

**BEFORE THE HEARINGS PANEL
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Hearing Stream
12 – Upper Clutha
Mapping Annotations
and Rezoning Requests

**STATEMENT OF EVIDENCE OF GLENN ALISTER DAVIS
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

ECOLOGY

17 March 2017

 **Simpson Grierson**
Barristers & Solicitors

S J Scott / C J McCallum
Telephone: +64-3-968 4018
Facsimile: +64-3-379 5023
Email: sarah.scott@simpsongrierson.com
PO Box 874
SOLICITORS
CHRISTCHURCH 8140

TABLE OF CONTENTS

1. INTRODUCTION.....	1
2. SCOPE.....	2
3. EXECUTIVE SUMMARY	3
4. BACKGROUND.....	4
5. REQUESTS FOR REZONINGS – URBAN.....	6
6. REQUESTS FOR REZONINGS – RURAL / URBAN FRINGE	18
7. REQUESTS FOR REZONINGS – RURAL	27

1. INTRODUCTION

- 1.1 My full name is Glenn Alister Davis. I am Director and Principal Environmental Scientist of Davis Consulting Group Limited (**DCG**). I have been in this position since 2007. I have 20 years' postgraduate work experience in environmental management. I have a BSc in Ecology and MSc in Geography. I am a member of the New Zealand Plant Conservation Network.
- 1.2 I have worked as a professional ecologist in the Queenstown Lakes District (**District**) for the last 10 years. During this time, I have worked on a wide range of projects for the agricultural and land development sectors and for Queenstown Lakes District Council (**QLDC**). In addition, I have also held a contract with Land Information New Zealand to support the assessment of discretionary activities on high country pastoral leases under the Crown Pastoral Lease Act. Many of these projects have triggered the Operative District Plan (**ODP**) indigenous vegetation site standard. I therefore have a sound working knowledge of the indigenous vegetation protection measures within the ODP.
- 1.3 In 2009 I was engaged by QLDC to commence the first stage of the process to identify, assess and include further areas of significant indigenous vegetation and significant habitats of indigenous fauna, as outlined in Appendix 5 of the ODP (Appendix A to my evidence presented at the Rural hearing [**CB48**]). I completed this first stage (initial identification) in collaboration with three Queenstown based ecologists - Neill Simpson, Dawn Palmer and Simon Beale. In conjunction with QLDC I have implemented Stages 2, 3 and 4 of the Assessment Criteria.
- 1.4 I have provided evidence on behalf of the Council in relation to Chapter 33 (Indigenous Vegetation & Biodiversity) of the Proposed District Plan (**PDP**) in Hearing Stream 02, and in relation to the Ski Area Subzones rezoning submissions in Hearing Stream 11.
- 1.5 I have now been engaged by QLDC to provide evidence in relation to the Upper Clutha rezonings hearing stream of the Proposed District Plan (**PDP**).

1.6 Although this is just a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

1.7 The key documents I have used, or referred to, in forming my view while preparing this brief of evidence are:

- (a) my Evidence for the Rural Hearing Stream 02, dated 6 April 2016 **[CB48]**;
- (b) Section 42A report for Indigenous Vegetation Chapter 33 dated 7 April 2016 **[CB45]**;
- (c) Right of Reply for Indigenous Vegetation Chapter 33 dated 3 June 2016 **[CB46]**; and
- (d) Reply Chapter 33, Indigenous Vegetation and Biodiversity **[CB22]**.

1.8 All references to PDP provision numbers, are to the Council's Reply version of those provisions (unless otherwise stated).

2. SCOPE

2.1 I consider, from an ecological perspective, the Stage 1 rezoning submissions located within the Upper Clutha Basin. In addition, my evidence also addresses the submissions seeking to alter the boundaries of Significant Natural Areas (**SNAs**), which the Panel deferred in its Fifth Procedural Minute.¹

2.2 The individual submissions have been broadly categorised into the following three areas:

- (a) Urban;
- (b) Rural / Urban Fringe; and

¹ Fifth Procedural Minute – Submissions concerning Significant Natural Areas dated 19 April 2016.

(c) Rural.

2.3 I have taken a view on each of the site specific zoning requests as to whether the relief sought, in terms of ecological effects, is opposed, or whether I do not oppose the relief sought.

2.4 In assessing the site specific submissions, I have considered the ecological environment present within the areas sought to be rezoned and considered the significance of indigenous vegetation and habitats present at each site. Based on this assessment I then considered the effect the relief sought could have on the ecological values.

2.5 I have read Mr Barr's first statement of strategic evidence, and in particular the part where he explains each of the zones in issue. I refer to and rely on that evidence, in terms of the type and densities of zones that have been notified, and that are being pursued.

3. EXECUTIVE SUMMARY

3.1 In conclusion the key findings from my evidence are that:

(a) I do not oppose any of the rezoning requests within the urban environments;

(b) I do not oppose the majority of the submissions on the urban rural fringe, as most of the indigenous vegetation has been removed from these areas. I do however oppose submission 518 that requests rezoning part of SNA E18H for Low Density Residential activity, and submitter 322 based on a lack of ecological information;

(c) I do not oppose the rural residential rezoning request by Lake McKay Station (483) and one of the Rural Lifestyle Areas (484) based on the lack of indigenous vegetation in these areas. I oppose two of the three Rural Lifestyle Areas sought by Lake McKay based on the presence of indigenous vegetation and a lack of ecological impact assessment information to support the rezoning application;

(d) I oppose the Rural Lifestyle rezone requested by Crosshill Farm (531) as the site contains ecological values including

threatened plant species that require more detailed assessment than currently provided;

- (e) I oppose the submission by Glendhu Bay Trustees (583) for the creation of a Glendhu Bay Special Zone due to a lack of ecological assessment and protection provided in the submission to support a new site specific special zone;
- (f) I do not oppose the Forest and Bird submission (706) to rezone grey shrubland and braided riverbed in Makarora to better protect habitat of threatened wildlife including black billed gulls, wry bill and banded dotterels; and
- (g) with the exception of a modification to the eastern boundary of SNA E30A on Lake McKay Station, I oppose all of the requests for SNA boundary modification or removal.

4. BACKGROUND

4.1 I provided ecological evidence to the Rural Hearing Stream 2 (in relation to Indigenous Vegetation and Biodiversity Chapter 33, and Wilding Exotic Tree Chapter 34) **[CB48]**. This evidence discussed the Significant Indigenous Vegetation and Habitats project I undertook on behalf of the Council, background to the ecological communities present in the District and the appropriate use of the Threatened Environment Classification (**TEC**) (in section 4), current protection for biodiversity under the ODP (in section 5), set out the assessment process and methodology (in section 6) and presented evidence in support of a number of Significant Natural Areas (**SNAs**) where submissions were received opposing their inclusion in the PDP (in section 8). My evidence also addressed submissions on the objectives and policies set out in the PDP (in section 7).

4.2 In assessing the site-specific submissions I have considered the ecological values present on each site (i.e. vegetation and habitats) based on field and desktop assessments and prior knowledge of the Upper Clutha. Site visits were undertaken within the Upper Clutha zone on 27 January and 15 February 2017. Site visits were only undertaken on properties where I required a greater understanding of the ecology of the site/area.

