

SECTION 42A REPORT

Closing Statement

Hearing 21A: Natural Environments- Indigenous Vegetation and Habitats

Report prepared by: Susan Chibnall

Date: August 2021



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I. Introduction

1. As part of the s42a analysis, site visits were undertaken to assess the SNA mapping on properties where submissions sought to either amend or delete the Significant Natural Area (SNA) mapping. As discussed in earlier reports, the methodology for the identification of SNAs was based on the Waikato Regional Council spatial data set where a desktop exercise was undertaken.
2. At the time of releasing a draft version, open days were held with the public, where property owners had the opportunity to question the mapping on their properties. Through this process, some properties had the mapping amended to better represent areas considered significant. However, a very limited amount of 'ground truthing' was undertaken where an ecologist visited the site to assess the mapped area.
3. Approximately 90 submissions were received that related directly to the mapping of SNAs. Once the submission period closed, I undertook site visits in conjunction with John Turner (ecologist) and initially forty site visits were undertaken. During this process it was ascertained that the spatial data was highly inaccurate, and I made the recommendation to remove the mapping until ground truthing was undertaken. This left approximately 50 remaining properties to undertake a site visit on. After the hearing in November 2020, the panel expressed an interest in Council continuing with the ground truthing of sites which were the subject of a submission but had not been visited.
4. Of the 50 site visits remaining, 29 properties sought to remove the SNA mapping from their properties, 12 sought to amend the boundary of the SNA, 3 sought no specific decision but the submission indicated they opposed SNA mapping, 5 properties sought to remove the SNA (however no SNA is identified on the property) and one property was addressed during the hearing. One property (Rangitahi Peninsula) was visited at the suggestion of the panel.
5. During this round of assessments, eleven properties were visited (one of these at the suggestion of the panel). Unfortunately, COVID-19 prevented two site visits from being undertaken, as the properties were located in the Covid-19 Alert Level 3 area.
6. Of the properties I did not visit a pragmatic approach was undertaken, where I collaborated with the property owners instead of undertaking a site visit. These property owners provided feedback through either their planning consultants or ecologist and provided alternative maps for consideration. An explanation supported why the SNA should be removed or amended. Other properties were not visited for various reasons, which I have outlined below:
 - a. Five properties sought to delete the mapping; however the notified planning maps did not show an SNA on the site.
 - b. Two property owners denied council access to assess the SNA.
 - c. Four property owners could not be contacted - two of these property owners gave a strong indication in their submission that council would not be allowed access to assess the SNA.
 - d. Three properties had SNAs that were subject to conservation covenants.
 - e. The SNA had already been amended on two of the properties during the consultation period.
7. I would like to thank the property owners who allowed Mr Turner and me to visit. It has been an insightful process, and much can be learnt from the landowners about the land and the native vegetation that has been preserved. The farmers we visited are passionate about the care of the land and are ensuring that their farms and areas of native bush are looked

after for future generations. I must note that in-person discussions with property owners has been immensely beneficial to the SNA mapping process. Many of the submissions sought the removal of the SNA and I found that meeting face to face has made for a positive outcome in most cases where the retaining of much of the SNA mapping has been accepted. However, there has been some give and take regarding the mapping, and a practical approach has been undertaken, as I feel it is important that the landowner is not too constrained regarding the day-to-day management of the farm/property.

8. There has been a constant theme presented by the owners of the properties visited. Most of the properties visited were actively undertaking some form of restoration or care of the native bush. This was either by fencing the SNA area, active pest control or enhancement planting. However, the property owners expressed concern that there is no support or recognition of the work that is being done from either council (WDC and WRC). All mentioned that there is no rates relief for areas that are no longer in productive use. Other concerns raised by landowners are the potential incremental creep of SNA rules, for example will there be a requirement to fence? There is also the problem of totara trees, which seems almost as problematic as manuka and kanuka. Many commented that they were having encumbrances placed on them for keeping the bush, whereas a farm that has already been cleared has no encumbrances. The issue of carbon credits was also raised by all landowners.
9. The SNA mapping is shown spatially on the proposed plan maps as a green hatched area, and my recommendations to remove SNA areas are made in blue. There are submissions which sought to increase an SNA area, and as well through analysis and discussions with property owners, SNA areas that have been added. These have been shown in green.

2. Remaining site visits

10. The submission points below consist of properties seeking reconsideration for the SNA mapped areas.

Remaining site visits	Address	Relief sought	Site visit undertaken
Robert Mortin-Jones	35 A Norries Ave	Remove mapping	No
Mark Mathers	536 Wainui Road	No specific decision sought but provided annotated map	Yes
Ollie Keesing	950ish Old Mountain Road	Amend the SNA boundaries to align with the QEII covenants and remove the area of manuka and kanuka as this has been planted for cropping.	Yes
Ronald Rumbal	1807 Whaanga Road	Amend Boundary to align only with the WDC covenant	Yes
Simpson Farms	1675 Ohautira Road	Remove the SNA mapping	No (Property changed hands and Mr Simpson is no longer concerned about this property. Said he would speak to the new owners)
Simpson Farms	184A Glen Murray Road	Remove the SNA mapping	Yes

Remaining site visits	Address	Relief sought	Site visit undertaken
Guy Rathbone	5254 Highway 22	Remove the SNA mapping	Yes
Steven and Theresa Stark	747 Rutherford Road	Remove the SNA mapping	Yes
David Gibberd	53B McGovern Road	Amend the plan so not to impose on farming activities	Yes
Dean Hansen	83A Paulsen Road	Clarify why these areas are SNAs	No (unable to contact)
David Saxton	254 Hall Road	Amend SNA mapping to include Springhill prison plantings	No
Robert Limmer	209 Whangarmarino Road	Amend SNA mapping	No
Robert Limmer	596 Waikare Road	Amend SNA mapping	No (will not allow site visit)
Louise Milne	442 Waikare Road	Remove the SNA mapping	No (Will not allow access)
Francis and Susan Turton	616 Matahuru Road	No specific decision but opposes SNAs being identified on private property	No
Broderick Farms	849 Matahuru Road	No SNA on property already removed	No
Russell Luders	635 Mangapiko Road	No specific decision sought but opposes SNA being identified on private property	No (WRC are going out to assess contributing to fencing)
Russell Luders	280 Mangapiko Road	No SNA on property already removed	No
Phyllis Luders	758 Mangapiko Road	Remove SNA from the planning maps	No
Warwick Cheyne	648 Waipuna Road	Remove the SNA mapping	No (Property sold now owned by the Barakat's)
Brett Harvey	Balemi Road	Remove the SNA mapping	No (property land locked by DOC and Fish and Game)
Brett Harvey	35 Owen Road	Remove the SNA mapping	No (Will not allow access)
Trevor Weaver	Te Onetea Road	Remove the SNA mapping	No (Unable to contact)
Peter Roberts	87 Rataroa Road	Remove mapping	Yes
Ruakiwi Graziers Ltd	343 Jefferis Road	Remove mapping	No (Unable to Contact)
Andrew and Leanne Kerr	862B Waikare Road	Amend SNA mapping	Yes
Peter Buckley	1036 Island Block Road	No SNA	No
Multiple owners (not	980 Churchill Road	Remove the SNA mapping	No (covenant on two

Remaining site visits	Address	Relief sought	Site visit undertaken
MFL)			areas. Phone discussion happy to have covenants mapped but other areas are old pecan nut trees and scrub etc.)
Hynds	62 Bluff Road	Addressed in Hearing	No
Havelock Village	278 Bluff Road	No SNA identified on Property	No
Middlemiss Farms	95 Jericho Road	No SNA identified on Property	No
Ryburn Lagoon Trust	159 Serpell Road	Remove the SNA mapping	No
Jean Tredigia	Lyons Road	Amend SNA mapping And Remove from Lyons Road	No (It is more the provisions that are objected to than the mapping)
Kyung Koo Han	7C Ridge Road	Remove SNA mapping (very small area just clip to boundary)	No
Peter and Dianne Bullock	40B Cameron Road	Remove the SNA mapping. Pine planting and now harvested.	No
Jlanjun Li (new owners)	312 Parker	Remove the SNA mapping	No (SNA is subject to Conservation covenants)
Selwyn Taylor	88 Morrison Road	Remove the SNA mapping	No (Consultation period indicates WDC deems this not to be SNA)
ENZA Zaden Pty	189 Settlement Road	Remove one SNA and amend another (Clip to boundary) Contact made with other property owner to inform of mapping	No (have a phone discussion and accept submission)
Michael Shen	68 Brown Road	Amend SNA to covenanted boundary	No (no site visit due to COVID-19)
Arthur Wright	314 Murray Road Tuakau	Remove the SNA mapping	Yes
Lochiel Farmlands	316 Allen And Eyre Road	Amend the SNA mapping with ground truthing	No (Site visit cancelled due to Covid. Discussion had with Joan Forrest and maps have been sent for them to annotate.)
Dooley and Trust	38 Hermitage Road	Amend SNA mapping	No (SNA has being amended)
Lakeside Development	Te Kauwhata	Remove the SNA mapping	No (maps have been sent for them to annotate.)
Gleesons Quarry	300 River Road	Remove the SNA mapping	No - have discussion

Remaining site visits	Address	Relief sought	Site visit undertaken
Fulton Hogan	Fulton Hogan	Remove the SNA mapping	No - have discussion
Bathurst Resources	Rotowaro	Remove the SNA mapping	Yes
Michael McPherson	47 McPherson Road	Remove the SNA mapping	No (Quarry)
Fletcher Concrete and Infrastructure	988 Falls Road	Remove SNA mapping	No (Quarry)
Fletcher Concrete and Infrastructure	217 Smeeds Quarry Road	Remove SNA mapping	No (Quarry)
Rangitahi Peninsula Ltd	Raglan	Remove SNA mapping	Yes

3. Property Maps

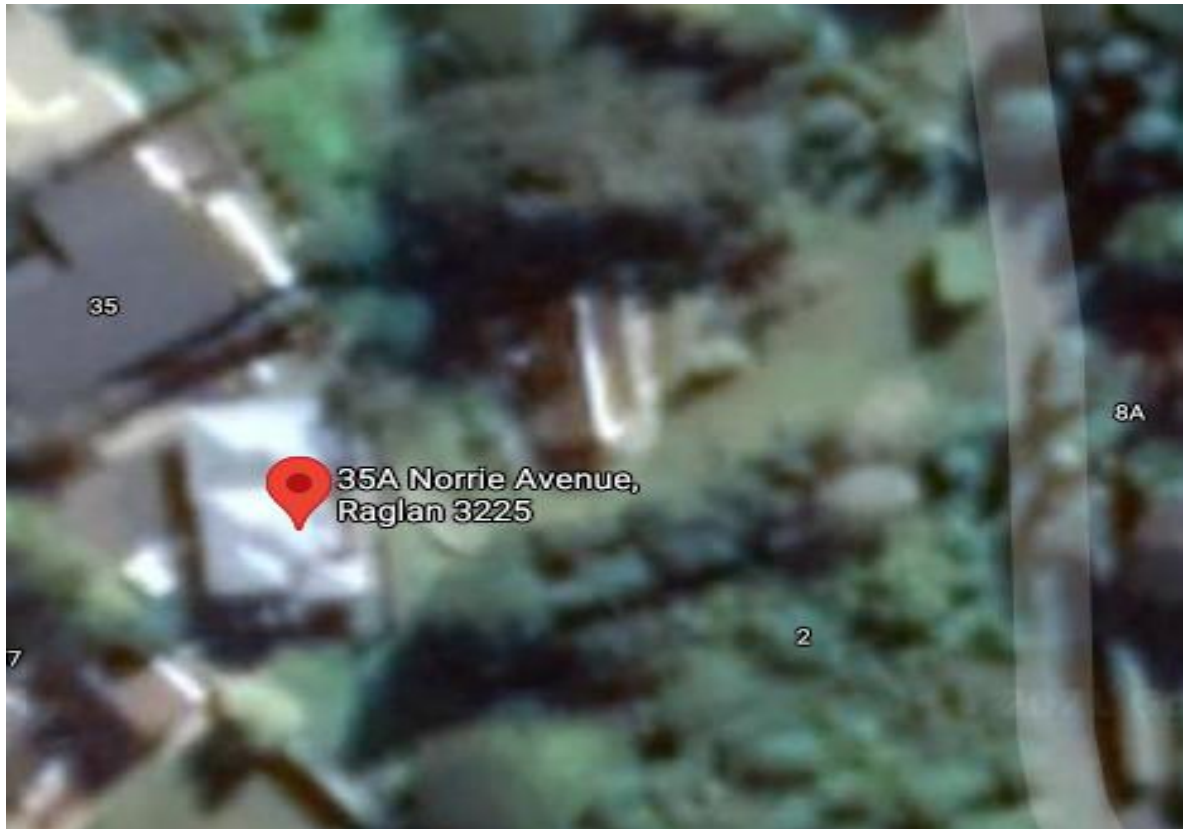
35A Norrie Ave Raglan - Submission Number [346]

11. The submission from Robert Morten-Jones [346] sought the deletion of the SNA mapping from the property at 35 Norrie Ave Raglan. I was unable to contact Mr Morton, however, I considered a site visit not necessary, as the information provided in the submission from Mr Morton-Jones states that a second dwelling has been built in the proposed SNA area. I have been able to confirm this by viewing Google Maps, where I can see the second dwelling that has been place in the proposed SNA. Accordingly, I recommend that the panel accept the submission and that the SNA mapping be removed from this property.

