Kiwi Rail

729. A submission point received from KiwiRail [835.1] seeks to delete all SNA mapping from the KiwiRail designations. Further submissions from Department of Conservation [FS/293.61] and Ngati Tamaoho Trust [FS/369.20] both oppose this submission. Given my recommendation to only show 'ground-truthed' SNAs on maps, as discussed in section 4 of my s42A report, I recommend that the Panel accept this point in part, to the extent that the SNAs will only be mapped on Kiwirail's designations once 'ground-truthed'.

31.5 New Zealand Transport Agency

730. Similarly, a submission point received from NZTA [742.185] seeks to delete SNA mapping from existing NZTA designations. Further submissions from Waikato Regional Council [FS/277.148], Andrew and Christine Gore [FS/062.99] and Department of Conservation [FS/293.48] all oppose the submission.
731. As previously discussed in respect to Kiwirail, I recommend that the Panel accept this point in part, to the extent that the SNAs will only be mapped on NZTA's designations once 'ground-truthed'.

32 Specific Areas

732. To assist the reader, I have broken the submissions into the following areas:
- a. Tamahere
 - b. Te Kowhai
 - c. Raglan/Whatawhata
 - d. Waingaro and Te Akau
 - e. Huntly
 - f. Te Kauwhata/Pukekawa/ Rangiriri
 - g. Maramarua/Meremere
 - h. Pokeno/Tuakau/Waiuku/Pukekohe/Port Waikato
 - i. Quarries/Mining Areas

32.1 Tamahere

32.1.1 Introduction

733. The submitters within the Tamahere area have properties that contain a portion of the Tamahere Gully System, as shown below in the map below. It is noteworthy to mention that all submitters were in the process of or have undertaken restoration work within the Tamahere gully within their properties. This gully system is significant in size. There is also one submitter whose property is adjacent the Waikato River. In total there are 13 original submissions, of which five are seeking to delete the SNA mapping, four are seeking to amend the extent of the mapping and one submission is seeking to add SNA mapping to two new properties.

The Tamahere gully system



32.1.2 Submissions

734. The following submissions relate to SNAs within the Tamahere area:

Submission Number	Submitter Name	Relief Sought
77.3	Colette Hanrahan	Delete the Significant Natural Area from the property at 126B Woodcock Road, Tamahere.
FSI293.75	Department of Conservation	Opposes 77.3
FSI059.3	Mark Townsend Emms	Supports 77.3
FSI051.6	Colette Shona Hanrahan	Supports 77.3
75.1	Mark Emms	Delete the Significant Natural Area from the property at 126C Woodcock Road, Tamahere.
FSI293.74	Department of Conservation	Opposes 75.1
FSI051.1	Colette Shona Hanrahan	Supports 75.1
282.1	Diane Emms	Delete the Significant Natural Area from 126C Woodcock Road, Tamahere.
FSI051.8	Colette Shona Hanrahan	Supports 282.1
FSI059.6	Mark Townsend Emms	Supports 282.1
FSI293.96	Department of Conservation	Opposes 282.1
327.1	Jon Harris	Delete the Significant Natural Area from the property at 140B Woodcock Road, Tamahere.
FSI059.4	Mark Townsend Emms	Supports 327.1
FSI293.98	Department of Conservation	Opposes 327.1
FSI051.11	Colette Shona Hanrahan	Supports 327.1
845.1	Grace M Wilcock	Amend maps to show the Significant Natural

		Areas in Tamahere gullies as being only of local significance and no regional significance.
101.1	Martin Bloxam	Amend the area of Significant Natural Area on the property at 13 Te Awa Lane, Tamahere to the area of natural wetland.
<i>FSI 293.81</i>	<i>Department of Conservation</i>	<i>Opposes 101.1</i>
100.1	The Bardsley No. 1 Family Trust	Amend the area of Significant Natural Area through reassessing and reducing the area located at 31 Birchwood Lane, Tamahere.
<i>FSI 293.80</i>	<i>Department of Conservation</i>	<i>Opposes 100.1.</i>
46.3	Marc ter Beek	Delete the Significant Natural Area from 49 Swallow Lane, Tamahere.
<i>FSI 293.72</i>	<i>Department of Conservation</i>	<i>Opposes 46.3</i>
363.4	Divina Libre	Amend the Significant Natural Area near Yumelody Lane further along the gully, past 60 Yumelody Lane.
407.4	Mel Libre	Amend the extent of the Significant Natural Area to extend further along the gully past 60 Yumelody Lane, Tamahere.
719.3	Riverdale Group Ltd	Amend the extent of the Significant Natural Area on the property at 102 Hooker Road, Tamahere, to match the esplanade strip shown on the Scheme Plan of subdivision (see map attached to the submission).
<i>FSI 293.132</i>	<i>Department of Conservation</i>	<i>Opposes 719.3</i>
724.16	Sue Robertson for Tamahere Community Committee	No specific decision sought, but submission wants to confirm that that Proposed District Plan protects the significant stands of Kahikatea in the District AND Further investigative work regarding the stands of kahikatea on the Montgomerie property at 70 Duncan Road and the Hatrill property on Pencarrow Road.
9.1	Elvin Priest	Amend the Significant Natural Area boundary for the property at 524B State Highway 1, Tamahere by determining the correct boundary on-site.
331.1	Roderick MacRae	Delete the Significant Natural Area from the property at 142 Woodcock Road, Tamahere.
<i>FSI 293.99</i>	<i>Department of Conservation</i>	<i>Opposes 331.1</i>
<i>FSI 059.9</i>	<i>Mark Townsend Emms</i>	<i>Supports 331.1</i>
<i>FSI 051.13</i>	<i>Colette Shona Hanrahan</i>	<i>Supports 331.1</i>

32.1.3 General Submission Points

735. Submission point [845.1] from Grace Wilcock seeks to amend maps to show the SNA areas in Tamahere gullies as being only of local significance and not regional of regional significance. I do not agree with this point, as SNAs have been mapped because they are of regional and district significance. I therefore recommend that the Panel reject this point.

32.1.4 Submissions where Site Visits have been undertaken

736. A number of site visits have been undertaken with ecologist John Turner in order to undertake 'ground-truthing' of the SNAs. A total of 40 of properties were visited. The 40 sites that were visited were initially selected by geographic order across the district. The Tamahere area in the south of the district, followed by Raglan to the west of the district and then towards the north. Selection of properties also depended on the availability of property owners at the time. During the site visits it became apparent that the mapping had inaccuracies, so the decision was made to randomly select properties so there would be a cross-section of different types of SNAs, for example farms, or lifestyle blocks. John Turner's recommendations for each property are detailed in **Appendix 3**.

I 26B Woodcock Road – Submission Number [77.3]

737. The submission from Colette Hanrahan [77.3] seeks to delete the SNA mapping from the property. Further submissions from Mark Emms [FS/059.3] and Colette Hanrahan support the submission. Further submission from Department of Conservation [FS/293.75] [FS/293.75] [FS/293.75] opposes the submission.

738. I accept Mr Turner's assessment to retain the SNA on this property as it meets the SNA criteria and he has identified this area as being important bat habitat. I therefore recommend that the Panel reject this submission point.

739. The notified map of the property at I 26B Woodcock Road is as follows:



I 26C Woodcock Road – Submission Number [75.1] and [282.1]

740. The submission from Mark and Dianne Emms [75.1] and [282.1] seek to delete the SNA mapping from their property. Further submissions from Department of Conservation [FS/293.74] and [FS/293.96] opposed these submissions and further submitter Colette Hanrahan [FS/051.1] and [FS/051.8] and Mark Emms [FS/059.6] supported submission [282.1].

741. I accept Mr Turner's assessment to retain the SNA on this property as it meets the SNA criteria, and he has identified this area as being important bat habitat. I therefore recommend that the Panel reject this submission point.
742. The notified map of 126C Woodcock Road is as follows:



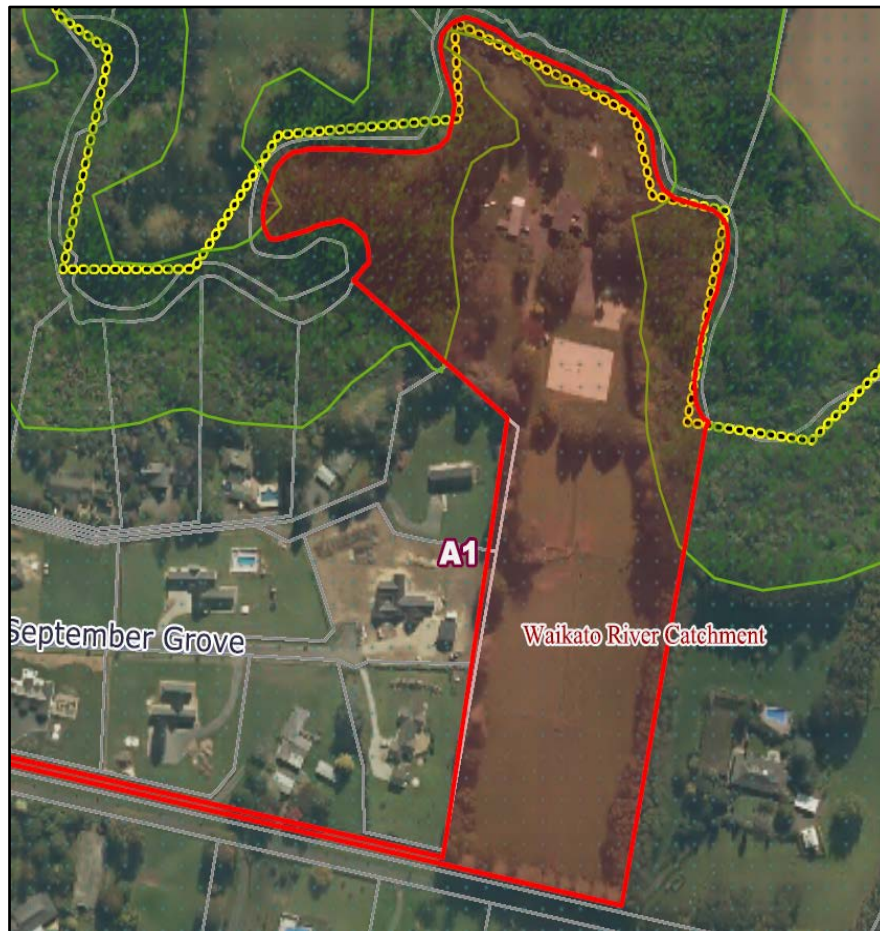
I 40B Woodcock Road – Submission Number [327.1]

743. A site visit was undertaken by Mr Turner and myself on 3rd June 2020, where we met with the property owner.
744. The submission from Jon Harris [327.1] seeks to delete the SNA mapping from the property. Further submissions from Mark Emms [FS/059.4] and Colette Hanrahan [FS/051.11] support this submission and a further submission from Department of Conservation [FS/293.98] opposes the submission.
745. I accept Mr Turner's assessment to retain the SNA on this property, as it meets the SNA criteria and he has identified this area as being important bat habitat. I therefore recommend that the Panel reject this submission point.
746. The notified map of I 40B Woodcock Road is as follows:



142 Woodcock Road – Submission Number [331.1]

747. The Submission from Roderick MacRae [331.1] seeks to delete the mapping from the property. Further submissions from Mark Emms [FS/059.9] and Colette Hanrahan [FS/051.13] support the submission. Further submission from Department of Conservation [FS/293.99] opposes the submission.
748. I accept Mr Turner's assessment to retain the SNA on this property, as it meets the SNA criteria and he has identified this area as being important bat habitat. I therefore recommend that the Panel reject this submission point.
749. The notified map of 142 Woodcock Road is as follows:



13 Te Awa Lane – Submission Number [101.1]

750. The submission from Martin Bloxham [101.1] seeks to amend the SNA mapping on the property to only include the wetland area. A further submission from Department of Conservation [FS/293.81] opposes the submission.
751. I accept Mr Turner's assessment to amend the SNA on this property to align with the lake edge, as the current boundary extends over a garden area comprising mown grassland and mature trees. I therefore recommend that the Panel accept this submission point.
752. The notified map of 13 Te Awa Lane is as follows:

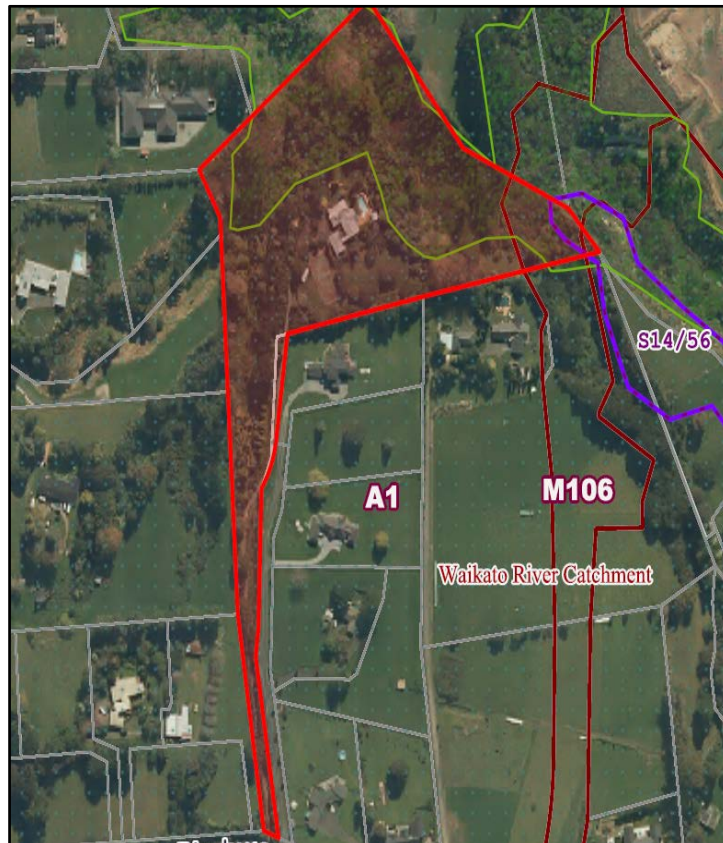


Recommended areas for removal from the SNA (shown in blue)



31 Birchwood Lane – Submission Number [100.1]

753. The submission from Medihah Bardsley [100.1] seeks to amend the SNA mapping on the property. Further submission from Department of Conservation [FS1293.80] opposes the submission.
754. I accept Mr Turner's assessment to retain the SNA boundary as shown on the planning maps, as he has identified this area as being important bat habitat. He also notes the excellent native revegetation work being undertaken by the landowner. I therefore recommend that the Panel reject this submission point.
755. The notified map of 31 Birchwood Lane is as follows:



49 Swallow Lane – Submission Number [46.3]

756. The submission from Marc de Beek [46.3] seeks to delete the SNA mapping from the property. A further submission from Department of Conservation [FS/293.72] opposes the submission.
757. I accept Mr Turner's assessment to amend the SNA on this property to align with the edge of kahikatea stands and with the property boundary between the two kahikatea stands. Mr Turner considers that the kahikatea stands meet the SNA criteria, and that some boundary realignment is appropriate to remove pasture from the SNA. I therefore recommend that the Panel accept this submission point in part, insofar as the boundary of the SNA needs some modification.
758. The notified map of 49 Swallow Lane is as follows:



Recommended area for removal from the SNA (shown in blue)



60 Yumelody Lane – Submission Number [363 & 407]

759. The submissions from Divinia Libre [363.4] and Mel Libre [407.4] seek to amend the SNA mapping on the property.
760. I accept Mr Turner's assessment to retain the SNA on this property. While Mr Turner has indicated that the vegetation within the gully is of low ecological value, he has commented that this area is part of a gully known to provide important habitat for long-tailed bats. I therefore recommend that the Panel reject this submission point.
761. The notified map of 60 Yumelody Lane is as follows:



Recommended areas for inclusion as SNA (shown in green)



102 Hooker Road – Submission Number [719.3]

762. The submission from Rob Waddell [719.3] seeks to amend the extent of the SNA mapping on the property. Further submitter Department of Conservation [FS/293.132] opposes the submission.
763. I accept Mr Turner's assessment to retain the SNA on this property. Mr Turner has indicated that the SNA is part of the Waikato riparian corridor, which as a minimum is important habitat for long-tailed bats. I therefore recommend that the Panel reject this submission point.
764. The notified map for 102 Hooker Road is as follows:



70 Duncan Road and 607 Pencarrow Road – Submission Number [724.16]

765. The submission from the Tamahere Community Committee seeks to add SNA mapping to two new properties - one at 70 Duncan Road and the other at 607 Pencarrow Road.
766. I accept Mr Turner's assessment that the SNA at 70 Duncan Road does not meet the SNA criteria. Mr Turner has commented that the mature native trees are of high value as examples of historic vegetation cover, but that this is not a functioning ecosystem (i.e. mature trees over pasture). However, Mr Turner has recommended the inclusion of the SNA located at 607 Pencarrow Road. He comments that this stand of mature kahikatea, while a grove of trees within a garden environment, has been proved to be habitat for long-tailed bats. I therefore accept this submission point in part, insofar as the SNA at 607 Pencarrow Road be included on the maps.
767. The notified map is as follows:

70 Duncan Road



607 Pencarrow Road



Recommended area for inclusions as SNA (shown in green)



524B State Highway 1 – Submission Number [9.1]

768. A submission from Elvin Priest [9.1] seeks to amend the SNA mapping on the property.
769. I accept Mr Turner's assessment to amend the SNA on this property to follow the gully edge and exclude garden. I therefore recommend that the Panel accepts this submission point.
770. Notified map of 524B State Highway 1 as follows:



Recommended area for removal from the SNA (shown in blue)



32.2 Te Kowhai

32.2.1 Introduction

771. The Te Kowhai area is northwest of Hamilton and is a small village surrounded by lifestyle blocks and farmland.

32.2.2 Submissions

772. The following submissions relate to SNAs within the Te Kowhai area:

Submission Number	Submitter Name	Relief Sought
745.2	Year 91 Family Trust	Delete the Significant Natural Area from 399 Bedford Road, Te Kowhai.
<i>FS1293.137</i>	<i>Department of Conservation</i>	<i>Opposes 745.2.</i>
834.1	Marshall & Kristine Stead	Delete the Significant Natural Areas overlay from the property at 703B Te Kowhai Road, Te Kowhai.
<i>FS1293.143</i>	<i>Department of Conservation</i>	<i>Opposes 834.1.</i>

32.2.3 General Points

773. The Te Kowhai area contains a gully system on the outskirts of the Te Kowhai township as follows:



399 Bedford Road – Submission Number [745.2]

774. The submission from Brian Butt and Sheryl Kruger [745.2] seek to delete the SNA mapping from their property. A further submission from Department of Conservation [FS/293.137] opposes this submission.
775. I accept Mr Turner's assessment to amend the SNA on this property to exclude willow over grazed damp grassland. I therefore recommend that the Panel accept this submission point in part, insofar as the SNA will not be deleted in its entirety from the property.
776. The notified map of 399 Bedford Road is as follows:



Recommended areas for removal from the SNA (shown in blue)



703B Te Kowhai Road – Submission Number [834.1]

777. The submission from Marshall and Kristine Stead [834.1] seeks to delete the SNA mapping from their property. A further submission from Department of Conservation [FS/293.143] opposes the submission.
778. I accept Mr Turner's assessment to delete the SNA on this property, given it is a garden environment. I therefore recommend that the Panel accept this submission point.
779. The notified map for 703B Te Kowhai Road is as follows:



Recommended area for removal from SNA (shown in blue)



32.3 Raglan/Whatawhata

32.3.1 Introduction

780. The Raglan/Whaanga Coast/Whatawhata area comprises urban areas within Raglan and lifestyle blocks and farmland within the Whatawhata area. The Whaanga Coast area is comprised of coastal farms.

32.3.2 Submissions

781. The following submissions relate to SNAs within the Raglan/Whatawhata area:

Submission Number	Submitter Name	Relief Sought
160.1	Anthony Armstrong	Delete the Significant Natural Area at property number 2018784, Kakariki Road, Hamilton.
<i>FSI 293.91</i>	<i>Department of Conservation</i>	<i>Opposes 160.1</i>
240.1	Steve Kirkbride	Delete Significant Natural Area from the property at 35 Kakariki Valley Road.
<i>FSI 293.93</i>	<i>Department of Conservation</i>	<i>Opposes 240.1</i>
80.1	Dean Van Ingen	Delete the Significant Natural Area from the property at 384A Karariki Road, Hamilton.
<i>FSI 293.77</i>	<i>Department of Conservation</i>	<i>Opposes 80.1</i>
30.1	Henk Ensing	Amend the boundaries of the Significant Natural Area on the property at 383 Karariki Road, Hamilton as outlined on the maps provided with the submission.
<i>FSI 293.71</i>	<i>Department of Conservation</i>	<i>Opposes 30.1</i>
6.1	Rodney Ranstead	Delete the Significant Natural Area on the property at 149 Cogswell Road, Raglan.
<i>FSI 293.67</i>	<i>Department of Conservation</i>	<i>Opposes 6.1</i>
495.3	Norris Peart	Amend the boundary of the Significant Natural Area at 274 Okete Road, Raglan so that the southern boundary is aligned with the existing fence put in place over 40 years ago, in consultation with Council to protect these areas, including Maaori Site of Significance R14/51.
<i>FSI 293.113</i>	<i>Department of Conservation</i>	<i>Opposes 495.3</i>
301.2	Lizbeth Hughes	Delete the Significant Natural Area from the property at 17 Calvert Road, Raglan.
<i>FSI 293.97</i>	<i>Department of Conservation</i>	<i>Opposes 301.2</i>
<i>FSI 276.3</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Opposes 301.2</i>
346.1	Robert Morton-Jones	Delete the Significant Green Zone from the property at 35A Norrie Avenue, Raglan.
510.1	Bob Carter	Delete the Significant Natural Area from the property at 57 Upper Wainui Road, Raglan.