4.3 The assessment criteria utilised in the evaluation of the sites is consistent with the criteria utilised in the SNA programme. The key criteria in the assessment process include:

- (a) whether the vegetation and habitat contained rare or distinct values;
- (b) how the representativeness of the vegetation and habitat present;
- (c) the diversity of the species and habitat present; and
- (d) the ecological context.

4.4 The Upper Clutha is located in the Wanaka, Pisa and Lindis Ecological Districts, which are part of the greater Lakes and Central Ecological Regions. Ecological districts are defined by their geological, topographical, climatic and biological features and processes. The Upper Clutha contains a range of ecological communities over a wide geographical area and altitudinal gradient.

4.5 Much of the lowland valley floor and lower slopes of the Upper Clutha Basin have been developed for agricultural purposes, which has resulted in the removal of the majority of the indigenous ecological systems. Based on the TEC, the valley floor and lower slopes of the surrounding mountains below approximately 400 metres above sea level (**masl**) contains less than 20% indigenous vegetation cover. The loss of indigenous cover is most acute on the valley floors where less than 10% remains. The indigenous vegetation that remains consists of short tussock grassland, herbfields and cushion fields, as well as areas of kanuka/manuka shrubland, and grey shrubland. The hillslopes up to an elevation of 900 masl consist of land developed for pastoral activity (cleared, oversown and topdressed), with the indigenous grey shrubland and kanuka woodlands present in areas not suitable for development or in areas where pasture has not been maintained. At higher elevations, the grey shrubland and kanuka communities are replaced by areas of snow tussock grassland, alpine short tussock grasslands, cushionfields and wetlands.

4.6 Although much of the indigenous vegetation in the lowland environment has been intensively modified, the indigenous

communities that remain still support flora and fauna, including threatened species, many of which are endemic to New Zealand. In my view the remaining indigenous ecological communities are important for the maintenance of biodiversity values in the district.

5. REQUESTS FOR REZONINGS – URBAN

Wanaka Kiwi Holiday Park and Motels Ltd – 592

5.1 Wanaka Kiwi Holiday Park and Motels Ltd has sought that the Visitor Accommodation Sub Zone be added over 2.0534 ha of land located on Lots 1 to 3 DP 345434. The notified zone for this site is Large Lot Residential zone.

5.2 I do not oppose the Visitor Accommodation Sub Zone from an ecological perspective, as the urban setting and maintained landscaping around existing buildings indicates the site does not contain indigenous communities or habitat.

Nic Blennerhassett – 335

5.3 Nic Blennerhassett has sought the realignment of the Large Lot Residential and Low Density Residential boundaries located between West Meadows Drive and 102 Studholme Road, which would increase the area of Low Density Residential zone.

5.4 Based on aerial imagery there may be ecological values within the grassland of the proposed rezone area. As lot sizes in the Low Density Residential zone are smaller than the Large Lot Residential zone, the boundary realignment would allow greater clearance area of indigenous vegetation. However, from an ecological perspective the area is so small that any remaining ecological values would be of minor value, and I therefore do not oppose the rezoning from an ecological perspective.

Wanaka Lakes Health Centre – 253

5.5 Wanaka Lakes Health Centre has sought 1 ha of land located on Lot 1 DP 410739, be rezoned from notified Large Lot Residential zone, to Local Shopping Centre zone.

5.6 I do not oppose the Local Shopping Centre zone from an ecological perspective. My view is based on aerial imagery that indicates it is highly unlikely there are any ecological values are present as the area is largely covered in asphalt carparking and buildings.

Christopher Jopson, Jacqueline Moreau, Shane Jopson – 287

5.7 Christopher Jopson, Jacqueline Moreau and Shane Jopson have sought 4.14 ha of land located on Terranova Places be rezoned from notified Large Lot Residential to Low Density Residential.

5.8 Based on aerial imagery the remaining undeveloped areas are dominated by exotic pasture grassland. Therefore, I do not oppose the more intensive Low Density Residential zone from an ecological perspective.

Wanaka Central Developments Ltd – 326

5.9 Wanaka Central Developments Ltd have sought 8.3266 ha of land located on Lots 9 and 10 DP 300734 be rezoned from notified Low Density Residential to Medium Density Residential.

5.10 Based on aerial imagery the undeveloped area is dominated by exotic pasture grassland, with some individual wilding trees species present. Therefore, I do not oppose the more intensive Medium Density Residential zone from an ecological perspective.

Varina Propriety Limited – 591

5.11 Varina Propriety Limited have sought 0.82 ha of land located on Lots 1 and 2 DP 4933, Lots 1 and 2 DP 9409, Lot 1 DP 5609, Lots 1 and 2 DP 302115, and Secs 7 and 9 Blk XX TN of Wanaka be rezoned from

notified Low Density Residential to Medium Density Residential, and that the Visitor Accommodation Sub zone also be added over the Medium Density Residential Zone.

- 5.12** Based on aerial imagery the vegetation is dominated by exotic pasture grasses. I therefore do not oppose the more intensive Medium Density Residential and Visitor Accommodation Sub zones, from an ecological perspective.

Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Ltd – 622

- 5.13** Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited have sought 3.2141 ha of land located on Lots 1 – 6 DP 301095 be rezoned from notified Low Density Residential to Rural General (as per current ODP zoning).

- 5.14** Based on aerial imagery there may be some ecological values remaining in Lots 5 and 6 DP 301095, in the grasslands that are yet to be developed or highly maintained. Therefore, in my view, the Rural General zone would be appropriate from an ecological perspective.

Adventure Consultants Limited – 652

- 5.15** Adventure Consultants Limited have sought that the Wanaka Town Centre Transition Overlay be added over 0.0832 ha of land located at 20 Brownstown Street, Wanaka and notified as Medium Density Residential.

- 5.16** Based on aerial imagery the site is in the Wanaka urban setting with dwellings already present and a landscaped curtilage. Therefore, from an ecological perspective I do not oppose the more intensive Medium Density Residential zone with a Wanaka Town Centre Transition Overlay.

Aspiring Lifestyle Retirement Village – 709

5.17 Aspiring Lifestyle Retirement Village has sought 1.1548 ha of land located within Lot 1 DP 417191 be rezoned from notified Large Lot Residential to a "more appropriate zone" and that the Council confirm the notified Low Density Residential zone for the remaining part of Lot 1 DP 417191. It is my understanding from Council that this site is actually Lot 2 DP 492566, which is the lot that I have assessed.

5.18 Based on aerial imagery it is highly unlikely there are any ecological values remaining within the proposed rezone area as the area was recently covered by fill material as part of construction activities on site. I therefore do not oppose a change in zoning to a more intensive zone type, on the 1.1548 ha sought to be rezoned.

Sneaky Curlew Pty Ltd – 737

5.19 Sneaky Curlew Pty Ltd has sought 3.83 ha of land located immediately to the south of Brownston Street in the blocks from Dungarvon Street to Chalmers Street be confirmed as Medium Density Residential zone, and the area notified with the Wanaka Town Centre Transition Overlay be rezoned to Wanaka Town Zone.

