

Analysis of Submissions, Comments and Recommended Amendments to the Reserve Management Plan.

No.	Issue raised	Raised by the following submitters	Comments	Recommended Amendments
1.	Photographs of reserves, maps of the foreshore environment	n/a		That the photographs of all the reserves as highlighted in the draft plan will be included in the final Reserve Management Plan. Those maps showing the locations of reserves are included in the final reserve management plan.
2.	General Typographical and Grammatical errors		It is considered appropriate to amend all typographical and grammatical errors that may be discovered in the revision/amendment of the plan and those highlighted by submissions.	That all typographical and grammatical errors highlighted in submissions and discovered during the amendments to the plan be corrected.
3.	Te Kawerau a Maki			That the cultural heritage report submitted by Te Kawerau a Maki be included in the Reserve Management Plan. That the report was written by Te Kawerau a Maki will be acknowledged in the report.
4.	Ngati Whatua		No submission was received to the draft Reserve Management Plan.	No change to the Reserve Management Plan is required.
5.	Include appendices			Appendix to include – 1. Planting lists for harbour ecosystems, in context of the changing situations along the foreshore, including an example of restoration planting in poor clay soils in an industrial foreshore site. (Harbour Reserve)

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				<ol style="list-style-type: none">2. Summary of public submissions, preliminary and second round.3. Parks standards, code of practice4. Ecological Values summary5. Leases
6.	<p>Public Access to reserves in Whenuapai</p> <p>Issues raised included the following:</p> <ol style="list-style-type: none">1. A walking track should be implemented in the paper road extension of Karaka Road to access the Foreshore Reserves.2. The area of land that is 46 Puriri Road Whenuapai is under Resource Consent application to subdivide. It will comprise a long esplanade reserve as part of the application that will be inaccessible to the public; this area needs to become public.	Malcolm Hahn	<ol style="list-style-type: none">1. The particular area of road reserve at the end of Karaka Road does not currently connect to existing esplanade reserves, but is a shared driveway, and leads to private property. If in the future esplanade reserve is acquired in this location, then access could be provided to this reserve in through the mentioned road reserve.2. As part of the subdivision consent process the issue of access may be considered, taking into consideration future use of such esplanade reserves acquired through subdivision. Such issues are also addressed through the Parks and Open Space Strategy.3. There are many reserves along	<ol style="list-style-type: none">1. No change is required to the Reserve Management Plan.2. That a new Policy be included to Part Two, Section 8.0 as follows: Policy 8.5 <i>To consider future access ways to esplanade reserves acquired through subdivisions where appropriate in Whenuapai.</i>

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			<p>the Waitemata Foreshore that have access issues to and through reserves. Some reserves do not have adequate signage indicating public land. The reserve management plan acknowledges this as an issue. This is discussed in part one, on page 29, section 6.1.4 Landscape. These issues are also carried through to the Objectives and Policies section, where Objectives and Policies are drafted to address such issues. Page 63 and 64, Policy 8.2, Policy 8.4. Potential access points to reserves in Whenuapai need to be investigated.</p>	
7.	<p>Waimaire Beach Reserve, Whenuapai</p> <ol style="list-style-type: none"> 1. Pine trees on Waimaire Beach Reserve need to be removed 2. An area of the reserve is undefined and inaccessible to the public 3. Seawall needs to be maintained 4. There is currently an issue with hooning and partying on the beach at night. Removable bollards and chains would be desirable; the community would lock and unlock the gates. 	YS Watkins	<ol style="list-style-type: none"> 3. Maintenance of seawalls is addressed in the Reserve Management Plan, in Section 2, 4.0. 	<ol style="list-style-type: none"> 1. That the following bullet points be added to Part Three, Table of Works, under Waimaire Beach: <ul style="list-style-type: none"> • Council arborist to investigate possibility of staged removal of pine trees on the bank of the reserve. Replant with appropriate stabilising species, such as Pohutukawa, <i>Metrosideros excelsa</i>. • Investigate installation of a