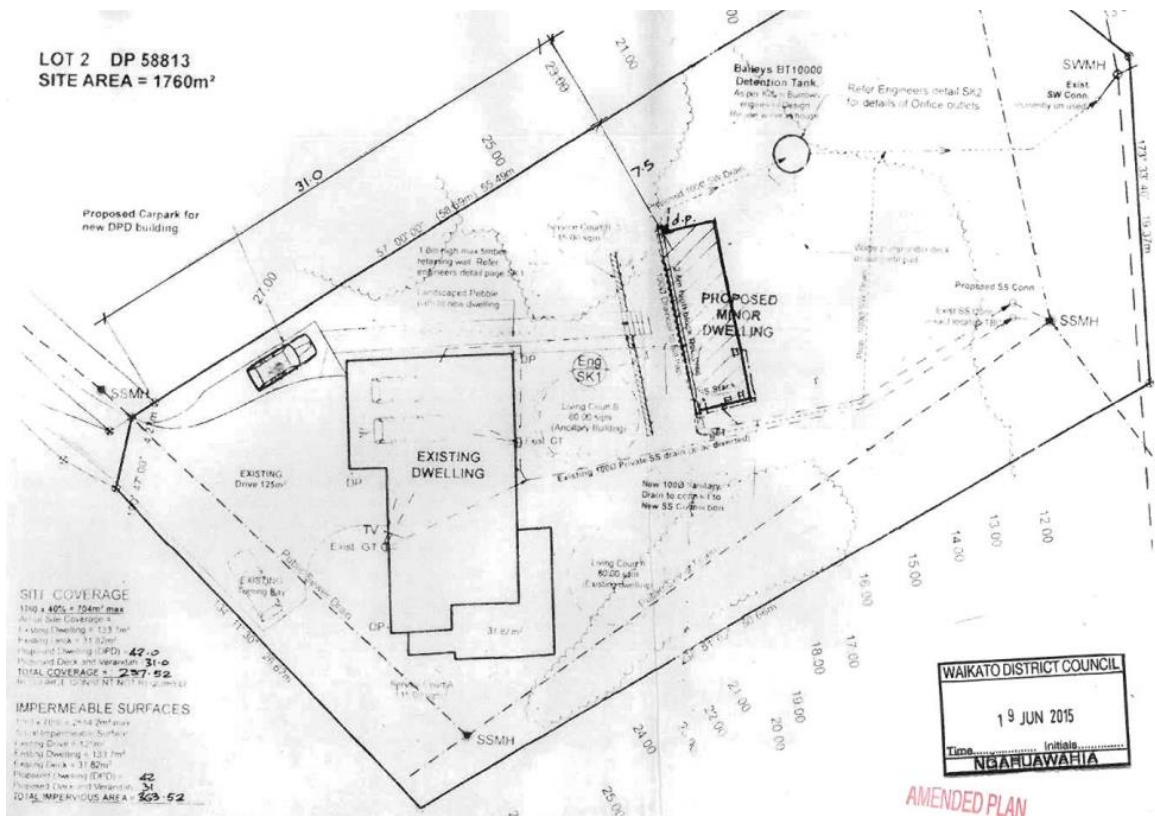
The Notified Map of the property at 35A Norrie Ave



Google image



Building Consent Site Plan



Recommended SNA area to be removed in blue



536 Wainui Road - Submission Number [232]

12. The submission from Mr Mathers did not seek any specific decision, however the submission contained a map delineating the areas of SNA. I contacted Mr Mathers and a site visit was undertaken on 3rd March 2021. In accordance with Mr Turner's assessment, I recommend that the panel amend the SNA mapping on this property as follows:

Notified map of 536 Wainui Road Raglan



Recommended SNA area to be removed in blue



1807 Whaanga Road - Submission Number [737]

13. The submission from Mr Rumble sought the amendment of the SNA mapping on the property at 1807 Whaanga Road to only include the covenanted area. A site visit was undertaken on the 18th of February by Mr Turner and myself. There is a conservation covenant on the northern portion of the property, however the SNA mapping has gone beyond this and captured some of the garden environment as well. In accordance with Mr Turner's assessment to amend the SNA on this property, I therefore recommend that the panel accept this submission and the SNA mapping be amended as set out below:

The notified Map of 1807 Whaanga Road



Recommended area of SNA to be removed in blue



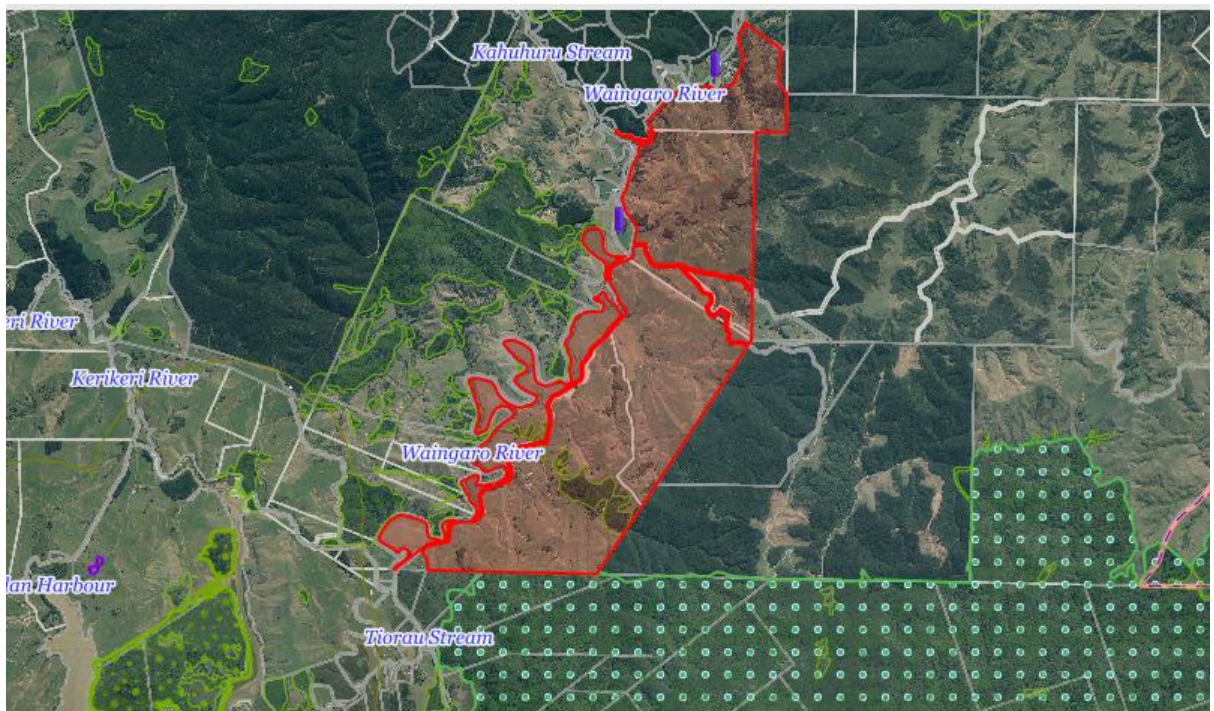
Simpsons Farms - Submission Number [278]

14. The submission from Simpsons Farms [278] sought the deletion of the SNA mapping from the farm. At the time of notification, Simpsons Farms consisted of two properties - one located at 184 Glen Murray Road, Rangiriri - and the other at 1675 Ohautira Road, Waingaro. Proposed SNA maps of Simpsons Farms were posted to Mr Simpson on the 26th of January 2021. Mr Simpson agreed to meet Mr Turner and myself to discuss his concerns about the SNA mapping. A site visit was undertaken on the 10th of February at the Glen Murray Road property.
15. Mr Simpson reiterated that he was not in agreement with the mapping. He considered that this is just the beginning of control of private land. However, Mr Simpson was not

particularly worried about the recently sold property at 1675 Ohautira Road as the mapping was not going to affect him. Nevertheless, he was happy for Mr Turner to assess the SNA mapped on the property at 184 Glen Murray Road. This farm is adjacent the Waikato River. Mr Simpson said that he has already lost 10ha to WRC and has undertaken a lot of planting himself and does not agree that Council should be able to map any more. The area of interest is a water channel that runs parallel to the Whangape Stream. The area was dry but occasionally is subject to flooding. The vegetation in the area is mainly pasture grass and yellow flag iris. An assessment of the area undertaken by Mr Turner is appended to this report.

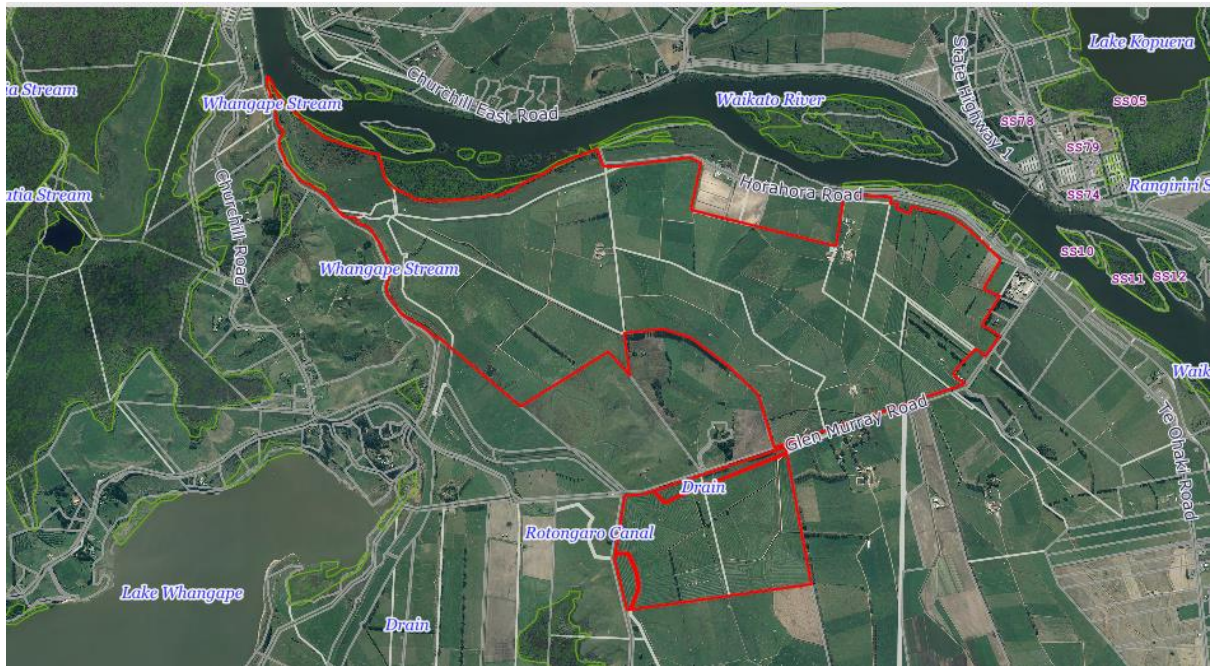
16. Regarding the Ohautira Road farm, it has been recently sold and the new owner took ownership in March 2021. Mr Simpson has contacted the new owner to inform him of the mapping, who will in due course contact me. Mr Simpson indicated that the bush was of good quality, however has strong concerns about Councils incrementally adding a more restrictive approach once areas are mapped.
17. At the time of submitting this report, I had not heard back from the new owners of 1675 Ohautira Road. As the submitter did not present evidence at the hearing challenging the SNA mapping, I am left in the position of having to recommend retaining the mapping on this property. I recommend that the panel accept in part the submission and retain the mapping on the property at 1675 Ohautira Road. The mapping on the Simpson Farm property at Rangiriri is discussed further on.

