

**Glenn Davis for QLDC – Summary of Evidence, 15 May 2017  
Upper Clutha – Hearing Stream 12**

1. I have been engaged by Queenstown Lakes District Council (**QLDC**) to provide evidence in relation to ecological matters regarding proposed rezones and adjustment to SNAs within the Upper Clutha area of the Proposed District Plan (**PDP**).
2. From an ecological perspective, I do not oppose any of the rezoning requests within the urban area. This view is based on a lack of remaining ecological values within the urban environment.
3. 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. However, I do oppose the Scott Mazey Family Trust submission (**518**) requesting the rezoning of part of SNA E18H for residential activity, which would undermine the values of the SNA through the clearing and fragmenting of the kanuka woodland. I also oppose the Murray Blennerhasset submission (**322**), which seeks to have the Urban Growth Boundary of Wanaka extended to the west and have this area rezoned from notified Rural Zone, to Rural Residential or Rural Lifestyle zone. The proposed site boundary has not been defined, but from the description of the location provided and aerial imagery, kanuka woodland and possibly areas of native grassland are present. I consider the ecological values of this site need to be better understood prior to intensification of landuse and I oppose this rezoning from an ecological perspective.
4. In the rural area, I do not oppose the majority of requests (**2, 384, 483, 581, 782, 820, 249, 314**) based on the lack of indigenous systems present or the provisions for maintenance of existing vegetation and/or ecological restoration work. I oppose the submission of Crosshill (**531**), as the site contains ecological values including threatened plant species that require more detailed assessment than currently provided. I oppose two of the three Rural Lifestyle Areas sought by Lake McKay (**484**) based on the presence of indigenous vegetation and a lack of ecological impact assessment information to support the rezoning application.
5. Glendhu Bay Trustees Limited (**583**) have requested provision for a Glendhu Station Zone (**GSZ**). From an ecological perspective, I do not oppose the submission providing a Revegetation Strategy is required (through the consenting process) for activities across all proposed sub zones. Based on Dr Judith Roper-Lindsay's evidence I understand this is the intention (see paragraph 55 of her

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evidence in chief) but currently the provisions only provide for a Revegetation Strategy within the Activity Area R (Residential). I consider the GSZ should be amended to provide for a Revegetation Strategy within all Activity Areas.

6. I oppose most of the requests for removal or modification of SNA boundaries as I consider all of the SNAs identified have ecological values that meet the significance criteria that was set out in my evidence presented in Rural Hearing Stream 2. I have made a minor modification to the eastern boundary of SNA E30A, which essentially tightens the boundary along the shrubland community within the SNA.
7. Allenby Farms Limited has requested an 'alternative' SNA boundary for Mt Iron SNA C through its evidence. The alternative SNA would remove approximately 9 hectares of kanuka woodland from the existing SNA. Allenby Farms ecologist Dr Kelvin Lloyd justifies the exclusion of the native vegetation as Dr Lloyd considers the kanuka woodland is not representative of the original vegetation and that the SNA has been identified solely on the basis of the Threatened Environment Classification (**TEC**). However, the Mt Iron SNA C contains kanuka woodland that is representative of the original vegetation, with modelling suggesting it may have once been one of the main species present (Leathwick et al., 2003; Walker et al., 2003).<sup>1</sup> Given Kanuka woodland within lowland environments of the Upper Clutha has been shown to be a community representative of the original indigenous vegetation cover and the very restricted distribution of indigenous vegetation within these lowland environments, the kanuka woodland meets the significance criteria. Recent ecological investigations of the site by Wildlands Consultants has also identified that the kanuka woodland is utilised by Kawarau gecko (listed as at risk-declining), indigenous invertebrates and brown creeper that according to Wildlands have 'substantial gaps in their distribution' and are 'generally present only in areas with extensive' vegetation.
8. In my view this information provides further support that the kanuka woodland within Mt Iron SNA C is significant and should remain in the SNA.
9. Allenby Farms' proposed alternative 'SNA' would also extend the boundary of the SNA to the south. I agree with Dr Lloyd that the area identified to the south of the

1 Leathwick, J., Wilson, G., Rutledge, D., Wardle, P., Morgan, F., Johnston, K., McLeod, M., & Kirkpatrick, R. (2003). Land Environments of New Zealand. Auckland: David Bateman Ltd.  
Walker, S., Lee, W. G., & Rogers, G. M. (2003). The woody vegetation of Central Otago, New Zealand: its present and past distribution and future restoration needs. Wellington: Science for Conservation 226.

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current SNA also has significant ecological values and hence why I have previously supported, and continue to agree with, an adjustment to extend the southern boundary.

10. With regard to Allenby Farms proposal for residential building platforms within the Mt Iron SNA C I oppose the inclusion of building platforms 10, 11 and 12. I note that proposed building platform 10 is within an area required to be replanted by a Court Enforcement Order after the illegal clearing of native vegetation within this SNA in May 2016. I could support the inclusion of the building platforms 3 to 9, 13 and 15 within the SNA, provided the conditions stated in my rebuttal evidence were met.

**Glenn Davis**  
**15 May 2017**