

## RE: Ecology reports for rezoning



Sophie Allen

To Mark Buckley  
Cc Dr Bex Dollery



Thu 28/03/2024 9:42 AM

Kia ora Mark,

I'm assuming you're looking at the aspect of loss of productive land, 3 Waters servicing, flooding etc – so just some ecology comments from me below:

### 2 Ashworths Road:

- 1) The 5m proposed riparian/no build setback is what is required for an unscheduled waterway in the PDP, however I think that the developer is missing an opportunity to have a wider i.e. 10m riparian buffer/ no build setback that would be along the eastern boundary from the SMA to Ashworths Road – this would provide space for native planting *and* a public accessway / walkway (linking to the pathway around the SMA, which 5m would not provide. The two springheads would be able to be better naturalised and created as a feature with a 10m setback, and would supports Ngai Tahu values for Waipuna under the Mahaanui Iwi Management Plan (see policy below). A crossing would be required for the stream on Ashworths Road to connect there, which could be costly though.
- 2) This was just a desktop survey of freshwater species. A field survey would be great for the spring head areas in particular, but not sure what level of information is normally expected for a submission for re-zoning to the PDP.

Terrestrial points I'll sneak in

- 3) It's unclear whether the old exotic hedgerows can be kept- I might have missed this in the skim through. It would be good for bird roosting, soil carbon retention, to retain some of these exotic hedgerows.
- 4) The southern Local Purpose Reserve looks potentially like it will be a square of boring green grass) off on it's own (hard to tell from the ODP. It could be better considered to connect with existing hedgerows, waterways, springheads, walkway opportunities etc.

### **From the Mahaanui Iwi Management Plan 2013 (Chapter 13 Wai Maori - WM13: Wetlands, Waipuna, and Riparian Margins) Waipuna**

**WM13.8** To require that waipuna are recognised as wāhi taonga in district and regional plans. This means:

- (a) Explicit recognition of the value of waipuna to tāngata whenua;
- (b) Effective policies, rules and methods to protect waipuna from abstraction, stock access, drainage and run-off, including prohibiting any direct discharges and requiring riparian margins to buffer adjacent land use; and
- (c) Explicit objectives to restore degraded waipuna

### 25 Ashley Gorge Road:

- 1) The survey findings for the freshwater species are in line with what I would expect of this inland site, with non-migratory upland bullies and migratory shortfin eels able to migrate past fish passage barriers.
- 3) I question the generic recommendation to require rebattering and geotextile fabric for bank stability. I would only look at stabilising a bank if the bank is unstable and/or steeper than a 1:3 slope depending on bank material or something like that, (this minimalist intervention approach is what is supported in the CCC Water Wetland and Drainage Guide chapter 12.3 which WDC refers to a lot). My preference is for banks to be as lightly disturbed if possible, and if geotextiles are needed, for natural bank stabilisation materials that compost (i.e. coir matting) that allow natives and grasses etc to establish – not the synthetic geotextile fabrics that remain in the soil and stop plants from establishing when topsoil covering falls off etc.
- 4) I support the 10m riparian buffer recommendation, and would be in keeping with the large lot character of the area.
- 5) The recommendation from AEL is for it to be fully planted along the riparian buffer – this could be with some species that provide food for geckos and skinks like mikimiki. I would also leave some areas with low plants and basking rocks for the skink population (if not fully relocated).
- 6) No historic mudfish records are in the NZ Freshwater Fish Database for this area. Here's a summary map in an AEL report from TRIM 180326031997 for that area:



Figure ii. Canterbury mudfish records at Oxford. Canterbury mudfish records from the freshwater fish database are represented as follows: dark blue dots = pre 1950's; light blue dots = 1950- 1999; yellow dots = 2000- 2014 and red dots = 2015- 2016. AEL's 2016 search sites are represented by white dots and no canterbury mudfish were found. Orange lines = WDC open drains and red lines = open drains to be cleaned.

**Sophie Allen | Water Environment Advisor**  
3 Waters

Phone: [0800 965 468](tel:0800965468) (0800 WMK GOV)  
Mobile: [+64 27 209 3210](tel:+64272093210)  
DDI: [+64 3 311 8925](tel:+6433118925)

**From:** Mark Buckley <[mark.buckley@wmk.govt.nz](mailto:mark.buckley@wmk.govt.nz)>  
**Sent:** Monday, March 25, 2024 4:08 PM  
**To:** Sophie Allen <[sophie.allen@wmk.govt.nz](mailto:sophie.allen@wmk.govt.nz)>  
**Subject:** Ecology reports for rezoning

Hi Sophie

I have a couple of ecological reports for two rezoning requests. One north of Oxford from Mark Taylor (25 Ashley Gorge Rd) and the other is some evidence from Roland Payne (2 Ashworth Rd).

Can you please cast your eye over them and let me know if there are any issues before the end of the month. Given that both sites are operating dairy farms they probably have limited values (mud fish potential aside).

I've already passed these onto Bex, so just need your feedback.

Let me know if you have any questions.

Thanks

**Mark Buckley | Principal Policy Planner**  
Development Planning Unit

**Phone:** [0800 965 468](tel:0800965468) ([0800 WMK GOV](tel:0800965468))  
**DDI:** [+64 3 260 3525](tel:+6432603525)



[waimakariri.govt.nz](http://waimakariri.govt.nz)