The Notified Map of 1675 Ohautira Road (no change)



18. In accordance with Mr Turner's assessment, I recommend that the panel accept in part Mr Simpson's submission and delete the SNA from the property at 184 Glen Murray Road. Recommended maps as follows:

The notified map of 184 Glen Murray Road



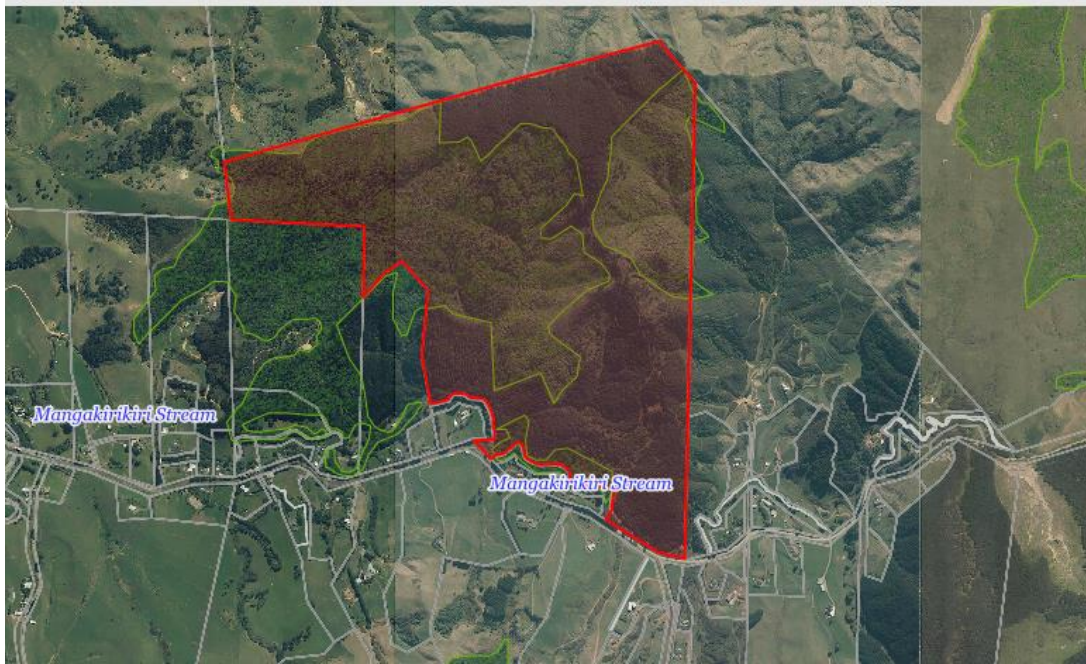
Recommended area of SNA mapping to be removed in blue



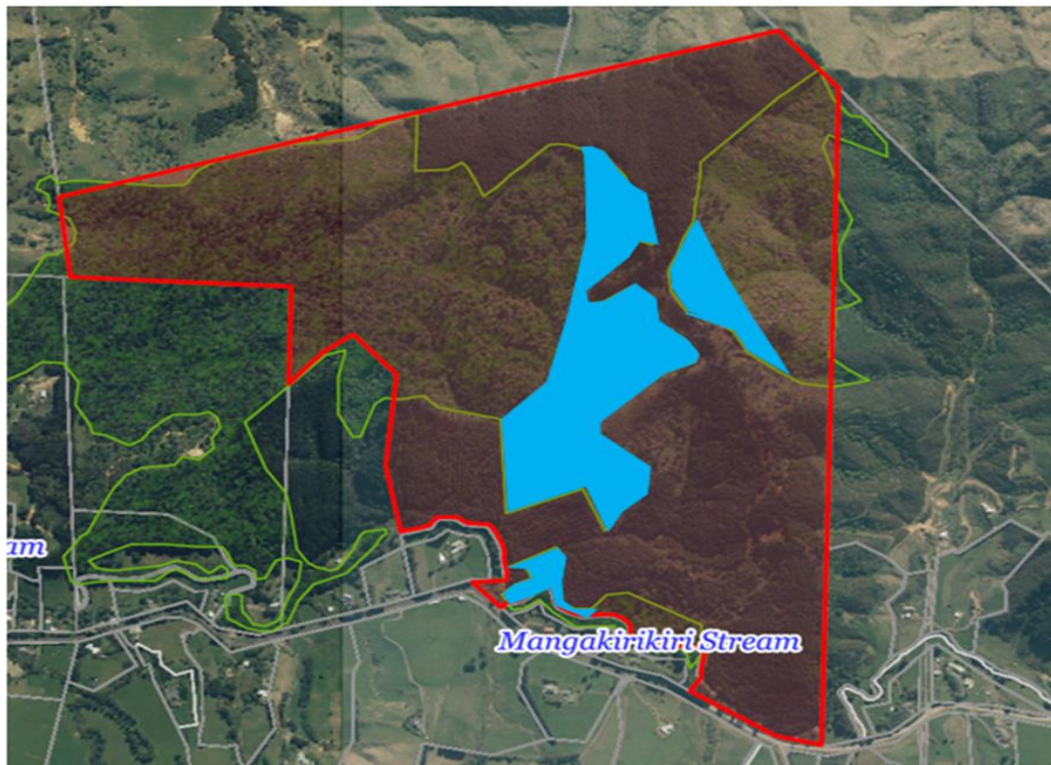
970 Old Mountain Road - Submission Number [53]

19. The submission from Ollie Keesing sought to amend the SNA mapping on the property at 970 Old Mountain Road to only encompass the QEII Covenants and to remove the area of manuka and kanuka from the mapping. Mr Keesing has planted manuka for productive purposes - for example, honey production - and expressed concern that he needs to be able to manage the species to ensure that a viable production of honey can be maintained. There are QEII covenants on parts of the property, and more area is planned to be covenanted. A site visit was undertaken on 18 February 2021. In accordance with Mr Turner's assessment, I recommend that the panel accept Mr Keesing's submission and amend the SNA mapping on the property at 970 Old Mountain Road as outlined below.

The notified map of 971 Old Mountain Road Waitetuna



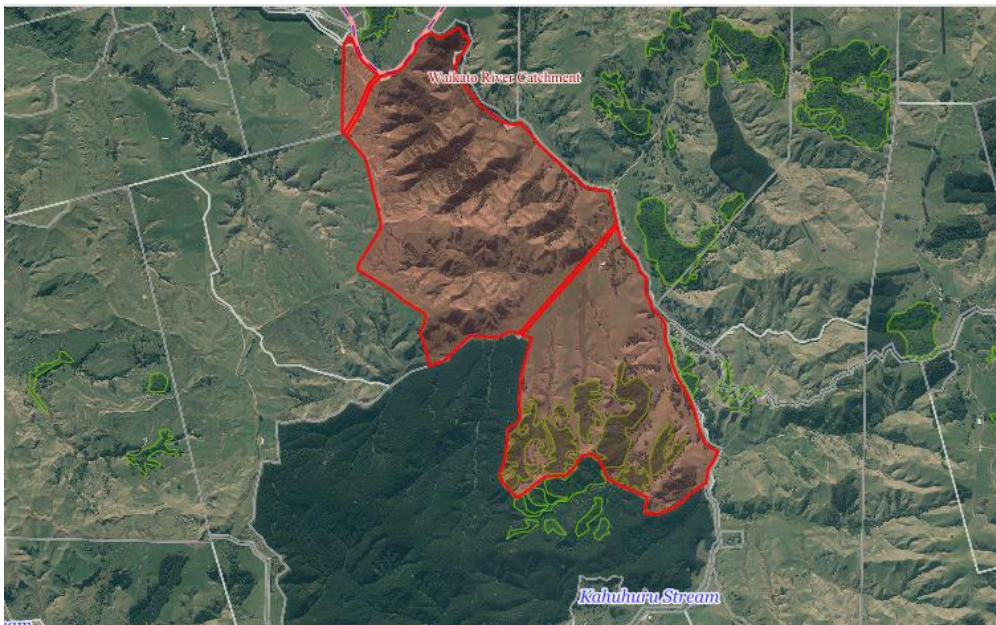
Recommended area of SNA to be removed in blue



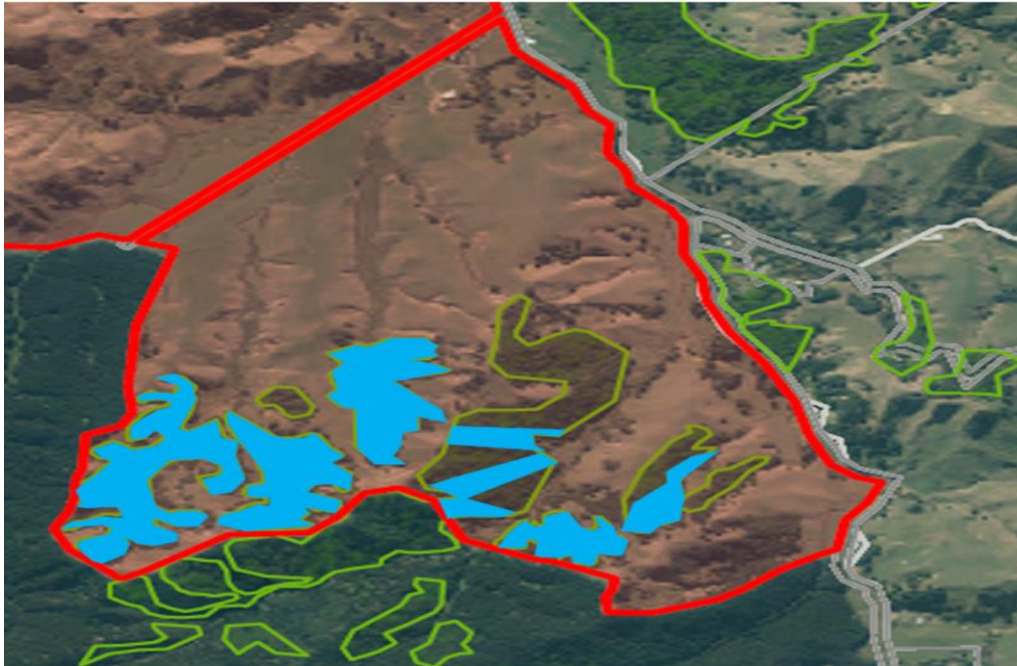
5254 Highway 22 - Submission Number [125]

20. The submission from Mr Rathbone sought the deletion of the SNA mapping from the property at 5254 Highway 22. Contact was made with Guy Rathbone to discuss the mapping of SNA on the property. The property had previously been visited by Tonkin and Taylor and there were some amendments made to the original mapping. However, Mr Rathbone considers that there are large areas of manuka and kanuka that need managing for farming purposes. These areas have an understorey of woolly nightshade and blackberry, and sheep tend to get trapped in these areas. With Waikato Regional Council's Plan Change I, they have altered their farming practice where the stream area is no longer used for cattle grazing, however this has meant trying to control the area with sheep instead.
21. A site visit was undertaken to the property on 22 February to view the SNA. There are large areas of under-grazed manuka, kanuka and totara. I accept Mr Turner's assessment to amend the SNA mapping, and recommend that the panel accept in part the submission and amend the SNA mapping on this property as outlined below:

Notified map of 5254 Highway 22



Recommended area for removal from the SNA in blue



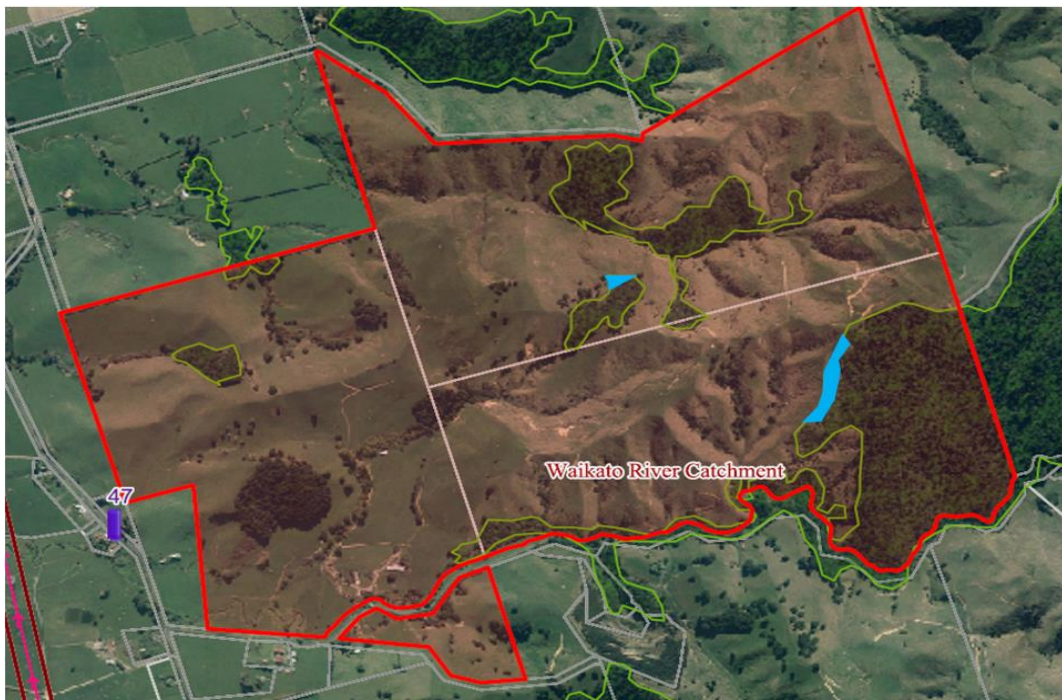
53B McGovern Road - Submission [611]

22. The submission from Mr Gibberd [611] sought to amend the plan so as not to impose on farming activities on the site at 53B McGovern Road. The main area of mapped SNA is adjacent to a Waikato District Council reserve. His main concern is to ensure that the mapping does not inhibit the ability to run the farm. There are other smaller areas of SNA mapped and a site visit was undertaken on 19th February 2021. There is a large area of SNA that forms part of a reserve owned by Waikato District Council. Mr Gibberd is comfortable with this being mapped. This area is of good quality and I have put Mr Gibberd in contact with QEII to discuss the covenanting of this area. There are other areas of SNA mapped that are also of good quality. I have informed Mr Gibberd that I have recommended amendments to the rules so that track maintenance can be undertaken as a permitted activity. I also informed him that the rule framework did not require the fencing of SNAs and that the grazing of such could continue. In accordance with Mr Turner's assessment, I recommend that the panel amend the SNA mapping on this property as outlined below.