5.20 In my view the notified Medium Density Residential zone and also the proposed rezone to Wanaka Town zone would be appropriate given the urban setting, and lack of indigenous vegetation or habitat present. I therefore do not oppose this rezoning from an ecological perspective.

Queenstown Lakes District Council – 790, and Ian Weir – 139

5.21 Queenstown Lakes District Council and Ian Weir have sought that 1.804 ha of land located at Lot 2 DP 340530 be rezoned from notified Low Density Residential zone to Medium Density Residential zone.

5.22 Based on aerial imagery the site is most likely dominated by exotic pasture grass. I therefore do not oppose the more intensive Medium Density Residential zone from an ecological perspective.

Anzac Trust – 142

5.23 Anzac Trust has sought a reconfiguration of the notified Large Lot Residential and Rural General zones with Building Restriction areas on the land located at Lot 2 DP 340530. The submitter seeks that a larger area be zoned Large Lot Residential zone, rather than Rural General with Building Restrictions.

5.24 Based on aerial imagery the land associated with this submission has been developed and any indigenous vegetation has been removed. I therefore have no opposition from an ecological perspective.

Alistair Munro – 3

5.25 Alistair Munro has sought that land located between Lots 3, 4 and 5 DP 300734 and Peak View Ridge, be rezoned from notified Rural zone with Building Restriction Overlay, to Large Lot Residential.

5.26 Based on aerial imagery the site is likely to be dominated by exotic pasture grass and exotic tree species. I therefore do not oppose the change from a rural to residential zone, from an ecological perspective.

Infinity Investment Group Limited – 729

5.27 Infinity Investment Group Limited has sought that land located on the southern side of Aubrey Road (i.e. Lot 110 DP 347413), be rezoned from notified Medium Density Residential, to some areas of Low Density Residential with an Outline Development Plan.

5.28 Based on aerial imagery the site is likely to be dominated by exotic pasture grasses, and I have no objection to either the notified or proposed zoning from an ecological perspective.

Alan Cutler - 110

5.29 Alan Cutler has sought that land bounded by the Golf Course, Youghal St, Stone street and Tenby Street, be rezoned from notified Low Density Residential zone, to Medium Density Residential zone.

5.30 Based on aerial imagery the proposed rezone area is situated in an urban environment that lacks indigenous vegetation or habitat. I therefore do not oppose a rezoning to a more intensive Medium Density Residential zone, from an ecological.

Florence Micoud – 115

5.31 Florence Micoud has sought that Bullock Creek spring and stream be identified as an SNA. This was addressed in Hearing Stream 02, and I refer to my Evidence for the Rural Hearing Stream 02 **[CB48]** at paragraph 8.2, where I note that I am not aware of the ecological values of the site that would merit recognition through the SNA process. Some assessment of the wetland vegetation community would need to be undertaken before I could give an opinion.

Gem Lake Limited – 240

5.32 Gem Lake Limited has sought that the Wanaka Height Precinct overlay be added over land notified as Wanaka Town Centre zone.

5.33 Based on aerial imagery the site is dominated by buildings, asphalt, and exotic pasture grasses. I understand that the Wanaka Height Precinct allows greater building height, and therefore I do not oppose the addition of the Wanaka Height Precinct, from an ecological perspective.

David Barton – 269

5.34 David Barton has sought that the notified Medium Density zone in the Wanaka Town Centre be removed to Low Density Residential zone.

- 5.35** Based on aerial imagery, this area is dominantly of an urban nature. In any event, I do not oppose a rezoning to a less intensive residential zone, from an ecological perspective.

The Full & Bye Trust – 273

- 5.36** The Full & Bye Trust has sought that the notified Medium Density Residential Zone within the Wanaka Town Centre be restricted to areas adjacent existing commercial activity.

- 5.37** Based on aerial imagery, this area is dominantly of an urban nature. In an event, I do not oppose a rezoning to a less intensive residential zone, from an ecological perspective.

Philip Thoreau – 362

- 5.38** Philip Thoreau has also sought that the notified Medium Density Residential Zone within the Wanaka Town Centre be restricted to areas adjacent existing commercial activity.

- 5.39** The dominant urban nature of the area indicates a lack of indigenous biodiversity values. I do not oppose a rezoning to a less intensive residential zone, from an ecological perspective.

Wanaka on Water – 707

- 5.40** Wanaka on Water has sought that the Wanaka Town Centre Entertainment Precinct zone be removed.

- 5.41** The dominant urban nature of the area indicates a lack of indigenous biodiversity values. In any event, the removal or retention of the Wanaka Town Centre Entertainment Precinct zone is irrelevant from an ecological perspective, and I therefore do not have an opinion either way on this rezoning request.

Noel Williams – 795

- 5.42** Noel Williams has sought that land located within Map 21 of the PDP, be rezoned from notified Medium Density Residential zone to a less housing intensive zone.
- 5.43** The dominant urban nature of the area indicates a lack of indigenous biodiversity values. In any event from an ecological perspective, I do not oppose a less intensive residential zone.

Deborah Brent – 369

- 5.44** Deborah Brent has sought that land located on the flat and slightly elevated land south from Studholme Road (north), towards the Outer Growth Boundary towards the base of the hill, be rezoned from notified Rural zone to Large Lot Residential zone.
- 5.45** Based on aerial imagery the site is most likely dominated by exotic pasture grasses. I therefore do not oppose a rezoning from a rural to the Large Lot Residential zone, from an ecological perspective.

Iain Weir – 111

- 5.46** Iain Weir has sought that the Visitor Accommodation Sub Zone be added to land located at 28C Studholme Road, Wanaka. The notified zoning is Low Density Residential zone.
- 5.47** Based on aerial imagery the site is most likely dominated by exotic pasture grasses. I therefore do not oppose the more intensive Visitor Accommodation sub zone over the site, from an ecological perspective.

Willowridge Developments Limited – 249

- 5.48** Willowridge Developments Limited has sought that land located at Studholme Road/West Meadows Drive, Wanaka, be rezoned from notified Large Lot Residential zone, to Low Density Residential zone.

- 5.49** Based on aerial imagery there may be ecological values within the grassland of the proposed rezone area. However, while the realignment would allow greater clearance area of indigenous vegetation, because of the smaller lot sizes in the Low Density Residential zone in comparison to Large Lot Residential zone, from an ecological perspective the area is so small that any remaining ecological values would be of minor value. I therefore do not oppose the rezoning.
- 5.50** Willowridge Developments Limited has further sought a reduction in the size of the notified Local Shopping Centre zone at Cardrona Valley Road, Wanaka. On the assumption that any area no longer included in the notified Local Shopping Centre zone would be rezoned to a Low Density Residential zone, and that based on aerial imagery the site is likely to be dominated by exotic pasture grasses, I do not oppose a residential zone from an ecological perspective.