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				<p>staircase leading to the currently inaccessible area of the reserve. Install seating here, where there are views available to the harbour.</p> <ul style="list-style-type: none"> • Install reserve signage at reserve entrance. • Investigate installation of removable bollards or gates to the entrance of the reserve. Liaise with community on the management of bollards and or locking/unlocking of gates.
8.	<p>Waitemata Harbour Foreshore Reserves General</p> <ol style="list-style-type: none"> 1. The NZMCA requests the council to designate independent overnight parking at suitable formed car parks along the foreshore reserves for certified self-contained motor homes subject to certain conditions. 2. Permitting independent overnight parking will support policies 6.1 and 6.4 by extending recreational facilities to include local and international travellers promoting the coastal walkways and encouraging water activities as outlined in the management plan. 	<p>Claire Webb NZ Motor Caravan Association</p>	<ol style="list-style-type: none"> 1. Formed carparks are minimal along the foreshore. Reserves with formed carparks are usually associated with existing sports clubs. Such reserves are, Covil Park, Te Atatu South, Taipari Strand, Te Atatu Peninsula, and Riverpark Reserve, Henderson. 2. These reserves are not considered appropriate for overnight parking for motor homes. These car parking areas in the above reserves are used by sports clubs, will not accommodate campervan parking due to size, and are often locked at night due to 	<ol style="list-style-type: none"> 1. No recommended changes to the Reserve Management Plan.

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			<p>vandalism issues.</p> <p>3. There are limited options for the creation of new parking areas on the reserves, due to space limitations, ecological sensitive sites and culturally significant sites.</p>	
9.	<p>Spinnaker Strand and Waimanu Bay</p> <p>1. The gully area with native vegetation is a special area and needs to be protected.</p>	F and V Mc Donald	<p>1. The Reserves Management Plan drafts policies to restore extend and protect areas of native vegetation.</p>	<p>1. No recommended changes to the Reserve Management Plan.</p>
10.	<p>Te Atatu Peninsula</p> <p>1. All foreshore land should be public and fully accessible to the public, need to stop people treating private land as public land.</p> <p>2. The foreshore should have walkways so that the people can enjoy the harbour views.</p> <p>3. More can be done in the Taipari Strand area to improve the reserve. The strand is boggy. Could raise plant in raised mounds so that trees survive.</p> <p>4. Planting trees on Taipari will help with the carbon sink, and soak up the nutrients (the area is still contaminated).</p> <p>5. Would like to see more areas for picnics and</p>	Roy J Ranby	<p>1. There are many reserves along the Waitemata Foreshore that have access issues to and through reserves. Some reserves do not have adequate signage indicating public land. The reserve management plan acknowledges this as an issue. This is discussed in part one, on page 29, section 6.1.4 Landscape. These issues are also carried through to the objectives and Policies section, where objectives and policies are drafted to address such issues. Page 63 and 64, Policy 8.2, Policy 8.4.</p>	<p>1. No change to the Reserve Management Plan is required.</p> <p>2. No change to the Reserve Management Plan is required.</p> <p>3. That the following implementation bullet point be added to Part Two, Policy 2.5:</p> <ul style="list-style-type: none"> Investigate options for providing appropriate methods for planting on contaminated, tidal and boggy sites such as mounding. Liaise with aftercare in regard to this.