Notified version of 53B Mc Govern Road



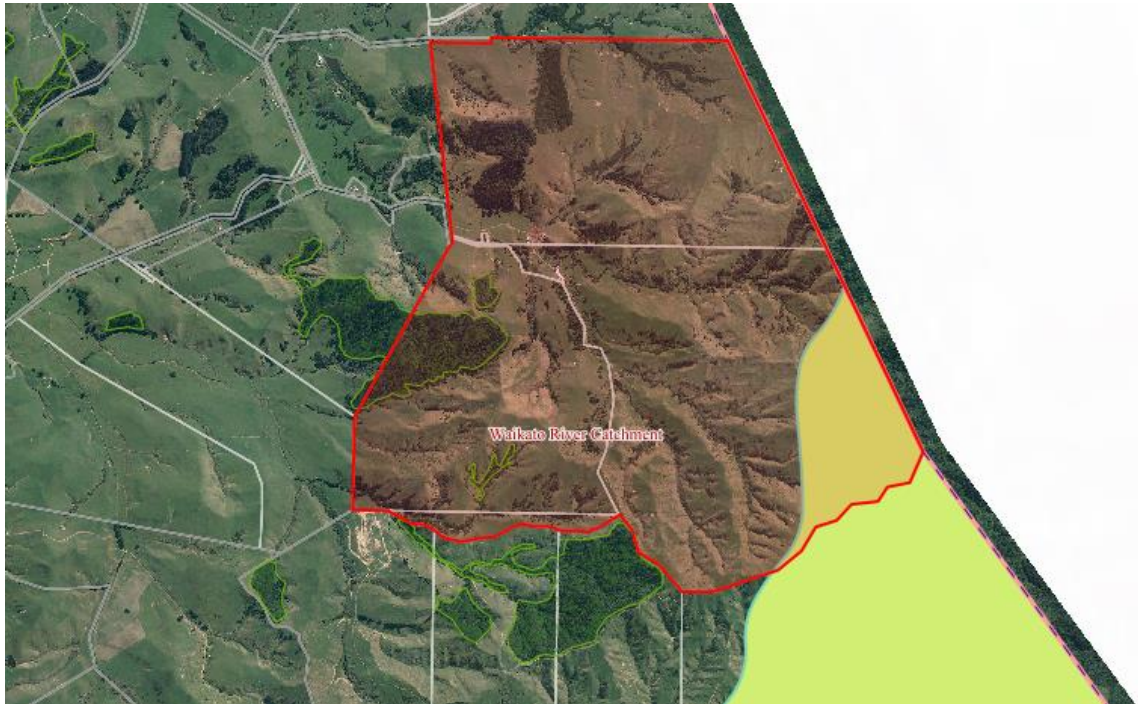
Recommended area for removal from the SNA in blue



83A Paulsen Road - Submission [506]

23. The submission from Dean Hansen [506] sought clarification as to why the areas mapped on his property are SNAs. I have been unable to contact Mr Hansen. As there is no way to ground truth the site and the submitters did not present evidence at the hearing challenging the SNA, I am left in the position with having to recommend retaining the mapping on this property.

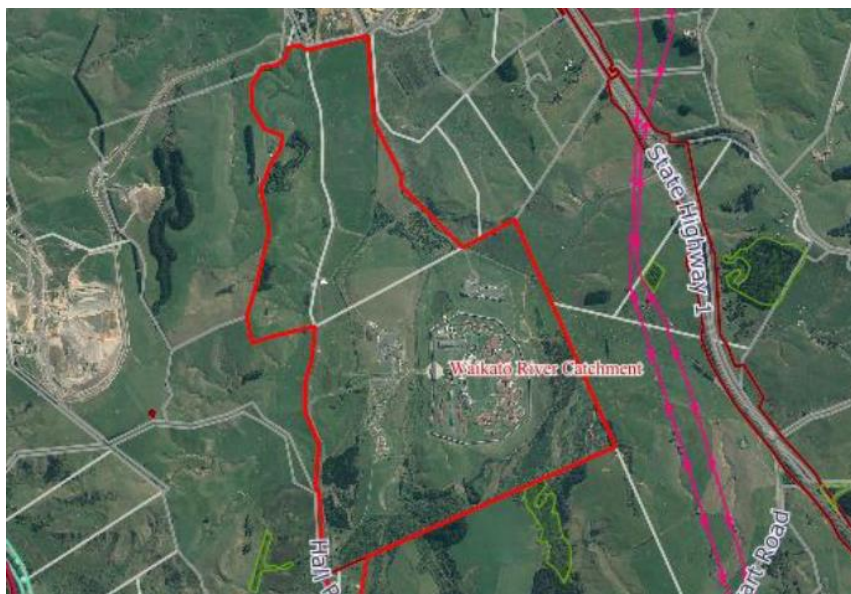
Notified version of 83A Paulsen Road (no change)



254 Hall Road - Submission [412]

24. The submission from Mr Saxton [412] sought to include the landscape planting at the Springhill Prison site in the SNA spatial data. I spoke to Mr Saxton and he would like the SNA mapping to include the bush areas on the Springhill site. I explained to Mr Saxton that much of the Springhill site is subject to designation conditions which ensure the maintenance of any planted areas. Further to this, due to the nature of the site, it is very difficult to gain access to the site to assess it. Mr Saxton did offer to view the area from his boundary, however I consider that the designation conditions will be more stringent than the SNA rules and, in my opinion, there is a low risk of vegetation being removed from this site. I recommend that the panel reject the submission.

Notified map of Springhill Prison (no change)



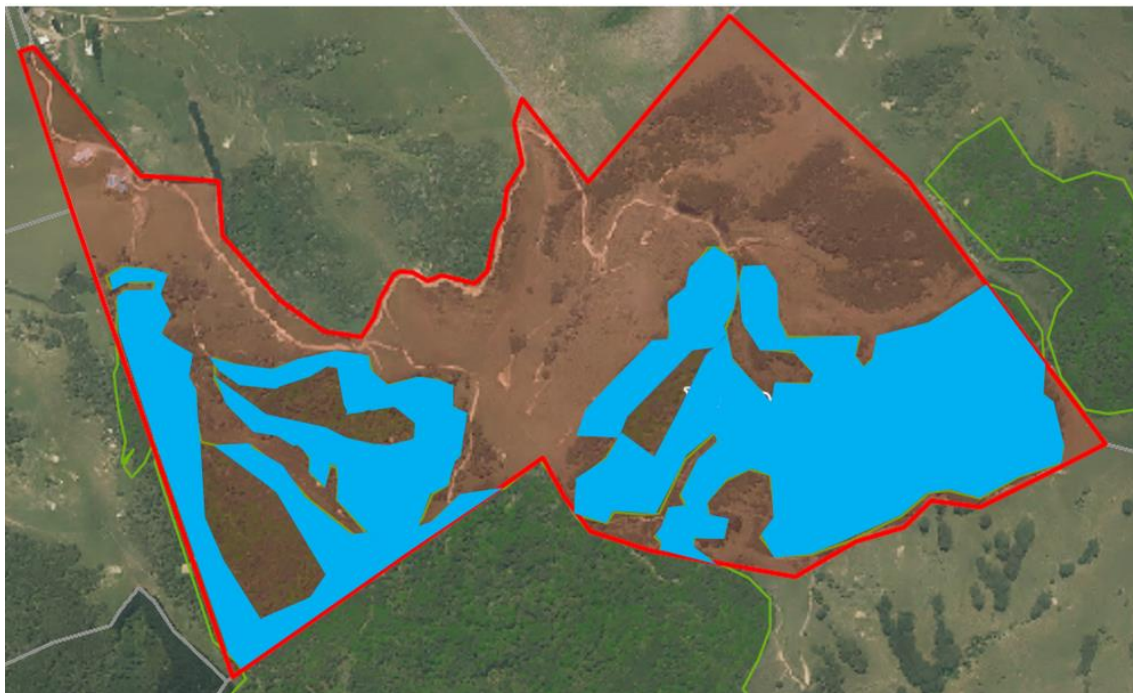
862B Waikare Road - Submission Number [400]

25. The submission from Andrew and Leanne Kerr sought to amend the SNA mapping on the site at 862B Waikare Road. The submission from the Kerrs highlights how old the aerials are that have been used for SNA mapping. Their submission indicates they would be happy with three areas they have identified on their property remaining as SNAs that they would like to protect. There is a wetland area that the Kerrs would like included in the SNA spatial data. A site visit was undertaken on 12 February to the property at 862B Waikare Road. In attendance were Andrew Kerr, John Turner (ecologist), Fletcher Bell and myself. Mr Kerr was happy to show us around his property, which mainly consists of kanuka. There is a conservation covenant registered on the property located in a southern corner of the property and encompasses a significant natural area, and is currently well fenced.
26. As per Mr Turner's report, I recommend that the panel accept the Kerrs' submission and amend the mapping as follows:

Notified map of 862B Waikare Road



Recommended area to be removed from SNA mapping in blue



209 Whangamarino Road and 596 Waikare Road - Submission Number [601]

27. The submission from Mr Limmer sought to reduce the area of SNA on the properties at 596 Waikare Road and 209 Whangamarino Road. During the site visit to the neighbouring property (Andrew Kerr's), a conversation was had with Mr Limmer (across the fence) regarding his property. My understanding from Mr Limmer is that he also speaks on behalf of 209 Whangamarino Road. Mr Limmer does not support the SNA mapping, and after much discussion about the lack of assistance from Councils with the management of native bush, Mr Limmer initially agreed to the mapping of the bulk of the area that has been identified on the property at 596 Waikare Road. He does, however, wish that a small horseshoe shaped area of manuka be removed from the mapping area. Mr Limmer also informed me that there is a 7-acre conservation covenant in this area, however I have been unable to locate this in the Council files. Since the initial discussions with Mr Limmer, he has had a change of heart and no longer agrees to the mapping of SNAs on his property.
28. I have had many discussions with Mr Limmer and have concluded that there is confusion as to RMA processes and the hierarchy of legislation that governs the mapping of SNAs. Mr Limmer has made it clear that Council may not undertake a site visit.
29. As there is no way to ground truth the site and the submitter did not present evidence at the hearing challenging the SNA, I am therefore left in the position of having to recommend retaining the mapping of SNA on this property.

The notified map of 596 Waikare Road (no change)



Notified map of 209 Whangamarino Road (no change)



442 Waikare Road - Submission [814]

30. The submission from Louise Milne [815] sought to delete the SNA mapping from the property at 442 Waikare Road. The submission indicates that the family has looked after the area of bush for 100 years and does not need council placing restrictions on their use of the area and the added restrictions on farming operations.

31. I contacted Louise Milne to discuss the identified SNA mapped on the property at 442 Waikare Road, Waerenga. I informed Ms Milne of the current state of the mapping in terms of the SNA hearing. I asked if I could undertake a site visit with an ecologist to view the identified area. Ms Milne did not support the mapping and reiterated her request that the mapping be removed from the property. Ms Milne was not conducive to a site visit and was quite adamant that I was not to undertake a site visit on the property.
32. Without a site visit to ground truth, and as the submitter did not present evidence at the hearing, I am left in the position where I can only recommend retaining the SNA mapping on these properties.

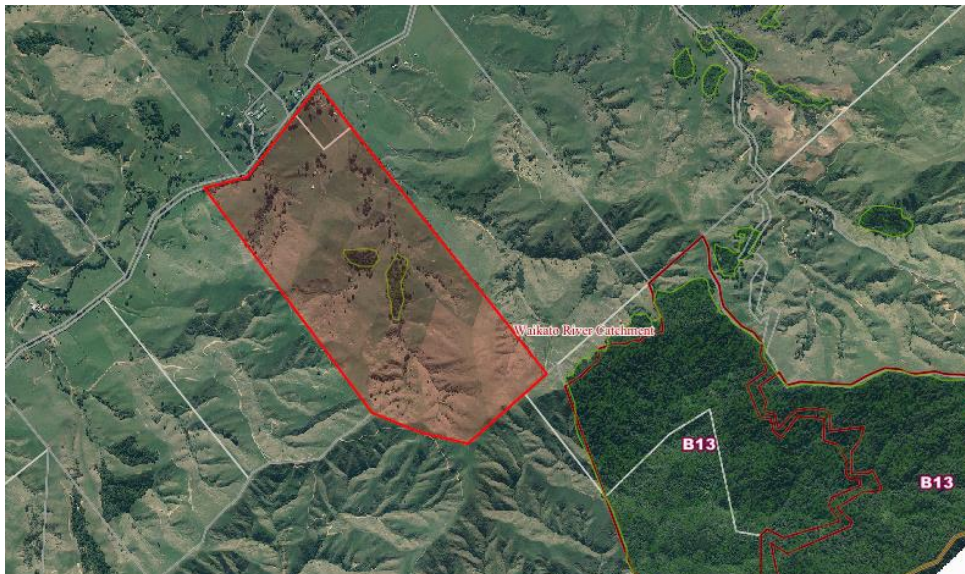
The notified map of 442 Waikare Road (no change)



616 Matahuru Road - Submission Number [706]

33. The submission from Francis and Susan Turton [706] sought no specific decision, however opposed SNAs being mapped on private property. I talked with Mr Turton, who is very passionate about the areas of bush and takes good care of them but does not agree with the principle of SNA mapping. Fundamentally, he believes that the mapping is an imposition on private land ownership. Nevertheless, Mr Turton appreciated my efforts to provide a good outcome for the farming community, and although he does not agree with the mapping and would prefer that his property be left out, he understood that the decision ultimately would not be his. Bearing this in mind, a site visit was not undertaken as Mr Turton did not think there was much benefit. I recommend that the panel retain the SNA mapping on this property.