Susan Meyer – 274

- 5.51** Susan Meyer has sought that land located adjacent to the corner of Stone Street and Cardrona Valley Road, Wanaka be included in the Local Shopping Centre zone. The submitter does not provide a clear land parcel that the submission refers to and is therefore difficult to assess the ecological implications. Notwithstanding this point, the land neighbouring the intersection of the Stone Street and Cardrona Valley Road consists of residential property, council reserve or developed pasture grassland. From an ecological perspective, I do not oppose the proposed Local Shopping Centre zone.

Alpine Estate Ltd – 379, and Trustees of Gordon Family Trust – 1193

5.52 Alpine Estate Ltd has sought that land located at Lot 2 DP 302568, be rezoned from notified Low Density Residential zone, to a mix of Medium Density Residential zone and Village zone. Trustees of Gordon Family Trust has sought that this land remains as notified Low Density Residential zone. I understand that the Village zone is not a Council notified zone, and is one proposed by these submitters.

5.53 Based on aerial imagery the site is most likely dominated by exotic pasture grasses. Given the lack of existing ecological values I have no opposition to any of these submissions, from an ecological perspective.

Jim Ledgerwood – 562

5.54 Jim Ledgerwood has sought that land located on the eastern side of Cardrona Valley Road and the northern side of Orchard Road, Wanaka be rezoned from notified Low Density Residential zone, to Commercial zone.

5.55 Based on aerial imagery the site is dominated by exotic pasture grasses. I therefore do not oppose the rezoning from a residential to a commercial zone, from an ecological perspective.

Sean and Jane McLeod – 391

5.56 Sean and Jane McLeod have sought that all land be rezoned from notified Large Lot Residential zone, to Low Density Residential zone. Given the wide scope of this submission it is difficult to provide a relevant ecological perspective that is realistic and appropriate. I therefore cannot provide a view on this rezoning from an ecological perspective, but note that the rezoning request would result in a more intensive residential zone, which could impact on ecological values. I understand I can provide a view in rebuttal, on any evidence that this submitter brings in support of rezoning the entire Large Lot Residential zone.

Wayne L Blair – 510, and Helen Blair – 511

5.57 Wayne L Blair and Helen Blair have sought that the notified zoning for Low, Medium and High Density Residential zones in Wanaka remain. As this is not a request for a rezoning, I have not assessed the wide submission.

Patricia Swale – 792

5.58 Patricia Swale has sought that any rezoning from Low Density Residential to Medium Density Residential, not occur. I have considered all rezonings that seek this relief, on a site specific basis, elsewhere in this evidence.

Terry Drayron – 9

5.59 Terry Drayron has sought that the land located along Studholme Road be rezoned from notified Large Lot Residential zone, to Rural Residential zone with a minimum lot size of 4000m² rather than the notified 2000m².

5.60 The land located along Studholme Road that the Council has notified as Large Lot Residential has been cleared of indigenous vegetation and has limited ecological value. The submission seeks to increase the lot size from 2000 m² to 4000 m² and is therefore unlikely to have any effect on ecological values. I therefore do not oppose the submission.

Jude Battson – 460

5.61 Jude Battson has sought that land located on Lichen Lane and Sam John Place, be rezoned from notified Rural Residential zone, to Low Density Residential zone.

5.62 Based on aerial imagery the vegetation remaining on site is likely to be dominated by exotic pasture grasses. I therefore do not oppose the rezoning to a slightly more intensive Low Density Residential zone, from an ecological perspective.

Lesley Burdon – 793, and Hawea Community Association – 771

- 5.63** Lesley Burdon and the Hawea Community Association have sought that the Local Shopping Centre Zone on the land located within Hawea, be enlarged, and that the Visitor Accommodation overlay be added over that rezoned Local Shopping Centre zone as well as notified Local Shopping Centre Zone.
- 5.64** Based on aerial imagery the vegetation remaining on site is likely to be dominated by exotic species including pasture grasses and shrub/tree species. There are some landscaped native plantings. I do not oppose the extension of the Local Shopping Centre zone or the addition of the more intensive Visitor Accommodation overlay, from an ecological perspective.

Streat Developments Ltd – 697

- 5.65** Streat Developments Ltd have sought that land located within the Grandview Stage 3 development be rezoned from notified Rural Residential zone, to Township zone.
- 5.66** Based on aerial imagery the vegetation remaining on site is likely to be dominated by exotic species including pasture grasses and shrub/tree species. Consequently, I would not oppose a higher density zone from an ecological perspective.
- 5.67** Streat Developments Ltd have further sought that the land located south of Cemetery Road known as Lot 1 DP 304937 be rezoned from notified Rural Residential zone to Township Zone but with a minimum lot size of 1500m².
- 5.68** Based on aerial imagery the vegetation remaining on site is likely to be dominated by exotic grassland species. Consequently, in my view I would not oppose a higher density zone from an ecological perspective.

Joel van Riel – 462

5.69 Joel van Riel has sought that minimum half acre lots be permitted on land located on Sam John Place. The notified zoning is Rural Residential zone, where the minimum lot size is 4000m².

5.70 Based on aerial imagery the vegetation remaining on site is likely to be dominated by exotic pasture grasses. I therefore do not oppose a higher density from an ecological perspective.

6. REQUESTS FOR REZONINGS – RURAL / URBAN FRINGE

Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs – 412

6.1 Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs have sought the realignment of the Wanaka Urban Growth Boundary to follow the boundary of their land (i.e. Lot 1 DP 303207) on the Wanaka-Luggate State Highway.

6.2 Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs have further sought that land located at Lot 1 DP 303207 and immediately to the west, be rezoned from notified Rural zone, to Three Parks Special Zone.

6.3 Based on aerial imagery the site is likely to be dominated by exotic grass and tree species. I therefore do not oppose the rezoning sought, from an ecological perspective.

Bernie Sugrue – 588

6.4 Bernie Sugrue has sought that 5.8 ha of land located at Lot 5 DP 15016, be rezoned from notified Rural zone, to Rural Residential.

6.5 Based on aerial imagery the site is likely to be dominated by exotic pasture grasses and exotic tree species. I do not oppose the change to a Rural Residential zone, from an ecological perspective.

M Beresford – 149

- 6.6** M Beresford has sought that 50.6742 ha of land located at Section 2 Blk XIV SECT 5 Lower Wanaka SD (CT OT18C/473), be rezoned from notified Rural zone, to Low Density Residential.
- 6.7** Based on aerial imagery the site is dominated by an exotic pine forest. I therefore do not oppose the rezoning to Low Density Residential zone, from an ecological perspective.

Hawthenden Limited – 776

- 6.8** Hawthenden Limited has sought that 49.2 ha and 15.8 ha of land located on Hawthenden Farm, be rezoned from notified Rural zone, to Rural Lifestyle and Rural Residential zones respectively.
- 6.9** Based on aerial imagery the land covered in the Hawthenden Limited submission has been cultivated and is dominated by introduced pastures. Given the lack of indigenous vegetation and habitat I do not oppose the rezoning submission, from an ecological perspective.

