

## DISTRICT PLAN REVIEW

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# Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

**Submitter details**(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: H [REDACTED] Palmer

Email address: hguypalmer@hotmail.com

Please select one of the two options below:

- ☒ I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)
- ☐ I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

- ☐ I **am** directly affected by an effect of the subject matter of the submission that:
- A) Adversely affects the environment; and
  - B) Does not relate to trade competition or the effect of trade competition.
- ☐ I **am not** directly affected by an effect of the subject matter of the submission that:
- A) Adversely affects the environment; and
  - B) Does not relate to trade competition or the effect of trade competition.





## Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

Manor Park Bush  
172 Mounsey Road  
HP023  
SNA034

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

My Submission is that I oppose the proposed changes to the SNA that exists on Manor Park Bush. I believe that the proposal to enlarge the SNA boundary to include a large section of land outside of the bush and park areas is an unfair encroachment onto farm land which does not have any link to the original bush section.

The bush section of my property is very special to me and a large part of why I purchased this land. I have done extensive work over the years I have lived there to rid the bush of exotic pests and plants and keep it in the best condition I can. I respect the SNA that exists on this section of my property and think it is important to protect this area for future generations to enjoy.

Where I draw issue with the proposed changes is the addition of land that has previously not been included in the SNA and does not have any real link to the protected area. This area of land is in the left section of the proposed SNA and is made up of grassland with a few scattered trees. The trees in this area are (with the exception of three beech trees) all introduced species, there is no wetland in this area and no areas in which native fauna reside. This is an area which I currently use for farming and I feel that for it to be included in the SNA is both unnecessary and unfair as It would deprive me of a large section of my farmable land.

Please see attached PDF for additional pages of my submission.

I/we have included: 7 additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

I am seeking the decision that the Waimakariri District Council do not enlarge the existing SNA to include the farm land discussed above. I would like the SNA to be kept at its original size, including the forest and park but excluding the farm land.

As stated in the first part of my submission, the farm land that you are proposing to add to the SNA on my property does not fit any of the 10 criteria required and is in no way a significant piece of land.

I am aware that a site visit was conducted on my property, but as someone with extensive knowledge of both the native vegetation and fauna specific to my location I am baffled by how the conclusion to add this land to the SNA was reached.

Please see page 7 of the attached PDF for a photo of the area I believe should be in the SNA.



## Submission at the Hearing

☒ I/we wish to speak in support of my/our submission

☐ I/we do not wish to speak in support of my/our submission

☐ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

## Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

**Send your submission to:** Proposed District Plan Submission  
Waimakariri District Council  
Private Bag 1005, Rangiora 7440

**Email to:** [developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz)

**Phone:** 0800 965 468 (0800WMKGOV)

**You can also deliver this submission form to one our service centres:**

**Rangiora Service Centre:** 215 High Street, Rangiora

**Kaiapoi Service Centre:** Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

**Oxford Service Centre:** 34 Main Street, Oxford

**Submissions close 5pm, Friday 26 November 2021**

**Please refer to the Council website [waimakariri.govt.nz](http://waimakariri.govt.nz) for further updates**

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The bush section of my property is very special to me and a large part of why I purchased this land. I have done extensive work over the years I have lived there to rid the bush of exotic pests and plants and keep it in the best condition I can. I respect the SNA that exists on this section of my property and think it is important to protect this area for future generations to enjoy.

Where I draw issue with the proposed changes is the addition of land that has previously not been included in the SNA and does not have any real link to the protected area. This area of land is in the left section of the proposed SNA (see Image one below) and is made up of grassland with a few scattered trees. The trees in this area are (with the exception of three beech trees) all introduced species, there is no wetland in this area and no areas in which native fauna reside. This is an area which I currently use for farming and I feel that for it to be included in the SNA is both unnecessary and unfair as It would deprive me of a large section of my farmable land.

*Image one: Red outline drawn around that area of land that is currently included in proposed SNA but should be excluded.*





In the Waimakariri District Plan that was sent to me it is stated that for a piece of land to be included as an SNA it needs to meet at least one of 10 criteria listed below. I don't believe this new section of land being added meets any of these.

- 1) Indigenous vegetation or habitat of indigenous fauna that is representative, typical or characteristic of the natural diversity of the relevant ecological district. This can include degraded examples of their type or represent all that remains of some indigenous biodiversity in some areas.

Although other areas of my property fit this criteria, the section of land in question clearly does not. The only indigenous vegetation as stated above are three beech trees, this area is not the habitat of indigenous fauna and it isn't representative, typical or characteristic of the natural diversity of the ecological district.

- 2) Indigenous vegetation or habitat of indigenous fauna that is a relatively large example of its type within the relevant ecological district.

Again this criteria is met on other parts of my property but is clearly not relevant to the land in question as there are so few native trees and no native fauna.

- 3) Indigenous vegetation or habitat of indigenous fauna that has been reduced to less than 20% of its former extent in the region, or a relevant land environment, ecological district or freshwater environment.

It is possible to read this criteria as being the reason for the addition of this land into the SNA as there are three native trees within it and that is certainly less than 20% of its former extent but to include this whole area of land to protect three beech trees would be heavy handed in the extreme. For this reason I do not believe that the land in question meets this criteria.