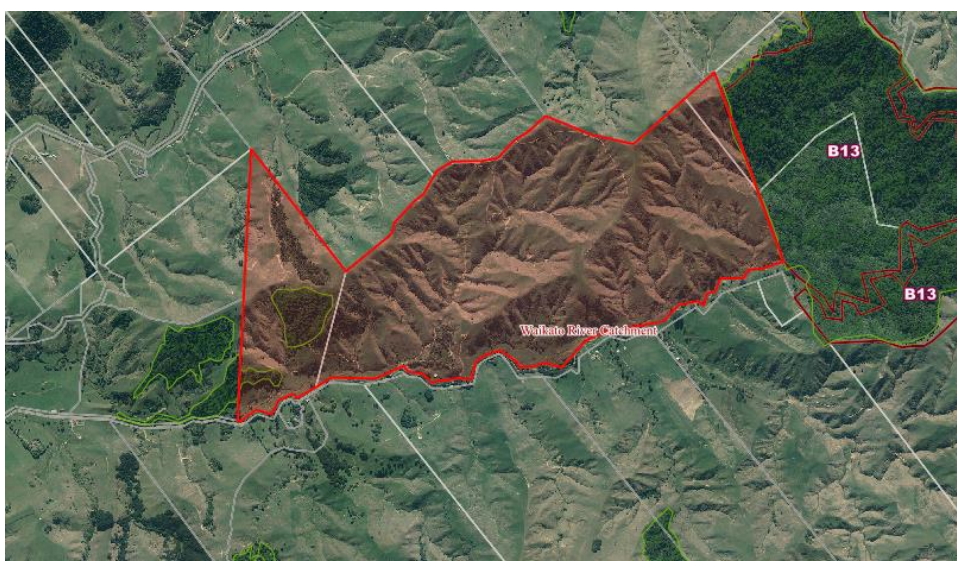
The notified map of 616 Matahuru Road (no change)



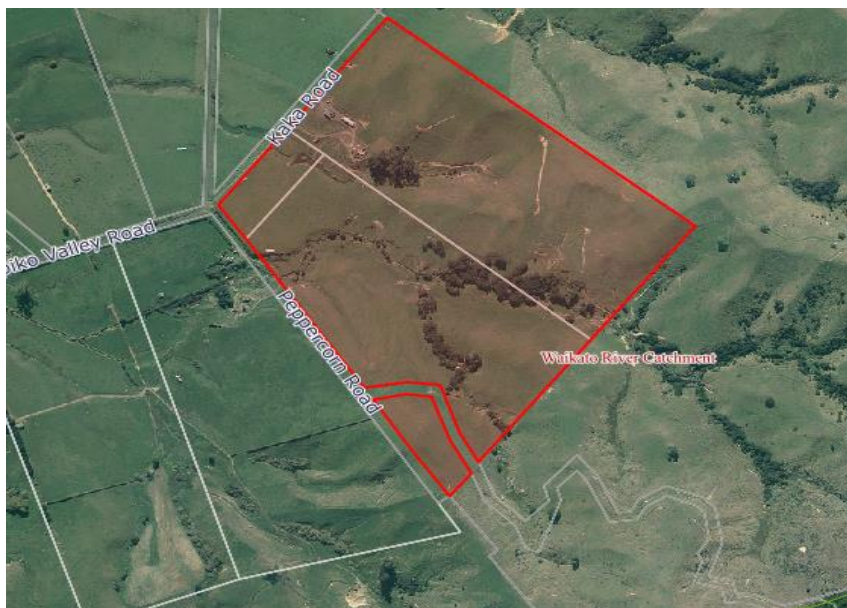
635 Mangapiko Road - Submission [273]

34. The submission from Mr Luders opposes SNAs being identified on private land. I discussed the matter with Mr Luders and emailed him the notified PDP map of his site. I further discussed this with Mr Luders, and he considered that the SNA mapping is reasonably accurate. He does have concerns as to why the SNAs need to be mapped, however agreed to retain the mapping and will consider a course of action when the decision comes out. Mr Luders also submitted regarding the property at 280 Mangapiko Road. There is no SNA mapped on this property on the proposed plan maps, therefore no change is recommended to this property.
35. In respect of 635 Mangapiko Road, although no site visit was undertaken, Mr Luders has indicated that the mapping is reasonably accurate, therefore I recommend that the panel reject the submission and the mapping be retained on this property.

Notified map of 635 Mangapiko Road (no change)



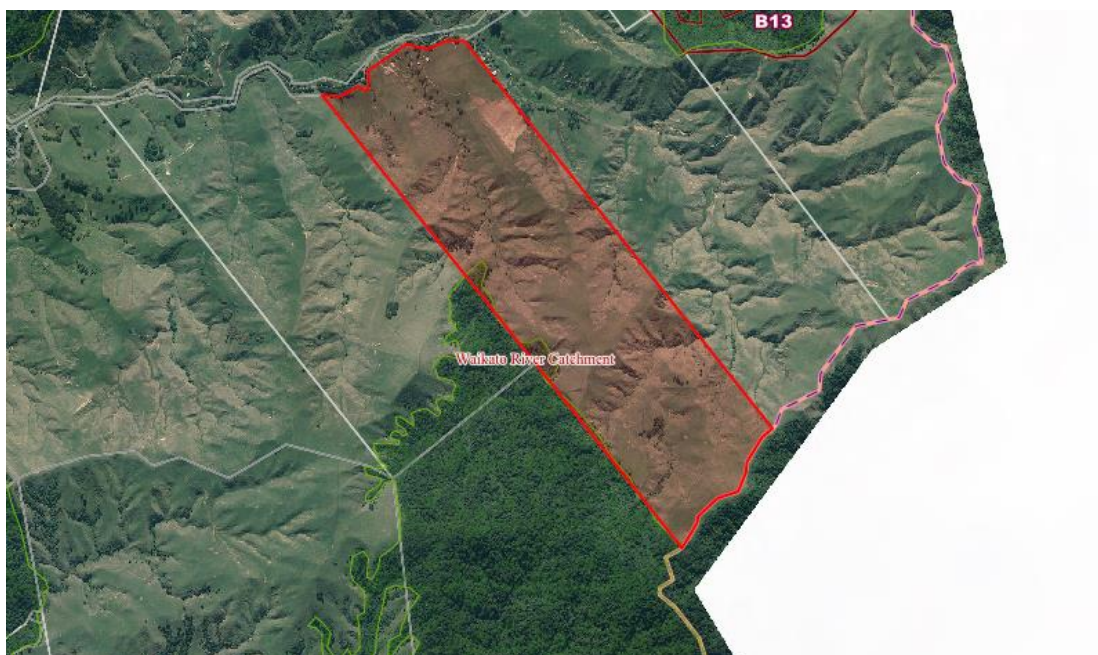
280 Mangapiko Road Notified version (no change and one of the properties with no SNA identified)



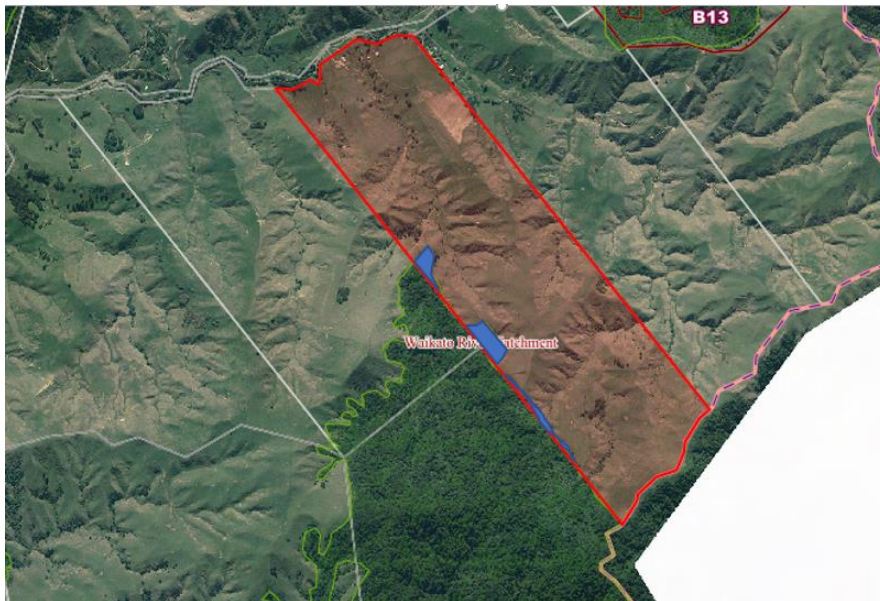
758 Mangapiko Road - Submission Number [235]

36. I contacted Phyllis Luders regarding the site at 758 Mangapiko Road. The property has three small areas of SNA mapped on it. Ms Luders informed me that these areas are sparsely vegetated and consist of manuka and barberry and are in a very steep area. I am comfortable that Ms Luders has correctly described the areas, and I consider that the removal of these areas would have a negligible effect on overall biodiversity. I recommend that the panel remove the SNA mapping on this property.

Notified map of property



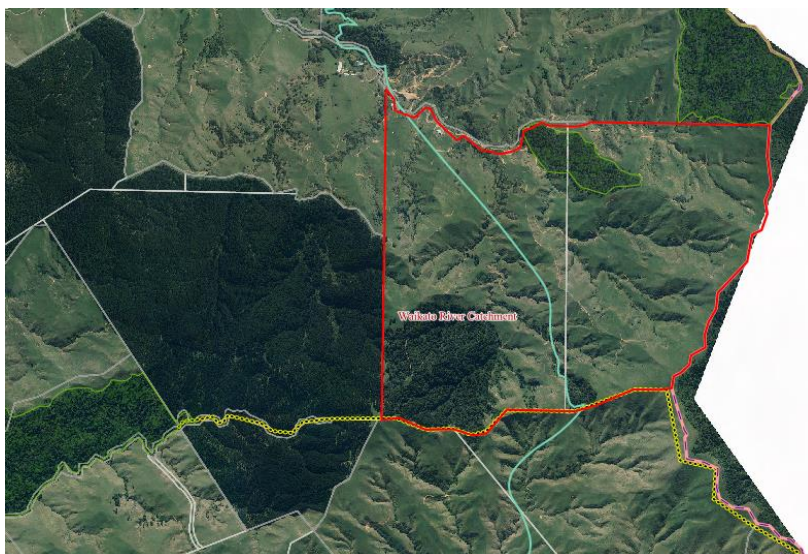
Recommended SNA area to be removed in **Blue**



648 Waipuna Road - Submission Number [268]

37. I contacted Warwick Cheyne regarding the SNA mapping on the site at 648 Waipuna Road. Mr Cheyne informed me that the area of bush is fenced and of good quality, however he wants the SNA mapping removed until such time as Jacinda Ardern (Prime Minister) returns his calls where he wishes to discuss the issues around carbon credits.
38. I noted that the property has changed hands and is under new ownership. Mr Cheyne advised me that I should also speak with the new owners. I then contacted the new owners - Carl and Emma Barakat - and discussed the SNA mapping. The Barakats confirmed that the area would likely be significant, it is fenced and much appreciated. I discussed what assistance council can offer, and I have put them in touch with the appropriate people at council who manage the Conservation Strategy Fund. I therefore recommend that the panel reject the submission and retain the SNA mapping on the property.