Allenby Farms Limited – 502

- 6.10** Allenby Farms Limited has sought the deletion of SNA E18C, which was addressed in Hearing Stream 02. In my view, the SNA should remain for the reasons set out in my Evidence for the Rural Hearing Stream 02 **[CB48]** at paragraph 8.32.
- 6.11** After Hearing Stream 02, Allenby Farms Limited undertook clearance of indigenous vegetation within SNA E18C without consent. I understand that Allenby Farms Limited pleaded guilty to the clearing work and are required to remediate areas of the clearance ([2017] NZDC 3251). Regardless of the clearance that occurred, from an ecological perspective, the boundary of E18C does not require adjustment as explained in my Evidence for the Rural Hearing Stream.

- 6.12** Allenby Farms has further sought that land located on Mt Iron and within Department of Conservation land to the north of Mt Iron be included in the Urban Growth Boundary.
- 6.13** The site to the north of Mt Iron contains an indigenous kanuka woodland in an advanced staged of regeneration and is situated within a lowland environment with less than 10% indigenous vegetation remaining. The kanuka woodland lacks the diversity of the original woodland that dominated the area prior to human settlement but is a modified representation of the original indigenous cover
- 6.14** The site on Mt Iron includes SNA E18C, which has significant ecological values. Please refer to the report outlining the ecological values of E18C **[CB48]**.
- 6.15** In my view, the inclusion of this land within the Urban Growth Boundary adjustment would create an expectation that urban development is anticipated in this area. I do not support urban development in this area and therefore I oppose the submission point.
- 6.16** Allenby Farms has further sought that a Building Restriction Area be included over 6.9 ha of land located on the western side of Mt Iron, and that a notified Building Restriction Area be removed from 8.6 ha of land located to the southwest of Mt Iron.
- 6.17** The site proposed to have a Building Restriction Area is located within a chronically threatened environment, and any remaining ecological values would be protected by a Building Restriction Area. Therefore, in my view, the Building Restriction Area would be appropriate from an ecological perspective.
- 6.18** The site proposed to have the notified Building Restriction Area removed is also located within an acutely threatened environment. However, based on aerial imagery the area contains some scattered indigenous shrubs but is dominated by exotic pasture grass. Therefore, I do not oppose the removal of the Building Restriction Area, from an ecological perspective.

6.19 Allenby Farms has further sought that 19.6 ha of land located on Mt Iron be rezoned from notified Rural zone, to Large Lot Residential zone.

6.20 The site has already been identified as having significant ecological value having been classified as an SNA - E18C. Please refer to the report outlining the ecological values of the area **[CB48]**. I oppose a rezoning from Rural to Large Lot Residential zone, from an ecological perspective.

Jackie Redai (plus others) – 152

6.21 Jackie Redai (plus others) has sought that land located east of Riverbank Road and north of Orchard Road on Lots 1 - 9 DP 300773, be rezoned from notified Rural zone, to Rural Residential zone.

6.22 Based on aerial images the site is dominated by exotic pasture grasses, vineyards and other exotic plant species. I therefore do not oppose a rezoning to Rural Residential zone, from an ecological perspective.

Robert and Rachel Todd – 783, and Glenys and Barry Morgan – 815

6.23 Robert and Rachel Todd, and Glenys and Barry Morgan have sought that land located to the south of Studholme Road, be rezoned from notified Rural zone, to Rural Lifestyle zone.

6.24 Based on aerial images the site is dominated by exotic pasture grasses, residential gardens, and exotic tree species. Therefore, I do not oppose a change in zoning from rural to the slightly more permissive Rural Lifestyle zone, from an ecological perspective.

Willowridge Developments Limited – 249

6.25 Willowridge Developments Limited has sought that of land located at Lot 3 DP17123, be rezoned from notified Rural zone, to Industrial B and included within the Wanaka Urban Growth Boundary.

6.26 Based on aerial imagery the site is dominated by exotic pasture grasses. I therefore do not oppose the Industrial B zoning, from an ecological perspective.

Murray Stewart Blennerhassett – 322

6.27 Murray Stewart Blennerhassett has sought that smaller rural lots that have a road frontage to Studholme Road (east) be rezoned from notified Rural zone, to Rural Residential zone.

6.28 Based on aerial images the site is dominated by exotic pasture grasses, residential gardens, and exotic tree species. I therefore do not oppose a Rural Lifestyle zone, from an ecological perspective.

6.29 Murray Stewart Blennerhassett has further sought the surrounding land between Studholme Road (east) and Cardrona Valley Road be rezoned from notified Rural zone, to Rural Lifestyle zone.

6.30 The exact site boundary has not been defined within the submission. However, based on aerial images the site is dominated by exotic pasture grasses and residential gardens. Therefore, I do not oppose the Rural Lifestyle zone, from an ecological perspective.

6.31 Murray Stewart Blennerhassett has further sought to have the Outer Urban Growth Boundary extend to the west up to Ruby Island Rd and to include both 'Barn Pinch Farm' and 'Rippon Vineyard' on Mt Aspiring Rd. Also the submitter seeks that this area be rezoned from notified Rural zone, to Rural Residential or Rural Lifestyle zone.

6.32 The exact site boundary has not been defined within the submission. However, based on the description of the location and an aerial image of the site, kanuka woodland and possibly areas of native grassland and cushion plants are present. I consider the ecological values of this site need to be better understood to provide support for intensification of landuse given the area of permitted clearance would increase under a Rural Lifestyle or Rural Residential zone. Therefore at this stage, I oppose this rezoning from an ecological perspective.

Scott Mazey Family Trust – 518

- 6.33** Scott Mazey Family Trust has sought that 1 ha of land located at 965 Aubrey Road, Albert Town, Wanaka (DP 406222) be rezoned from notified Rural zone, to Large Lot Residential zone, with a 'landscape protection overlay' and inclusion in the Urban Growth Boundary.
- 6.34** The land requested to be rezoned is partially situated within SNA E18H. **[SB79]**, which contains the report for SNA E18H that details the sites ecological significance. I estimate the area of the rezoning request includes approximately 4000m² of the SNA.
- 6.35** The vegetation within SNA E18H is dominated by kanuka woodland that is representative of the indigenous vegetation cover present in the dryland environments of the Upper Clutha prior to settlement of the area. The woodland has been significantly modified and lacks the diversity of the original cover. However it does provide habitat for invertebrates, birds and lizards and it is situated within a lowland environment where the remaining indigenous cover is less than 10% of the former distribution. The rarity of indigenous vegetation in lowland environments was the key driver identifying the area as significant indigenous vegetation and habitat.
- 6.36** Rezoning part of SNA E18H to Large Lot Residential as requested would likely result in the development of the SNA with house sites, curtilages areas and roads. I consider this development would significantly undermine the values of the SNA through the clearing and fragmenting the kanuka woodland. From an ecological perspective, I therefore oppose the request to rezone part of the SNA.
- 6.37** I note that the western extent of the requested rezoning is situated outside of the SNA. This land consists of the driveway to the existing residential dwelling and is also covered in mature introduced conifer trees. From an ecological perspective, I do not oppose the requested rezoning within this area.

John Young – 733, Marianne Roulston – 741, Gerald Telford – 742, Danni and Simon Stewart – 745, M and E Hamer – 747, Craig and Maree Jolly and Shaw – 749, Peter J E and Gillian O Watson – 750, Graham P and Mary H Dowdall – 753, E B Skeggs – 756, and Elizabeth Purdie – 17.