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	<p>Barbeques, more money should be spent on the reserves for walkways that would benefit the wider community.</p> <p>6. A jetty should be placed at Taipari Strand or Chapman Strand, would be an asset to the area.</p> <p>7. Issues with sewer overflow into the Henderson Creek.</p>		<p>2. Walkways are proposed in particular reserves along the foreshore. Walkways are prioritised in areas where the topography allows, where there is existing walkway infrastructure and bridges to connect to, and to link and provide access to culturally and ecologically important areas, while not posing a threat to such areas. These pedestrian linage plans are outlined in the concept plans, p 84, 85, 86, 87.</p> <p>3. It is acknowledged that there may still be contamination issues on the reserve. Waitakere City Council Aftercare has been involved in the process.</p> <p>4. BBQ and picnic areas are recommended for specific reserves, as outlined in part three, table of works.</p> <p>5. Jetties are proposed in the Reserve Management Plan in areas. It is acknowledged that there is a need for jetties that ensure the water can be accessed at low tide, if possible.</p> <p>There is a Jetty that was</p>	<p>That the following bullet points be added to Part Three, Table of Works, under Taipari Strand:</p> <ul style="list-style-type: none">• Incorporate design techniques such as mounding and consider appropriate species selection for future planting into the contaminated, tidal and boggy land. <p>4. See above.</p> <p>5. No change is required to Reserve Management Plan</p> <p>6. No change is required to the Reserve Management Plan.</p> <p>7. No change is required to the Reserve Management Plan.</p>
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			<p>previously privately owned that will now become public, through the development of the new Te Atatu Peninsula walkway.</p> <p>7. Ecowater has been contacted in regard to this issue. The response was that, "The problem is the Watercare line getting full and discharges out the manhole. We have a very active Infiltration programme working in Glen Eden / Henderson area which should start to take the pressure off the Watercare Lines. It is also proposed by Watercare to build holding tanks at the Concourse to alleviate the problem but this is some years away."</p>	
11.	<p>Fenced Dog Park Proposal</p> <ol style="list-style-type: none"> 1. Proposal for a fenced dog park and off leash exercise area, similar to that at Meola Reef Reserve. (ACC) We need one of these in Waitakere City 2. Objective – to provide for a safe enclosed park area where owners can take their dogs off leash in a fenced area, to promote responsible dog ownership 3. Options – Hughes Esplanade, Bridge Avenue Reserve, Laurieston Park, Roberts Field. 4. Asks for serious consideration of this proposal 	Tracy Kirkley	<ol style="list-style-type: none"> 1. The reserves proposed are relatively small, and a proposal for a fenced off dog park with an off leash exercise area in these reserves may result in limiting other park users. Council need to ensure a proposal such as this does not restrict other park users. 2. There is therefore no reserve suitable for a fenced dog park and off leash exercise area within the reserves included in 	<ol style="list-style-type: none"> 2. No change to Reserve Management Plan is required.

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			<p>this Reserve Management Plan.</p> <p>3. This issue needs a city – wide investigation of suitable sites.</p> <p>4. All reserves are currently available as off leash exercise areas (under supervision)</p>	
12.	<p>Advertisement of Reserves</p> <p>1. Advertise walkways and reserves in schools and fitness clubs. They are underutilised.</p>	C.Tenheuvell	<p>1. The council website is one way parks and reserves are advertised. Parks also has existing brochures available for advertising. This matter can be followed up with appropriate parts of council to investigate.</p>	<p>1. No change to the Reserve Management Plan is required.</p>
13.	<p>Chapman Strand and Spinnaker Strand</p> <p>1. A proposal for the development of Chapman Strand was submitted 6 or 7 years ago, which should be reconsidered.</p> <p>2. Spinnaker Strand need more tree planting for shade, and a seat for picnics.</p>	Stanley L Jones		<p>That the following bullet points be added to Part Three, Table of Works, under Spinnaker Strand:</p> <ul style="list-style-type: none"> Develop an area for picnics, including a table and specimen tree planting for shade.
14.	<p>West Harbour Esplanade</p> <p>1. Would like the following changes to the Reserve Management Plan Table of Works:</p> <ul style="list-style-type: none"> Delete amenity tree planting and replace with retain open space and 	Stuart Webb	<p>1. It is desirable for the Reserve Management Plan to reflect existing weed management and restoration practices in reserves, particularly those that</p>	<p>That the following bullet point be deleted from Part Three, Table of Works, under West Harbour Esplanade:</p> <ul style="list-style-type: none"> Amenity tree planting in open

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	<p>plant difficult to maintain areas with grasses and shrubs</p> <p>2. This is consistent with past weed management programmes, the 2005/06 Weed Management Revegetation Programme for West Harbour esplanade.</p>		<p>have been developed in conjunction with surrounding communities.</p>	<p>space, placed strategically to retain views from neighbouring properties.</p> <p>Replace the above with,</p> <ul style="list-style-type: none"> • Retain open space area Implement planting in the reserve that reflects plant schedules as outlined in the 2005/2006 Weed Management Revegetation Programme for West Harbour Esplanade. (In Design Guidelines section of this Reserve Management Plan)
15.	<p>Hobsonville Land Company Limited</p> <p>1. Include Lot 4 DP206311 as part of Hobsonville Esplanade</p> <p>2. Ensure the Reserve Management Plan reflects the significant developments that will occur within and adjacent to the existing Esplanade Reserve</p>	David Ison	<p>1. It is desirable that the Reserve Management Plan reflects and incorporates these significant developments.</p>	<p>1. That Lot 4 DP206311, as part of Hobsonville Esplanade is included in Part One Section 3.0.</p> <p>2. That the concept plans for the Hobsonville Development be included in Part Three. Also add future reserves to maps in the Hobsonville area.</p>
16.	<p>Herald Island</p> <p>1. The Reserve Management Plan is strongly supported. The submitter is actively involved in restoration projects in the reserves of Herald Island. The submitter has also identified 50 species indigenous to Herald Island and has been involved in the planting of these species.</p>	Jan Diprose	<p>1. The Reserve Management Plan should reflect work and research conducted by community members.</p> <p>2. The Reserve Management Plan acknowledges community</p>	<p>1. That the Herald Island Species List is included in Part Three.</p> <p>2. No change to the Reserve Management Plan is required.</p> <p>3. See no. 1.</p>