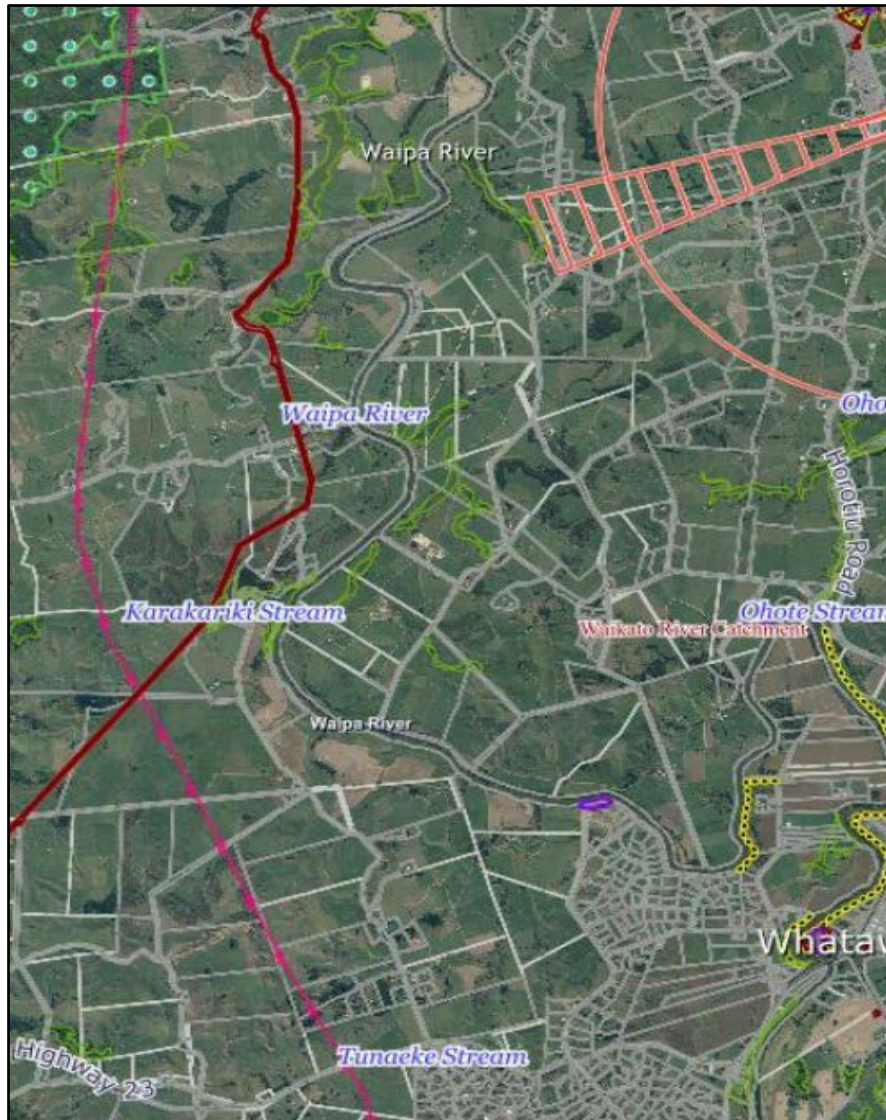
<i>FSI293.116</i>	<i>Department of Conservation</i>	<i>Opposes 510.1</i>
232.1	Mark Mathers	No decision sought (annotated map of proposed Significant Natural Area at 536 Wainui Road Raglan, photos and video footage provided).
760.2	P & B Day	Delete the Significant Natural Area overlay from 656 Wainui Road, Raglan.
<i>FSI007.17</i>	<i>Phillip John Swann</i>	<i>Supports 760.2</i>
<i>FSI276.153</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Opposes 760.2</i>
<i>FSI293.139</i>	<i>Department of Conservation</i>	<i>Opposes 760.2</i>
669.7	Bernard Brown	Delete Significant Natural Area overlay from property located at 759 Wainui Road, Raglan (Property Number 1013542).
<i>FSI040.7</i>	<i>Bernard Brown Family Trust</i>	<i>Supports 669.7</i>
<i>FSI276.149</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Opposes 669.7</i>
<i>FSI293.126</i>	<i>Department of Conservation</i>	<i>Opposes 669.7</i>
358.3	Caroline Swann	Amend the proposed Significant Natural Area on the property at 1384 Whaanga Road, Raglan, to exclude existing farm tracks.
<i>FSI293.104</i>	<i>Department of Conservation</i>	<i>Opposes 358.3</i>
359.2	Phillip Swann	Amend the area of the Significant Natural Area on the property at 1665 Whaanga Road, Raglan, to exclude existing farm tracks.
<i>FSI293.106</i>	<i>Department of Conservation</i>	<i>Opposes 359.2</i>
359.1	Phillip Swann	Amend the size of the proposed Significant Natural Areas on the property at 1665 Whaanga Road, Raglan, to reflect areas of significant ecological value (see map attached to submission).
<i>FSI293.105</i>	<i>Department of Conservation</i>	<i>Opposes 359.1</i>
104.1	Tim Newton	Amend the size of the proposed Significant Natural Area located on the property at 1665 Whaanga Road, Raglan to reflect areas of significant ecological value, as shown on the map attached to the submission.
<i>FSI293.82</i>	<i>Department of Conservation</i>	<i>Opposes 104.1</i>
104.2	Tim Newton	Amend the area of the Significant Natural Area on the property at 1665 Whaanga Road to exclude existing farm tracks.
<i>FSI293.83</i>	<i>Department of Conservation</i>	<i>Opposes 104.2</i>
737.1	Ronald Rumbal and Catherine Evison	Amend the boundaries of the proposed Significant Natural Area on property number 2010658 (1807 Whaanga Road, Ruapuke), to the area currently protected by WDC covenant (see map attached to

		submission for more detail).
<i>FSI 007.18</i>	<i>Phillip John Swann</i>	<i>Supports 737.1</i>
<i>FSI 293.136</i>	<i>Department of Conservation</i>	<i>Opposes 737.1</i>
278.2	Simpsons Farms Ltd	Delete the Significant Natural Area overlay on the properties owned by Simpsons Farms Ltd.
<i>FSI 293.95</i>	<i>Department of Conservation</i>	<i>Opposes 278.2</i>
53.2	Ollie Kesing	Amend the boundaries of the significant natural area of the property #2003926 at Old Mountain Road, Waitetuna to align with the areas already protected through QEII covenants (see submission for mapped amendments).
<i>FSI 293.73</i>	<i>Department of Conservation</i>	<i>Opposes 53.2</i>
703.1	S & J Brown	Amend the extent of the Significant Natural Area on the property at 538 Te Papatapu Road, Te Mata, to remove area 4364 and add area 4279 (see maps included in the submission for more details).
<i>FSI 293.130</i>	<i>Department of Conservation</i>	<i>Opposes 703.1</i>
11.1	Jihong Chen	Amend the Significant Natural Area on the property at 996 Te Papatapu Road, Raglan, as the south area of the property is not a Significant Natural Area.
<i>FSI 293.68</i>	<i>Department of Conservation</i>	<i>Opposes 11.1</i>
48.1	Beverley Bell	Retain the Significant Natural Area mapped at 108c Ferguson Road, Whatawhata and neighbouring properties.
358.3	Caroline Swann	Amend the proposed Significant Natural Area on the property at 1384 Whaanga Road, Raglan, to exclude existing farm tracks.
<i>FSI 293.104</i>	<i>Department of Conservation</i>	<i>Opposes 358.3:</i>
358.1	Caroline Swann	Amend the extent of the Significant Natural Area on the property at 1384 Whaanga Road, Raglan by reducing the size (see map attached to the submission).
<i>FSI 293.103</i>	<i>Department of Conservation</i>	<i>Opposes 358.1</i>
104.6	Tim Newton	Amend the extent of the Significant Natural Area on the property at 1109 Whaanga Road, Raglan to reflect areas of significant ecological value worthy of protection.
<i>FSI 293.84</i>	<i>Department of Conservation</i>	<i>Opposes 104.6</i>
<i>FSI 007.4</i>	<i>Phillip John Swann</i>	<i>Supports 104.6</i>
501.1	John Swann	Amend the extent of the Significant Natural Area on the property at 65 Karioi Road, Raglan to reduce the size of it as shown on the map attached to the submission.
<i>FSI 293.114</i>	<i>Department of Conservation</i>	<i>Opposes 501.1</i>

FS1388.507	Mercury NZ Limited	Opposes 501.1
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32.3.3 General Submission Points

782. This area is adjacent to the Waipa River.



32.3.4 Submissions where site visits have been undertaken

567 Karakariki Road – Submission Number [160.1]

783. The submission from Anthony Armstrong [160.1] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.91] opposes this submission.

784. I accept Mr Turner's assessment to amend the SNA boundaries on this property. Mr Turner comments that areas of hawthorn do not meet SNA criteria and should be excluded. However areas of high value native bush to be included within the SNA. I therefore recommend that the Panel accept this submission point in part, insofar as the SNA will not be deleted in its entirety from the property.

785. The notified map of 567 Karakariki Road is as follows:



Recommended area for removal from SNA (shown in blue)

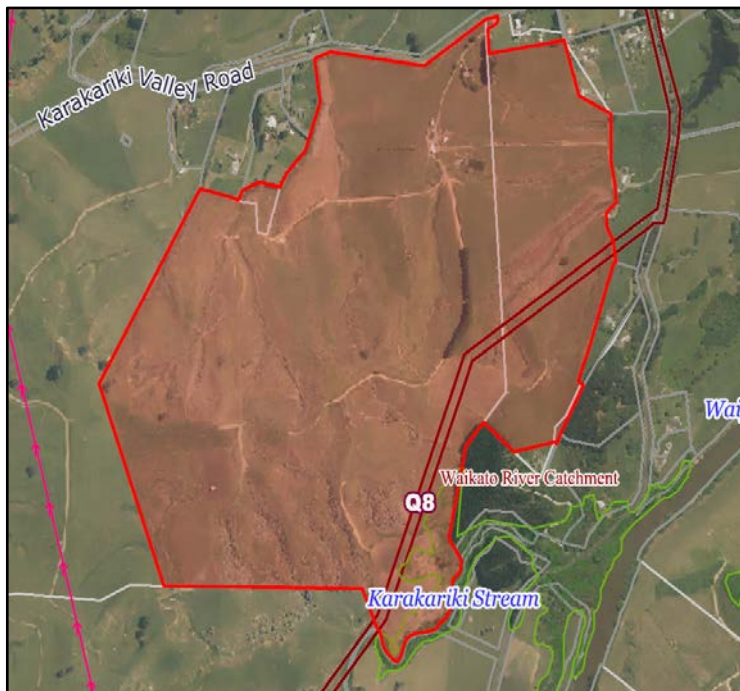


35 Karakariki Road – Submission Number [240.1]

786. The submission from Steve Kirkbride [240.1] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.93] opposes the submission.

787. I accept Mr Turner's assessment to delete the SNA boundaries on this property. Mr Turner comments that the property comprises pasture and no vegetation or habitats of significance are present. I therefore recommend that the Panel accepts this submission point.

788. The notified map of 35 Karakariki Road is as follows:



Recommended area for removal from SNA (shown in blue)



384A Karakariki Road – Submission Number [80.1]

789. The submission from Dean Van Ingen [80.1] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.77] opposes the submission. The submission was made on the basis of the draft map version which changed as a result of the consultation undertaken.
790. I accept Mr Turner's assessment to delete the SNA boundaries on this property. Mr Turner comments that the property comprises mown grassland and plum trees. It does not meet SNA criteria. I therefore recommend that the Panel accept this submission point.
791. The notified map of 384A Karakariki Road is as follows:



Recommended area for removal from SNA (shown in blue)



383 Karakariki Road – Submission Number [30.1]

792. The submission from Henk Ensing [30.1] seeks to amend the SNA mapping on the property. A further submission from Department of Conservation [FS/293.7/1] opposes the submission.
793. I accept Mr Turner's assessment to delete the SNA from this property. Mr Turner comments that the property comprises a garden environment. It does not meet SNA criteria. I therefore recommend that the Panel accept this submission point.
794. Notified map of 383 Karakariki Road is as follows:



Recommended area for removal from the SNA (shown in blue)



274 Okete Road – Submission Number [495.3]

795. The submission from Norris Peart [495.3] seeks to amend the SNA mapping on the property. Department of Conservation [FS/293.1/3] opposes the submission.
796. I accept Mr Turner's assessment to amend the SNA boundary to exclude areas of pasture and to exclude mature trees within pasture. Mr Turner comments that most of the vegetation does meet SNA criteria. However, the areas of well-established pasture do not meet the criteria and the mature trees within the pasture are not a functioning ecosystem and need to be removed from the SNA. I therefore recommend that the Panel accept this submission point.
797. Notified map of 274 Okete Road as follows:



Recommended areas for removal from the SNA (shown in blue)



17 Calvert Road – Submission Number [301.2]

798. The submission from Lizbeth Hughes [301.2] seeks to delete the SNA mapping for the property. Department of Conservation [FS/293.97] and Whaingaroa Environmental Defence Inc. Society [FS/276.3] oppose the submission.
799. I accept Mr Turner's assessment to remove the SNA from the property. Mr Turner comments that while the property supports native vegetation, this is essentially a garden environment and should not be classified as an SNA. I therefore recommend that the Panel accept this submission point.
800. Notified map of 17 Calvert Road is as follows:



Recommended area for removal from SNA (shown in blue)



656 Wainui Road – Submission Number [760.2]

801. The submission from Patrick Day [760.2] seeks to delete the SNA mapping from the property. A further submission from Phillip Swan [FS/007.17] supports the submission. Further submissions from Whaingaroa Environmental Defence Inc. Society [FS/276.153] and Department of Conservation [FS/293.139] oppose the submission.
802. I accept Mr Turner's assessment to amend the SNA from the property. Mr Turner comments that the boundaries require adjustment to exclude areas that are being managed as garden and functional areas within the property. I therefore recommend that the Panel accept this submission point in part, insofar as correcting the maps in accordance with Mr Turner's recommendation.
803. Notified map of 656 Wainui Road as follows:



Recommended areas for removal from the SNA (shown in blue)



759 Wainui Road – Submission Number [669.7]

804. The submission from Bernard Brown [669.7] seeks to delete the SNA mapping from the property. A further submission from Bernard Brown [FS/040.7] supports the submission. Further submissions from Department of Conservation [FS/293.16] and Whaingaroa Environmental Defence Inc. Society [FS/276.149] oppose the submission.
805. I accept Mr Turner's assessment to remove the SNA from the property. Mr Turner comments that this is a garden environment. I therefore recommend that the Panel accept this submission point.
806. Notified map of 759 Wainui Road as follows:

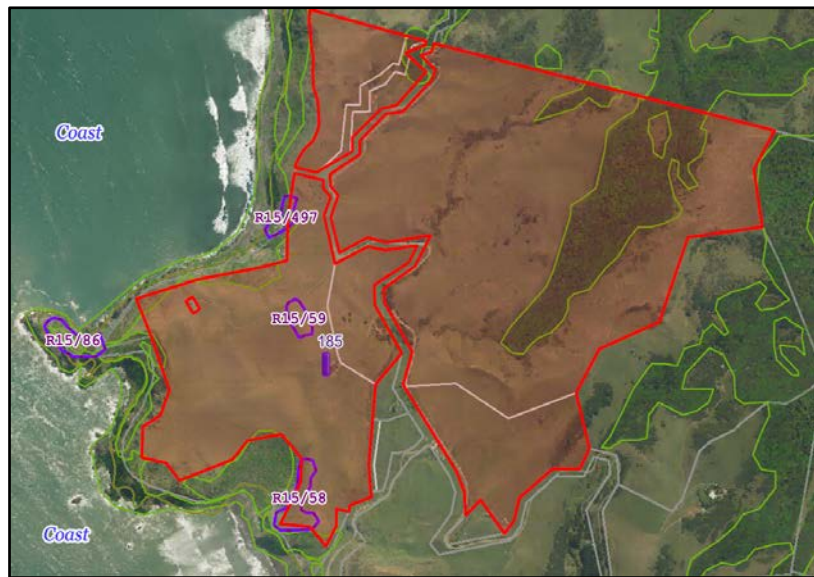


Recommended area removal from the SNA (shown in blue)

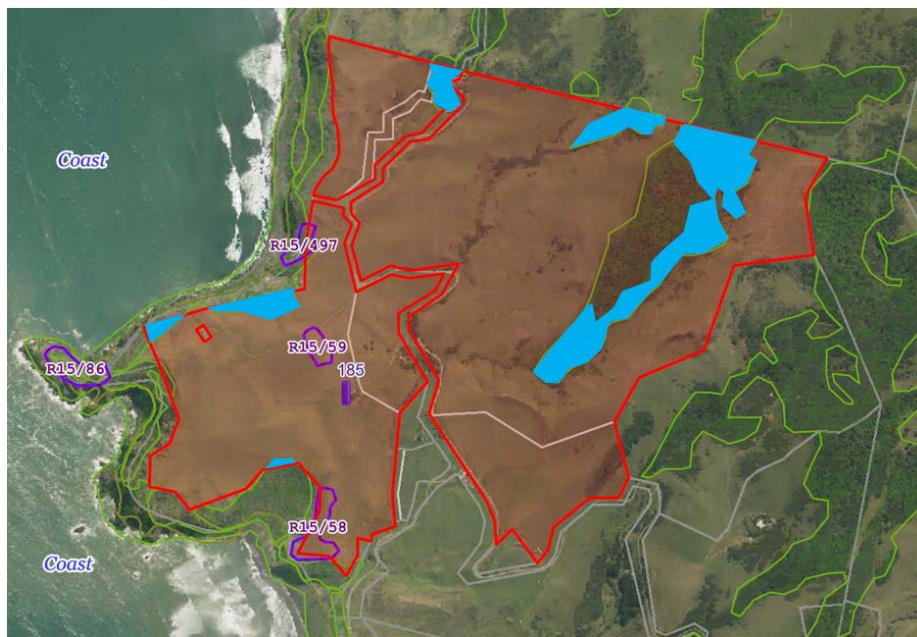


1384 Whaanga Road – Submission Number [358.3] and [358.1]

807. The submission from Caroline Swan [358.3] seeks to amend the SNA mapping on the property to exclude existing farm tracks. Ms Swan also has a submission [358.1] to amend the mapping by reducing the size of the mapped SNA. Department of Conservation [FS/293.104] and [FS/293.103] opposes these submissions.
808. I accept Mr Turner's assessment to amend the SNA boundaries to exclude low value vegetation from the property. Mr Turner comments that some of the vegetation includes manuka/kanuka scrub regeneration over pasture. He recommends amending the SNA to include only remnants of native forest. I therefore recommend that the Panel accept both submission points.
809. Notified map of 1384 Whaanga Road as follows:

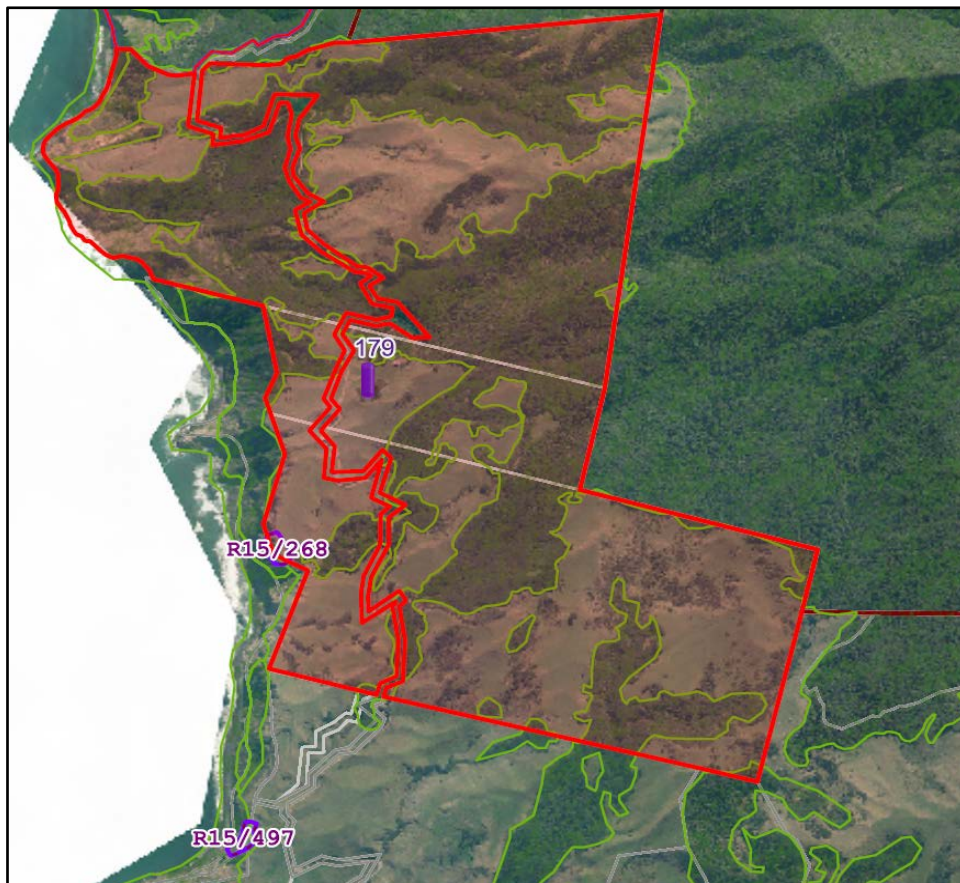


Recommended areas for removal from the SNA (shown in blue)



