

Before Kaipara District Council

In the Matter of the Resource Management Act 1991 (**RMA**)

And

In the Matter of an application for Private Plan Change 84 (**PC84**) by **MANGAWHAI HILLS LIMITED** to rezone 218.3 ha of land between Tara Road, Cove Road, Moir Road and Old Waipu Road, Mangawhai from Rural Zone to the Mangawhai Hills Development Area.

**Summary Statement of Evidence of Mark Pierre Delaney
on behalf of Mangawhai Hills Limited**

(Ecology)

Dated 27 May 2024

Jeremy Brabant
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Introduction

1. My name is Mark Pierre Delaney. I am a Director and Lead Ecologist at the environmental consultancy firm Viridis Limited. I have more than 15 years' experience in ecology. I specialise and have expertise in terrestrial ecology, freshwater ecology, stream classifications, wetland classifications and delineations, ecological impact assessments and ecological monitoring.
2. I have prepared evidence on behalf of Mangawhai Hills Limited, dated 29 April 2024, with respect to the ecological assessments and reporting undertaken for the Mangawhai Hills Project (**'the Project'**), located on 218.3 ha of land between Tara Road, Cove Road, Moir Road and Old Waipu Road, Mangawhai (**'the Site'**).

Summary

3. My evidence identified the following:
 - a. Key terrestrial and freshwater ecological features present on the Site, including:
 - i. High-value contiguous native vegetation, comprised predominantly of kānuka-mānuka scrub, offering high quality fauna habitat.
 - ii. Several degraded streams that are connected to the Mangawhai Estuary.
 - iii. A large number of low-value, palustrine seepage wetlands dominated by exotic species.
 - iv. An indigenous wetland consisting of the raupō-reedland ecosystem type, which may provide habitat for At-Risk' and/or 'Threatened' indigenous avifauna.

- b. The provisions under PC84 that seek to protect, maintain and enhance the existing terrestrial and freshwater ecology values within the Site. These included:
 - i. The incorporation of all the identified native vegetation (approximately 17 ha) on Site as protected public ecological areas.
 - ii. Requiring extensive revegetation planting (approximately 84.5 ha) on Site.
 - iii. Where using existing crossings is not possible, utilising arched culverts or bridges for crossings that are proposed over wetlands to avoid full or partial drainage.
 - iv. Protect and revegetate 10 m margins around wetlands and streams.
 - v. Ensure stormwater is managed in accordance with best practise, which will be outlined in a comprehensive Stormwater Management Plan (SMP).
 - vi. Dispose of wastewater to either reticulated infrastructure, individual systems, or a community treatment plant.
 - vii. Implement appropriate building setbacks from key ecological features.
- c. A summary of the potential effects of PC84 on the ecological values of the Site, namely:
 - i. That no removal of vegetation or freshwater features is specifically proposed under PC84, and that the proposed measures for stormwater, wastewater, road crossing measures, vegetation removal and pest management will adequately mitigate adverse effects associated with future development.

- ii. That there will be a large increase in the quantity and quality of terrestrial fauna habitat and freshwater ecological values over time through the implementation of the proposed protection of existing features and through the extensive native plantings proposed.
 - iii. That any future effects on key ecological values as a result of subsequent development works can be assessed at the resource consenting phase and appropriately mitigated through the implementation of management plans.
 - d. That the PC84 aligns with relevant policy documents, such as the National Policy Statement for Freshwater Management 2020, the National Environmental Standards for Freshwater 2020 and the National Policy Statement for Indigenous Biodiversity 2023. The Project is consistent with the objectives and policies of the Operative Kaipara District Plan 2022.
 - e. Relevant matters raised within the s42A report and by submitters and it is in my opinion that these matters have been sufficiently addressed either through my evidence or through subsequent changes to the precinct provisions.
- 4. It is my opinion that PC84 has been designed in a manner that recognises and protects the existing key ecological features and values while providing for future residential development within areas with minimal existing ecological values.
- 5. I support PC84, given that the existing ecological values will be appropriately protected, enhanced, and managed while providing for residential development.

Mark Pierre Delaney

Dated 27 May 2024