	<p>2. Policy 2.0 vegetation, soils and fauna is supported. In regard to weed control, policy 2.3, the comment is that the contractors for weed control on the reserves spray grass to stop it from encroaching onto plantings and do not remove weed seedlings manually. The community removes weeds then they are large. It is recommended that a group of council officers knowledgeable in this area, working with the local community on the preservation and restoration of reserves.</p> <p>3. Policy 2.4 – ecosourced species – despite this is listed in Reserve Management Plans, council officers do not always follow the list of native plants provided for. It is recommended that a group of council officers are formed to take ownership of the implementation of the Reserves Management Plan. For restoration of the foreshore reserves in Herald Island, it is requested that a list of the Herald Island Local Ingenious Plans list be given first priority.</p> <p>4. Policy 2.4 – Planting plans retaining views to the harbour is supported, and when planting plans are implemented, staff are required that are able to make quality judgements.</p> <p>5. This submission supports Policy 8.2 to develop signage to park entrances and to develop coastal walkways. It is suggested that these are appropriately named to reflect the Maori and European heritage of the area.</p>		<p>stewardship of reserves in Policy 11.1. Any change to the current operational process for council community coordinators would have to be addressed through the annual plan process for funding.</p> <p>3. This list of indigenous species for the Herald Island area should be included in the Reserve Management Plan.</p> <p>4. It is desirable that such coastal walkways would be named to reflect the heritage values of such areas.</p>	<p>4. No change to the Reserve Management Plan is required.</p> <p>5. No change to the Reserve Management Plan is required.</p>
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17.	<p>Harbour Reserve</p> <ol style="list-style-type: none">1. The submitters are local successful artists. In March 2007 the council was approached to discuss Harbour Reserve in Glendene that the artist's property backs onto. There were significant weeds on this reserve, and working with the council, sprayed weeds and restored the area with over 500 ecosourced plants.2. The submitters are supportive of council to use Harbour Reserve as an example of ecological restoration on damaged industrial land as an example to surrounding industrial landowners, of what can be achieved when council works with community on restoration on reserves. The submitters support the draft Plan.3. The submitters propose that the reserve access way on the boundary of 10 Avenger Place, is not required for public access. There are other public access points available nearby. The offer is for the submitters to purchase this access way, adjacent to 10 Avenger Place, leading to Harbour Reserve.4. If this proposal is granted, the submitters will allow for Council access for maintenance.		<ol style="list-style-type: none">1. It is considered appropriate to include details of this project in the Reserve Management Plan, as a case study for ecological restoration of reserves in industrial areas, and as an example of a joint council and community project.2. The Reserve Management Plan indicates a future connection leading to Harbour Reserve, through this discussed access way. This is with a note that states, potential future access to Hepburn Reserve. There is not a continuous stretch of reserve at this point currently. However, there are two access ways that potentially connect to Harbour Reserve, from the adjoining Span Farm Esplanade.3. The process for divestment of part of a reserve includes assessment against the Parks and Open Space Strategy Divestment Criteria, and the required legislative processes, the Reserves Act, and the Resource Management Act. Also required is public consultation and Department of Conservation approval.	<ol style="list-style-type: none">1. That the following implementation bullet point be added to Policy 11.2<ul style="list-style-type: none">• Continue to work with the community to restore Harbour Reserve as an example of restoration of an industrial site, and community/council partnerships.2. See above3. No change is required to the Reserve Management Plan.4. This proposal can be considered when the Span Farm project has been developed
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<p>18.</p>	<p>Auckland Regional Council Comments</p> <ol style="list-style-type: none"> 1. The ARC supports the preparation of the draft Plan, and of the integration of the 74 reserves, into one comprehensive plan. The draft Plan is consistent with the Auckland Regional Policy Statement. 2. The document reads like it has been drafted by a number of people, it would be useful to conduct another editing round. 3. The ARC supports the objectives of the draft Plan; however, bullet point five on page 3, in regard to cultural and historical values, suggests that a more specific reference could be made to interpretation. 4. 1.6 – City-wide Reserves on the Waitemata Harbour, Page 9 – the draft plan states the Draft Parks and Open Space Strategy is referred to in section 4.3, but it is explained in section 4.4. 5. 1.6 – City-wide Reserves on the Waitemata Harbour, Harbourview – Orangihina - 		<ol style="list-style-type: none"> 1. It is noted above that a final editing is required. 3. Interpretation is not mentioned in the context. However, it is mentioned in the Section two, Policies and Objectives, 9.0 and 10.0. 5. The information from this section is taken from the 	<ol style="list-style-type: none"> 1. See above 2. See above 3. No change is required to the Reserve Management Plan 4. No change is required to the Reserve Management Plan. 5. No change is required to