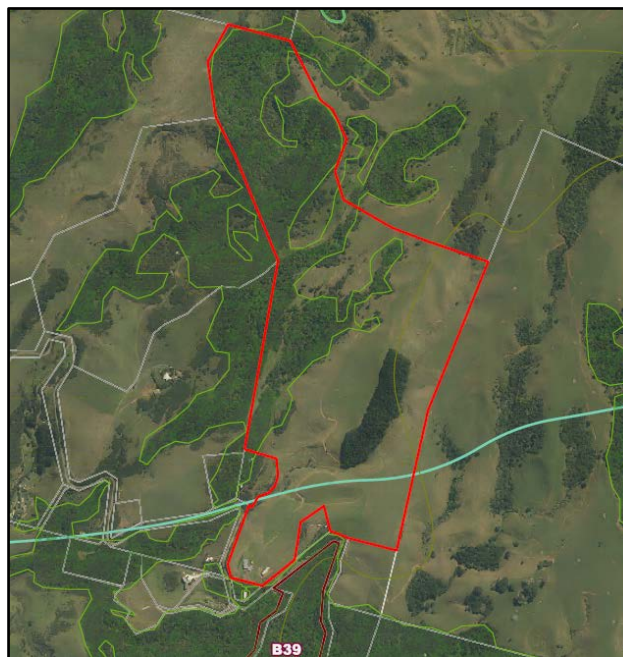
1109 Whaanga Road – Submission Number [104.6]

810. The submission from Tim Newton [104.6] seeks to amend the SNA mapping on the property at 1109 Whaanga Road. Department of Conservation [FS/293.84] opposes this submission and Phillip Swan [FS/007.4] supports the submission.
811. I accept Mr Turner's assessment to amend the SNA boundaries to exclude low value vegetation from the property. Mr Turner comments that some of the vegetation includes manuka/kanuka scrub regeneration over pasture. He recommends amending the SNA to include only remnants of native forest. However, as this was a very complex property in terms of size and topography, I recommend deleting the mapping until a detail assessment can be made. I therefore recommend that the Panel accept both submission points.
812. Notified map of 1109 Whaanga Road as follows:



1665 Whaanga Road – Submission Number [104.1], [104.2], [359.1] and [359.2]

813. Submissions from Tim Newton [104.1] and [104.2] and Phillip Swan [359.1] seek to amend the size of the SNA mapping on the property at 1665 Whaanga Road. As well, a submission from Tim Newton [104.2] and [359.2] seeks for the SNA mapping to exclude existing farm tracks. Department of Conservation [FS/293.82], [FS/293.83], [FS/293.106] and [FS/293.106] oppose these submissions.
814. I accept Mr Turner's assessment to amend the SNA boundaries to exclude low value vegetation from the property. Mr Turner comments that some of the vegetation includes manuka/kanuka scrub regeneration over pasture. He recommends amending the SNA to include only remnants of native forest. I therefore recommend that the Panel accept these submission points.
815. Notified map of 1665 Whaanga Road as follows:

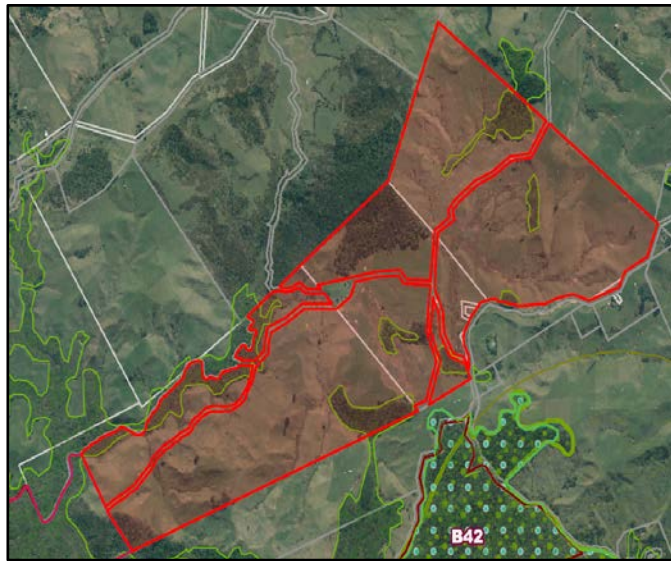


Recommended areas for removal from the SNA (shown in blue)

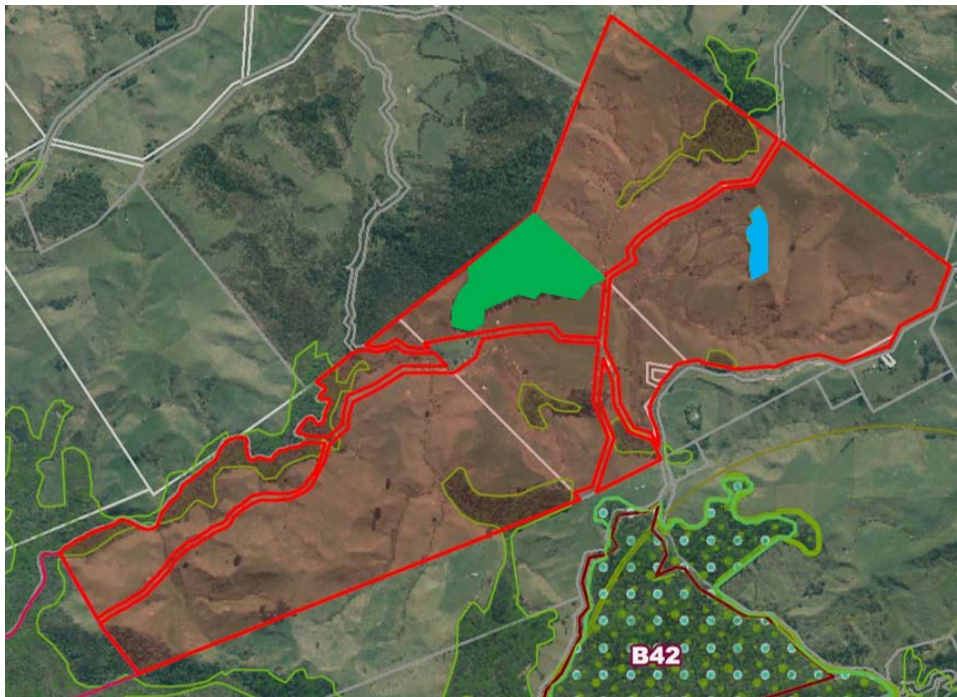


538 Te Papatapu Road – Submission Number [703.1]

816. The submission from Sara Brown [703.1] seeks to amend the extent of the SNA on one part of the property and also to delete an area. A further submission from Department of Conservation [FS/293.10] opposes the submission.
817. I accept Mr Turner's assessment to amend the SNA boundaries within the property. Mr Turner comments that the area of hawthorn does not meet SNA criteria and is to be excluded. However, the area of high value native bush is to be included within the SNA. I therefore recommend that the Panel accept this submission point.
818. Notified map of 538 Te Papatapu Road as follows:



Recommended areas for removal from the SNA (shown in blue)



996 Te Papatapu Road – Submission Number [11.1]

819. Submission from Jihong Chen [11.1] seeks to amend the SNA mapping on the property. Further submission from Department of Conservation [FS/293.68] opposes the submission. The property has since changed ownership and contact was made with the new owner.
820. I accept Mr Turner's assessment to amend the SNA boundaries within the property to the riparian zone of the stream. Mr Turner comments that most of the site comprises a building platform and exotic vegetation that do not meet SNA criteria. I therefore recommend that the Panel accept this submission point.
821. Notified map of 996 Te Papatapu Road as follows:

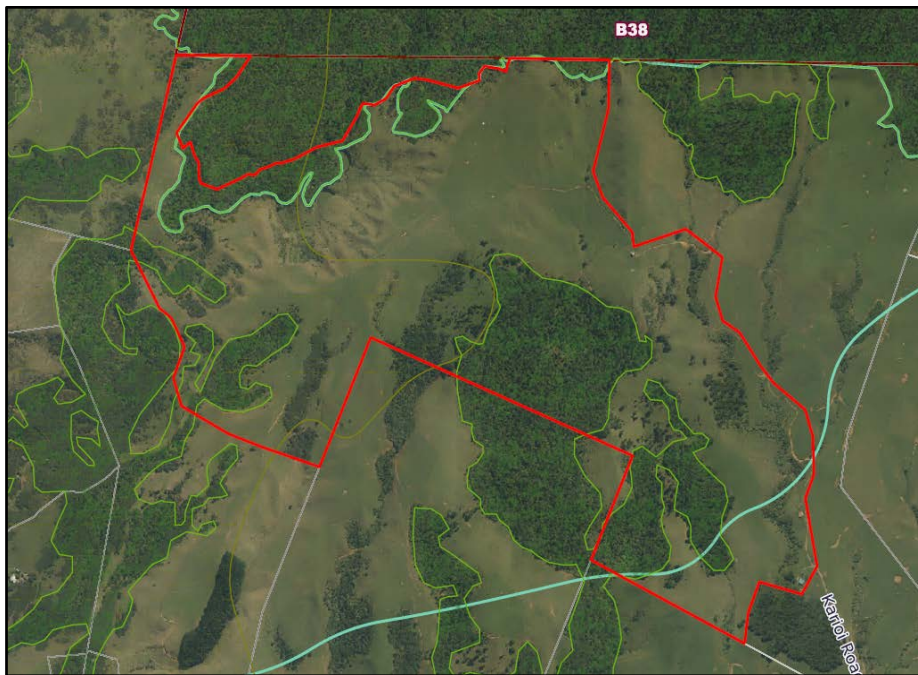


Recommended areas for removal from the SNA (shown in blue)

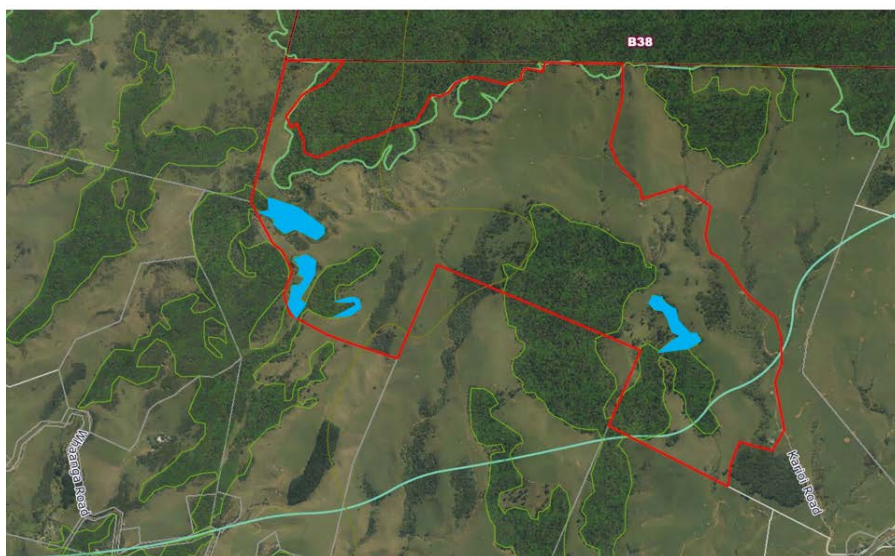


65 Karioi Road – Submission Number [501.1]

822. The submission from John Swan [501.1] seeks to amend the extent of the SNA mapping on the property. Department of Conservation [FS/293.1/4] and Mercury Energy [FS/388.507] both oppose this submission.
823. I accept Mr Turner's assessment to amend the SNA boundaries. Mr Turner comments that the SNA is to be adjusted to encompass the high value vegetation and exclude regenerating manuka/kanuka over pasture. I therefore recommend that the Panel accept this submission point.
824. Notified map of 65 Karioi Road as follows:



Recommended areas for removal from the SNA (shown in blue)



32.3.5 Submissions where site visits have not been undertaken

32.3.5.1 149 Cogswell Road – Submission Number [6.1]

825. The submission from Rodney Ranstead [6.1] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.67] opposes the submission. The submission has been based on the draft version of the proposed plan and as such the notified version does not show any SNA mapping on the property. On this basis I did not consider a site visit was required and therefore recommend the Panel accepts the submission point.

826. Notified map of 149 Cogswell Road as follows:



57 Upper Wainui Road – Submission Number [510.1]

827. The submission from Bob Carter [510.1] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.1/6] opposes the submission. No site visit was required for this property, as I agree that the SNA should be deleted from the planning maps and clipped to the boundary of the property. The removal of such would have a very minor effect on the overall SNA. I therefore recommend that the Panel accept this submission point.
828. Notified map of 57 Upper Wainui Road as follows:



35A Norris Road – Submission Number [346.1]

829. The submission from Robert Morton-Jones [346.1] seeks to delete the SNA mapping from the property.
830. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning maps. I therefore recommend that the Panel accept this submission point in part and delete the SNA from the planning maps for the property at 35A Norris Road, on the basis that further ground-truthing would need to be undertaken.
831. Notified map of 35A Norris Road as follows:



536 Wainui Road – Submission Number [232.1]

832. The submission from Mark Mathers [232.1] seeks no specific decision. However, the submission indicates that the SNA is incorrectly identified.
833. No site visit was undertaken for this property and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning maps. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA deleted from the planning maps for the property at 536 Wainui Road.
834. Notified map for 536 Wainui Road as follows:



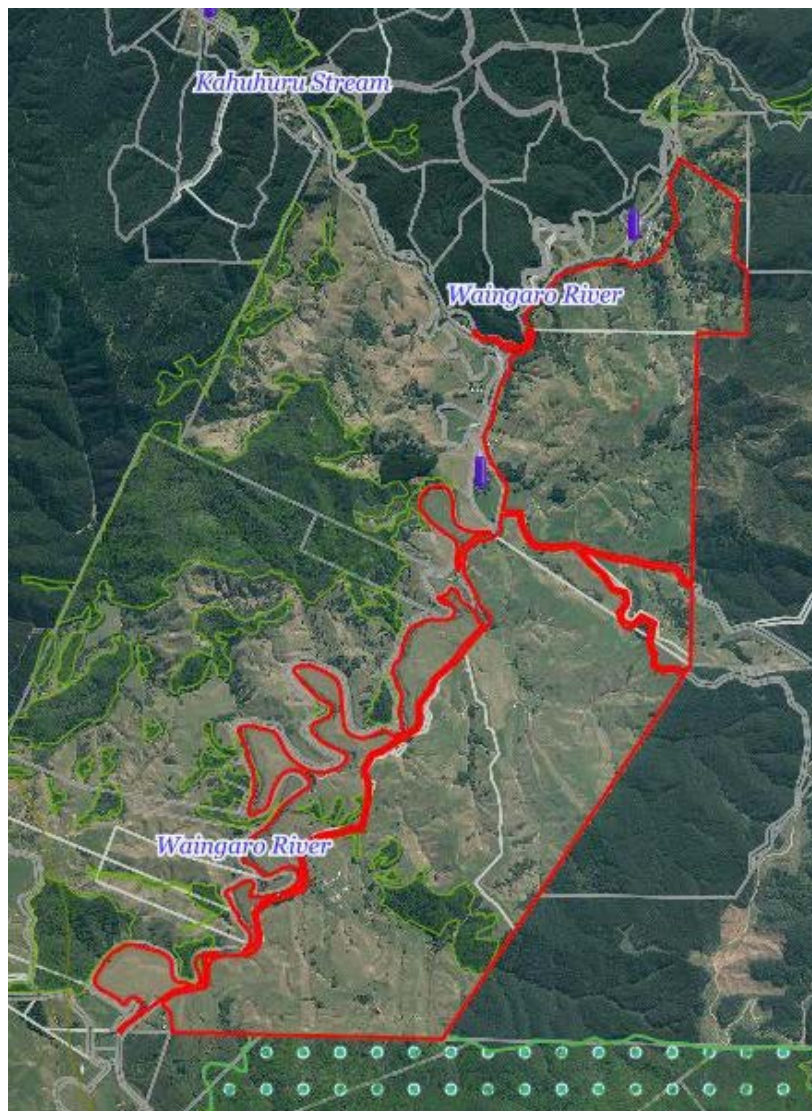
1807 Whaanga Road – Submission Number [737.1]

835. The submission from Ronald Rumbal [737.1] seeks to amend the SNA mapping on the property. Further submission from Phillip Swan [FS/007.18] supports this submission. Department of Conservation [FS/293.136] opposes the submission.
836. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning maps. I therefore recommend tht the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA deleted from the planning maps for the property.
837. Notified map for 1807 Whaanga Road as follows:



1675 Ohautira Road – Submission Number [278.2]

838. Submission from Simpsons Farms [278.2] seeks to delete the SNA mapping from the property, which applies to property at 1675 Ohautira Road and 184 Glen Murray Road. Department of Conservation [FS/293.95] opposes the submission.
839. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning maps. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA deleted from the planning maps for this property.
840. Notified map for 1675 Ohautira Road as follows:



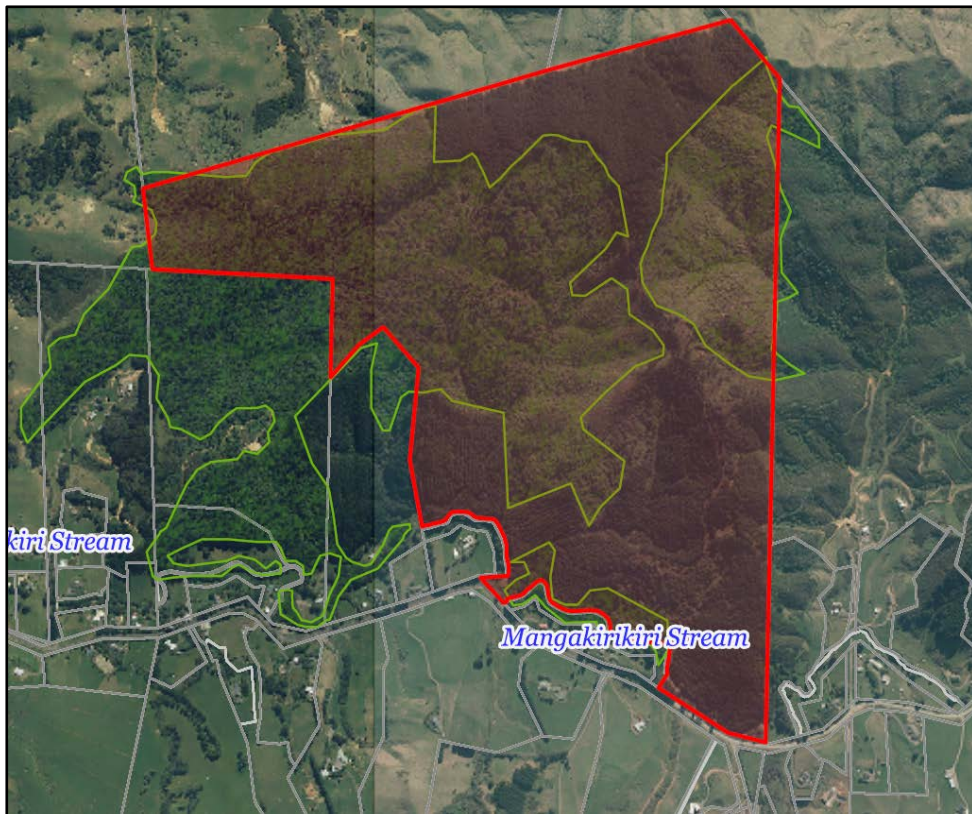
Simpson Farm at 1675 Ohautira Road



Simpson Farm at 184 A Glen Murray Road

950 Old Mountain Road – Submission Number [53.2]

841. The submission from Ollie Kesing [53.2] seeks to amend the boundary of the SNA mapping to align with the QEII covenant boundary. A further submission from Department of Conservation [FS/293.73] opposes the submission.
842. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning maps. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA deleted from the planning maps for this property.
843. Notified map for 950 Old Mountain Road as follows:



I08C Ferguson Road – Submission Number [48.1]

844. Submission from Beverley Bell [48.1] seeks to retain the SNA mapping on the property at I08C Ferguson Road. I recommend that the Panel accept submission [48.1].
845. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning maps. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA deleted from the planning maps for this property.
846. Notified map for I08C Ferguson Road as follows:



32.4 Waingaro and Te Akau Area

32.4.1 Introduction

847. The Waingaro and Te Akau Areas area consists mainly of farmland, with some smaller lifestyle blocks interspersed.

32.4.2 Submissions

848. The following submissions relate to SNAs within the Waingaro and Te Akau area:

Submission Number	Submitter Name	Relief Sought
176.1	Isobel Waitere	Delete the Significant Natural Area from 511 Wharf Road, Te Akau South.
<i>FSI 293.92</i>	<i>Department of Conservation</i>	<i>Opposes 176.1</i>
126.1	Bonita Dean	Delete the Significant Natural Area from the property at 523 Waingaro Road, Ngaruawahia.
<i>FSI 293.87</i>	<i>Department of Conservation</i>	<i>Opposes 126.1</i>
125.1	Dunholme Farm	Delete the Significant Natural Area from the property at 5254 Highway 22, Waingaro.
<i>FSI 293.86</i>	<i>Department of Conservation</i>	<i>Opposes 125.1</i>
728.2	Seumas MacDonald	Amend the Significant Natural Area located on the property at 658 Te Akau South Road, Te Akau by removing the south-east portion of the Significant Natural Area. (Refer to map provided in submission).
<i>FSI 293.134</i>	<i>Department of Conservation</i>	<i>Opposes 728</i>
11.1	Jihong Chen	Amend the Significant Natural Area on the property at 996 Te Papatapu Road, Raglan, as the south area of the property is not a Significant Natural Area.
<i>FSI 293.68</i>	<i>Department of Conservation</i>	<i>Opposes</i>

32.4.3 Submissions where site visits have been undertaken

511 Wharf Road – Submission Number [176.1]

849. The submission from Isobel Waitere [176.1] seeks to delete the SNA Mapping from the property. Department of Conservation [FS/293.92] opposes the submission.

