

Kelvin Lloyd for QLDC – Summary of Evidence, 21 July 2017
Queenstown Mapping – Hearing Stream 13

1. My evidence for Queenstown Lakes District Council (**QLDC**) relates to, from an ecological perspective, the appropriateness of a submission that seeks that land notified as Rural at Coneburn on Planning Map 13 be rezoned to an Industrial B zone.
2. Indigenous vegetation at the Coneburn site comprises grey shrubland, which mostly occurs on the southern part of the site, generally associated with small gullies and toeslopes. This vegetation occurs on land environments with little indigenous vegetation remaining, and as such these land environments would benefit from ecological restoration.
3. A surprising diversity of indigenous forest birds utilise existing habitats, including exotic trees and forest, within the site.
4. As grey shrubland does not represent the original vegetation cover of the site, it would be desirable and ecologically appropriate to restore indigenous forest cover to these grey shrubland areas and other available parts of the site. This would also benefit the assemblage of indigenous forest birds that are present.
5. Evidence from the site indicates there are no significant constraints to the growth of hardy indigenous tree species within the site. The outputs of models of potential vegetation cover that suggest otherwise are affected from data limitations and assumptions and should not be used uncritically at individual site level.
6. In my opinion, indigenous beech forest dominated by mountain beech would have been the original (pre-human) forest cover at the Coneburn site. Other forest trees that would have been part of this mountain beech forest include kōhūhū, kāpuka/broadleaf, and Hall's totara.
7. Restoration to indigenous forest is a practical goal and will require less resourcing in the medium-to-long term.
8. I do not oppose the request to create an Industrial B – Coneburn Zone for the Coneburn site from an ecological perspective, provided that policy and rules controlling use of the land promote retention and enhancement of existing

ecological values, restoration of ecologically appropriate indigenous forest, and control of exotic woody weeds. The site is important for ecological restoration due to the extensive loss of indigenous cover from the land environments on which it sits.

9. If the objectives, policies, and rules that relate to the proposed zone address the following matters I would support the rezoning request. Those matters are:
- (a) visually screening development using the planting of ecologically appropriate indigenous plant species (rather than 'native species' or 'native planting');
 - (b) retaining existing indigenous plant species (rather than 'native species unless they are wilding');
 - (c) restoring ecologically appropriate indigenous forest (including planting of mountain beech, kōhūhū, kāpuka/broadleaf, and Hall's totara) in areas currently vegetated in grey scrub; and
 - (d) controlling exotic woody weeds, particularly sycamore, elder, and hawthorn.
10. Without these additional measures being added to the submitter's proposed framework, I would oppose the rezoning request.