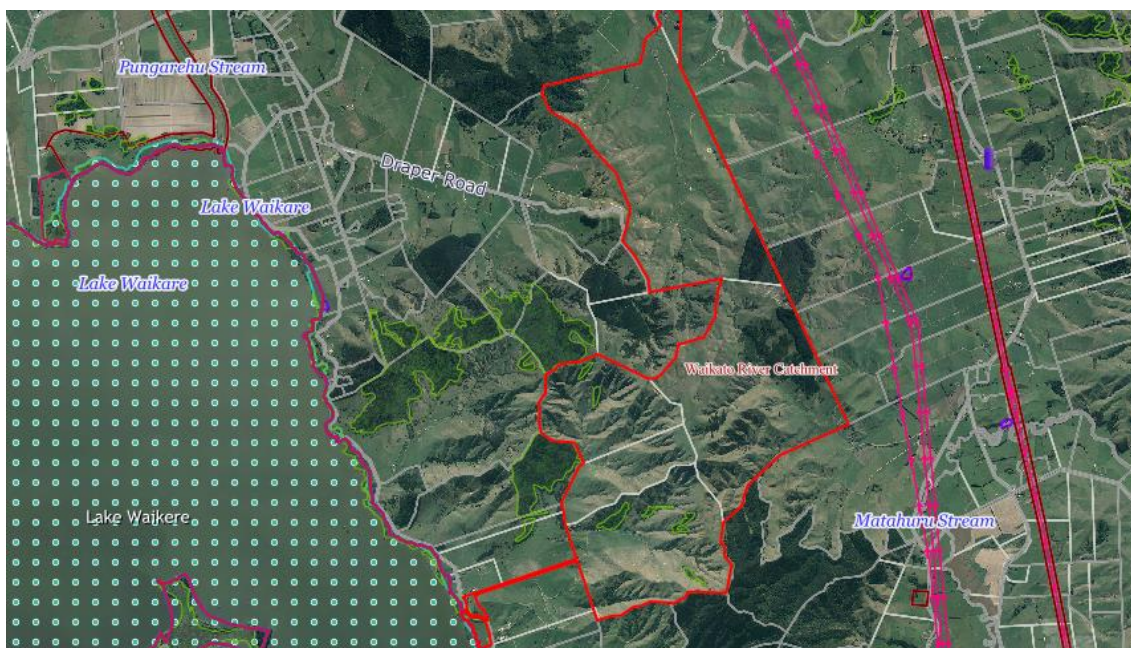
Notified map of property (no change)



35 Owen Road Te Kauwhata and Balemi Road - Submission Number [132]

39. I contacted Brett Harvey to discuss the identified SNA mapped on the property at 35 Owen Road, Te Kauwhata. I asked if I could undertake a site visit with an ecologist to view the identified area. Mr Harvey does not support the mapping of SNAs. Mr Harvey was not conducive to a site visit and stated that Council were not to undertake a site visit on the property.
40. Without a site visit to ground truth, and as the submitter did not present evidence at the hearing, I am left in the position where I can only recommend retaining the SNA mapping on this property.
41. Mr Harvey also owns a property on Balemi Road. This property has no legal access, and the adjacent properties are owned by the Department of Conservation and Fish and Game. Although Mr Harvey was reasonably comfortable with Council visiting this site, that would be somewhat difficult, as access would need to be by boat. I did however contact Fish and Game and discussed the property, and they confirmed that access is difficult by land and that it would need to be by boat. They are of the opinion that it is a high value wetland area. As above, without a site visit, I recommend that the panel reject the submission and retain the SNA mapping on the property.

Notified Map of 35 Owen Road Te Kauwhata (no change)



Notified version of Balemi Road (no change)



87 Rataroa Road - Submission Number [99]

42. The submission from Mr Roberts sought to delete the SNA mapping from the property at 87 Rataroa Road. I discussed the issue with Mr Roberts and he indicated that the mapping should be removed. He considered that he is already protecting the “good stuff” and believes Council should leave the mapping off. Mr Roberts agreed to meet to discuss the mapping and a site visit was undertaken on 10 February 2021 to discuss further. I brought to the meeting a map as above and sat with Mr Roberts and John Turner (ecologist). Mr Roberts was very helpful and identified areas that were planted in *Cupressus lusitanica* (exotic) and pine. These areas have been identified for removal from the mapping. Mr Roberts has undertaken much pest control and is constantly trapping possum and rats. Some areas of the SNA have already been fenced. There are some areas that I agreed to remove from the mapping, as they are areas that he would like to fence in the future, and this will require the removal of some small areas of kanuka. Mr Roberts was comfortable with the agreed mapping as set out below. I have no concerns that the native vegetation on this farm is at any risk, and is very well cared for and appreciated.

Notified Map of 87 Rataroa Road Miranda



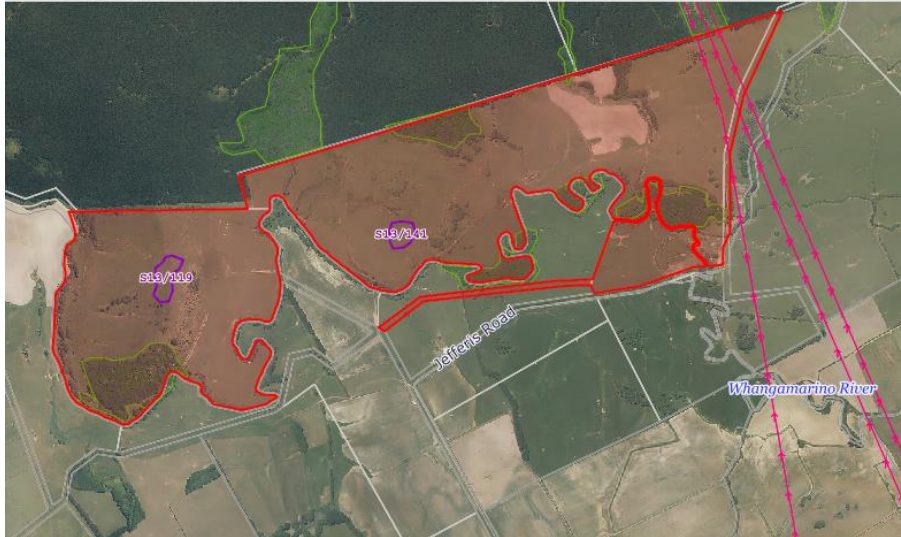
Recommended area of SNA mapping to be removed in blue.



343 Jefferis Road - Ruakiwi Graziers Ltd - Submission Number [340]

43. The submission from Ruakiwi Graziers sought to remove the SNA mapping from the property. I had left a message with the submitter to contact me, but have not received a call back at the time of submitting this report. Without a site visit to ground truth and as the submitter did not present evidence at the hearing, I am left in the position where I can only recommend retaining the SNA mapping on this property.

Notified map of property (no change)



Te Onetia Road - Submission [410]

44. The submission from Mr Weaver sought to remove the SNA mapping from the property, but I have been unable to contact the submitter. Without a site visit to ground truth and as the submitter did not present evidence at the hearing, I am left in the position where I can only recommend retaining the SNA mapping on this property.

Notified map of Te Onetia Road (no change)



980 Churchill Road - Submission Number [844]

45. The submission from Mr McDougall sought to remove the SNA mapping from the property. I contacted Brett McDougall and we discussed the SNA mapping on the property at 980 Churchill Road. The property has two conservation covenants located in the northern areas and the southern area. Mr McDougall provided photographs with his submission showing the vegetation that is outside the covenants. I discussed the photos with Mr McDougall and agree that these areas should not be mapped as SNA. I recommend that the mapping be amended to only capture the covenanted areas, therefore recommend that the panel accept in part the submission and retain the mapping of the conservation covenants.

Notified map of 980 Churchill Road



Recommended SNA mapping to be removed in blue



159 Serpell Road - Ryburn Lagoon Trust

46. The submission from Ryburn Trust sought to delete the SNA mapping from the site at 159 Serpell Road. I contacted Boffa Miskell, who is representing the submitter to discuss the mapping. The site is currently undergoing various consenting processes by Waikato Regional Council and Waikato District Council, where the goal is to improve the biodiversity of the area. Boffa Miskell has provided an ecological report that has assessed the site as not currently meeting the criteria for being an SNA.
47. I did not consider a site visit necessary, and have relied on the ecological assessment provided (appended to this report), therefore recommend that the panel accept the submission from Ryburn Lagoon Trust.

Notified Map of 159 Serpell Road



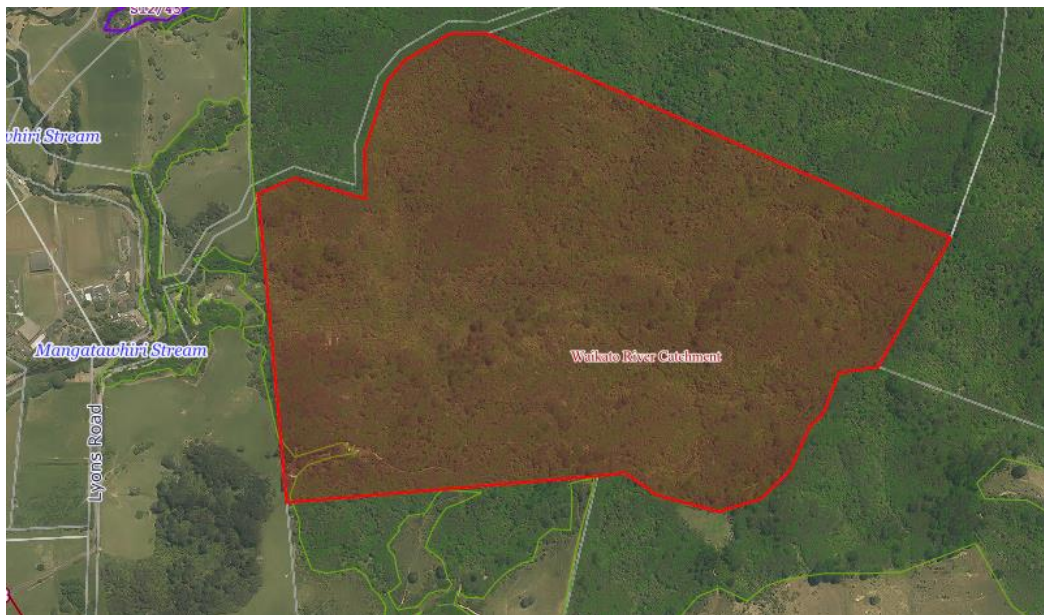
48. Due to the mapping format, I have not shown the recommended amendments in blue but rather a recommended map without the SNA.



Lyons Road - Submission Number [731]

49. Ms Tregidga has a property on Lyons Road that is adjoining Department of Conservation reserve. Ms Tregidga's main concern with the mapping is that it prevents her from being able to sustainably mill the timber within the area. The property does not have legal access and is accessed through a neighbouring property. There are small buildings and shipping containers currently on site which are used for personal use. I do not consider it necessary to undertake a site visit, as the reasoning behind the submission is more in relation to the use of the land and the rules, and that the SNA is contiguous with the DOC reserve. I recommend that the SNA mapping remains on the property as notified.

Notified map of Lyons Road property (no change)



7C Ridge Road - Submission Number [961]

50. I have not contacted the property owner as I consider that the SNA mapping only just touches their boundary and the effects of removing the mapping would be negligible. I therefore recommend accepting the submission and remove the SNA mapping from the property.

Notified map of 7C Ridge Road



Recommended SNA mapping amendment in Blue



40B Cameron Road - Submission Number [352]

51. The submission from Peter and Dianne Bullock sought to delete the SNA mapping from the property. I contacted Mr Bullock and we discussed the SNA. The submission indicated that the area is in fact a planted area of *Pinus radiata* and *Eucalyptus*. I have studied the area on Google Maps and had a discussion with Mr Bullock, and I agree that although there may be a scattering of natives, the area appears to be as described in the submission. Further to this, the area has recently been harvested. I recommend that the panel accept the submission and the SNA mapping be removed.



Recommended SNA area to be removed in blue



312 Parker Road Pukekohe - Submission Number [394]

52. The original submitter is Gwenith Sophie Francis, who sought to remove the SNA classification from 312 Parker Lane, except for parts of that property which have already been protected by covenants. The property is under new ownership. I have researched Council's files, and can confirm that the SNA areas mapped on 312 Parker Lane are subject to conservation covenants. I therefore recommend that the panel reject the submission and retain the SNA mapping on this property.

312 Parker Road Pukekohe notified version (no change)



69 Morrison Road - Submission Number [718] Selwyn Taylor

53. The submission from Helen Gray sought to remove the SNA mapping from the property at 69 Morrison Road. The submitter had attended an open day in Tuakau during the consultation process on the 28 October 2017. The submission indicated that the area contains blackberry and gorse. Waikato District Council during the consultation process decided that this area was not SNA. I recommend accepting the submission and removing the SNA mapping from this property.

Notified version 69 Morrison Road



Area recommended of SNA Mapping to be removed in blue



181 and 189 Settlement Road - ENZA Zaden Pty

54. The original submission sought the removal of the SNA mapping from the property at 189 Settlement Road as there are no trees, only garden. The submission requested that the area on the property at 181 Settlement Road be extended to capture the native trees there. I have contacted the owners of 181 Settlement Road, who did not make a submission. I sent them the recommended mapping for their comments. The neighbours came into council to discuss the mapping and after I reviewed Council's files, it was determined that the area is subjected to a conservation covenant. I note that the conservation covenant encompasses more area than the SNA overlay. As a consequence, I have recommended including all of the covenanted area in the SNA spatial data.
55. I recommend that the panel accept the submission where the SNA mapping is removed from the property at 189 Settlement Road and increase the area of SNA on the property at 181 Settlement Road.

181 Settlement Road notified version



Area recommended of SNA Mapping to be added in green



Notified Map of 189 Settlement Road



Area recommended of SNA Mapping to be removed in [blue](#)



68 Brown Road - Michael Shen

56. The submission from Mr Shen did not support the extension of the SNA mapping beyond the conservation covenant, unless the provisions allow for additional subdivision. I have contacted Mr Shen, who asked me to contact his consultant. A site visit was tentatively arranged, however the property was situated within the Covid-19 Alert Level 3 zone, and I have not been able to undertake a site visit before submitting this report. Without a site visit to ground truth, and as the submitter did not present evidence at the hearing, I am left in the position where I can only recommend retaining the SNA mapping on this property.