850. I accept Mr Turner's assessment to amend the SNA boundaries. Mr Turner comments that the SNA is to be adjusted to exclude areas immediately around the second property that is garden. I therefore recommend that the Panel accept this submission point in part, insofar as the recommended amendments suggested by Mr Turner.

851. Notified map of 511 Wharf Road as follows:



Recommended areas for removal from the SNA (shown in blue)



523 Waingaro Road – Submission Number [126.1]

852. The submission from Bonita Dean [126.1] seeks to delete the SNA from the property. Department of Conservation [FS/293.87] opposes the submission.
853. I accept Mr Turner's assessment to amend the SNA boundaries. Mr Turner comments that the amendments are to exclude low value vegetation and pasture. I therefore recommend that the Panel accept this submission point in part, insofar as the recommended amendments suggested by Mr Turner.
854. Notified map of 523 Waingaro Road as follows:



Recommended areas for removal from the SNA (shown in blue)



658 Te Akau South Road – Submission Number [728.2]

855. The submission from Seumas MacDonald [728.2] seeks to amend the SNA mapping on the property. Department of Conservation [FS/293.134] opposes the submission.
856. I accept Mr Turner's assessment to amend the SNA boundaries. Mr Turner comments that parts of the SNA meet criteria. However, areas of low value weeds have already been excluded. I therefore recommend that the Panel accept this submission point in part, insofar as the recommended amendments suggested by Mr Turner.
857. Notified map of 658 Te Akau South Road as follows:



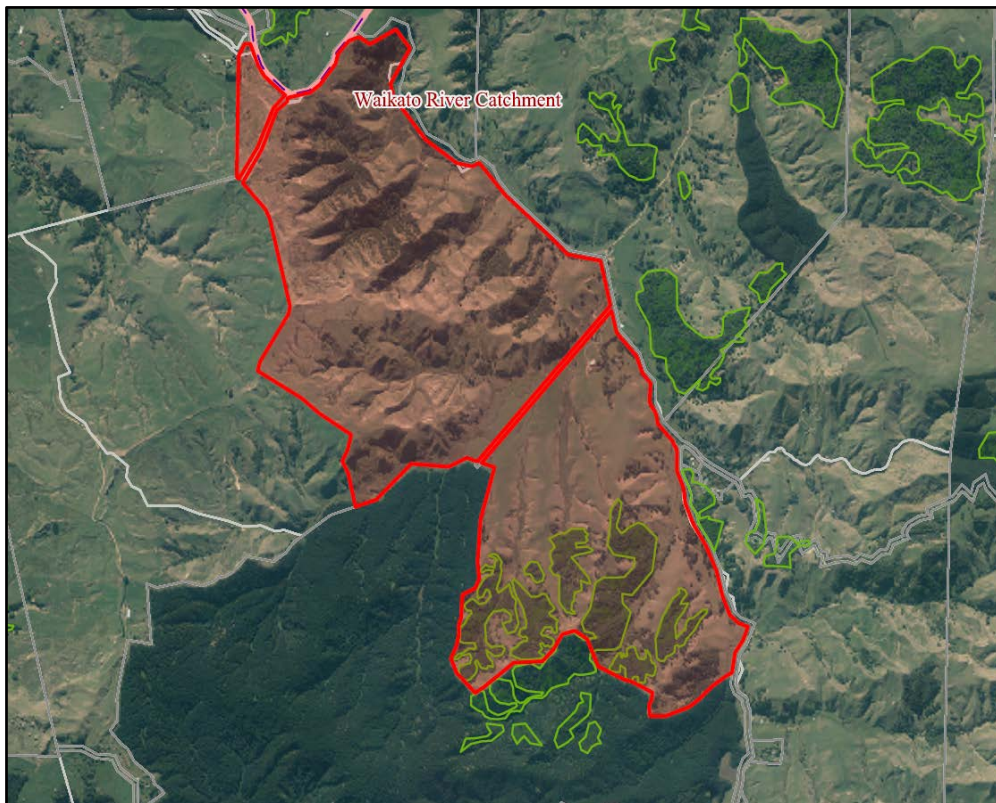
Approximate extent of area for removal from SNA (shown in blue)



32.4.4 Submissions where site visits have not been undertaken

5254 Highway 22 – Submission Number [125.1]

858. The submission from Guy Rathbone [125.1] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.86] opposes the submission.
859. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning maps. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken and the SNA deleted from the planning maps for this property.
860. Notified map of 5254 Highway 22 as follows:



32.5 Huntly

32.5.1 Introduction

861. The Huntly area is generally farmland

32.5.2 Submissions

862. The following submissions relate to SNAs within the Huntly area:

Submission Number	Submitter Name	Relief Sought
494.2	D & J Tate	Delete the Significant Natural Area from the property at 72 James Road, Huntly.
<i>FSI 293.112</i>	<i>Department of Conservation</i>	<i>Opposes 494.2</i>
494.4	D & J Tate	Delete the Significant Natural Area from the property at 185B Hakarimata Road, Ngaruawahia.
21.1	Anthony Hutt	Delete the Significant Natural Area overlay from the property at 154 Orini Road, Taupiri.
<i>FSI 293.70</i>	<i>Department of Conservation</i>	<i>Opposes 21.1</i>
964.1	Ohinewai Heights Ltd	Delete the Significant Natural Area from the property at 260 Ralph Road, Huntly.
<i>FSI 207.20</i>	<i>Ohinewai Area Committee</i>	<i>Supports 964.1</i>
<i>FSI 293.149</i>	<i>Department of Conservation</i>	<i>Opposes 964.1</i>
<i>FSI 145.18</i>	<i>Ohinewai Area Committee</i>	<i>Supports 964.1</i>
135.1	John & Roselei Holland	Delete the Significant Natural Area from the property at 368 Riverview Road, Huntly.
<i>FSI 293.89</i>	<i>Department of Conservation</i>	<i>Opposes 135.1</i>
701.1	Steven & Theresa Stark	Delete all Significant Natural Areas from 747 Rutherford Road, Ohinewai.
<i>FSI 293.129</i>	<i>Department of Conservation</i>	<i>Opposes 701.1</i>
<i>FSI 207.5</i>	<i>Ohinewai Area Committee</i>	<i>Supports 701.1</i>
924.7	Genesis Energy Limited	Delete the areas identified on the planning maps as Significant Natural Areas on 'Scott Farm,' Te Ohaki Road, Huntly as identified on the submission map.
<i>FSI 293.147</i>	<i>Department of Conservation</i>	<i>Opposes 924.7</i>
924.6	Genesis Energy Limited	Delete the areas identified on the planning maps as Significant Natural Areas on the Huntly Power Station site.

32.5.3 Submissions where site visits have been undertaken

72 James Road – Submission Number [494.2]

863. The submission from Derek Tate [494.2] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.1/2] opposes the submission.
864. I accept the assessment by Mr Turner to amend the SNA boundaries. Mr Turner comments that the SNA needs to be amended to exclude areas of dry pasture. I therefore recommend that the Panel accept this submission point.
865. Notified map of 72 James Road as follows:

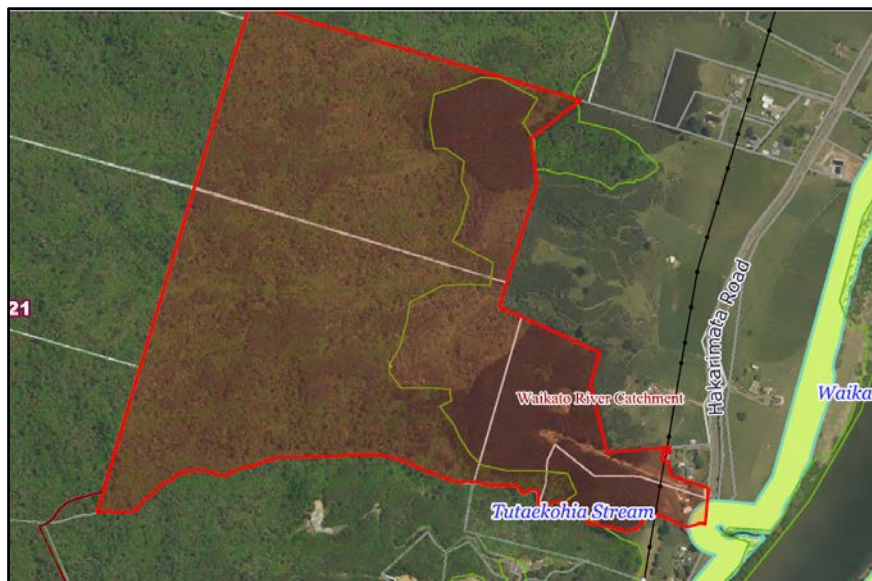


Recommended area for removal from SNA (shown in blue)



185B Hakarimata Road – Submission Number [494.4]

866. Submission from Derek Tate [494.4] seeks to delete the SNA mapping from the property.
867. I accept the assessment of Mr Turner to amend the SNA boundaries. Mr Turner comments that the SNA needs to be amended to exclude lower value habitats and create a more manageable boundary. I therefore recommend that the Panel accept this submission point.
868. Notified map of 185B Hakarimata Road as follows:



Recommended areas for removal from the SNA (shown in blue)



154 Orini Road – Submission Number [21.1]

869. Submission from Anthony Hutt [21.1] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.70] opposes the submission.
870. I accept Mr Turner's assessment to amend the SNA boundaries. Mr Turner comments that some areas do not meet SNA criteria. I therefore recommend that the Panel accept this submission point.
871. Notified map of 154 Orini Road is as follows:

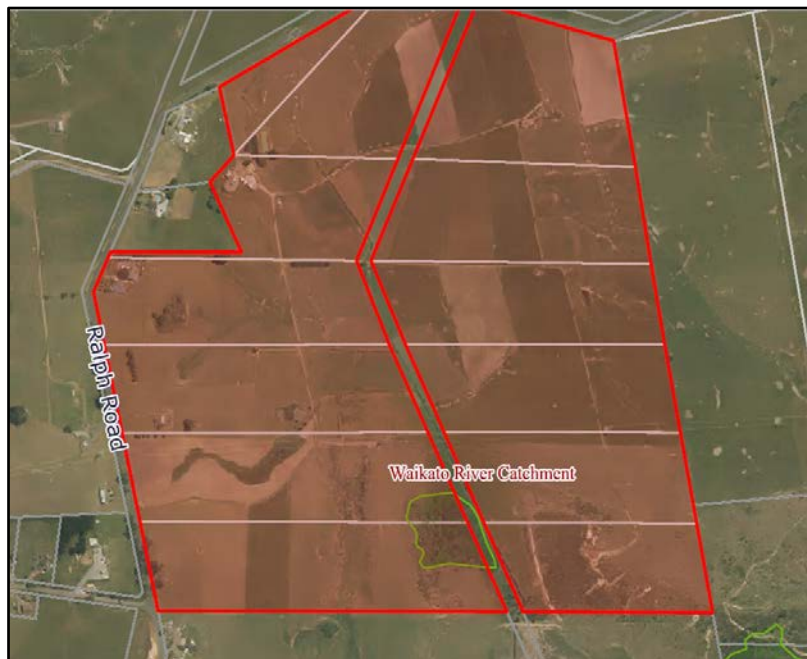


Recommended areas for removal from the SNA (shown in blue)



260 Ralph Road – Submission Number [964.1]

872. The submission from Marcus Ralph [964.1] seeks to delete the SNA mapping from the property. A further submission from Ohinewai Area Committee [FS/207.20] and [FS/145.18] supports this submission. Department of Conservation [FS/293.149] opposes the submission.
873. I accept the assessment of Mr Turner to delete the SNA from the property. Mr Turner comments that this is willow over pasture, not wetland. I therefore recommend that the Panel accept this submission point.
874. Notified map of 260 Ralph Road as follows:

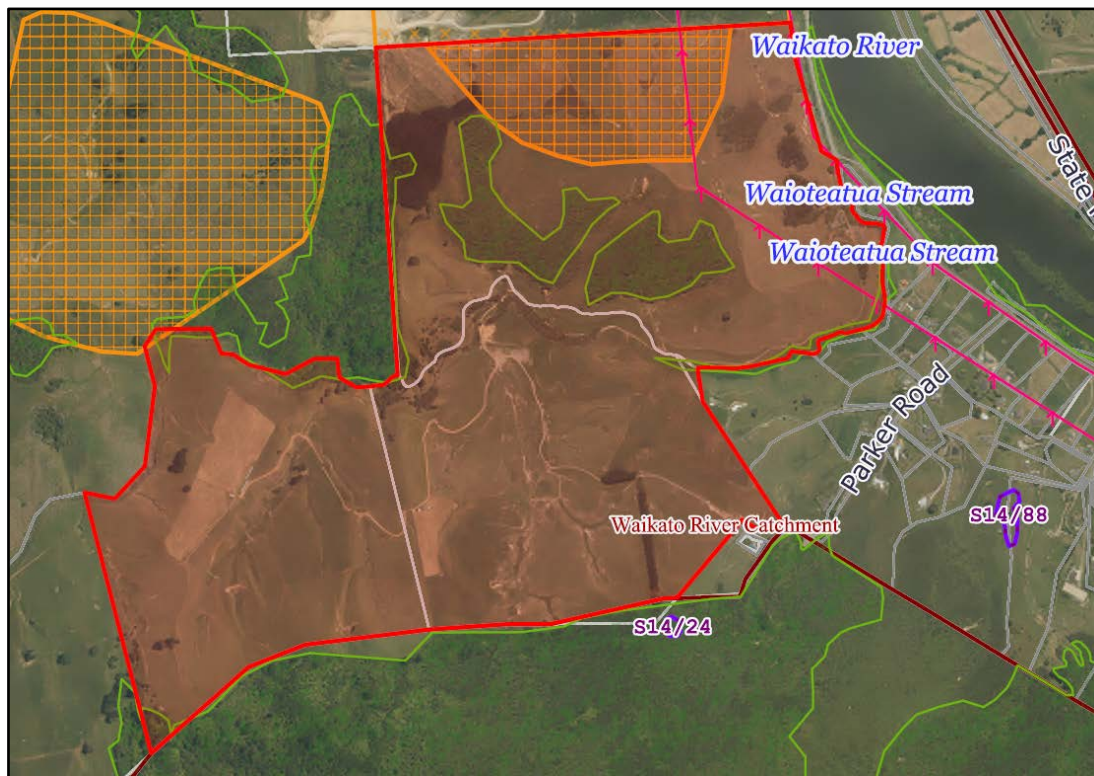


Recommended area for removal from the SNA (shown in blue)



368 Riverview Road – Submission Number [135.1]

875. A submission from John and Roselei Holland [135.1] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.89] opposes the submission.
876. I accept the assessment of Mr Turner to retain the SNA on the property. Mr Turner comments that the area meets SNA criteria and is high value native forest. I therefore recommend that the Panel reject this submission point.
877. Notified map of 368 Riverview Road is as follows:



32.5.4 Submissions where site visits have not been undertaken

747 Rutherford Road – Submission Number [701.1]

878. A submission from Steven and Theresa Stark [701.1] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.129] opposes the submission and a further submission from Ohinewai Area Committee [FS/207.5] supports the submission.
879. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and that the SNA be deleted from the planning maps for this property.
880. Notified map for 747 Rutherford Road as follows:



-
- Waikato River
- Te Ohaki Road
- Huntly Power Station - Coal and Ash Water
Ash Water Disposal Ponds
- S13/77
- Ohinewai South Road
- SS43
- Waikato River Catchment
- S13/76
- SS44
SS45
- Waikato River
- State Highway 1
- Huntly Power Station - Coal and Ash Water
Ash Water Disposal Ponds
- Waikato River

Te Ohaki Road – Submission Number [924.6]

884. A submission from Genesis Energy Limited [924.6] seeks to delete the SNA mapping from the property.
885. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
886. Notified map at Te Ohaki as follows:



32.6 Te Kauwhata/Pukekawa/Rangiriri

32.6.1 Introduction

887. The Te Kauwhata/Pukekawa/Rangiriri area is generally farmland

32.6.2 Submissions

Submission Number	Submitter Name	Relief Sought
611.1	David Gibberd	Amend the Proposed District Plan so that further restrictions are not imposed on the farming operation at 53B McGovern Road, Taniwha, Waerenga.
844.1	Churchill Property	Delete the Significant Natural Area overlays from 980 Churchill Road, Otuiti, Pukekawa.
<i>FS1293.144</i>	<i>Department of Conservation</i>	<i>Opposes 844.1</i>
506.2	Hansens Farms Ltd	Clarify why three Significant Natural Areas have been identified on 83 Paulsen Road, Waerenga.
<i>FS1293.115</i>	<i>Department of Conservation</i>	<i>Opposes 506.2</i>
623.1	Paul Hoogeveen	Delete the Significant Natural Area from the property at 156 Paddy Road, Te Kauwhata.
<i>FS1293.124</i>	<i>Department of Conservation</i>	<i>Opposes 623.1</i>
412.2	David Saxton	Amend the planning maps by only mapping Significant Natural Areas after direct and meaningful consultation with an affected landowner and a site visit by a suitably experienced council officer which is authorised by that landowner.
601.1	Limmer Ltd	Amend the area of Significant Natural Area at 596 Waikare Road, Te Kauwhata, to reflect the original bush area of seven acres that existed in 18 September 1987.
<i>FS1293.122</i>	<i>Department of Conservation</i>	<i>Opposes 601.1</i>
601.2	Limmer Ltd	Amend the area of Significant Natural Area on the property at 209 Whangamarino Road, Te Kauwhata.
<i>FS1293.123</i>	<i>Department of Conservation</i>	<i>Opposes 601.2</i>
815.1	H&P Fyers Ltd	Delete the Significant Natural Areas from the property at 442 Waikare Road, Ohinewai.
<i>FS1007.24</i>	<i>Phillip John Swann</i>	<i>Supports 815.1</i>
<i>FS1293.141</i>	<i>Department of Conservation</i>	<i>Opposes 815.1</i>
<i>FS1207.18</i>	<i>Ohinewai Area Committee</i>	<i>Supports 815.1</i>
<i>FS1145.20</i>	<i>Ohinewai Area Committee</i>	<i>Supports 815.1</i>
706.1	Francis and Susan Turton	No specific decision sought, but the submission opposes Significant Natural Areas and Significant Amenity Landscapes being identified on private land.

<i>FS/1387.786</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>
944.1	Brodick Farms Ltd	Amend the planning maps by deleting the identified areas (Significant Natural Area and Significant Amenity Landscape) from the property at 849 Matahuru Road, Matahuru.
<i>FS/1293.148</i>	<i>Department of Conservation</i>	<i>Opposes 944.1</i>
273.9	Russell Luders	No specific decision sought, but submission opposes Significant Natural Areas being identified on private land.
235.2	P.M. Luders Family Trust	Delete Significant Natural Areas from planning maps OR Add reason why they are deemed Significant Natural Areas AND Provide provisions to the effect that Waikato District Council will fund any fencing/pest control that may be required in the future and agree to give in return one additional title per Significant Natural Area.
268.4	Warwick Cheyne	Delete the Significant Natural Area from property number 1003679 until there are clear benefits to the landowner in having this on their property. The submitter outlines options which Council could have explored before notifying the proposed plan: <ul style="list-style-type: none"> • Petition the government using the local government association to restore tradeable carbon credits on stands of native timber of 2 hectares or more. • Transferable titles, with not less than one transferable title per hectare of land taken • 100% rates relief from those areas affected by designations • Council to lease the Significant Natural Area • Council to pay landowners per year based on the area of Significant Natural Area to preserve it.
<i>FS/1293.94</i>	<i>Department of Conservation</i>	<i>Opposes 268.4</i>
132.1	B&A Harvey Ltd	Delete the Significant Natural Area from all B & A Limited Properties, Te Kauwhata.
<i>FS/1293.88</i>	<i>Department of Conservation</i>	<i>Opposes 132.1</i>
579.45	Lakeside Developments 2017 Limited	Delete the Significant Natural Area overlays from the lake edge within the Lakeside Developments 2017 Limited property (see map included in submission). AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.
<i>FS/1293.120</i>	<i>Department of Conservation</i>	<i>Opposes 579.45</i>
410.2	Trevor Weaver	Delete the Significant Natural Area (B7) from the submitter's property located at Te Onetea Road, Rangiriri, east of Lake Kopuera.
<i>FS/1293.109</i>	<i>Department of Conservation</i>	<i>Opposes 410.2</i>

32.6.3 Submissions where site visits have been undertaken

156 Paddy Road – Submission Number [623.1]

888. The submission from Paul Hoogeveen [623.1] seeks to delete the SNA from the property. The Department of Conservation [FS/293.124] opposes this submission.