6.38 The submitters listed above have sought that land located on the eastern side of Riverbank Road Wanaka, be rezoned from notified Rural Lifestyle zone, to Rural Residential zone.

6.39 Based on aerial imagery the site is dominated by exotic pasture grasses, manicured gardens and house sites. There may be small areas of tussock grassland remaining but if present will be very small in size and highly unlikely to contain threatened plants or be important ecologically. From an ecological perspective, I do not oppose this rezoning.

K and M R Thomlinson – 743

6.40 K and M R Thomlinson has sought that land located between the intersections of Ballantyne Rd and SH6 Wanaka, including 36 Riverbank Road, be rezoned from notified Rural Lifestyle zone, to Rural Residential zone.

6.41 Based on aerial imagery the site is dominated by exotic grassland and mature introduced trees. There may be small areas of tussock grassland remaining but if present will be very small in size and highly unlikely to contain threatened plants or be important ecologically. From an ecological perspective, I do not oppose submission 743.

Orchard Road Holdings Limited – 91

6.42 Orchard Road Holdings Limited has sought that land located at Lot 99 DP 445766 and Lot 3 DP 374697, be rezoned from notified Rural zone, to Low Density Residential.

6.43 Based on a review of aerial photographs I consider the indigenous vegetation on the site has been removed. From an ecological

perspective I do not oppose the requested zoning to Low Density Residential.

Robert and Lynette Duncan – 721

6.44 Robert and Lynette Duncan have sought that land located on Aubrey Road, Wanaka, be rezoned from notified Large Lot Residential zone, to Medium Density Residential.

6.45 Based on aerial imagery the site is likely to be dominated by exotic grassland. I therefore do not oppose the Medium Density Residential zone from an ecological perspective.

John & Jill Blennerhassett – 773

6.46 John & Jill Blennerhassett have sought the realignment of the Large Lot Residential and Low Density Residential boundaries located between West Meadows Drive and 102 Studholme Road, which would increase the area of Low Density Residential zone.

6.47 Based on aerial imagery there may be ecological values within the grassland of the proposed rezone area. However, while the realignment would allow greater clearance area of indigenous vegetation because of the smaller lot sizes in the Low Density Residential zone in comparison to Large Lot Residential zone, in my view, from an ecological perspective the area is so small that any remaining ecological values would be of minor value. I therefore do not oppose this submission.

Calvin Grant and Jolene Marie Scurr – 160, Don and Nicola Sarginson 227, Nicola Todd – 254, Joanne Young – 796

6.48 Calvin Grant and Jolene Marie Scurr, Don and Nicola Sarginson, Nicola Todd, and Joanne Young have sought that land located to the south of Studholme Road, between Studholme Road and Cardrona Valley Road, be rezoned from notified Rural zone, to Rural Lifestyle Residential zone.

- 6.49** The exact site boundary has not been defined within the submission. However, based on aerial images the site is dominated by exotic pasture grasses, exotic tree species, and residential gardens. Therefore, I do not oppose the Rural Lifestyle zone at this site, from an ecological perspective.

Glenys and Barry Morgan – 161

- 6.50** Glenys and Barry Morgan has sought that land located to the south of Studholme Road, between Studholme Road and Cardrona Valley Road, be rezoned from notified Rural zone, to Rural Residential zone.

- 6.51** The exact site boundary has not been defined within the submission, but based on the description is located in an acutely threatened environment, and based on aerial images the site is dominated by exotic pasture grasses, exotic tree species, and residential gardens. Therefore, I do not oppose the Rural Lifestyle zone at this site from an ecological perspective.

Ian Percy and Fiona Aitken Family Trust – 725

- 6.52** Ian Percy and Fiona Aitken Family Trust has sought that land located at 246 Riverbank Road, be rezoned from notified Rural zone, to a special character zone, similar to the form of the Gibbston Character Zone.

- 6.53** Based on aerial images the site is dominated by exotic pasture grasses and vineyards. Therefore, I do not oppose the proposed special zone from an ecological perspective.

Christine Pawson – 432, and Trevor and Mary-Anne Sievers 440

- 6.54** Christine Pawson and Trevor and Mary-Anne Sievers has sought that land located to the south east of Jack Young Place and to the west of Templeton Street, Albert Town, be rezoned from notified Rural Lifestyle zone, to Rural Residential zone.

6.55 The site is located in an acutely threatened environment, however based on aerial images the site is dominated by exotic pasture grasses. Therefore, I do not oppose the Rural Residential zone at this site from an ecological perspective.

7. REQUESTS FOR REZONINGS – RURAL

Glen Dene Ltd – 384

7.1 Glen Dene has sought that 13 ha of land located on Lot 2 DP 396356 be rezoned from notified Rural zone to Rural Lifestyle zone.

7.2 Based on aerial imagery the vegetation within the area of the submission consists of developed pasture, hedgerows and introduced trees. I therefore do not oppose the requested Rural Lifestyle zone at this site from an ecological perspective.

Glen Dene – 384, and Sarah Burdon – 282

7.3 Glen Dene and Sarah Burdon has sought that 15.7 ha of land located on PT SEC 2 BLK II LOWER HAWEA SD - CAMPING GROUND be rezoned from notified Rural zone with Designation 175 to Rural Visitor zone.

7.4 Based on aerial imagery the site is a mosaic of exotic pasture grasses and exotic tree species. I therefore do not oppose the Rural Visitor zone at this site, from an ecological perspective.

Heather Pennycook – 585, and Forest and Bird – 706

7.5 Heather Pennycook and Forest and Bird have sought that the land located in Makarora be rezoned from notified Rural Lifestyle zone to Rural General zone.

7.6 Based on aerial imagery the site is a mosaic of exotic pasture grasses, grey shrubland and a braided river, which provide habitat for threatened species, including the Nationally Vulnerable banded dotterel and the At Risk – Recovering eastern New Zealand falcon.

- 7.7 Forest and Bird propose the rezone due to the 'outstanding wildlife values', as the river and river margins provide habitat for threatened wildlife including black billed gulls, wry bill and banded dotterels.
- 7.8 In my view the Rural General zone would be more appropriate from an ecological perspective for the areas of grey shrubland and braided river habitat, than a zone that allows for some development. I therefore do not oppose the rezoning request.

Lake McKay Station Ltd – 439

- 7.9 Lake McKay Station Ltd has sought to amend the boundaries of SNAs E30A, E30B, E30D, E30F and E18G.
- 7.10 A site visit was undertaken on 15 February 2017 with Mr Craig Barr from QLDC and Mr Mike Kelly from Opus International Consultants Ltd (Mr Kelly on behalf of Lake McKay Station).
- 7.11 All of the SNAs contain kanuka woodland and grey shrubland communities that are representative of the original vegetation within dry lowland environments of the Upper Clutha where the remaining indigenous vegetation cover is less than 20%. The at risk 'declining' tree daisy (*Olearia lineata*) is present and the kanuka woodland and grey shrubland will provide habitat for a range of bird, lizard and invertebrate species including eastern falcon, which is listed as at risk 'recovering'. The indigenous vegetation and habitat is consistent with the representativeness and rarity SNA criteria and the SNAs should be left as mapped in the SNA reports with the exception of SNA E30 A, where some refinement of the eastern boundary is possible. Based on the site visit with Mr Kelly I have redrawn the eastern boundary so that it is tighter against the mature grey shrubland and kanuka woodland and excludes the open ground, grassland and younger matagouri and briar community. I have provided an amended boundary for SNA E30 in **Appendix 1** of this evidence.
- 7.12 At the site visit Mike Kelly (Opus Consultants), Craig Barr and myself discussed the key issues Lake McKay Station had with the SNAs.