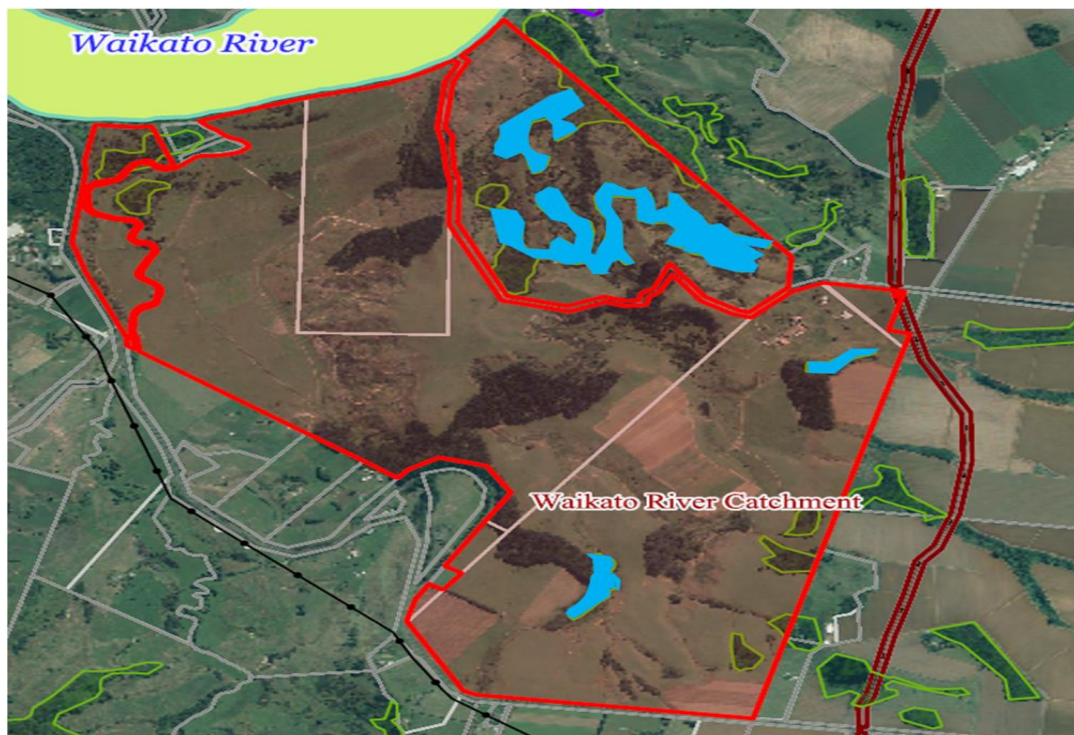
314 Murray Road Tuakau - Submission Number [677]

57. The submission from Mr Wright sought to remove the SNA mapping from areas that do not meet the criteria for being an SNA. I contacted Mr Wright and discussed the mapping, and a site visit was undertaken on 22 February 2021. I accept Mr Turner's assessment to amend the SNA on this property, therefore recommend that the panel accept the submission from Mr Wright.

Notified map of 314 Murray Road, Pukekawa



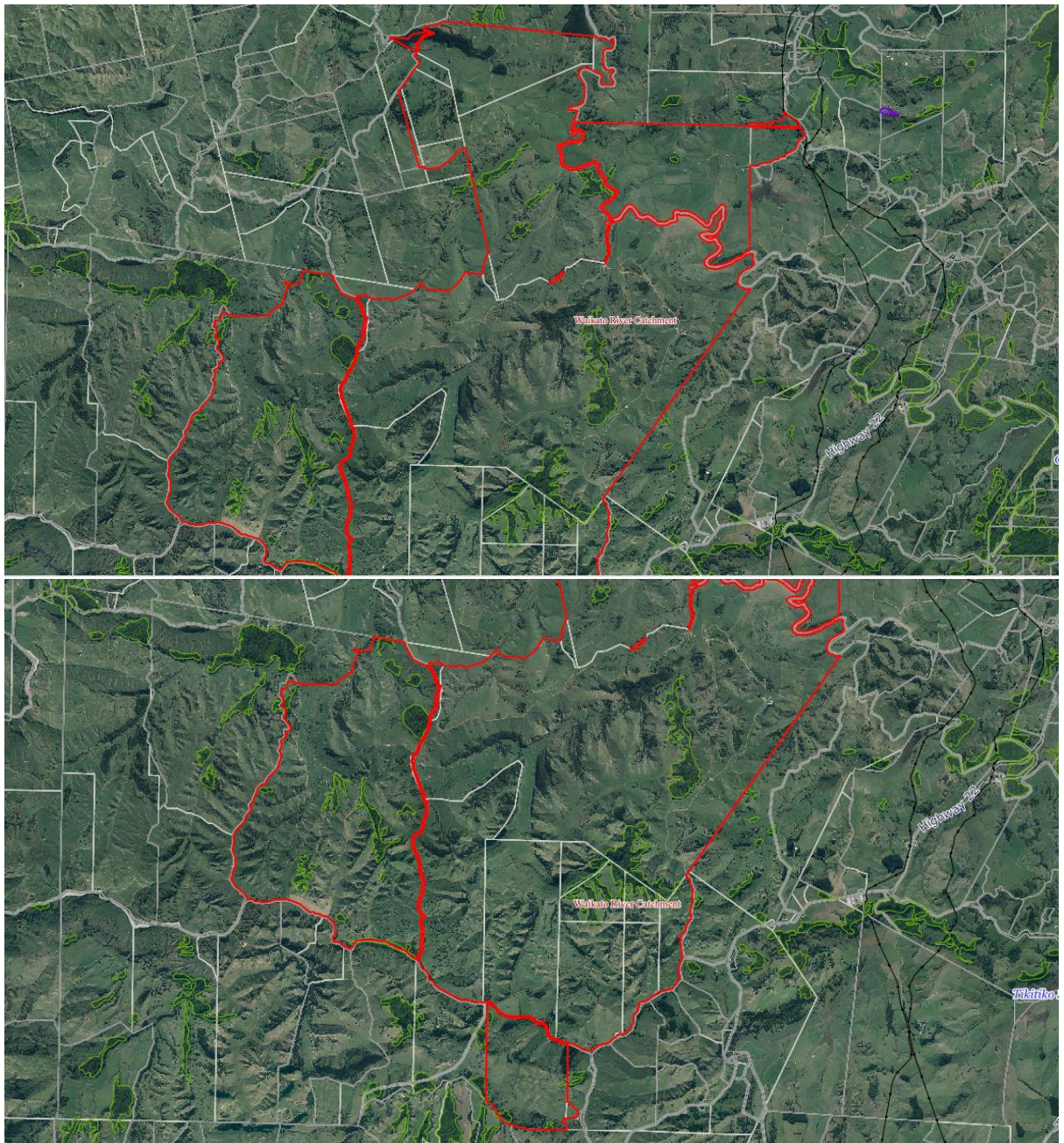
Area recommended of SNA Mapping to be removed in blue



316 Allen And Eyre Road - Lochiel Farmlands Ltd - Submission Number [349]

58. The submission from Lochiel Farm sought to have the SNA areas remapped with groundtruthing. A site visit was arranged for 15 February 2021, but unfortunately, a lockdown due to COVID-19 prevented a site visit from being undertaken. This is a very large land holding and it would have been a logistically difficult property to accurately assess the mapping. In lieu of a site visit, I sent a copy of the proposed maps for Lochiel Farms to identify the areas that they consider should be amended. I have received back the below map. I have no reason not to accept the landowner's evaluation of the vegetation, therefore recommend that the panel accept the submission and amend the SNA mapping on this property, as set out below.

Notified Map of Lochiel Farms



Map of Lochiel Farms with annotated SNA provided by Lochiel Farms

The colour code is:

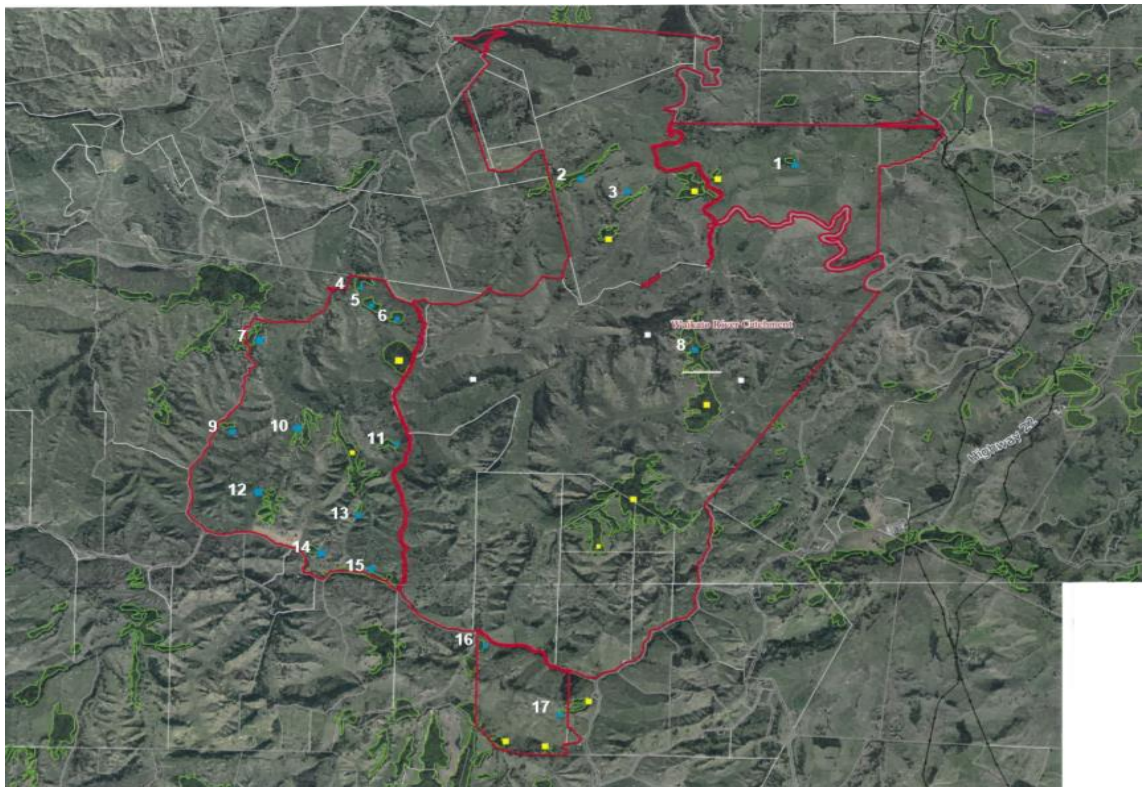
Blue: Delete

Yellow: Retain

White: Add

The following is a brief description of the areas:

1. This area is to be left in as an SNA now as there are native trees.
2. This area is made up of tea tree and will eventually rot and fall down.
3. This area is made up of tea tree and will eventually rot and fall down. This paddock is not grazed hard due to landscape restrictions.
4. This area is primarily weeds/no natives.
5. This area is primarily weeds/no natives.
6. This area is primarily weeds/no natives.
7. This area is primarily weeds/no natives.
8. No cattle in this paddock (very steep). The white dot is of higher value and should be the SNA.
9. This area is primarily weeds/no natives.
10. This area is primarily weeds/no natives.
11. This area is primarily weeds/no natives.
12. This area is primarily weeds/no natives.
13. This area is primarily weeds/no natives.
14. This area is primarily weeds/no natives.
15. Very small area, not worth fencing and managing.
16. Block of pine trees and already fenced off.
17. Very small area/no worth managing.



38 Hermitage Road Waiuku - Submission Number [90]

59. The submission from Kevin Vickers sought to amend the SNA, as it impacted on their building development. I note that the notified map does not encroach on the buildings. I believe the mapping was amended before the plan was notified. I have contacted the submitter and sent an updated version of the SNA mapping on the property. I recommend that the panel reject the submission and retain the SNA mapping on the property.



747 Rutherford Road - Submission Number [701]

60. The submission from Theresa and Steven Stark sought to remove the SNA mapping from the property. I contacted Theresa Stark to discuss the SNA mapping and a site visit was undertaken by Mr Turner and myself to view the property. I accept Mr Turner's assessment, and recommend that the panel accept in part the submission where the SNAs are amended, as per Mr Turner's assessment.

The Notified map of 747 Rutherford Road



Recommended area for removal in blue



Lakeside Development - Submission Number [579]

61. The submission from Lakeside Development Ltd sought to remove the SNA mapping from the property. I contacted the developers of Lakeside, who have indicated to me that the areas in question are mainly exotic species. I sent a notified map for them to comment and provide a description of the SNA areas in question. I have been provided with photos and a description of the areas, and I am comfortable that the mapping of SNA areas should be removed. I therefore recommend that the panel accept the submission from Lakeside Development and remove the SNA mapping from the property.

