

BEFORE THE HEARING COMMISSIONERS
KAIPARA DISTRICT COUNCIL

IN THE MATTER OF the Resource Management Act 1991 (**the Act**)

AND

IN THE MATTER of an application for Private Plan Change 84 (PC84)

BY **Mangawhai Hills Limited**

Applicant

TO **Kaipara District Council**

Territorial Authority

STATEMENT OF EVIDENCE OF MARK DAVID KLASSEN

ON BEHALF OF

BERGGREN TRUSTEE CO. LIMITED C/- MARIA BERGGREN

(Ecology)

6 May 2024

INTRODUCTION

Qualifications and experience

1. My name is Mark David Klassen and I am an ecologist at Scrub Ecology Limited (“Scrub”). Scrub is an environmental consultancy specialising in ecological assessments, restoration and management.
2. I hold a Masters of Science in Environmental Sciences and Policy obtained from the Central European University. I have over five years of experience working in ecological restoration, with four of these years as an ecologist providing services as a consultant.
3. I confirm that the evidence I present is within my area of expertise and I am not aware of any material facts which might alter or detract from the opinions I express. I have read and agree to comply with the Code of Conduct for expert witnesses as set out in the Environment Court Consolidated Practice Note 2023. The opinions expressed in this evidence are based on my qualifications and experience and are within my area of expertise. If I rely on the evidence or opinions of another, my evidence will acknowledge that position.

Scope of evidence

4. The evidence presented will address the following:
 - a. A wetland delineation on the property at Allot 247 PSH OF Mangawhai;
 - b. A review of the “Ecological Impact Assessment” (Bioresearches, March 2023);
 - c. A review of the evidence provided by Mr Mark Pierre Delaney on behalf of Mangawhai Hills Limited;
 - d. Matters raised in the Section 42A report;

WETLAND DELINEATION

5. As is discussed within the EclA and the evidence provided by Mr Mark Pierre Delaney, site assessments were only undertaken within the northern two thirds of the Site. The southern third, including the property at Allot 247 PSH OF Mangawhai, were assessed exclusively by using aerial imagery and knowledge of the wider environment.
6. In order to gain a better understanding of how the proposal may affect the subject property, a limited assessment of the wetland features on the property at Allot 247 PSH OF Mangawhai was completed on 18 April 2024.

7. The site assessment revealed a series of permanent and ephemeral wetland areas, as well as artificial farm ponds, as are shown in the included map.
8. It should be noted that the wetland features were delineated via vegetation types, hydrology, soils, and geomorphic position. However, plot data was not collected, nor were prevalence and dominance tests conducted, as per the Ministry for the Environment wetland delineation protocols.
9. I therefore maintain that the locations of the identified wetland features should be considered indicative, and further assessment should be required prior to any future development.

COMMENTS ON SECTION 42A REPORT & ECOLOGICAL EVIDENCE

10. It is recognised by Mr Delaney that the ecological features at the southern end of the Site, including within the property at Allot 247 PSH OF Mangawhai, were not ground-truthed for the EclA report, and the locations of any ecological features in this area should be considered indicative only – including those shown on the Structure Plan.
11. It is also noted by Mr Delaney that wetland extents are expected to change in the short and long term, contracting and expanding, in response to land use changes and natural variation.
12. Due to this, it is expected by Mr Delaney that further detailed assessments, in accordance with relevant/current best practice methodology, will be required closer to the time of future consenting stages to ensure ecological features are accurately identified and mapped.
13. It is also recommended by Mr Delaney within his evidence that all streams and wetlands within the Structure Plan should be labelled as “indicative”. I agree with this suggestion.
14. I agree with the views and recommendations stated in 11 – 14 above and stress the importance for further assessments to be completed for future consenting stages.
15. However, given the proximity of the indicative primary road location shown on the Structure Plan to the wetland features identified in the property at Allot 247 PSH OF Mangawhai, it is considered appropriate to provide alternative road options on the Structure Plan to ensure the policies relating to ecological values (DEV1-P3) can be provided in the future.
16. Currently, the Structure Plan only provides one indicative primary road option which cuts across the eastern end of Allot 247 PSH OF Mangawhai. The eastern end of the subject property currently contains numerous wetland features, and as mentioned above, the extent of these wetland features may expand or contract due to numerous factors. An alternative for

this road alignment has been provided in the evidence of Mr Arthanari on behalf of the submitter.

17. I therefore recommend that the wetland features shown on the Structure Plan are labelled “indicative” and that the alternate southern primary road alignment provided by Mr Arthanari is included in the Structure Plan to ensure that future development is viable and wetland features are protected and enhanced as far as practicable.

CONCLUSION

18. There is currently a cluster of wetland features at the eastern end of the property at Allot 247 PSH OF Mangawhai. The extent of these wetland features may change in the short and long term due to land use changes and natural variation.
19. The indicative primary road location currently shown on the Structure Plan is in close proximity to the wetland features identified at Allot 247 PSH OF Mangawhai. I therefore recommend that additional road options are provided for on the Structure Plan that avoid the wetland features at Allot 247 PSH OF Mangawhai as far as practicable.
20. We also support the recommendations that the locations of stream and wetlands shown on the Structure Plan are identified as “indicative”, and that further assessment of the ecological features at the southern third of the Site will need to be conducted for future consenting stages.

Mark David Klassen





Legend

- Property Boundary
- Constructed Ponds

Wetlands

- Permanent
- Ephemeral

scrub
ECOLOGY IN ACTION

Projection: NZGD2000 / Mount Eden 2000
Scale: 1:2600 @ A4
Data Sources: KDC; Google

This map has been produced by Scrub Ecology Ltd using data provided by the client and/or one or more third parties. Scrub Ecology Ltd accepts no responsibility for any action or liability arising from any incomplete or inaccurate information provided by the client and/or any third parties. The graphics are provided to the client for the benefit and use of the client for the purpose for which it is intended.

Allot 247 PSH OF Mangawhai
Indicative Locations of Wetland Features
30/04/2024
Plan prepared for M. Berggren
by Scrub Ecology Ltd
Author: Mark Klassen (mark@scrub.co.nz)