

1. We are Fran and Steve McNamara. We live at 6 Lodestar Lane, Whitby and SNA 076 forms approximately half of our 4327m<sup>2</sup> property.
2. We are not, and never have been against retaining a manuka/kanuka stand on our property. We have owned the land for 20+ years and at no time have we wanted or considered removing all the vegetation.
3. The recommendations in the S42a report have gone part way in addressing the concerns in our submission. However, some remain.
  - 3.1. We support the revisions to ECO-S1 and the addition of ECO-S2 but believe that **the requirement for Resource Consent and/or an arborist is unwarranted and places an undue burden of cost on landowners.**
  - 3.2. We submit that a further permitted activity be added to ECO-R1 that takes into account that manuka and kanuka, being a prolific species, pose a threat to other vegetation nearby the identified SNAs and **it should be permitted to trim and maintain the manuka/kanuka without an arborist or Resource Consent**
  - 3.3. We also accept the proposed remapped edge of the SNA by Wildlands<sup>1</sup>.  
**However, this re-drawn line does not match our primary, original submission which was not been addressed in the s42a report.**
4. We'd like to offer some supporting material for the above.
5. With respect for removing the need for an arborist: as I said, we have owned the land for 20 odd years and pruned of all our trees for that time. During their visit, the Wildlands staff commented how lovely the stand was, so we must be doing something right! The current manakua/kanuka have a very simple structure and pruning is straight-forward. We have the appropriate tools and safety equipment.
6. I have read the pruning standard (*New Zealand Arboricultural Association Incorporated Best Practice Guideline 'Amenity Tree Pruning' Version 3 dated April 2011*). It is clearly written, and, as it states<sup>2</sup>, is written for the benefit of property owners as well as professionals.
7. Other District Plans do not require an arborist in this context. The Kapiti Coast Operative District Plan simply **"recommends** that trimming is carried out by an arborist...<sup>3</sup>."
8. With regard for the need for a resource consent particularly in the case of the new policy ECO-P13 Wildfire Management:
9. Firstly, I disagree with paragraph 166 of the S42a report<sup>4</sup>.

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<sup>1</sup> (p 174 of the s42A it states; Wildlands undertook a site visit to better understand this submission point. I consider that the planning maps should be amended in line with their expert evidence summarised as follows: The boundary of the SNA has been amended to exclude areas of garden planted with exotic species and to align with the edge of the forest canopy).

<sup>2</sup> "The guidelines will also serve to assist **property owners**, contractors, and those undertaking contractual arrangements which specify arboricultural pruning procedures and practices."

<sup>3</sup> ECO-R3 Note 1

<sup>4</sup> S42a report, para 166: Permitting 10-30m vegetation clearance, whether or not it was limited to manuka and kanuka, could have a significant adverse ecological effect on an SNA. The below diagrams show the extent of 10m and 30m clearance permitted activity rules. Some SNA could disappear entirely if landowners followed FENZ guidance.

It states that some SNA would disappear entirely if vegetation clearance of 10-30m was permitted. Clearly, if the removal of the highly flammable manuka and kanuka is replaced by eco-sourced, **less flammable** local indigenous vegetation (as per the recommended ECO-P13<sup>5</sup>), then the SNA does not disappear, the at-risk areas are simply planted with different species.

10. The recommendations from FENZ<sup>6</sup> are quite clear and explicit. They list the situations that pose a wildfire risk and are specific about the situations of increased risk of fire such as “Ground fires will burn faster upslope or downwind”. (This is of particular concern to us, as the SNA surrounding our property is over an acre in total and our house is both upslope and downwind of the prevailing, often very strong, north-westerly.)
- 11. We suggest that, with such clear recommendations from FENZ, a Resource Consent is unnecessary.**
- 12. It is likely only a few landowners will have concerns about fire. We have neighbours and friends whose SNA are small or in sheltered areas and they are not worried about any fire risk.**
- 13. The risks noted in Options 2 and 3 of para 167 of the s42a report could be mitigated in some other way, for example with an agreed fire management plan between concerned landowners and the council.**
14. The s42a report did not address the concerns in our submission for the affect the growing manuka/kanuka at the edge of the SNA is having.
15. In the non-SNA part of the garden, we have a lovely magnolia planted 5 years ago in memory of my brother, whose hospital bed looked out onto a grove of those trees. And we have a plot of roses planted in memory of Steve’s mum – some of her ashes are buried there. Other roses are planted in memory of my aunt, who died the same year as my brother. We’ve provided a diagram showing what’s happening – Fig 1.
- 16. These trees and shrubs are an important part of our family memories, and we want them to flourish.**
17. The manuka/kanuka is also beginning to shade a stand of 15 or so fruit trees and berries again, planted in the non-SNA area of the property. Left untouched, the growing manuka/kanuka will be sufficient to stop sunlight to these trees and prevent fruiting.
- 18. We have invested considerable time and money in setting up this small orchard. It is good to be able to provide our own food and we want to continue to be able to.**
19. All these points together with the large percentage of our property deemed an SNA, formed the proposal in our submission for it to be reduced beyond the current canopy, to below the farm track.
20. For us, this proposal addressed our concerns of access to sun, wildfire risk, and the adverse effect of the prolific manuka/kanuka is having on the non-SNA portion of our property; and, at the same time leaving a large area of manuka/kanuka untouched. If this proposal had been accepted, we would not’ve had any issues with the SNA rules

