Submission: Plan Change 5 Peacockes Structure Plan

Submitter: Mangakotukutuku Stream Care Group

Date: 6/10/21

#	ID	Comment	Relief sought	
1	3.11-3.12	Oppose deletion of 2.4.1.1-2.4.1.3 As per our submission on previous version, Mangakotukutuku Gully system has high biodiversity values that need to be recognised and protected	Reinstate natural system as priority in DEV01-PSP	
2	3.17-3.18	Oppose deletion of 3.4.2.1bi b) Gully Area i. The environmentally sensitive area … As above	Reinstate text at appropriate place to acknowledge sensitivity of the receiving environment - “The environmentally sensitive area of the Mangakotukutuku Gully network runs through the centre of Peacocke. Because of the natural sensitivity of this area lower urban densities are appropriate”.	
3	2	Text needs to acknowledge the need to protect high biodiversity values, notably all species that considered threatened, including aquatic species (see DOC Threat Classification reports)	Add underlined - These features of the Peacocke area means that it is important land development occurs in such a way that takes advantage of its location, responds to<u>, respects and protects</u> the important ecological values of the area and integrates with the transport network to ensure a high level of accessibility is maintained into and throughout the area.	
4	4	As above	Reword as underlined - DEV01-PSP: O7 Urban development <u>responds to the area’s natural hazards, respects the natural environment and protects the ecological values.</u>	
5	5	DEV01-PSP: O13 Protect and enhance identified significant habitat of indigenous fauna and significant indigenous vegetation. The word “identified” seems later to apply mainly to bats. While we support this, it is also important to protect and	Delete “identified”- Protect and enhance significant habitat of indigenous fauna and significant indigenous vegetation.	

		enhance habitat for other threatened species, including aquatic species		
6	7	We note from DEV01-PSP: P13 that Peacockes now includes high density housing. We are concerned this will compromise hard fought for stormwater mitigation plans in the ICMP	Confirm that changes in housing density meet the stormwater treatment requirements of the ICMP (i.e. the version last provided for public comment). It appears that the ICMP is still in draft form - it is critical that the previous stormwater treatment provisions are not watered down so the version of the ICMP referred to throughout needs to be clearly stated (see also DEV01-PSP: P60).	
7	8	DEV01-PSP: P23 Near identified ecological corridors, ensure the design and location of buildings, infrastructure and lighting is managed throughout the Peacocke Structure Plan in order to maintain their role and function. As for #5	Ensure the stream network is also identified as an ecological corridor as this is critical for fish movement/migration	
8	9	DEV01-PSP: P30 Protect the physical integrity and ecological and stormwater function of the Mangakotukutuku Gully and Waikato River margins.	Add underlined - Protect the physical integrity<u>, biodiversity</u> and ecological and stormwater function of the Mangakotukutuku Gully and Waikato River margins.	
9	10	Fish passage throughout the gully network needs to be maintained or enhanced	Add - DEV01-PSP: P39 Provide ecological corridors along the arms of the Mangakotukutuku Gully to enable the movement of migratory native fish.	
10	12	Strongly support DEV01-PSP: P70 Manage stormwater to minimise the effect of urban development on Mangakotukutuku stream values and functions, maintain the ability of the stream to continue to provide habitat for threatened aquatic species and minimise adverse effects on the stream water quality and habitat.	None	
11	13	Need to also recognise threatened freshwater fish species in Natural Environment and Open Space Network	Add new point b) - The Mangakotukutuku Stream and the Waikato River provide migratory pathways for native freshwater fish, including several threatened species. The structure plan identifies the stream network as a corridor to be protected and enhanced. These identified corridors will be the focus of mitigation and enhancement throughout the development of the area.	

			In c) add bullet point to state the width of the buffer provided for to sustain fish habitat values, including around gully springs and wetlands that provide important refuges for native freshwater fish	
12	15A p.2	Natural Open Space Zone includes publicly and privately owned areas that possess natural or landscape values, so it is important to recognise the importance of gully streams for freshwater fish.	Add underlined: NOSZ – PREC1- P: O7 Natural Open Space areas in the Peacocke Structure Plan Area are identified, protected and enhanced to provide and protect habitat for long tailed bats and threatened freshwater fish. Add freshwater fish to NOSZ – PREC1- P: P18	
13	23.2 p.23.1	23.2.1 As well as minimising effects on water quality, subdivision also needs to minimise effects on hydrology as this is a major factor affecting aquatic biodiversity. Hydrology is different to inundation so needs to be identified separately. Sediment in urban streams can become contaminated by heavy metals from roading etc so should be mentioned in addition to water quality.	Add underlined - 23.2.1 To ensure that risk to people, the environment and property is not exacerbated by subdivision. 23.2.1a Subdivision: i. Does not result in increased risk of erosion, subsidence, slippage or inundation. ii. Minimises any adverse effects on water quality, sediment quality and hydrology.	
14	23A p.2	SUB – PREC1- PSP: O9 Ensure “identified ecological corridors” include perennial stream networks	Add underlined - PREC1- PSP: O9 Subdivision responds to and restores the natural environment with a focus on those areas identified in the Peacocke Structure Plan including the creation and protection and enhancement of identified ecological corridors, including stream networks.	
15	1.2 p.1.107	Support 1.2.2.25 Ecological Rehabilitation and Management Plan Peacocke Structure Plan with additions	Add underlined - 1.An indigenous fish management plan for any stream or wetland habitat within the site, including a summary of fish habitat and species abundances present, a summary of planned works, permitting requirements, procedures for dealing with pest fish, biosecurity protocols, timing of works, procedures for recovering indigenous fish prior to and during works, roles and responsibilities of parties, reporting requirements, any specific mitigation measures, and monitoring plans and responsibilities	
16	1.3.3 p.1.128	Oppose deletion of text under Peacocke Special Character Zone E17 The extent to which provision for effluent and stormwater disposal mitigates any risk of landslip or	Reinstate E17 and E23 at appropriate place with underlined addition: E17 The extent to which provision for effluent and stormwater disposal mitigates any risk of landslip or erosion and avoids adverse effects on water quality, sediment quality, aquatic habitat and fish	

		erosion and avoids adverse effects on water quality as it relates to ground water, the Waikato River, and the Mangakotukutuku gully ecosystem. Sediment in urban streams can become contaminated by heavy metals from roading etc so should be mentioned in addition to water quality. E23 Any cumulative effects from the activity, whether on its own or in combination with other activities in the area.	passage as it relates to ground water, the Waikato River, and/or the Mangakotukutuku gully ecosystem.	
17	1.3.3. p.158	Need a point to require offsetting of any impacts on native fish	Add additional point - rr) The extent to which the proposal mitigates or off-sets the effects of development on native fish.	
18	1.4 p.277-278	1.4.10 Peacocke Local Centre Design Guide should include showcasing of stormwater mitigation technologies	Add underlined - Development within the Peacocke Local Centre will be required to: 1) Have a strong emphasis on high quality urban design. 2) Demonstrate how these principles have been applied. 3) Be in general accordance with the Peacocke Town Concept Plan. 4) Be in accordance with the Peacocke Local Centre Design Guide. 5) Showcase stormwater treatment opportunities through the use of rain gardens, pervious pavers, swales, catchpit filters etc	