From these discussions I understand Lake McKay's concern is associated with the maintenance of existing roads/tracks within the SNAs. The SNA process allows for the maintenance of existing roads/tracks as a permitted activity within the SNAs. However, it is most likely that any widening of roads/tracks would trigger resource consent for the clearance of vegetation within an SNA. I consider the Council process is appropriate for the protection of the SNAs while provide a process for clearance should it be required.

Lake McKay Station Ltd – 483

7.13 Lake McKay Station Ltd has sought that 17 ha of land located within Pt Sec 6 SO 300466 be rezoned from notified Rural zone to Rural Residential zone.

7.14 I viewed the proposed Rural Residential zone during a site visit on the 15 February 2017. The Rural Residential zone being sought is situated within an area of the farm that has had a long history of pastoral activity and indigenous vegetation has largely been removed. In my view the Rural Residential zone would be appropriate from an ecological perspective.

Lake McKay Station Ltd – 484

7.15 Lake McKay Station Ltd has sought that three separate areas totalling 148 ha of land located within Section 1 SO 300466 and Lot 2 DP 342167 be rezoned from notified Rural zone to Rural Lifestyle zone.

7.16 I viewed the three separate Rural Lifestyle areas being sought during a site visit on the 15 February 2017. Rural Lifestyle Area 3 (as shown on the Lake McKay Station submission plans) is situated on land that has been developed for pasture, and indigenous vegetation has been removed. I therefore consider the proposed Rural Lifestyle zone would be appropriate from an ecological perspective.

7.17 Rural Lifestyle Areas 1 and 4 contain ecological values including kanuka woodland and grey shrubland that are likely to be disturbed if Rural Lifestyle activities such as the building of roads and

establishing house building platforms. I am of the view that Rural Lifestyle Activity could be achieved with a minor effect on the ecology of the site. However a detailed application setting out the required area of vegetation clearance and ecological enhancement/restoration activities would need to be provided to allow an accurate assessment of the ecological effects. I therefore oppose the request for Rural Lifestyle zoning in Areas 1 and 4.

Lesley and Jerry Burdon – 581

7.18 Lesley and Jerry Burdon has sought that 38 ha of land located on Lot 1 DP 396356 be rezoned from notified Rural zone to Rural Lifestyle zone, with a building restriction area.

7.19 A site visit was undertaken on 27 of January 2017. The area has ecological values with a reasonable cover of bracken fern that acts as a native nursery crop for successional progress towards native shrubland and ultimately native forest. There are other native plant species present including manuka, kanuka, cabbage trees, matagouri, and *Coprosma propinqua*. A relatively small southern section of the proposed zone change area is located within a chronically threatened environment. There are also wilding species present including larch.

7.20 In my view, the Rural Lifestyle zone would be appropriate from an ecological perspective, provided the Building Restriction Area is included in the PDP, and an appropriate Ecological Management Plan to remove wilding species, promote native regeneration including additional native plantings.

Forest and Bird – 706, and Evan Alty 339

7.21 Forest and Bird and Evan Alty have sought that land located at Rekos Point between Kane Road and the Clutha River, specifically on Lot 4 DP 20242, be rezoned from notified Rural Residential, to Rural General zone.

7.22 Previous survey of the area identified significant ecological values including the presence of threatened plant species. However, disturbance to the land has since occurred and the remaining values are unknown. In any event, I would not oppose a rezoning to Rural General, which provides increased protection for the area.

Glendhu Bay Trustees Limited – 583

7.23 Glendhu Bay Trustees Limited has sought that 2,834 ha of land located on 1215 Wanaka-Mount Aspiring Road, Wanaka be rezoned from notified Rural zone to a Glendhu Bay Special zone. This is a new zone proposed by the submitter, and not one notified by the Council.

7.24 A site visit was undertaken on 27 January 2017. Areas of the proposed zone have ecological values with a reasonable cover of bracken fern, which acts as a native nursery crop for successional progress towards native shrubland and ultimately native forest. There are a range of other native plant communities present including grey shrubland, wetlands, which provide habitat for threatened flora and fauna.

7.25 I consider that the information provided with the submission does not provide enough ecological information based on the following:

- (a) a revegetation strategy is mentioned but not provided,
- (b) the percentage of each activity area currently covered by native vegetation, and/or what percentage will be retained and expanded is not included;
- (c) there is no justification for the inclusion or exclusion of areas from the Conservation Landscape Protection Areas, Glendhu Hill Wetland Landscape Protection Areas, and the Southern Tributary and Moraine Slope Landscape Protection Areas. Without an assessment, there could be significant ecological values located outside any proposed protected areas;

- (d) proposed Rule 44.5.4 (iv) refers to a 'Gully Revegetation Area identified on the Structure Plan', but this is not shown on the Structure Plan (44.8);
- (e) proposed Rule 44.6.1 (b) does not protect indigenous biodiversity values nor include indigenous biodiversity values under matters for Council discretion; and
- (f) proposed Rule 44.6.2 does not include effects on indigenous biodiversity under the matters for Council's Discretion.

7.26 In my view, due to the lack of ecological assessment and protection provided in the submission to support a new site specific special zone, I oppose the rezoning and consider that the Rural General zone is more appropriate from an ecological perspective.

Crosshill Farms Limited – 531

7.27 Crosshill Farms has sought the deletion of SNA E39A, this was addressed in Hearing Stream 02. In my view, the SNA should remain from an ecological perspective as demonstrated in my Rural Hearing evidence **[CB48]**, at paragraphs 8.14 to 8.16.

7.28 Crosshill Farms has further sought that land held within Lots 1-3 DP26282 and Lot 3 DP27742 be rezoned from notified Rural zone to Rural Lifestyle zone.

7.29 A site visit was undertaken on 27 January 2017. The site contains indigenous vegetation including stands of kanuka and short tussock grassland and cushionfield communities. Threatened plants are also present including the 'at risk' cushion plant *Pimelea sericeovillosa* subsp. *pulvinaris*. Given the presence of indigenous vegetation communities within a lowland environment with less than 10% indigenous vegetation cover remaining and the presence of threatened species, the Crosshill Farms property contains high ecological values that are important both locally and in a national context.

- 7.30** I consider the ecological values present on the site are better protected within the Rural zone. I therefore oppose this rezoning from an ecological perspective.

Jeremy Bell Investments – 782

- 7.31** Jeremy Bell Investments has sought that 14.54 ha of land located on the southern side of the Wanaka Airport and SH6, be rezoned from notified Rural zone, to a new zone called Wanaka Airport Mixed Use zone.