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<p>archaeological sites. The Shell midden sites referred to are the physical remains of the large settlement of Orangihina, from which the reserve gets its Maori name. The brick house and the wooden cottage are not strictly archaeological sites, a more accurate term for these sites would be "historic places and areas"</p> <ol style="list-style-type: none"> 6. Section 2.0 – Statutory Requirements – Section 2.1 – Reserves Act. It may be useful to quote directly from the Reserves Act, rather than paraphrasing. 7. Section 2.3 The Historic Places Act definition should be taken directly from the Act. 8. Section 2.5 – Auckland Regional Plan – Coastal, this section lists Coastal Protection Areas from this Plan. This plan also includes two schedules of historic sites for preservation and protection. The draft Plan refers to Christmas Beach Hulks, Herald Island, but does not refer to the schedule itself. Other sites scheduled for protection in the Auckland Regional Plan – Coastal are, Clarks Brickworks, Carders Pottery and Robert Holland Brickworks sites, Limeburners Bay. 9. Section 2.7 – Hauraki Gulf Marine Park Act 2000. Section 8b from this is missing 10. The first paragraph states there are 80 reserves, when earlier it is mentioned that there are 74 reserves. 		<p>Harbourview-Orangihina Open Space Management Plan. The wooden cottage is considered an archaeological site, as it predates 1900.</p>	<p>Reserve Management Plan.</p> <ol style="list-style-type: none"> 6. That Part One, Section 2.1 quotes directly from the Reserves Act. 7. That Part One Section 2.3 quotes directly from the Historic Places Act. 8. That Part One, Section 2.5 References the schedules of protected sites, under the Auckland Regional Plan: Coastal. 9. That Part One, Section 2.7 refers to Section 8b from the Hauraki Park Marine Act 2000. 10. No change is required to the Reserve Management Plan. 11. No change is required to the Reserve Management Plan. 12. No change is required to the Reserve Management Plan. 13. No change is required to the Reserve Management Plan. 14. That the following be added to Part One, Section 6.1.3, Pests identified by Auckland Regional Council includes,
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<p>11. Section 5.3 Community Expectations for the Reserves, this information repeats the Management Plan Process, listed in 1.3 of the draft Plan.</p> <p>12. Amendments are suggested for section 6.1.3, in regard to bird species. Include the Forest and Bird list that is referred to.</p> <p>13. To Section 6.1.3, terrestrial fauna, add mustelids, hedgehogs and rodents</p> <p>14. Section 6.2.3, is comprehensive, and relates to the reserves themselves. This section needs editing to as some material is not related to the foreshore reserves. It may be appropriate to offer a concise summary of this report and have an appendix of the full report to the draft Plan.</p> <p>15. Section 6.2.4 - Only one element of European Heritage is referred to – brickwork sites. Wider reference should be made to broader European historical association with the foreshore reserves, including Priors Landing and early settlement and farming.</p> <p>16. 2.2 Part Two – Objectives and Policies, ARC would like the Vision Statement to be amended to include consideration of cultural heritage.</p> <p>17. Polices to protect and enhance natural heritage values are supported, a separate policy should be added to protect geological sites of scientific importance.</p>		<p>14. Having the Te Kawerau a Maki report included as an appendix has been discussed at length with the Advisory Group. It was decided to include this report within the body of the document.</p> <p>15. It is considered appropriate to include information on Priors Landing; information on this has been made available. The draft Plan focuses on brickwork sites as being important and tangible elements in the reserves that can be managed as part of the draft Plan. Further details on these sites are to be</p>	<p>mustelids, hedgehogs and rodents.</p> <p>15. That Part One, Section 6.2.4 include information researched in regard to Priors Landing and Woodside Reserve.