889. I accept the assessment of Mr Turner to remove the SNA on the property. Mr Turner comments that the wetland is now dry due to a pump scheme that is draining farmland and it is of low ecological value. I therefore recommend that the Panel accept this submission point.

890. Notified map of 156 Paddy Road as follows:



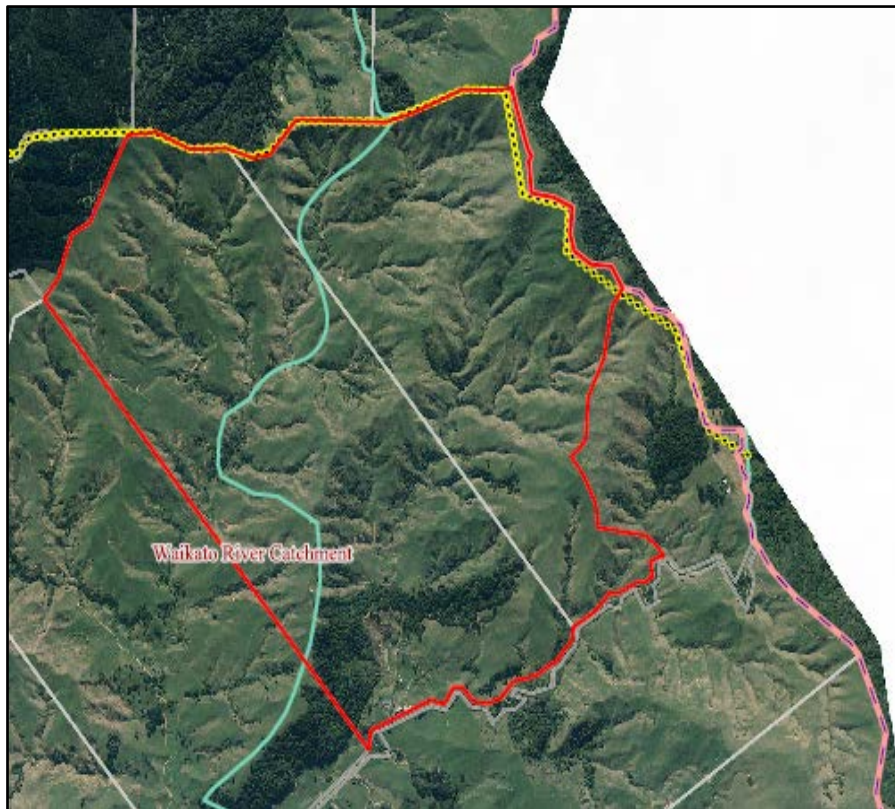
Recommended area for removal from SNA (shown in blue)



32.6.4 Submissions where site visits have not been undertaken

849 Matahuru Road – Submission Number [944.1]

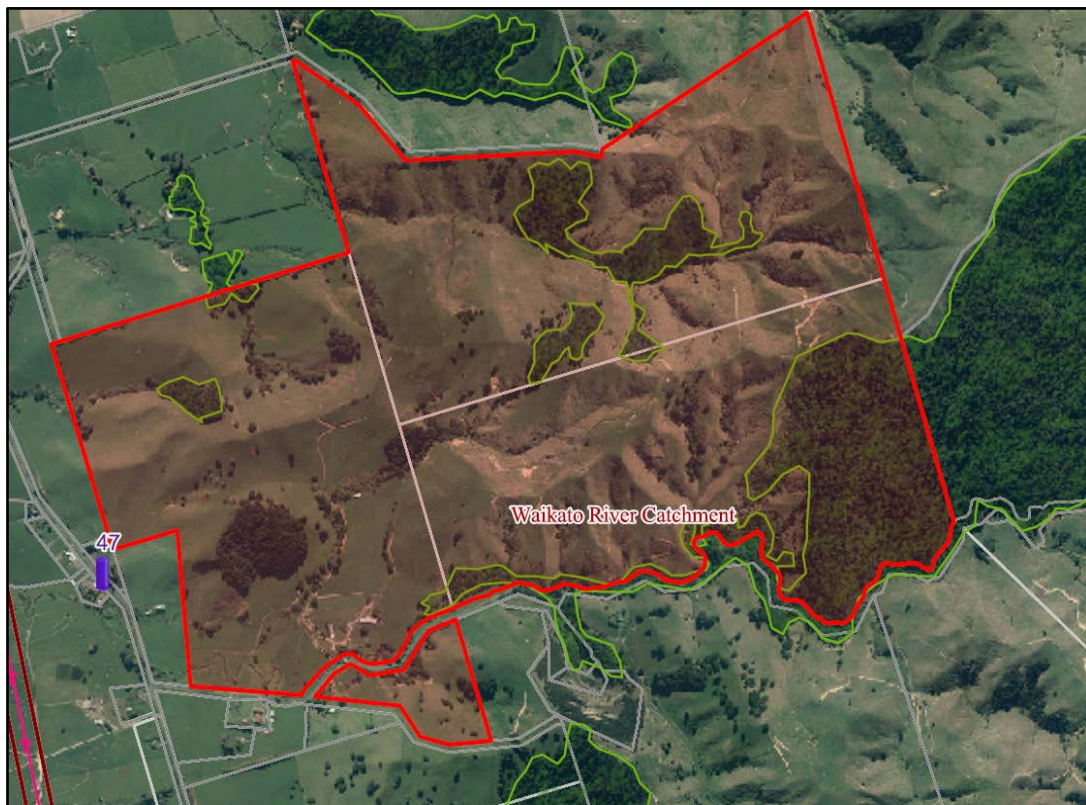
891. Submission from Janet Evans [944.1] seeks to amend the SNA mapping on the property. However, there is no SNA mapped on the property. Department of Conservation [FS/293.148] opposes the submission.
892. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
893. Notified map for 849 Matahuru Road as follows:



53B McGovern Road – Submission Number [611.1]

894. The submission from David Gibberd [611.1] seeks to amend the PDP so that further restrictions are not imposed on farming operations.
895. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.

Notified map for 53B McGovern Road



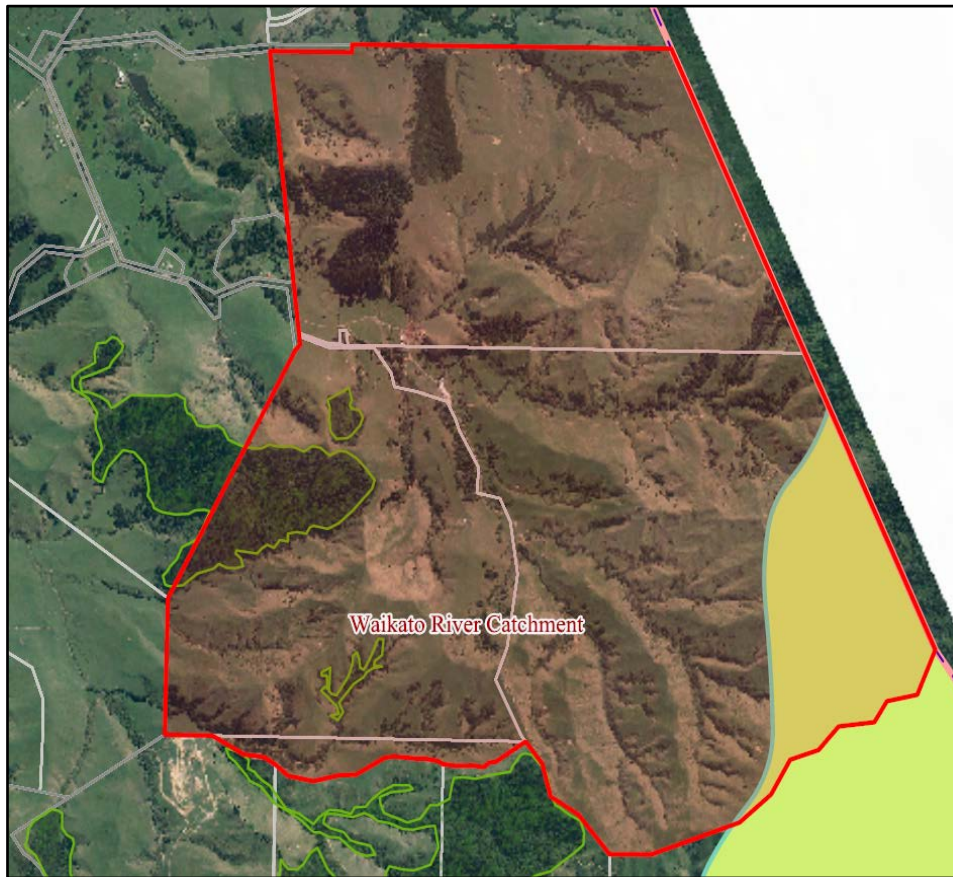
980 Churchill Road – Submission Number [844.1]

896. Submission from Churchill Property [844.1] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.144] opposes the submission.
897. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
898. Notified map for 980 Churchill Road as follows:



83A Paulsen Road – Submission Number [506.2]

899. Submission from Dean Hansen [506.2] seeks to clarify why three SNAs have been identified on the property. Department of Conservation [FS/293.1/5] opposes the submission.
900. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
901. Notified map for 83A Paulsen Road as follows:



254 Hall Road – Submission Number [412.2]

902. Submission from David Saxon [412.2] seeks to amend the SNA mapping on the property.
903. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
904. Notified map for 254 Hall Road as follows:



596 Waikare Road – Submission Number [601.1]

905. Submission from Robert Limmer [601.1] seeks to amend the SNA mapping to reflect the area as it was in 1987. Department of Conservation [FS/293.122] opposes the submission.
906. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
907. Notified map for 596 Waikare Road as follows:



209 Whangamarino Road – Submission Number [601.2]

908. Submission from Robert Limmer [601.2] seeks to amend the SNA mapping on the property. Department of Conservation [FS/293.123] opposes the submission.
909. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
910. Notified map for 209 Whangamarino Road as follows:



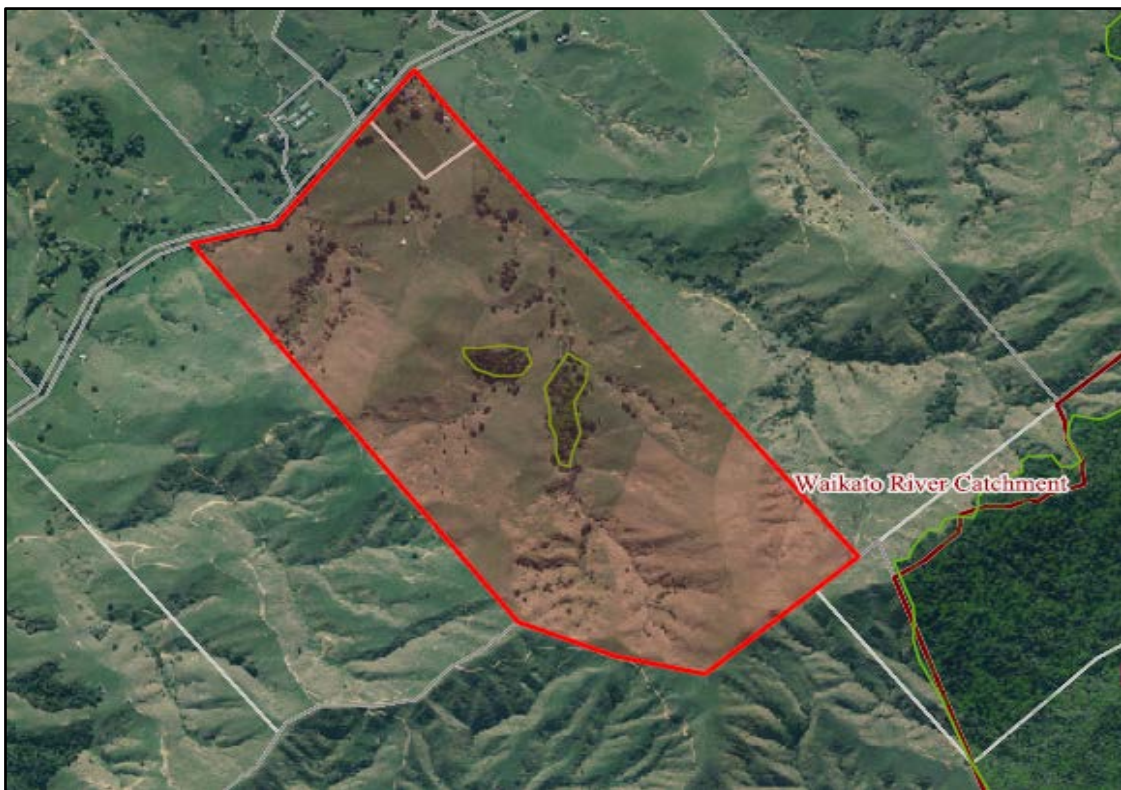
442 Waikare Road – Submission Number [815.1]

911. Submission from Louise Milne [815.1] seeks to delete the SNA mapping from the property. Further submissions from Phillip Swan [FS1007.24], Ohinewai Area Committee [FS1207.18] and [FS1145.20] support the submission. Department of Conservation [FS1293.141] opposes the submission.
912. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
913. Notified map of 442 Waikare Road as follows:



616 Matahuru Road – Submission Number [706.1]

914. Submission from Francis and Susan Turton [706.1] seeks no specific decision, however opposes the SNA mapping on private land. A further submission from Mercury Energy [FS/387.786] opposes the submission. A further submission from Phillip Swan [FS/007.14] supports the submission.
915. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
916. Notified map for 616 Matahuru Road as follows:

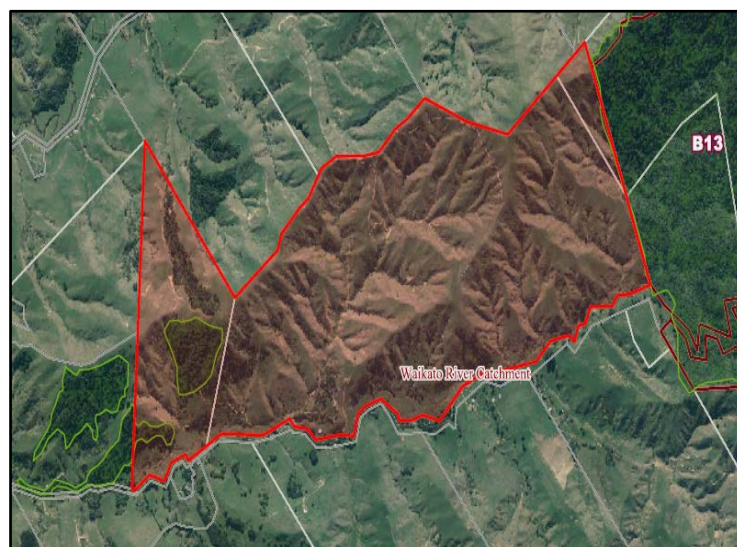


280 and 635 Matahuru Road – Submission Number [273.9]

917. Submission from Russell Luders [273.9] seeks no specific decision but opposes SNA mapping on private property. The submission refers to 280 and 635 Mangapiko Road.
918. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for these properties.
919. Notified map for 280 and 635 Matahuru Road as follows:



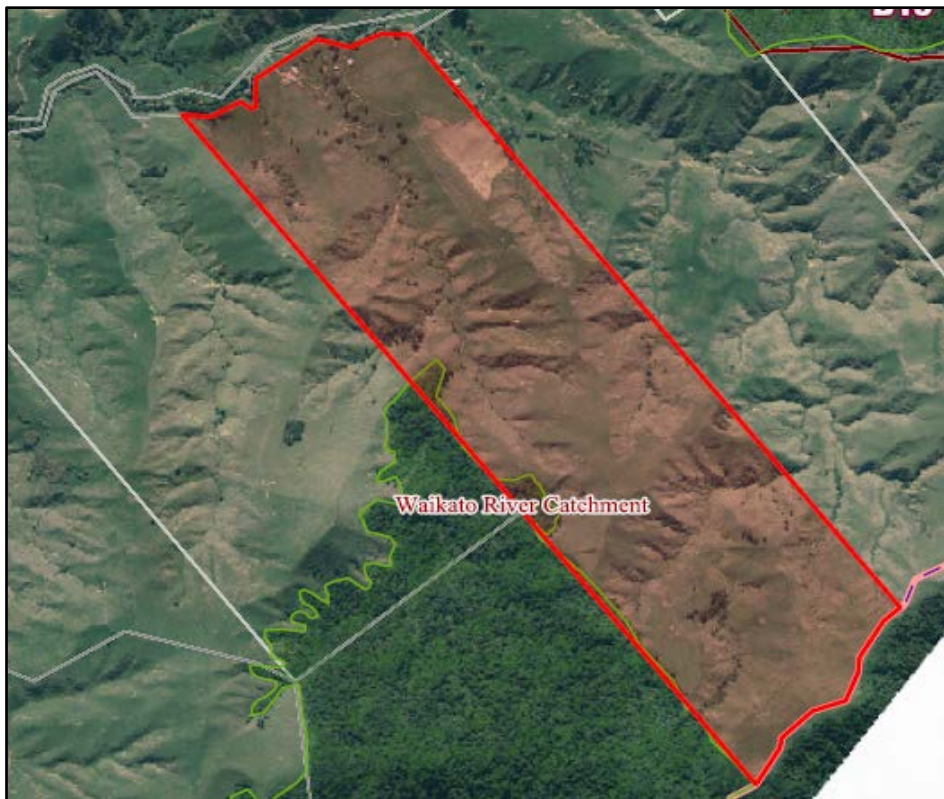
280 Mangapiko Road



635 Mangapiko Road

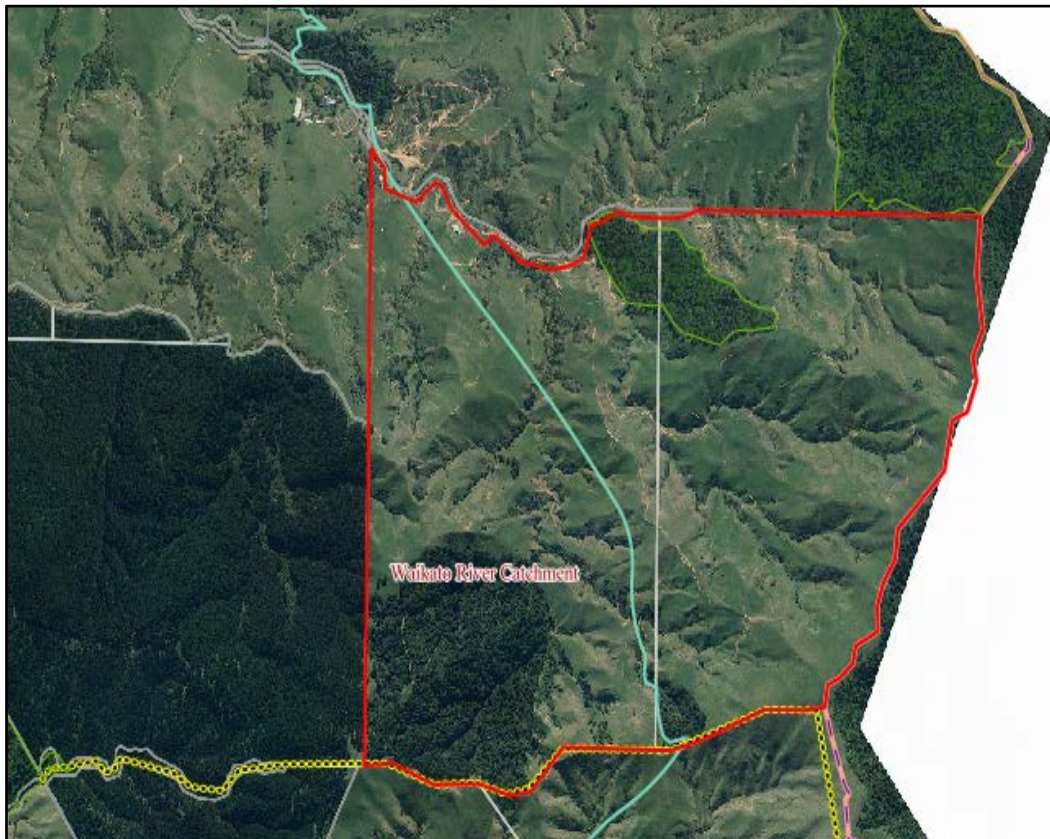
758 Mangapiko Road – Submission Number [235.2]