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<sup>5</sup> ECO-P13 allows for replacement vegetation where “the works are to protect residential units from a demonstrated wild fire risk “

<sup>6</sup> <https://fireandemergency.nz/at-home/protect-your-home-from-outdoor-fires/>

21. In our submission we also acknowledged that there could be other options too, and that we were open to talking directly with Council. Despite making that offer many times over many years, and again when preparing for the Hearing, that hasn't been taken up. Given that the Panel is now the determining body, we would be very open to addressing the Panel on any other options you may be considering.

Surely this is the better approach? As with everything in nature, no one size fits all.

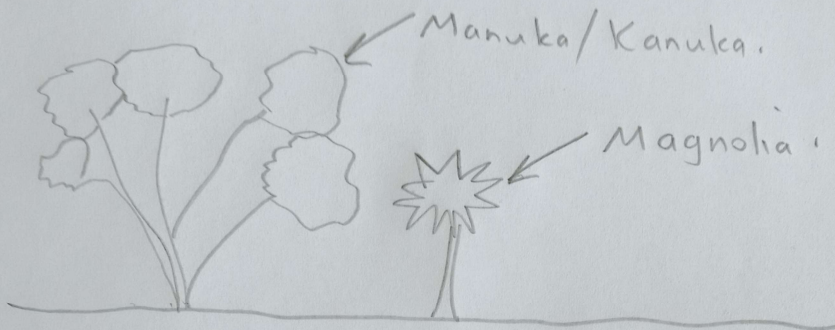
22. I read an article earlier this year by David Norton, Professor at the University of Canterbury<sup>i</sup>. He says **“we need to rethink the way we do conservation on private land. Simply creating more rules is the wrong way to engage landowners and motivate them to manage biodiversity, because if landowners do not feel respected and supported, they will not spend their money looking after biodiversity”**. He goes on to say **“Partnerships should be the guiding principle for biodiversity conservation in Aotearoa New Zealand – not statute, tenure and rules. We urgently need to shift the fundamental paradigm that guides biodiversity conservation from one that is based on the presumption that protection through statute and rules equals conservation, to one that is based on education and incentives, with people at the centre”**

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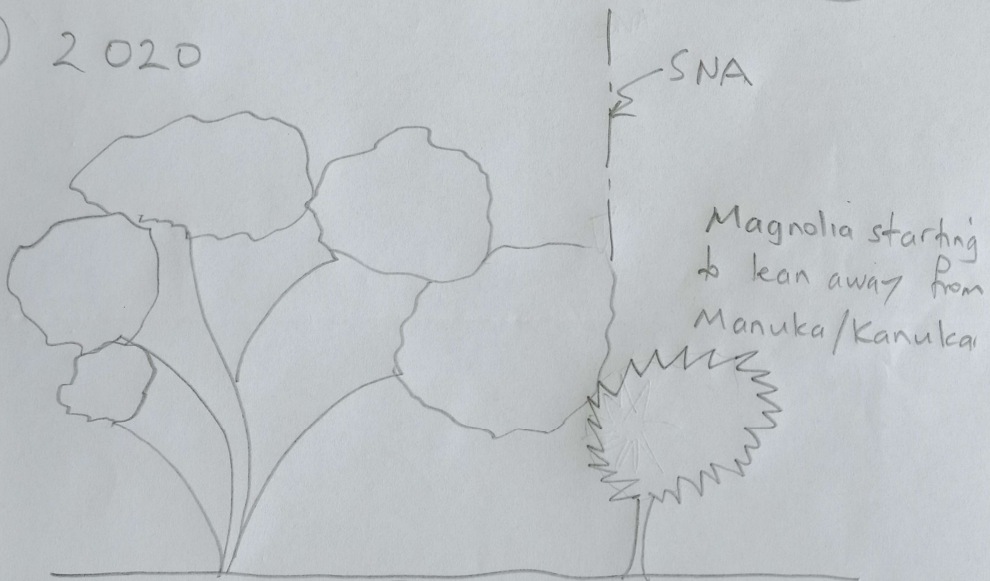
<sup>i</sup> *“How NZ can do Conservation Better”, opinion by David Norton, Professor at the University of Canterbury’s School of Forestry The Sunday Star-Times, May 23, 2021*

Fig 1

(A) 5 years ago



(B) 2020



(C) Future

