

One

3.15 Northern Growth Development Area Structure Plan OS65.1 and OS65.2 and OS65.6

Regarding the ecological corridors mapped on structure plan

Please refer to Officer's Report pages 46-49

Original submission: The Gray Street Pukerua Bay Residents Group [OS65.1, OS65.2 and OS65.6] seeks that:

- More detailed Ecological Connections on the Structure Plan Map, to be used as the guidance for the NGDA;
- The Structure Plan map clearly identify to correct scale the requirement of the 50 metre wide Ecological Connections and for these to be situated directly adjacent to the existing PCC reserve land to create a contiguous corridor, with no road severance allowable; and
- Boxed areas replace the blue arrows shown on DEV-NG-Figure 1 Northern Growth Development Area Structure Plan indicating the ecological connection areas.
The reasons stated include to ensure a contiguous ecological corridor which will limit the effects of ecosystem fragmentation, protect the waterways and wetlands within the development area and in the adjacent PCC owned reserve land, and to mitigate the impact of habitat loss in a meaningful manner.

This was accepted in part

Below: the boxed area is what we sought to have mapped:

Below: the blue is what was mapped:

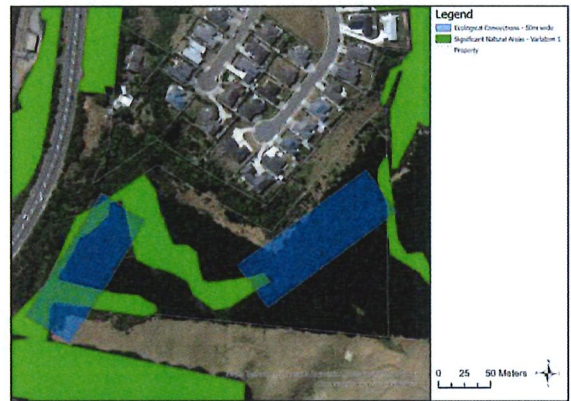


Figure 5: Ecological connections near Gray Street shown with a width of 50m

The yellow area drawn on the map above is the reason the Council Officer rejected the request for this ecological connection see below:

3.15.2 Assessment. 329. "... The ecological connection requested by the submitter adjoining the site boundary north of SNA225 would leave an **awkwardly-shaped and isolated usable area of land** between the SNA and the ecological connection, with an approximate area of just 875 square metres. I do not consider that that would be an efficient use of land, while also not providing any substantial value as an ecological connection."

We seek that this awkwardly shaped area, that connects to the SNA, is included the ecological connection in the Structure Plan, and that Figure 5 from the Council Officer report is redrawn as below more accurately showing the 50m wide ecological connections precisely adjacent to Council reserve.



Figure 4: Ecological connection areas sought by Gray Street Pukerua Bay residents Group

Source: Adapted from the figure provided in Submission 65

Our reasons:

- The land in this area is currently planted in pine trees, although not native, they provide important nesting habitat for native birds including morepork, tui, piwakawaka, bellbird, kereru, grey warbler, silver eye and also a variety of finches. Falcons/hawks are seen hunting in the area. Kingfishers are seen in the wetland areas. Lizards and frogs have been found in the area. To allow building here would be ecologically detrimental.
- Ensuring this is mapped as a contiguous ecological area connecting the SNAs and the existing Council reserve will result in substantial ecological value as it will mean continued habitat for the native birds and lizards which also live in the area.
- If this particular area is not included in the ecological connection, it will become an island of land, not accessible unless the other ecological connection is severed by a road, therefore defeating the purpose of creating a contiguous connection.
- It is only a very small area within the overall Northern Growth Area.
- The area of land is bordered on both sides by waterways as shown in the flood hazard map below:

Figure 5 Current flood hazard mapping for the Northern Growth Area



Please see below image to understand the land being spoken about.



Morepork photographed in this pine tree area that we seek to have mapped as an ecological connection:



Point two

3.16 APP17 - Ecological Corridors and SNA Buffer Areas OS65.5

3.16.1 Matters raised by submitters - 334

The Gray Street Pukerua Bay Residents Group [OS65.5] seeks that the type of planting required in the Ecological Connections to be specified as large trees suitable as habitat for native birds.

This was rejected see below from Officer's Report page 49.

3.16.2 Assessment 336. I disagree with Gray Street Pukerua Bay Residents Group [OS65.5] that the appendix needs to specifically state that large trees suitable as habitat for native birds are required. The appendix sets out in Part B (1) (a) to (d) the criteria that need to be achieved by the proposed planting. In some cases, these criteria may be better achieved through a range of plants that may or may not include 'large trees'.

When the Muri Rd block is developed a huge habitat and nesting area for native birds will be lost. Which is why we want the ecological connections mapped and for there to be specific guidelines about what the planting should be. A risk is that the ecological connection could end up being just small native grasses etc and therefore not provide suitable habitat for birds. There is plenty of evidence, such as the protection and restoration work done at ZEALANDIA, to prove that large trees are the habitat and nesting area that birds require. We seek that our request is accepted, and suitable wording is added.

Point three

3.13 Policies DEV-NG-P2 SUBDIVISION 5b OS65.3

Relating to ecological connections

Gray Street Pukerua Bay Residents Group original submission

Seeks amendment to replace the wording: "with a sufficient width scale" to read "with a minimum width of 50 metres" Our reason for this is because the actual 50 metre width has been specified elsewhere and should be included in this section also so there is no doubt about the required size for ecological connections.

and

Gray Street Pukerua Bay Residents Group original submission

Seeks amendment to replace the wording: "appropriate mitigation of any severance caused by roads" with "no severance caused by roads"

Our reason for this is because:

- if the ecological corridor is permitted to be severed by roads, it would no longer be a contiguous area to provide an unbroken habitat for the native birds, lizards we are seeking to protect.
- In this particular area, where ecological connections will be mapped on the Structure Plan, there is no need for a road because there is nowhere for a road to lead to as it connects directly onto Council reserve that is either wetland or planted in natives and this connects directly onto private property with no other road access. See below – location shows no need for severance by road.



Figure 4: Ecological connection areas sought by Gray Street Pukerua Bay residents Group

Source: Adapted from the figure provided in Submission 65

There is no detail in the Council Officer's report to show how the request has been considered and why it was rejected.

3.13.1 Reject

3.13 Policies

3.13.1 DEV-NG-P2

3.13.1.1 Matters raised by submitters

294. I recommend that the submissions from the PBRA [OS47.10 and OS47.11], Pukerua Property Group Limited [OS59.6], Gray Street Pukerua Bay Residents Group [OS65.3], GWRC [OS74.70] and QEII [OS82.4], be rejected.



2 Diagram showing partly accepted and how Council Officer report has recommended to the ecological connections on the Structure Plan for Northern Growth Area



3 Diagram showing how we request you reconsider the land to be included as ecological connections on the Structure Plan for Northern Growth Area