920. Submission from Phyllis Luders [235.2] seeks to delete the SNA mapping from the property.
921. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
922. Notified map for 758 Mangapiko Road as follows:



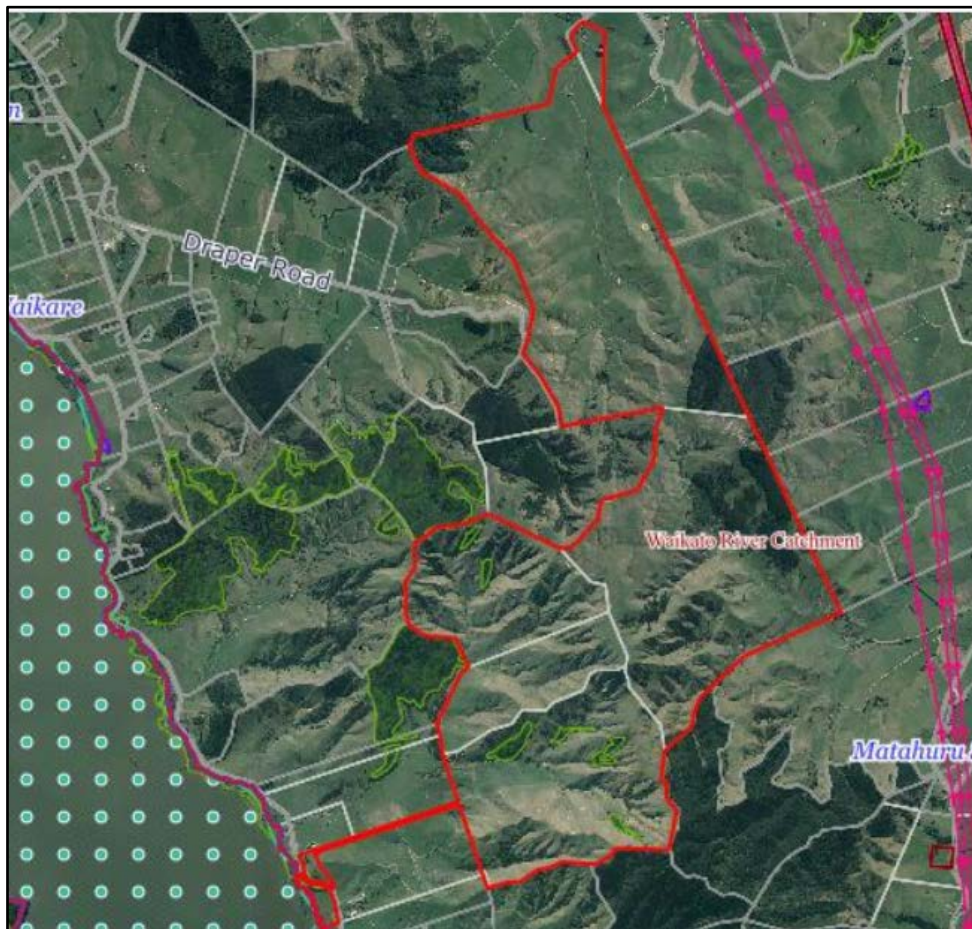
648 Waipuna Road – Submission Number [268.4]

923. Submission from Warwick Cheyne [268.4] seeks to delete the SNA mapping from then property. Department of Conservation [FS/293.94] opposes the submission.
924. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
925. Notified map of 648 Waipuna Road as follows:



35 Owen Road – Submission Number [132.1]

926. Submission from Brett Harvey [132.1] seeks to delete the SNA mapping on the properties owned by B and A Harvey Ltd. Department of Conservation [FS/293.88] opposes the submission.
927. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
928. Notified map of 35 Owen Road as follows:



Lakeside Development, Scott Road – Submission Number [579.45]

929. Submission from Simon Ash for Lakeside Development [579.45] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.120] opposes the submission.
930. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
931. Notified map for Scott Road as follows:



Te Onetea Road – Submission Number [410.2]

932. Submission from Trevor Weaver [410.2] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.109] opposes the submission.
933. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
934. Notified map of Te Onetea Road as follows:



32.7 Maramarua/Meremere

32.7.1 Introduction

935. The Maramarua/Meremere area is generally farmland

32.7.2 Submissions

Submission Number	Submitter Name	Relief Sought
99.4	Peter Roberts	Delete the Significant Natural Area overlay, including from the property at 87 Rataroa Road, Miranda.
<i>FSI 293.79</i>	<i>Department of Conservation</i>	<i>Opposes 99.4</i>
340.2	Ruakiwi Graziers Ltd	No specific decision sought, however submission states that the Significant Natural Area identified on the property at Jefferis Road, Waerenga is not significant to Council.
<i>FSI 293.100</i>	<i>Department of Conservation</i>	<i>Opposes 340.2</i>
400.2	Andrew Kerr	Delete the Significant Natural Area from the property at 862B Waikare Road, Waeranga.
<i>FSI 293.108</i>	<i>Department of Conservation</i>	<i>Opposes 400.2</i>

32.7.3 Submissions where site visits have not been undertaken

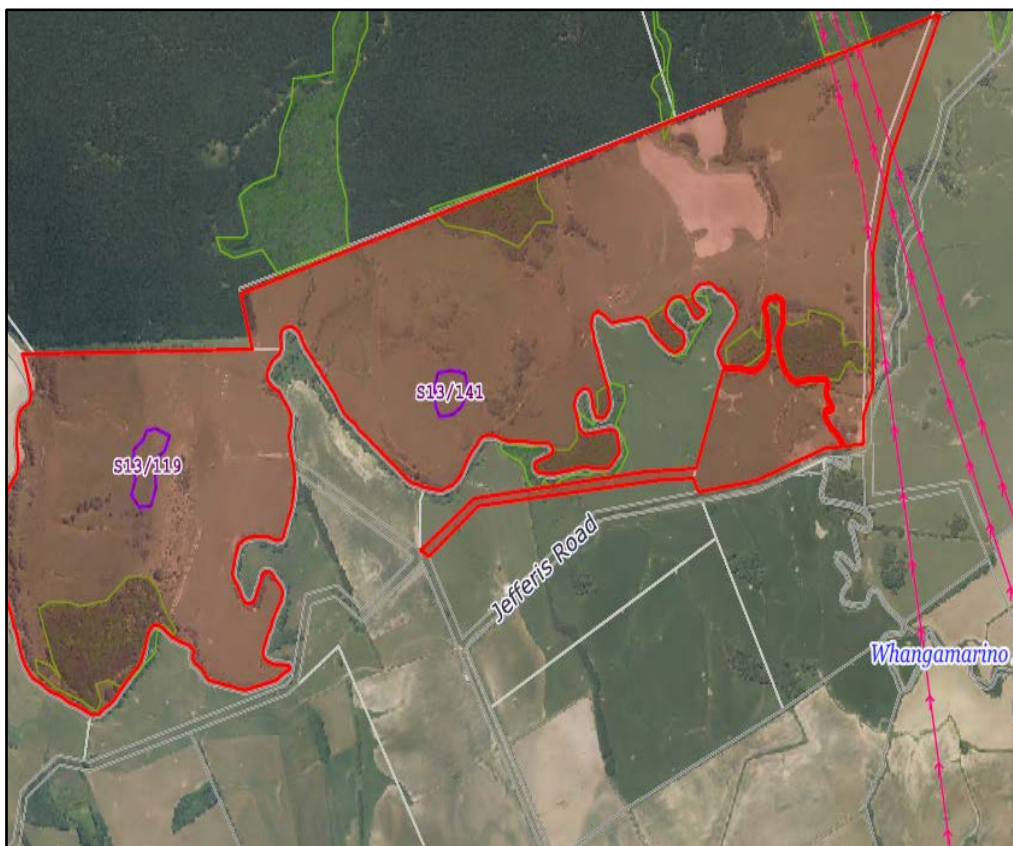
87 Rataroa Road – Submission Number [99.4]

936. Submission from Peter Roberts [99.4] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.79] opposes the submission.
937. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
938. Notified map as follows:



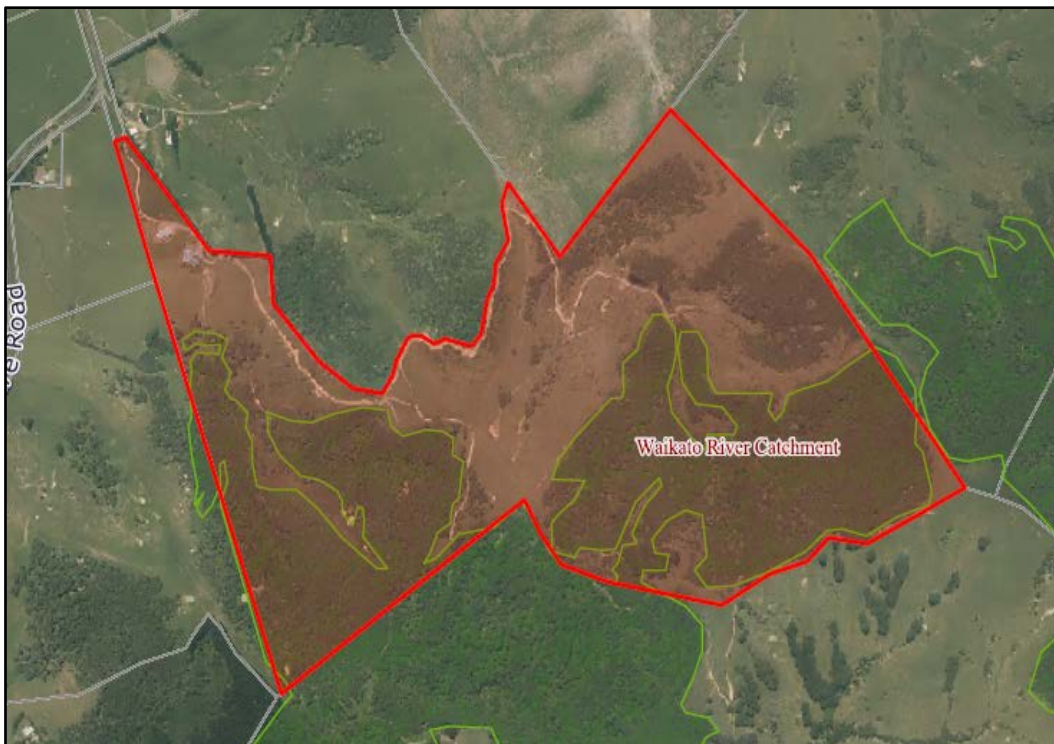
343 Jefferies Road – Submission Number [340.2]

939. Submission from Stuart Jefferis [340.2] seeks no specific decision, however the submission states the SNA is not significant to Council. Department of Conservation [FS/293.100] opposes the submission.
940. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
941. Notified map for 343 Jefferies Road as follows:



862B Waikare Road – Submission Number [400.2]

942. Submission from Andrew Kerr [400.2] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.1087] opposes the submission.
943. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
944. Notified map of 862B Waikare Road as follows:



32.8 Pokeno/Pukekohe/Tuakau/Waiuku/Port Waikato

32.8.1 Introduction

945. The Pokeno/Pukekohe/Tuakau/Waiuku/Port Waikato area consists of lifestyle blocks and farmland

32.8.2 Submissions

Submission Number	Submitter Name	Relief Sought
691.16	McPherson Resources Limited	<p>Delete the Significant Natural Areas from the Planning Maps for the following titles:</p> <ul style="list-style-type: none"> CT NA2D/412 (comprising Allot 22 PSH of Mangatawhiri, Allot 139 and 140 PSH of Mangatawhiri, Allot 161 and 163 PSH of Mangatawhiri) CT NA2D/497 (comprising Allot 162 PSH) CT NA2D/961 (Allot 164 PSH) <p>AND</p> <p>Any consequential amendments or alternative relief to address the matters raised in the submission.</p>
<i>FS1293.128</i>	<i>Department of Conservation</i>	<i>Opposes 691.16</i>
<i>FS1007.16</i>	<i>Phillip John Swann</i>	<i>Supports 691.16</i>
78.1	David Lawrie	Amend the Significant Natural Area on the property at 52B Mill Road, Pukekohe to match the true natural area.
<i>FS1293.76</i>	<i>Department of Conservation</i>	<i>Opposes 78.1</i>
548.2	Grander Investments Limited	<p>Delete the Significant Natural Area on the property at 62 Bluff Road, Pokeno, identified as a wetland.</p> <p>AND</p> <p>Retain the Significant Natural Area on the property at 62 Bluff Road, Pokeno identified as boulder stream (see diagram attached to the submission).</p>
<i>FS1306.11</i>	<i>Hynds Foundation</i>	<i>Supports 548.2</i>
<i>FS1341.10</i>	<i>Hynds Pipe Systems Limited</i>	<i>Supports 548.2</i>
<i>FS1293.117</i>	<i>Department of Conservation</i>	<i>Opposes 548.2</i>
862.33	Havelock Village Limited	<p>Add a bespoke approach regarding the management of indigenous vegetation and Significant Natural Area within the Havelock Village development at 88, 242 and 278 Bluff Road that will efficiently implement the recommendations of the Wildlands Report (attached to the submission). AND Any consequential amendments or alternative relief to give effect to the matters raised in the submission.</p>
<i>FS1086.33</i>	<i>Yashili Dairy Company Limited</i>	<i>Supports 862.33</i>
<i>FS1186.33</i>	<i>Pokeno Nutritional Park Limited</i>	<i>Supports 862.33</i>

<i>FSI 301.33</i>	<i>New Zealand Health Food Park Limited</i>	<i>Supports 862.33</i>
<i>FSI 303.33</i>	<i>Charlie Harris</i>	<i>Supports 862.33</i>
<i>FSI 340.180</i>	<i>TaTa Valley Limited</i>	<i>Supports 862.33</i>
794.29	Middlemiss Farm Holdings Limited	Amend the Proposed District Plan maps to include the riparian areas on the property at 95 Jericho Road, Pukekohe shown in Appendix 2 of the submission as an Ecological Corridor or a similar layer. AND Amend the Proposed District Plan consequential or additional amendments as necessary to give effect to the submission.
747.1	Ryburn Lagoon Trust Limited	Delete the Significant Natural Area from the property legally described as Lot 4, DP 182809 on Certificate of Title NAI 13D/782. AND Amend the Proposed District Plan to provide other such relief and consequential amendments as to give effect to the relief sought in the submissions.
<i>FSI 293.138</i>	<i>Department of Conservation</i>	<i>Opposes 747.1</i>
731.10	Jean Tregidga	Amend the extent of Significant Natural Area, Outstanding Natural Feature and Outstanding Natural Landscape on Lot 3 DP 62084 located at Lyons Road, Mangatawhiri, as shown on the Planning Maps, to areas of high quality indigenous vegetation.
731.13	Jean Tregidga	Delete the map annotations of Significant Natural Area, Outstanding Natural Landscape and Outstanding Natural Feature affecting the submitter's properties at Lyons Road, Mangatawhiri, being Lots 3, 4 and 5 DP 62084.
<i>FSI 180.10</i>	<i>Jean Tregidga</i>	<i>Opposes 731.10</i>
484.1	Emza Zader Australia Pty Ltd	Delete the Significant Natural Area 3578 from 189 Settlement Road, Pukekohe (see map attached to submission) AND Amend the Significant Natural Area 3579 by increasing it to the boundary line of the property at 189 Settlement Road, Pukekohe (see map attached to submission).
<i>FSI 293.111</i>	<i>Department of Conservation</i>	<i>Opposes 484.1</i>
437.1	KCH Trust	Amend the planning maps to reduce the extent of the Significant Natural Area at 170 Port Waikato-Waikaretu Road, Tuakau. AND Any further relief or amendments to address the concerns outlined in the submission.
<i>FSI 293.110</i>	<i>Department of Conservation</i>	<i>Opposes 437.1</i>
961.1	Kyung Koo Han & Sun	Delete the Significant Natural Area from the property

	Kyung Kang	at 7C Ridge Road, Tuakau.
352.1	Terence Denton & Bernardina van Loon	Delete the portion of Significant Natural Area on the property at 40 Cameron Town Road, Pukekohe that does not meet any of the Significant Natural Area criteria in Section 11A of the Waikato Regional Policy Statement (see maps attached to the submission).
643.1	Peter & Dianne Bullock	Delete the Significant Natural Area from the property at 40B Cameron Town Road, Pukekohe (Property no. 301359).
<i>FSI 293.125</i>	<i>Department of Conservation</i>	<i>Opposes 643.1</i>
20.2	Glenn Morse	Amend the Significant Natural Area overlay affecting parts of the property located at 63 Parker Lane, Pukekohe to become a Queen Elizabeth II Trust area. OR Delete the Significant Natural Area from 63 Parker Lane, Pukekohe.
<i>FSI 293.69</i>	<i>Department of Conservation</i>	<i>Opposes 20.2</i>
394.26	Gwenith Sophie Francis	Delete the Significant Natural Area from the property located at 312 Parker Lane, Buckland, except for those parts which have already been protected by covenant. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.
<i>FSI 293.107</i>	<i>Department of Conservation</i>	<i>Opposes 394.26</i>
718.1	Selwyn Leonard Taylor & Helen Stewart Gray	Delete the Significant Natural Area from the property at 69 Morrison Road, Pukekawa (Property No. 305956).
<i>FSI 293.131</i>	<i>Department of Conservation</i>	<i>Opposes 718.1</i>
153.1	Michael Shen	Amend the extent of the Significant Natural Area at 68 Brown Road, Tuakau, to extend no further than the area to which the existing Conservation Covenant applies (see map attached to the submission for further information). OR Amend Rule 22.4.1.6 to allow for additional subdivision entitlement for the legal protection of any Significant Natural Area that is not subject to an existing conservation covenant. AND Amend the Proposed District Plan to provide any alternative, additional or consequential relief as is necessary to achieve consistency with the above and to satisfy the concerns of the submitter.
<i>FSI 293.90</i>	<i>Department of Conservation</i>	<i>Opposes 153.1</i>
677.1	Arthur Raymond Wright	Delete areas of the Significant Natural Area from the property at 314 Murray Road, Pukekawa that do not

		meet the significant natural area status.
<i>FSI007.15</i>	<i>Phillip John Swann</i>	<i>Supports 677.1</i>
<i>FSI293.127</i>	<i>Department of Conservation</i>	<i>Opposes 677.1</i>
349.28	Lochiel Farmlands Limited	Review application of Significant Natural Areas mapping on Lochiel Farmlands Ltd property at 316 Allen and Eyre Road, Onewhero.
<i>FSI293.101</i>	<i>Department of Conservation</i>	<i>Opposes 349.28:</i>
90.1	Kevin Vickers	Amend the Significant Natural Area for the property at 38 Hermitage Road, Waiuku to only include the covenanted bush.
<i>FSI293.78</i>	<i>Department of Conservation</i>	<i>Opposes 90.1</i>
862.26	Havelock Village Limited	Amend the extent of the Significant Natural Area located between 88 and 242 Bluff Road in accordance with the plan in Appendix L of the submission. AND Any consequential amendments or alternative relief to give effect to the matters raised in the submission.
<i>FSI090.4</i>	<i>Jenny Forsyth</i>	<i>Opposes 862.26</i>
<i>FSI086.26</i>	<i>Yashili Dairy Company Limited</i>	<i>Supports 862.26</i>
<i>FSI186.26</i>	<i>Pokeno Nutritional Park Limited</i>	<i>Supports. 862.26</i>
<i>FSI281.52</i>	<i>Pokeno Village Holdings Limited</i>	<i>Oppose 862.26</i>
<i>FSI301.26</i>	<i>New Zealand Health Food Park Limited</i>	<i>Supports 862.26</i>
<i>FSI303.26</i>	<i>Charlie Harris</i>	<i>Supports 862.26</i>
<i>FSI369.22</i>	<i>Ngati Tamaoho Trust</i>	<i>Opposes 862.26</i>
<i>FSI293.146</i>	<i>Department of Conservation</i>	<i>Opposes 862.26</i>
<i>FSI340.173</i>	<i>TaTa Valley Limited</i>	<i>Supports 862.26</i>

32.8.3 Submissions where site visits have been undertaken

52B Mill Road – Submission Number [78.1]

946. Submission from David Lawrie [78.1] seeks to amend the SNA mapping on the property at 52B Mill Road. A further submission from Department of Conservation [FS/293.76] opposes the submission.
947. I accept Mr Turner's assessment to amend the SNA boundary to align with the boundary of covenanted land within the property. Mr Turner comments that the vegetation outside the covenanted area of native forest is of marginal quality. I therefore recommend that the Panel accept this submission point.
948. Notified map of 52B Mill Road as follows:



Recommended areas for removal from the SNA (shown in blue)



32.8.4 Submissions where site visits have not been undertaken

62 Bluff Road – Submission Number [548.2]

949. Submission from Grander Investments [548.2] seeks to delete the SNA mapping from the property at 62 Bluff Road Pokeno. Further submissions from Hynds Foundation [FS/306.11] and Hynds Pipe Systems Limited [FS/341.10] both support the submission. A further submission from Department of Conservation [FS/341.10] opposes the submission.
950. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
951. Notified map of 62 Bluff Road as follows:



88, 242 and 278 Bluff Road – Submission Number [862.33]

952. A submission from Havelock Village Limited [862.33] seeks to add a bespoke approach regarding the SNA mapped on the property. Yashili Dairy Company Limited [FS/086.33], Pokeno Nutritional Park Limited [FS/186.33], New Zealand Health Food Park Limited [FS/301.33], Charlie Harris [FS/303.33] and Tata Valley Limited [FS/340.180] all support the submission.
953. A submission from Havelock Village Limited [862.26] seeks to amend the SNA mapping on the areas located between 88 and 242 Bluff Road. Further submissions from Jenny Forsyth [FS/090.4], Pokeno Village Holdings Limited [FS/281.52], Ngati Tamaoho Trust and Department of Conservation [FS/293.146] all oppose this submission. Further submissions from Ta Ta Valley Limited [FS/340.173], Charlie Harris [FS/303.26], New Zealand Health Food Park Limited [FS/301.26], Pokeno Nutritional Park Limited [FS/186.26] and Yashili Dairy Company Limited [FS/086.26] all support submission [862.26].
954. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept these submission points in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for these properties.
955. Notified map of Bluff Road as follows:



159 Serpell Road – Submission Number [747.1]

956. Submission from Ryburn Lagoon Trust Limited [747.1] seeks to delete the SNA mapping from the property. Department of Conservation [FS/293.138] opposes the submission.
957. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
958. Notified map of 159 Serpell Road as follows:



Lyons Road – Submission Number [731.10]

959. A submission from Jean Tregidga [731.10] seeks to amend the SNA mapping on the property and interestingly, further submission from Jean Tregidga [FS1180.16] opposes the submission.
960. No site visit was undertaken for this property and as discussed previously in this report, I recommend the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend the Panel accept this submission point in part on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
961. Notified map of Lyons Road as follows:



189 Settlement Road – Submission Number [484.1]

962. Submission from Rudy Van Spreeuwel on behalf of Emza Zader Australia Pty [484.1] seeks to delete one area of SNA mapping and amend another. Department of Conservation [FS/293.111] oppose the submission.
963. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and that the SNA be deleted from the planning maps for this property.
964. Notified map for 189 Settlement Road as follows:



7C Ridge Road - Submission [961.1]

965. Submission from Kyung Koo Han & Sun Kyung Kang seeks to delete the area of SNA mapping.
966. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and that the SNA be deleted from the planning maps for this property.
967. Notified map 7C Ridge Road as follows:



40 Cameron Town Road -Submission [352.1]

968. Submission from Terence Denton and Bernadina van Loon [352.1] seeks to delete the portion of SNA mapping that does not meet the criteria. Department of Conservation [FS/293.102] opposes the submission.
969. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend tht the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
970. Notified map 40 Cameron Town Road as follows:



40B Cameron Town Road - Submission [643.1]

971. Submission from Peter and Dianne Bullock [643.1] seeks to delete the SNA mapping from the property at 40B Cameron Town Road. Department of Conservation [FS/293.125] opposes the submission.
972. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
973. Notified Map for 40B Cameron Town Road as follows:



63 Parker Lane -Submission [20.2]

974. Submission from Glen Morse [20.2] seeks to amend the SNA mapping to become a Queen Elizabeth Trust area. Department of Conservation [FS/293.69] opposes the submission.
975. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
976. Notified map for 63 Parker Lane as follows:



Recommended area for removal from SNA (shown in blue)



88 Morrison Road - Submission [718.1]

977. Submission from Helen Gray on behalf of Selwyn Leonard Taylor and Helen Stewart Gray [718.1] seeks to delete the SNA mapping from the property at 69 Morrison Road Pukekawa. Department of Conservation [FS/293.131] opposes the submission.
978. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
979. Notified map for 88 Morrison Road as follows:



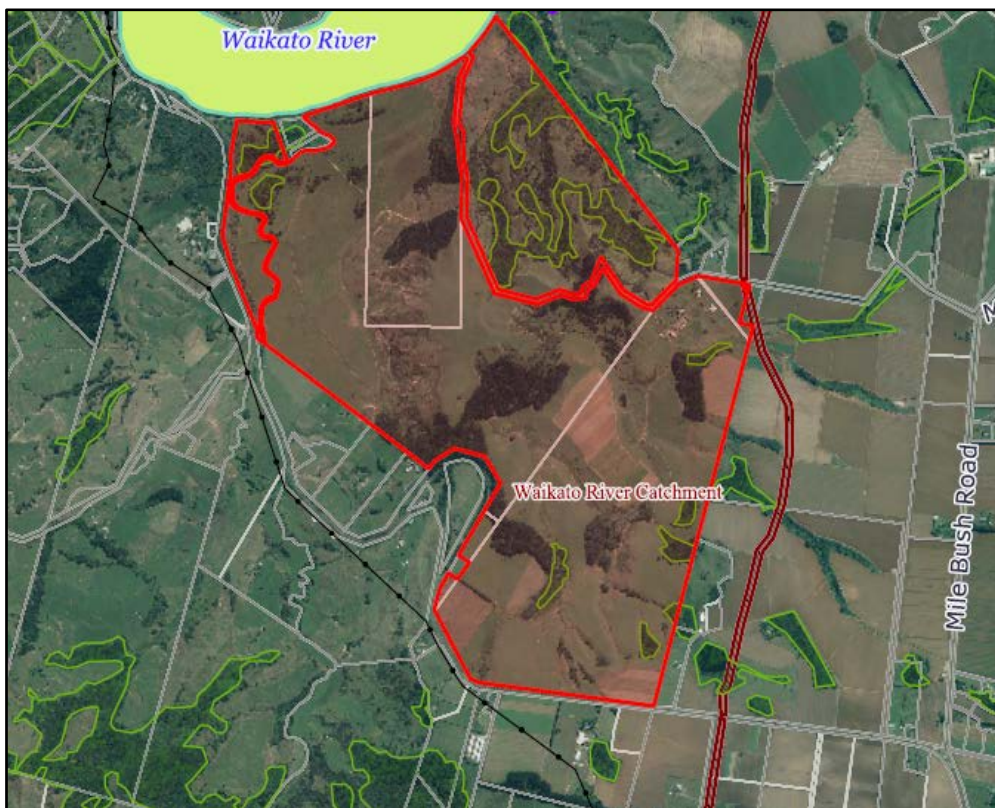
68 Brown Road - Submission [153.1]

980. A submission from Michael Shen [153.1] seeks to amend the mapping of the SNA on the property. Department of Conservation [FS/293.90] opposes the submission.
981. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
982. Notified map for 68 Brown Road as follows:



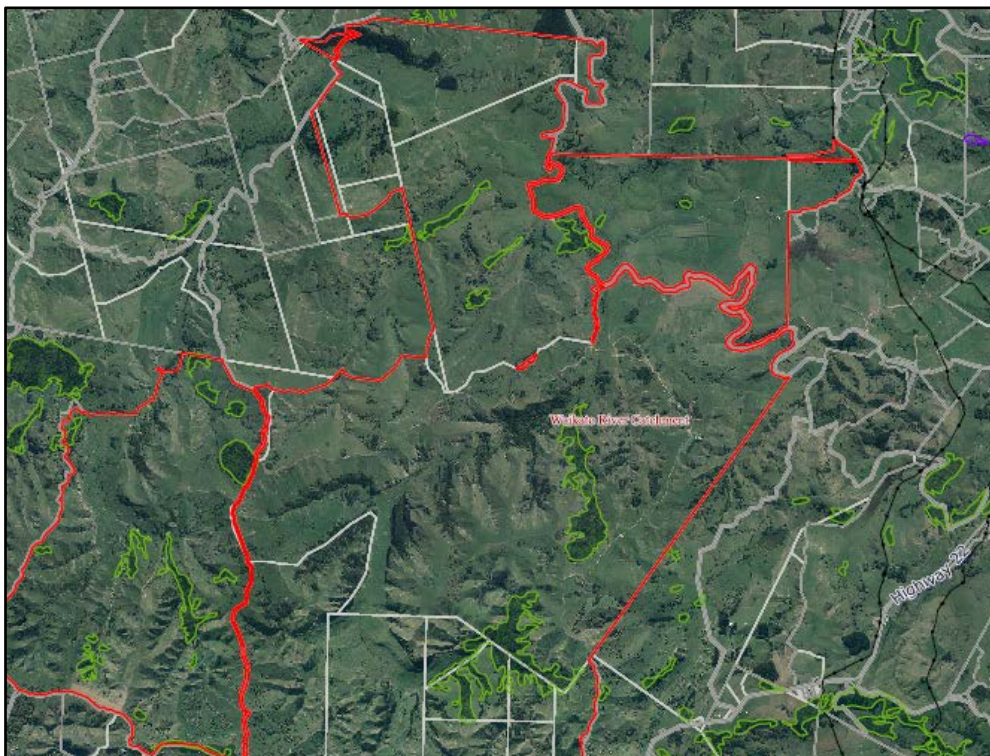
314 Murray Road – Submission [677.1]

983. Submission from Arthur Raymond Wright [677.1] seeks to delete the SNA mapping from the property. A further submission from Phillip John Swan [FS1007.15] supports the submission. A further submission from Department of Conservation [FS1293.127] opposes the submission.
984. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
985. Notified map for 314 Murray Road as follows:



316 Allen and Eyre Road - Submission [349.28] and [349.30]

986. A submission from Lochiel Farmlands Limited [349.28] and [349.30] seeks to amend the SNA mapping on the property. Department of Conservation [FS/293.101] opposes the submission.
987. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
988. Notified map for 316 Allen Road and Eyre Road as follows:



38 Hermitage Road Waiuku-Submission [90.1]

989. Submission from Kevin Vickers [90.1] seeks to amend the SNA mapping at 38 Hermitage Road Waiuku. Department of Conservation [FS/293.78] opposes the submission.
990. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
991. Notified map for 38 Hermitage Road as follows:



312 Parker Lane - Submission [394.26]

992. Submission from Gwenith Sophie Francis [394.26] seeks to delete the SNA mapping from the property at 312 Parker Lane. Department of Conservation [FS/293.107] opposes the submission.
993. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property .
994. Notified map for 312 Parker Lane as follows:



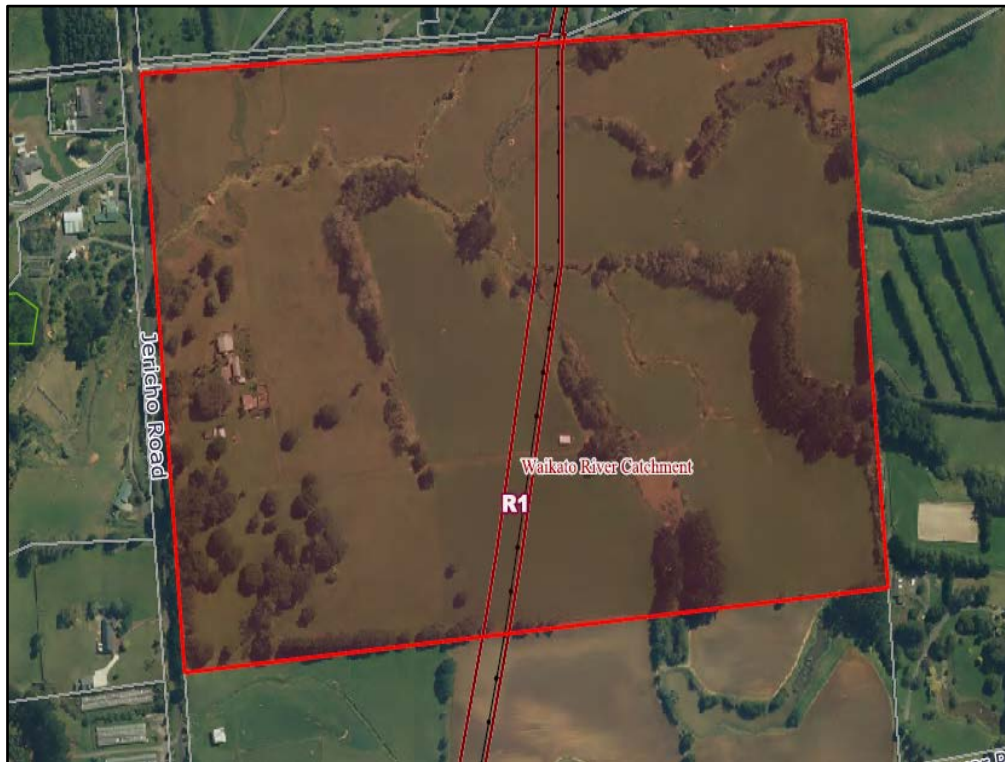
60 Kidd Road - Submission [I13.1]

995. A submission from Dianne Murdoch [I13.1] seeks no specific decision, however the submission refers to the SNA and that it is already covenanted. A further submission from Department of Conservation [FS/293.85] opposes the submission.
996. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
997. Notified map for 60 Kidd Road as follows:



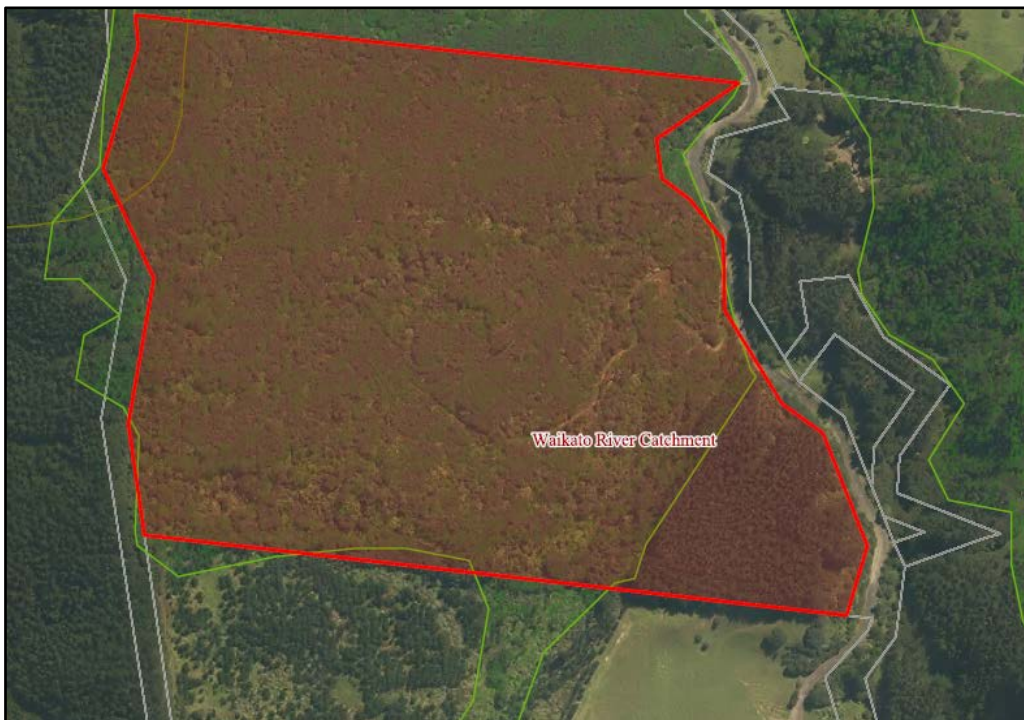
95 Jericho Road - Submission [794.29]

998. A submission from Middlemiss Farm Holdings Limited [794.29] seeks to amend the SNA maps to include the riparian areas on the property at 95 Jericho Road.
999. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
1000. Notified map for 95 Jericho Road as follows:



170 Port Waikato-Waikaretu Road - Submission Number [437.1]

- I001. Submission from KCH Trust [437.1] seeks to amend the SNA mapping on the property at 170 Port Waikato-Waikaretu Road. Department of Conservation [FS/293.1/0] opposes the submission.
- I002. No site visit was undertaken for this property, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
- I003. Notified map for 170 Port Waikato-Waikaretu Road as follows:



32.9 Quarries/Mining

1004. The following submissions are from quarry or mining operations across the Waikato District:

Submission Number	Submitter Name	Relief Sought
591.13	Stevenson Waikato Ltd	Delete the Significant Natural Area overlay in areas where it overlaps with the Aggregate Extraction Area or Aggregate Resource Area at Stevenson's Huntly Quarry at 300 River Road, Huntly.
<i>FS1027.10</i>	<i>Peter Ayson on behalf of Ngaruawahia Action Group Incorporated</i>	<i>Opposes 591.13</i>
<i>FS1293.121</i>	<i>Department of Conservation</i>	<i>Opposes 591.13</i>
<i>FS1146.23</i>	<i>Gleeson Quarries Huntly Limited</i>	<i>Supports 591.13</i>
575.24	Fulton Hogan Limited	Delete Significant Natural Area from the Waingaro quarry land (Waingaro Road, Ngaruawahia - properties 2006029, 1012692, 1012697 and 1012732). (A map of the respective area sought for deletion is attached to the original submission as Appendix B). AND Amend the Proposed District Plan to make consequential and additional amendments as necessary to give effect to the matters raised in the submission.
<i>FS1293.119</i>	<i>Department of Conservation</i>	<i>Opposes 575.24</i>
723.2	Winstone Aggregates	Delete the two Significant Natural Areas from the Meremere Quarry (see Appendix 2 of the submission for their locations).
<i>FS1293.133</i>	<i>Department of Conservation</i>	<i>Opposes 723.2</i>
771.7	Bathurst Resources Ltd and BT Mining Ltd	Delete the Significant Natural Area overlay from areas within the Rotowaro coal mining licence 37 355, ancillary coal mining licence 37 155/01, mining permit 60 422, exploration permits 40 698 and 56 220 and the extended Rotowaro coalfield areas. AND Any consequential amendments necessary to address the matters raised in the submission.
<i>FS1293.140</i>	<i>Department of Conservation</i>	<i>Opposes 771.7</i>

Winstone Aggregates - Submission [723.2]

1005. Submission from Winstone Aggregates [723.2] seeks to delete the SNA mapping from the Meremere properties at 988 Falls Road and 217 Smeeds Quarry Road. Department of Conservation [FS/293.133] oppose this submission.
1006. No site visit was undertaken for these properties, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
1007. Notified map as follows:



988 Falls Road



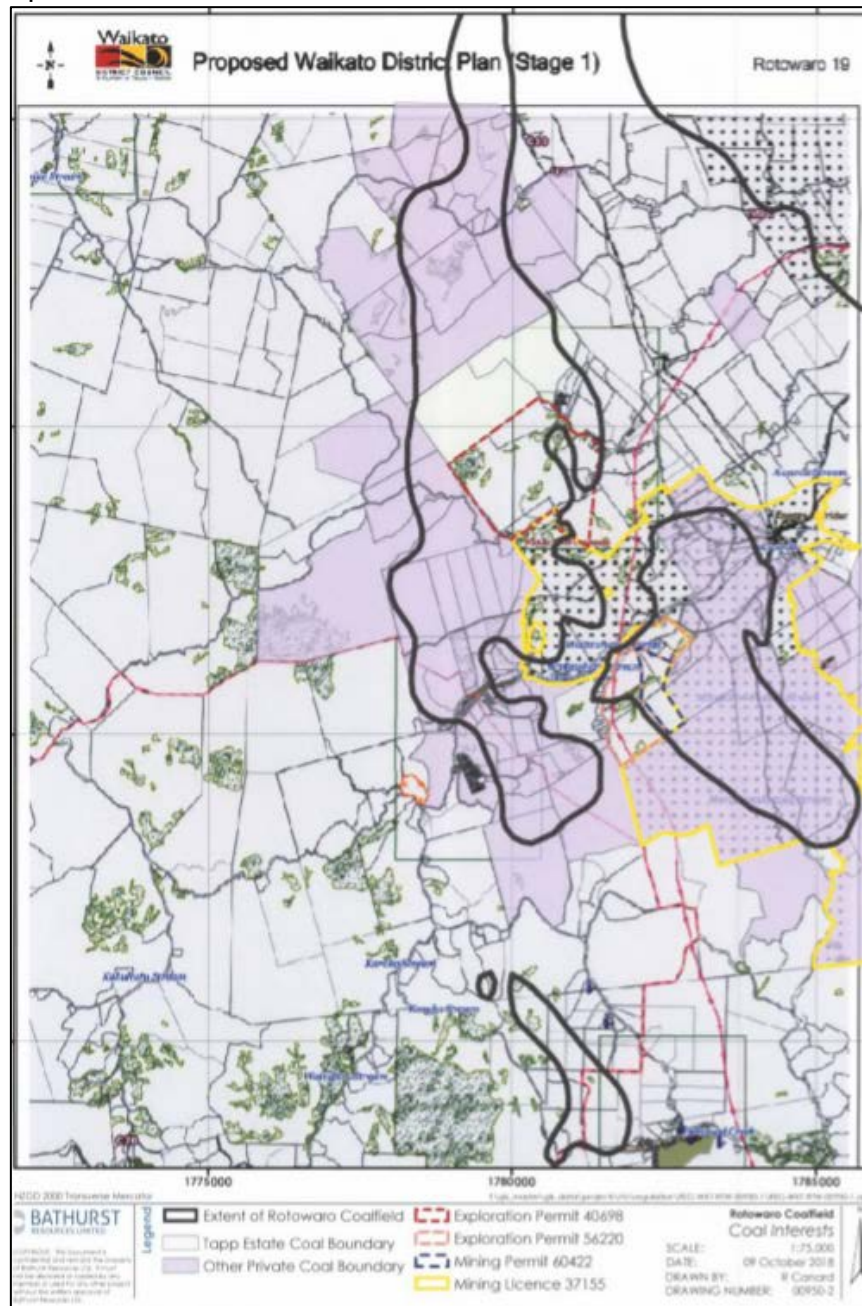
217 Smeeds Quarry Road

Bathurst Resources Ltd - Submission [771.7]

I008. Submission from Bathurst Resources Ltd [771.7] seeks to delete the SNA mapping from within the Rotowaro coal mining area. A further submission from Department of Conservation [FS/293.140] opposes this submission.