</p> <p>16. That the Vision Statement in Part Two be amended to read: "The Waitemata Harbour Foreshore Reserves will be managed to enhance and restore the ecology and landscape character of the coastal environment, and to protect and acknowledge cultural heritage of the reserves. Also, the reserves will be managed to provide for appropriate access, use, recreation, education and enjoyment".</p> <p>17. No change the Reserve Management Plan is required.</p> <p>18. No change to the Reserve Management Plan is required.</p> <p>19. That Part 2, Policy 2.1, Implementation bullet point 8 is amended to read:</p> <p>20. No change is required to Reserve Management Plan.</p> <p>21. That Part 2, Policy 2.4 is corrected to read, Auckland Regional Plan: Coastal.</p>
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<p>18. Polices 2.2, 2.3 and 2.4 for weed control, ecological corridors and pest control are supported.</p> <p>19. The ecosourcing policy is supported; recommend that any linkage planting or buffer planting be ecosourced appropriate to the site.</p> <p>20. An assessment of threatened plants should occur when the restoration/planting plans are produced</p> <p>21. For Policy 2.4 – this should refer to Auckland Regional Plan: Coastal, the document referred to does not exist.</p> <p>22. 3.0 Furniture and Facilities – Bullet point one, the suggestion is to remove all poorly located utility services, rather than to mitigate the visual effects through planting.</p> <p>23. 4.0 – Coastal Structures – Policy 4.1 - Change wording to read all existing “unlawful” structures. Bullet point three – remove, monitor and maintain the sand and shell build up in front of sea walls, ARC says this process is beneficial as it acts as a buffer.</p> <p>24. Amend policy 4.2 to delineate between WCC and ARC jurisdictions</p> <p>25. Policy 5.1.2 is supported, in terms of reducing the number of storm water outfalls into an integrated system.</p> <p>26. Policy 7.1 is supported, in creating an inventory</p>		<p>investigated through Councils Conservation Plans. A detailed historical report outlining historical land use of the reserves would need to be undertaken by a consultant. The funding for preparing a Reserve Management Plan does not support this amount of detail.</p> <p>23. Investigate as part of a city-wide study, subject to resources</p>	<p>22. No change is required to Reserve Management Plan.</p> <p>23. That Part 2, Policy 4.1 bullet point 3 is deleted.</p> <p>24. No change is required to the Reserve Management Plan.</p> <p>25. No change is required to the Reserve management Plan.</p> <p>26. No change is required to the Reserve Management Plan.</p> <p>27. No change is required to the Reserve Management Plan.</p> <p>28. That Part 2, Policy 7.2 is amended to read: To facilitate public access to and along the harbour and coastal environment through the reserves where practicable.</p> <p>29. No change is required to the Reserve Management Plan.</p> <p>30. No change is required to the Reserve Management Plan.</p> <p>31. No change is required to the Reserve Management Plan.</p> <p>32. See above.</p>
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<p>of all coastal structures and associated infrastructure in liaison with ARC. Could then prepare a 'bulk' application for all of WCC existing unlawful structures.</p> <p>27. Policy 7.1 – ARC does not support creating access points for low tide. Prefers the option to focus on areas of deeper water access.</p> <p>28. Amend Policy 7.2 to include access to and along coastal areas.</p> <p>29. Section 9.0 , 10.0 – ARC supports these objectives and Policies</p> <p>30. Part Three – Christmas Beach – There are no current consents for sand replenishments at Christmas Beach.</p> <p>31. ARC is aware of people derelict boats and live aboards, on Span Farm Reserve. The ARC is happy to work with WCC on this issue.</p> <p>32. Spelling of Rarawaru Reserve</p>		<p>27. Low tide access points were raised during consultation, and one or two of these is considered appropriate.</p>	
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