- 7.32** Based on aerial imagery the site is likely to be dominated by exotic pasture grass, and therefore I do not oppose a change in zoning way from Rural General, from an ecological perspective.

Jeremy Bell Investments – 820

- 7.33** Jeremy Bell Investments has sought that 93.2 ha of land located on 87 Mt Barker Road, Wanaka , be rezoned from notified Rural zone, to Rural Lifestyle zone with 22 ha zoned a 'No Build Area'.

- 7.34** Based on a review of aerial imagery of the site, and the Landscape and Visual Effects Assessment Report dated 5 June 2015 contained within the submission, I consider the ecological values in the vicinity of the site are predominantly at higher elevations or within an area proposed as a 'no build zone'. Consequently, from an ecological perspective I do not oppose the rezoning of the site for rural lifestyle purposes.

Run 505 Limited – 390

- 7.35** Run 505 Limited has sought the deletion of SNAs F26C1 to F26C3, which was addressed in Hearing Stream 02.

- 7.36** SNAs F26C1 and F26C2 both contain grey shrubland communities that consist of *Coprosma propinqua*, *matagouri*, *Olearia odorata* and the introduced briar. The area is moderately representative of grey shrubland within this environment and is a part of the wider habitat for

eastern falcon in the Cardrona Valley. It is also good habitat for a unique invertebrate fauna associated with the tree daisy's (*Olearia* spp.) and passerines that are critical for the maintenance of the eastern falcon population.

7.37 Given both grey shrublands are representative of the original vegetation cover and are part of the wider habitat for the at risk 'recovering' eastern falcon the shrublands are consistent with rarity and representativeness SNA assessment criteria. I therefore consider the SNAs should remain as set out in SNA reports F26C1 and F26C2.

7.38 SNA F26C3 contains a shrubland community containing *Olearia lineata*, *Coprosma propinqua*, matagouri, *Hebe salicifolia* and *Carmichaelia kirkii*. Both *Olearia lineata* and *Carmichaelia kirkii* are listed as at risk 'declining' and threatened 'nationally vulnerable' respectively. The shrubland is also part of the wider habitat for the eastern falcon (at risk 'recovering') and is habitat for unique invertebrate fauna associated with the tree daisy's.

7.39 The shrubland is representative of the original vegetation and contains threatened flora and fauna and is therefore consistent with the SNA assessment criteria. I therefore consider the SNA should remain as set out in SNA report F26C3.

Anderson Branch Creek Ltd – 829

7.40 Anderson Branch Creek Ltd has sought the deletion of SNAs: F2A, F2B_1, F2B_2, F2C and F2D, which was addressed in Hearing Stream 02. In my view, the SNAs should remain as set out in my Evidence for the Rural Hearing Stream 02 **[CB48]**, at paragraphs 8.37 to 8.39.

Willowridge Developments Limited – 249

7.41 Willowridge Developments Limited has sought that land located east of the Luggate Township, be rezoned from notified Rural zone, to a combination of Low Density Residential and Rural Residential.

7.42 I viewed this property from the Luggate Cromwell Road on 27 January 2017 and can confirm that the majority of the site has been developed historically for agricultural activities and most of the indigenous cover has been removed. There is an area of scattered grey shrubland on the terrace riser, however I understand this area has been identified as an ecological protection and enhancement area under an existing consent (Env-2007-CHC-000239). If protection and enhancement as set out in the consent conditions is maintained I could support the requested rezoning.

Wakatipu Holdings – 314

7.43 Wakatipu Holdings has sought that land located at Lot 1 DP 300025, be rezoned from notified Rural zone to Rural Lifestyle.

7.44 The site is located largely within acutely threatened environments, however most of the site is covered in pine trees and stonecrop. Based on a site visit undertaken on 27 January 2017 I can confirm that the vegetation on the property is dominated by introduced species, particularly introduced pine trees, and stonecrop (Sedum acre) St Johns Wort in an area that has been cultivated. The site does contain a small area of cushion plants (*Raoulia* species), and young regenerating kanuka to the south east of the site.

7.45 The proposed Rural Lifestyle zone would allow a greater clearance area of indigenous vegetation because of the smaller lot sizes allowed in comparison to the Rural General zone rules regarding subdivision.

7.46 However, from an ecological perspective I do not oppose the proposed rezoning of the site to Rural Lifestyle zone given the small area of indigenous vegetation present that would be impacted by any development activity.

Vaughn Woodfield – 163, and Kate Woodfield – 198

- 7.47** Vaughn Woodfield and Kate Woodfield have sought the deletion of SNA E38A_1, which was addressed in Hearing Stream 02.
- 7.48** The indigenous vegetation present within SNA E38A_1 includes a cushionfield community containing the threatened *Pimelea sericeovillosa* subsp. *pulvinaris* and kanuka woodland. The cushionfield contains a range of indigenous plant species including *Rytidosperma maculata*, *Luzula ulophylla*, *Raoulia australis*, *R. parkii*, *R. apicinigra*, lichen species, *Luzula rufa* var. *rufa*, *Carex breviculmis*, *Leucopogon fraseri*, *Muehlenbeckia axillaris* and *Melycytus alpinus*.
- 7.49** SNA E38A_1 provides habitat for indigenous birds and lizards and it is likely that the SNA provides habitat for banded dotterel (listed as nationally vulnerable) that was recorded nesting adjacent to the site.
- 7.50** Given the dominant native vegetation cover, the abundance and size of the threatened *Pimelea sericeovillosa* subsp. *pulvinaris*, and the potential use of the area as a nesting ground for the banded dotterel, the area provides a sustainable area of indigenous vegetation that is representative of lowland environments of the Upper Clutha where the remaining indigenous vegetation cover is less than 10%. SNA E38A_1 is therefore consistent with the representativeness and rarity SNA criteria and should remain as recorded in the E38A SNA report.
- 7.51** In my view, the SNAs should remain from an ecological perspective, as per my Evidence for the Rural Hearing Stream 02 [CB48], at paragraph 8.3.

James Cooper – 400

- 7.52** James Cooper has sought the deletion of SNA E18B, which was addressed in Hearing Stream 02. In my view, the SNAs should remain from an ecological perspective, as per my Supplementary Statement of Evidence for the Rural Hearing Stream 02, dated 20 April 2016, paragraphs 2.1, 2.2 and 3.1 [SB75].

Jeff Rogers – 2

7.53 Jeff Rogers has sought that land located on Lot 1 DP 303093, be rezoned from notified Rural zone, to Rural Visitor zone.

7.54 The site is located within an acutely threatened environment. However, based on aerial imagery the site is likely to be dominated by exotic broom and pasture grasses. Therefore I do not oppose the Rural Visitor zone from an ecological perspective.

A handwritten signature in black ink, consisting of a stylized 'G' and 'A' followed by the name 'avis'.

Glenn Alister Davis

Ecologist

17 March 2017

Appendix 1: Amended boundary for SNA E30

■ Amended
E30A boundary.

E30A
179.96 Ha