I009. No site visit was undertaken for these properties, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.

I010. Notified map as follows:



McPherson Resources Limited - Submission [691.16]

1011. Submission from McPherson Resources Limited [691.16] seeks to delete the SNA mapping from the property (NA2D/412, NA2D/497 and NA2D/961). A further submission from Department of Conservation [FS/293.128] opposes the submission. A further submission from Phillip Swan [FS/007.16] supports the submission.
1012. No site visit was undertaken for these properties, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
1013. Notified map as follows:



Fulton Hogan Limited - Submission [575.23] and [575.24]

1014. A submission from Fulton Hogan Limited [575.23] and [575.24] seeks to delete the SNA mapping from the properties at 1500 Tauhei Road and Waingaro Road. Further submissions from Department of Conservation [FS/293.118], [FS/293.119] and Ngaruawahia Action Group [FS/1027.9] oppose the submissions.
1015. No site visit was undertaken for these properties, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
1016. Notified map as follows:



1500 Tauhei Road



Waingaro Road - Property no. 1012692



Waingaro Road - Property no. 1012697



Waingaro Road - Property no. 1012732



Waingaro Road - Property no. 2006029

New Zealand Steel Holdings Limited - Submission [827.4]

1017. A submission from New Zealand Steel Holdings Ltd [827.4] seeks to delete the SNA mapping from the property on the Waikato North Head. A further submission from Department of Conservation [FS/293.142] opposes the submission. I note that this submission point has been withdrawn by New Zealand Steel Holdings Ltd, as New Zealand Steel have had an ecological assessment undertaken of the SNA, and the assessment confirmed that the area meets the criteria for being identified as an SNA.
1018. No site visit was undertaken for these properties, and as discussed previously in this report, I recommend tht the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
1019. Notified map for Waikato North Head as follows:



Stevenson Waikato Ltd - Submission [591.13]

1020. A submission from Stevenson Waikato Ltd [591.13] seeks to delete the SNA mapping where it overlaps with the Aggregate Extraction Area at 300 Riverview Road, Huntly. A further submission from Gleasons Quarries Huntly Limited [FS1146.23] supports the submission. Further submissions from Department of Conservation [FS1293.121] and Ngaruawahia Action Group [FS1027.10] both oppose the submission.
1021. No site visit was undertaken for these properties, and as discussed previously in this report, I recommend that the SNA be ground-truthed before being identified on the planning map, although an area will still be deemed to be an SNA if it meets the criteria in Appendix 2. I therefore recommend that the Panel accept this submission point in part, on the basis that further ground-truthing would need to be undertaken, and the SNA be deleted from the planning maps for this property.
1022. Notified map of 300 Riverview Road as follows:



32.10 Recommendations

1023. For the reasons above, I recommend that the Panel:

32.10.1 General Points

- a. **Accept in part** submission [81.101] and Department of Conservation [585.35] relating to the deletion of the SNA identified, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS1198.62], [FS1198.54], [FS1292.82], [FS1292.82] [FS1258.34] and [FS1330.50]
- b. **Accept in part** submission [845.4] relating to the amendment of SNA identified on the planning maps, insofar as the SNA needs to be ground-truthed before being considered SNA.
- c. **Accept in part** submission [400.1], [481.1] and [724.9] relating to the amendment of SNA identified on the planning maps, needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS1062.37], [FS1387.806], [FS1091.39]
- d. **Accept in part** submission [68.2] relating to the deletion of SNA on an island in the Waikato River.
- e. **Reject** submissions [825.49], [780.49] and [831.49] relating to the inclusion of additional SNA identified on the planning maps which needs to be ground-truthed before being considered SNA, therefore **rejecting** further submission [FS1293.59].
- f. **Reject** submission [825.52] relating to the inclusion of additional SNA identified on the planning maps using additional classification systems.
- g. **Accept** submission [855.1] relating to ensuring SNAs remain contestable until a physical audit has been undertaken. Therefore **accepting** further submissions [FS1007.22] and [FS1342.247].
- h. **Accept in part** submission [835.1] relating to the deletion of SNA identified on the planning maps within the Kiwirail designations, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS1293.61] and [FS1369.20].
- i. **Accept in part** submission [742.185] relating to the deletion of SNA identified on the planning maps within the NZTA designations, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS1277.148], [FS1062.99] and [FS1293.48].
- j. **Reject** submission [855.2] where no specific decision is sought. Therefore **rejecting** further submission [FS1007.23] and **accepting** further submission [FS1293.145].
- k. **Reject** submission [845.1] seeking to amend SNA within the Tamahere gullies.

32.10.2 Tamahere (where site visits have been undertaken)

- a. **Reject** submission [77.3] relating to the deletion of the SNA identified at 126B Woodcock Road, therefore **rejecting** further submissions [FS1059.3], [FS1051.6] and **accepting** further submission [FS1293.75].
- b. **Reject** submissions [75.1] and [282.1] relating to the deletion of the SNA identified at 126C Woodcock Road, therefore **rejecting** further submissions [FS1051.1], and [FS1051.8] and [FS1059.6] and **accepting** further submissions [FS1293.74] and [FS1293.96].

- c. **Reject** submissions [327.1] relating to the deletion of the SNA identified at 140B Woodcock Road, therefore **rejecting** further submissions [FS/059.4] and [FS/051.11] and **accepting** further submission [FS/293.98].
- d. **Reject** submission [331.1] relating to the deletion of the SNA identified at 142 Woodcock Road, therefore **rejecting** further submissions [FS/059.9] and [FS/051.13] and **accepting** further submission [FS/293.99].
- e. **Accept** submission [101.1] relating to the amendment of the SNA identified at 13 Te Awa Lane, therefore **rejecting** further submission [FS/293.81].
- f. **Reject** submission [100.1] relating to the amendment of the SNA identified at 31 Birchwood Lane, therefore **accepting** further submission [FS/293.80].
- g. **Accept in part** submission [46.3] relating to the deletion of the SNA identified at 49 Swallow Lane, therefore **accepting in part** further submission [FS/293.72].
- h. **Reject** submissions [363.4] and [407.4] relating to the amendment of the SNA identified at 60 Yumelody Lane.
- i. **Reject** submission [719.3] relating to the deletion of the SNA identified at 102 Hooker Road, therefore **accepting** further submission [FS/293.132].
- j. **Accept in part** submission [724.16] relating to the addition of SNA at 70 Duncan Road and 607 Pencarrow Road, insofar as accepting SNA at 607 Pencarrow Road.
- k. **Accept** submission [9.1] relating to the amendment of the SNA identified at 524B State Highway 1.

32.10.3 Te Kowhai (where site visits have been undertaken)

- a. **Accept in part** submission [745.2] relating to the deletion of the SNA identified at 399 Bedford Road, therefore **accepting in part** further submission [FS/293.137].
- b. **Accept** submission [834.1] relating to the deletion of the SNA identified at 703B Te Kowhai Road, therefore **rejecting** further submission [FS/293.143].

32.10.4 Raglan (where site visits have been undertaken)

- a. **Accept in part** submission [160.1] relating to the deletion of the SNA identified at 567 Karakariki, therefore **accepting in part** further submission [FS/293.91].
- b. **Accept** submission [240.1] relating to the deletion of the SNA identified at 567 Karakariki Road, therefore **rejecting** further submission [FS/293.93].
- c. **Accept** submission [80.1] relating to the deletion of the SNA identified at 384A Karakariki Road, therefore **rejecting** further submission [FS/293.77].
- d. **Accept** submission [30.1] relating to the deletion of the SNA identified at 383 Karakariki Road, therefore **rejecting** further submission [FS/293.71].
- e. **Accept** submission [495.3] relating to the deletion of the SNA identified at 274 Okete Road, therefore **rejecting** further submission [FS/293.113].
- f. **Accept** submission [301.2] relating to the deletion of the SNA identified at 17 Calvert Road, therefore **rejecting** further submission [FS/293.97] and [FS/276.3].
- g. **Accept in part** submission [760.2] relating to the deletion of the SNA identified at 656 Wainui Road, therefore **accepting in part** further submissions [FS/007.17], [FS/276.153] and [FS/293.139].
- h. **Accept** submission [669.7] relating to the deletion of the SNA identified at 759 Wainui Road, therefore **accepting** further submission [FS/040.7] and **rejecting** further submissions [FS/293.16] and [FS/276.149].

- i. **Accept** submissions [358.1] and [358.3] relating to the amendment of the SNA identified at 1384 Whaanga Road, therefore **rejecting** further submission points [FS/293.103] and [FS/293.104].
- j. **Accept** submission [104.6] relating to the deletion of the SNA identified at the 1109 Whaanga Road, therefore accepting submission point [FS/007.4] and **rejecting** further submission point [FS/293.84].
- k. **Accept** submissions [104.1], [104.2], [359.1] and [359.2] relating to the amendment of the SNA identified at 1665 Whaanga Road, therefore **rejecting** further submission points [FS/293.82], [FS/293.83], [FS/293.106] and [FS/293.106].
- l. **Accept** submission [703.1] relating to the amendment of the SNA identified at 538 Te Papatapu Road, therefore **rejecting** further submission point [FS/293.10].
- m. **Accept** submission [11.1] relating to the amendment of the SNA identified at 996 Te Papatapu Road, therefore **rejecting** further submission point [FS/293.68].
- n. **Accept** submission [501.1] relating to the amendment of the SNA identified at 65 Karioi Road, therefore **rejecting** further submission point [FS/293.114] and [FS/388.507].

32.10.5 Raglan (where site visits have NOT been undertaken)

- a. **Accept** submission [6.1] relating to the deletion of the SNA identified at 149 Cogswell Road, therefore **rejecting** further submission [FS/293.67].
- b. **Accept** submission [510.1] relating to the deletion of the SNA identified at 57 Upper Wainui Road, therefore **rejecting** further submission [FS/293.116].
- c. **Accept in part** submission [346.1] relating to the deletion of the SNA identified at 35A Norris Road insofar as the SNA needs to be ground-truthed before being considered SNA.
- d. **Accept in part** submission [232.1] relating to the deletion of the SNA identified at 536 Wainui Road insofar as the SNA needs to be ground-truthed before being considered SNA.
- e. **Accept in part** submission [737.1] relating to the deletion of the SNA identified at 1807 Whaanga Road insofar as the SNA needs to be ground-truthed before being considered SNA. Therefore **accepting in part** further submissions [FS/007.18] and [FS/293.136].
- f. **Accept in part** submission [278.2] relating to the deletion of the SNA identified at the Simpsons Farms at 1675 Ohautira Road and 184 Glen Murray Road, insofar as the SNA needs to be ground-truthed before being considered SNA. Therefore **accepting in part** further submissions [FS/293.95].
- g. **Accept in part** submission [53.2] relating to the deletion of the SNA identified at the Simpsons Farms at 950 Old Mountain Road, insofar as the SNA needs to be ground-truthed before being considered SNA. Therefore **accepting in part** further submissions [FS/293.73].
- h. **Accept in part** submission [48.1] relating to the deletion of the SNA identified at 108C Ferguson Road, insofar as the SNA needs to be ground-truthed before being considered SNA.

32.10.6 Waingaro/Te Akau (where site visits have been undertaken)

- a. **Accept in part** submission [176.1] relating to the deletion of the SNA identified at 511 Wharf Road, insofar as the amendments recommended by Mr Turner, therefore **accepting in part** further submission [FS/293.92].
- b. **Accept in part** submission [126.1] relating to the deletion of the SNA identified at 523 Waingaro Road, insofar as the amendments recommended by Mr Turner, therefore **accepting in part** further submission [FS/293.87].
- c. **Accept in part** submission [728.2] relating to the deletion of the SNA identified at 658 Te Akau Road, insofar as the amendments recommended by Mr Turner, therefore **accepting in part** further submission [FS/293.134].

32.10.7 Waingaro/Te Akau (where site visits have NOT been undertaken)

- a. **Accept in part** submission [125.1] relating to the deletion of the SNA identified at 5254 Highway 22, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.86].

32.10.8 Huntly (where site visits have been undertaken)

- a. **Accept** submission [494.2] relating to the deletion of the SNA identified at 72 James Road, therefore **rejecting** further submission [FS/293.112].
- b. **Accept** submission [494.4] relating to the deletion of the SNA identified at 185B Hakarimata Road.
- c. **Accept** submission [21.1] relating to the deletion of the SNA identified at 154 Orini Road, therefore **rejecting** further submission [FS/293.70].
- d. **Accept** submission [964.1] relating to the deletion of the SNA identified at 260 Ralph Road, therefore **accepting** further submissions [FS/207.20] and [FS/145.18] and **rejecting** further submission [FS/293.149].
- e. **Reject** submission [135.1] relating to the deletion of the SNA identified at 368 Riverview Road, therefore **accepting** further submission [FS/293.89].

32.10.9 Huntly (where site visits have NOT been undertaken)

- a. **Accept in part** submission [701.1] relating to the deletion of the SNA identified at 747 Rutherford Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.129] and [FS/207.5].
- b. **Accept in part** submission [924.7] relating to the deletion of the SNA identified at Te Ohaki Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.147].
- c. **Accept in part** submission [924.6] relating to the deletion of the SNA identified at Te Ohaki Road, insofar as the SNA needs to be ground-truthed before being considered SNA.

32.10.10 Te Kauwhata/Pukekawa (where site visits have been undertaken)

- a. **Accept** submission [623.1] relating to the deletion of the SNA identified at 156 Paddy Road, therefore **rejecting** further submission [FS/293.124].

32.10.11 Te Kauwhata (where site visits have NOT been undertaken)

- a. **Accept in part** submission [944.1] relating to the deletion of the SNA identified at 849 Matahuru Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.148].

- b. **Accept in part** submission [611.1] relating to the deletion of the SNA identified at 53B McGovern Road, insofar as the SNA needs to be ground-truthed before being considered SNA.
- c. **Accept in part** submission [844.1] relating to the deletion of the SNA identified at 980 Churchill Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.144].
- d. **Accept in part** submission [506.2] relating to the deletion of the SNA identified at 83A Paulsen Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.115].
- e. **Accept in part** submission [412.2] relating to the deletion of the SNA identified at 254 Hall Road, insofar as the SNA needs to be ground-truthed before being considered SNA.
- f. **Accept in part** submission [601.1] relating to the deletion of the SNA identified at 596 Waikare Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.122].
- g. **Accept in part** submission [601.2] relating to the deletion of the SNA identified at 209 Whangamarino Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.123].
- h. **Accept in part** submission [815.1] relating to the deletion of the SNA identified at 442 Waikare Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/207.18], [FS/145.20], [FS/007.24] and [FS/293.141].
- i. **Accept in part** submission [706.1] relating to the deletion of the SNA identified at 616 Matahuru Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/387.786] and [FS/007.14].
- j. **Accept in part** submission [273.9] relating to the deletion of the SNA identified at 280 and 635 Matahuru Road, insofar as the SNA needs to be ground-truthed before being considered SNA.
- k. **Accept in part** submission [235.2] relating to the deletion of the SNA identified at 758 Mangapiko Road, insofar as the SNA needs to be ground-truthed before being considered SNA.
- l. **Accept in part** submission [268.4] relating to the deletion of the SNA identified at 648 Waipuna Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.94].
- m. **Accept in part** submission [132.1] relating to the deletion of the SNA identified at 35 Owen Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.88].
- n. **Accept in part** submission [579.45] relating to the deletion of the SNA identified at Lakeside Development, Scott Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.120].
- o. **Accept in part** submission [410.2] relating to the deletion of the SNA identified at Te Onetea Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.109].

32.10.12 Maramarua/Meremere (where site visits have NOT been undertaken)

- a. **Accept in part** submission [99.4] relating to the deletion of the SNA identified at at Te Onetea Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.79].
- b. **Accept in part** submission [340.2] relating to the deletion of the SNA identified at at 343 Jefferies Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.100].
- c. **Accept in part** submission [400.2] relating to the deletion of the SNA identified at at 862B Waikare Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.1087].

32.10.13 Pokeno/Pukekohe/Tuakau/Waiuku (where site visits have been undertaken)

- a. **Accept** submission [78.1] relating to the deletion of the SNA identified at 52B Mill Lane, therefore **rejecting** further submission [FS/293.76].

32.10.14 Pokeno/Pukekohe/Tuakau/Waiuku (where site visits have NOT been undertaken)

- a. **Accept in part** submission [548.2] relating to the deletion of the SNA identified at 62 Bluff Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/306.11], [FS/341.10] and [FS/341.10].
- b. **Accept in part** submissions [862.33] and [862.26] relating to the deletion of the SNA identified at 88, 242 and 278 Bluff Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/1086.33], [FS/1186.33], [FS/1301.33], [FS/1303.33], [FS/1340.180], [FS/1090.4], [FS/1281.52], [FS/1293.146], [FS/1340.173], [FS/1303.26], [FS/1301.26], [FS/1186.26] and [FS/1086.26].
- c. **Accept in part** submission [747.1] relating to the deletion of the SNA identified at 159 Serpell Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.138].
- d. **Accept in part** submissions [731.10] and [731.13] relating to the deletion of the SNA identified at Lyons Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/1180.16].
- e. **Accept in part** submission [484.1] relating to the deletion of the SNA identified at 189 Settlement Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.111].
- f. **Accept in part** submission [961.1] relating to the deletion of the SNA identified at 7C Ridge Road, insofar as the SNA needs to be ground-truthed before being considered SNA.
- g. **Accept in part** submission [352.1] relating to the deletion of the SNA identified at 7C Ridge Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.102].
- h. **Accept in part** submission [643.1] relating to the deletion of the SNA identified at 40B Cameron Town Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.125].

- i. **Accept in part** submission [20.2] relating to the deletion of the SNA identified at 63 Parker Lane, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.69].
- j. **Accept in part** submission [718.1] relating to the deletion of the SNA identified at 69 Morrison Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.131].
- k. **Accept in part** submission [153.1] relating to the deletion of the SNA identified at 68 Brown Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.90].
- l. **Accept in part** submission [677.1] relating to the deletion of the SNA identified at 314 Murray Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/007.15] and [FS/293.127].
- m. **Accept in part** submissions [349.28] and [349.30] relating to the deletion of the SNA identified at 316 Allen and Eyre Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.101].
- n. **Accept in part** submission [90.1] relating to the deletion of the SNA identified at 38 Hermitage Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.78].
- o. **Accept in part** submission [394.26] relating to the deletion of the SNA identified at 312 Parker Lane, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.107].
- p. **Accept in part** submission [113.1] relating to the deletion of the SNA identified at 60 Kidd Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submission [FS/293.85].
- q. **Accept in part** submission [794.29] relating to the deletion of the SNA identified at 60 Kidd Road, insofar as the SNA needs to be ground-truthed before being considered SNA.

32.10.15 Port Waikato (where site visits have NOT been undertaken)

- a. **Accept in part** submission [437.1] relating to the deletion of the SNA identified at 170 Port Waikato-Waikaretu Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.110].

32.10.16 Quarries/Mining (where site visits have NOT been undertaken)

- a. **Accept in part** submission [723.2] relating to the deletion of the SNA identified at 988 Fall Road and 217 Smeeds Quarry Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.133].
- b. **Accept in part** submission [771.7] relating to the deletion of the SNA identified within the Rotowaro Coal Mining Area, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.140].
- c. **Accept in part** submission [691.16] relating to the deletion of the SNA identified within the property NA2D/412, NA2D/497 and NA2D/961, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.128] and [FS/007.16].

- d. **Accept in part** submission [575.23] and [575.24] relating to the deletion of the SNA identified within the property at 1500 Tauhei Road, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.118], [FS/293.119] and [FS/027.9].
- e. **Accept in part** submission [827.4] relating to the deletion of the SNA identified within the property at Waikato North Head, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/293.142].
- f. **Accept in part** submission [591.13] relating to the deletion of the SNA identified within the property at 300 Riverview Road, Huntly, insofar as the SNA needs to be ground-truthed before being considered SNA, therefore **accepting in part** further submissions [FS/146.23], [FS/293.121] and [FS/027.10].

32.11 Recommended amendments

- I024. As previously discussed in this report, where site visits have been undertaken and changes recommended by Mr Turner to the SNA's identified on the planning maps, it is recommended that the maps relating to these properties be updated to reflect the changes.
- I025. Where a site visit has not been undertaken and the SNA within the property needs to be ground-truthed, the SNA it is recommended that the SNA be removed from the planning maps until an SNA has been confirmed, although an area will still be deemed to be an SNA if it meets one or more of the criteria in Appendix 2.