Notified map of Lakeside Developments



Recommended areas to be removed in [Blue](#)



Properties with no SNA Mapping

62. There are several properties where the owners sought the deletion of SNA mapping on their properties, however the notified version of the Proposed District Plan maps does not show these properties having SNAs mapped on them. I recommend that the panel accept these submissions. They are as follows:

849 Matahuru Road Waiterimu - Submission number [944] notified map



1036 Island Block Road - Submission Number [855] notified map



278 Bluff Road - Submission Number [862]



95 Jericho Road, Pukekohe - Submission Number [794]



Rangitahi Peninsula

63. Council filed a memorandum to the Hearing Commissioners in December 2020 which contained a revised version of the recommended provisions associated with Rangitahi Peninsula. In collaboration with the s42A reporting officer, Council, and Mr Ben Inger on behalf of Rangitahi Ltd, it was recommended that the SNAs be retained as identified on the district plan maps on the coastal margins subject to ground truthing by Council. Ecological assessments have been provided to council to help with this exercise. A site visit was undertaken by Mr Turner and myself on the 3rd of March 2021.
64. SNAs have been identified within the coastal margin area toward the north, however this is located within Department of Conservation reserve. On the eastern side of the site there is SNA identified within Crown Land. There are some areas of SNA that are either within areas currently under development or now in other private ownership.
65. Mr Turner's assessment recommends that although there are areas that meet the criteria, there are also areas that do not meet the SNA criteria. Mr Turner recommends that areas of cleared ground, sections of coastline dominated by weeds and exotic species and areas of kanuka/manuka over grasslands be removed from the SNA mapping. As well, it is recommended that an access track also be removed from the SNA mapping.
66. Based on Mr Turner's assessment, I therefore recommend that the panel amend the SNA mapping as follows:

Map showing DOC reserve on western side and Crown Land on eastern side



Notified map of Rangitahi Development



Recommended area of SNA to be removed (in blue)



Quarries

47 McPherson Road Mangatawhiri - Fulton Hogan - Submission Number [691] and [575]

67. The submission from Eloise Lonnberg-Shaw of Kenetic Environmental on behalf of Fulton Hogan sought the removal of SNA mapping from the property where quarrying is currently being undertaken. I contacted Ms Lonnberg-Shaw, and as a result proposed maps were sent for annotation. The preferred option from the submitter is for the property not to be subjected to any SNA overlay. Nevertheless, the suggested approach taken is to amend the SNA boundary where vegetation removal is (or is soon to be) authorised by way of a resource consent. In my view this approach is practical, and I have included maps below. I recommend that the panel accept in part the submission and amend the SNA mapping as set out below.

Notified map of 47 McPherson Road



Map provided by submitter showing a more current aerial and suggested area to be removed (dotted yellow line)



Recommended area to be removed in blue



Waingaro Quarry

Notified map (area of interest)



Recommended area to be removed in blue (map provided by submitter)



Tauhei Quarry - Submission Number 575

Notified map of property



Recommended area to be removed in blue (map provided by submitter)



Fletcher Concrete and Infrastructure Ltd - Submission number [723]

68. The submission from Winstone Aggregates sought to amend the SNA mapping on the property at 988 Falls Road and 217 Smeeds Road Pukekawa. I have contacted Tyler Sharratt - the spokesperson for the sites - and have been informed that there are no longer any concerns with the SNA remaining on the site at Smeeds Road, as it will be some time before any quarrying activities occur in these areas.
69. In respect of the quarry operation at 988 Falls Road, the original submission delineated areas that were sought to be removed. The site is subject to land use consents and Mr Sharratt has provided me with an annotated map showing where the consents apply.
70. The suggested approach is to amend the SNA boundary where vegetation removal is authorised by way of a resource consent. In my view this approach is practical, and I have included maps below. I recommend that the panel accept in part the submission and amend the SNA mapping as set out below.

Notified map of 988 Falls Road



Map provided by submitter showing the consented areas



Recommended SNA to be removed in blue (as per the submission)



Smeeds Road notified map (no change)

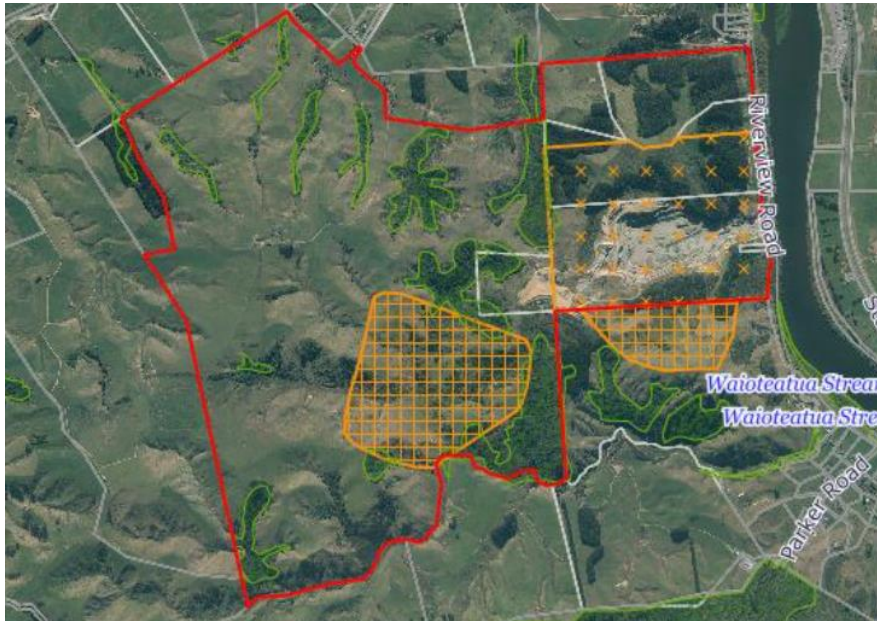


300 River Road - Stevenson's (now Gleeson's Quarry) - Submission Number [591]

71. The submission from Stevenson's Waikato Ltd sought to amend the SNA mapping so it does not overlap the Aggregate Extraction Area or Aggregate Resource Area. I contacted the manager for Stevenson's and was informed that the quarry is now owned by Gleeson. I contacted Gleeson, and they had not considered the Stevenson submission. I provided a copy of the submission and a notified map to the Gleeson Quarry Manager, and offered a site visit by Mr Turner and myself, or alternatively for them to provide comment on the notified map. At the time of submitting this report, I have not been contacted by Gleeson to further this approach. Without a site visit to ground truth, and as the submitter did not

present evidence at the hearing, I am left in the position where I can only recommend the panel retaining the SNA mapping on this property.

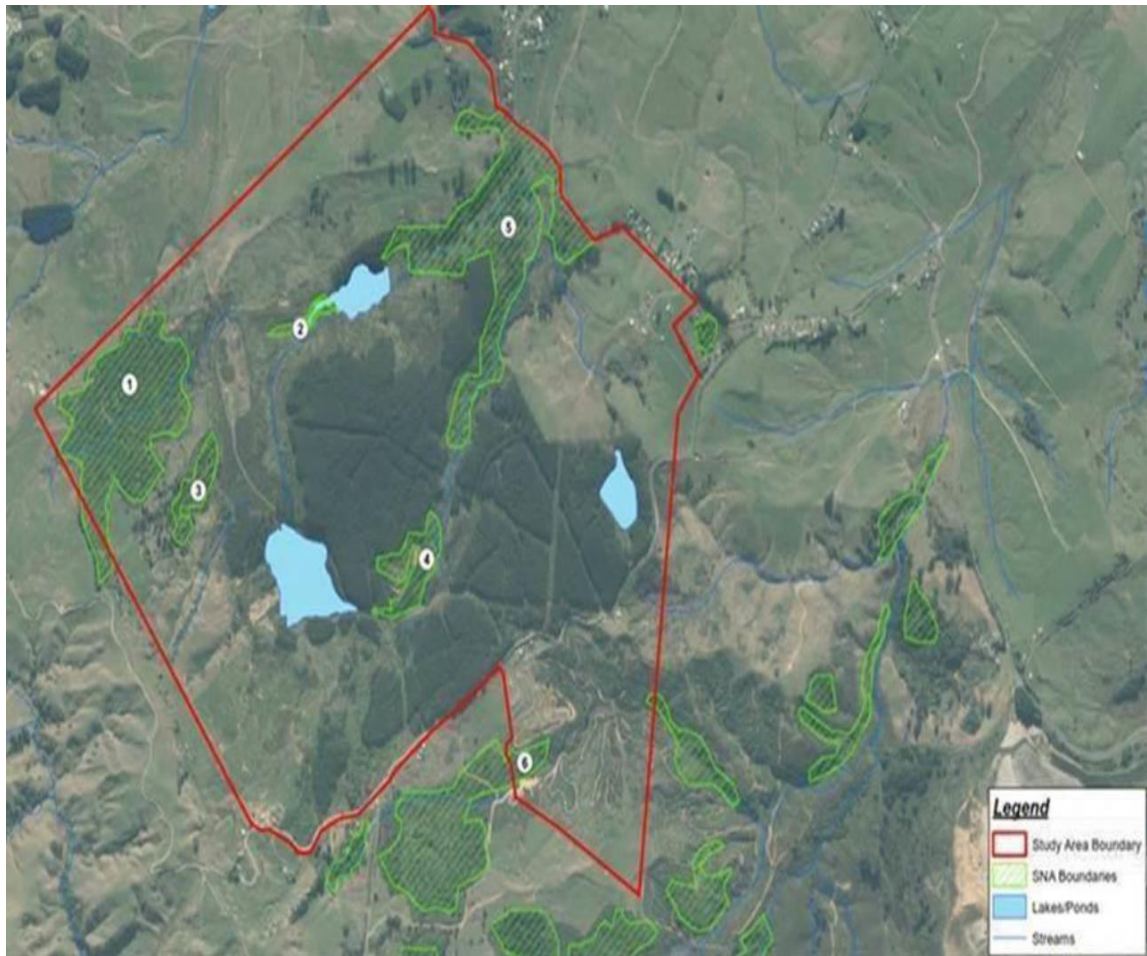
Notified map of 300 Riverview Road Huntly (no change)



Rotowaro - Bathurst Mining - Submission Number [771]

72. The submission from Bathurst mining sought to remove the SNA mapping from within the Rotowaro coal mining licence. Evidence provided by Bathurst included an ecological analysis of the SNA areas, which indicated which areas met the criteria and areas which did not. The evidence also requested areas of SNA to be removed, as they had not been ground truthed.
73. Contact was made with Alison Brown (Legal Counsel) to discuss the SNA mapping, and as a result of discussions, notified maps were sent to Bathurst for annotation and further discussion. A site visit was undertaken on 16 April 2021 for the purpose of viewing SNA areas that had not been ground truthed. I refer the panel to Mr Turner's report, which considers that from site-based observations and aerial images, there are areas around the edges of the forest that do not meet the criteria, and it recommends some minor adjustments to the SNA boundary.
74. Based on Mr Turner's assessment, I recommend that the panel accept in part the submission and amend the SNA mapping as follows:

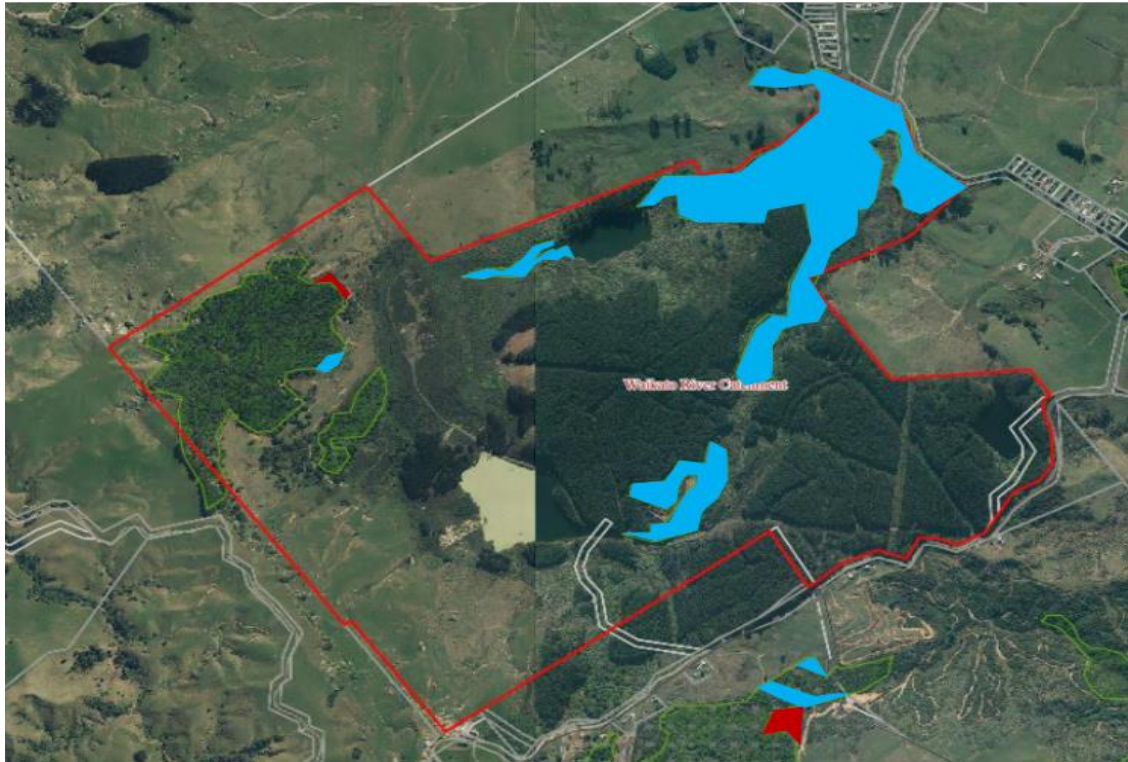
Map of mining licence EP 40 698 (provided by Bathurst Mining)



Notified Map of Bathurst Mining Licence (part)



Map of recommended SNA areas to be removed in blue and areas to be added in red



4. In summary

75. Of the 50 submissions that were assessed in the mapping closing statement, the majority of the 29 submitters who sought the removal of the SNA mapping from their properties have indicated a level of comfort with my recommendations as set out in this report.