- 4) Indigenous vegetation or habitat of indigenous fauna that supports an indigenous species that is threatened at risk or uncommon, nationally or within the relevant ecological district.

As above, other areas of my property meet this criteria but the section of land in question is not the habitat of indigenous fauna and has no endangered vegetation.

- 5) The site contains indigenous vegetation or an indigenous species at its distribution limit within Canterbury region or nationally.

This criteria is not met by any section of my property.

- 6) Indigenous vegetation or an association of an indigenous species that is distinctive, of restricted occurrence, occurs within an originally rare ecosystem or has developed as a result of an unusual environmental factor or combination of factors.

This Criteria is not met by any section of my property

- 7) Indigenous vegetation or habitat of indigenous fauna that contains a high diversity of indigenous ecosystems or habitat types, indigenous taxa or has changes in species composition reflecting the existence of diverse natural features or ecological gradients.

This criteria is not met by any section of my property.

- 8) Vegetation or habitat of indigenous fauna that provides or contributes to an important ecological linkage or network, or provides an important buffering function.

This is true of other areas of my property but the land in question is mostly grassland and so does not really fulfil this function. As with question three it might be possible to include the land under this clause as a technicality but again it seems heavy handed.

- 9) A wetland which plays an important hydrological biological or ecological role in the natural functioning of a river or coastal ecosystem.

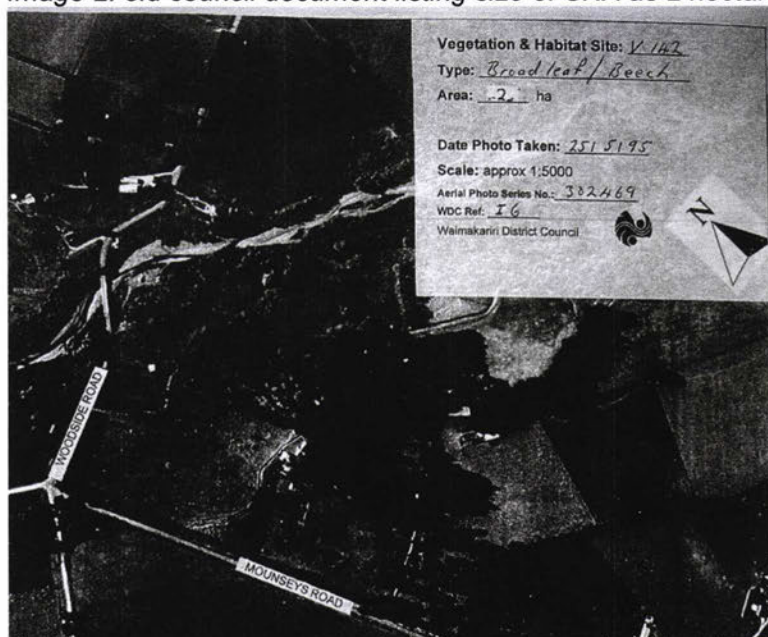
This clause is not relevant to any section of my property.

- 10) Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding or resting) for indigenous species either seasonally or permanently.

Again this is true of other areas of my property but not of the land in question. There are no native species feeding, breeding or resting in any of the trees in this area.

As part of my research into this problem I contacted the council to try and find a map which indicated the original boundary of the SNA. I was not able to uncover such a map but I was given a document which listed the size of the SNA at that time as being 2 hectares (see image 2 below), your current proposal has the size of the SNA listed as 5 hectares and I think it is wildly unfair to be increasing the size to this extent without giving a very good reason for doing so. I cannot find any reason listed in any of the documentation I have received from the council to explain this dramatic increase in size and this leaves me feeling as if there is an effort to try to restrict my use of land that has no other purpose than what it is currently being utilized for.

*Image 2: old council document listing size of SNA as 2 hectares*





Below I have included a selection of photos of the various trees on this piece of land to show that most of them are exotic. You can also see from these images that many of the trees are protected with wire or fencing of some sort around the base.

The one mature beech tree within the contested area is at an age where it is likely to be blown over in a strong wind. This is a regular problem for older beech trees as they hollow out with age becoming brittle and without the protection of other stronger trees are easily lost in strong wind storms. As you can see one of the younger beech trees has already been damaged in the last big wind storm.

If you would like further information or documentation about the trees on this piece of land I can easily arrange that for you.

*Photo three: View across contested land, left side. Gives you an idea of what the farm land looks like.*





*Photos Four to seven: trees on contested land, last 2 containing the only native trees on this section of land.*







I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

I am seeking the decision that the Waimakariri District Council do not enlarge the existing SNA to include the farm land discussed above. I would like the SNA to be kept at its original size, including the forest and park but excluding the farm land. As stated in the first part of my submission, the farm land that you are proposing to add to the SNA on my property does not fit any of the 10 criteria required and is in no way a significant piece of land.

I am aware that a site visit was conducted on my property, but as someone with extensive knowledge of both the native vegetation and fauna specific to my location I am baffled by how the conclusion to add this land to the SNA was reached.

*I am seeking to have the SNA restricted to only the land within the green area as this is the only land on this property with actual significance.*

