

Before an Independent Hearings Panel

The Proposed Waikato District Plan (Stage 1)

IN THE MATTER OF the Resource Management Act 1991 (RMA)

IN THE MATTER OF hearing submissions and further submissions on the Proposed Waikato District Plan (Stage 1):

Topic 25 – Zone Extents

**EVIDENCE SUMMARY BY
JENNIFER CAROLYN SHANKS FOR CSL TRUST AND TOP END PROPERTIES LTD
(Ecology)
May 12th 2020**

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1 INTRODUCTION

My full name is Jennifer Carolyn Shanks, I am a Consultant Ecologist and Director of JS Ecology Ltd, based in Bombay. I have the qualifications and experience set out in my evidence in chief.

Code of conduct

I have read the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this statement of evidence are within my area of expertise except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

2 SUMMARY OF EVIDENCE

- 2.1 An area of land 87 hectares in extent to the northwest of the Pokeno urban area is owned by CSL Trust and Top End Properties Limited. Re-zoning is sought from Rural Zone to Residential Zone and Countryside Living Zone for this land.
- 2.2 The site has a range of ecological values including riverine wetlands, riparian habitats and aquatic habitats. There are several identified Significant Natural Areas across the site containing remnant native kahikatea and broadleaved podocarp forest. There are also small areas of naturally rare habitat types such as volcanic boulder field and inland cliff vegetation on volcanic tuff described in my Primary Evidence and Rebuttal Evidence.
- 2.3 I support the recommendation of the S42A report that the eastern side of the site be rezoned to Residential Zone and I am satisfied that key ecological features including volcanic boulder field and wetlands found in that part of the site have been identified in the concept plans and will be adequately protected and enhanced as part of the proposed residential development.
- 2.4 I would also support the re-zoning of the steeper and more topographically diverse western side of the site to Countryside Living Zone provided the proposed Environmental Protection Area (“EPA”) approach outlined in the evidence of Sir William Birch and Mr James Oakley is adopted for the site. The EPA should capture all areas of SNA, naturally rare cliff vegetation and key riparian habitats. (Appendix 1). I would envisage extensive areas of native restoration planting on steep land (>1:3) and along watercourses resulting in much of the site being revegetated.
- 2.5 The opportunity to revegetate the steeper areas with native vegetation would provide

significant biodiversity benefits in terms of terrestrial and aquatic habitat values. Such planting would interface with landscape planting to mitigate visual effects, particularly on the higher parts of the site along Ridge Road and above 100m RL.

- 2.6 Areas of ecologically valuable vegetation and habitats including on the western portion of the site are threatened by livestock grazing and trampling, weeds and pests. These habitats that are currently unprotected would be retained, protected and enhanced as part of the proposed EPA.
- 2.7 Aquatic habitat values would be restored to upper tributaries of the Tanetiwhiora Stream on the western side of the site once they are protected from livestock and receive additional riparian planting. The Tanetiwhiora Stream and the majority of its headwaters could be fully restored across both the CSL and Top End Properties block and the Munro Block. The proposed restoration planting would connect with SNAs and other areas of native habitat both upstream and downstream of the two blocks and ultimately a significant proportion of the upper catchment would be restored providing landscape scale biodiversity benefits.
- 2.8 Natural wetlands within the EPA would be identified, restored and protected while any that occur outside the EPA would be delineated and protected from the effects of development in accordance with the NES-FW protocols as a necessary requirement for development of the lots.
- 2.9 Low density development could be located sympathetically within the landscape with substantial restoration planting and protection of existing ecological features within the EPA providing considerable biodiversity benefits.
- 2.10 The development of the site will not negatively impact the Whangamarino Wetland RAMSAR site nor any other downstream habitats such as the Mangatawhiri Swamp or the Waikato River. Sufficient environmental controls exist within the Waikato District Plan, the Waikato Regional Plan and other statutory documents to ensure there are no adverse environmental effects on local ecosystems.
- 2.11 I support rezoning the western side of the site to Countryside Living from an ecological standpoint based on the adoption of the proposed Environmental Protection Area approach for the entire CSL/Top End site.

Jennifer Carolyn Shanks
MSc Hons MEIANZ

12th May 2021

APPENDIX 1 INDICATIVE ENVIRONMENTAL PROTECTION AREA PLAN FOR CSL AND TOP END PROPERTIES LTD SITE PROPOSED COUNTRYSIDE LIVING ZONE



I/We confirm that this proposal has been examined by me/us and agree to the use and reproduction of this plan for the purpose of obtaining a resource consent

.....
Applicant's Approval



Approved for submission by:.....
Birch Surveyors Ltd

KEY

Proposed Environmental Protection Area
Proposed Country Living Zone

NOTES:

- 1) Areas and measurements are approximate only and subject to final survey
- 2) Roads shown are legal
- 3) Datum is arbitrary and subject to final survey
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 Birch surveyors	LOCAL AUTHORITY PLANNING MAP ZONING ACTIVITY COMPASSION IN TOTAL AREA REGISTERED OWNERS	PROJECT NAME CSL TRUST AND TOP END PROPERTIES LTD HELENSLEE ROAD POKENO	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Consent</td><td>Date</td><td>Project No.</td></tr> <tr><td>Design</td><td>Date</td><td>4315</td></tr> <tr><td>Drawn</td><td>Date</td><td>Scale: H2: 1:5000 @ A3</td></tr> <tr><td>Approved</td><td>Date</td><td>REV. BY DATE COMMENT</td></tr> <tr><td>PROJECT MANAGER</td><td></td><td>A. JIC 05/01/2021 INITIAL 3522</td></tr> </table>	Consent	Date	Project No.	Design	Date	4315	Drawn	Date	Scale: H2: 1:5000 @ A3	Approved	Date	REV. BY DATE COMMENT	PROJECT MANAGER		A. JIC 05/01/2021 INITIAL 3522	TITLE INDICATIVE EPA PLAN
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 Property House 2A Wesley Street, Pukekohe PO Box 475, Pukekohe 2340 Ph: 09 237 1111 Fax: 09 236 0033 pukekohe@birch.com www.birchsurveyors.co.nz			Drawing Name: P1_-_CAD/Drawing1.dwg / SUBJECT TO FINAL SURVEY Scale: A																